

STAFF REPORT FOR PLANNING COMMISSION MEETING OF MARCH 29, 2023

FILE NO: LU-2023-0058 & LU-2023-0059

AGENDA ITEM: 6.E & 6.F

STAFF CONTACT: Heather Ferris, Planning Manager

AGENDA TITLE:

LU-2023-0058 For Possible Action: Discussion and possible action regarding a request from Reagan Outdoor Advertising (“Applicant”) for a special use permit (“SUP”) to retain an existing billboard on property zoned General Commercial (“GC”) located at 4769 S. Carson Street, Assessor’s Parcel Number (“APN”) 009-191-20. (Heather Ferris, hferris@carson.org)

Staff Summary: Per Carson City Development Standards (“CCDS”) an SUP for a billboard automatically expires five years from the date of approval unless a new SUP is obtained. The Applicant is requesting to retain the existing billboard in its present location. No changes are proposed for the billboard. The Planning Commission is authorized to approve an SUP.

LU-2023-0059 For Possible Action: Discussion and possible action regarding a request from Reagan Outdoor Advertising (“Applicant”) for a special use permit (“SUP”) to retain an existing billboard on property zoned General Industrial (“GI”) located at 5740 Hwy 50 E., Assessor’s Parcel Number (“APN”) 08-391-07. (Heather Ferris, hferris@carson.org)

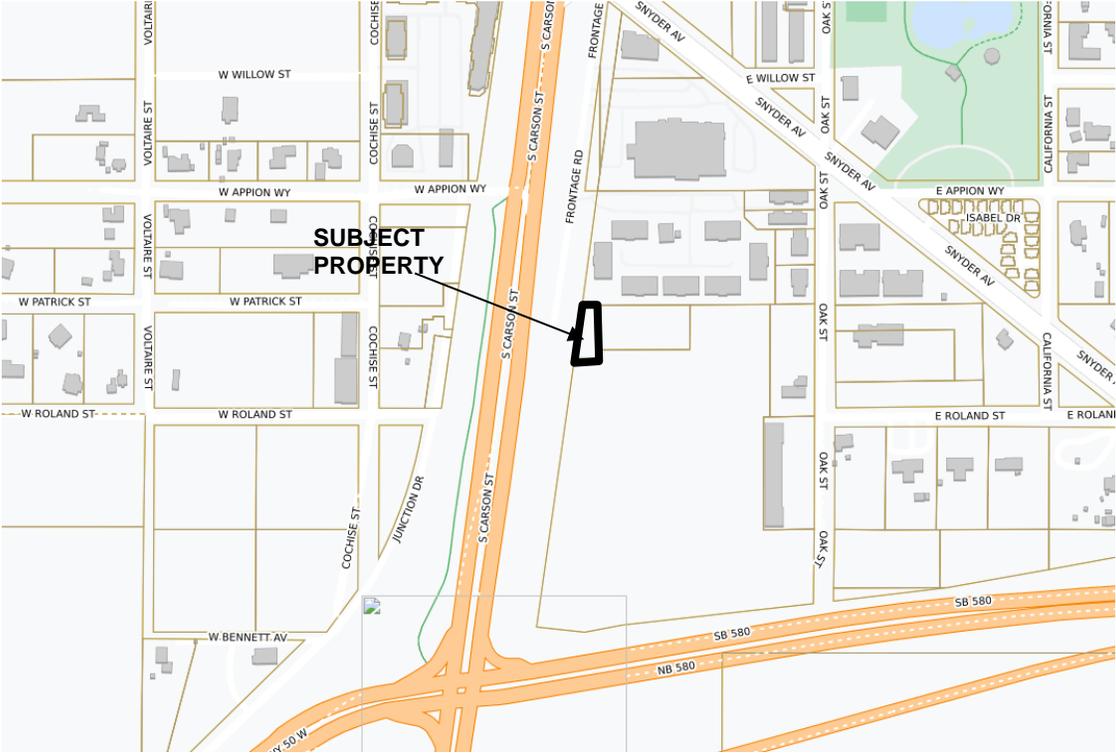
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PROPOSED MOTIONS:

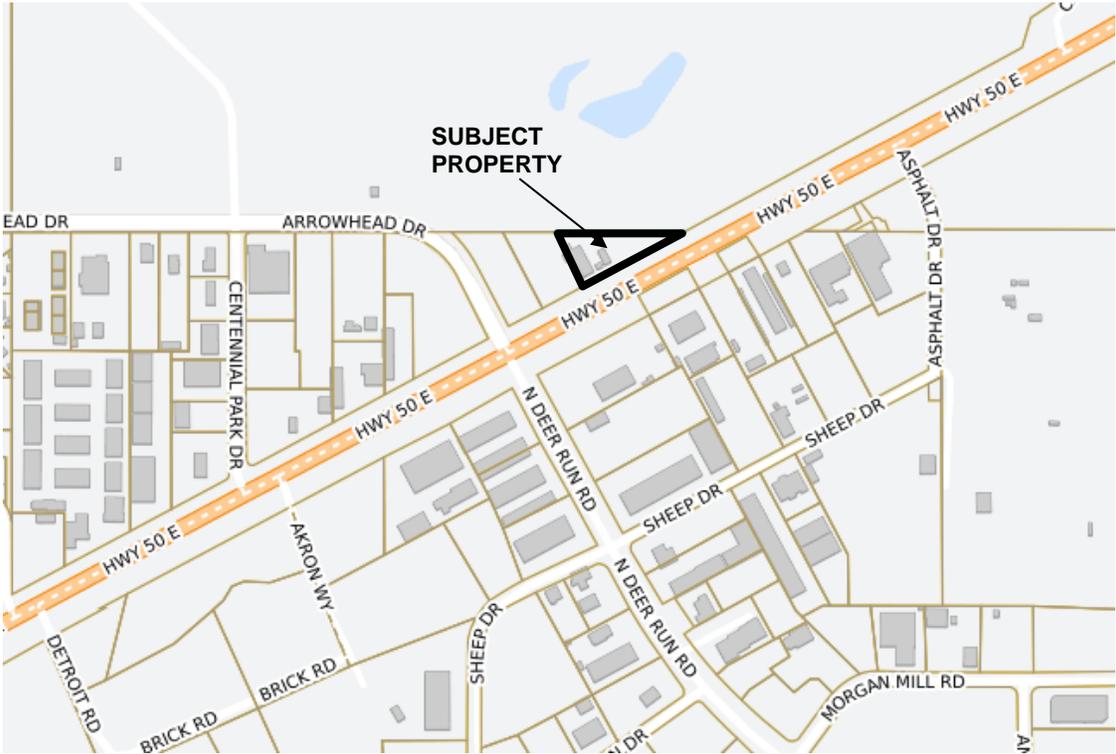
“I move to approve LU-2023-0058, based on the findings and subject to the conditions of approval contained in the staff report.”

“I move to approve LU-2023-0059, based on the findings and subject to the conditions of approval contained in the staff report.”

