

STAFF REPORT FOR PLANNING COMMISSION MEETING OF APRIL 24, 2019

FILE NO: SUP-19-030

AGENDA ITEM: E.3

STAFF CONTACT: Kathe Green, Assistant Planner

AGENDA TITLE: For Possible Action: Discussion and possible action regarding a Special Use Permit to continue the use of an existing billboard in General Commercial zoning located at 2794 Highway 50 East, APN 008-161-07. (Kathe Green kgreen@carson.org)

STAFF SUMMARY: Special Use Permits for billboards are valid for five years. To retain the sign, the applicant must request a Special Use Permit. The applicant is requesting to continue the existing billboard in the present location. No changes are proposed for the billboard.

PROPOSED MOTION: I move to approve SUP-19-030, based on the findings and subject to the conditions of approval contained in the staff report.

VICINITY MAP:



RECOMMENDED CONDITIONS OF APPROVAL:

1. The applicant must sign and return the Notice of Decision for conditions for approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.

The following conditions are applicable throughout the life of the billboard:

2. The maximum permitted sign height is 28 feet from the adjacent street elevation if the sign height is proposed to be changed.
3. Any modifications or additions of light fixtures, excluding the replacement of light bulbs, require Planning Division approval and may require a Building Permit. Such modifications may only be done in accordance with the lighting standards of the Carson City Municipal Code. Any proposed change of lighting of the billboard shall be shielded so as not to project light and/or glare onto adjacent properties or right-of-way. A detailed lighting plan, including light fixture details (cut sheets) must be provided with the building permit application if a light fixture change is proposed.
4. The sign support structure must remain a monopole design, and structure must remain painted an earth-tone color as approved by the Planning Division. Any change of color requires submission of proposed color samples for the structure for review and approval by the Planning Division. Any Building Permit submission will require Planning Division review as well.
5. This approval is for the continued use of the existing off-premises sign only. Replacement of the sign structure may only be done in accordance with the provisions of the Carson City Municipal Code for new off-premises signs, and with the approval of a new Special Use Permit.
6. Without further notice, the subject Special Use Permit shall expire the last day of April 2024, unless a new Special Use Permit to continue the use of the off-premises sign is acquired by that date. It is the applicant's responsibility to submit a complete Special Use Permit application in sufficient time to be scheduled for review prior to the expiration date.
7. Carson City Business License fees shall be paid for the billboard and kept current at all times.
8. All portions of the billboard structure shall be maintained free of graffiti. Failure to do so may constitute cause for revocation of the Business License and Special Use Permit.

LEGAL REQUIREMENTS: CCMC 18.02.050 (Review); 18.02.080 (Special Use Permits); 18.04.135 (General Commercial zoning); and Development Standards, Section 4.8 (Requirements for Billboards and Off-Premises Signs).

MASTER PLAN DESIGNATION: Mixed Use Commercial (MUC)

ZONING: General Commercial (GC)

KEY ISSUES: Does the application meet the Development Standards regulations for off-premises (billboard) signs, and does the application continue to meet the required findings for approval of a Special Use Permit? Is the billboard still compatible with surrounding properties? Has the billboard caused any material damage to surrounding properties?

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: General Commercial/Grocery (Centro Market), then vacant land
SOUTH: General Commercial/Highway 50 East, then shopping center, gas station
EAST: General Commercial/Automotive rental and sales
WEST: General Commercial/Retail sales (Benson's Feed Supply)

ENVIRONMENTAL INFORMATION:

FLOOD ZONE: XS areas of minimal flooding
SLOPE/DRAINAGE: project area is flat
SEISMIC ZONE: Zone II, moderate, fault beyond 500 feet

SITE HISTORY:

SUP-14-012: Five year review of the existing billboard was conducted and approved April 2014 which extended the review date to April 2019. This review was conducted approximately 14 months early due to a change of ownership of the property and creation of an easement. The easement was specifically created to allow retention of ownership of the billboard by the Polichio Family, while the rest of the property is under a separate ownership, HMAV LLC.

SUP-10-044: Five year review of the existing billboard was conducted and approved August 2010, which extended the review date to August 2015.

SUP-04-041, MISC-04-225, MISC-06-177: The original request to construct a billboard at this location was submitted for review in April 2004, but was continued to the Planning Commission meetings to be held May, July and November 2004, and was then heard December 2004, where the Planning Commission denied the request. An appeal was filed with the Board of Supervisors and was also denied by them on February 15, 2005. On September 15, 2005 the Board of Supervisors approved the billboard after reconsideration of their original denial. A subsequent request in August 2006 submitted to the Planning Commission to allow an extension of time to build the billboard was denied. The billboard was constructed prior to the expiration date of the Special Use Permit under Building Permit number 06-972 and is in compliance with the current billboard ordinance.

U-89/90-9: Board of Supervisors approved a request to allow pennants and banners for advertising purposes.

SITE DEVELOPMENT INFORMATION:

1. PARCEL AREA: 1.08 acre (Only the easement under review. The entire parcel area is under separate ownership)
2. EASEMENT AREA: 2,249 square feet (location of only billboard and access area)
3. EXISTING PRIMARY USE: Billboard/Grocery
4. HEIGHT: Existing at approximately 28 feet above the existing grade. The distance from the bottom of the panel to the ground is approximately 18 feet. The maximum allowed height for a billboard is 28 feet from street elevation. The height has not changed since the original installation of the billboard.
5. AREA: Double faced 10 feet by 40 feet, or 400 square feet. The maximum size allowed for a billboard is 400 square feet.
6. NUMBER OF FACES: Two
6. LIGHTING: There are two Holophane brand light fixtures per face on this billboard.

