

## STAFF REPORT FOR PLANNING COMMISSION MEETING OF February 24, 2021

FILE NO: LU-2021-0022

AGENDA ITEM: E.3

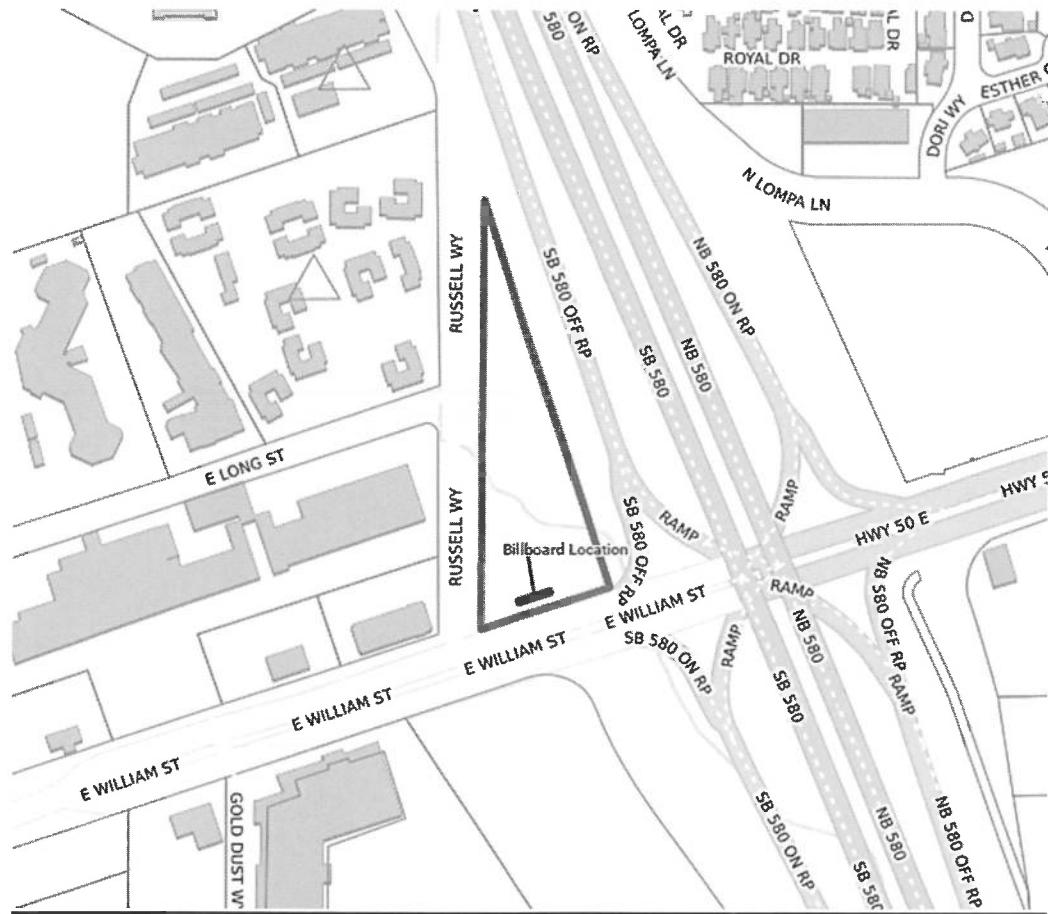
STAFF CONTACT: Lena Reseck, Assistant Planner

**AGENDA TITLE:** For Possible Action: Discussion and possible action regarding a Special Use Permit to maintain an existing billboard on property zoned General Commercial (GC) located at 2400 East William Street, APN 002-105-01. (Lena Reseck, [lreseck@carson.org](mailto:lreseck@carson.org))

**STAFF SUMMARY:** The applicant is requesting to retain the existing billboard in its present location. No changes are proposed for the billboard. Per Carson City Development Standards 4.8.3(2), a Special Use Permit issued for a billboard automatically expires five years from the date of issuance. The previous Special Use Permit was approved on March 30, 2016. The Planning Commission is authorized to approve a Special Use Permit.

**PROPOSED MOTION:** “I move to approve LU-2021-0022, based on the findings and subject to the conditions of approval contained in the staff report.”

### VICINITY MAP:



## RECOMMENDED CONDITIONS OF APPROVAL:

1. The applicant must sign and return the Notice of Decision for conditions for approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.
2. All development shall be substantially in accordance with the attached site development plan.
3. This approval is for the continued use of the existing off-premises sign only. Replacement of the sign structure may only be done in accordance with the provisions of the Carson City Municipal Code for new off-premises signs, and with the approval of a new Special Use Permit.
4. Without further notice, the subject Special Use Permit shall expire the last day of March 2026, unless a new Special Use Permit to continue the use of the off-premises sign is acquired by that date. It is the applicant's responsibility to submit a complete Special Use Permit application in sufficient time to be scheduled for review prior to the expiration date.
5. Carson City Business License fees shall be paid for the billboard and kept current at all times.
6. All portions of the billboard structure shall be maintained free of graffiti. Failure to do so may constitute cause for revocation of the Business License and Special Use Permit.

**LEGAL REQUIREMENTS:** CCMC 18.02.050 (Review); 18.02.080 (Special Use Permits) 18.04.135 (General Commercial zoning), and Development Standards, Section 4.8 (Requirements for Billboards and Off-Premises Signs).

**MASTER PLAN DESIGNATION:** Mixed Use Commercial (MUC)

**ZONING:** General Commercial (GC)

**KEY ISSUES:** Does the application meet the Development Standards regulations for off-premises (billboard) signs, and does the application continue to meet the required findings for approval of a Special Use Permit? Is the billboard still compatible with surrounding properties? Has the billboard caused any material damage to surrounding properties?

## SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Retail Commercial (RC)/Multi-Family Apartments (MFA)  
EAST: General Commercial (GC)  
SOUTH: General Commercial (GC)  
WEST: General Commercial (GC)

## ENVIRONMENTAL INFORMATION:

FLOOD ZONE: X/X Shaded (areas of minimal flooding)

SLOPE/DRAINAGE: project area is flat

SEISMIC ZONE: Zone I/II, moderate earthquake potential, with fault zone beyond 500 feet

## PREVIOUS REVIEWS:

1. SUP-05-265: A request to place a new billboard at this location.
2. SUP-11-012: A request to construct a billboard at this location.
3. SUP-16-013: Renewal of existing billboard

**SITE DEVELOPMENT INFORMATION:**

PARCEL AREA: 2.34 acres

EXISTING PRIMARY USE: Vacant land, billboard

HEIGHT: Approximately 28 feet overall above the existing grade.

AREA: 10 feet by 40 feet or 400 square feet.

SETBACKS (to the sign pole): 392 feet from the north property line; 5 feet from the south property line; 90 feet from the freeway right-of-way property line on the east; 160 feet from the west property line

NUMBER OF FACES: Two

LIGHTING: The billboard has existing acceptable lighting

**DISCUSSION:**

The subject parcel is located on the north side of Highway 50 East. The primary business on the site is automobile sales and repairs. The billboard is located at the front of the property on the southwest portion of the parcel, parallel to and just east of an existing building on the adjacent parcel. This is a split-zoned parcel, with commercial zoning on the south and mobile home zoning on the north. The parcel extends north to south a length of up to 575 feet, with the majority of the site being zoned General Commercial, with the most northerly length, approximately 90 feet, zoned Mobile Home 6,000. The distance from the billboard to the residential zoning is more than 400 feet. The billboard has been at this location for approximately 15 years. No known complaints or concerns have been registered regarding the location or existence of the billboard.

**PUBLIC COMMENTS:** Public notices were mailed on February 10, 2021 to 42 adjacent property owners and 88 mobile home tenants, within 600 feet of the subject site, pursuant to the provisions of NRS and CCMC. As of the writing of this report no comments in support or opposition of the billboard have been received. Any comments that are received after this report is completed will be submitted prior to or at the Planning Commission meeting on February 24, 2021, depending on their submittal date to the Planning Division.

