

**STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF NOVEMBER 18, 2014**

**FILE NO:** SUP-14-136

**AGENDA ITEM:** F-2

**STAFF AUTHOR:** Susan Dorr Pansky, Planning Manager

**REQUEST:** To consider a request from Custom Sign and Crane (property owner: Adams Carson LLC) to modify a previously approved Special Use Permit, U-82-25, to allow additional and modified signage at the Carson Nugget on property zoned Downtown Mixed-Use (DT-MU), located at 507 N. Carson St., APN 004-221-11.

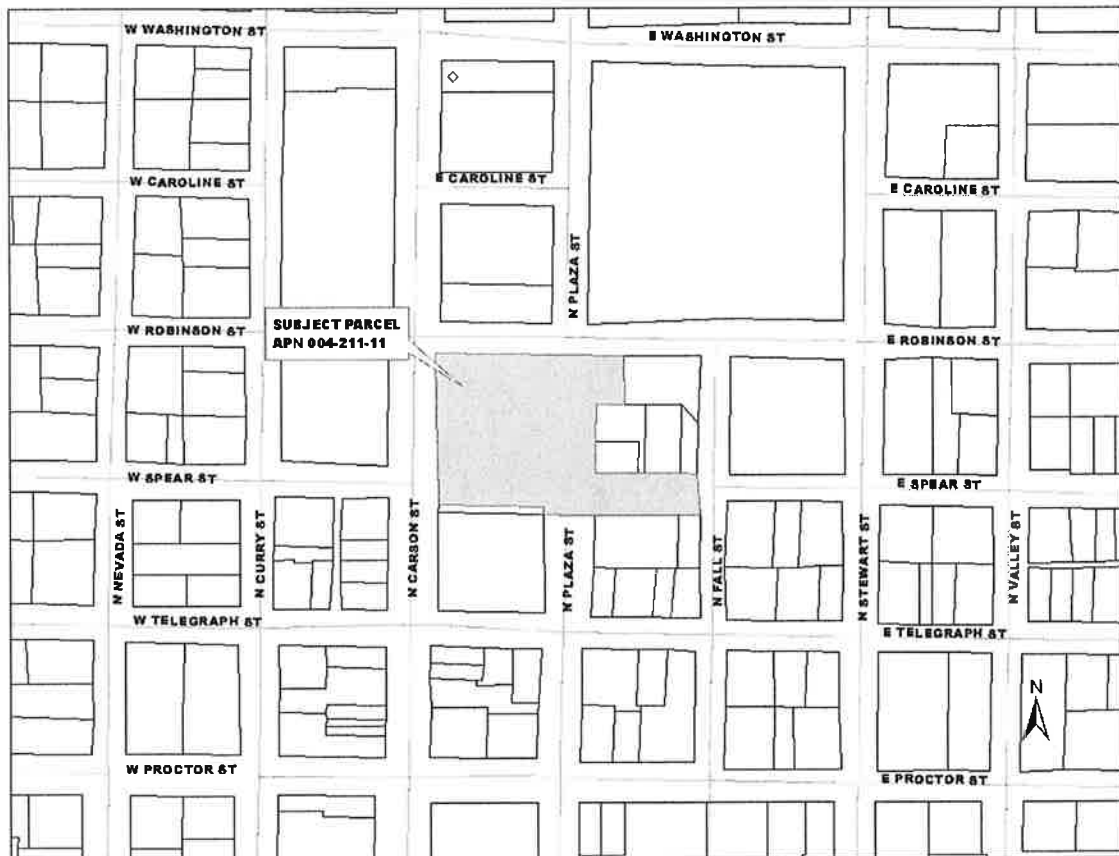
**APPLICANT:** Custom Sign and Crane

**OWNER:** Adams Carson LLC

**LOCATION:** 507 N. Carson St.

**APN(s):** 004-221-11

**RECOMMENDED MOTION:** “I move to approve SUP-14-136, a request from Custom Sign and Crane (property owner: Adams Carson LLC) to modify a previously approved Special Use Permit, U-82-25, to allow additional and modified signage at the Carson Nugget on property zoned Downtown Mixed-Use, located at 507 N. Carson St., APN 004-221-11, based on the findings and subject to the conditions of approval outlined in the staff report.”



**RECOMMENDED CONDITIONS OF APPROVAL:**

**The following shall be completed prior to commencement of the use:**

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 development plans approved with this application, except as otherwise modified by these conditions of approval.
3. All on- and off-site improvements shall conform to City standards and requirements.
4. The applicant shall meet all the conditions of approval and commence the use for which this permit is granted within 12 months of the date of final approval. A single, one year extension of time may be granted if requested in writing to the Planning Division 30 days prior to the one year expiration date. Should this permit not be initiated within one year and no extension granted, the permit shall become null and void.
5. The project requires application for a Sign Permit issued through the Carson City Building Division. This will necessitate a complete review of the project to verify compliance with all adopted construction codes and municipal ordinances applicable to the scope of the project. Submit detailed plans and engineers calculations for the proposed signs to the Building Division for review, approval and issuance of required permits.
6. The applicant shall submit a copy of the Notice of Decision and conditions of approval, signed by the applicant and owner, with any Sign Permit application.
7. All signage that proposes internal illumination shall remain internal. No spotlighting, external flood lighting or up-lighting is allowed. Downward lighting fixtures which extend beyond the flat face of the sign shall be allowed as a means of lighting the flex face signs that the applicant has indicated will have gooseneck lighting, provided that the lighting is shielded and directed downward toward the signs. All lighting shall be reviewed and approved by the Planning Division during the Sign Permit process for compliance with Development Standards Division 1.3, Lighting Standards.
8. The LED message board control setting shall be set to result in the lighting level being readable in the day light and adjusted to a measurably dimmer night setting. The applicant shall be required to meet with Planning Division staff in order to satisfy this condition.
9. The graphic programming of the LED message board shall be done in a manner so that "attention getting flashing" will not be utilized.

10. If greater than 160 square feet of material is being disturbed, the following requirements will apply:
  - a. An asbestos assessment on materials being disturbed. Submit a copy of this assessment to the Building Division.
  - b. Submit a completed Carson City Asbestos Assessment Form.
  - c. Depending on the assessment results, an EPA 10-Day Notification may be required.

**LEGAL REQUIREMENTS:** CCMC 18.02.080 (Special Use Permits), Carson City Development Standards, Division 4 (Signs)

**MASTER PLAN DESIGNATION:** Downtown Mixed-Use (DT-MU)

**PRESENT ZONING:** Downtown Mixed-Use (DT-MU)

**KEY ISSUES:** Will the proposed additional and modified signage be compatible with adjacent land uses and properties? Will the proposed use cause material damage to surrounding properties? Is this location and use appropriate for the total amount of signage proposed?

**SURROUNDING ZONING AND LAND USE INFORMATION:**

WEST: Downtown Mixed-Use/Carson Nugget Parking Lot

EAST: Downtown Mixed-Use/Carson Nugget Parking Lot

NORTH: Downtown Mixed-Use/Retail Commercial Use

SOUTH: Public/Nevada Commission on Tourism Office (Paul Laxalt State Building)

**ENVIRONMENTAL INFORMATION:**

FLOOD ZONE: X Shaded

EARTHQUAKE FAULT: Zone II, Moderate potential

SLOPE/DRAINAGE: Site is developed and flat

**SITE DEVELOPMENT INFORMATION:**

LOT SIZE: 1.57 acres

STRUCTURE SIZE: 79,378 square feet (casino)

STRUCTURE HEIGHT: Approximate height at highest point is 40 feet

PARKING: Not applicable for this application

SETBACKS: Not applicable for this application

VARIANCES REQUESTED: None

**PREVIOUS REVIEWS:**

- U-82-25 – Special Use Permit to allow signage associated with the Carson Nugget casino to exceed the maximum sign area by 100 square feet.
- U-82-25 – Amendment to existing Special Use Permit to allow the Carson Nugget casino to exceed the maximum sign area by an additional 160 square feet for a 30-foot tall

freestanding reader board sign to be located at the northwest corner of Spear and Stewart Streets.

- DDR-04-218 – Downtown Design Review to replace the manual reader board sign with an electronic reader board at the northwest corner of Spear and Stewart Streets.
- DDR-06-231 – Downtown Design Review for a proposed freestanding LED sign to be located on the east side of the parking lot west of the Carson Nugget casino and on the west side of Carson Street.
- SUP-06-221 – Special Use Permit to allow a 27-foot tall freestanding LED sign located on the east side of the parking lot west of the Carson Nugget casino and on the west side of Carson Street.

**DISCUSSION:**

The subject property is known as the Carson Nugget Casino and has occupied the site for nearly 40 years. The applicant is proposing to modify existing signage as well as add new signage with the intent to make the signage on the building more modern and effective. As stated in the application, the Carson Nugget is planning to create two new venues within the facility – a concert venue and a wine bar/café. New signage is necessary to accommodate these two new offerings. In addition, the application states that the Carson Nugget would like to replace the dated snap lock letter systems that currently exist on the building with printed flex face signs. This will not only update the visual image of the Carson Nugget but will also reduce costs related to managing the antiquated snap lock systems.

According to the applicant, the entire Carson Nugget site, including parking areas, has a total of 18 signs that equal 2,169 square feet. The proposed signage addition and modification will add 1,212 square feet of signage for a total of 3,381 square feet of signage for this site. Staff has summarized both the existing and new signage in the tables below for reference.

Existing Signage

The following table represents existing signage on the property and indicates whether the signage will remain, be removed or be replaced. The numbers correspond to the numbered signs in the existing signage exhibits provided in the application.

