

**STAFF REPORT FOR PLANNING COMMISSION MEETING OF OCTOBER 27, 2021**

**FILE NO:** LU-2021-0346

**AGENDA ITEM:** 6.A

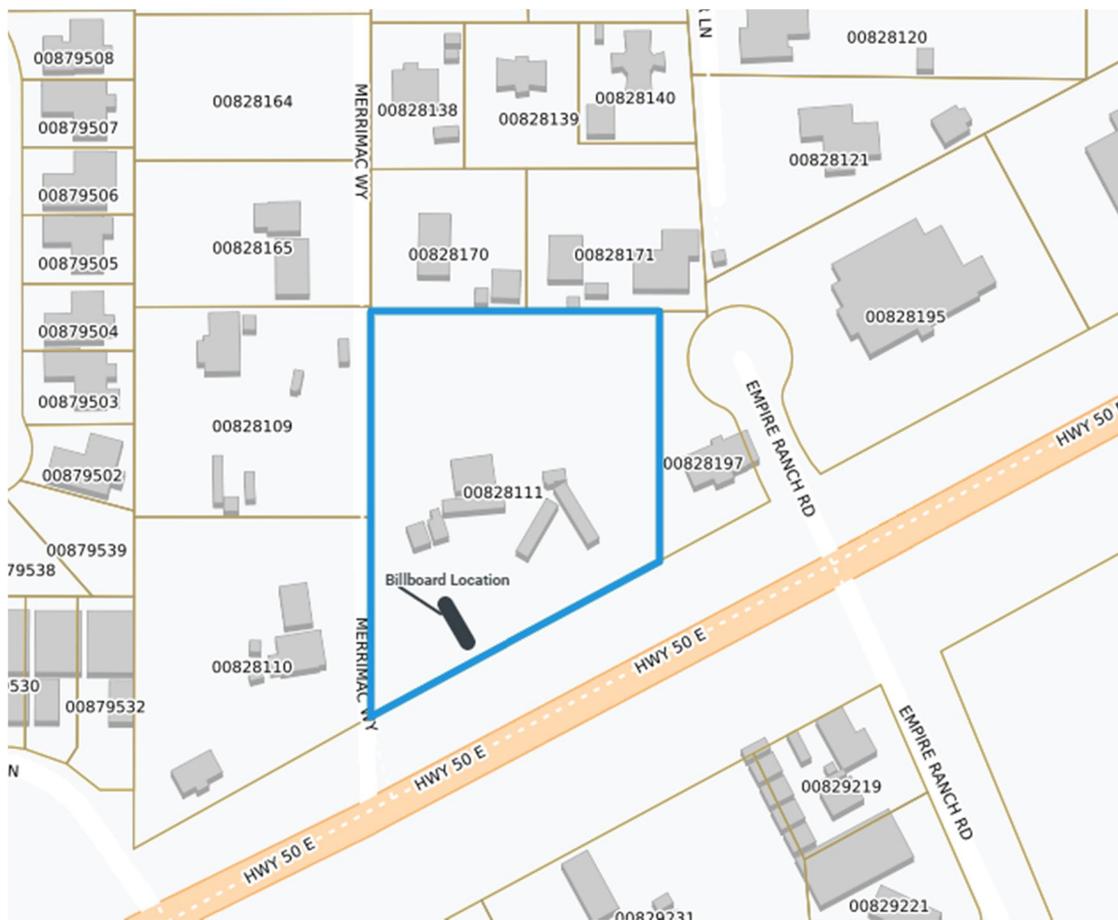
**STAFF CONTACT:** Lena Reseck, Assistant Planner

**AGENDA TITLE:** For Possible Action: Discussion and possible action regarding a special use permit to retain an existing billboard on property zoned General Commercial (“GC”) located at 4440 Hwy 50 East, APN 008-281-11. (Lena Reseck, 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 section 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 November 30, 2016. The Planning Commission is authorized to approve a special use permit.

**PROPOSED MOTION:** “I move to approve LU-2021-0346, 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-premise 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 on October 31, 2026, unless a new special use permit to continue the use of the off-premise 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 applicant's business license and special use permit.