**CITY DEPARTMENTS OR OUTSIDE AGENCY COMMENTS:** No concerns were received by other City departments

**FINDINGS:** Staff's recommendation is based upon the findings as required by CCMC Section 18.02.080 (Special Use Permits) enumerated below and substantiated in the public record for the project. The Special Use Permit for the sign expires automatically five years from the date of issuance. In the case the date will be March 31, 2026.

***1. The project will be consistent with the master plan elements.***

The project is consistent with the master plan, specifically goals:

*Goal 3.2.b. Dark Skies:* The billboard uses downward, not outward or upward lighting. No lighting which is detrimental is created by this billboard.

*Goal 5.2a: Encourage Regional Retail:* The billboard promotes economic vitality by promoting Carson City businesses, products, and services along the Carson City corridor as tourists and travelers drive into or from Carson City. The advertising copy on the billboard is for Carson City businesses.

***2. The project will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and is compatible with and preserves the character and integrity of adjacent development and neighborhoods or includes improvements or modifications either on-site or within the public right-of-way to mitigate development related to adverse impacts such as noise, vibrations, fumes, odors, dust, glare or physical activity.***

The continued use of this billboard is located in an area zoned for commercial activity, with traffic passing while traveling on Highway 50. This is an area that is currently developed with commercial enterprises and the billboard has had no complaints. The sign is existing and generates no noise, vibrations, fumes, odors, dust, glare or physical activity which could have an adverse impact on adjacent uses.

**3. *Will have little or no detrimental effect on vehicular or pedestrian traffic.***

The billboard will have little or no detrimental effect on vehicular or pedestrian traffic. No additional traffic will be generated in conjunction with the existing sign that could adversely impact vehicular or pedestrian circulation in the subject area.

**4. *The project will not overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public improvements.***

The existing sign will not require the extension or expansion of any public services and facilities.

**5. *The project meets the definition and specific standards set forth elsewhere in this Title for such particular use and meet the purpose statement of that district.***

Per Development Standards 4.8.3, the following requirements have been met:

*Special Use Permit Required:*

Approval of a Special Use Permit is required for a billboard. The current Special Use Permit is scheduled to expire on March 30, 2021. The applicant has submitted an application for review with adequate time to be reviewed prior to the expiration date.

*Permitted Streets:*

Billboards are permitted along North and South Carson Street between Douglas and Washoe Counties, US Highway 50 between Lyon County and North Carson Street, and the south side of US Highway 50 West from the Douglas County line to 660 feet (one-eighth mile) east of that point within Section 31 of Township 15N, Range 20E. This property is addressed as 2400 Highway 50 East and is located adjacent to Highway 50 between Lyon County and Carson Street. The location is compliant.

*Height:*

The maximum permitted sign height is 28 feet from the adjacent permitted street elevation. The sign is in compliance with the permitted sign height, as it is 28 feet above base ground and existing grade. This is an existing billboard and the height is in compliance.

*Number of Sign Faces:*

One sign face per side (single or double-faced sign) is permitted. The subject billboard is a double-faced sign.

*Zoning of the Site:*

New billboards are only permitted within the General Commercial (GC) or General Industrial (GI) zoning districts. Existing billboards that are being renewed are not required to meet this requirement.

*Spacing Distance:*

New billboards may not be located within 1,000 feet of each other. However, existing billboards that are being renewed are not required to meet this requirement. This billboard is a renewal.

*Area of Sign:*

The maximum permitted sign area for billboards is 400 square feet per side. This billboard measures 10 feet by 40 feet or 400 square feet and is in compliance.

*Setback from Certain Uses and Zoning:*

A billboard sign may not be closer than 300 feet to a property zoned Agriculture (A), Conservation Reserve (CR), or any residential zoning district. This proposal does comply with this standard, in that it is over 400 feet to the nearest residential zoning. However, existing billboards that are being renewed are not required to meet this requirement.

*Setback from Redevelopment Areas:*

A billboard sign may not be within 1,000 feet of a redevelopment area. This billboard does comply with this restriction for proximity to Redevelopment Areas. However, existing billboards that are being renewed are not required to meet this requirement.

*Prohibited Supporting Structures:*

A sign may not be attached to a roof or wall or other surface of a building. A sign must be a freestanding sign. This billboard is freestanding and is in compliance with this standard.

*Prohibited Characteristics and Materials:*

Signs cannot display three-dimensional objects, have movable reflective/lighted materials or beams, flash, be internally lit, have or simulate moving parts, nor may external lighting glare onto adjacent properties or rights-of-way. This billboard is in compliance with this standard.

**6. *The project will not be detrimental to the public health, safety, convenience and welfare.***

The existing sign meets all the requirements of the Carson City Municipal Code and will not be detrimental to the public health, safety, convenience, and welfare and will cause no adverse impacts to surrounding properties.

**7. *The project will not result in material damage or prejudice to other property in the vicinity, as a result of proposed mitigation measures.***

The existing sign has been in the present location for approximately 10 years, in an area that is developed with commercial uses, and has not had adverse effects noted by or on neighboring properties. The continued use of the billboard sign is not anticipated to result in material damage or prejudice to other properties in the vicinity.

Attachments:

Application LU-2021-0022

RECEIVED

FEB 10 2021

CARSON CITY  
PLANNING DIVISION

## SPECIAL USE PERMIT

**FEE\***: \$2,450.00 MAJOR  
 \$2,200.00 MINOR (Residential  
 zoning districts)  
 + noticing fee  
 \*Due after application is deemed complete by  
 staff

SUBMITTAL PACKET – 4 Complete Packets (1 Unbound  
 Original and 3 Copies) including:

- Application Form
- Detailed Written Project Description
- Site Plan
- Building Elevation Drawings and Floor Plans
- Special Use Permit Findings
- Master Plan Policy Checklist
- Applicant's Acknowledgment Statement
- Documentation of Taxes Paid-to-Date
- Project Impact Reports (Engineering)

CD or USB DRIVE with complete application in PDF

Application Received and Reviewed By:

Submittal Deadline: Planning Commission application  
 submittal schedule.

Note: Submittals must be of sufficient clarity and detail for  
 all departments to adequately review the request. Additional  
 information may be required.

Project's Assessor Parcel Number(s): 002-105-01	Street Address 2400 East William Street, Carson City, NV 89701	
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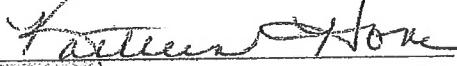
Project's Master Plan Designation Commercial	Project's Current Zoning General Commercial	Nearest Major Cross Street(s) Russell Way
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Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail.  
 CONTINUE TO MAINTAIN 1, TWO SIDED, EXISTING BILLBOARD STRUCTURE ON  
 ABOVE REFERENCED PROPERTY.

## PROPERTY OWNER'S AFFIDAVIT

of Heybourne Airport Centre LLC

Kathleen Hone, Manager, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have  
 knowledge of, and I agree to, the filing of this application.

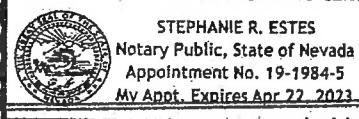
 P.O. Box 1869, Minden, NV 89423 01/13/2021

Address

Date

se additional page(s) if necessary for additional owners.

STATE OF NEVADA )  
 COUNTY Douglas )  
 In January 13, 2021 Kathleen Hone, personally appeared before me, a notary public,  
 personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she  
 executed the foregoing document.



NOTE: If your project is located within the Historic District or airport area, it may need to be scheduled before the Historic Resources Commission or the  
 Airport Authority in addition to being scheduled for review by the Planning Commission. Planning staff can help you make this determination.



