

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF JULY 26, 2017

FILE NO: SUP-17-078

AGENDA ITEM: F5

STAFF AUTHOR: Kathe Green, Assistant Planner

REQUEST: To consider a request from Wendy's South (property owner: Wenco, Inc.) for a Special Use Permit to allow sign area of 181 square feet, which exceeds the allowable sign area, on property zoned General Commercial (GC), located at 4140 South Carson Street, APN 009-153-078.

APPLICANT/AGENT: Wendy's South/National Sign Systems

OWNERS: Wenco, Inc.

LOCATION: 4140 S. Carson Street

APN: 009-153-07

RECOMMENDED MOTION: "I move to approve SUP-17-078, a request from Wendy's South (property owner: Wenco, Inc) for a Special Use Permit to allow sign area of 181 square feet property zoned General Commercial, located at 4140 South Carson Street, APN 009-153-07, based on the findings and subject to the conditions of approval contained in the staff report."



RECOMMENDED CONDITIONS OF APPROVAL:

1. The applicant must sign and return the Notice of Decision for conditions of 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 use for which this permit is approved shall commence within 12 months of the date of final approval. A single, one year extension of time may be requested in writing to the Planning Division thirty days prior to the one year expiration date. Should this permit not be initiated (obtain a Building Permit) within one year and no extension granted, the permit shall become null and void.
5. The new signs shall not exceed a total of 27 square feet, divided among three new signs as shown on submitted plans. Signs must be internally illuminated.
6. Sign permits for the new signs must be approved through the Carson City Building Department.

LEGAL REQUIREMENTS: CCMC 18.02.080 (Special Use Permits), CCMC 18.04.135 General Commercial (GC), CCMC Development Standards, Division 4 (Signage)

MASTER PLAN DESIGNATION: Community/Regional Commercial (C/RC)

PRESENT ZONING: General Commercial (GC)

KEY ISSUES: Will the proposed additional wall signs be compatible with the surrounding neighborhood and be in keeping with the standards of the Carson City Municipal Code?

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: General Commercial (GC)/fast food restaurant

EAST: Right-of-Way then General Commercial (GC)/restaurant and shopping center

WEST: General Commercial (GC)/vacant

SOUTH: General Commercial (GC)/gas station

ENVIRONMENTAL INFORMATION:

FLOOD ZONE: X, areas of minimal flooding

EARTHQUAKE FAULT: zone III, moderate potential, with fault zone beyond 500 feet

SLOPE/DRAINAGE: the site is generally flat

SITE DEVELOPMENT INFORMATION:

LOT SIZE: .93 acre/40,511 square feet

SETBACKS: No change to existing building location.

PREVIOUS REVIEWS: None

DISCUSSION:

The applicant is seeking to place three additional wall signs on the site. The linear length of the building is 45 feet. Under the current Carson City Municipal Code Development Standards Division 4 Signs, the applicant is allowed three times this length as signage for the site, or 135 square feet, with up to 50% of the signage allowed on the freestanding sign. The applicant has submitted documentation stating the signage currently on the site is a total of 154 square feet. It is noted menu boards and directional signs on the site are exempt from calculation in the total square footage of signage. The applicant proposes an increase of 27 square feet in wall signs for a total of 181 square feet, split among three new signs, one each on the south, east and north of the building facade.

As the existing sign area exceeds the allowed sign area, and was not permitted with a Special Use Permit, it is considered nonconforming. Development Standards Division 4 at 4.4.13 Non-Conforming Signs, which states: All non-conforming signs will be removed from the premises or brought into conformance with the requirements of this Division upon the expansion of an existing building which exceeds 20% of the gross floor area of the existing building or 1,000 square feet, whichever is greater, or upon replacement, damage or destruction of the sign structure that exceeds 50% of the total sign valuation (replacement cost), or upon a change in the design of the sign display area, including a change in size, shape or proportions, unless the non-conforming sign is approved by Special Use Permit.

The square footage of the proposed signs will also exceed the amount allowed under the current Code guidelines. Therefore, the applicant has requested approval of a Special Use Permit to allow the additional requested signage on the building.

Staff recommends that the Planning Commission approve SUP-17-078 based on the discussion in this staff report and the required findings as noted on the following pages.

PUBLIC COMMENTS: Public notices were mailed to 36 property owners within 825 feet of the subject site on July 7, 2017. As of the writing of this report, no comments in support or in opposition of the request have been received. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting, depending on the date of submission of the 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: No comments received.

Fire Department: No concerns.

Health Department: No concerns.

Engineering Division: No concerns.

Parks and Recreation Department: No concerns.

Environmental Control: No comments received.

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. Will be consistent with the objectives of the Master Plan elements

The Master Plan designation for the subject property is Community /Regional Commercial. This land use designation is characterized by a mix of retail and commercial services in a concentrated and unified center that serves the local community. The subject use is consistent with the intent of this land use designation.

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.

It is noted this is a developed commercial area, with lighting, noise and traffic. These are commercial buildings. A minor amount of additional light will be created with the new signs. The intention of the additional signs will be to advertise to the traveling public on the adjacent right-of-way locations. The signs will not cause objectionable noise, vibrations, fumes, odors, dust, or glare and will not generate physical activity beyond what is common for commercial properties in the area.

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

The subject use is established, and traffic was considered at the time of original establishment of the use. The signs will not change the use, thus will not change the traffic impacts.

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 existing use is currently served by existing public services and facilities. The new signage will not create any impacts on these services.

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.

The property is located in the General Commercial zoning district. The purpose of this district is to preserve a commercial district limited primarily to retail and wholesale sales of new and used materials, repair and service facilities, and offices. A fast food restaurant is a service facility and therefore meets the purpose statement of this district.

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

The proposed signs are ancillary to the established use, and will not be detrimental to the public health, safety, convenience and welfare.

