

**STAFF REPORT FOR PLANNING COMMISSION MEETING OF APRIL 29, 2015**

**FILE NO: SUP-15-028**

**AGENDA ITEM: F-2**

**STAFF AUTHOR:** Lee Plemel, Community Development Director

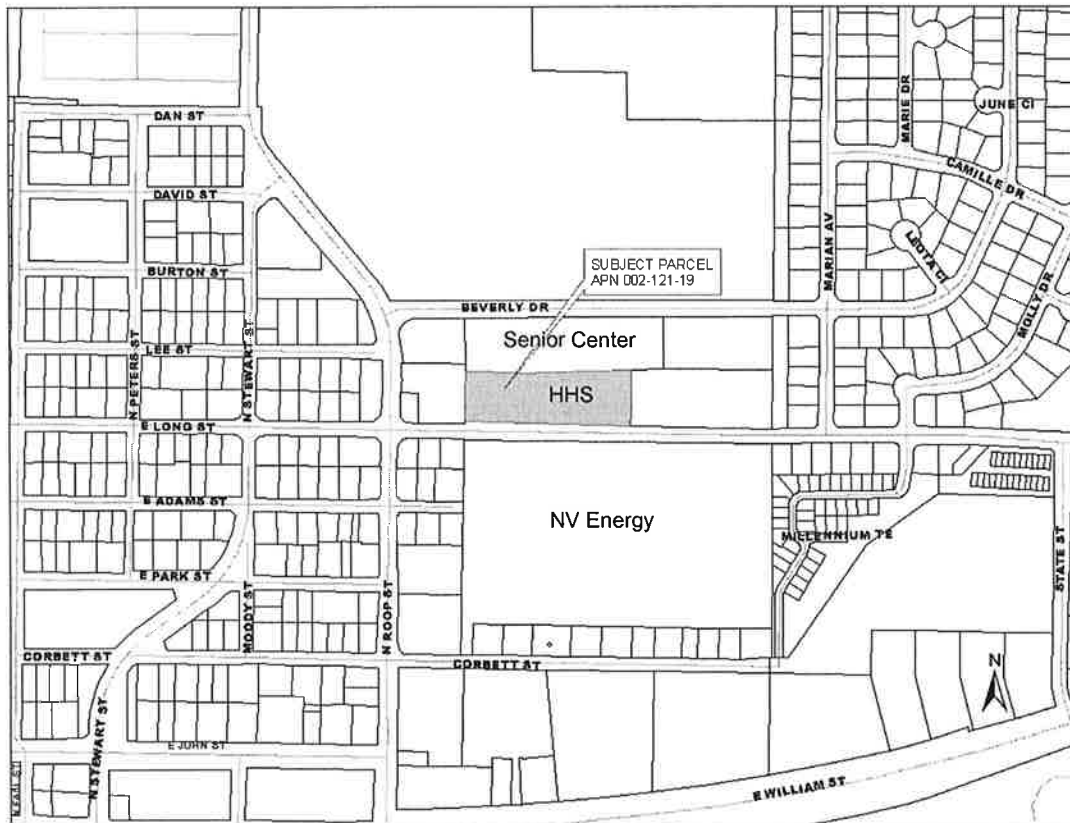
**REQUEST:** Approval of a Special Use Permit to allow replacement of the existing Health and Human Services freestanding monument sign with an LED changeable message center display sign, approximately 6 feet 7 inches in height and 40 square feet in sign area, in the same location as the existing sign.

**APPLICANT / OWNER:** Health and Human Services Department / Carson City

**LOCATION:** 900 E. Long Street

**APN:** 002-121-19

**RECOMMENDED MOTION:** "I move to approve SUP-15-028, a Special Use Permit to allow replacement of the existing Health and Human Services freestanding monument sign with an LED changeable message center display sign, approximately 6 feet 7 inches in height and 40 square feet in sign area, in the same location as the existing sign, based on the findings and subject to the conditions of approval 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 within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, the item may be rescheduled for the next Planning Commission meeting for further consideration.
2. The applicant shall meet all the conditions of approval and commence the use (obtain and maintain a valid building permit) for which this permit is granted within twelve 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 thirty 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.
3. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by the conditions of approval herein.
4. All improvements shall conform to City standards and requirements.