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## Project Description

This Special Use Permit application is for an EXISTING off premise advertising sign. The sign is 28 feet in height above the adjacent street Elevation. The subject parcel is located on the North Side of Highway 50 at its intersection and East of Russell Way, Assessor's parcel number 002-105-01. The site is zoned general commercial and is currently vacant land. The sign is built on the south side of the parcel, with the support pole approximately 90 feet west of the NDOT designated freeway right of way line (parcel's east property line) and approximately 5 feet north of the property line front East Highway 50 (Westbound). The sign is double faced (2) 10x40 (400 square feet each) and the faces are parallel to each other. All surrounding uses are currently commercial. Existing sign has lighting that is above the sign and casts no light into the sky.

Kevin Johnson

msj: 1/20/2021

## 2021 SPECIAL USE PERMIT APPLICATION QUESTIONNAIRE

### Applicant and Sign Owner

OUTFRONT Media LLC  
8174 Berry Ave  
Sacramento CA 95828

### Property Owner

Heybourne Airport Center LLC

### Property Description

SUP-16-013

Lease agreement 903943 (918577 & A) N/L Hwy 50 East @ Hwy 50 1 Miles S/O Carson City  
2400 East Williams St, APN 002-105-01  
State Permit 4658

**QUESTION 1:** How will the proposed development further and be in keeping with, and not contrary to, the goals of the Master Plan Elements?

#### **Answer:**

Chapter 3: A Balanced Land Use Pattern – The Carson City Master Plan seeks to establish a balance of land uses within the community by providing employment opportunities, a diverse choice of housing, recreational opportunities and retail services.

This special use permit will promote land use patterns that support the use and availability of public facilities and services by providing a medium to notify the traveling motorist to and through Carson City. This use positively impacts the local economy by encouraging the public's utilization of the local good and services and drives employment, ultimately improving the quality of life in the city.

This pre-existing display meets the requirements of this section based on the environmental facts such as it does not use any water, it protects existing vegetation, it is sited outside of primary flood plains and away from geological hazards.

It meets proper setbacks from public roadways and residential dwellings.

### Chapter 4: Equitable Distribution of Recreational Opportunities

This Chapter is not applicable to this project.

Chapter 5: Economic Vitality - The Carson City Master Plan seeks to maintain its strong diversified economic base by promoting principles which focus on retaining and enhancing the strong employment base, include a broader range of retail services in targeted areas and include the roles of technology, tourism, recreational amenities and other economic strengths vital to a successful community.

The sign offers the community a forum to reach the population by providing an opportunity for the local marketing including but not limited to varied housing choices for the city's employees, promotion of local goods and services and notification of recreational opportunities for residents and visitors, ultimately promoting tourism and stimulating the economy. This cost effective resource provides revenue to the land owner and to the merchants advertising on the sign and helps to diversify and stimulate the local economy of Carson City, in which turn encourages planned growth such as redevelopment, the need for regional retail centers and additional housing, ultimately creating employment opportunities.

Chapter 6: Livable Neighborhoods and Activity Centers – The Carson City Master Plan seeks to promote safe, attractive and diverse neighborhoods, compact mixed-use activity centers, and a vibrant, pedestrian-friendly Downtown.

The quality of life is enhanced from a commercial application and a design application. Local businesses profit by increased visibility and sales. Motorists are informed of the availability of services and destinations downtown and regionally.

The building materials are designed for durability and incorporate subtle design and color.

Chapter 7: A Connected City – The Carson City Master Plan seeks to promote a sense of community by linking its many neighborhoods, employment areas, activity centers, parks, recreational amenities and schools with an extensive system of interconnected roadways, multi-use pathways, bicycle facilities and sidewalks.

This use promotes travel patterns that will direct traffic off of East Highway 50 (East Williams St.) to downtown and the business core areas. This project is a key for the transportation pattern and the flow into the future of the city. By promoting Carson City's key assets to the motorists and pedestrians it furthers the goal for an efficient, well planned transportation model.

The site is located in the Community/Regional Commercial Land Use category. Confirmed on EN Vision Carson City Land Use Map <http://carson.org/Home/ShowDocument?id=561>

**C/RC 1.1 – Characteristics:**

C/RC centers provides a mix of retail services in a concentrated setting that serves the local community, but many also include larger retail centers with the unique stores or characteristics that provide a regional draw. C/RC centers are typically anchored by large formal retailers, which provide sales of a variety of general merchandise, grocery, apparel, appliances, hardware, lumber and other household goods, often under one roof. Complementary uses, such as restaurants, specialty markets, specialty stores (such as books, furniture, computers, audio, office supplies and clothing stores) are also appropriate. The concentrated, unified design of C/RC centers allows a variety of community needs to be met in a “one-stop shop” setting. Although some single use highway oriented commercial activities will continue to occur in some areas, this pattern of development is generally not encouraged.

This billboard can effectively be utilized to direct the public to retail stores and restaurants and to draw consumers to make use of the goods and services sold in this mix retail designation.

**Question 2:** Will the effect of the proposed development be detrimental to the immediate vicinity? To the general neighborhood?

**A: Surrounding zoning and uses** – The existing property is vacant land. The entire area is zoned general commercial

\*: Property to the south is the Gold Dust Casino (across HWY 50)

\*: The property to the north is an existing MFA Zoned complex in existence prior to the installation of the existing sign.

\*: The property to the East (across hwy 580) several parcels zoned general commercial and one owned by NDOT.

\*: The property to the west is an existing commercial development.

**B: Potential impacts on the surrounding property** – The sign exists in a general commercial zone and the use is consistent with development in the neighborhood. The use has been in existence since 2010 and was installed under a relocation agreement with NDOT, Carson City and our predecessor CBS Outdoor. The ground rental enhances the property value of the existing property and is not detrimental to any adjacent property. It does not cause any problems such as noise, dust, odors, vibrations, fumes, glare or physical activity with the adjacent property owners. There are other signs of this type on both sides of Highway 50 throughout Carson City. It is safe to assume these signs have obtained similar special use permits for the sizes and heights. This use is a sign and will not be contained in a building. It is pre-existing and will not generate any construction-generated dusts.

**C: Could the project be detrimental to the peaceful enjoyment of the development of surrounding properties** - No. This sign has been in existence since 2010 and is in an appropriate zoning district and enjoys a valid leasehold interest with the property owner. As a result this existing sign will not be detrimental to the peaceful enjoyment of the development of surrounding properties and the general neighborhood.

**D: OUTDOOR LIGHTING** - No additional lighting is being added or created at this location. Existing lights point only to the sign face(s) from above and towards the ground. They also do not enter into/onto any adjoining properties.

**E: LANDSCAPING** -- No landscaping exists or is being added to this project.

**F: Short and Long Range benefits to the people of Carson City:** - The long and short range benefits to the citizens of Carson City are: Citizens enjoy access to goods and services, businesses benefit by the increased sales as a result of outdoor advertising and the landowners benefit by the receipt of lease rent and increased property values.

**Question 3: This pre-existing use will have no detrimental effect on the traveling public either on foot or by vehicle.**

Our off premise sign creates no additional foot nor vehicle traffic in the area other than the occasional person who services the sign.

**Question 4: Has sufficient consideration been exercised by the applicant in adapting to existing improvements in the vicinity?**

- A:** There will be no effect on the local school district. It will add zero (0) students.
- B:** There will be no additional effect to drain on the local law enforcement agencies.
- C:** There will be zero use of water for this subject use of the project.
- D:** This project does not require the covering or paving of any land.
- E:** There will be zero use of the sewer system for this project.
- F:** No road improvements are required
- G:** Knowledge of the project, property and long term, pre-existing use of the property)

This information was gathered by pre-existing information and information provided by the City of Carson City website.

**Question 5: How does this use meet the definition and specific standards set forth elsewhere in Carson City Municipile Code, Title 18 for use.**

**ZONING GC:** The purpose of the GC District is to preserve a commercial district limited primarily to retail and wholesale sales of new and used material, repair and service facilities, and offices.

This project meets those requirements by being a business use in an area that is for the purpose of commercial businesses.