	<b>Description</b>	<b>Size</b>	<b>Square Footage</b>	<b>Remain, Remove or Replace</b>
1.	Double Faced Internally Illuminated Pole Sign	3' tall x 4' wide	12 sq. ft.	Remain
2.	Double Faced Internally Illuminated Pole Sign	5' tall x 6' wide	30 sq. ft.	Remain
3.	Double Faced Internally Illuminated Pole Sign	5' tall x 15' wide	75 sq. ft.	Remain
4.	Double Faced Externally Illuminated Pole Sign with LED Message Board	6' tall x 10' wide and 8' tall x 15' wide	180 sq. ft.	Remain
5.	Single Faced Internally Illuminated Marquee Sign	7'tall x 22' wide	154 sq. ft.	Replace
6.	Individual Letters with Exposed Neon	3' tall x 30' wide	90 sq. ft.	Remain
7.	Individual Letters with Exposed Neon	3' tall x 30' wide	90 sq. ft.	Remain
8.	Individual Letters with Exposed Neon	3' tall x 30' wide	90 sq. ft.	Remain

9.	Individual Letters with Exposed Neon	2' tall x 20' wide	40 sq. ft.	Remain
10.	Single Faced Internally Illuminated Marquee Sign	7' tall x 22' wide	154 sq. ft.	Replace (and relocate)
11.	Waterfall Display with Exposed Flashing Neon and LED Lamps	36' tall x 20' wide	726 sq. ft.	Remain
12.	Single Faced Internally Illuminated Marquee Sign	7' tall x 22' wide	154 sq. ft.	Remove
13.	Individual Letters with Exposed Neon	4' tall x 35' wide	140 sq. ft.	Remain
14.	Single Faced Internally Illuminated Marquee Sign	3' tall x 48' wide	144 sq. ft.	Replace
15.	Individual Letters with Diffused Neon	4' tall x 35' wide	140 sq. ft.	Remain
16.	Individual Letters with Exposed Neon	2' tall x 45' wide	90 sq. ft.	Remain
17.	Single Faced Internally Illuminated Marquee Sign	3' tall x 48' wide	144 sq. ft.	Replace
18.	Individual Letters with Exposed Neon	3' tall x 30 wide	90 sq. ft.	Remain
<b>TOTAL SQUARE FOOTAGE (including signs to be removed or replaced)</b>			<b>2,169 sq. ft.</b>	

Proposed New or Replacement Signage

The following table represents the new or replacement signage for the Nugget Casino building. Staff notes that none of the signage that exists in the various parking areas is proposed to change at this time. The letters correspond to the lettered signs in the new sign exhibits provided by the applicant. Where proposed signage is a replacement of an existing sign described in the table above, staff indicates which sign the new sign is proposed to replace.

	<b>Description</b>	<b>Size</b>	<b>Square Footage</b>	<b>New or Replacement</b>
A.	Flexible Faced Externally Illuminated Sign with 4 Gooseneck Down Lit Florescent Fixtures (60 watts each)	8' tall x 30' wide	240 sq. ft.	New
A.	Flexible Faced Externally Illuminated Sign with 4 Gooseneck Down Lit Florescent Fixtures (60 watts each)	8' tall x 30' wide	240 sq. ft.	New
A.	Flexible Faced Externally Illuminated Sign with 4 Gooseneck Down Lit Florescent Fixtures (60 watts each)	8' tall x 30' wide	240 sq. ft.	New
A.	Flexible Faced Externally Illuminated Sign with 4 Gooseneck Down Lit Florescent Fixtures (60 watts each)	8' tall x 30' wide	240 sq. ft.	New
A.	Flexible Faced Externally Illuminated Sign with 4 Gooseneck Down Lit Florescent Fixtures (60 watts each)	8' tall x 30' wide	240 sq. ft.	New
B.	Internally Illuminated Transparency Cabinets lit with Diffused Florescent Lamps	4' tall x 8' wide	32 sq. ft.	New
B.	Internally Illuminated Transparency Cabinets lit with Diffused Florescent Lamps	4' tall x 8' wide	32 sq. ft.	New
B.	Internally Illuminated Transparency Cabinets lit with Diffused Florescent Lamps	4' tall x 8' wide	32 sq. ft.	New
C.	Internally Illuminated Signs lit with Diffused Florescent Lamps	3.5' wide x 10' tall	35 sq. ft.	New
C.	Internally Illuminated Signs lit with Diffused Florescent Lamps	2' wide x 4' tall	8 sq. ft.	New

D.	Existing Internally Illuminated Marquee to have Snap Lock Face replaced with Flex Face	3' tall x 48' wide	Replacement – no gain in sq. ft.	Replace Sign #14 Above
D.	Existing Internally Illuminated Marquee to have Snap Lock Face replaced with Flex Face	3' tall x 48' wide	Replacement – no gain in sq. ft.	Replace Sign #17 Above
E.	Existing Internally Illuminated Marquee to have Snap Lock Face replaced with Flex Face	3' tall x 48' wide	Replacement – no gain in sq. ft.	Replace Sign #12 Above and Relocate
E.	Existing Internally Illuminated Marquee to have Snap Lock Face replaced with Flex Face	3' tall x 48' wide	Replacement – no gain in sq. ft.	Replace Sign #12 Above
F.	Color LED Message Center	4.5' tall x 6' wide	27 sq. ft.	New
Less square footage from Sign #10 above (to be removed)			154 sq. ft.	Removed
<b>TOTAL NEW SQUARE FOOTAGE</b>			<b>1,212 sq. ft.</b>	

Per the Carson City Development Standards, the Carson Nugget would fall under “Other Commercial Uses” when determining maximum calculations for signage. The applicable permitted signage areas for Other Commercial Uses is calculated as follows:

- Permitted sign area for the parcel shall be calculated based on a ratio of three square feet for every one foot of the frontage of the building for the first 100 feet of frontage. The sign area shall be calculated on a ratio of one square foot for every one foot of frontage of the building/suite for the portion of the frontage exceeding the first 100 feet up to a maximum sign area of 600 square feet.
- A maximum of 50 percent of the total allowable sign area may be located on a freestanding sign.

The Carson Nugget has three sides that would qualify as street frontage sides. The approximate calculations for the Nugget based on the requirements above would be as follows:

Frontage Side	Approx. Length	Allowed Signage
West Side	240 feet	440 sq. ft.
North Side	295 feet	495 sq. ft.
East Side	240 feet	440 sq. ft.
<b>TOTAL</b>		<b>1,375 sq. ft.</b>

As demonstrated by the calculation above, the Carson Nugget is in excess of the allowed signage for Other Commercial Areas. However, the Carson City Development Standards do allow for the signage to be exceeded with the approval of a Special Use Permit. The history of signage applications on this site demonstrates that the Carson Nugget has always needed signage in excess of the minimum requirement for both building and freestanding signage. The nature of casinos and their multiple gaming, entertainment and restaurant venues generally makes it necessary for signage to exceed the minimum requirements to ensure adequate advertising of the various activities. Staff supports the applicant’s request for additional signage for this reason and feels that the modernizing of signage on the building will be a positive change for downtown.

Staff has recommended conditions of approval to address the proposed internal illumination, gooseneck down lighting and LED message board operation that is intended to adequately address concerns of glare that may occur as a result of the various light sources.

In reviewing the information provided by the applicant and the required findings as identified below, the findings to grant approval of this Special Use Permit can be made. Therefore, it is recommended that the Planning Commission approve this Special Use Permit application with the conditions outlined by staff.

**PUBLIC COMMENTS:** Public notices were mailed to 30 adjacent property owners within 350 feet of the subject site. As of the writing of this report no comments have been received either in favor of or in opposition to the proposal. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on November 18, 2014, depending on the date of submission of comments to the Planning Division.

**OTHER CITY DEPARTMENTS OR OUTSIDE AGENCY COMMENTS:** The following comments were received by various city departments. Recommendations have been incorporated into the recommended conditions of approval, where applicable.

**Building Division:**

Submit detailed plans and engineers calculations for the proposed signs to the Building Division for review, approval and issuance of required permits.

**Engineering Division:**

The Engineering Division has not preference or objection to the special use request.

**Health and Human Services:**

Carson City Health and Human Services has not concerns with the application as submitted.

**Environmental Control Authority:**

If greater than 160 square feet of material is being disturbed, the following requirements will apply:

1. An asbestos assessment on materials being disturbed. Submit a copy of this assessment to the Building Division.
2. Submit a completed Carson City Asbestos Assessment Form.
3. Depending on the assessment results, an EPA 10-Day Notification may be required.

**Fire Department:**

No comments.

**FINDINGS:** Staff recommends approval of the Special Use Permit based on the findings outlined below, pursuant to CCMC 18.02.080 (Special Use Permits), subject to the

recommended conditions of approval, and further substantiated by the applicant's written justification.

**1. Will be consistent with the master plan elements.**

*The proposed project is consistent with the following applicable goals of the Master Plan:*

*Goal 5.6 – Promote Downtown Revitalization*

*5.6a – Downtown Revitalization*

*5.6b – Business Retention and Expansion*

*The proposed signage will allow for revitalization of existing signage on the Nugget that is dated and in need of replacement. The updated signage, along with additional new signage locations, will promote the Nugget in its efforts to modernize and expand to meet the needs of their target customers.*

**2. Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and will cause no objectionable noise, vibrations, fumes, odors, dust, glare or physical activity.**

*The proposed signage will not create objectionable noise, vibrations, odors, dust or physical activity other than providing advertising and information. Staff has recommended conditions of approval that will address glare with any proposed signage that would require it. Given the location of the building and proposed signage in the downtown area where several retail and casino businesses are located, combined with the fact that the Nugget has existed at this location for several decades with large amounts of signage, it is not anticipated that the proposed signage will be detrimental to the use, peaceful enjoyment, economic value or development of surrounding properties.*

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

*This application is for signage on the existing Nugget Casino building and will not have a detrimental effect on vehicular traffic or pedestrian traffic. The majority of the signage is proposed to be stationary and the one sign that is proposed as an LED sign is similar to the LED sign at the casino parking area to the west. Staff has recommended conditions of approval for the LED sign to ensure that the brightness and effects are adequately addressed.*

**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.**

*The subject property is an established commercial building with associated site improvements. The addition or updating of signage will have no impact on existing public facilities or improvements.*



**5. Meets the definition and specific standards set forth elsewhere in this title for such particular use and meets the purpose statement of that district.**

*Per the Carson City Development Standards, Division 4 – Signs, signage in excess of what is allowed by code may be permitted with the approval of a Special Use Permit. With the approval of this Special Use Permit with the recommended conditions of approval, the additional signage will be in conformance with the requirements of Title 18 of the Carson City Municipal Code and related Development Standards.*