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

**MASTER PLAN DESIGNATION:** Community/Regional Commercial

**ZONING:** General Commercial

**KEY ISSUES:** Does the application meet the Carson City 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: Single Family 12000  
EAST: General Commercial  
SOUTH: General Commercial  
WEST: General Commercial

**ENVIRONMENTAL INFORMATION:**

FLOOD ZONE: X Shaded (areas of minimal flooding)  
SLOPE/DRAINAGE: project area is flat  
SEISMIC ZONE: Zone II, moderate earthquake potential, with fault zone beyond 500 feet

**PREVIOUS REVIEWS:**

1. SUP-06-164: A request to place a new billboard at this location was denied by the Planning Commission.
2. MISC-06-208: The Board of Supervisors approved an appeal of the decision by the Planning Commission to deny the request of the billboard

3. SUP-11-059: Renewal of existing billboard
4. SUP-16-103: Renewal of existing billboard

**SITE DEVELOPMENT INFORMATION:**

PARCEL AREA: Two acres

EXISTING PRIMARY USE: Used auto sales, billboard

HEIGHT: Approximately 25.6 feet overall above the existing grade.

AREA: 10.6 feet by 36 feet or 381.60 square feet.

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 used automobile sales. The billboard is located on the southwest portion of the parcel perpendicular to Hwy 50 East approximately 14.6 feet north of the southern property line. The parcel extends north to south a length of up to 315.77 feet. The distance from the billboard to the residential zoning is more than 300 feet. The billboard has been at this location for approximately 15 years.

**PUBLIC COMMENTS:** Public notices were mailed on October 7, 2021 to 76 adjacent property owners, within 600 feet of the subject site, pursuant to the provisions of the Nevada Revised Statutes and the 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 October 27, 2021, depending on their submittal date to the Carson City Planning Division.

**CITY DEPARTMENTS OR OUTSIDE AGENCY COMMENTS:** No concerns were received by other Carson 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 automatically expires five years from the date of issuance. In the case the date will be October 27, 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 Division 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 October 31, 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 4440 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 25.6 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 or General Industrial zoning districts. The subject billboard is in General Commercial zoning.

**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 10.6 feet by 30 feet or 381.60 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 300 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 complies 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 CCMC 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 15 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-2021-0346

SEP 23 2021

<b>Carson City Planning Division</b> 108 E. Proctor Street • Carson City NV 89701 Phone: (775) 887-2180 • E-mail: <a href="mailto:planning@carson.org">planning@carson.org</a>		<b>FOR OFFICE USE ONLY:</b> CCMC 18.02.080 <b>CARSON CITY PLANNING DIVISION</b>			
<b>FILE #</b> <i>LU-2021-0346</i>		<b>SPECIAL USE PERMIT</b>			
<b>APPLICANT</b> PHONE # LAMAR ADVERTISING COMPANY (775) 856-0220		<b>FEE*:</b> \$2,450.00 MAJOR \$2,200.00 MINOR (Residential zoning districts) + noticing fee *Due after application is deemed complete by staff			
<b>MAILING ADDRESS, CITY, STATE, ZIP</b> 4945 JOULE ST. RENO, NV 89502		<input type="checkbox"/> <b>SUBMITTAL PACKET</b> – 4 Complete Packets (1 Unbound Original and 3 Copies) including: <input type="checkbox"/> Application Form <input type="checkbox"/> Detailed Written Project Description <input type="checkbox"/> Site Plan <input type="checkbox"/> Building Elevation Drawings and Floor Plans <input type="checkbox"/> Special Use Permit Findings <input type="checkbox"/> Master Plan Policy Checklist <input type="checkbox"/> Applicant's Acknowledgment Statement <input type="checkbox"/> Documentation of Taxes Paid-to-Date <input type="checkbox"/> Project Impact Reports (Engineering)  <input type="checkbox"/> CD or USB DRIVE with complete application in PDF  Application Received and Reviewed By: _____  <b>Submital Deadline:</b> Planning Commission application submittal <u>schedule</u> .  <b>Note:</b> Submittals must be of sufficient clarity and detail for all departments to adequately review the request. Additional information may be required.			
<b>EMAIL ADDRESS</b> BCOSSIO@LAMAR.COM					
<b>PROPERTY OWNER</b> PHONE # HERMAN BAUER (707) 939-0533					
<b>MAILING ADDRESS, CITY, STATE, ZIP</b> P.O. BOX301 VINEBURG, CA. 95487					
<b>EMAIL ADDRESS</b> METRIC1@COMCAST.COM					
<b>APPLICANT AGENT/REPRESENTATIVE</b> PHONE # BENJAMIN COSSIO - LAMAR ADVERTISING					
<b>MAILING ADDRESS, CITY STATE, ZIP</b> 4945 JOULE ST. RENO, NV 89502					
<b>EMAIL ADDRESS</b>  BCOSSIO@LAMAR.COM					
<b>Project's Assessor Parcel Number(s):</b> 008-281-11				<b>Street Address</b> 4440 HIGHWAY 50 EAST 89701	
<b>Project's Master Plan Designation</b> COMMUNITY / REGIONAL COMMERCIAL				<b>Project's Current Zoning</b> GENERAL COMMERCIAL	
		<b>Nearest Major Cross Street(s)</b> MERRIMAC WAY			
Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail. <b>SIGN PERMIT RENEWAL</b>					
<b>PROPERTY OWNER'S AFFIDAVIT</b> I, <u>HERMAN BAUER</u> , 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.  Signature: <u><i>[Signature]</i></u> Address: <u>4440 US 50 CARSON CITY, NV 89701</u> Date: <u>8/18/2021</u> Use additional page(s) if necessary for additional owners.					
STATE OF NEVADA ) COUNTY ) On _____, 2_____, _____, 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. <i>see attached certificate</i> Notary Public _____					
<b>NOTE:</b> 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.					