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

The subject property is adjacent to Carson Street to the east. Surrounding properties are commercial or vacant, thus the additional signage will not result in material damage to these properties.

Attachments:

- Site photos
- Fire Department comments
- Health Department comments
- Engineering Division comments
- Parks Department comments
- Application (SUP-17-078)

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Wen

QUALITY IS OUR RECIPE™

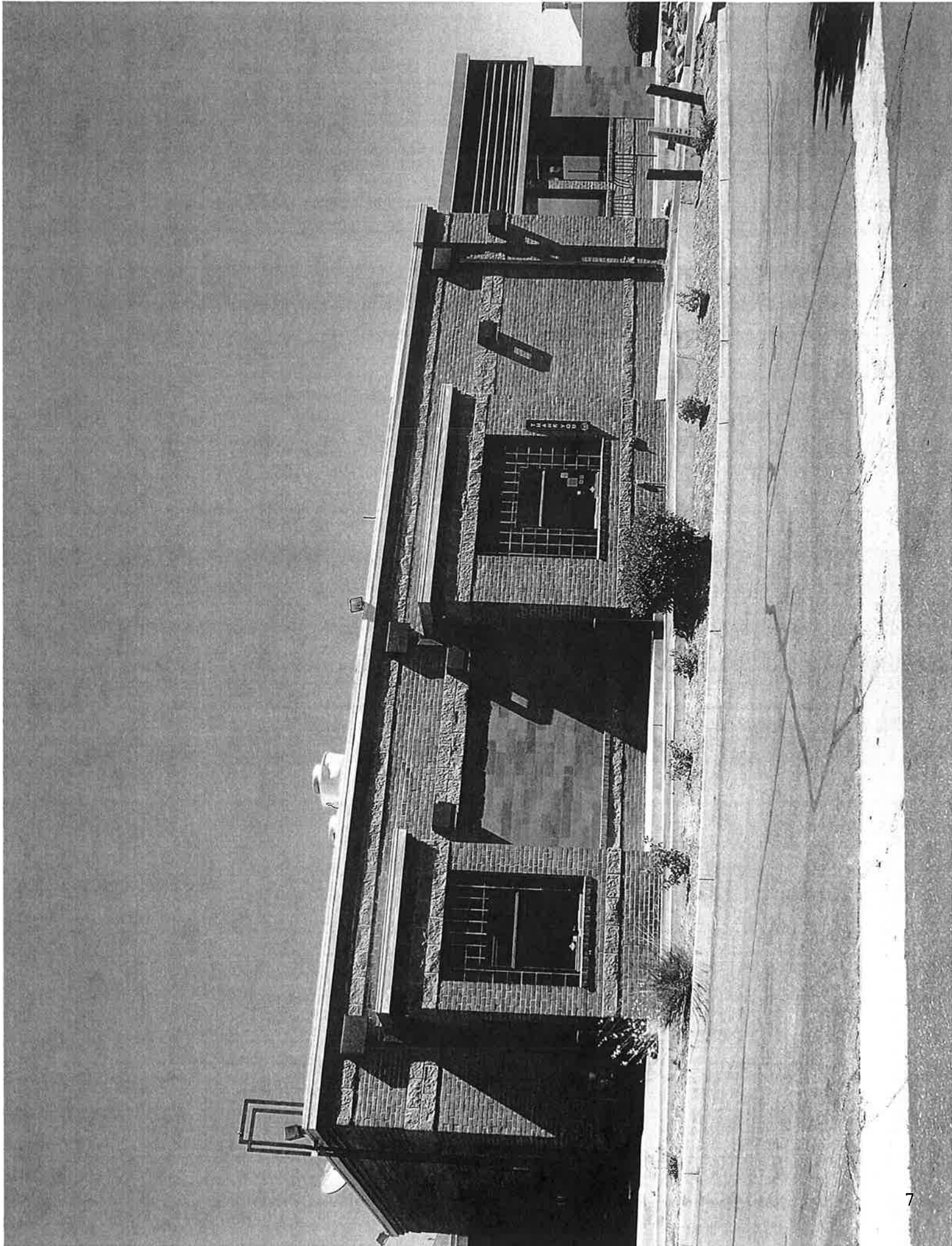
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FOR A LIMITED TIME