LU-2023-0058 VICINITY MAP:



LU-2023-0059 VICINITY MAP:



RECOMMENDED CONDITIONS OF APPROVAL- LU-2023-0058:

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 approved plans.
3. This approval is for the continued use of the existing off premises sign only. The sign support structure must remain painted an earth-tone color as approved by the Carson City Community Development Department, Planning Division ("Planning Division"). 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 March 31, 2028, 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 Applicant's business license and special use permit.
7. Any modifications or additions of light fixtures, excluding the replacement of light bulbs, require Planning Division approval and may require a Building Permit. Such modifications may only be done in accordance with the lighting standards of the Carson City Municipal Code. Any proposed change of lighting of the billboard shall be shielded so as not to project light and/or glare onto adjacent properties or right-of-way. A detailed lighting plan, including light fixture details (cut sheets) must be provided with the building permit application if a light fixture change is proposed.

RECOMMENDED CONDITIONS OF APPROVAL- LU-2023-0059:

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 approved plans.
3. This approval is for the continued use of the existing off premises sign only. The sign support structure must remain painted an earth-tone color as approved by the Planning Division. 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 March 31, 2028, 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 Applicant's business license and special use permit.
7. Any modifications or additions of light fixtures, excluding the replacement of light bulbs, require Planning Division approval and may require a Building Permit. Such modifications may only be done in accordance with the lighting standards of the Carson City Municipal Code. Any proposed change of lighting of the billboard shall be shielded so as not to project light and/or glare onto adjacent properties or right-of-way. A detailed lighting plan, including light fixture details (cut sheets) must be provided with the building permit application if a light fixture change is proposed.

LEGAL REQUIREMENTS: Carson City Municipal Code ("CCMC") 18.02.050 (Review); 18.02.080 (Special Use Permits); 18.04.135 (General Commercial (GC), 18.04.150 (General Industrial); and CCDS 4.8 (Requirements for Billboards and Off-Premises Signs).

MASTER PLAN DESIGNATION:

LU-2023-0058- Community/Regional Commercial
LU-2023-0059- Mixed-Use Commercial

ZONING:

LU-2023-0058- General Commercial
LU-2023-0059- General Industrial

KEY ISSUES: Do the applications meet the Carson City Development Standards regulations for off-premises (billboard) signs, and do the applications continue to meet the required findings for approval of an SUP? Are the billboards still compatible with surrounding properties? Have the billboards caused any material damage to surrounding properties?

SURROUNDING ZONING AND LAND USE INFORMATION- LU-2023-0058:

NORTH: General Commercial / multi-family apartments
EAST: General Commercial / vacant
SOUTH: General Commercial / NDOT drainage facility
WEST: General Commercial / S. Carson Street

SURROUNDING ZONING AND LAND USE INFORMATION- LU-2023-0059:

NORTH: Public Regional / golf course
EAST: General Industrial & Public Regional / Hwy 50 E
SOUTH: General Industrial / Hwy 50 E
WEST: General Industrial / contractor's yard

ENVIRONMENTAL INFORMATION- LU-2023-0058:

FLOOD ZONE: X shaded
SLOPE/DRAINAGE: project area is relatively flat
SEISMIC ZONE: Zone III, moderate earthquake potential, with fault zone beyond 500 feet

ENVIRONMENTAL INFORMATION- LU-2023-0059:

FLOOD ZONE: X

SLOPE/DRAINAGE: project area is relatively flat

SEISMIC ZONE: Zone II, moderate earthquake potential, with fault zone shown on-site

PREVIOUS REVIEWS- LU-2023-0058:

SUP-18-023- Special Use Permit for the continued use of a billboard.

SUP-13-019- Special Use Permit for the continued use of a billboard.

SUP-08-023- Special Use Permit for continued use of a billboard.

U-02/03-31- Special Use Permit for the continued use of a billboard.

U-97/98-60- Special Use Permit for the continued use of a billboard.

U-93/94-40- Special Use Permit for the continued use of a billboard.

U-87-39- Special Use Permit for the continued use of a billboard.

PREVIOUS REVIEWS- LU-2023-0059:

SUP-18-022- Special Use Permit for the continued use of a billboard.

SUP-13-018- Special Use Permit for the continued use of a billboard.

SUP-08-022- Special Use Permit for the continued use of a billboard.

MPR-05-219- Major Project Review for new offices with assembly and shop building.

U-02/03-32- Special Use Permit for the continued use of a billboard.

U-97/98-59- Special Use Permit for the continued use of a billboard.

U-93/94-39- Special Use Permit for the continued use of a billboard.

U-87-41- Special Use Permit for the continued use of a billboard.

SITE DEVELOPMENT INFORMATION-LU-2023-0058:

PARCEL AREA: 0.17 acres

EXISTING PRIMARY USE: billboard

HEIGHT: Approximately 25 feet to top of billboard above existing grade.

AREA: 400 square feet per face

NUMBER OF FACES: two faces

SITE DEVELOPMENT INFORMATION-LU-2023-0059:

PARCEL AREA: 1.0 acres

EXISTING PRIMARY USE: fencing contractor office and yard

HEIGHT: Approximately 25 feet to top of billboard above existing grade.

AREA: 400 square feet

NUMBER OF FACES: single face

LIGHTING: The billboard has 2 existing lighting fixtures. No change is proposed to the lighting.

DISCUSSION:

The billboard that is the subject of LU-2023-0058 is located on the east side of S. Carson Street approximately 1,000 feet north of its intersection with Hwy 50 W. The billboard is the only structure on-site and has been at this location since at least the mid-1980's. Staff has not received any complaints or concerns regarding this billboard.

The billboard that is the subject of LU-2023-0059 is located on the north side of Hwy 50 E. approximately 650 feet east of its intersection with Arrowhead Drive. The primary on-site use is a contractor's office and yard. The billboard is located at the eastern portion of the triangular shaped lot. The billboard has been at this location since at least the mid-1980's. Staff has not received any complaints or concerns regarding this billboard.

If the Planning Commission approves these requests, the next review date would be in March of 2028.

PUBLIC COMMENTS: Pursuant to the provisions of the Nevada Revised Statutes and the CCMC, public notices were mailed on March 16, 2023 to 37 property owners, within 1,000 feet of the subject site for LU-2023-0058; and on March 15, 2023 to 40 property owners, within 1,100 feet of the subject site for LU-2023-0059. As of the writing of this report no public comments 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 March 29, 2023 depending on their submittal date to the 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.

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

Both LU-2023-0058 and LU-2023-0059 are consistent with the master plan, specifically Goal 5.2a-- Encourage Regional Retail. The billboards promotes economic vitality by promoting regional businesses, products, and services along the Carson City corridor as tourists and travelers drive into or from Carson City.

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.

Both billboards are in areas zoned for commercial activity with traffic passing. The billboards do not generate any noise vibrations, fumes, odors, dust or physical activity that would cause an adverse impact on adjacent uses. The billboard located on Hwy 50 E. (LU-2023-0059) is equipped with lighting. As outlined in the application, the lights are shielded in such a way that they are designed to shine upwards onto the billboard only. Staff has recommended a condition of approval requiring any change in lighting to be reviewed and approved the Planning Division to ensure that the lighting will meet CCDS.

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

The billboards 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 areas.

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 signs 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 CCDS 4.8.3, the following requirements have been met:

Special Use Permit Required:

Approval of an SUP is required for a billboard. The current SUPs are scheduled to expire on March 31, 2023. The Applicant has submitted applications 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. The signs are located at 4769 S. Carson Street and 5740 Hwy 50 E. Both billboards are compliant

Height:

The maximum permitted sign height is 28 feet from the adjacent permitted street elevation. Both signs are in compliance with the permitted sign height, as they are both approximately 25 feet above base ground and existing grade.