**Question 6: Will this project be detrimental to the public health, safety, convenience and welfare?**

No, this pre-existing use of the property has never been detrimental to the city in any way. The benefits of the sign include, directing travelers to scenic areas of the Carson Valley, businesses in Carson City and general directions.

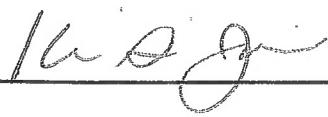
**Question 7: Will the sign result in material damage or prejudice to other property in the vicinity.**

No, this pre-existing use of the property has been an accepted use and requires no additional access, travelers or use of the property other than the current established use.

**Additional Comments** – We have been cognizant to the importance the sign has had on the area. This particular sign has been permitted and in existence since at least 2011. The property is zoned General Commercial and the zoning ordinance allows for this type of sign proposed. The property is also undeveloped to the extent that it will not interfere with the existing improvements in the area. The project will not require any new water hook ups or sewer lines and it will not result in the covering of land area with paving or a compacted surface.

**ACKNOWLEDGMENT OF APPLICANT**

I certify that the forgoing statements are true and correct to the best of my knowledge and belief. I agree to fully comply with all conditions as established by the Planning Commission. I am aware that this permit becomes null and void if the use is not initiated within one-year of the date of the Planning Commission's approval; and I understand that this permit may be revoked for violation of any of the conditions of approval. I further understand that approval of this application does not exempt me from all City code requirements.



Applicant



Date

## Property Detail Report

For Property Located At :

2400 E WILLIAM ST, CARSON CITY, NV 89701



CoreLogic

RealQuest Professional

 For Sale
**Owner Information**

Owner Name: HEYBOURNE AIRPORT CENTRE LLC  
 Mailing Address: PO BOX 2826, MINDEN NV 89423-2826 B025  
 Vesting Codes: //

**Location Information**

Legal Description: PARCEL 1 MAP #649  
 County: CARSON CITY, NV APN: 002-105-01  
 Census Tract / Block: 5.02 / 3 Alternate APN: 008-161-29  
 Township-Range-Sect:  
 Legal Book/Page:  
 Legal Lot:  
 Legal Block:  
 Market Area:  
 Neighbor Code: Subdivision:  
 Map Reference:  
 Tract #:  
 School District: 3200390  
 School District Name: CARSON CITY  
 Munic/Township: EAGLE VALLEY WATER/SUB  
 CONSERV

**Owner Transfer Information**

Recording/Sale Date: / Deed Type:  
 Sale Price: 1st Mtg Document #:

Document #:

**Last Market Sale Information**

Recording/Sale Date: 03/20/2017 / 02/03/2017 1st Mtg Amount/Type: /  
 Sale Price: \$792,000 1st Mtg Int. Rate/Type: /  
 Sale Type: 1st Mtg Document #:  
 Document #: 473311 2nd Mtg Amount/Type: /  
 Deed Type: QUIT CLAIM DEED 2nd Mtg Int. Rate/Type: /  
 Transfer Document #: Price Per SqFt:  
 New Construction: Multi/Split Sale:

Title Company: OTHER

Lender:

Seller Name: DEPARTMENT OF  
 TRANSPORTATION

**Prior Sale Information**

Prior Rec/Sale Date: / Prior Lender:  
 Prior Sale Price: Prior 1st Mtg Amt/Type: /  
 Prior Doc Number: Prior 1st Mtg Rate/Type: /

Prior Deed Type:

**Property Characteristics**

Gross Area: Parking Type: Construction:  
 Living Area: Garage Area: Heat Type:  
 Tot Adj Area: Garage Capacity: Exterior wall:  
 Above Grade: Parking Spaces: Porch Type:  
 Total Rooms: Basement Area: Patio Type:  
 Bedrooms: Finish Bsmnt Area: Pool:  
 Bath(F/H): / Basement Type: Air Cond:  
 Year Built / Eff: / Roof Type: Style:  
 Fireplace: / Foundation: Quality:  
 # of Stories: Roof Material: Condition:  
 Other Improvements: Building Permit

**Site Information**

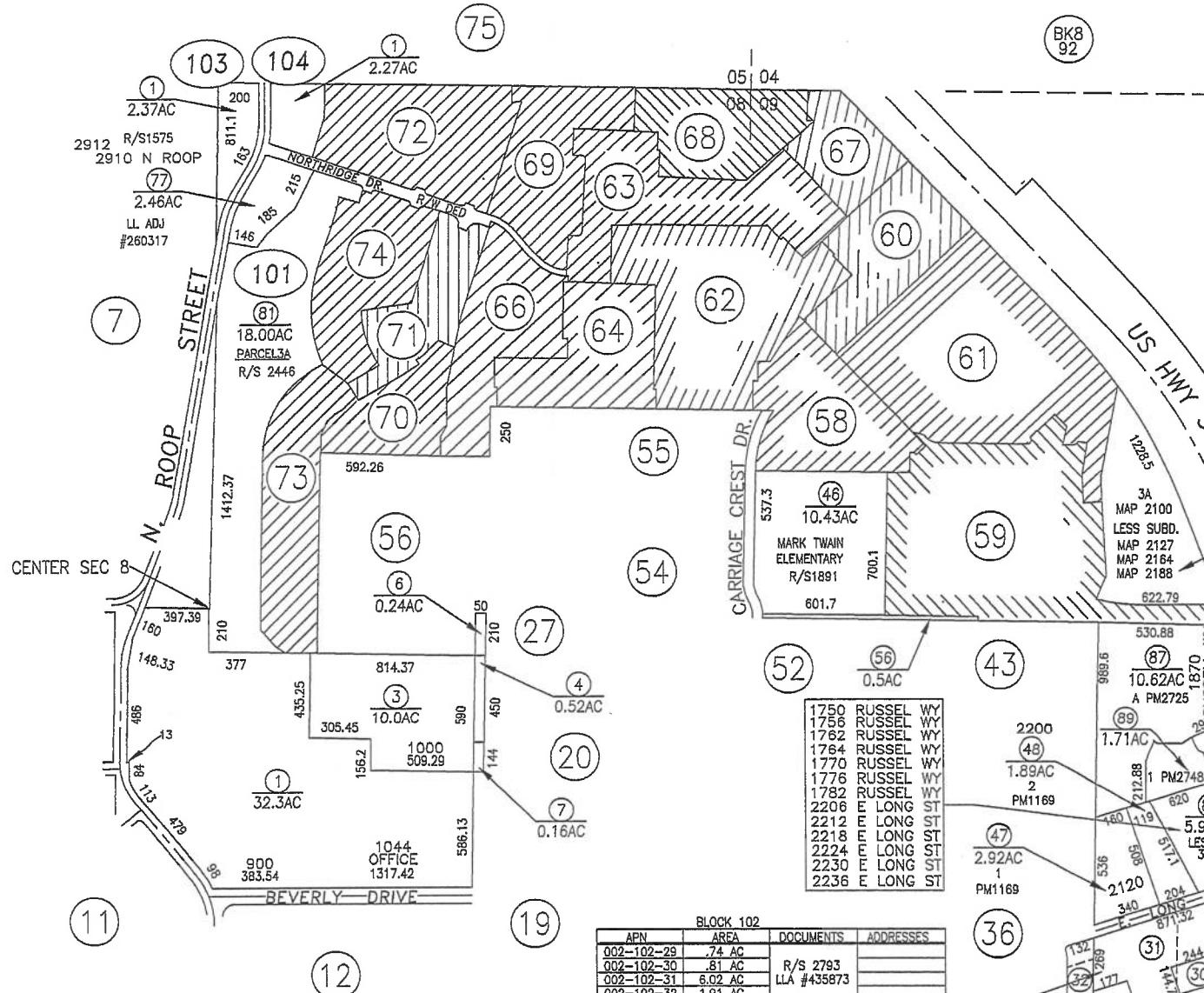
Zoning:	GC	Acres:	2.34	County Use:	SINGLE FAMILY RESIDENTIAL WITH (280)
Lot Area:	101,930	Lot Width/Depth:	x	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

**Tax Information**

Total Value:	\$195,380	Assessed Year:	2019	Property Tax:	\$4,828.87
Land Value:	\$192,648	Improved %:	1%	Tax Area:	024
Improvement Value:	\$2,732	Tax Year:	2019	Tax Exemption:	
Total Taxable Value:					

*PORTION SECTIONS 8 & 9  
T.15 N., R.20 E., M.D.B. & M.*

2-



URCELLS DELINEATED HEREON MAY NOT  
BE SHOWN IN TRUE SIZE, SHAPE, OR LOCATION  
DUE TO INACCURACIES IN THE SURVEY  
OR DISCREPANCIES BETWEEN LOT LINES.