50¢

Small Frosty
CHOCOLATE VANILLA



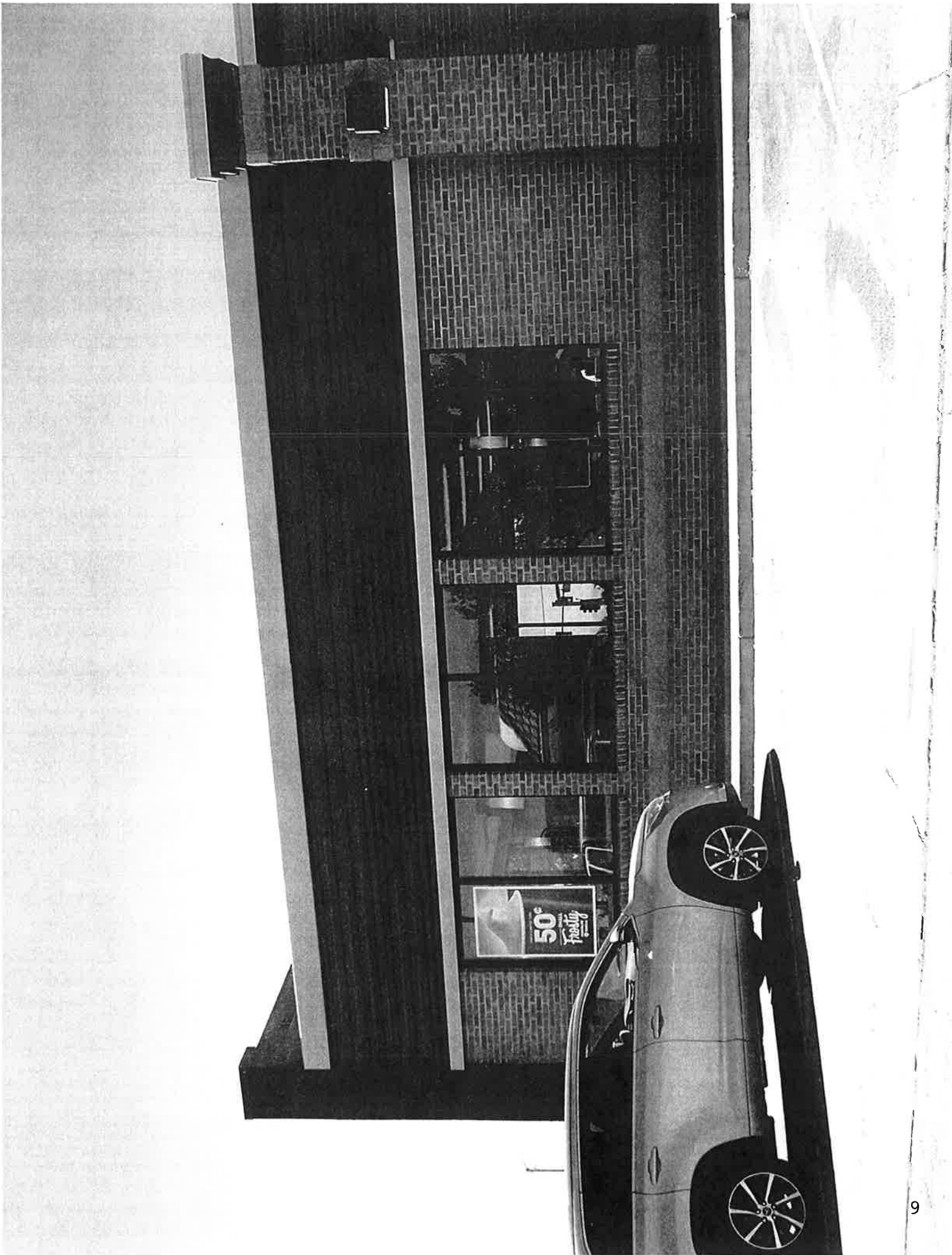


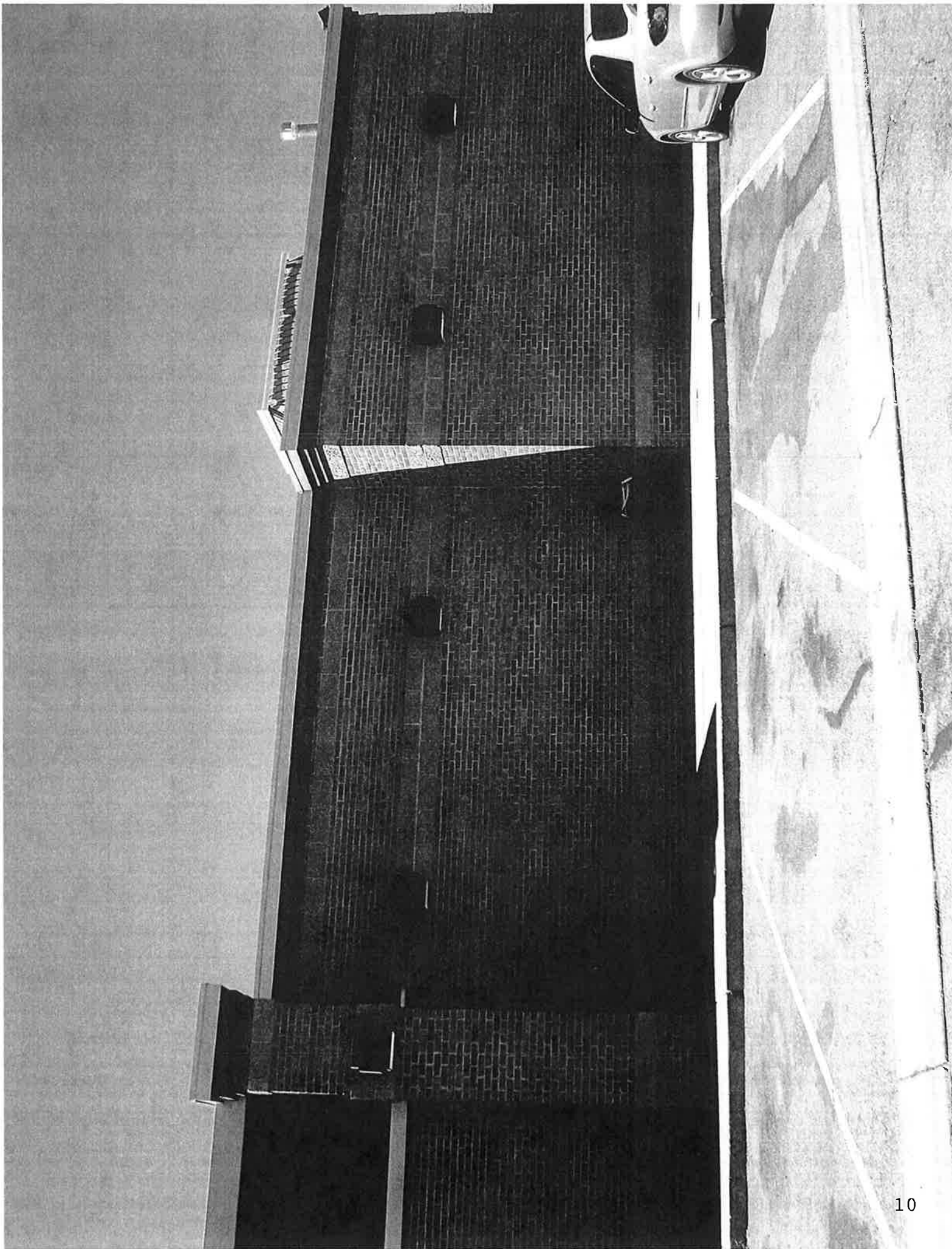


4140

OUR RECIPE

FOR A LIMITED TIME
50¢
Treat Yourself
Wendy's





Wendy's
QUALITY IS OUR RECIPE
TRY OUR NEW
BACON CHEESE
TRIO

RESTAURANT
1008 2nd St
KITYA

ENTER

June 27, 2017

SUP-17-078

Fire

No comment

Dave Ruben

Fire Marshal

Carson City Fire Department

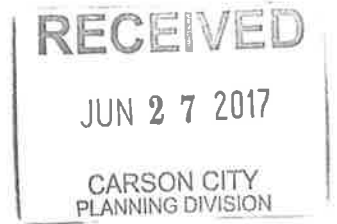
777 S. Stewart Street

Carson City, NV 89701

Direct 775-283-7153

Main 775-887-2210

FAX 775-887-2209



July 7, 2017

Health

SUP-16-078

Health and Human Services

No concerns





**Engineering Division
Planning Commission Report
File Number SUP 17-078**

TO: Hope Sullivan - Planning Department
FROM: Stephen Pottéy – Development Engineering Department
DATE: July 6, 2017 **MEETING DATE:** July 26, 2017

SUBJECT TITLE:

Action to consider an application for a Special Use Permit, from Wenco, Inc to allow additional signage, apn 009-153-07.

RECOMMENDATION:

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

DISCUSSION:

The Engineering Division has reviewed the application within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 18.02.080, Conditional Uses. The Engineering Division offers the following discussion:

C.C.M.C. 18.02.080 (5a) - Master Plan

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

C.C.M.C. 18.02.080 (5b) – Use, Peaceful Enjoyment, Economic Value, Compatibility

Development Engineering has no comment on this finding.

C.C.M.C. 18.02.080 (5c) - Traffic/Pedestrians

The signage will have no effect on sight distance.

C.C.M.C. 18.02.080 (5d) - Public Services

The signage has no effect on sewer, water, or stormdrain services.

C.C.M.C. 18.02.080 (5e) – Title 18 Standards

Development Engineering has no comment on this finding.

C.C.M.C. 18.02.080 (5f) – Public health, Safety, Convenience, and Welfare

The signage has no effect on engineering standards for health and safety.

C.C.M.C. 18.02.080 (5g) – Material Damage or Prejudice to Other Property

SUP 17-078 for a Additional Signage 4140 S Carson St apn 009-153-07

Development Engineering has no comment on this finding.

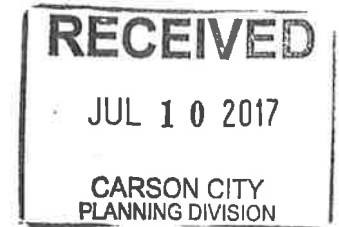
C.C.M.C. 18.02.080 (5h) – Adequate Information

The plans and reports provided were adequate for this analysis.

July 7, 2017

SUP-17-078

Parks