CALIFORNIA ACKNOWLEDGMENT

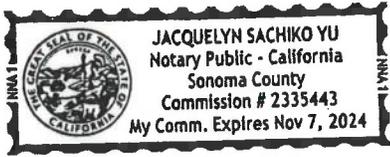
CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Sonoma }

On August 18, 2021 before me, Jacquelyn Sachiko Yu, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Herman Bauer
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Jacquelyn Sachiko Yu
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Special Use Permit
Document Date: August 18, 2021 Number of Pages: 1
Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:
Signer's Name:
Corporate Officer - Title(s):
Partner - Limited General
Individual Attorney in Fact
Trustee Guardian or Conservator
Other:
Signer is Representing:
Corporate Officer - Title(s):
Partner - Limited General
Individual Attorney in Fact
Trustee Guardian or Conservator
Other:
Signer is Representing:

# 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: Billboard at 4440 Hwy 50 East

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)?

- 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

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)?

If there is any additional information that would provide a clearer picture of your proposal that you would like to add for presentation to the Planning Commission, please be sure to include it in your detailed description.

Please type and sign the statement on the following page at the end of your findings response.

**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's Signature

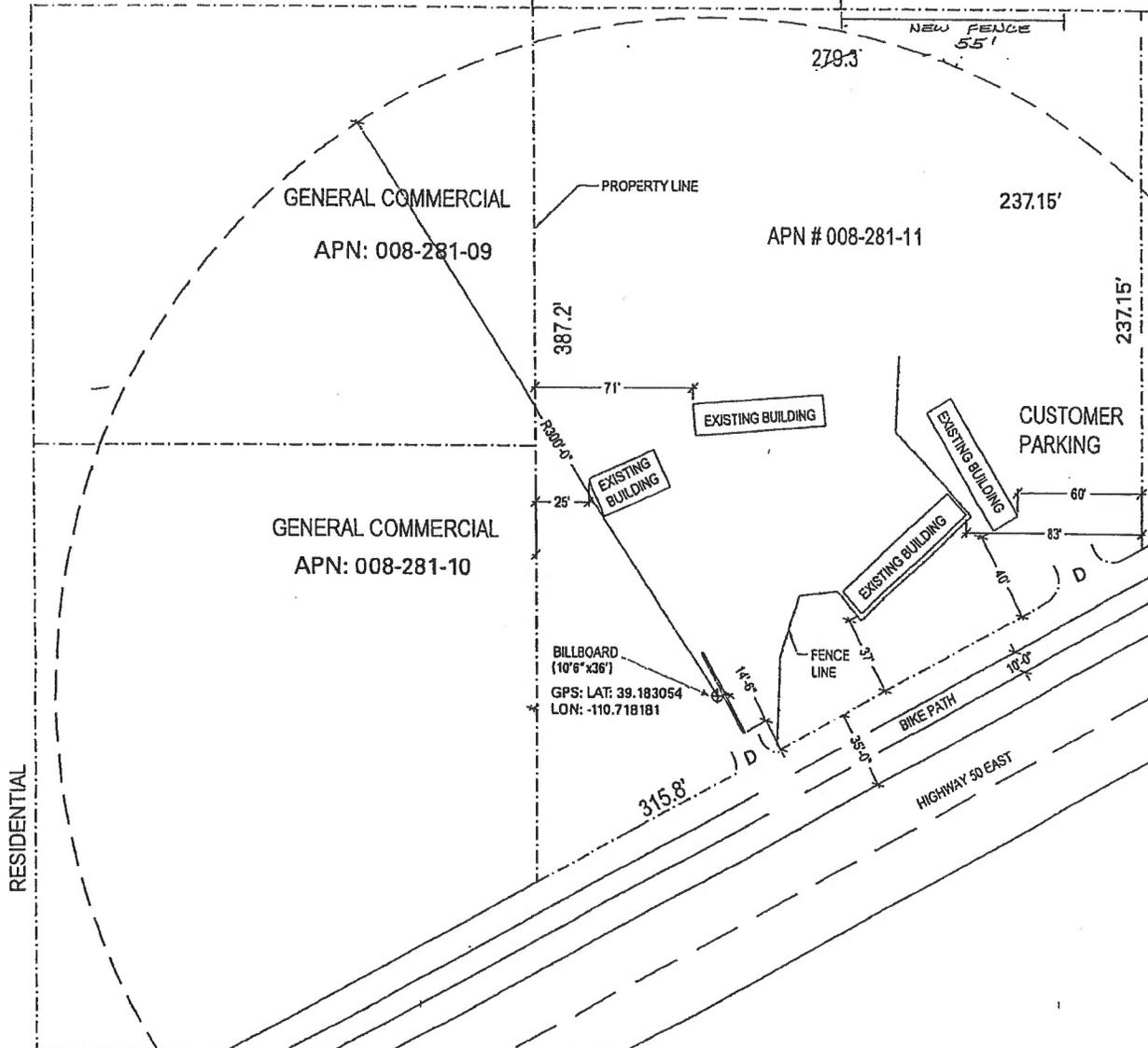
Benjamin A. Cossio  
Print Name

8/10/21  
Date

RESIDENTIAL  
APN: 008-281-65

RESIDENTIAL  
APN: 008-281-70

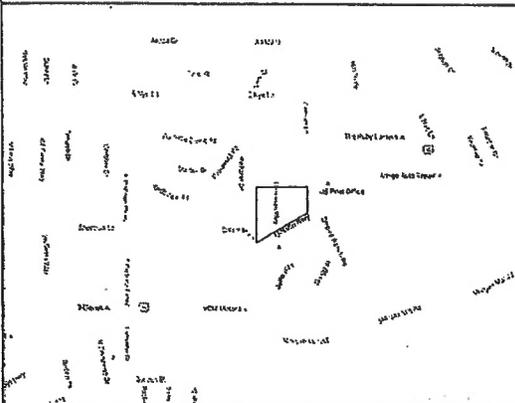
RESIDENTIAL  
APN: 008-281-71



 **YESCO Outdoor Media.**

1605 S Gramercy Road  
Salt Lake City, UT 84014

Mike Helm  
Director of Real Estate  
Phone: 801.464.6400  
Cell: 801.694.3086  
Fax: 801.467.3447



