

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF DECEMBER 19, 2018

FILE NO: SUP-07-059-1

AGENDA ITEM: E.1

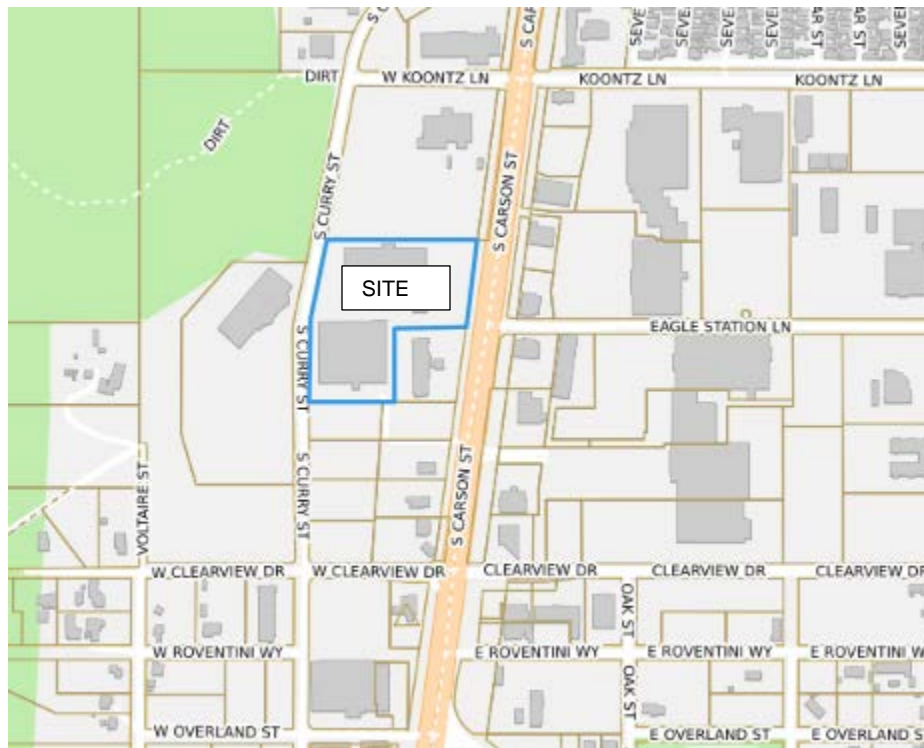
STAFF CONTACT: Hope Sullivan, Planning Manager

AGENDA TITLE: For Possible Action: To consider a modification to a Special Use Permit for a sign that exceeds the height limit in the General Commercial (GC) zoning district on property located at 3800 South Carson Street, APN 009-153-17. (Hope Sullivan, hsullivan@carson.org)

STAFF SUMMARY: The applicant obtained a Special Use Permit in 2007 for the existing thirty two foot tall freestanding sign. Due to visual obstructions, the applicant is seeking to modify the Special Use Permit to elevate the sign to realize an overall height of forty feet. The allowable sign height is 20 feet, although variations in the standards can be permitted by Special Use Permit. The Planning Commission is authorized to issue a Special Use Permit.

RECOMMENDED MOTION: “I move to approve a modification to SUP-07-059-1, a request for a Special Use Permit for a sign that exceeds the height limit on property zoned General Commercial, located at 3800 South Carson Street based on the findings and subject to the conditions of approval contained in the staff report.”

VICININTY MAP:



RECOMMENDED CONDITIONS OF APPROVAL:

Note the base Conditions of Approval reflect the approval of SUP-07-058, approved on June 27, 2007. Proposed language appears in bold and underlined. Language proposed to be deleted appears in bold with a strike-through.

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. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval.
6. All signs require an application for a Building 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.
7. The signs must be designed by a Nevada licensed engineer.
8. The applicant shall submit a copy of the signed Notice of Decision and conditions of approval with the building permit application.
9. This approval establishes the following master sign plan provisions:
 - (A) Regarding the casino: Replacement of the "Casino Fandango" freestanding sign (which is \pm 35 feet high, \pm 20 feet wide and having \pm 400 square feet of copy area) with a new sign that is ~~reduced~~ **increased** to ~~\pm 32~~ **40** feet high, \pm 36 feet wide and having a copy areas of 600 square feet; changing the square-footage of wall signage on the casino building from \pm 1,360 square feet to \pm 1,588 square feet and adding a \pm 216 square foot changeable copy wall sign to the parking garage building.
 - (B) Regarding the hotel: In addition to an approved freestanding pylon sign (which is 35 feet high, and having \pm 150 feet of copy area), allow a monument sign that is \pm 10 feet high, \pm 9 feet wide, and having a copy area of \pm 51 square feet; the proposed wall signage area totals \pm 148 square feet.