**The following shall be submitted with or included as part of a building permit/sign permit application:**

5. The applicant shall submit a copy of the Notice of Decision, signed by the applicant and owner.

**The following are operational conditions that apply to the use of the sign:**

6. Hours of use for the electronic message center portion of the sign shall be limited to 6:00 AM to 10:00 PM daily.
7. The electronic message portion of the sign shall be equipped with technology that automatically dims the display according to ambient light conditions. Sign brightness shall be limited to 0.3 foot-candles over ambient light, measured at a distance of 10 times the square root of the electronic message center sign area (approximately 54 feet, to be verified based on the actual size of the sign display area when installed). The applicant shall contact the Planning Division to arrange testing once the sign is installed.
8. The minimum message hold time shall be three seconds.
9. Transition time between messages shall be a maximum of one second.
10. Video graphics may be displayed as part of the electronic message center usage, provided that the text messaging complies with the other operational parameters.
11. Occasional operation of the electronic message center during urgent situations to convey important information to the public is anticipated. When emergency messages are displayed by the Health Department, Fire Department, Sheriff's Department, Public Works Department, or other emergency agency, the above operational requirements may be disregarded for the purposes of displaying such messages.

**LEGAL REQUIREMENTS:** CCMC 18.02.050 (Review) and 18.02.080 (Special Use Permits).

**MASTER PLAN DESIGNATION:** Public/Quasi-Public

**ZONING DISTRICT:** Public Community

**KEY ISSUES:** Will the proposed sign cause material damage or other negative impacts to surrounding properties?

**SURROUNDING ZONING AND LAND USE INFORMATION:**

NORTH: Public Regional/Carson City Senior Center  
SOUTH: Limited Industrial & Res. Office/Offices, power substation, and corporate yard  
EAST: Pubic Regional/Autumn Village senior apartments  
WEST: Residential Office/Multi-family apartments

**DISCUSSION:**

A Special Use Permit is required by CCMC Section 18.04.185 (Public Regional), which states that:

All public district development standards relative to lot area, setbacks, building height, landscaping, off-street parking and signs shall be based on requirements and conditions of the Special Use Permit.

The proposed sign exceeds the approved, existing sign height and the existing sign area. The Title 18 Development Standards, Division 4, allow freestanding signs for office uses of up to 32 square feet in sign area. The proposed sign of approximately 40 square feet in sign area exceeds the permitted sign area for office uses and, therefore, approval of a special use permit is also required for sign area. Additionally, the original sign was approved without animation capabilities, so the proposed sign is not consistent with that original approval. Refer to the attached application for more information and photo simulations of the proposed sign.

The proposed sign is located on the east side of the driveway entrance off East Long Street at the southwest corner of the property. There is an existing multi-family apartment complex to the west of the property, near the driveway. There are other residential and office uses on the south side of East Long Street near the sign location, with the main use being the NV Energy offices, corporate yard, and power substation directly across the street from the subject property.

Electronic message center signs can be a useful tool to convey multiple messages to the public and customers of the facilities. However, misuse of such signs can potentially be a nuisance to neighbors and cause driver distraction. Staff has recommended conditions of approval to address these issues. These conditions are the same conditions that were applied to the Community Center sign and are based on recommendations for electronic message display signs by the International Sign Association (ISA). A summary of the requirements and general purpose of the requirements are as follows:

1. Hours of sign operation – Hours of use for the electronic message center portion of the sign shall be limited to 6:00 AM to 10:00 PM daily.

The proposed sign is adjacent to residential uses and is located on a street accessing a residential neighborhood. There is relatively little traffic on this street during late-night hours.

Use of sign during that time is not as effective and may cause unnecessary light intrusion for nearby residents. Turning the sign off nightly also reduces electricity costs.

2. Sign brightness and dimming at night – The sign brightness shall be no more than 0.3 foot-candles above ambient light, measured in accordance with the operational policies and procedures.

This standard addresses sign brightness during day and night, though brightness is generally only an issue during the nighttime. This standard was implemented with the Community Center sign. The Community Center sign brightness needed to be reduced from its factory settings to meet this requirement. Various City staff that participated in the testing agreed that the sign was actually more legible at night with the brightness reduced to meet the requirement.

3. Message hold times – The minimum message hold time shall be three seconds.

A minimum message hold time is intended to limit driver distraction from continuously moving or changing messages. Studies have shown that the mean driver glance time at digital billboards is less than one second.

4. Message transitions – Transition time between messages shall be a maximum of one second.

Maximum message transition time is intended to limit driver distraction from overly-animated transitions, getting to the message quickly while allowing for some transition time for message fades, fly-ins, etc.