Number of Sign Faces:

One sign face per side (single or double-faced sign) is permitted. The sign located at 5740 Hwy 50 E (LU-2023-0059) is single-faced. The sign located at 4769 S. Carson Street (LU-2023-0058) is double-sided with a single face on each side. Both billboards are compliant.

Zoning of the Site:

New billboards are only permitted within the General Commercial or General Industrial zoning districts. The subject billboards are in General Commercial and General Industrial zoning districts respectively.

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. The billboard located at 4769 S. Carson Street (LU-2023-0058) does not comply with this standard as it is located within approximately 650 feet of another billboard, located to the southwest. The billboard located at 5740 Hwy 50 E. (LU-2023-0059) meets this standard.

Area of Sign:

The maximum permitted sign area for billboards is 400 square feet per side. Both billboards meet this requirement.

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. Both billboards comply with this standard, in that they are over 300 feet to the nearest property zoned Agriculture, Conservation Reserve, or 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. The billboard at 4769 S. Carson

Street (LU-2023-0058) is not in compliance as it is in Redevelopment Area #2. However, existing billboards that are being renewed are not required to meet this requirement. The billboard located at 5740 Hwy 50 E. meets 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. Both billboards are freestanding and therefore 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 externally lighting glare onto adjacent properties or rights-of-way. The billboards are in compliance with this standard.

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

As conditioned, the signs meet 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 signs have been at their present location since the mid-1980s. Both are located in area that is developed primarily with commercial uses. 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-2023-0058
Application LU-2023-0059

Carson City Planning Division
 108 E. Proctor Street • Carson City NV 89701
 Phone: (775) 887-2180 • E-mail: planning@carson.org

FOR OFFICE USE ONLY:

CCMC 18.02.080

SPECIAL USE PERMIT

FILE #

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

APPLICANT **Reagan Outdoor Adv** PHONE # **801 521 1775**

MAILING ADDRESS, CITY, STATE, ZIP
1775 N WARM SPRINGS RD SLC UT 84116

EMAIL ADDRESS
guy.larson@reaganusa.com

- 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)

PROPERTY OWNER **ESPERANZA DUFUR** PHONE #

MAILING ADDRESS, CITY, STATE, ZIP
602 SUGAR TREE COURT RENO NV

EMAIL ADDRESS

- CD or USB DRIVE with complete application in PDF

APPLICANT AGENT/REPRESENTATIVE **Guy Larson** PHONE # **801-301-4083**

MAILING ADDRESS, CITY STATE, ZIP
1775 N WARM SPRINGS RD SLC UT 84116

EMAIL ADDRESS
guy.larson@reaganusa.com

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): 009-191-20 fka 009-287-02	Street Address 4769 South Carson Street, Carson City, NV
Project's Master Plan Designation C/RC	Project's Current Zoning GC
	Nearest Major Cross Street(s) Patrick

Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail.
Special Use Permit for Off-Premise Sign. Permitted Sign

PROPERTY OWNER'S AFFIDAVIT

I, Esperanza Dufur, 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 Esperanza Dufur Address 602 Sugar Tree Ct, Reno, NV 89511 Date 1/27/2023

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

STATE OF NEVADA)
 COUNTY Washoe)

On January 27, 2023, Esperanza Dufur, 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.

Notary Public Meliza Tavera



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.

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

Guy Larson
Print Name

1/25/2023
Date

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: REGAN OUTDOOR AAU

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)?

Special Use Permit Application Findings

For

Esperanza Dufur

4769 South Carson Street (US 395)

Master Plan Policy Checklist

I. Will be consistent with the objectives of the Master Plan Elements.

Meet the provisions of the Growth Management Ordinance (1.1d)

Yes, the sign is currently constructed in an area and is located on the property to allow future development or redevelopment. It is consistent with the Master Plan of Carson City and will not prevent any future development or growth.

#2. 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. (1.e, f)?

Explanation A. The adjacent property to the South is a vacant lot, the property to the north is a multi-family and the property to the east is a vacant lot. West of the property is where the road is located. Upon visiting the property, the location of the sign does not pose development problems.

Explanation B. The project is a continuation of the current outdoor advertising display. As a result, it does not impact or change the general land use, require any construction or impact property values. The continued use is compatible with the surrounding areas and there is no residential use in the area. The project is in a General Commercial zone and is similar to other uses in the area. The project is an off-premise sign (display) and as a result, it does not make any noise, generate traffic to or from the site, or emit any substance into the air.

Explanation C. The project is the continuation of the current outdoor advertising display. As a result, it does not make any noise, generate traffic to or from the site, or emit any substance into the air.

Explanation D. The outdoor advertising display is illuminated. We have placed panel vision lights on the sign. These lights are shielded and designed to shine up on the sign only. These lights are energy efficient lights designed to maximize the amount of light with little power consumption. The additional illumination at night provides light in the area to create a safer environment at night. Because of the shielded lights the residential uses on the adjacent property will not be impacted. The continuation of the outdoor display has no impact on the pedestrian or vehicular traffic in the area or on the site. The sign sits back from the right of way and any future sidewalk.

Explanation E. There is no landscaping associated with the project.

Explanation F. The business community and charitable organizations of Carson City will continue to have the ability to inform the general public about the goods and services they provide to the community. Also, Outdoor serves as a catalyst which increases Carson's local business firms' sales revenues and in turn increases Carson City's tax base.

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

The continuation of the outdoor display has no impact on the pedestrian or vehicular traffic in the area or on the site. The display sits back from the right of way and any future sidewalk. The outdoor advertising display is illuminated. We have placed panel vision lights on the sign. These lights are shielded and designed to shine up on the sign only.

#4. 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.

Explanation A. The continuation of the outdoor advertising structure will not affect the school district, or add to the student population. The continuation of this outdoor display will provide the students of the school district as well as the general public with information about the goods and services offered by the different businesses' firms located in the area. In addition, at times the display can promote potential job or career opportunities and information that can be useful to students in the area.

Explanation B. The use is outdoor advertising and will not require any police or fire protection.

Explanation C. Water and a water supply have not, nor will be required.

Explanation D. Drainage has not nor will be required. The sign is currently located in a vacant lot with no cement or asphalt.

Explanation E. Sewage disposal has not, nor will be required.

Explanation F. There are currently no road improvements in this area. In the event there are improvements in the future, the location and distance from the right of way will not prevent or hinder any type of road widening or improvements.

Explanation G. The outdoor advertising display was designed by Bob Halander who is our engineer, and I have used my experience, knowledge of the area and the information provided to me from previous applications to answer the questions. In addition, I have reviewed the City's master plan in preparing my answers.

#5. Meets the definition and specific standards set forth elsewhere in Carson City Municipal Code, Title 18 for such particular use and meets the purpose statement of that district.

The outdoor advertising display is located at approximately 4769 South Carson Street (US 395). The zoning classification for this area is General Commercial (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. Temporary unscreened outdoor display and sale of merchandise for a period not to exceed 30 days within a calendar year may be authorized by the Director pursuant to subsection 8 of CCMC [18.02.115](#), which establishes provisions relating to outdoor

sales and activities. The continued use meets the purpose statement of the GC zone. This sign is not located in a priority infill area. This sign is located on a developed piece of ground zoned GC or General Commercial. The sign is not located within 1000 feet of another billboard and is over 500 feet from a residential zone. The sign meets the size requirement of 400 sq feet and is in compliance with the height requirements. The sign sits on the edge of the property allowing the owner to utilize the entire property for his own commercial use or development purposes.