- (C) Regarding the cinema: allow a freestanding sign to be sited adjacent to Carson Street (rather than Curry Street) that is ± 30 feet high, variable width of ± 8 to ± 10.7 feet, and having a total areas of ± 480 square feet and copy area of ± 144 square feet; and to allow two additional wall signs
10. Any future changes to the master sign plan will require a new or amended special use permit.
 11. The LED information 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 time setting. The applicant shall be required to meet with the Planning Division staff in order to satisfy this condition.
 12. The graphic programming will be done in a manner so that "attention getting flashing" must not be utilized, and the reader-board must not pose a hazard to passing vehicular traffic along Carson Street.
 13. Any offset angle (or V-shape) shall not exceed five degrees from the vertex centerline or a total of ten degrees between faces.
 14. The approved signage will be administratively reviewed in 12 months (June 2008) to verify that all conditions of approval continue to be met. Staff reserves the right to refer the subject special use permit to the Planning Commission for conditions of approval not in compliance.
 15. Any storage containers (conex containers) kept on site shall either be associated with a building permit (submit a letter to this effect) or obtain a 90-day temporary permit, issued by the Planning Director. Otherwise a special use permit is required in order to retain metal storage containers on the subject site.
 16. The signs shall maintain proper separation from above and below ground utilities.
 17. The signs shall not be placed within any utility, access or drainage easement.
 18. The signs shall not block drainage.
 19. The signs shall not block any clear vision triangles.

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

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

PRESENT ZONING: General Commercial (GC)

KEY ISSUES: Will the proposed signage 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) / Car Dealership

EAST: General Commercial (GC) / Shopping Center

WEST: General Commercial (GC) / Movie Theater and Multifamily Residential (under construction)

SOUTH: General Commercial (GC) / Hotel

ENVIRONMENTAL INFORMATION:

FLOOD ZONE: Zone X shaded (between the 100 year flood and 500 year flood)

EARTHQUAKE POTENTIAL: Zone III, Moderate earthquake potential

SLOPE/DRAINAGE: Site is improved and flat

FAULT ZONE: On site

SITE DEVELOPMENT INFORMATION:

LOT SIZE: 7.46 acres

EXISTING STRUCTURE SIZE: 199,052

VARIANCES REQUESTED: None

PREVIOUS REVIEW:

SUP-07-059: A Special Use Permit to allow an increase in allowable signage allowing a 32 foot tall free standing sign, along with other signage.

SUP-06-088: A Special Use Permit to allow for a multi-plex cinema, a 24,241 square foot addition to the casino, and a 98 room hotel with associated signage.

SUP-04-123: A Special Use Permit to allow for the expansion of the casino, a parking garage, and hotel structures.

SUP-04-045: A Special Use Permit to allow a 30 foot tall freestanding sign, and an increase in sign area.

DISCUSSION:

The subject request is a modification to Special Use Permit SUP-07-059, which authorized a 32 foot high free standing sign at Casino Fandango. The applicant is now seeking to increase the height of the sign to 40 feet. No other modifications to the sign are proposed.

The subject property is currently improved with a casino with multiple restaurants and a conference center. The 7717 square foot conference center opened in December 2018. There is various signage on the site, including the 600 square foot, 32 foot tall freestanding sign. This is the sign that is the subject of the modification request.

The applicant has observed that the support arm for the traffic lights coupled with the street sign, as well as the landscaping, blocks the visibility of the electronic message board for northbound motorist. Therefore, the applicant is requesting to elevate the entire sign by eight feet.

Of note, the City is currently pursuing the redesign of South Carson Street, which will result in the speed limit being reduced from 45 miles per hour to 35 miles per hour, the implementation of a complete streets concept, and improved lighting. Staff has consulted with Public Works to determine if the improvements on South Carson Street would include a modification of the traffic light support arm. Public works staff has advised that the elevation of that arm is not proposed to be modified.

Per the provisions of 4.6.5 of the Carson City Development Standards, variation to the sign standards may be permitted subject to a Special Use Permit.

Per the provisions of Section 18.02.080 of the CCMC, the Planning Commission, after conducting a public hearing, has the authority to grant a Special Use Permit upon making seven required findings of fact.

PUBLIC COMMENTS: Public notices were mailed to 31 property owners within 750 feet of the subject site on November 29, 2018. 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.

Fire Department: No Comments

Engineering Division:

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 sign is proposed to be outside of the sight triangle given by the development standards, and therefore will have a negligible impact on traffic.

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

The existing sewer, water, and storm drain infrastructure are not affected by this project.

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 project meets engineering standards for health and safety.

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

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.

Environmental Control Authority: No comments

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 subject property is designated Community / Regional Commercial. The purpose of this designation is to provide for a mix of retail and commercial services in a concentrated and unified center that serves the local community, and may include larger retail centers with unique stores or characteristics that serve as a regional draw.

The subject property serves as both. The property provides for entertainment and dining for the local community, as well as has a regional draw, particularly with the recent opening of the conference center.

The visibility of the sign is necessary to both inform local residents of the business, as well as to help those coming from out of the area to identify the business.

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.

The increased height of the sign will not create adverse impacts such as noise, vibrations, fumes, odors, dust, glare or physical activity. The existing sign was approved over ten years ago, and has not been detrimental to the surrounding properties or general neighborhood. The proposal is to utilize the existing sign, and elevate it eight feet.