5. Video and animation – The policies and procedures allow the use of video and animation, provided that the message text complies with the above standards.

In addition to traditional text messages, the proposed message center sign is essentially a video/computer screen capable of playing video and other animation. City staff understands that while video and animation can be powerful tools for conveying messages, overuse of video and animation can create a nuisance and be a distraction to drivers.

Since the City will have control of the sign content and animation, staff can immediately address any complaints or other issues that arise from the use of animation or any other sign operation parameters.

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.

#### **PUBLIC COMMENTS:**

Public notices were mailed on to 32 adjacent property owners within 485 feet of the subject site pursuant to the provisions of NRS and CCMC. No comments in favor or in opposition have been received by the Planning Division. Any comments that are received after this report is complete will be submitted prior to or at the Planning Commission meeting, depending on their submittal date to the Planning Division.

**OTHER CITY DEPARTMENT OR OUTSIDE AGENCY COMMENTS:**

The following comments were received from various city departments. Recommendations have been incorporated into the recommended conditions of approval, where applicable.

**Building Division comments:**

1. All projects and improvements must be performed in accordance with Nevada State Revised Statute (NRS) 624 and Carson City Municipal Code (CCMC) 15.05.020.
2. Repairs, Replacement, and Alterations must comply with 2012 International Building Codes, 2012 Uniform Plumbing Code, Uniform Mechanical Code or 2012 International Mechanical Code, 2012 Fuel Gas Code, 2011 Electrical Code, Adopted International Energy Conservation Code, and 2012 Northern Nevada Amendments.
3. All Contractors are required to carry State and local license.

**Fire Department comments:**

1. Project must comply with currently adopted fire code (IFC 2012) and Northern Nevada amendments.

**Engineering Division comments:**

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

**Public Works, Environmental Control comments:**

No comments.

**FINDINGS:** Staff recommends approval of the Special Use Permit based the findings 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. The use will be consistent with the objectives of the Master Plan elements.**

*The proposed sign will help the City better promote health and wellness programs available to the community and will not be in conflict with any Master Plan elements, goals, objectives, or policies.*

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

*The proposed sign will replace an existing sign. The proposed sign will cause no additional noise, vibrations, fumes, odors, dust, or physical activity. The proposed sign will have dimming capabilities and be fully programmable to display messages and graphics that are not detrimental to surrounding properties.*

**3. The project will have little or no detrimental effect on vehicular or pedestrian traffic.**

*The proposed sign replaces an existing sign. Changeable message signs could be distracting to motorists if too bright or when messages change too frequently, in particular. Sign operational standards are included in the conditions of approval to address these potential impacts. Similar signs are used throughout Carson City currently with no known detriment to motorists or pedestrians.*

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 proposed sign will not require the extension or expansion of any other public services or facilities.*

5. **The project meets the definition and specific standards set forth elsewhere in this Title 18 for such particular use and meets the purpose statement of that district.**

*The PC zoning district is intended for facilities and uses that serve primarily a large portion of Carson City. One of the purpose PC district is to accommodate the wide range of public institutional and auxiliary uses which are established in response to the health, safety, cultural and welfare needs of the citizens of the city. The proposed sign meets the purpose of the PC zoning district.*

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

*The proposed sign will replace an existing sign. The proposed sign will have dimming capabilities and be fully programmable to display messages and graphics that are not detrimental to surrounding properties.*

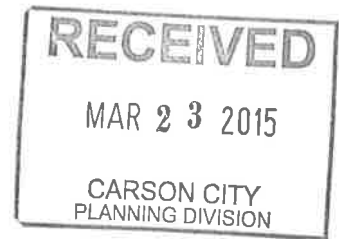
7. **The project will not result in material damage or prejudice to other property in the vicinity.**

*The proposed sign will replace an existing sign. The proposed sign will have dimming capabilities and be fully programmable to display messages and graphics that are not detrimental to surrounding properties.*

Attachments:

City comments  
Application (SUP-15-028)

March 23, 2015



SUP-15-028:

1. All projects and improvements must be performed in accordance with Nevada State Revised Statute (NRS) 624 and Carson City Municipal Code (CCMC) 15.05.020.
2. Repairs, Replacement, and Alterations must comply with 2012 International Building Codes, 2012 Uniform Plumbing Code, Uniform Mechanical Code or 2012 International Mechanical Code, 2012 Fuel Gas Code, 2011 Electrical Code, Adopted International Energy Conservation Code, and 2012 Northern Nevada Amendments.
3. All Contractors are required to carry State and local license.