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

*The proposed additional signage is for a casino use that typically requires more than the standard amount of signage to advertise the large number of activities that take place with the use. The additional signage will serve the purpose of advertising for the casino and will not overwhelm the large scale casino building. As a result, the proposed signage is not anticipated to be detrimental to the public health, safety, convenience or welfare.*

**7. Will not result in material damage or prejudice to other property in the vicinity.**

*The subject property is located in the Downtown Mixed-Use zoning district and is surrounded on two of the four sides by parking areas that are dedicated to the casino use. The other sides consist of retail and government tourism uses which are compatible with the casino. Additional signage for the casino is not anticipated to cause material damage or prejudice to other property in the vicinity as those properties are either associated with the casino itself or they have existed near the casino for several years and are not impacted by its operations, nor will they be with additional the additional signage proposed with this application.*

**Attachments:**

Site Photos  
Building Division Comments  
Engineering Division Comments  
Health and Human Services Comments  
Environmental Control Authority Comments  
Application (SUP-14-136)

# NUGGET CASINO

EXTREMELY LOOSE  
VIDEO PAPER MACHINES

Carson Street

12.99 MARIJUANA STAKE  
\$4.99 7000'S MARIJUANA  
\$12.99 NEW YORK \$10

FREE PARKING

NUGGET

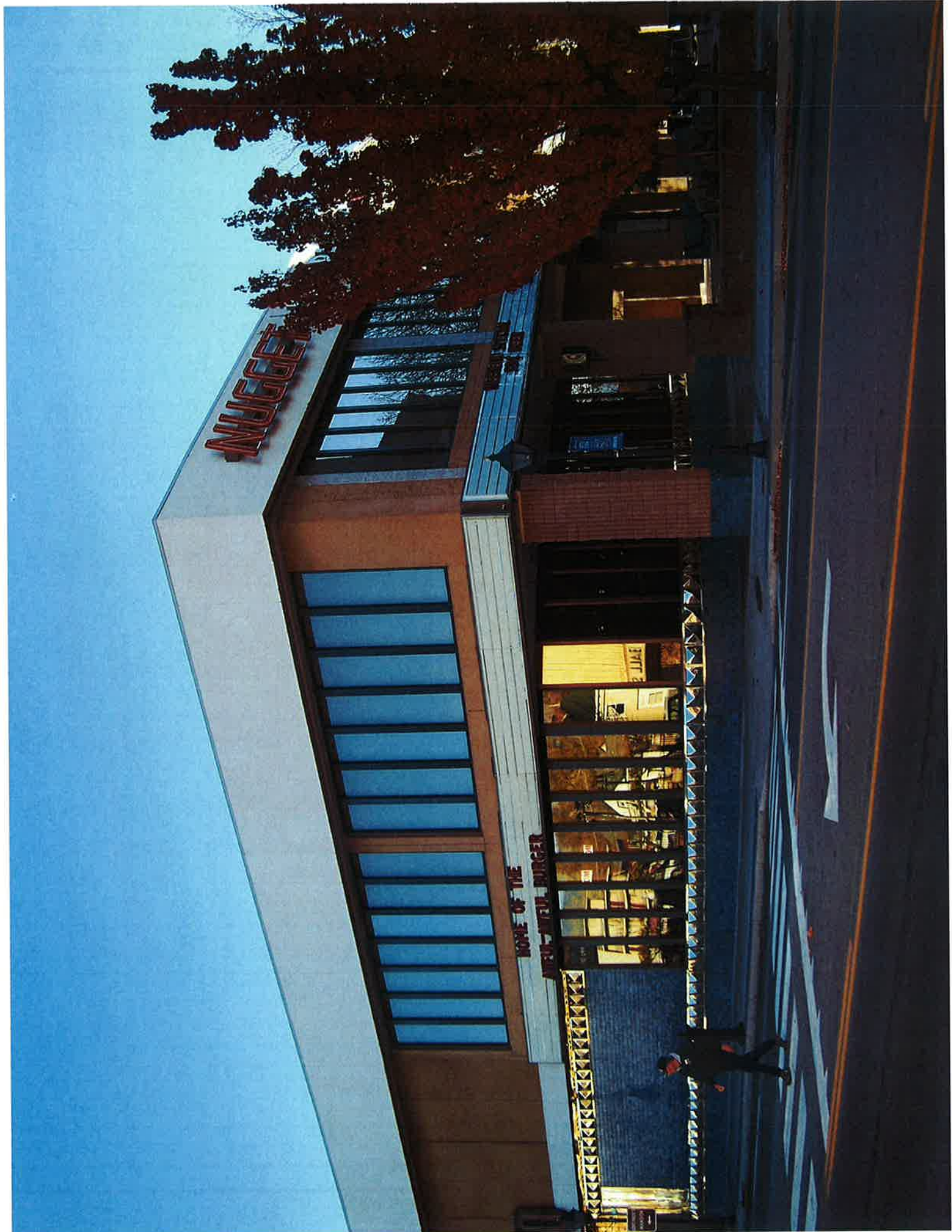




**EXTREMELY LOOSE  
VIDEO POKER MACHINES**

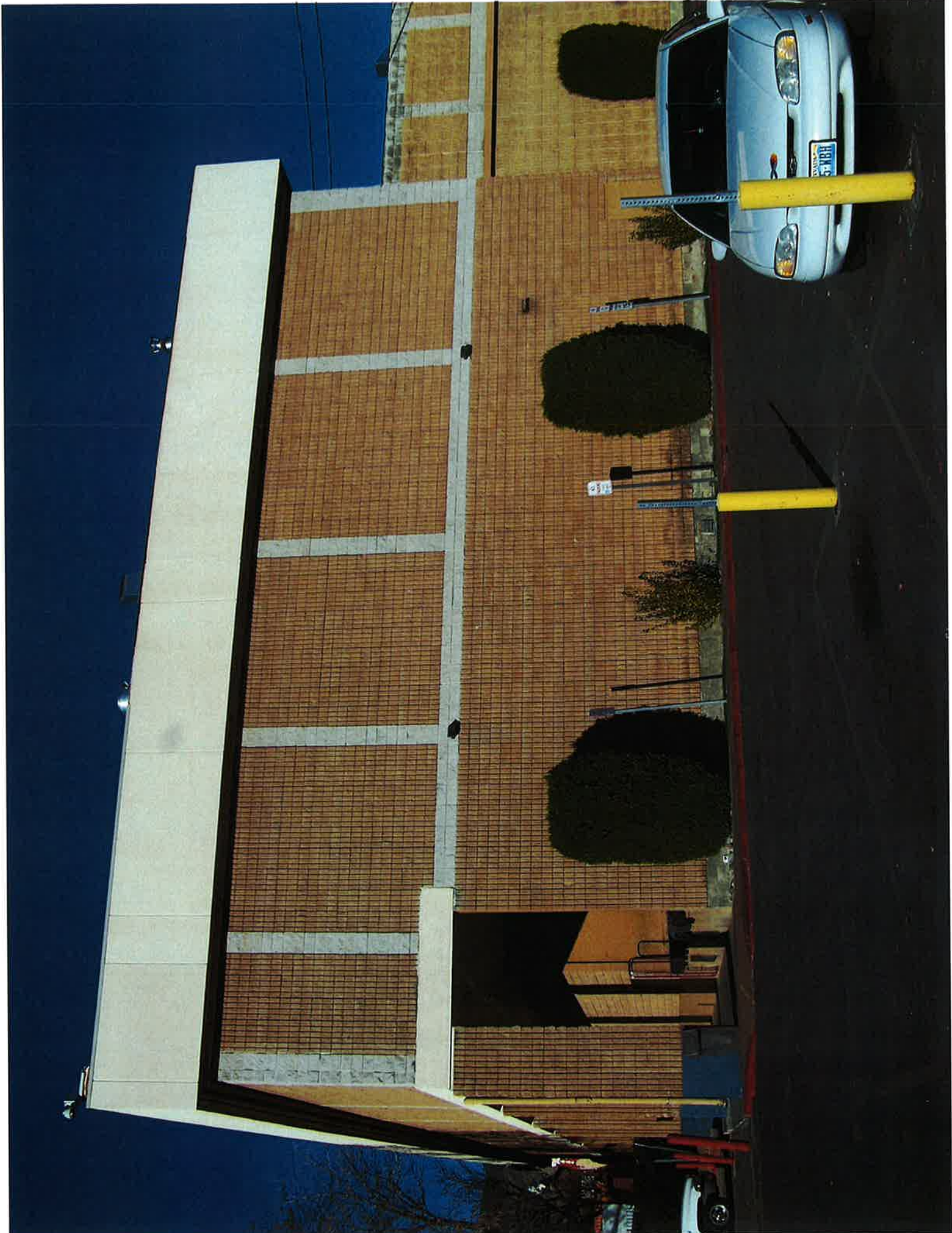






NUGGET

HOME OF THE  
NEW-YEN BURGER







TUNGGUN

HOLIDAY  
CASH GIVEAWAY  
WIN \$10,000 CASH  
AND SEATS  
AND DRAWINGS



November 5, 2014

RE: SUP-14-136 Nugget Signage

Comments are as follows:

SUP-14-136 – Submit detailed plans and engineers calculations, for the proposed signs, to the Building Division for review, approval and issuance of required permits.

Please let me know if you have any questions, or if you need anything else.

Thanks,

*Ray Proffitt*, CBO  
Chief Building Official  
Building Division  
Carson City, NV  
775-887-2310 – Main  
775-283-7502 - Direct



**Engineering Division Planning  
Commission Report File  
Number SUP 14-136**

**TO:** Planning Commission  
**FROM:** Rory Hogen, E.I.  
**DATE:** October 15, 2014      **MEETING DATE:**  
November 18, 2014

**SUBJECT TITLE:**

Action to consider a special use permit to add additional outdoor signage to 507 N Carson St., the Carson Nugget, apn 04-211-11.

**RECOMMENDATION:**

The Engineering Division has no preference or objection to the special use request.

**DISCUSSION:**

The Engineering Division has reviewed the conditions of approval within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 18.02.080, Conditional Uses.

**CCMC 18.02.080 (2a) - Adequate Plans**

The plans are adequate for this review.

**CCMC 18.02.080 (5a) - Master Plan**

The request is not in conflict with any Engineering Master Plans for streets.