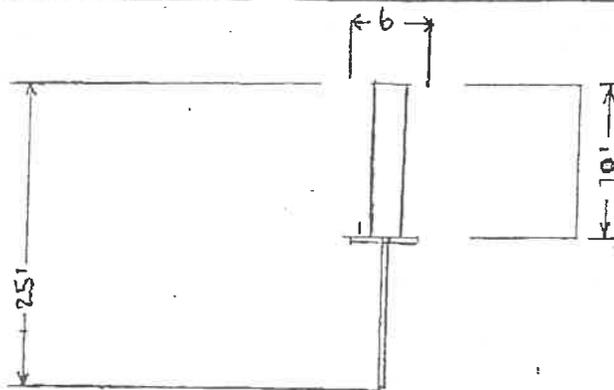
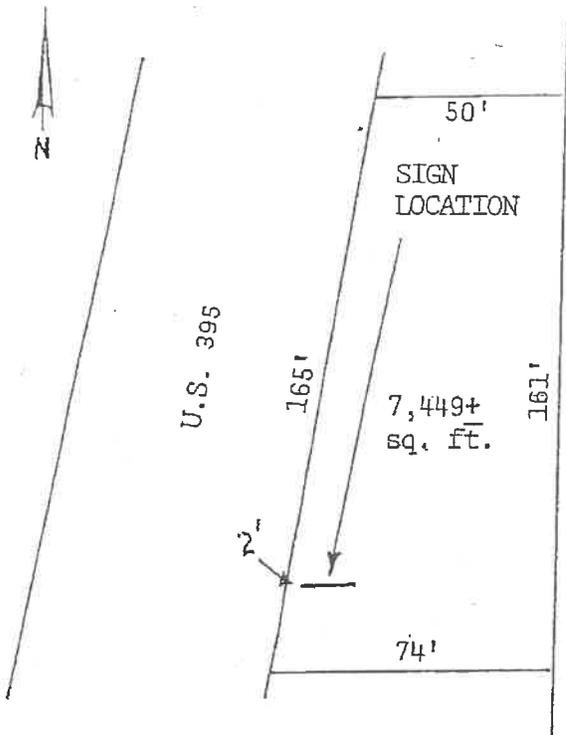
#6. Will not be detrimental to the public health, safety, convenience and welfare.

The project is the continuation of the current outdoor advertising display. As a result, it does not make any noise, generate traffic to or from the site, or emit any substance into the air. The outdoor advertising display is illuminated. We have placed panel vision lights on the sign. These lights are shielded and designed to shine up on the sign only. These lights are energy efficient lights designed to maximize the amount of light with little power consumption. The additional illumination at night provides light in the area to create a safer environment at night.

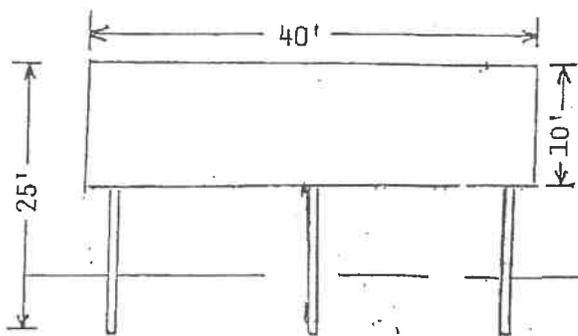
#7. Will not result in material damage or prejudice to other property in the vicinity, as a result of proposed mitigation measures.

The adjacent properties are zoned GC. The property to the north is a multi-family use grandfathered status. The adjoining properties are developed and operate businesses. There is one undeveloped area owned by the State. Upon visiting the property, the location of the sign does not pose development problems. The project is a continuation of the current outdoor advertising display. As a result, it does not impact or change the general land use, require any construction or impact property values. The sign in its current location meets all the necessary setback requirements from property lines and adjoining property lines. The sign also meets the setback requirements from the residential requirement of 300 feet. The adjoining properties are zoned GC and therefore the sign meets the requirements.

Note: This application is for the continued use of an outdoor advertising display. There is no change to the use previously in existence. Outdoor advertising provides a convenient, effective and relatively inexpensive form of advertising that accommodates the advertising needs of the members of the Carson City community. The continuation of this use will continue to fulfill this need without modifying an existing situation or circumstance. The continuation of this outdoor advertising is compatible with the surrounding properties. The continuation will not preclude mixed use in the future. The area is established and can be an effective advertising media for the businesses in the area and any future developers.



SIDE VIEW



CURRENT

OWNER: Esperanza Dufur et al.
 602 SUGAR TREE COURT
 Reno, NV. 89115

APPLICANT: Reagan Outdoor Advertising
 1775 North, 900 West
 Salt Lake City, UT 84116

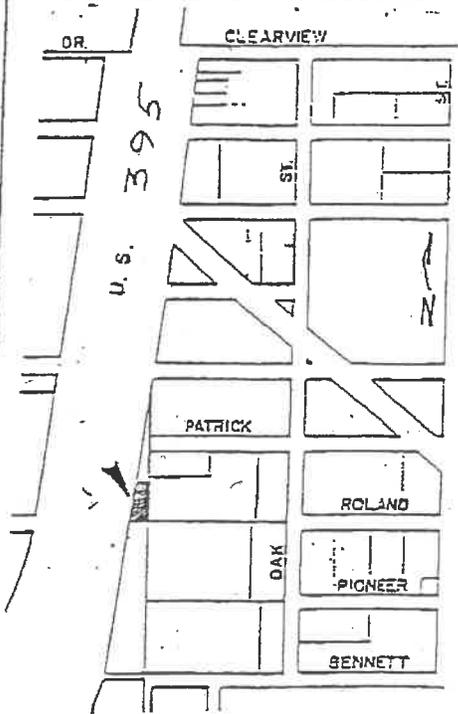
REQUEST: To allow a billboard

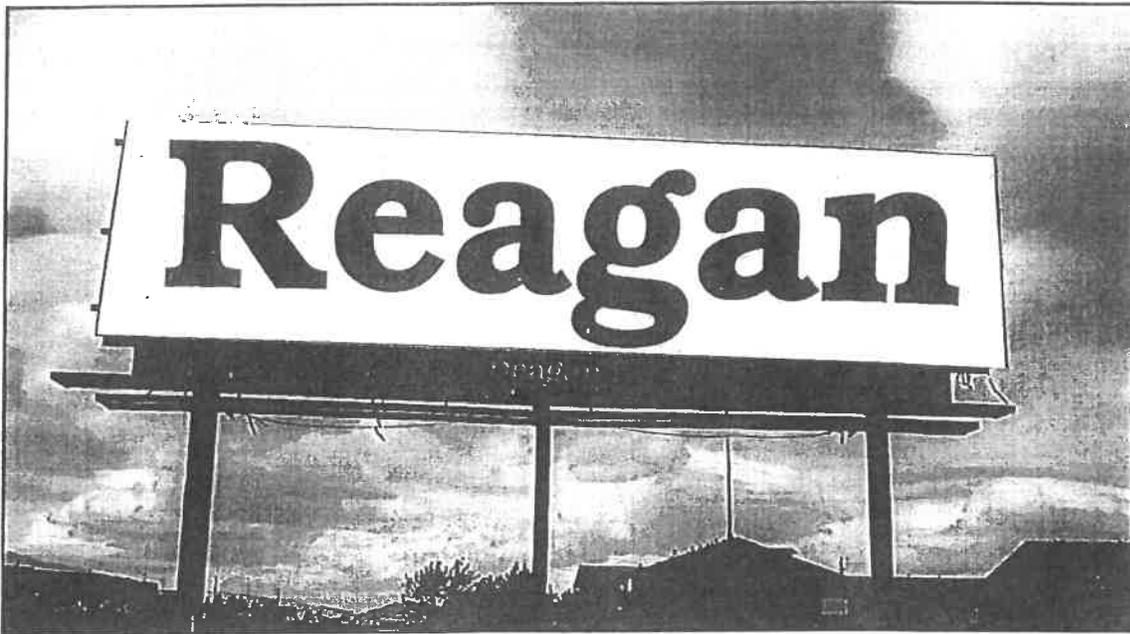
ZONING: General Commercial (GC)