Thanks.

***Shawn Keating***

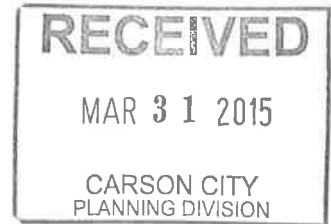
Chief Building Official  
Carson City Community Development  
108 E. Proctor Street  
Carson City, NV 89701

Main 775-887-2310  
FAX 775-887-2202

***Shawn Keating CBO***

Building Official  
Carson City Community Development Department  
Office 775-887-2310  
Fax 775-887-2202  
Cell 775-230-6623  
[skeating@carson.org](mailto:skeating@carson.org)

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**Engineering Division  
Planning Commission Report  
File Number SUP 15-028**

**TO:** Planning Commission

**FROM:** Rory Hogen, E.I.

**DATE:** March 30, 2015

**MEETING DATE:** April 29, 2015

**SUBJECT TITLE:**

Action to consider an application for a Special Use Permit from Carson City Health and Human Services for a sign at 900 E Long St, apn 02-121-19.

**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. All construction and improvements must meet the requirements of Carson City and State of Nevada Codes and Development Standards.

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

The information submitted by the applicant is adequate for this analysis.

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

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

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

The proposal will not affect traffic or pedestrian facilities.

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

Existing facilities appear to be adequate for this project.



## Lee Plemel

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**From:** Susan Dorr Pansky  
**Sent:** Monday, March 30, 2015 5:05 PM  
**To:** Lee Plemel  
**Subject:** Fwd: SUP 15-028

Comments for sign SUP

Sent from my iPhone

Begin forwarded message:

**From:** Dave Ruben <[DRuben@carson.org](mailto:DRuben@carson.org)>  
**Date:** March 30, 2015 at 4:50:19 PM PDT  
**To:** Susan Dorr Pansky <[SPansky@carson.org](mailto:SPansky@carson.org)>  
**Subject:** SUP 15-028

Comments for SUP 15-028:

1. Project must comply with currently adopted fire code (IFC 2012) and Northern Nevada amendments.

***Dave Ruben***  
Fire Marshal  
Carson City Fire Department  
777 S. Stewart Street  
Carson City, NV 89701

Direct 775-283-7153  
Main 775-887-2210  
FAX 775-887-2209

March 23, 2015

Major Project Review Committee

Re: # SUP – 15 - 028

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 15-028 @ 900 Long St. request:

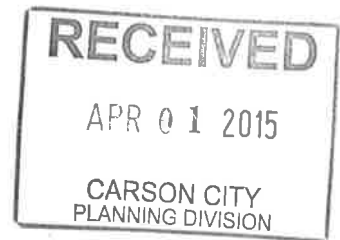
1. ECA has no comments concerning this request.

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



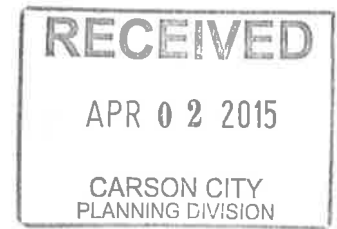
April 2, 2015

Carson City Health and Human Services

SUP 15-028

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



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

FOR OFFICE USE ONLY:

CCMC 18.02

**RECEIVED**

MAR 19 2015

**SPECIAL USE PERMIT**

CARSON CITY  
PLANNING DIVISION

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

**+ noticing fee**

**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)
- CD containing application digital data (to be submitted once the application is deemed complete by staff)

**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 - 15 - SUP - 15 - 028**

APPLICANT PHONE #  
Carson City-Health & Human Services 775-283-7201

MAILING ADDRESS, CITY, STATE, ZIP  
900 E. Long Street

EMAIL ADDRESS  
[swartgow@carson.org](mailto:swartgow@carson.org)

PROPERTY OWNER PHONE #  
Carson City

MAILING ADDRESS, CITY, STATE, ZIP  
3303 Butti Way, Bldg 9, Carson City, NV 89701

EMAIL ADDRESS

APPLICANT AGENT/REPRESENTATIVE PHONE #  
Marc Lipkowitz 775-884-1818

MAILING ADDRESS, CITY STATE, ZIP  
2222 Mouton Dr., Suite A, Carson City 89706

EMAIL ADDRESS  
[custom.sign@sbcglobal.net](mailto:custom.sign@sbcglobal.net)