TY, NEVADA  
P IS PREPARED FOR THE USE OF THE CARSON CITY  
JR FOR ASSESSMENT AND ILLUSTRATIVE PURPOSES  
I DOES NOT REPRESENT A SURVEY. NO LIABILITY  
MED AS TO THE SUFFICIENCY OR ACCURACY OF THE  
LINEATED HEREON. YOU CAN VIEW AND PRINT OUR  
I NO CHARGE FROM OUR WEBSITE AT  
PSO-CITY.NV.US

BLOCK 102			
APN	AREA	DOCUMENTS	ADDRESSES
002-102-29	.74 AC		
002-102-30	.81 AC	R/S 2793	
002-102-31	6.02 AC	LLA #435873	
002-102-32	1.91 AC		

WAREHOUSE MARKET #1  
SEE ABOVE RIGHT

WAREHOUSE	MARKET	#1	WAREHOUSE	MARKET
2110	2190		2228	
2020	2200		2230	
2040	2206		2238	
2070	2212		2244	
2100	2214		2254	
2158	2220		2270	
2164	2226		2290	
2170	2100		2260	
2176	2010		2264	
2182	2080		2268	
2188	2060		2202	

APN 00210501 ADDRESSES  
2330 S/CHG HWY 50 E  
2422 ELEV HWY 50 E  
2400 HWY 50 E  
2430 HWY 50 E  
2496 HWY 50 E  
2448 HWY 50 E  
2452 SPLR HWY 50 E  
2330 -2360 HWY 50 E  
2416 S/CHG HWY 50 E  
2408 HWY 50 E  
2440 HWY 50 E  
2444 HWY 50 E  
2468 HWY 50 E  
2474 HWY 50 E  
2482 HWY 50 E  
2488 HWY 50 E  
2456 HWY 50 E  
2400 HWY 50 E  
2408 HWY 50 E  
2416 HWY 50 E  
2448 HWY 50 E