LOCATION: 4769 South Carson Street
 (U.S. 395)

APN: 09-287-02

GPS: N 39° 07' 24.53"
 W 119° 46' 14.53"





Face# 310 (10 x 40)

Address Hwy 395 s/o Carson City

Facing Direction South

Illuminated No

D.E.C. *

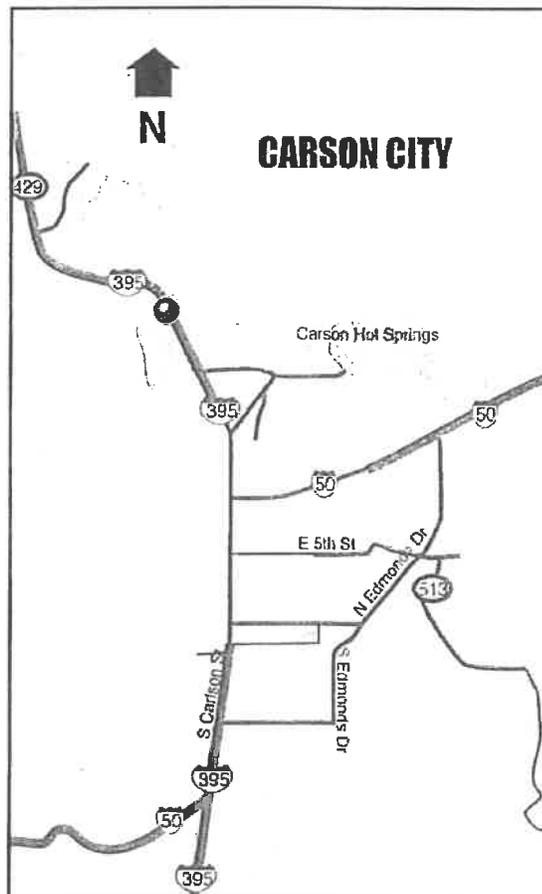
*



1775 N. Warm Springs Rd. Salt Lake City, Ut. 84116

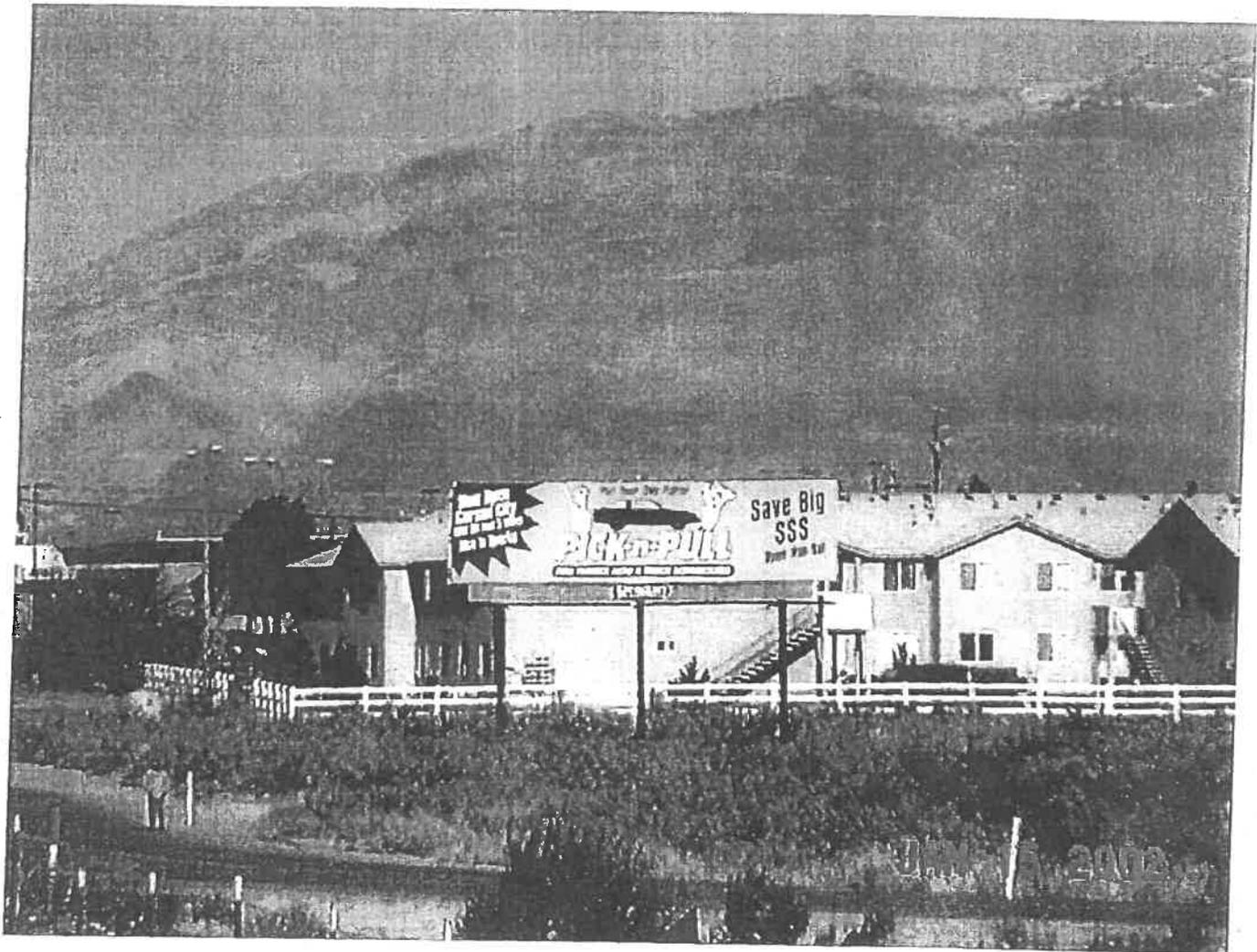
Ph. (801) 521-1775 FAX (801) 521-9741

www.reaganoutdoor.com



This photograph is for decoration purposes only and may not represent the actual condition of the board at this time.