**CCMC 18.02.080 (5c) - Traffic/Pedestrians**

The request is not in conflict with pedestrian or traffic movements.

**CCMC 18.02.080 (5d) - Public Services**

City water and sewer services are not necessary for this project.



October 30, 2014

SUP-14-136

Carson City Health and Human Services has no concerns with the application as submitted

Dustin Boothe, MPH, REHS  
Carson City Health and Human Services  
900 E. Long St.  
Carson City, NV 89706  
(775) 887-2190 ext. 7220



October 13, 2014

Planning Commission

Re: # SUP – 14-136

Dear Kathe,

After initial plan review the Carson City Environmental Control Authority (ECA), a Division of Carson City Public Works Department (CCPW), has the following requirements per the Carson City Municipal Code (CCMC) and the Uniform Plumbing Code (UPC) for the SUP –14- 136 (507 N. Carson St.) project:

1. If greater than 160 square surface feet of material is being disturbed. The following requirements will apply.
  - a. An asbestos assessment on materials being disturbed. Submit copy of assessment to Building Dept.
  - b. Submit Carson City Asbestos Assessment Form.
  - c. Depending on assessment results an EPA 10 Day Notification might be required.

Please notify Mark Irwin if you have any questions regarding these comments, I can be reached at 775-283-7380.

Sincerely;

Mark Irwin  
Environmental Control Officer 3

c: Kelly Hale, Environmental Control Supervisor

RECEIVED

OCT 17 2014

CARSON CITY PLANNING DIVISION

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

**SPECIAL USE PERMIT**

FEE: \$2,450.00 MAJOR  
\$2,200.00 MINOR (Residential zoning districts)

+ noticing fee and CD containing application digital data (all to be submitted once the application is deemed complete by staff)

**SUBMITTAL PACKET**

- 8 Completed Application Packets (1 Original + 7 Copies) including:
  - Application Form
  - Written Project Description
  - Site Plan
  - Building Elevation Drawings and Floor Plans
  - Proposal Questionnaire With Both Questions and Answers Given
  - Applicant's Acknowledgment Statement
  - Documentation of Taxes Paid-to-Date (1 copy)
  - Project Impact Reports (Engineering) (4 copies) *N/A*

Application Reviewed and Received By:

Submittal Deadline: See attached PC application submittal schedule.

Note: Submittals must be of sufficient clarity and detail such that all departments are able to determine if they can support the request. Additional Information may be required.

FILE # SUP - 14 - SUP - 14 - 136

APPLICANT: Custom Sign & Crane

PHONE #: 2222 Mouton Dr.

MAILING ADDRESS, CITY, STATE, ZIP: Custom Sign & Sbc Global.net

EMAIL ADDRESS: Adams Carson LLC

PROPERTY OWNER: 701 S Allen St Meridian ID 83642

MAILING ADDRESS, CITY, STATE, ZIP: S neighbors @ strategic SOS.com

EMAIL ADDRESS: MARIK LIPKOWITZ 233-7127

APPLICANT AGENT/REPRESENTATIVE: 2222 Mouton Dr. Carson City

MAILING ADDRESS, CITY, STATE ZIP: Nevada 89704

EMAIL ADDRESS: Custom Sign & Sbc Global.net

Project's Assessor Parcel Number(s): 004-211-11

Street Address ZIP Code: 507 N Carson St 89701

Project's Master Plan Designation

Project's Current Zoning: Commercial

Nearest Major Cross Street(s): Carson & Robinson St.s

Briefly describe your proposed project: (Use additional sheets or attachments if necessary). In addition to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal. In accordance with Carson City Municipal Code (CCMC) Section: \_\_\_\_\_, or Development Standards, Division \_\_\_\_\_, Section \_\_\_\_\_, a request to allow as a conditional use is as follows:  
*See attached*

**PROPERTY OWNER'S AFFIDAVIT**

I, STEVE NEIGHBORS 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: Steve Neighbors Address: 701 S. Allen Street Suite 101 Date: 10/8/14  
101 Meridian ID 83642

Use additional page(s) if necessary for other names.

STATE OF NEVADA  
COUNTY: Clark

On October 8, 2014 Steve Neighbors 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, who acknowledged to me that he/she executed the foregoing document.

Notary Public

TINA ELMBLAD  
NOTARY PUBLIC  
STATE OF IDAHO

NOTE: If your project is located within the historic district, airport area, or downtown area, it may need to be scheduled before the Historic Resources Commission, the Airport Authority, and/or the Redevelopment Authority Citizens Committee prior to being scheduled for review by the Planning Commission. Planning personnel can help you make the above determination

# Custom Sign & Crane, LLC.

NV Contractors License # 61029

October 9, 2014

Carson City

Susan Dorr Pansky

## **Carson Nugget Special Use Permit Amendment**

Dear Susan ,

The purpose of our requesting an amendment to the existing Special Use Permit is to add signage, remove signage and re position signage on the exterior walls of the Carson Nugget.

Carson Nugget is creating two new venues, a concert series and a wine bar / café. They need additional sign square footage to properly advertize these exciting new formats.

Carson Nugget would also like to do away with the snap lock letter system or marquee/ readerboards and go with a new printed flex face look. Not only to update their visual image but to reduce the costs related to managing that type of antiquated system.

The net increase of sign square footage is approximately 1000 square feet

## Findings

**Question 1: How would the proposed development further and be in keeping with, and not contrary to, the goals of the master plan elements?**

**Goal 1, policy 1.7: limit or mitigate existing land use conflicts and zoning friction areas throughout Carson City.**

**Finding: Carson City Nugget and the parcels surrounding the complex are all commercial in nature. Signs and outdoor lighting is abundant. The additional signage will help create a well lighted, safe, festive atmosphere. This sign blends into the existing culture of the area and creates harmony with the other commercial venues. The use of external gooseneck down lighting on the higher signs mitigates glare and gives a historic visual look.**

**Goal 2, Policy 2.2: Promote a positive image of Carson City as the capital of the state of Nevada, as a historic community, as a recreational center located in the high desert at the foot of the Sierra Nevada Mountains, including a portion of Lake Tahoe basin, and as a center of commerce for the state of Nevada.**

**Finding: Carson City Nugget is an existing multi use commerce area. It is a node or destination. The mix of business, retail and restaurants helps residents stay in one area to shop, lunch and work. The new signage will use a historic gooseneck down light that will give a soft and historic look.**

**Goal 2, Policy 2.3: Encourage the reduction of visual clutter.**

**Finding: With a multi use complex there is potential for visual clutter. The new signage will be used to promote a new cafe / wine venue and concert series and will help the traveling public make safe decisions to reduce traffic problems. It will create a vibrant, exciting and welcoming atmosphere.**

**Goal 4, Policy 4.2: Maintain and improve the industrial, commercial and residential diversification of the local economy.**

**Finding: The addition of the new concert series and Cafe/ wine venue will add to the choices of the downtown area. Well signed and well lit the new sign square footage will enhance the visitors experience and create a memory for future events and happenings.**

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

**Explanation A: The signage is adjacent to South Carson Street. This thorough fare has approximately 65,000 vehicle trips per day. The property has been existing for over 50 years. The new signage is designed to promote new venues but will maintain the historic theme of the existing building and signage.**

**Explanation B: The design elements and colors will tie into the existing sign. Use of Gooseneck type external lighting on the upper level signage and backlit on the lower level will reduce any**



undo glare. The signs do not create any noise, dust, odors or vibrations. Using low intensity fluorescent lamps and low voltage LED lighting will reduce power consumption.

Explanation C: The additional signage will create a festive and welcoming experience. Traffic waits will be shortened and the public's ability to find the retail businesses will be greatly increased. The new signage will enhance the public's downtown visual experience by creating excitement by creating the sense of a vibrant welcoming downtown corridor.

Explanation D: The signs will have a positive impact on the traveling public. They will allow a way finding experience that will shorten traffic waiting and reduce back tracking. They will promote new venues and extend a memory for future events.

Explanation E: The short range goal is the increased identification of the new venue. The existing signage is not enough for the business to look "open " and inviting. The long range goal is to sustain vibrant economic activity in the heart Carson City where it is needed most.

Question 3: Has sufficient consideration been exercised by the applicant in adapting the project to existing improvements in the vicinity?

Explanation A: This project has no effect on the school district, student population or sheriff's office.

Explanation B: The question does not apply.

Explanation C: The signs have no water requirements.

Explanation D: The signs have no sewage requirements.

Explanation E: The signs have no road requirements.

Explanation F: The Carson City Community Development Department

Nevada Department of Transportation

Carson City Municipal Code

Carson City Development Standards

Custom Sign and Crane, LLC

Explanation G: The signage will be directed at Carson Street and Stewart ST and will not be directed toward the neighbors.

# Custom Sign & Crane, LLC.

NV Contractors License # 61029

October 21, 2014

Carson City Nugget

Special Use Amendment

## Existing Sign Descriptions

- 1) Double faced internally illuminated pole sign 3' t x 4' w 12 sf
- 2) Double faced internally illuminated pole sign 5' t x 6' w 30 sf
- 3) Double faced internally illuminated pole sign 5' t x 15' w 75sf
- 4) Double faced externally illuminated pole sign with LED color message board top cabinet is exposed neon illumination. Top cabinet 6' t x 10' w bottom cabinet 8' t x 15' w 180sf
- 5) Single faced internally illuminated marquee sign to be retrofitted to flex face 7' t x 22' w 154sf
- 6) Individual letters with exposed neon 3' t x 30' w 90sf
- 7) Individual letters with exposed neon 3' t x 30' w 90sf
- 8) Individual letters with exposed neon 3' t x 30' w 90sf
- 9) Individual letters with diffused neon 2' t x 20' w 40sf
- 10) Single faced internally illuminated marquee sign to be retrofitted to flex face to be relocated to east elevation 7' t x 22' w 154sf
- 11) Waterfall display with exposed flashing neon and LED lamps 36' t x 20' w 726sf
- 12) Single faced internally illuminated marquee sign to be removed 7' t x 22' w 154sf
- 13) Individual letters with exposed neon to be repainted 5' t x 44' w 220sf
- 14) Single faced internally illuminated marquee sign to be retrofitted to flex face 3' t x 48' w 144sf
- 15) Individual letters with exposed neon 4' t x 35' w 140sf
- 16) Individual letters with diffused neon 2' t x 45' w 90sf
- 17) Single faced internally illuminated marquee sign to be retrofitted to flex face 3' t x 48' w 144sf
- 18) Individual letters with exposed neon 3' t x 30' w 90sf