**A. YESCO Outdoor Media**

**B. Prepared By: Blake Wilks**  
1605 So. Gramercy Rd.  
Salt Lake City, UT 84104

**C. Herman Bauer**  
PO Box 301  
Vineburg, CA 95487

**D. APN : 008-281-11**  
4440E. Hwy 50

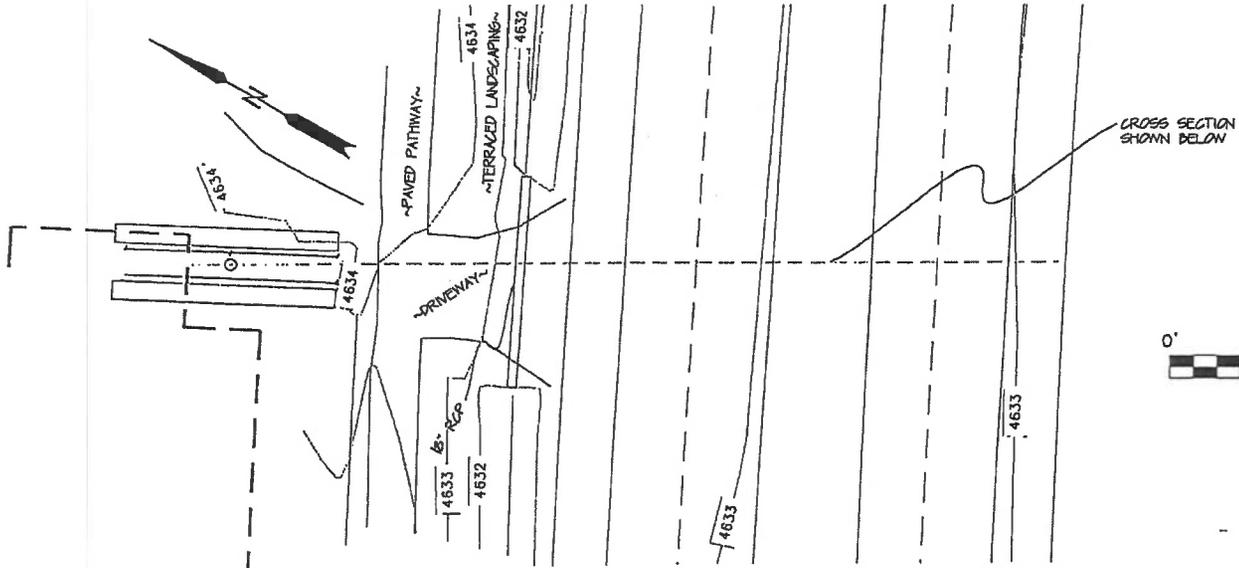
**E. Special Use Permit (SUP)**



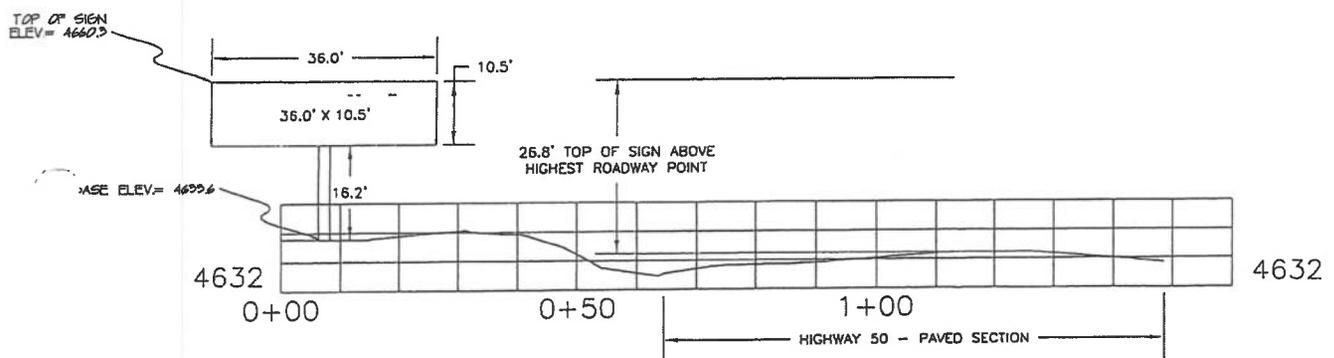
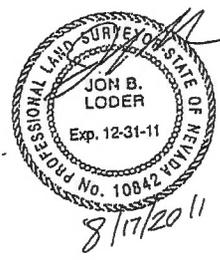
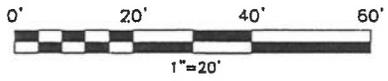
**SITE PLAN**