The sign will be taller than most area signs, although the Bodine's Sign has a height of 39.2 feet with an architectural grill that has a height of 42.25 feet, and the Marriott next door to the site has a sign height of 35 feet. Therefore, the proposed sign height will be fairly similar to others, although higher. Given this, staff can find that the proposed sign will not be detrimental to the community, given that the resulting height will be similar to the other signs in the vicinity.

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

Staff does not find that this request will have a detrimental effect on vehicular or pedestrian traffic. The taller sign will not generate vehicular or pedestrian traffic. The location of the sign will not compromise sight distance at the intersection.

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 proposed taller sign will not impact the provision of public 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 applicant is seeking a sign that is taller than allowed by code. Per Section 4.6.5 of the Development Standards, variations to the sign regulations and standards may be permitted by Special Use Permit approval. With the modification of this Special Use Permit and recommended conditions of approval, the request will meet the applicable definitions and specific standards found in the code.

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

The taller sign will not be detrimental to public health, safety, convenience or welfare. The sign will be the same sign that has existed for ten years, but just be taller.

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

The taller sign will not result in material damage or prejudice to other properties in the vicinity. The sign will be the same sign that has existed for ten years, but just be taller.

Attachments:

Letter of November 23, 2018 from Court Cardinal, President/General Manager
Revised photo-simulation
Application Received November 6, 2018 (SUP-07-059-1)

Casino Fandango
Do The Fandango.



November 23, 2018

Carson City Planning Division
108 E. Proctor Street
Carson City, NV 89701



Re: Casino Fandango – Pylon Sign
Request to Amend SUP 07-059

Dear Commissioners:

This letter is written in connection with the above referenced matter. Casino Fandango is requesting an increase in height of the existing pylon sign from 32' to 40'.

The requested increase in height will not increase the existing square footage previously approved. The height increase is driven by the increased growth in the area, coupled with a desire to improve visibility of the sign as seen by both south bound and north bound traffic. In addition, our landscaping has become mature and is starting to hinder the ability to read our marquee at its current height. We would like to continue to have good looking mature landscaping to help beautify the community and do not want to reduce the green level, therefore we are asking to increase the height of our sign.

As such, we request an amendment to SUP 07-059 to increase the previously approved height of 32' to 40'.

Your consideration of the proposed height increase is appreciated. Should you have any questions or require additional information, please contact me directly.

*** I would like to amend my original letter to include another justification for our request to increase the height of our marquee. When re-designing the new marquee, the original height of the sign remained the same, but somehow, the LED visual display itself dropped 2' in height. This reduction in height has made the messaging portion of the sign harder to read at a reasonable distance. Other signs, landscaping, walls, cars, etc. are now in the way of seeing our message until you are much closer to the property.

After spending millions of dollars freshening up our property and building a new convention space, I want to make sure that people can easily see the messaging we have for them. Obviously, spending an additional \$85,000 was never in our plan or budget, but we feel the need to increase this height for visibility is important for our business as well as the community.

Sincerely,

Court Cardinal
President/General Manager





CURRENT VIEW

32'-0"



PROPOSED VIEW

40'-0"



SITE MAP VIEW

NORTHBOUND S. CARSON ST.

COMPARISON / STREET VIEWS

SC: 1/16"

ART #	Z000001
DATE	12.3.2018
DRAWN	SC
SALES	Carroll S.
FILENAME	C:\WORK\PROJECTS\2018\12\Z000001
FOLDER	AF

Vision Sign Inc.
10000 Las Vegas Blvd. Suite 1000 Las Vegas, NV 89138
Phone: 702.446.5174 Fax: 702.446.5175
www.vision-sign.com

This drawing is prepared and submitted by the contractor as an application for a permit to install signs. It is the responsibility of the contractor to verify the accuracy of the information provided and to ensure that all applicable codes and regulations are followed.

THIS SIGNAGE IS THE PROPERTY OF VISION SIGN, INC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE EXPRESS WRITTEN PERMISSION OF VISION SIGN, INC.

PAINT / VINYL	
PAINT #	
PAINT #	
PAINT #	
PAINT #	
PAINT #	
PAINT #	

FIELD SURVEY REQUIRED PRIOR TO PRODUCTION	
SCALE	
1:0	
2:0	
3:0	
4:0	



CURRENT VIEW



PROPOSED VIEW

SOUTHBOUND S. CARSON ST.

SC: 1/16"

COMPARISON / STREET VIEWS



SITE MAP VIEW

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

FOR OFFICE USE ONLY:

CCMC 18.02.080

SPECIAL USE PERMIT

FILE # SUP - 18 -

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

*Due after application is deemed complete by staff

APPLICANT PHONE #
 Casino Fandango / Carson Gaming, LLC (702) 220-6565

MAILING ADDRESS, CITY, STATE, ZIP
 3800 S. Carson St., Carson City, NV 89701

EMAIL ADDRESS
 swhite@olympiacompanies.com

PROPERTY OWNER PHONE #
 Carson Gaming, LLC (702) 220-6565

MAILING ADDRESS, CITY, STATE, ZIP
 11411 Southern Highlands Parkway, Suite 300, LV, NV 89141

EMAIL ADDRESS
 swhite@olympiacompanies.com

APPLICANT AGENT/REPRESENTATIVE PHONE #
 SAA

MAILING ADDRESS, CITY STATE, ZIP
 SAA

EMAIL ADDRESS
 SAA

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.