Project's Assessor Parcel Number(s):

002-121-19

Street Address ZIP Code

900 E Long Street, Carson City, NV 89706

Project's Master Plan Designation

Health and Human Services

Project's Current Zoning

PC PR

Nearest Major Cross Street(s)

Roop Street

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: 18.02.080, or Development Standards, Division SIGNS, Section 4, a request to allow as a conditional use is as follows:

**REPLACE EXISTING SIGN WITH A DOUBLE-FACED LED CHANGEABLE MESSAGE CENTER DISPLAY SIGN**

**PROPERTY OWNER'S AFFIDAVIT**

I, \_\_\_\_\_, 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

Address

Date

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

STATE OF NEVADA )  
COUNTY )

On \_\_\_\_\_, 2\_\_\_\_\_, \_\_\_\_\_, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

Notary Public

**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.

## **CARSON CITY HEALTH AND HUMAN SERVICES MONUMENT SIGN ELECTRONIC MESSAGE CENTER PROJECT**

### **Items of Note:**

Carson City Health and Human Services has an existing double-sided monument sign that has been in place since we occupied the location in December of 2006. At that time we had just added new placards with lettering to the sign; the monument was erected when Carson-Tahoe Rehabilitation occupied the facility, and we will use the existing base for the sign. The total sign height should not increase more than three feet above the existing sign. The sign originally listed only "Carson City Health and Human Services," however, we added WIC to the sign in October 2014. While useful, the monument sign has noteworthy drawbacks. It does not allow us to promote any other Health Department programs or events, and it does not have significant visibility from a distance. The structure is also old and somewhat weathered in appearance.

An electronic message board, through rotating messages and graphics, provides the capability to promote many more programs and services, including community messages for healthy living. It is also easily changed and less expensive than purchasing banners or sign flags. Another advantage is that the message board can also be used quickly by the Health Department and/or public safety offices to communicate emergency messages.

### **GENERAL REVIEW OF PERMITS**

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

#### **A. Chapter 3: A Balanced Land Use Pattern**

- The project meets applicable provisions of the Growth Management Ordinance.
- The project uses no water. Lighting, however, will be native to the electronic message boards installed. Community Development parameters on nighttime dimming and restrictions on flashing or other graphic displays will be followed.
- The project is not located in a priority infill development area.
- The project does not influence pathway connections or access.
- The project will not influence any existing site features.
- The project is not adjacent to county boundaries. Ingress/egress is not influenced by the project.
- The project is consistent with Master Plan Mixed-Use development policies because it allows various public uses for over 99% of the remaining lot. The project is located on a primary street frontage that may be accessed by transit. It does not generate activity, nor influence housing development in the area.
- The project meets all applicable transition standards.
- The project is not situated to affect environmentally sensitive area.
- The project is sited outside the primary floodplain and geologic hazard areas.
- The project does not interfere with potential or existing services.
- The project is not within a Specific Plan Area.

## **B. Chapter 5: Economic Vitality**

GOAL 5.1 – Maintain and Enhance Primary Job Base.

5.1e – Workforce Training. The message board can be used to promote the Human Service Workforce Development Program and available training for prospective job applicants.

GOAL 5.5-Promote recreational facilities and quality of life amenities as economic development tools.

5.5g–Educational resources. The message board expands educational opportunities for delivering healthy living messages and health events that promote quality of life.

## **C. Chapter 6: Livable neighborhoods and Activity Centers**

- The project uses durable materials.
- Visual interest is dominated by interesting graphics and messages on the board and by the improved appearance planned for the structure.
- The project adheres to height and setback requirements.
- The project is not in a MU Activity Center.
- The project is not downtown. Housing models are not applicable.

## **D. Chapter 7: A Connected City**

- Electronic message boards are common promotional tools for high-transit streets such as Long Street, where it is situated.
- The project does not maintain or enhance roadway connections, nor does it interfere with pathways.