SCALE: 1:50

YOUNG ELECTRIC SIGN COMPANY	DATE SURVEYED: 08/18/2011	SHEET 1
BD# 53043 4440 HWY 50 EAST, CARSON CITY, NV		OF 1



CROSS SECTION SHOWN BELOW



EDGE OF ROADWAY Elev: 4632.6  
ROADWAY CROWN Elev: 4633.5

**CORNERSTONE**  
LAND SURVEYING, INC.

399 GREG STREET  
SPARKS, NV 89431  
(775) 786-1441  
FAX (775) 331-1776

1. yes, Consistant with mustar plan. because it is not using any water, sewer or any hazardous material.
2. it is Computible with its Surrounding area, because it is arand businesses and commercial usage.
3. it will not be detrimental to petestrian traffic.
4. The billboard will not face an Impact on Schools police, and fire protection, Sunitary water, public roads or storm drainage.
5. The billboard meets cities requirments and was established legally.
6. The billboard has been in the same place for more than 15 years. There has been no complaints from any residents.
7. No, The billboard will not harm anything or anyone, it has been in place for 15 years plus.



## Carson City Business License Division

## BUSINESS LICENSE CERTIFICATE

108 E. Proctor Street  
Carson City, NV 89701  
(775) 887-2105 - Hearing Impaired: 711  
buslic@carson.org

**Business Name:** LAMAR CENTRAL OUTDOOR, LLC  
DBA: Lamar Advertising of Reno

**Business Type(s):** 23622 Commercial Building Construction

**Business Location:** 4945 Joule St  
Reno, NV 89502

**Mailing Address:** 4945 Joule St  
Reno, NV 89502

**Owner:**

**License Number:** BL-004452-2020

**License Type:** Business License

**Issued Date:** 1/1/2021

**Classification:** Contractors

**Expiration Date:** 12/31/2021

**Fees Paid:** \$78.75

Thank you for choosing to operate your business in Carson City.

Please provide any changes to the business information to the Business License Division. Licenses are not transferable.

If you have any questions concerning your business license, contact the Business License Division.