**BLOCK 105**

WAREHOUSE MARKET #2  
SEB ABOVE RIGHT

~~PARC~~

1940

31

01  
2.34AC

-2290 HWY 50 E  
2330 HWY 5

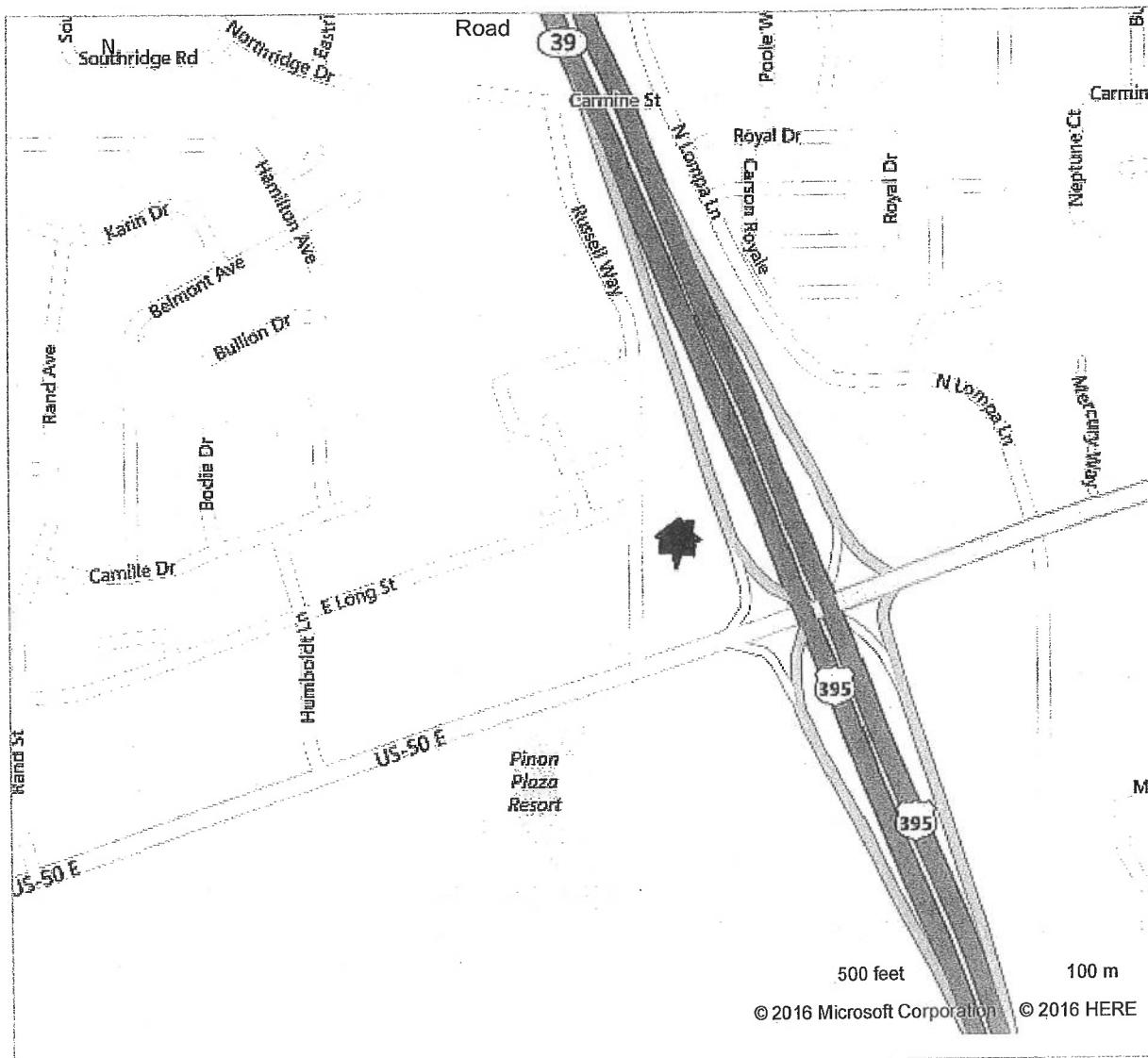
2400 HWY

SCALE: 1" = 600'  
REVISED: 07/02/2



**Street Map Plus Report**

For Property Located At

**2400 E WILLIAM ST, CARSON CITY, NV 89701**

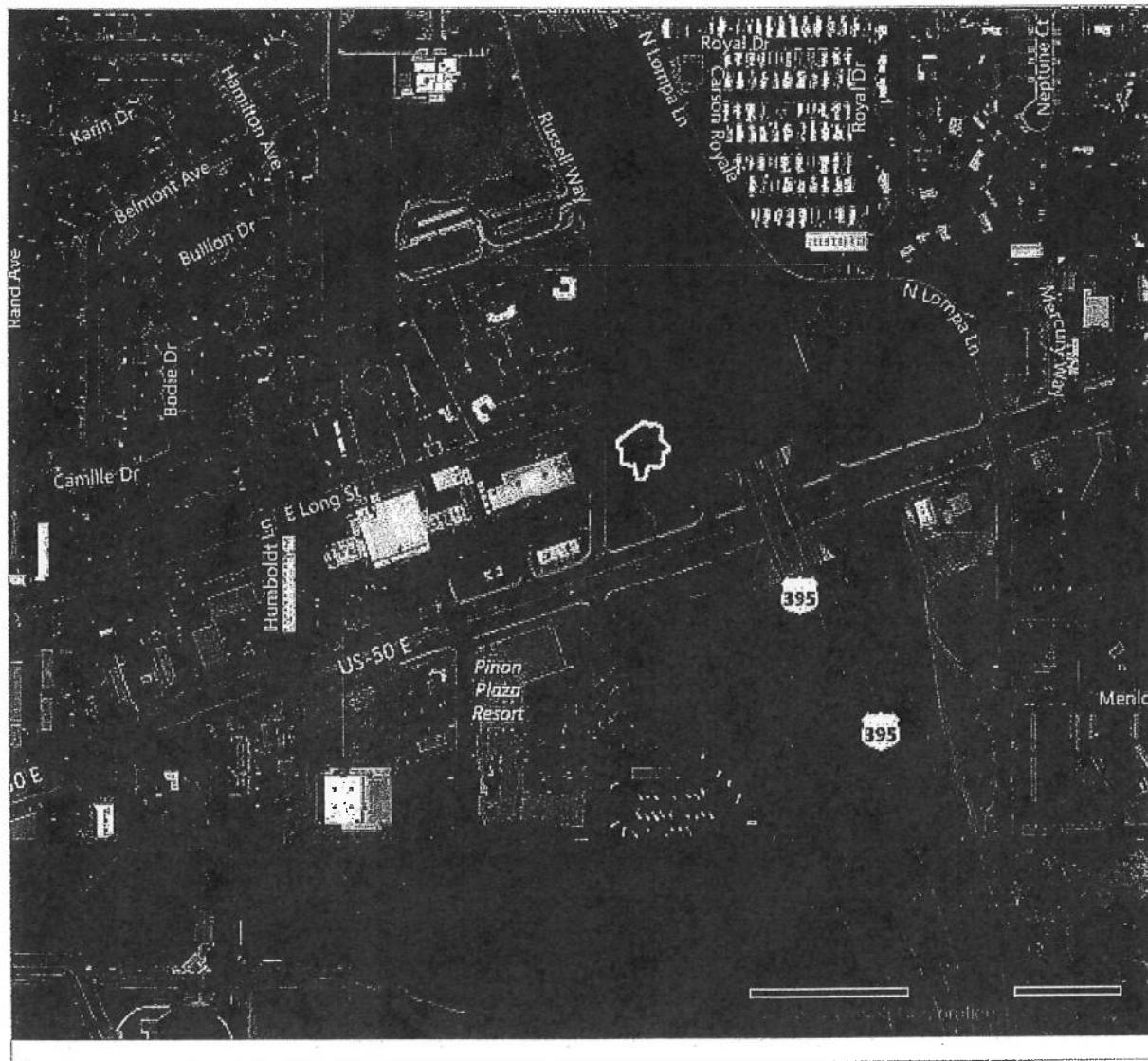
## Street Map Plus Report

For Property Located At

**2400 E WILLIAM ST, CARSON CITY, NV 89701**



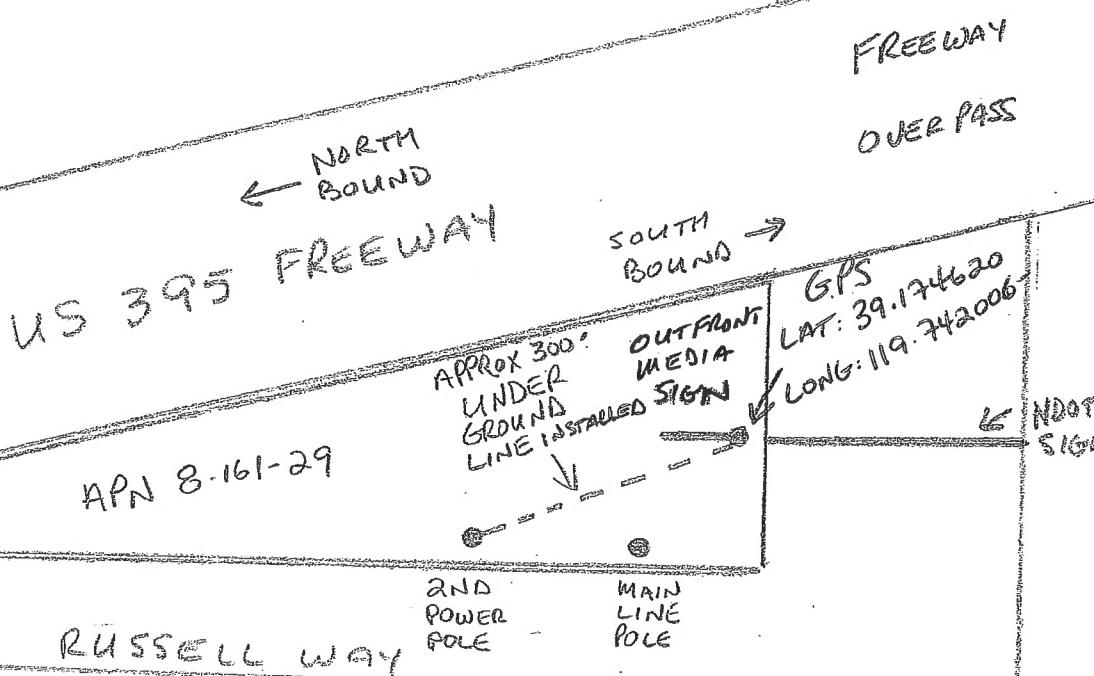
**CoreLogic**  
RealQuest Professional



OUTFRONT MEDIA  
8174 BERRY AVE  
SUITE 440  
95848  
916-596-0915  
209-462-7305  
KEVIN JOHNSON  
OUTFRONT  
MEDIA  
CONTACT: CO  
LEVIN JOHNSON  
SAME AS ABOVE  
TITLE:   
REAL ESTATE  
REPRESENTATIVE

HEBBOURNE AIRPORT  
CENTRE LLC  
P.O. BOX 1869  
WILMINGTON NV 89421

LOC ADDRESS  
2400 HWY 50 EAST  
C. C. N.Y.  
ZANON C. N.



RUSSELL WAY

APN  
2-102-28  
G.C.

WEST BOUND →  
EAST BOUND →

← WEST BOUND US Hwy 50

# Master Plan Policy Checklist

## Special Use Permits & Major Project Reviews & Administrative Permits

### PURPOSE

The purpose of a development checklist is to provide a list of questions that address whether a development proposal is in conformance with the goals and objectives of the 2006 Carson City Master Plan that are related to non-residential and multi-family residential development. This checklist is designed for developers, staff, and decision-makers and is intended to be used as a guide only.

Development Name: \_\_\_\_\_

Reviewed By: \_\_\_\_\_

Date of Review: \_\_\_\_\_

### DEVELOPMENT CHECKLIST

The following five themes are those themes that appear in the Carson City Master Plan and which reflect the community's vision at a broad policy level. Each theme looks at how a proposed development can help achieve the goals of the Carson City Master Plan. A check mark indicates that the proposed development meets the applicable Master Plan policy. The Policy Number is indicated at the end of each policy statement summary. Refer to the Comprehensive Master Plan for complete policy language.

#### CHAPTER 3: A BALANCED LAND USE PATTERN



The Carson City Master Plan seeks to establish a balance of land uses within the community by providing employment opportunities, a diverse choice of housing, recreational opportunities, and retail services.

##### Is or does the proposed development:

- Meet the provisions of the Growth Management Ordinance (1.1d, Municipal Code 18.12)?
- Use sustainable building materials and construction techniques to promote water and energy conservation (1.1e, f)?
- Located in a priority infill development area (1.2a)?
- Provide pathway connections and easements consistent with the adopted Unified Pathways Master Plan and maintain access to adjacent public lands (1.4a)?