The Parks, Recreation & Open Space Department has no comments on the above referenced SUP.

Thank you,

Vern & Patti

Patti Liebespeck

Office Specialist

Carson City Parks, Recreation & Open Space

3303 Butti Way, Bldg 9

Carson City, NV 89701

Phn: (775) 887-2262 x 7342

Fax: (775) 887-2145

pliebespeck@carson.org

www.carson.org

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 18.02.060

RECEIVED

JUN 09 2017

CARSON CITY
 PLANNING DIVISION

FILE # SUP - 17 - SUP - 17 - 078

SPECIAL USE PERMIT

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

*Due after application is deemed complete by staff

- SUBMITTAL PACKET - 4 Complete Packets (1 Unbound Original and 3 Copies) including:
 - Application Form
 - Detailed Written Project Description
 - Site Plan
 - Building Elevation Drawings and Floor Plans
 - Special Use Permit Findings
 - Master Plan Policy Checklist
 - Applicant's Acknowledgment Statement
 - Documentation of Taxes Paid-to-Date
 - Project Impact Reports (Engineering)

- CD or USB DRIVE with complete application in PDF

Application Received and Reviewed By: _____

Submittal Deadline: See attached 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.

APPLICANT	PHONE #
WENDY'S	
MAILING ADDRESS, CITY, STATE, ZIP	
4140 S. CARSON ST CARSON CITY NV. 89703	
EMAIL ADDRESS	
N/A	
PROPERTY OWNER	PHONE #
WENCO PARTNERS	
MAILING ADDRESS, CITY, STATE, ZIP	
275 HELL ST RENO NV. 89501	
EMAIL ADDRESS	
APPLICANT AGENT/REPRESENTATIVE	PHONE #
NATIONAL SIGN SYSTEMS	
MAILING ADDRESS, CITY STATE, ZIP	
4200 LYMAN CT HELLFARD OH 43026	
EMAIL ADDRESS	
sschible@natsignsys.com	

Project's Assessor Parcel Number(s):	Street Address
00915307	4140 4091 SOUTH CARSON ST
Project's Master Plan Designation	Project's Current Zoning
COMMUNITY/REGIONAL COMMERCIAL	GC
	Nearest Major Cross Street(s)
	CLEARVIEW DR.

Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail.
 To ADD 2 SETS OF 18" CHANNEL LETTERS TO NORTH + SOUTH SIDES OF THE BUILDING. ADDRESS
 16.062 SQ FT OF SIGNAGE ALONG WITH WENDY'S TAB LINE "QUALITY IS OUR RULE" 10.74% SQ FT

PROPERTY OWNER'S AFFIDAVIT

I, RONALD F. Tolatti, 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: Ronald F. Tolatti Address: 16017 EDMONDS DR. RENO, NV. 89511 Date: 6/5/17

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

STATE OF NEVADA
 COUNTY of Washoe

On June 5, 2017, Ron Tolatti, 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.