TO BE POSTED IN A CONSPICUOUS PLACE

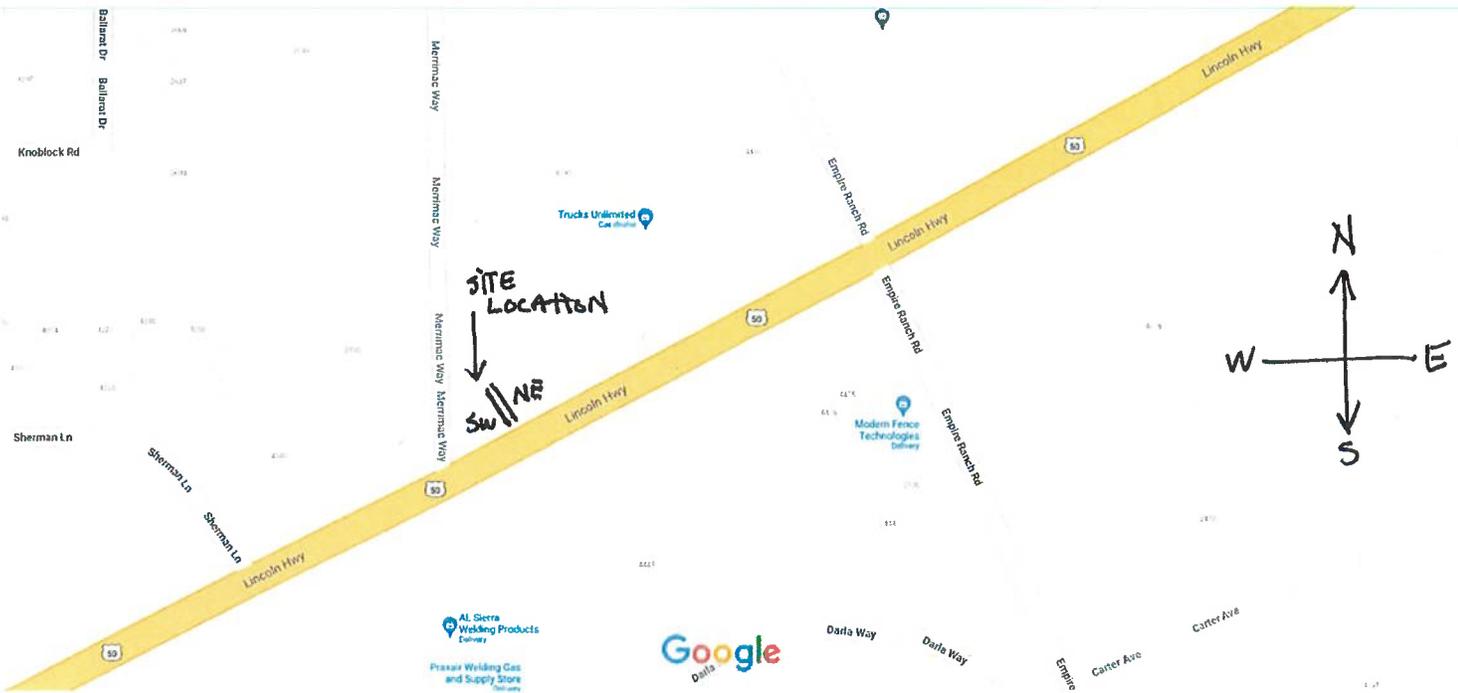
# ELEVATIONS- SIDE VIEW



<https://mail.google.com/mail/u/0/#inbox?projector=1&messagePartId=0.1>