## Special Use Permit, Major Project Review, & Administrative Permit Development Checklist

- Protect existing site features, as appropriate, including mature trees or other character-defining features (1.4c)?
- At adjacent county boundaries or adjacent to public lands, coordinated with the applicable agency with regards to compatibility, access and amenities (1.5a, b)?
- In identified Mixed-Use areas, promote mixed-use development patterns as appropriate for the surrounding context consistent with the land use descriptions of the applicable Mixed-Use designation, and meet the intent of the Mixed-Use Evaluation Criteria (2.1b, 2.2b, 2.3b, Land Use Districts, Appendix C)?
- Meet adopted standards (e.g. setbacks) for transitions between non-residential and residential zoning districts (2.1d)?
- Protect environmentally sensitive areas through proper setbacks, dedication, or other mechanisms (3.1b)?
- Sited outside the primary floodplain and away from geologic hazard areas or follows the required setbacks or other mitigation measures (3.3d, e)?
- Provide for levels of services (i.e. water, sewer, road improvements, sidewalks, etc.) consistent with the Land Use designation and adequate for the proposed development (Land Use table descriptions)?
- If located within an identified Specific Plan Area (SPA), meet the applicable policies of that SPA (Land Use Map, Chapter 8)?

## CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES



The Carson City Master Plan seeks to continue providing a diverse range of park and recreational opportunities to include facilities and programming for all ages and varying interests to serve both existing and future neighborhoods.

### Is or does the proposed development:

- Provide park facilities commensurate with the demand created and consistent with the City's adopted standards (4.1b)?
- Consistent with the Open Space Master Plan and Carson River Master Plan (4.3a)?

## CHAPTER 5: ECONOMIC VITALITY



The Carson City Master Plan seeks to maintain its strong diversified economic base by promoting principles which focus on retaining and enhancing the strong employment base, include a broader range of retail services in targeted areas, and include the roles of technology, tourism, recreational amenities, and other economic strengths vital to a successful community.

### Is or does the proposed development:

- Encourage a citywide housing mix consistent with the labor force and non-labor force populations (5.1j)?
- Encourage the development of regional retail centers (5.2a)?
- Encourage reuse or redevelopment of underused retail spaces (5.2b)?
- Support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capitol (5.4a)?
- Promote revitalization of the Downtown core (5.6a)?
- Incorporate additional housing in and around Downtown, including lofts, condominiums, duplexes, live-work units (5.6c)?

## CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS



The Carson City Master Plan seeks to promote safe, attractive and diverse neighborhoods, compact mixed-use activity centers, and a vibrant, pedestrian-friendly Downtown.

### Is or does the proposed development:

- Use durable, long-lasting building materials (6.1a)?
- Promote variety and visual interest through the incorporation of varied building styles and colors, garage orientation and other features (6.1b)?
- Provide variety and visual interest through the incorporation of well-articulated building facades, clearly identified entrances and pedestrian connections, landscaping and other features consistent with the Development Standards (6.1c)?
- Provide appropriate height, density and setback transitions and connectivity to surrounding development to ensure compatibility with surrounding development for infill projects or adjacent to existing rural neighborhoods (6.2a, 9.3b 9.4a)?
- If located in an identified Mixed-Use Activity Center area, contain the appropriate mix, size and density of land uses consistent with the Mixed-Use district policies (7.1a, b)?
- If located Downtown:
  - Integrate an appropriate mix and density of uses (8.1a, e)?
  - Include buildings at the appropriate scale for the applicable Downtown Character Area (8.1b)?
  - Incorporate appropriate public spaces, plazas and other amenities (8.1d)?
- Incorporate a mix of housing models and densities appropriate for the project location and size (9.1a)?

## CHAPTER 7: A CONNECTED CITY



The Carson City Master Plan seeks promote a sense of community by linking its many neighborhoods, employment areas, activity centers, parks, recreational



## **Special Use Permit, Major Project Review, & Administrative Permit Development Checklist**

amenities and schools with an extensive system of interconnected roadways, multi-use pathways, bicycle facilities, and sidewalks.

### **Is or does the proposed development:**

- Promote transit-supportive development patterns (e.g. mixed-use, pedestrian-oriented, higher density) along major travel corridors to facilitate future transit (11.2b)?
- Maintain and enhance roadway connections and networks consistent with the Transportation Master Plan (11.2c)?
- Provide appropriate pathways through the development and to surrounding lands, including parks and public lands, consistent with the Unified Pathways Master Plan (12.1a, c)?



# Master Plan Policy Checklist

## Special Use Permits & Major Project Reviews & Administrative Permits

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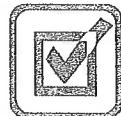


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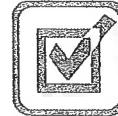


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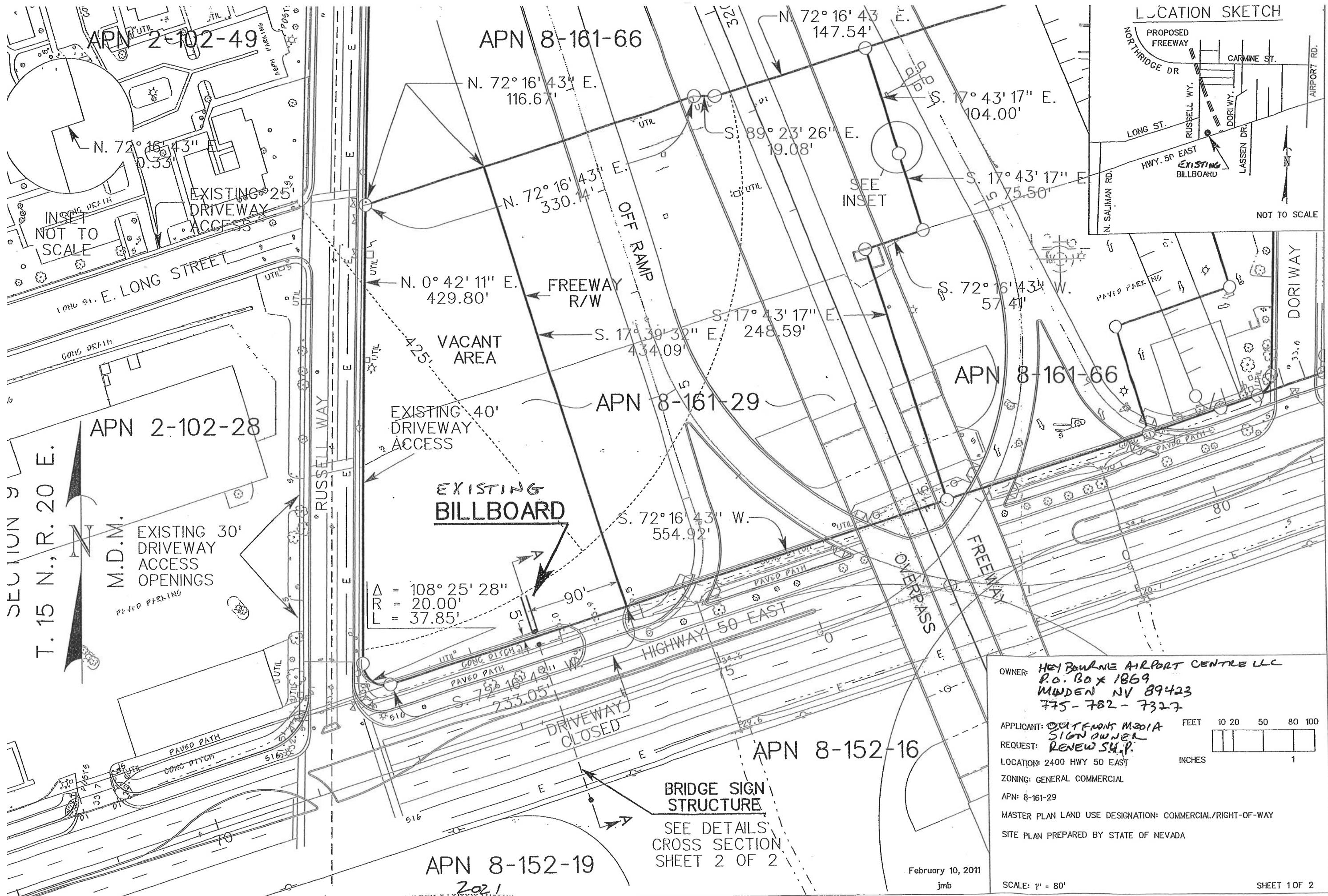