2222 Mouton Dr. Carson City, NV 89706 (775) 884-1818 Fax (775) 884-4118  
email: [custom.sign@sbcglobal.net](mailto:custom.sign@sbcglobal.net)

# Custom Sign & Crane, LLC.

NV Contractors License # 61029

October 21, 2014

Carson City Nugget

Special Use Amendment

## Square footage Calc's for Existing Signs

Existing Sign #	Sq Feet
1	12
2	30
3	75
4	180
5	154
6	90
7	90
8	90
9	40
To be removed 10	-154
11	728
To be relocated 12	154
13	220
14	144
15	140
16	90
17	144
18	90
<b>Total</b>	<b>2169</b>

2222 Mouton Dr. Carson City, NV 89706 (775) 884-1818 Fax (775) 884-4118  
email: custom.sign@sbcglobal.net

# Custom Sign & Crane, LLC.

NV Contractors License # 61029

October 16, 2014

Carson City Nugget

Special Use Amendment

## New Sign Descriptions

**Sign type A)** These signs are flexible faced externally illuminated signs. External illumination is 4ea 60w florescent lamps on black gooseneck down lit fixtures. Each sign is 8' t x 30' w and 240sf

**Sign type B)** These signs are internally illuminated transparency cabinets. Illumination is diffused florescent lamps. Each sign is 4't x 8'w and 32 sf

**Sign type C)** These signs are internally illuminated signs. Illumination is diffused florescent lamps One sign is 3.5'w x 10' t and 35sf

**Sign Type D)** These are existing marquees that will remain the same size and in the same place. Only the faces are changing to get rid of the snap lock letter and go with a modern flex face look. They are currently internally illuminated and will stay that way. 3't x 48' w and 144sf —

**Sign Type E)** These are existing marquee signs. Two are being removed from the north and west elevations. One is being relocated to the rear or east elevation next to an existing one, the other is being junked. Then the two on the east or rear elevation will have the faces removed to get rid of the snap lock letters and flex faces installed for a more modern look. They will stay internally illuminated. They are 7't x 22' w and 154sf

**Sign Type F)** This is a color LED message center. The sign is 4.5' t x 6' w and 27sf

# Custom Sign & Crane, LLC.

NV Contractors License # 61029

October 21, 2014

Carson City Nugget

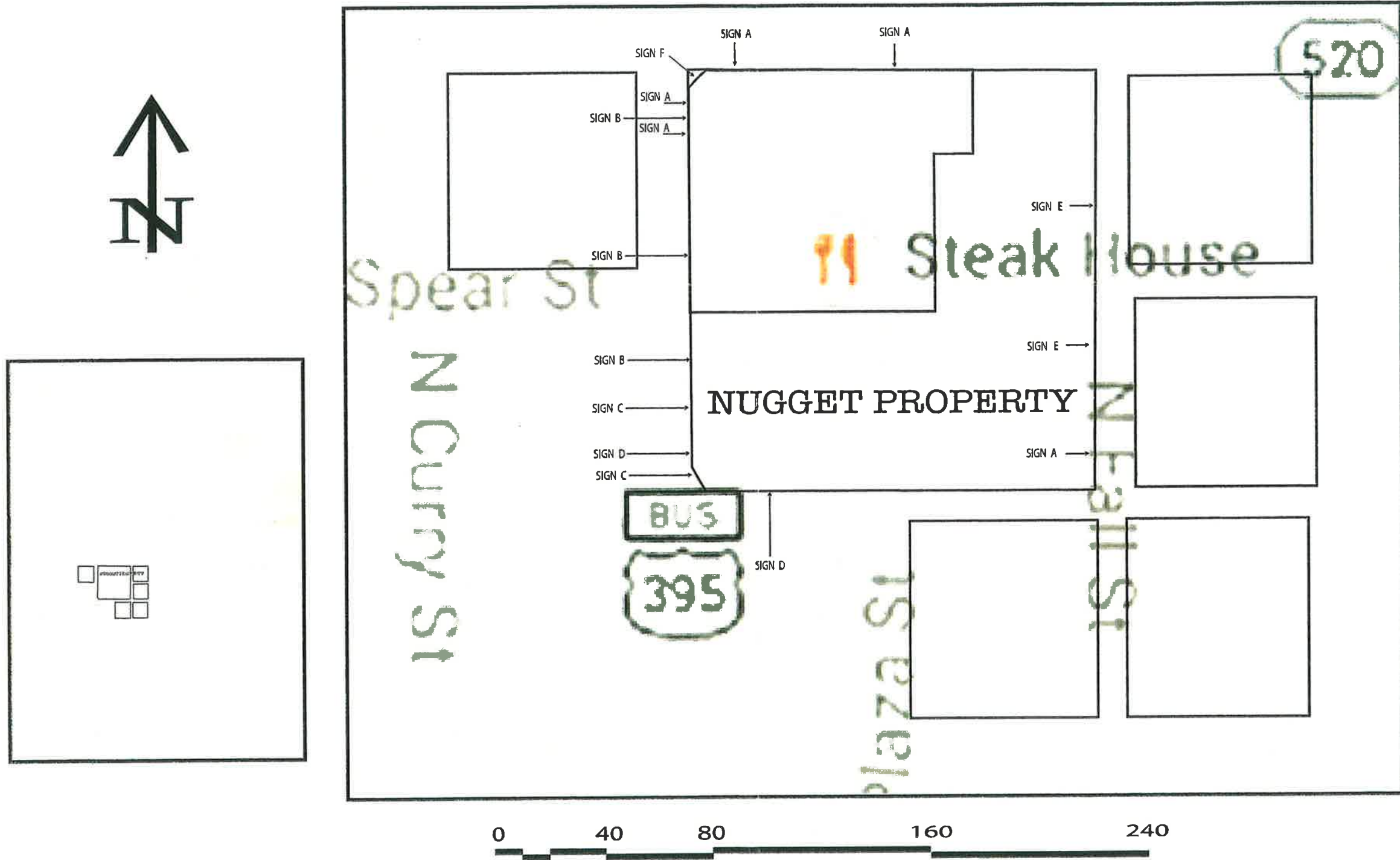
Special Use Amendment

## Square footage Calc's For New Signs

New sign #	Sq Feet
A	240
A	240
A	240
A	240
A	240
B	32
B	32
B	32
C	35
C	8
D	No Change
D	No Change
E	No Change
E	No Change
F	27
<b>Total</b>	<b>1331</b>

Existing + New = 3500sf

2222 Mouton Dr. Carson City, NV 89706 (775) 884-1818 Fax (775) 884-4118  
email: [custom.sign@sbcglobal.net](mailto:custom.sign@sbcglobal.net)



**Site plan for install of new Carson Nugget signs.**

APN 004-211-11

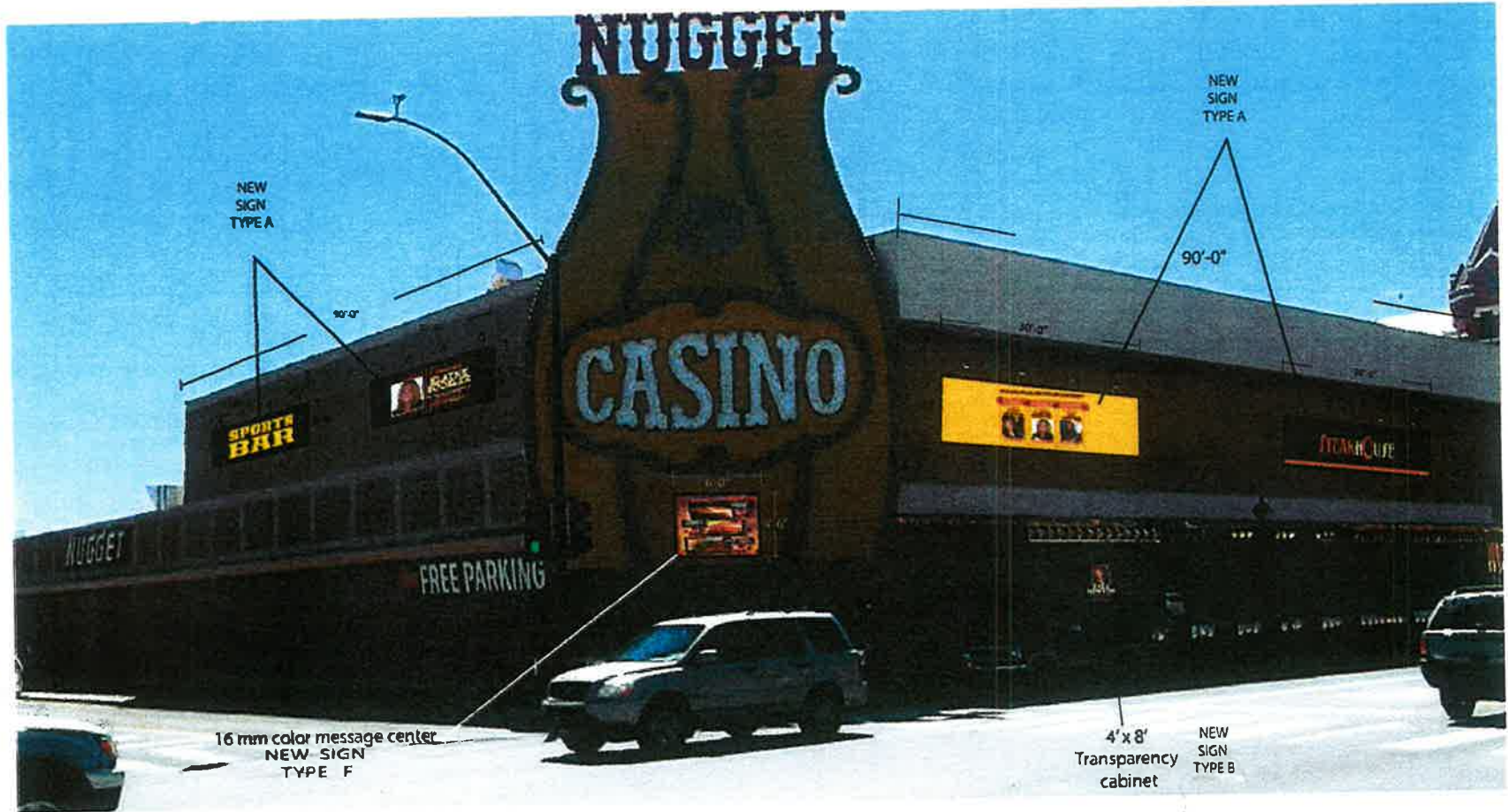
**CARSON NUGGET SITE PLAN NEW SIGNS**

SCALE	SALESMAN	DATE	DESIGNER
3/4"=40'-0"	M. LIPKOWITZ	Oct. 16, 2014	T. POLAND

BID LIMIT: \$100,000.00, LICENSE CLASSIFICATION: C6, LICENSE NUMBER: 61029 EXP. 12/10

This original design is the property of Custom Sign & Crane Company and may not be altered or reproduced or exhibited in any form to anyone other than the recipient or the recipients employees without written permission. In the event the recipient decides not to purchase the product depicted, this artwork and all copies must be returned to Custom Sign and Crane Company. Colors shown may not represent actual colors