Janelle Kurland
 Notary Public



JANELLE KURLAND
 Notary Public - State of Nevada
 Appointment Recorded in Washoe County
 No: 14-15080-2 • Expires November 1, 2018

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

SHANNON SCHAEBLE

Print Name

6/9/17

Date

Wendy's would like to increase their visual exposure to traffic traveling north and south on S. Carson St. by installing a set of 18" channel letters to the north and south sides of the building. Along with the 2 sets of Channel letters, we want to add the Wendy's national tag line "Quality is our recipe" on the front elevation (East side) of the building. This is part of Wendy's branding for their stores.

We believe that the addition of these 3 signs will not be a detriment to the Carson City Master Plan Policy. These signs are only to provide better visibility for advertising the Wendy's brand. As with the Taco Bell to the north of Wendy's, they also have 3 building signs to ensure visibility of their product.

We asking to increase the total square footage of the signs from 149.125 to 180.625 for a total increase of 26.81 square feet.

Existing Pylon- 117 sq. Ft.

36" channel letters on east side of building- 32.125 Sq. Ft.

Total of existing signage- 149.125 Sq. Ft.

Total of requested signage- 26.81

Total of all signage- 180.625

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We asking to increase the total square footage of the signs from 153.815 to 180.625 for a total increase of 26.81 square feet.

Wendy's
 4140 S. CARSON STREET,
 CARSON CITY, NV 89703

PROJECT TYPE: CG3480
 REFRESH

NOT FOR CONSTRUCTION
 ALL PROJECTS MUST BE APPROVED BY THE CITY ENGINEER AND THE PUBLIC WORKS DEPARTMENT BEFORE ANY CONSTRUCTION BEGINS. THE ARCHITECT AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND THE PUBLIC WORKS DEPARTMENT.



ARCHITECTURAL SITE PLAN

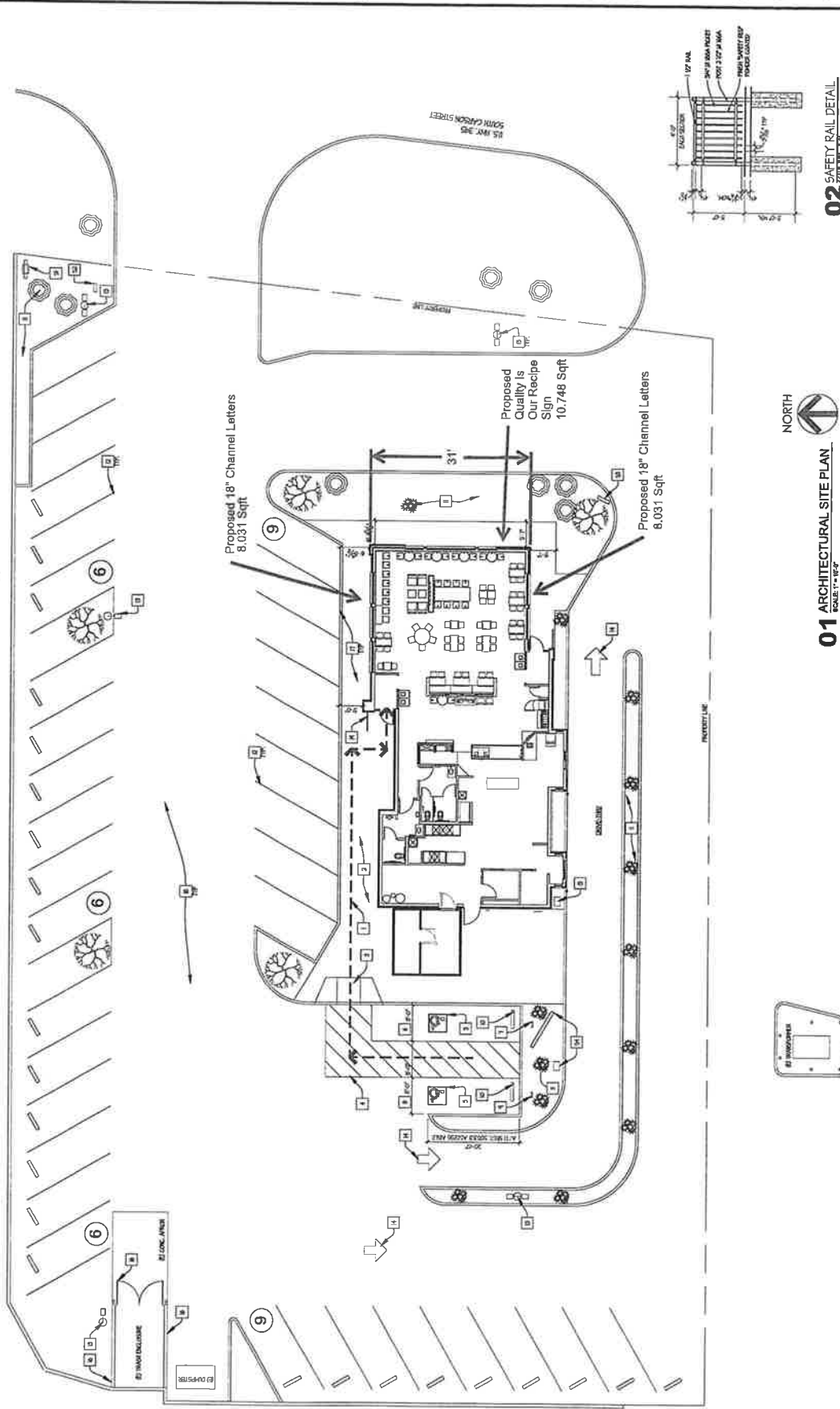
AS1.1

SITE NUMBER:	824
SHEET MODEL:	CG3480
DATE:	11/11/2024
CLASSIFICATION:	REFRESH
OWNER:	WENDY'S, CARSON
DATE REVISION:	02/19/2024
UPGRADE CLASSIFICATION:	
PROJECT TEAM:	
ARCHITECT:	W&P
ENGINEER:	W&P
CONTRACTOR:	W&P
DESIGN BULLETIN NUMBER:	02/19/2024