DISTRICT II
HIGHWAY BEAUTIFICATION ACT
OUTDOOR BILLBOARDS / SIGNS



MILEPOST: US-50-CC-7.57E LOCATION INFO: EAST OF US-395
PERMIT NO.: 2781 LAND USE CODE: 3 POST MATERIAL: WOOD METAL
FACE: HEIGHT 14' WIDTH 48' ILLUMINATED? YES NO
SINGLE SIDE DOUBLE SIDE "V" SIGN CHANGEABLE? YES NO
REMARKS: REAGAN OUTDOOR ADVERTISING

Carson City Treasurer
 201 N. Carson St. Ste 5
 Carson City, NV 89701
 Treasurer@carson.org
 (775) 887-2092
 www.carson.org

Carson City
UNSECURED PROPERTY TAXES FOR FISCAL YEAR
(2022 - 2023)
TAXES FROM JULY 1, 2022 THRU JUNE 30, 2023



PROPERTY LOCATION / DESCRIPTION			
ACCOUNT NO.	OWNER/LOCATION	DISTRICT	DATE
CB 035869	REAGAN OUTDOOR ADVERTISING INC CARSON CITY	024	12/03/2022

REAGAN OUTDOOR ADVERTISING INC
 1775 N WARM SPRINGS RD
 SALT LAKE CITY, UT 84116

MAKE REMITTANCE PAYABLE TO:
 Carson City Treasurer
 201 N. Carson St. Ste 5
 Carson City, NV 89701

ASSESSED VALUATION		DISTRIBUTION OF TAX AMOUNTS		
DESCRIPTION	VALUE	TAXING ENTITY	RATE	AMOUNT
Personal Property:	5,264	CITY OPER.	1.9622	103.29
		CO-OP EXT.	0.0128	0.67
Account Type: COMMERCIAL / BUSINESS		SR. CIT.	0.0500	2.63
Parcel #: 000-000-00		ACCIDENT INDG	0.0150	0.79
		MEDICAL INDG	0.1000	5.26
		CAP.PROJ. (L)	0.0500	2.63
		SCHOOL OPER.	0.7500	39.48
		SCH. DEBT (V)	0.4300	22.64
		STATE OF NV	0.1700	8.95
		SUB-CONSERV.	0.0300	1.58
TOTAL ASSESSED VALUE	5,264	Ad Valorem Totals	3.5700	187.92
PLEASE NOTE: Payment received later than 10 days after due date will be subject to a 10% penalty. Please advise of any address changes. MAKE REMITTANCE PAYABLE TO: (Include Account # on check) Carson City Treasurer 201 N. Carson St. Ste 5 Carson City, NV 89701 or pay on line @ http://www.carson.org				
		TOTAL AMOUNT DUE		187.92



Carson City Business License Division

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

BUSINESS LICENSE CERTIFICATE

Business Name: REAGAN OUTDOOR ADVERTISING

Business Type(s): 541850 Outdoor Advertising

Business Location: 4769 S CARSON ST
CARSON CITY, NV 89701

Mailing Address: 1775 N WARM SPRINGS RD
SALT LAKE CITY, UT 84116

Owner:

License Number: BL-005995-2021

License Type: Business License

Issued Date: 1/1/2023

Classification: Billboard

Expiration Date: 12/31/2023

Fees Paid: \$426.60

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

Carson City Planning Division
 108 E. Proctor Street • Carson City NV 89701
 Phone: (775) 887-2180 • E-mail: planning@carson.org

FOR OFFICE USE ONLY:

CCMC 18.02.080

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: _____

Submission Deadline: Planning; Commission application submission [schedule](#).

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

FILE #

APPLICANT: Reagan Outdoor Adv PHONE #: 801-521-1775

MAILING ADDRESS, CITY, STATE, ZIP: 1775 N WARM SPRINGS RD SLC UT 84116

EMAIL ADDRESS: guy.larson@reaganusa.com

PROPERTY OWNER: ARTISTIC FENCE CO. PROPERTIES PHONE #: 775-882-4665

MAILING ADDRESS, CITY, STATE, ZIP: 5740 US HIGHWAY 50 EAST NV 89701 CARSON CITY

EMAIL ADDRESS: joanne@artisticfence.com

APPLICANT AGENT/REPRESENTATIVE: Guy Larson PHONE #: 801-301-4083

MAILING ADDRESS, CITY STATE, ZIP: 1775 N WARM SPRINGS RD SLC UT 84116

EMAIL ADDRESS: guy.larson@reaganusa.com

Project's Assessor Parcel Number(s): _____ Street Address: _____

Project's Master Plan Designation: _____ Project's Current Zoning: _____ Nearest Major Cross Street(s): _____

Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail.

PROPERTY OWNER'S AFFIDAVIT

ARTISTIC PROPERTIES LLC, JOANNE DIETRICH, 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.

Signature: *[Signature]* Address: 913 Marsh Rd. - Carson City, NV 89701 Date: 01/27/2023

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

STATE OF NEVADA)
 COUNTY Carson City)

On 27th Jan, 2023, Joanne Dietrich, 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.

Notary Public: *[Signature]*



CASSANDRA SHELTON
 NOTARY PUBLIC
 STATE OF NEVADA
 My Commission Expires: 02/13/2023
 Certificate No: 19-1224-3

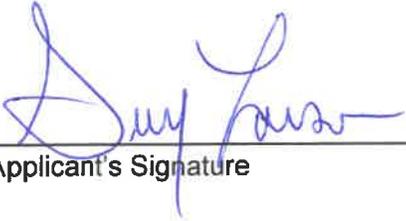
NOTE: If your project is located within the Historic District or airport area, it may need to be scheduled before the Historic Resources Commission or the Airport Authority in addition to being scheduled for review by the Planning Commission. Planning staff can help you make this determination.

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

Guy Lawson
Print Name

1/24/2023
Date

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: REAGAN OUTDOOR ADV.

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)?

Special Use Permit Application Findings

For

Don Simons

5740 Highway 50 East

Master Plan Policy Checklist

I. Will be consistent with the objectives of the Master Plan Elements.

Meet the provisions of the Growth Management Ordinance (1.1d)

Yes, the sign is currently constructed in an area and is located on the property to allow future development or redevelopment. It is consistent with the Master Plan of Carson City and will not prevent any future development or growth.

#2. 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. (1.e, f)?

Explanation A. The adjacent properties are zoned GI. The property to the north is a golf course. There are no residential dwellings in the area. The adjoining properties are developed and operate businesses. Upon visiting the property, the location of the sign does not pose development problems.

Explanation B. The project is a continuation of the current outdoor advertising display. As a result, it does not impact or change the general land use, require any construction or impact property values. The continued use is compatible with the surrounding areas and there is no residential use in the area. The project is in a General Industrial zone and is similar to other uses in the area. The project is an off premise sign (display) and as a result, it does not make any noise, generate traffic to or from the site, or emit any substance into the air.

Explanation C. The project is the continuation of the current outdoor advertising display. As a result, it does not make any noise, generate traffic to or from the site, or emit any substance into the air.

Explanation D. The outdoor advertising display is illuminated. We have placed panel vision lights on the sign. These lights are shielded and designed to shine up on the sign only. These lights are energy efficient lights designed to maximize the amount of light with little power consumption. The additional illumination at night provides light in the area to create a safer environment at night. There is no residential uses in the area.

The continuation of the outdoor display has no impact on the pedestrian or vehicular traffic in the area or on the site. The sign sits back from the right of way and any future sidewalk.

Explanation E. There is no landscaping associated with the project.

Explanation F. The business community and charitable organizations of Carson City will continue to have the ability to inform the general public about the goods and services they provide to the community. Also, Outdoor serves as a catalyst which increases Carson's local business firms' sales revenues and in turn increases Carson City's tax base.