**Custom Sign**  
 2222 Mouton Drive  
 Carson City, NV. 89706  
 Ph. 775-884-1818



Manufacture and install four new signs 8' x 30' and one 16 mm color message center and one 4' x 8' transparency sign for existing building

This original design is the property of Custom Sign & Crane Company and may not be altered or reproduced or exhibited in any form to anyone other than the recipient or the recipients employees without written permission. In the event the recipient decides not to purchase the product depicted, this artwork and all copies must be returned to Custom Sign and Crane Company. Colors shown may not represent actual colors

**CARSON NUGGET**

SCALE	SALESMAN	DATE	DESIGNER
NOT TO SCALE	M. LIPKOWITZ	Oct. 15, 2014	T. POLAND

**SHEET**  
**8**

**Custom Sign**  
2222 Mouton Drive  
Carson City, NV. 89706  
Ph. 775-884-1818

BID LIMIT: \$245,000.00, LICENSE CLASSIFICATION: C6, LICENSE NUMBER: 61029 EXP. 12/14



Manufacture and install two new 8' x 30' externally illuminated flex face signs and three new 4' x 8' internally illuminated transparency cabinets and install on existing building. Repaint existing CARSON NUGGET letters and remove existing reader boards.

This original design is the property of Custom Sign & Crane Company and may not be altered or reproduced or exhibited in any form to anyone other than the recipient or the recipients employees without written permission. In the event the recipient decides not to purchase the product depicted, this artwork and all copies must be returned to Custom Sign and Crane Company. Colors shown may not represent actual colors

### CARSON NUGGET

SCALE	SALESMAN	DATE	DESIGNER
NOT TO SCALE	M. LIPKOWITZ	Aug. 19, 2014 Oct. 3, 2014	T. POLAND

SHEET

9

**Custom Sign**  
 2222 Mouton Drive  
 Carson City, NV. 89706  
 Ph. 775-884-1818

BID LIMIT: \$245,000.00, LICENSE CLASSIFICATION: C6, LICENSE NUMBER: 61029 EXP. 12/14





Remove existing reader board faces and replace with flex faces install two new vertical "Coffee Shoppe" signs and 4' x 8' transparency cabinet.

This original design is the property of Custom Sign & Crane Company and may not be altered or reproduced or exhibited in any form to anyone other than the recipient or the recipient's employees without written permission. In the event the recipient decides not to purchase the product depicted, this artwork and all copies must be returned to Custom Sign and Crane Company. Colors shown may not represent actual colors

## CARSON NUGGET

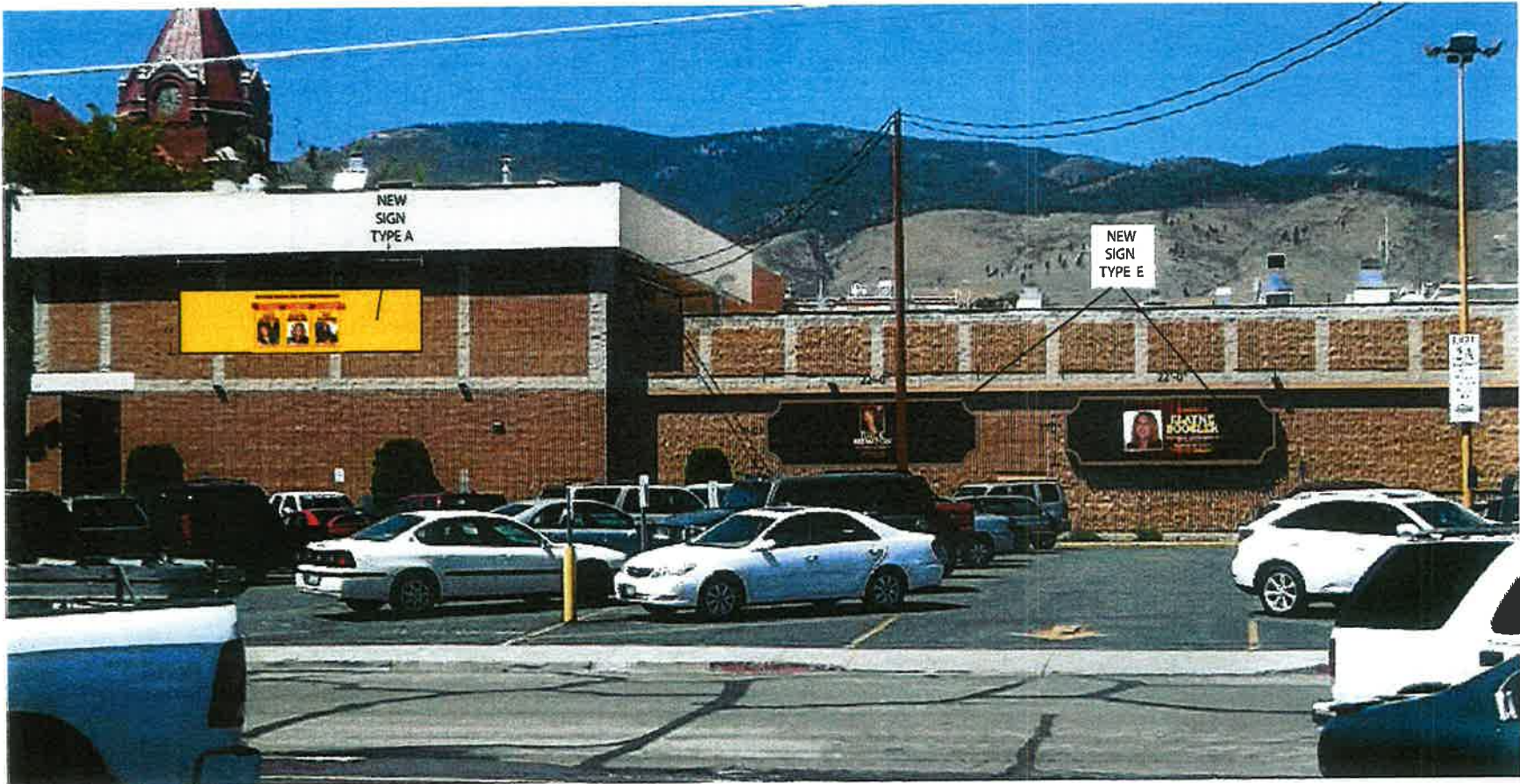
SCALE	SALESMAN	DATE	DESIGNER
NOT TO SCALE	M. LIPKOWITZ	Sept. 19, 2014 Oct. 3, 2014	T. POLAND
		Oct. 15, 2014	

SHEET

10

**Custom Sign**  
 2222 Mouton Drive  
 Carson City, NV. 89706  
 Ph. 775-884-1818

BID LIMIT: \$245,000.00, LICENSE CLASSIFICATION: C6, LICENSE NUMBER: 61029 EXP. 12/14



Manufacture and install new externally illuminated flex face sign 8' x 30' and move existing reader board sign from other side of building and install in new location and make both flex faces signs.

This original design is the property of Custom Sign & Crane Company and may not be altered or reproduced or exhibited in any form to anyone other than the recipient or the recipient's employees without written permission. In the event the recipient decides not to purchase the product depicted, this artwork and all copies must be returned to Custom Sign and Crane Company. Colors shown may not represent actual colors.