- KEYNOTES**
1. PERMIT TO EXCAVATE & REPAIR EXISTING CURB
 2. PERMIT TO EXCAVATE & REPAIR EXISTING SIDEWALK
 3. PERMIT TO EXCAVATE & REPAIR EXISTING DRIVEWAY
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- SIGNAGE KEYNOTES**
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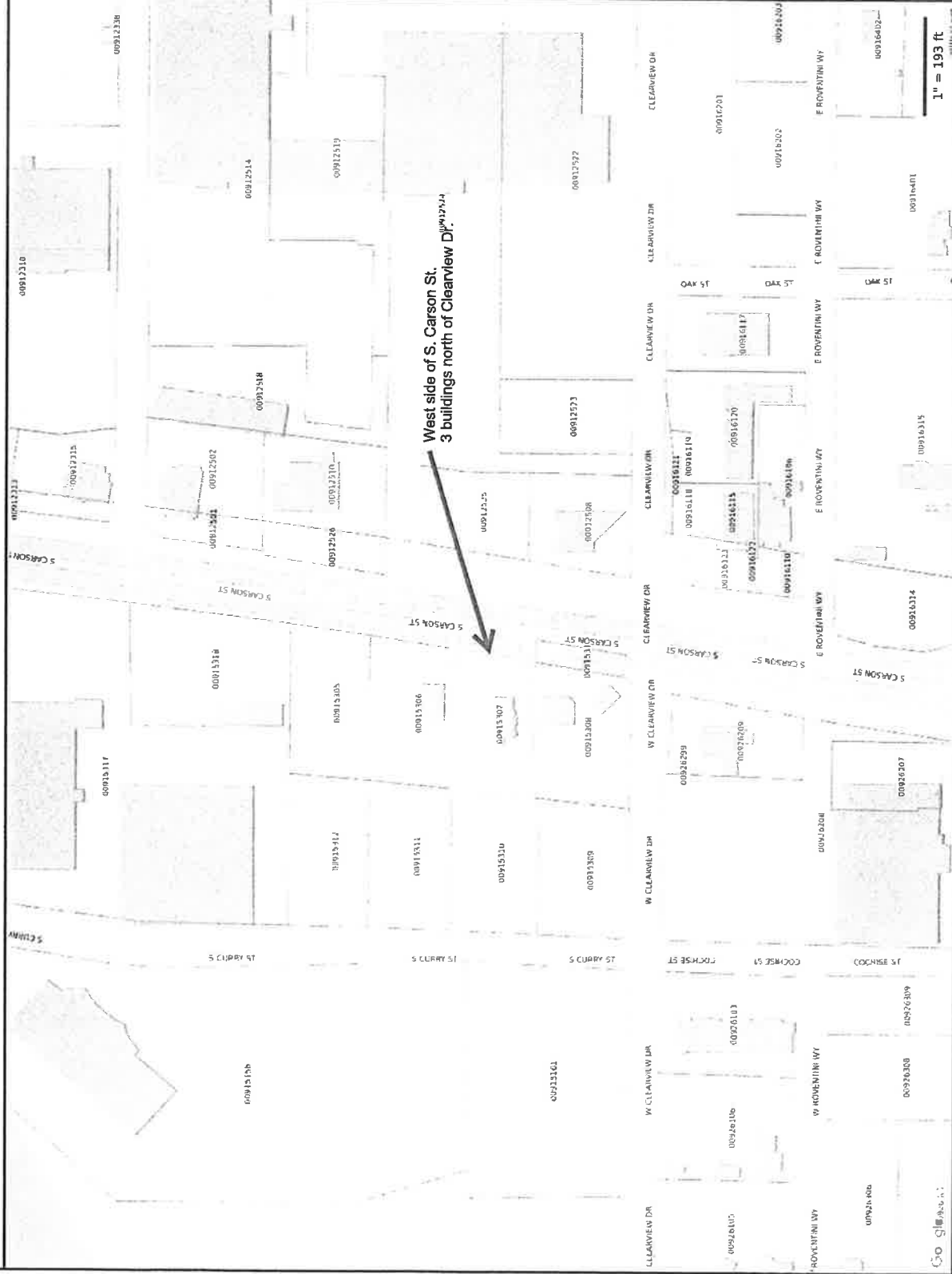
- PARKING**
1. PERMIT TO EXCAVATE & REPAIR EXISTING CURB
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 20. PERMIT TO EXCAVATE & REPAIR EXISTING DRIVEWAY



01 ARCHITECTURAL SITE PLAN
 SCALE: 1/8" = 1'-0"

02 SAFETY RAIL DETAIL
 SCALE: 3/8" = 1'-0"

Site Map



Property Information
Property ID 00915307

Location 4140 S CARSON ST
Owner WENCO, INC
 275 Hill St 3rd Floor
 Reno NV 89501

Applicant Same
Zoning GC

Master Plan Land Use Designation:
 Community/Regional Commercial

Site Plan Prepared By Shannon Schalbie



**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

Carson City, NV makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

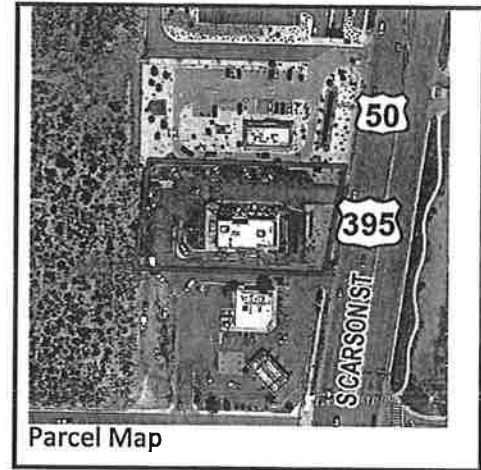
Parcels updated 05/30/2017
 Properties updated 05/30/2017

Request: To install 2 sets of 18" channel letters. One on north elevation and one on south elevation. Install "Quality Is Our Recipe" on east elevation. Adding 26.81 sqft of signage to existing sqft of 153.815 for a total of 180.625 sqft.