Project's Assessor Parcel Number(s):
 009-153-17

Street Address
 3800 S. Carson St., Carson City, NV 89701

Project's Master Plan Designation

Project's Current Zoning
 GC

Nearest Major Cross Street(s)
 S. Carson St. / Koontz Lane

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

Request to amend SUP 07-059. Raise existing pylon sign from 32' to 40' in height.

PROPERTY OWNER'S AFFIDAVIT

I, Garry Goett, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application.

Signature [Signature]

Address 11411 Southern Highlands Parkway, Suite 300
 Las Vegas, NV 89141

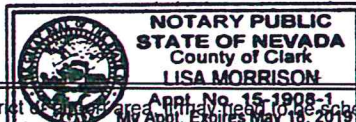
Date 10-08-18

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

STATE OF NEVADA
 COUNTY of Clark }

On October 10th, 2018, Garry V. Goett, 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



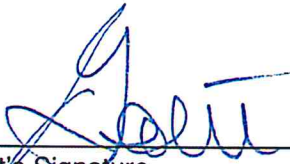
NOTE: If your project is located within the Historic District or other area, it may need to be scheduled before the Historic Resources Commission or the Airport Authority in addition to being scheduled for review by the Planning Commission. Planning staff can help you make this determination.

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

Garry Goett

Print Name

10-08-18

Date

Casino Fandango
Do The Fandango.

September 24, 2018

Carson City Planning Division
108 E. Proctor Street
Carson City, NV 89701

Re: Casino Fandango – Pylon Sign
Request to Amend SUP 07-059

Dear Commissioners:

This letter is written in connection with the above referenced matter. Casino Fandango is requesting an increase in height of the existing pylon sign from 32' to 40'.

The requested increase in height will not increase the existing square footage previously approved. The height increase is driven by the increased growth in the area, coupled with a desire to improve visibility of the sign as seen by both south bound and north bound traffic. In addition, our landscaping has become mature and is starting to hinder the ability to read our marquee at its current height. We would like to continue to have good looking mature landscaping to help beautify the community and do not want to reduce the green level, therefore we are asking to increase the height of our sign.

As such, we request an amendment to SUP 07-059 to increase the previously approved height of 32' to 40'.

Your consideration of the proposed height increase is appreciated. Should you have any questions or require additional information, please contact me directly.

Sincerely,



Court Cardinal
President/General Manager



STAFF REPORT FOR PLANNING COMMISSION MEETING OF 27 JUNE 2007

AGENDA ITEM: H-2

FILE NO: SUP-07-059

STAFF AUTHOR: Sean Foley, Associate Planner

REQUEST: Action to consider an application from Custom Sign (property owner: Carson Gaming, LLC and Terry D. and Cindy L. Libbon) to amend a previously approved Special Use Permit to allow an increase in allowable signage (master sign plan) within a combined Casino/Hotel/Cinema complex, on property zoned General Commercial (GC) located at 4000 S. Curry Street and 3800 S. Carson Street, APN: 009-153-05, -17 & 18 and 009-151-58; specifically:

1) Regarding the casino: Replacement of the "Casino Fandango" freestanding sign (which is ± 35 feet high, ± 20 feet wide and having ± 400 square feet of copy area) with a new sign that is reduced to ± 32 feet high, ± 36 feet wide and having a copy area of ± 600 square feet; changing the square-footage of wall signage on the casino building from $\pm 1,360$ square feet to $\pm 1,588$ square feet; and adding a ± 216 -square-foot changeable-copy wall sign to the parking garage building.

2) Regarding the hotel: In addition to an approved freestanding pylon sign (which is 35 feet high, and having ± 150 feet of copy area), allow a monument sign that is ± 10 feet high, ± 9 feet wide, and having a copy area of ± 51 square feet; the proposed wall signage area totals ± 148 square feet.

3) Regarding the cinema: allow a freestanding sign to be sited adjacent to Carson Street (rather than Curry Street) that is ± 30 feet high, variable width of ± 8 to ± 10.7 feet, and having a total area of ± 480 square feet and copy area of ± 144 square feet; and to allow two additional wall signs that increase the total wall signage from $\pm 1,983$ square feet to $\pm 2,263$ square feet.

OWNER: Carson Gaming, LLC and Terry D. and Cindy L. Libbon
APPLICANT: Custom Sign and Crane, LLC
LOCATION/APN: 4000 S. Curry Street and 3800 S. Carson Street / 009-153-05, -17 & 18 and 009-151-58

RECOMMENDED MOTION: " I move to approve SUP-07-059, a Special Use Permit application from Custom Sign and Crane, LLC, to allow the following provisions for signage at a regional/commercial center:

1) Regarding the casino: Replacement of the "Casino Fandango" freestanding sign (which is ± 35 feet high, ± 20 feet wide and having ± 400 square feet of copy area) with a new sign that is reduced to ± 32 feet high, ± 36 feet wide and having a copy area of ± 600 square feet; changing the square-footage of wall signage on the casino building from $\pm 1,360$ square feet to $\pm 1,588$ square feet; and adding a ± 216 -square-foot changeable-copy wall sign to the parking garage building.