## **Special Use Permit, Major Project Review, & Administrative Permit Development Checklist**

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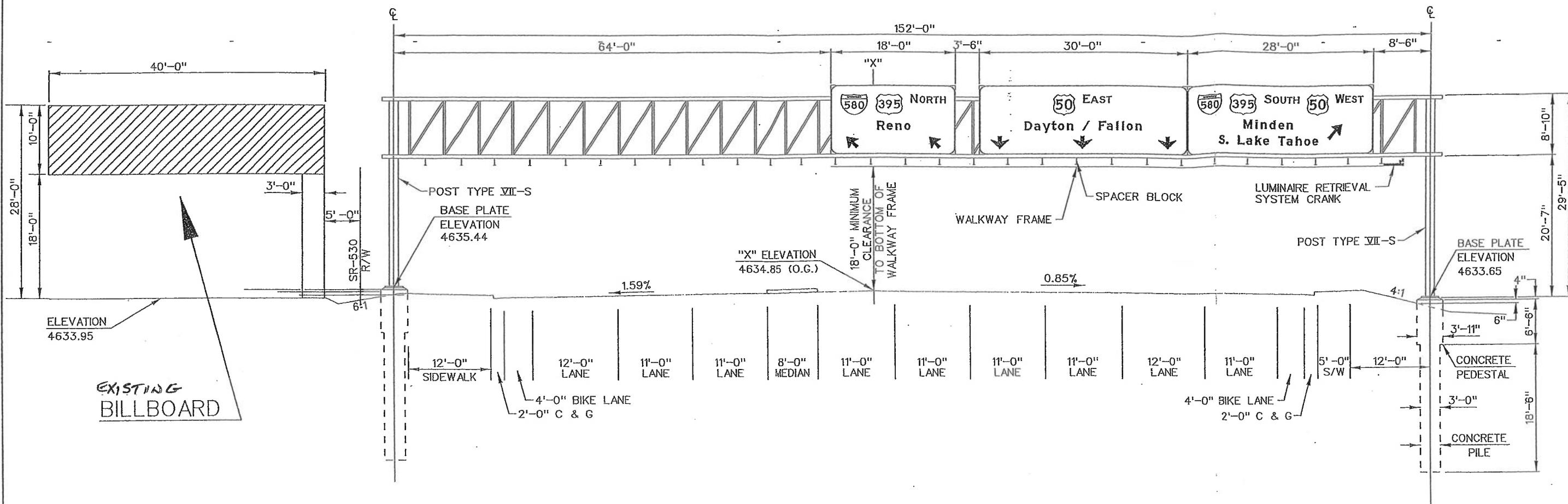
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STATE	PROJECT NO.	COUNTY	HEET NO.
NEVADA	NH-395-1(018)	CARSON CITY	2

# CROSS SECTION A-A



150'-0" BRIDGE SIGN STRUCTURE  
6 LIGHT FIXTURES (LUMINAIRE RETRIEVAL SYSTEM)

Technical drawing of a structural connection, likely a flange or plate, with dimensions and fastener requirements. The drawing shows a central vertical slot with a width of 2'-0" and a height of 10". The top edge has a height of 3'-5" and a width of 21/2". The bottom edge has a height of 3'-5" and a width of 21/2". The top edge is labeled with a 55° angle. The drawing includes several groups of bolt holes, each requiring 3 A-325 Bolts (3 req'd / corner). The fastener types and quantities are as follows:

- 1" x 4" 42° x: 1 group (See Note)
- 1 1/2" x 10" gusset: 1 group (4 req'd / corner)
- 1 1/2" x 8" gusset: 1 group (2 req'd / corner)
- 1 1/2" x 16" gusset: 1 group (2 req'd / corner)

Notes: Please grade as close as possible in holes on edge for lightning.

NOTES

- 1) Provide  $\lambda''$  cap plates for end of tension pipe. Cap plates to be added, off except, to pipe.
- 2) Footing designs based on soil conditions of gravel, sandy gravel or delta. (allowable soil pressure =  $200 \text{ psf}/\text{ft. of depth}$ ) Contractor to notify engineer in other than these soil conditions exist.
- 3) Anchored subpiles using  $\lambda''$  A-325 Bolts (1 ton/each)
- 4) Calculate grating to be 3.14 p.s.f. expanded metal grating. (sheet grating to cover angles with a  $\lambda''$  flitch web, 1" h. @ 12" c/c)
- 5) **IMPORTANT:** Fall flag column pipe to be backed 1/8" per foot in the direction away from the flag, to correct deadload deflection.
- 6) Verify stronger location with sign owner.

**TYPICAL GUSSET DETAIL**

USE THIS CRITERIA FOR ALL GUSSETS

45° CHAMFER

LENGTH

WIDTH

HEIGHT

3/8" (10 mm)

for gussets up to  $\frac{3}{4}$ " thick, "C" = "L"  
 for gussets  $\frac{3}{4}$ " thick & greater, "C" = "1"  
 if not specified, length & height of gussets  
 to be determined by fabricator, use  
 maximum length & height possible & still  
 allow for welding of around  
 depth of 45° chamfer to be minimum  
 required to clear weld or fillet.

GENERAL NOTES

- ALL NUTS AND BOLTS ARE TO BE ZINC PLATED, (except A-490 bolts, which are not to be plated, but primed and painted after knurling)
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD BEFORE FABRICATION OR CONSTRUCTION, AND NOTIFY ENGINEER OF ANY DISCREPANCIES
- ANY DEViations FROM THIS PART MUST BE APPROVED BY ENGINEER
- ALL STRUCTURAL STEEL SHALL CONFORM TO THE REQUIREMENTS OF A.S.T.M. A-33 (except structural tubing, which shall conform to A-500, grade B)
- ALL STEEL PIPE SHALL CONFORM TO THE REQUIREMENTS OF A.S.T.M. A-53, GRADE B OR A-252, GRADE 2, UNLESS OTHERWISE NOTED.
- ALL STRUCTURAL STEEL SHALL BE PROCESSED, FABRICATED, OR ERECTED IN ACCORDANCE TO THE LATEST A.S.C.C. SPECIFICATIONS AND STANDARD PRACTICES.

- ALL WELDING SHALL BE IN ACCORDANCE WITH A.M.S. STANDARDS. WELDING TO BE PERFORMED BY CERTIFIED WELDERS USING E-70 ELECTRODES.
- CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF  $F_c = 3000$  p.s.i. IN 28 DAYS, UNLESS OTHERWISE NOTED.
- CONTRACTOR TO ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH FEDERAL, STATE, & LOCAL CODES & ORDINANCES, AND O.S.H.A. SAFETY REGULATIONS.

DESIGN WIND LOAD CONCENTRIC: P.S.F. DESIGN WIND LOAD ECCENTRIC: P.S.F.

 Effective Engineering Solutions, Ltd.  
61 White Water Court

A small icon of a flagpole with a flag at the top, positioned to the left of the text.

800-334-2344  
New Lenox, IL 60451  
(815) 485-1470

PROJECT: 10' x 40' -Full Flag  
Back to Back, Various Overcall Heights

CLIENT: CBS- Berkley

THE UNDERSIGNED ENGINEER WILL NOT SUPERVISE THE FABRICATION  
AND ERECTION OF THIS STRUCTURE.

DRAWING NO:	55630
DATE DRAWN:	04/17/2007
SHEET NO:	