## CARSON NUGGET

SCALE	SALESMAN	DATE	DESIGNER
NOT TO SCALE	M. LIPKOWITZ	Aug. 15, 2014 <del>Sept. 3, 2014</del>	T. POLAND
		Oct. 15, 2014	

BID LIMIT: \$245,000.00, LICENSE CLASSIFICATION: C6, LICENSE NUMBER: 61029 EXP. 12/14

SHEET

2

**Custom Sign**  
 2222 Mouton Drive  
 Carson City, NV. 89706  
 Ph. 775-884-1818

# Custom Sign & Crane, LLC.

NV Contractors License # 61029

October 21, 2014

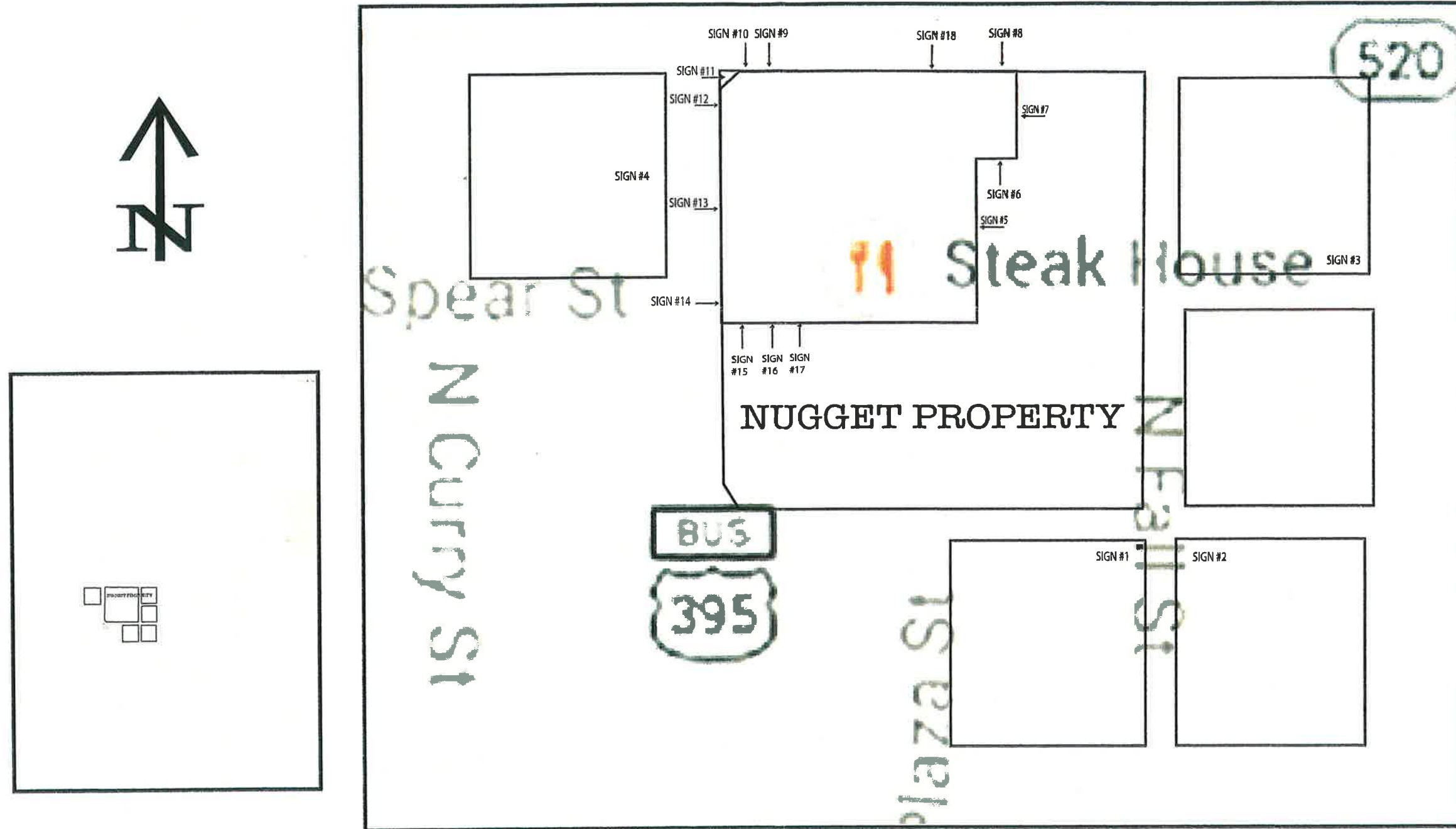
Carson City Nugget

Special Use Amendment

## Existing Sign Descriptions

- 1) Double faced internally illuminated pole sign 3' t x 4' w 12 sf
- 2) Double faced internally illuminated pole sign 5' t x 6' w 30 sf
- 3) Double faced internally illuminated pole sign 5' t x 15' w 75sf
- 4) Double faced externally illuminated pole sign with LED color message board top cabinet is exposed neon illumination. Top cabinet 6' t x 10' w bottom cabinet 8' t x 15' w 180sf
- 5) Single faced internally illuminated marquee sign to be retrofitted to flex face 7' t x 22' w 154sf
- 6) Individual letters with exposed neon 3' t x 30' w 90sf
- 7) Individual letters with exposed neon 3' t x 30' w 90sf
- 8) Individual letters with exposed neon 3' t x 30' w 90sf
- 9) Individual letters with diffused neon 2' t x 20' w 40sf
- 10) Single faced internally illuminated marquee sign to be retrofitted to flex face to be relocated to east elevation 7' t x 22' w 154sf
- 11) Waterfall display with exposed flashing neon and LED lamps 36' t x 20' w 726sf
- 12) Single faced internally illuminated marquee sign to be removed 7' t x 22' w 154sf
- 13) Individual letters with exposed neon to be repainted 5' t x 44' w 220sf
- 14) Single faced internally illuminated marquee sign to be retrofitted to flex face 3' t x 48' w 144sf
- 15) Individual letters with exposed neon 4' t x 35' w 140sf
- 16) Individual letters with diffused neon 2' t x 45' w 90sf
- 17) Single faced internally illuminated marquee sign to be retrofitted to flex face 3' t x 48' w 144sf
- 18) Individual letters with exposed neon 3' t x 30' w 90sf

2222 Mouton Dr. Carson City, NV 89706 (775) 884-1818 Fax (775) 884-4118  
email: [custom.sign@sbcglobal.net](mailto:custom.sign@sbcglobal.net)



Site plan for existing Carson Nugget signs.

APN 004-211-11

CARSON NUGGET SITE PLAN OLD SIGNS

SCALE	SALESMAN	DATE	DESIGNER
3/4"=40'-0"	M. LIPKOWITZ	Oct. 14, 2014	T. POLAND

BID LIMIT: \$100,000.00, LICENSE CLASSIFICATION: C6, LICENSE NUMBER: 61029 EXP.12/10

This original design is the property of Custom Sign & Crane Company and may not be altered or reproduced or exhibited in any form to anyone other than the recipient or the recipients employees without written permission. In the event the recipient decides not to purchase the product depicted, this artwork and all copies must be returned to Custom Sign and Crane Company. Colors shown may not represent actual colors

**Custom Sign**  
 2222 Mouton Drive  
 Carson City, NV. 89706  
 Ph. 775-884-1818



SIGN #1 12 S.F.



SIGN #2 30 S.F.

~~Details of existing signs to be replaced or refaced.~~

This original design is the property of Custom Sign & Crane Company and may not be altered or reproduced or exhibited in any form to anyone other than the recipient or the recipient's employees without written permission. In the event the recipient decides not to purchase the product depicted, this artwork and all copies must be returned to Custom Sign and Crane Company. Colors shown may not represent actual colors.

**CARSON NUGGET**

SCALE	SALESMAN	DATE	DESIGNER
NOT TO SCALE	M. LIPKOWITZ	Oct. 14, 2014	T. POLAND

SHEET

1

**Custom Sign**  
 2222 Mouton Drive  
 Carson City, NV. 89706  
 Ph. 775-884-1818

BID LIMIT: \$245,000.00, LICENSE CLASSIFICATION: C6, LICENSE NUMBER: 61029 EXP. 12/14



SIGN #3 75 S.F.



SIGN #4 180 S.F.

~~Details of existing signs to be replaced or refaced.~~

This original design is the property of Custom Sign & Crane Company and may not be altered or reproduced or exhibited in any form to anyone other than the recipient or the recipient's employees without written permission. In the event the recipient decides not to purchase the product depicted, this artwork and all copies must be returned to Custom Sign and Crane Company. Colors shown may not represent actual colors.

**CARSON NUGGET**

SCALE	SALESMAN	DATE	DESIGNER
NOT TO SCALE	M. LIPKOWITZ	Oct. 14, 2014	T. POLAND

SHEET

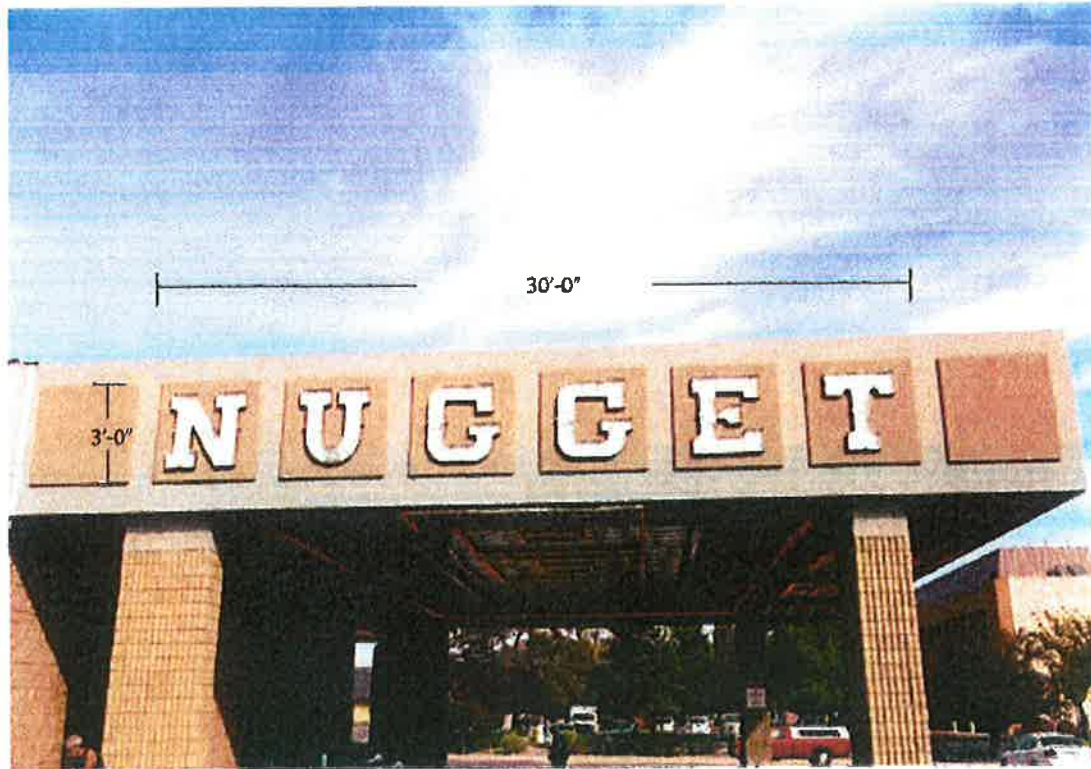
2

**Custom Sign**  
 2222 Mouton Drive  
 Carson City, NV. 89706  
 Ph. 775-884-1818

BID LIMIT: \$245,000.00, LICENSE CLASSIFICATION: C6, LICENSE NUMBER: 61029 EXP. 12/14



SIGN #5 154 S.F.



SIGN #6 90 S.F.