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

### **A. Describe the general types of land uses and zoning designations adjoining your property.**

*Surrounding zoning and land use designations are:*

NORTH: General Commercial (PC RC) – Carson City Senior Center

SOUTH: Operating Communication, Transportation, and Utility (LI RC) – Sierra Pacific Power (Nevada Energy)

EAST: Multi-Family Residential (PR) – Autumn Village Senior Apartment Complex

WEST: Multi-Family Residential (RO) – High-Rise Apartment Complex

### **B. Explain why your project is similar to existing development in the neighborhood, and why it will not hurt property values or cause problems, such as noise, dust, odors, vibration, fumes, glare, or physical activity, etc. with neighboring property owners.**

The proposed sign will replace an existing sign, which appears to be 13+ years old, with no detriment to the surrounding neighborhoods. The sign will allow Health Department staff to change the sign content remotely. The proposed sign will have dimming capabilities to minimize effects on the apartment complexes to the east and west, although the viewing angle from these residences to the sign reduces the number of apartments that can even see the message board. The sign will be fully programmable to display messages and

graphics that are not detrimental to the surrounding properties. The design elements and colors of the sign will conform to the architecture of the health / senior center complex. The sign does not create any noise, dust, odors or vibrations.

**C. Provide a statement explaining how your project will not be detrimental to the use, peaceful enjoyment or development of surrounding properties and the general neighborhood.**

The actual structure is not detrimental to use and enjoyment or development of surrounding properties in all directions because they are already developed or in public use.

**D. Consider the pedestrian and vehicular traffic that currently exists on the road serving your project. Explain the effect of your project with the existing traffic in the area.**

The sign will have a positive impact on the traveling public by improving the way finding experience and reduce back tracking. No additional traffic controls are needed because of this project. No evidence exists that message boards are any more visually intrusive than other commercial signs or structures. Existing setbacks will be adhered to in order to prevent interference with driver visibility. Similar signs are used throughout Carson City with no known detriment to motorists or pedestrians.

**E. Explain any short-range and long-range benefit to the people of Carson City that will occur if your project is approved.**

The short range goal is the increased identification of the complex for the residents served, as well as community partners. The long range benefit is knowledge and awareness the people of Carson City will gain regarding the services available, the messages for healthy living, and the events that may be of benefit to the community, such as health fairs, immunizations clinics and educational classes.

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

**A. How will your project affect the school district? Will your project add to the student population or will it provide a service to the student population? How will your project affect the Sheriff's Office?**

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

**B. If your project will result in the covering of land area with paving or a compacted surface, how will drainage be accommodated?**

The question does not apply.

**C. Are the water supplies serving your project adequate to meet your needs without degrading supply and quality to others in the area? Is there adequate water pressure? Are the lines in need of replacement? Is your project served by a well?**

The sign has no water requirements.

**D. Is there adequate capacity in the sewage disposal trunk line that you will connect to in order to serve your project, or is your site on a septic system? Please contact Public Works for the required information.**

The sign has no sewage requirements.

**E. What kind of road improvements are proposed or needed to accommodate your project?**

The sign has no road requirements.

**F. Indicate the source of the information that you are providing to support your conclusions and statements made in this packet (private engineer, Public Works, Regional Transportation, title report, or other sources).**

The Carson City Community Development Department  
Carson City Municipal Code  
Carson City Development Standards  
Custom Sign and Crane, LLC

**G. If outdoor lighting is to be a part of the project, please indicate how it will be shielded from adjoining property and the type of lighting (wattage/height/placement) provided.**

The project will not include outdoor lighting.

**H. Describe the proposed landscaping, including screening and arterial landscape areas (if required by the zoning code). Include a site plan with existing and proposed landscaping shown on the plan which complies with City ordinance requirements.**

The proposed sign is replacing an existing sign and will not affect the rocks and shrubs in the immediate vicinity. A pine tree approximately 25 feet away will need to be removed to enhance visibility of the sign. The Health Department is requesting that Parks and Recreation replace the tree with a smaller tree or shrub.

**I. Provide a parking plan for your project.**

The project has no parking requirements.



**Is there is any other information that would provide a clearer picture of your proposal that you would like to add for presentation to the Planning Commission?**

To summarize, the digital message board will provide greater visibility in the community for Carson City Health and Human Services and enable us to promote positive health messages, educational presentations and special events. We appreciate your consideration of this request for a special use permit.

**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

3/14/15  
Date



Sign location

Manufacture and install new D/F full color LED message center and cabinet and sign face with white plex and vinyl copy and FCO copy for address.