Request to Amend SUP 07-059
Casino Fandango – Pylon Sign
APN: 009-153-17

Special Use Permit Findings

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

Findings:

- a. Mature trees, landscaping and other character defining features will be protected and will remain in accordance with the Section 1.4c, as referenced in the Master Plan Policy Checklist, Chapter 3.
- b. We are requesting an increase in height from the existing 32' to 40'. The original SUP had an approved height of 35'. That height was reduced to 32' as a part of SUP 07-059 to accommodate the total building signage of the Casino/ Theater/ Hotel complex. The approved sign was to be 32' high x 36' wide. The sign was remodeled in 2018 (existing), is now 32' high and 24' wide. The proposed increase in height does not increase existing signage square footage. That square footage remains as previously approved. The proposed height increases the height from 32' to 40', by increasing the height of the base below the actual sign. The existing casino has portions of the building that are taller than the proposed 40' pylon. The adjacent property, Courtyard Marriott at 3870 S. Carson St (APN 00915318), is taller than the proposed 40' tall pylon.

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.

Explanation:

A. Describe the general types of land uses and zoning designations adjoining your property (for example: North: grocery store, Retail Commercial zoning)

Response: Commercial properties are on all sides of Casino Fandango property frontage is on a State Highway.

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. Have other properties in your area obtained approval of a similar request? How will your project differ in appearance from your neighbors? Your

response should consider the proposed physical appearance of your proposal, as well as comparing your use to others in the area.

Response: Along the intense commercial corridor and State Highway, the requested use is desired at this location. The increase of height will not impact this property or adjacent properties. The proposed height increases the height from 32' to 40', The existing Casino has portions of the building that are 58' in height. The adjacent property, Courtyard Marriott at 3870 S. Carson St (APN 00915318), is taller than the proposed 40' tall pylon.

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.

Response: The proposed increase in height does not increase existing signage square footage. That square footage remains as previously approved. The proposed height increases the height from 32' to 40'. By increasing the height, the awareness of the turn-lane into the Casino and Marriott properties will be visible to traffic sooner. Thereby introducing an element of safety, alerting drivers to their upcoming turn sooner, and limiting last minute lane changes.

D. 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.

Response: There is no change to existing lighting.

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

Response: Mature trees, landscaping and other character defining features will be protected and will remain in accordance with the Section 1.4c, as referenced in the Master Plan Policy Checklist, Chapter 3.

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

Response: There is a desire to increase activity at the Casino, thus increasing revenues, which increase tax base and revenues to Carson City. The Casino just completed a Convention Center which will help draw that desired activity.

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

Explanation: Consider the pedestrian and vehicular traffic that currently exists on the road serving your project. What impact will your development have to pedestrian and vehicular traffic when it is successfully operating? Will additional walkways and traffic lights be needed? Will you be causing traffic to substantially increase in the area? State how you have arrived at your conclusions.

Response: There will be no impact. The pylon sign is existing. No change to signage square footage, only an increase of height at the base supporting the sign.

4. Will not overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage and other public improvements.

Explanation:

A. 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?

Response: N/A

B. How will your project affect police and fire protection?

Response: N/A

C. Is the water supply 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? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.

Response: N/A

D. If your project will result in the covering of land area with paving or a compacted surface, how will drainage be accommodated? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.

Response: N/A

E. 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? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.

Response: N/A

F. What kind of road improvements are proposed or needed to accommodate your project? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.

Response: N/A

- G. Indicate the source of the information that you are providing to support your conclusions and statements made in this application (private engineer, Development Engineering, Public Works, Transportation, title report or other sources).

Response: N/A

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

Explanation: Explain how your project meets the purpose statement of the zoning district in which it is located and how it meets the specific standards that are set forth in that zoning district. In CCMC Section 18.04, Use Districts, find the zoning district where your property is located. Refer to the purpose statement at the beginning of the zoning district section and explain how your project meets the purpose statement of that district. In addition, find the specific Intensity and Dimensional Standards for your zoning district in either CCMC Section 18.04.190 (Residential) or CCMC Section 18.04.195 (Non-Residential) and explain how your project meets these specific standards. To access the Carson City Municipal Code, visit our website at www.carson.org/planning.

- c. **Response:** We are requesting an increase in height from the existing 32' to 40'. The original SUP had an approved height of 35'. That height was reduced to 32' as a part of SUP 07-059 to accommodate the total building signage of the Casino/Theater/Hotel complex. The approved sign was to be 32' high x 36' wide. The sign was remodeled in 2018 (existing), is now 32' high and 24' wide. The proposed increase in height does not increase existing signage square footage. That square footage remains as previously approved. The proposed height increases the height from 32' to 40', by increasing the height of the base below the actual sign. The existing casino has portions of the building that are taller than the proposed 40' pylon. The adjacent property, Courtyard Marriott at 3870 S. Carson St (APN 00915318), is taller than the proposed 40' tall pylon.