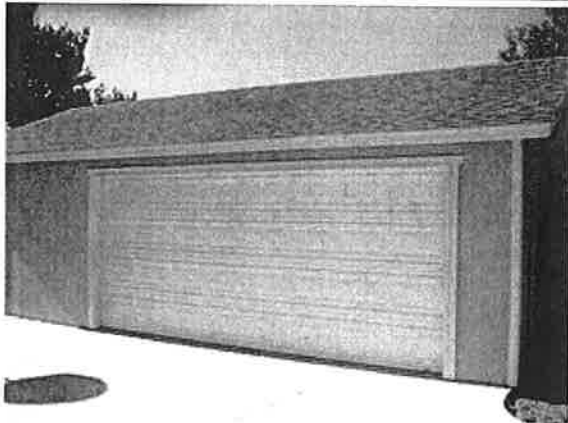
1" = 193 ft



Assessor Parcels Report: 00915307



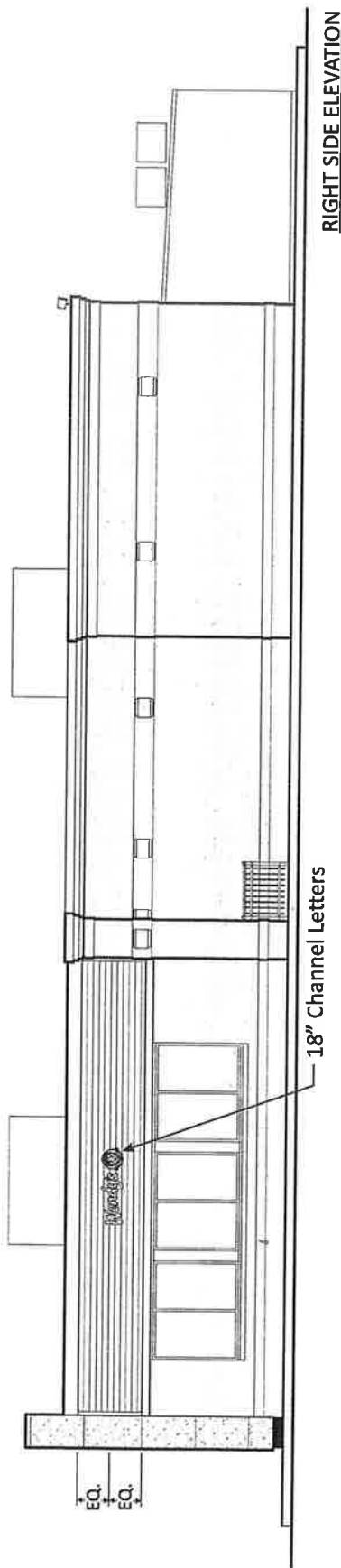
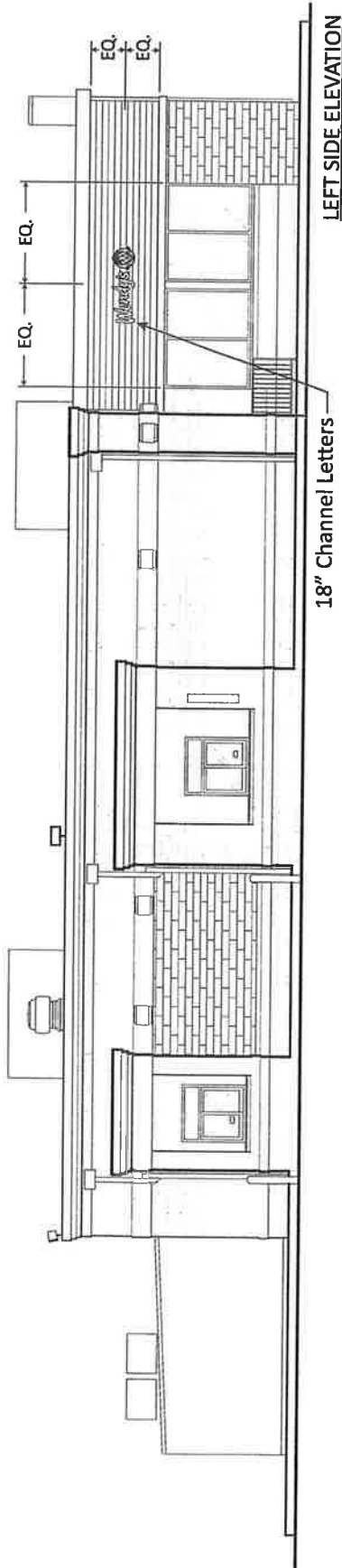
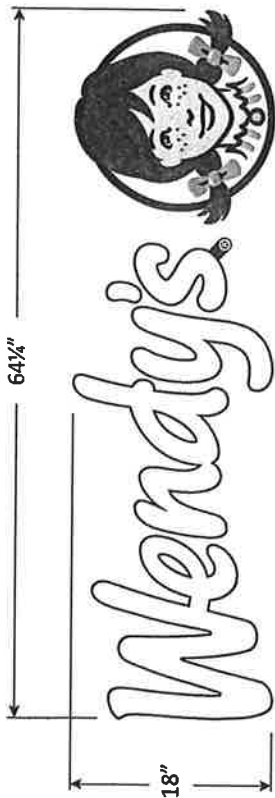
<i>Parcel Information:</i>			
Assessed Owner:	WENCO, INC 275 HILL ST 3RD FLOOR RENO, NV 89501-0000		
Physical Address:	4140 S CARSON ST		
Zoning:	GC	Improved Value:	\$134,095.00
Land Use Code:	403	Land Value:	\$134,698.00
Total Acres:	0.93	Total Assessed Value:	\$268,793.00



The data contained herein has been compiled on a geographic information system (GIS) for the use of Carson City. The data does not represent survey delineation and should not be construed as a replacement for the authoritative source, plat maps, deeds, resurveys, etc. No liability is assumed by Carson City or Douglas County as to the sufficiency or accuracy of the data.