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 CITY HEALTH & HUMAN SERVICES SITE PLAN**

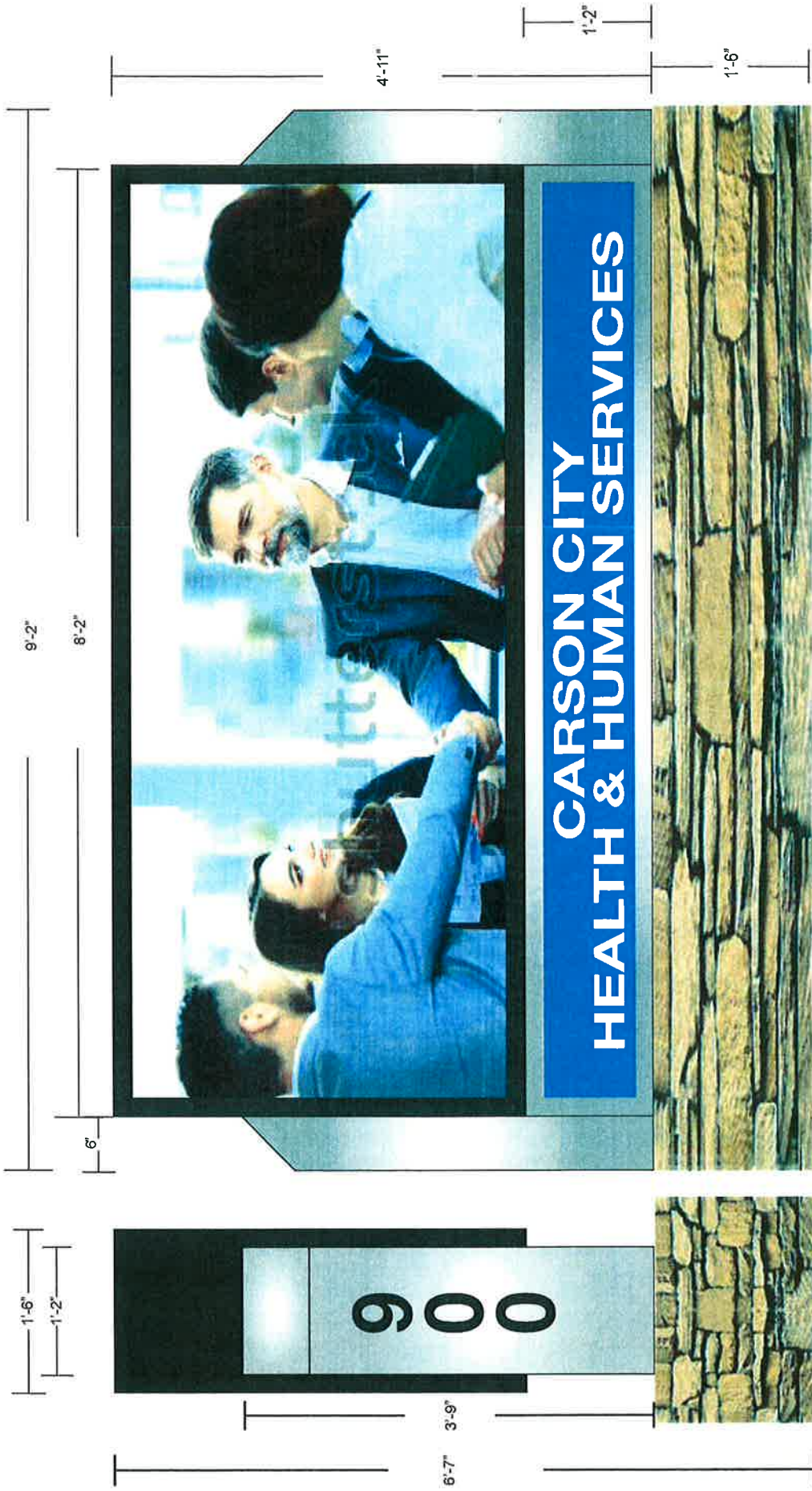
SHEET

**3**

**Custom Sign**  
 2222 MOULTON DRIVE  
 CARSON CITY, NV. 89706  
 PH. 775-884-1818

SCALE	SALESMAN	DATE	DESIGNER
NOT TO SCALE	M. LIPKOWITZ	Mar. 17, 2015	T. POLAND

BID LIMIT: \$245,000.00, LICENSE CLASSIFICATION: C6, LICENSE NUMBER: 61029 EXP: 12/15



Manufacture and install new D/F full color LED message center and cabinet and sign face with white plex and vinyl copy and FCO copy for address.