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

Explanation: Provide a statement explaining how your project will not be detrimental to the public health, safety, convenience and welfare. If applicable, provide information on any benefits that your project will provide to the general public.

Response: The proposed increase in height does not increase existing signage square footage. That square footage remains as previously approved. The proposed height increases the height from 32' to 40'. By increasing the height, the awareness of the turn-lane into the Casino and Marriott properties will be visible to traffic sooner. Thereby introducing an element of safety, alerting drivers to their upcoming turn sooner, and limiting last minute lane changes.

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

Explanation: Provide a statement explaining how your project will not result in material damage or prejudice to other property in the vicinity.

Response: N/A

Justification:

We are requesting an increase in height from the existing 32' to 40'. The original SUP had an approved height of 35'. That height was reduced to 32' as a part of SUP 07-059 to accommodate the total building signage of the Casino/ Theater/ Hotel complex. The approved sign was to be 32' high x 36' wide. The sign was remodeled in 2018 (existing), is now 32' high and 24' wide. The proposed increase in height does not increase existing signage square footage. That square footage remains as previously approved. The proposed height increases the height from 32' to 40', by increasing the height of the base below the actual sign. The existing casino has portions of the building that are taller than the proposed 40' pylon. The adjacent property, Courtyard Marriott at 3870 S. Carson St (APN 00915318), is taller than the proposed 40' tall pylon.

The proposed increase in height does not increase existing and approved signage square footage. That square footage remains as previously approved. The proposed height increases the height from 32' to 40'.

There is a desire to increase activity at the Casino, thus increasing revenues, which increase tax base and revenues to Carson City. The Casino just completed a Convention Center which will help draw that desired activity. This pylon sign services not only the Casino but draws customers to the overall Casino/ Convention Center /Theater/ Hotel complex. This is the singular free-standing sign on the Casino property.

By increasing the height, the awareness of the turn-lane location into the Casino and Marriott properties will be visible to traffic sooner. Thereby introducing an element of safety, alerting drivers to their upcoming turn sooner, and limiting last minute lane changes.

The intense commercial presence along the State Highway provides an appropriate backdrop for the increase in height. There are several properties along Carson St. with tall signs. One such example is Bodines, at 5650 S. Carson St. The pylon at this property has an approved height of 42.25'.

The request also considers the added square footage to Casino Fandango and building elevation square footage with the construction of the new 6000 + SF Convention Center. We are not requesting additional building signage to be added as a result of the new function added to the property. Increased visibility of the pylon, by way of increasing the height, is a desired component to the success of the new Convention Center.

We request an amendment to SUP 07-059 to increase the previously approved height of 32' to 40'.



Bodines: 5650 S. Carson St

SUP 07-142 Approved Sign height of 39.3' with architectural feature at 42.25'



Casino Fandango: Northbound.

Master Plan Policy Checklist

Special Use Permits & Major Project Reviews & Administrative Permits

PURPOSE

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

Development Name: Casino Fandango (Existing Pylon Sign)

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)? LED Lighting
- 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)?

N/A

- Protect existing site features, as appropriate, including mature trees or other character-defining features (1.4c)?
- N/A 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: N/A

- 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:

- N/A
- 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)?
- N/A 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)?

ART #	20506
DATE	10.10.2018
DRAWN	AJ.C.
SALES	Dorell S.
FILE NAME	CASINOFANDANGO20506
FOLDER	AF

Vision Sign Inc.
Carson City, NV
1380 N. Highway 93, Suite 100, Carson City, NV 89401
Phone: 775-455-1111, Web: www.vision-sign.com