Report Generated: 5/30/2017 12:12:50 PM

Wendy's Channel Letters Carson City, NV



Approved as is Revisions & New Proof Required Signature _____ Date _____

Production of your order cannot proceed until this document is APPROVED, SIGNED and RETURNED

ORIGIN & FILE INFORMATION

Filename: 20170216_PR4526_Wendys_CarsonCityNV_ChannelLetterElevations
 Designer: CCullinan
 Scale: No scale
 Date: 2.16.17
 Sales Rep: CPeterman

COLORS/CALLOUTS

- PMS 186C White
- PMS 201C
- PMS 439C
- PMS 299C
- PMS 698C

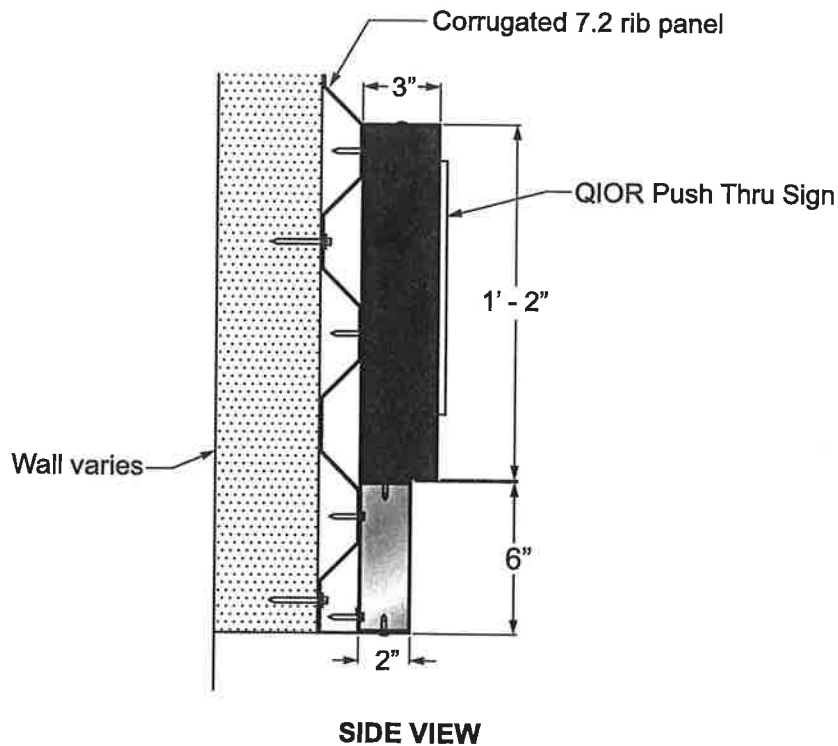
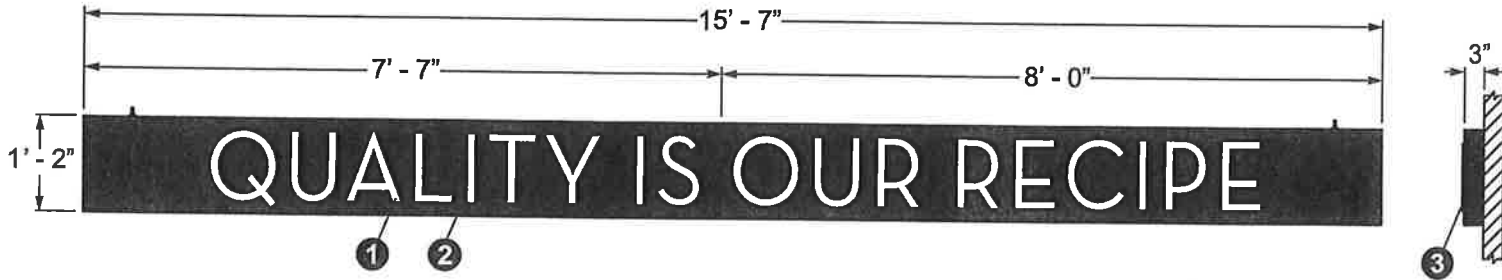
SIGN TYPE

- Channel Letters

SPECIFICATION & NOTES

18" Internally illuminated thermoformed acrylic channel letters flush mounted to building material.

Square Footage: 8.031 ft²
 Total Electrical Load: 1.2 amps @ 120V/60Hz - all components UL listed



MATERIALS

- ① Weather proof sign with a minimum of 2 drain holes (1/4" - 1/2" dia.)
- ② Internally illuminated with white LEDs.*
- ③ 12mm clear acrylic push thru copy

*Total electrical load = 2.4 amps @ 120v/60hz

COLORS & FINISHES

- Painted to match Kynar 500 - Classic Bronze
- White

Master Plan Policy Checklist

Special Use Permit, Major Project Review & Administrative Permits

PURPOSE

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

Development Name: _____

Reviewed By: _____

Date of Review: _____

DEVELOPMENT CHECKLIST

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

CHAPTER 3: A BALANCED LAND USE PATTERN



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

Is or does the proposed development:

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