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**CARSON CITY HEALTH & HUMAN SERVICES**

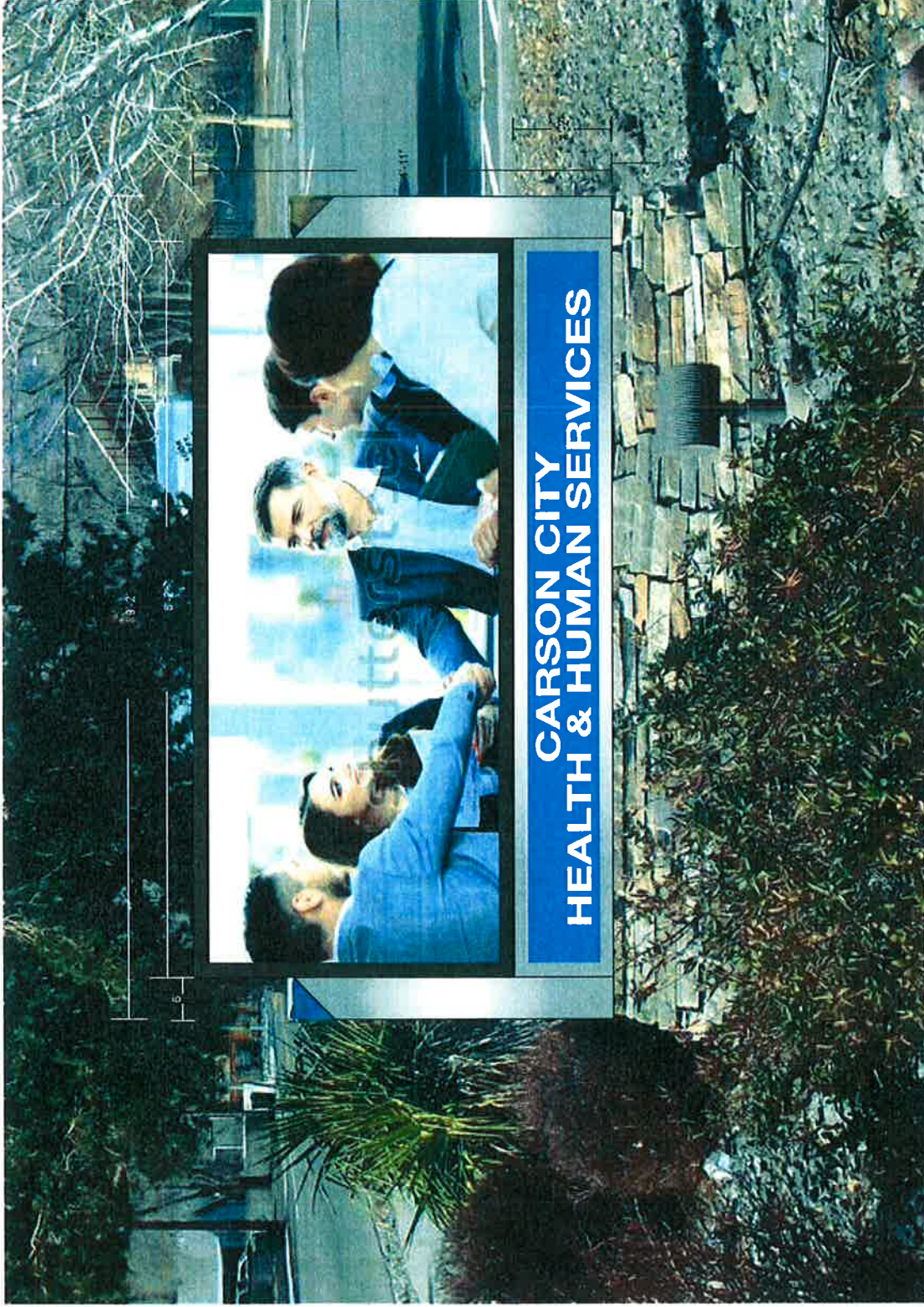
SCALE	SALESMAN	DATE	DESIGNER
NOT TO SCALE	M. LIPKOWITZ	Mar. 17, 2015	T. POLAND

SHEET

2

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

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**1**

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SCALE	SALESMAN	DATE	DESIGNER
NOT TO SCALE	M. LIPKOWITZ	Mar. 27, 2015	T. POLAND
		Mar. 17, 2015	

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