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

The continuation of the outdoor display has no impact on the pedestrian or vehicular traffic in the area or on the site. The display sits back from the right of way and any future sidewalk. The outdoor advertising display is illuminated. We have placed panel vision lights on the sign. These lights are shielded and designed to shine up on the sign only.

#4. 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.

Explanation A. The continuation of the outdoor advertising structure will not affect the school district, or add to the student population. The continuation of this outdoor display will provide the students of the school district as well as the general public with information about the goods and services offered by the different businesses' firms located in the area. In addition, at times the display can promote potential job or career opportunities and information that can be useful to students in the area.

Explanation B. The use is outdoor advertising and will not require any police or fire protection.

Explanation C. Water and a water supply have not, nor will be required.

Explanation D. Drainage has not nor will be required. The sign is currently located in a parking area/storage area with no cement or asphalt.

Explanation E. Sewage disposal has not, nor will be required.

Explanation F. There are currently no road improvements in this area. In the event there are improvements in the future, the location and distance from the right of way will not prevent or hinder any type of road widening or improvements.

Explanation G. The outdoor advertising display was designed by Bob Halander who is our engineer, and I have used my experience, knowledge of the area and the information provided to me from previous applications to answer the questions. In addition, I have reviewed the City's master plan in preparing my answers.

#5. Meets the definition and specific standards set forth elsewhere in Carson City Municipal Code, Title 18 for such particular use and meets the purpose statement of that district.

The outdoor advertising display is located at approximately 5700 Hwy 50 East. The zoning classification for this area is General Industrial (GI). The GI District is established to preserve an industrial district for uses engaged in the basic processing and manufacturing of materials or products predominantly from extracted or raw materials, or a use engaged in storage of or manufacturing processes using flammable or explosive materials, or storage or manufacturing processes that potentially involve hazardous or commonly recognized offensive conditions. Specific uses set forth in this section are prohibited in the

Limited Industrial and Air Industrial Park districts unless specifically identified as a use in those sections. The continued use meets the purpose statement of the GI zone. This sign is not located in a priority infill area. This sign is located on a developed piece of ground zoned GI or General Industrial. The sign is not located within 1000 feet of another billboard and is over 300 feet from a residential zone. The sign meets the size requirement of 400 sq feet and is in compliance with the height requirements. The sign sits on the edge of the property allowing the owner to utilize the entire property for his own industrial use.

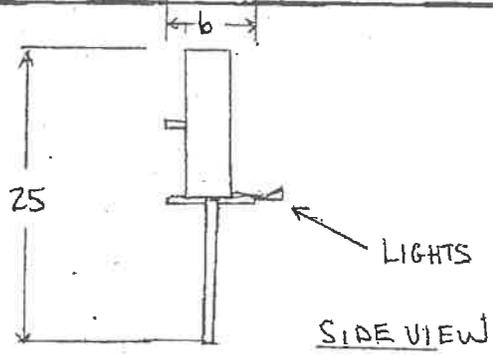
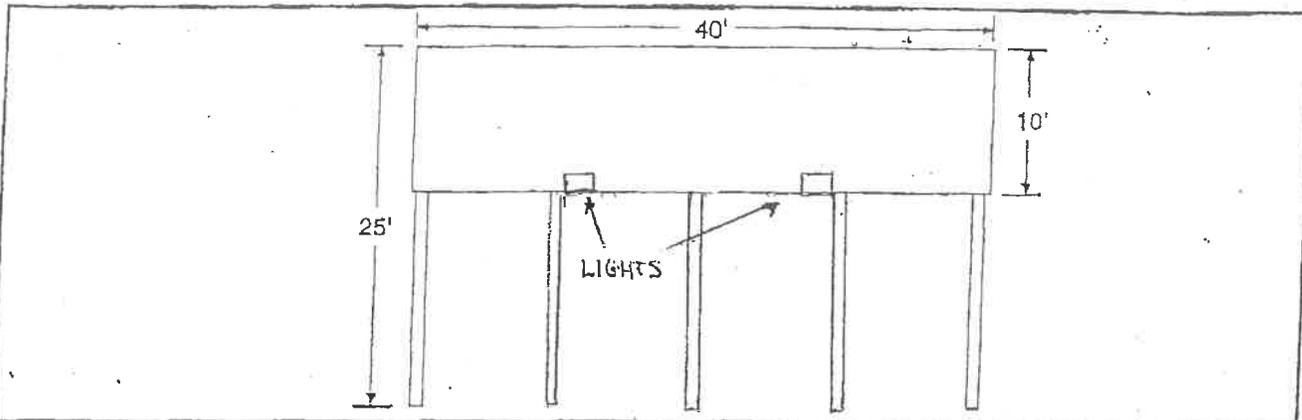
#6. Will not be detrimental to the public health, safety, convenience and welfare.

The project is the continuation of the current outdoor advertising display. As a result, it does not make any noise, generate traffic to or from the site, or emit any substance into the air. The outdoor advertising display is illuminated. We have placed panel vision lights on the sign. These lights are shielded and designed to shine up on the sign only. These lights are energy efficient lights designed to maximize the amount of light with little power consumption. The additional illumination at night provides light in the area to create a safer environment at night.

#7. Will not result in material damage or prejudice to other property in the vicinity, as a result of proposed mitigation measures.

The adjacent properties are zoned GI. The property to the north is a golf course. There are no residential dwellings in the area. The adjoining properties are developed and operate businesses. Upon visiting the property, the location of the sign does not pose development problems. The project is a continuation of the current outdoor advertising display. As a result, it does not impact or change the general land use, require any construction or impact property values. The sign in its current location meets all the necessary setback requirements from property lines and adjoining property lines. The sign also meets the setback requirements from the residential requirement of 300 feet. The adjoining properties are zoned GI and therefore the sign meets the requirements.

Note: This application is for the continued use of an outdoor advertising display. There is no change to the use previously in existence. Outdoor advertising provides a convenient, effective and relatively inexpensive form of advertising that accommodates the advertising needs of the members of the Carson City community. The continuation of this use will continue to fulfill this need without modifying an existing situation or circumstance. The continuation of this outdoor advertising is compatible with the surrounding properties. The continuation will not preclude mixed use in the future. The area is established and can be an effective advertising media for the businesses in the area and any future developers.



Owner Donn Simons ;
 5740 Highway 50 East

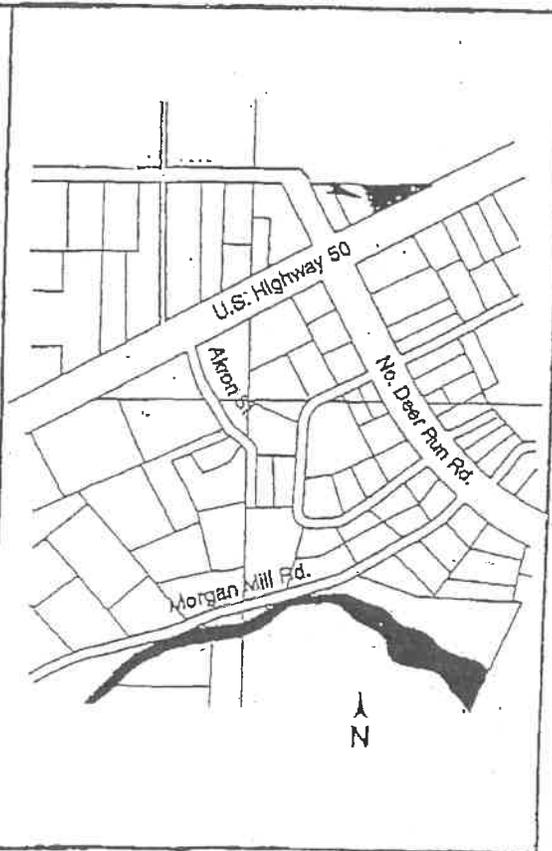
Applicant Reagan Outdoor Advertising
 1775 North 900 West
 Salt Lake City, Utah 84116