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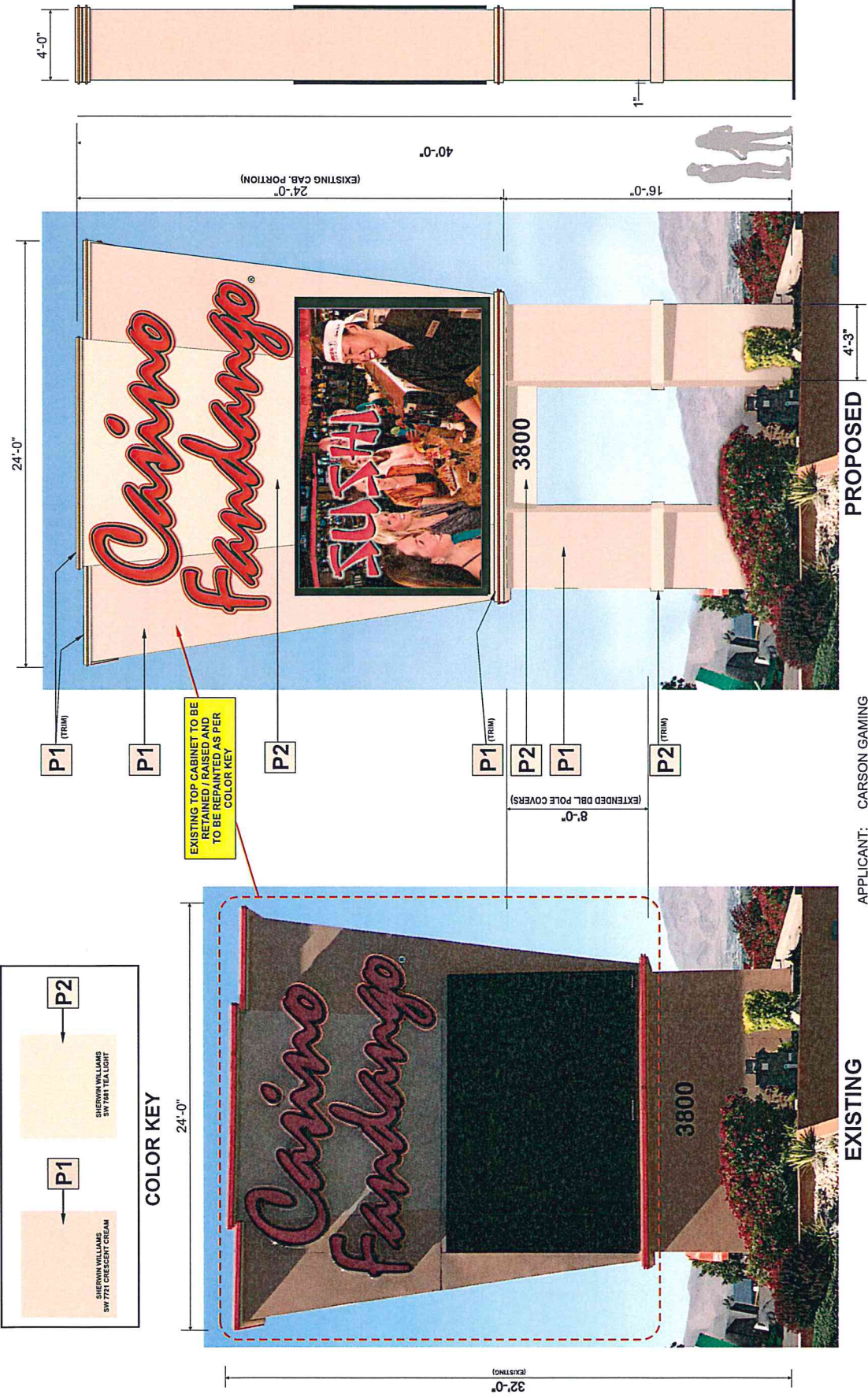
PAINT / VINYL

PAINT #	3M COLOR
PAINT #	3M COLOR
PAINT #	3M COLOR
PAINT #	3M COLOR
PAINT #	3M COLOR

FIELD SURVEY REQUIRED PRIOR TO PRODUCTION

REVISIONS

NO.	DATE	DESCRIPTION
1.0	10/10/2018	
2.0		
3.0		
4.0		



EXISTING
SC: 3/16"

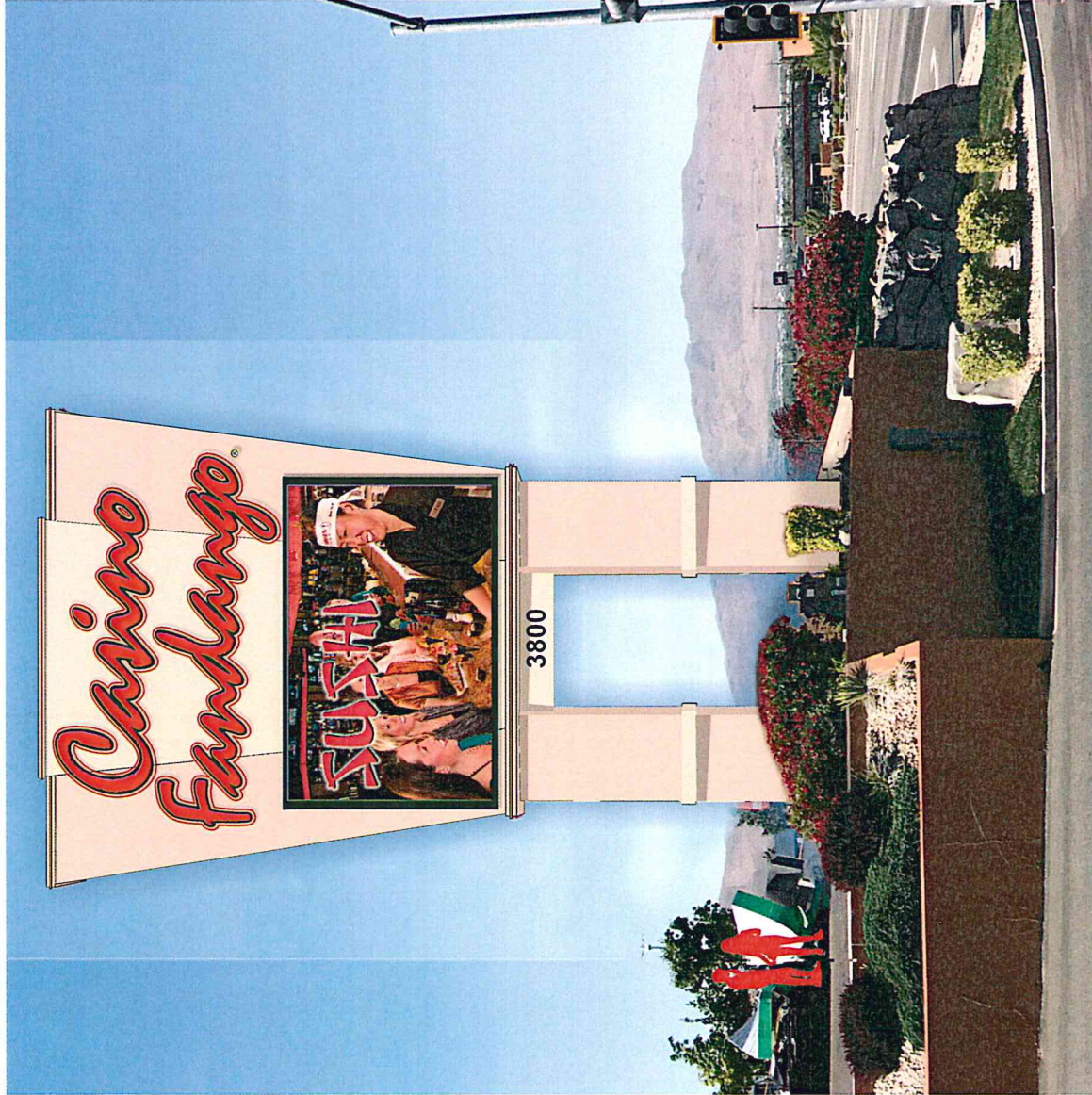
PROPOSED
4'-3"