# SITE PLAN - MAP VIEW



STRUCTURE FACES NE/SW - PERPENDICULAR TO  
ADJACENT ST. (US HWY 50)

\* JUST WEST OF EMPIRE RANCH Rd.

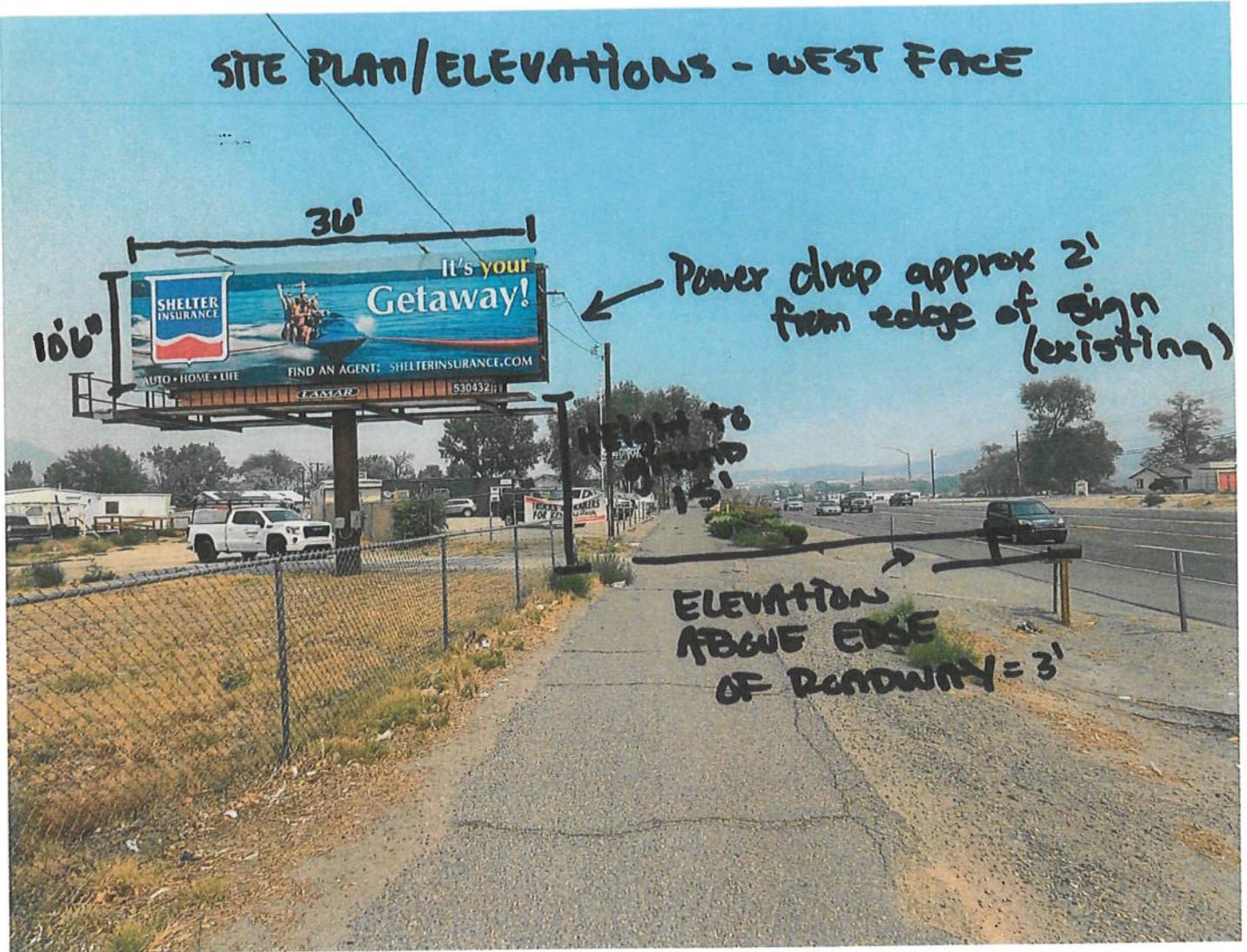
COORDINATES:

LAT 39.183116

LONG -119.718204

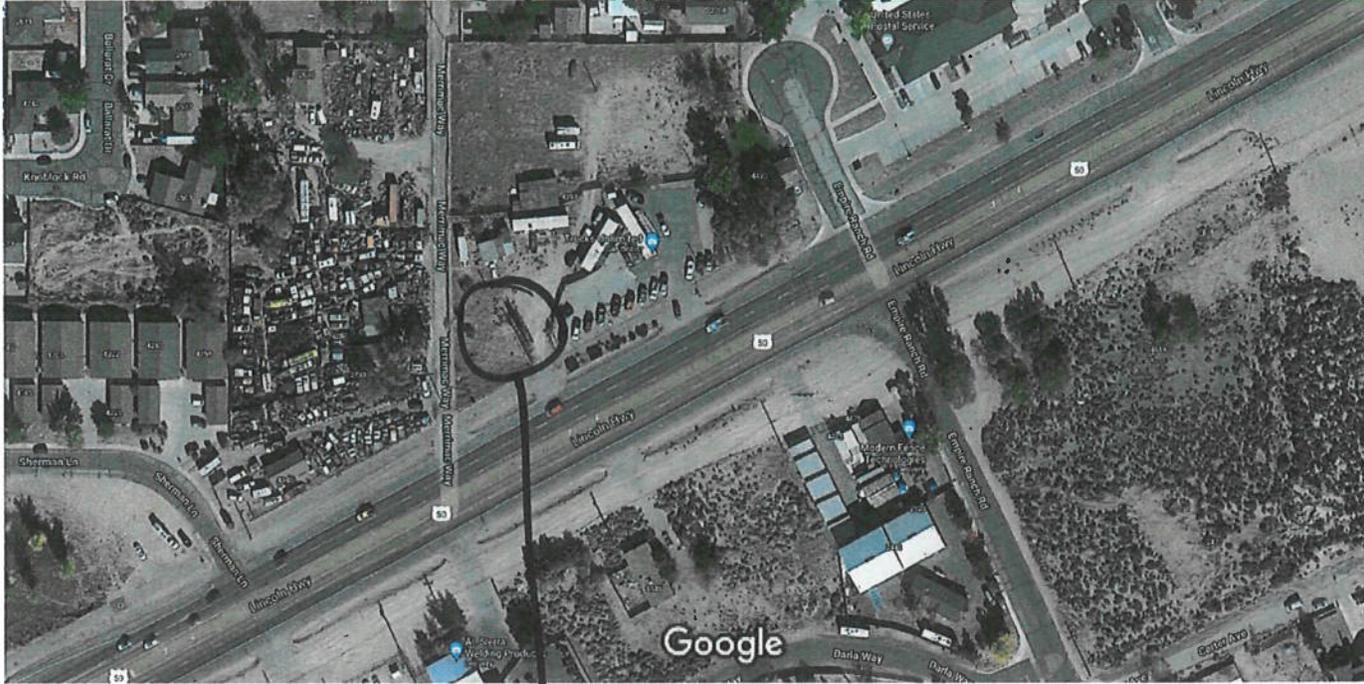


# SITE PLAN/ELEVATIONS - WEST FACE



Google Maps

# SITE PLAN (SATELLITE)



Imagery ©2021 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2021 50 ft

Billboard  
Location