Request Special Use Permit To Allow
 Outdoor Advertising Display

Location 5740 Highway 50 East

Zoning General Industrial
 (G1)

APN: 8-391-07

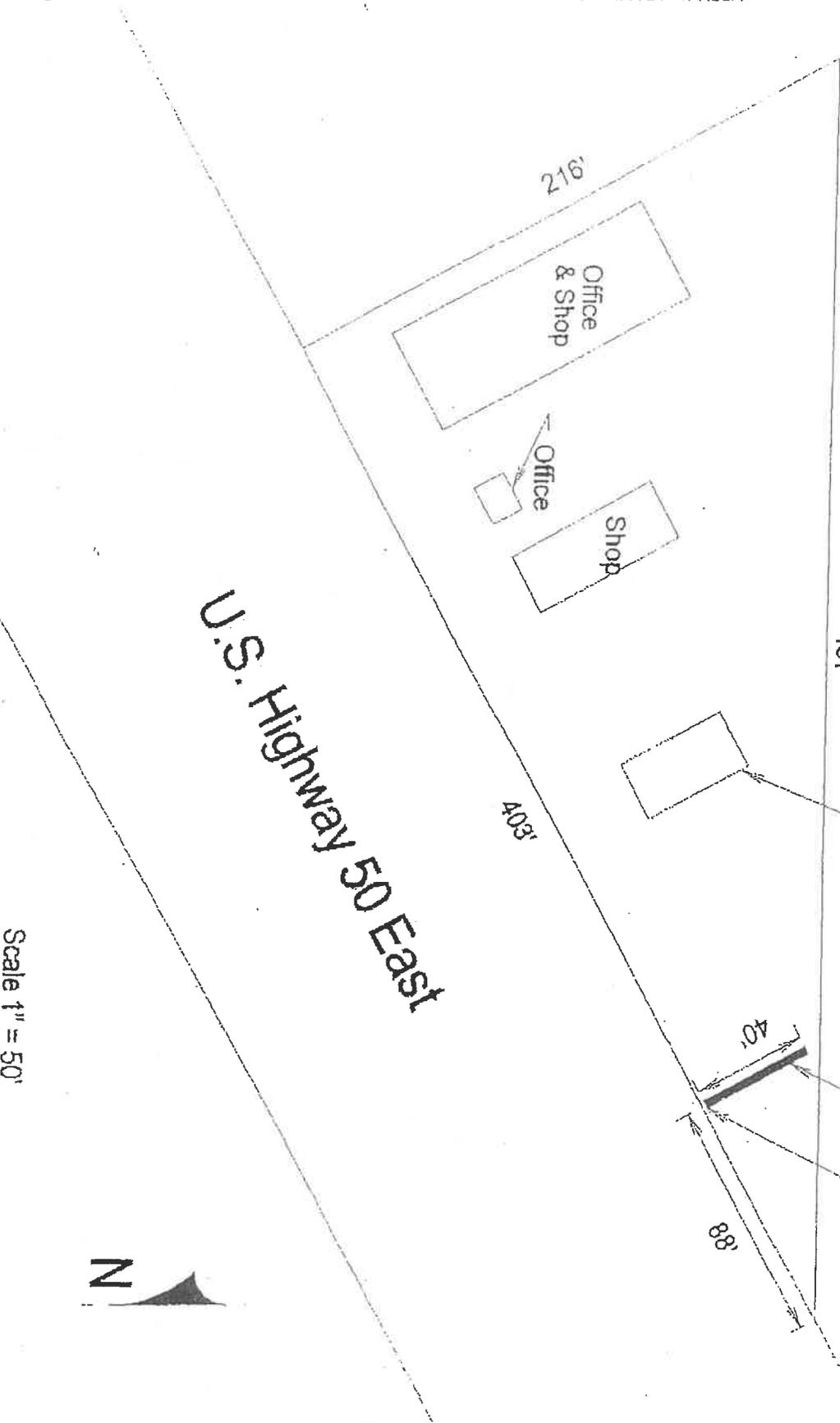


Site Plan Prepared By: GUY LARSON

GPS: N 39° 11' 23.42"
 W 119° 42' 06.67"

Artistic Fence Company, Inc. Parcel # 08-391-07

U.S. Highway 50 East



Scale 1" = 50'





Carson City Business License Division

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

BUSINESS LICENSE CERTIFICATE

Business Name:	REAGAN OUTDOOR ADVERTISING	Business Type(s):	541850 Outdoor Advertising
Business Location:	5740 HWY 50 E CARSON CITY, NV 89701	Mailing Address:	1775 N WARM SPRINGS RD SALT LAKE CITY, UT 84116
Owner:			
License Number:	BL-005994-2021	License Type:	Business License
Issued Date:	1/1/2023	Classification:	Billboard
Expiration Date:	12/31/2023	Fees Paid:	\$426.60

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

Carson City Treasurer
 201 N. Carson St. Ste 5
 Carson City, NV 89701
 Treasurer@carson.org
 (775) 887-2092
 www.carson.org

Carson City
UNSECURED PROPERTY TAXES FOR FISCAL YEAR
(2022 - 2023)
TAXES FROM JULY 1, 2022 THRU JUNE 30, 2023



PROPERTY LOCATION / DESCRIPTION			
ACCOUNT NO.	OWNER/LOCATION	DISTRICT	DATE
CB 035869	REAGAN OUTDOOR ADVERTISING INC CARSON CITY	024	12/03/2022

REAGAN OUTDOOR ADVERTISING INC
 1775 N WARM SPRINGS RD
 SALT LAKE CITY, UT 84116

MAKE REMITTANCE PAYABLE TO:
 Carson City Treasurer
 201 N. Carson St. Ste 5
 Carson City, NV 89701

ASSESSED VALUATION		DISTRIBUTION OF TAX AMOUNTS		
DESCRIPTION	VALUE	TAXING ENTITY	RATE	AMOUNT
Personal Property:	5,264	CITY OPER.	1.9622	103.29
		CO-OP EXT.	0.0128	0.67
Account Type: COMMERCIAL / BUSINESS		SR. CIT.	0.0500	2.63
Parcel #: 000-000-00		ACCIDENT INDG	0.0150	0.79
		MEDICAL INDG	0.1000	5.26
		CAP.PROJ. (L)	0.0500	2.63
		SCHOOL OPER.	0.7500	39.48
		SCH. DEBT (V)	0.4300	22.64
		STATE OF NV	0.1700	8.95
		SUB-CONSERV.	0.0300	1.58
TOTAL ASSESSED VALUE	5,264	Ad Valorem Totals	3.5700	187.92
PLEASE NOTE: Payment received later than 10 days after due date will be subject to a 10% penalty. Please advise of any address changes. MAKE REMITTANCE PAYABLE TO: (Include Account # on check) Carson City Treasurer 201 N. Carson St. Ste 5 Carson City, NV 89701 or pay on line @ http://www.carson.org				
TOTAL AMOUNT DUE				187.92