SCOPE OF WORK - EXISTING PYLON SIGN TO BE RAISED - NEW PIPE SUPPORTS AND FOOTINGS REQ. ADDITION OF 8 FEET VERTICALLY TO HEIGHT; DUAL POLE COVERS AND RAISED TRIM TO BE ALUMINUM FAB., PNTD AS SHOWN (SEE COLOR KEY), EXISTING TOP ID. CAB. TO BE REPAINTED TO REFLECT NEW COLORS, (SEE COLOR KEY).

APPLICANT: CARSON GAMING
CONTACT: STACI WHITE
PHONE: (702) 220-6555 OFFICE
(702) 870-5551 CELL
APN: 009-153-17
PURPOSE: AMEND SUP 07-059

COMPARISON ELEVATIONS

APPLICANT: CARSON GAMING
 CONTACT: STACI WHITE
 PHONE: (702) 220-6565 OFFICE
 (702) 810-5551 CELL
 APN: 009-153-17
 PURPOSE: AMIEND SUP 07-059



SHOWING WIDER VIEW
 PROPORTIONATE
 INCREASE HEIGHT
 OF
 EXISTING PYLON SIGN
 NEW POLE COVERS / REPAINT

PROJECT: Casino Fandango CARSON CITY, NV	
ART#	20806
DATE	10.10.2018
DRAWN	AJ C.
SALES	Darrell S.
FILE NAME	CASINO FANDANGO 20806
FOLDER	AF
Vision Sign Inc. 1833 North Mojave Street, Suite 100, Las Vegas, NV 89119 Phone: 702-485-1121 Web: www.vision-sign.com	
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PAINT #	
3M COLOR	
FIELD SURVEY REQUIRED PRIOR TO PRODUCTION	
REVISED	
1.0/AJ	10/10/18
2.0/AJ	
3.0/AJ	
4.0/AJ	
PAGE	002



Imagery ©2018 Google, Map data ©2018 Google 200 ft

APPLICANT: CARSON GAMING
 CONTACT: STACI WHITE
 PHONE: (702) 220-6866 OFFICE
 (702) 810-5551 CELL
 APN: 009-153-17
 PURPOSE: AMEND SUP 07-059



PROJECT:

Carson
Fenlage
 CARSON CITY, NV
 ART # 20086
 DATE 10.10.2018
 DRAWN A.J.C.
 SALES Darrell S.
 FILE NAME CASINOADJUDG02066
 FOLDER AF

ART #	20086
DATE	10.10.2018
DRAWN	A.J.C.
SALES	Darrell S.
FILE NAME	CASINOADJUDG02066
FOLDER	AF

Vision Sign Inc.
 1500 West Sahara Drive, Suite 100, Las Vegas, NV 89115
 Phone: 702-695-7141, Web: www.vision-sign.com

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PAINT/VINYL

PAINT #	
3M COLOR	
PAINT #	
3M COLOR	
PAINT #	
3M COLOR	
PAINT #	
3M COLOR	

FIELD SURVEY
 REQUIRED
 PRIOR TO
 PRODUCTION

REVISIONS		
1.0	ADD	10/10/18
2.0	ADD	10/10/18
3.0	ADD	10/10/18
4.0	ADD	10/10/18