~~Details of existing signs to be replaced or refaced.~~

This original design is the property of Custom Sign & Crane Company and may not be altered or reproduced or exhibited in any form to anyone other than the recipient or the recipient's employees without written permission. In the event the recipient decides not to purchase the product depicted, this artwork and all copies must be returned to Custom Sign and Crane Company. Colors shown may not represent actual colors.

### CARSON NUGGET

SCALE	SALESMAN	DATE	DESIGNER
NOT TO SCALE	M. LIPKOWITZ	Oct. 14, 2014	T. POLAND

SHEET

3

**Custom Sign**  
 2222 Mouton Drive  
 Carson City, NV. 89706  
 Ph. 775-884-1818

BID LIMIT: \$245,000.00, LICENSE CLASSIFICATION: C6, LICENSE NUMBER: 61029 EXP. 12/14



SIGN #7 90 S.F.



SIGN #8 90 S.F.

~~Details of existing signs to be replaced or refaced.~~

This original design is the property of Custom Sign & Crane Company and may not be altered or reproduced or exhibited in any form to anyone other than the recipient or the recipient's employees without written permission. In the event the recipient decides not to purchase the product depicted, this artwork and all copies must be returned to Custom Sign and Crane Company. Colors shown may not represent actual colors.

**CARSON NUGGET**

SCALE	SALESMAN	DATE	DESIGNER
NOT TO SCALE	M. LIPKOWITZ	Oct. 14, 2014	T. POLAND

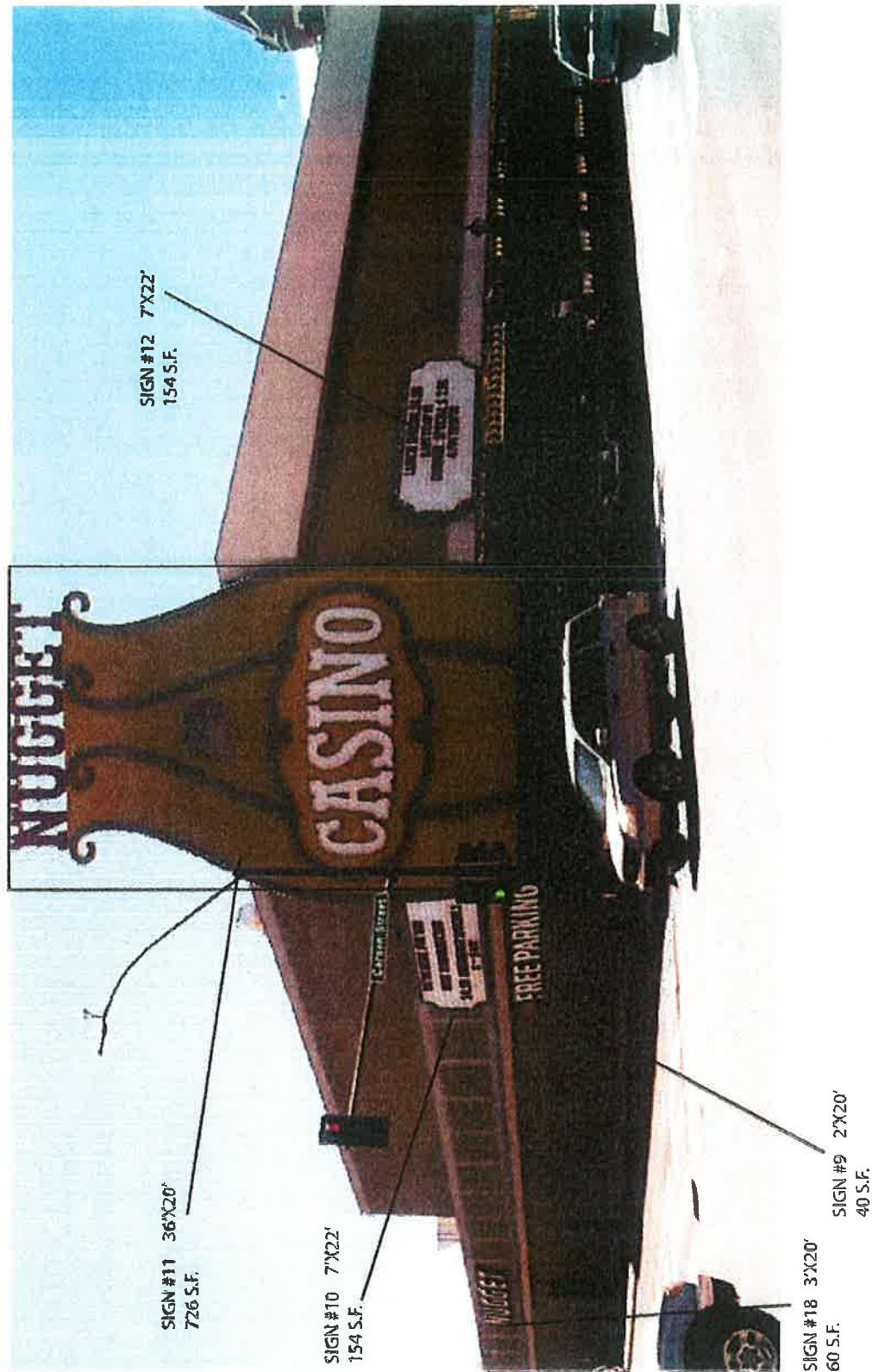
5 SHEET

4

**Custom Sign**  
 2222 Mouton Drive  
 Carson City, NV. 89706  
 Ph. 775-884-1818

BID LIMIT: \$245,000.00, LICENSE CLASSIFICATION: C6, LICENSE NUMBER: 61029 EXP. 12/14





**Details of existing signs to be replaced or refaced. Signs 9, 10, 11, 12 & 18**

This original design is the property of Custom Sign & Crane Company and may not be altered or reproduced or exhibited in any form to anyone other than the recipient or the recipients employees without written permission. In the event the recipient decides not to purchase the product depicted, this artwork and all copies must be returned to Custom Sign and Crane Company. Colors shown may not represent actual colors

**CARSON NUGGET**

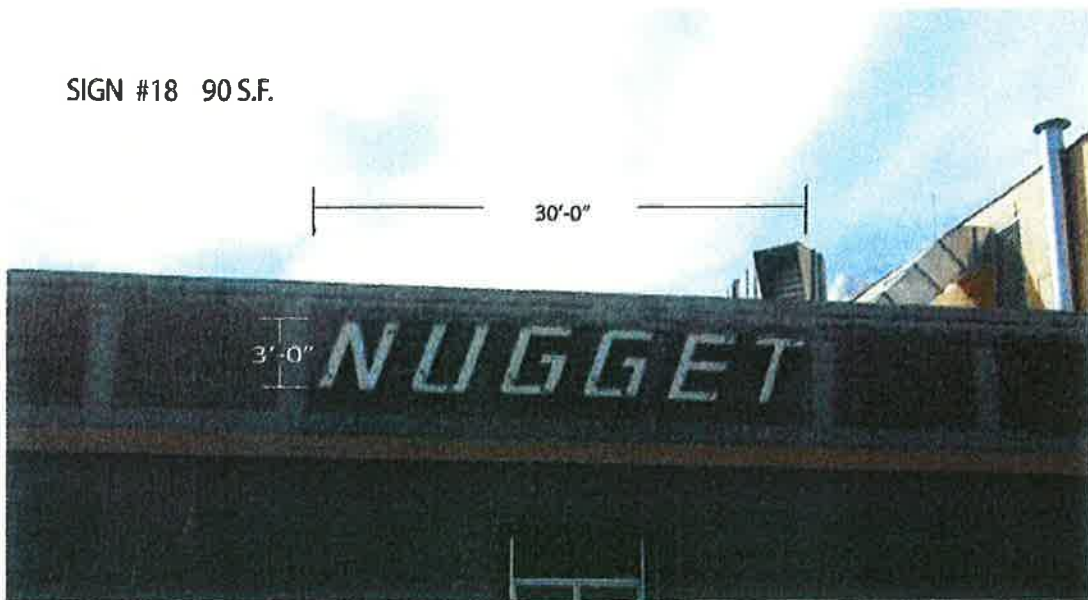
SCALE	SALESMAN	DATE	DESIGNER
NOT TO SCALE	M. LIPKOWITZ	Oct. 14, 2014	T. POLAND

SHEET

5

**Custom Sign**  
 2222 Mouton Drive  
 Carson City, NV. 89706  
 Ph. 775-884-1818

BID LIMIT: \$245,000.00, LICENSE CLASSIFICATION: C6, LICENSE NUMBER: 61029 EXP. 12/14



**Details of existing signs to be replaced or refaced. Signs #15, 16, 17 & 18**

This original design is the property of Custom Sign & Crane Company and may not be altered or reproduced or exhibited in any form to anyone other than the recipient or the recipients employees without written permission. In the event the recipient decides not to purchase the product depicted, this artwork and all copies must be returned to Custom Sign and Crane Company. Colors shown may not represent actual colors

**CARSON NUGGET**

SCALE	SALESMAN	DATE	DESIGNER
NOT TO SCALE	M. LIPKOWITZ	Oct. 14, 2014	T. POLAND

SHEET

**6**

**Custom Sign**  
2222 Mouton Drive  
Carson City, NV. 89706  
Ph. 775-884-1818

BID LIMIT: \$245,000.00, LICENSE CLASSIFICATION: C6, LICENSE NUMBER: 61029 EXP.12/14



SIGN #13 220 S.F.

SIGN #14 144 S.F.

~~Details of existing signs to be replaced or refaced Signs #13 & 14~~

This original design is the property of Custom Sign & Crane Company and may not be altered or reproduced or exhibited in any form to anyone other than the recipient or the recipients employees without written permission. In the event the recipient decides not to purchase the product depicted, this artwork and all copies must be returned to Custom Sign and Crane Company. Colors shown may not represent actual colors

**CARSON NUGGET**

SCALE	SALESMAN	DATE	DESIGNER
NOT TO SCALE	M. LIPKOWITZ	Oct. 15, 2014	T. POLAND

SHEET

**7**

**Custom Sign**  
 2222 Mouton Drive  
 Carson City, NV. 89706  
 Ph. 775-884-1818

BID LIMIT: \$245,000.00, LICENSE CLASSIFICATION: C6, LICENSE NUMBER: 61029 EXP. 12/14