DISCUSSION:

The subject parcel is located on the north side of Highway 50 East. The property was sold in 2011, but

the Polichio Family retained ownership of the billboard through an easement located on the southwestern portion of the property. This easement was recorded as document number 417942 on December 15, 2011. The parcel ownership is listed as HMAV LLC, while the billboard easement ownership is the Polichio Family. The application for the billboard has been signed by the Polichio Family. The purpose of this application is to allow a continuation of the billboard in this location for another five years. It is noted that in addition to the billboard, there is a grocery store (Centro Market) on the site, north and east of the billboard location. The billboard has been at this location on the site since it was constructed in 2006. No known complaints or concerns have been registered regarding the location or existence of the billboard.

The following is a review of the billboard with regard to the specific guidelines of Development Standards Division 4.8.3:

DEVELOPMENT STANDARDS DIVISION 4.8.3 BILLBOARD REQUIREMENTS:

- a. Special Use Permit Required: Approval of a Special Use Permit is required for a billboard. The current Special Use Permit is scheduled to expire on April 30, 2019. Upon approval of the required review, the next required review date to continue the billboard will be April 30, 2024.
- b. Permitted Streets: Billboards are permitted along North and South Carson Street between Douglas and Washoe Counties, US Highway 50 between Lyon County and North Carson Street, and the south side of US Highway 50 West from the Douglas County line to 660 feet (one-eighth mile) east of that point within Section 31 of Township 15N, Range 20E. This property is addressed as 2794 Highway 50 East and is located adjacent to Highway 50 East at the southwest portion of the property. The location is in compliance.
- c. Height: The maximum permitted sign height is 28 feet from the adjacent "permitted street" elevation. The height of the sign is 28 feet above the ground. The billboard is in compliance.
- d. Number of Sign Faces: One sign face per side (single or double-faced sign) is permitted. The subject billboard is a double-faced sign. The billboard is in compliance.
- e. Zoning of the Site: New billboards are only permitted within the General Commercial (GC) or General Industrial (GI) zoning districts. The subject site is located on a parcel zoned General Commercial (GC). The billboard is in compliance.
- f. Spacing Distance: Billboards may not be located within 1,000 feet of each other. The billboard is in compliance.
- g. Area of Sign: The maximum permitted sign area for billboards is 400 square feet per side. This billboard measures 10 feet by 40 feet or 400 square feet. The billboard is in compliance.
- h. Setback from Certain Uses and Zoning: A billboard sign may not be within 300 feet of a property zoned Agriculture (A), Conservation Reserve (CR), or any residential district. The billboard is in compliance.
- i. Setback from Redevelopment Areas: A billboard sign may not be within 1,000 feet of a redevelopment area. The billboard is in compliance.
- j. Prohibited Supporting Structures: A sign may not be attached to a roof or wall or other surface

of a building. A sign must be a freestanding sign. The billboard is freestanding. The billboard is in compliance.

- k. Prohibited Characteristics and Materials: Signs cannot display three-dimensional objects, have movable reflective/lighted materials or beams, flash, be internally lit, have or simulate moving parts, nor may have external lighting glare onto adjacent properties or rights-of-way. The billboard is in compliance.

PUBLIC COMMENTS: Public notices were mailed on April 5, 2019 to 62 adjacent property owners, and 21 mobile home park residents within 600 feet of the subject site, pursuant to the provisions of NRS and CCMC. As of the writing of this report no comments in support or opposition of the billboard have been received. Any comments that are received after this report is completed will be submitted prior to or at the Planning Commission meeting on April 24, 2019, depending on their submittal date to the Planning Division.

CITY DEPARTMENTS OR OUTSIDE AGENCY COMMENTS: No concerns were noted by other City departments in their responses and no comments were received from any outside agency.

FINDINGS: Staff's recommendation is based upon the findings as required by CCMC Section 18.02.062 (Special Use Permits) enumerated below and substantiated in the public record for the project. The Special Use Permit for the billboard expires automatically five years from the date of issuance. If this request is approved the new expiration date will be April 30, 2024.

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

Goal 1.1e and f: The project utilizes sustainable building materials and construction techniques to promote water and energy conservation.

Sustainable materials were used in the construction of the billboard. It was manufactured with galvanized steel. The sign is well maintained and is clean and free of graffiti or other visual disturbance. No water is used at this site.

Goal 3.2.b. Dark Skies.

The billboard uses downward, not outward or upward lighting, with Holophane lighting fixtures. No lighting which is detrimental to the neighborhood or off-site is created by this billboard.

2. *The project will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and is compatible with and preserves the character and integrity of adjacent development and neighborhoods or includes improvements or modifications either on-site or within the public right-of-way to mitigate development related to adverse impacts such as noise, vibrations, fumes, odors, dust, glare or physical activity.*

The continued use of this billboard is located in an area zoned for commercial activity, with traffic passing east and west adjacent to this site while traveling on Highway 50. This is an area that is currently developed with commercial enterprises and the billboard has had no complaints. The sign generates no noise, vibrations, fumes, odors, dust, glare or physical activity which could have an adverse impact on adjacent uses.

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

The billboard will have little or no detrimental effect on vehicular or pedestrian traffic. No additional traffic will be generated in conjunction with the existing sign that could adversely impact vehicular or pedestrian circulation in the subject area.

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

The existing sign will not require the extension or expansion of any public services, facilities and services.

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

The existing sign meets all the specific standards for the continued use of existing billboards set forth in Division 4.8 of the Carson City Development Standards.

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

The existing sign meets all the requirements of the Carson City Municipal Code and will not be detrimental to the public health, safety, convenience, and welfare and will cause no adverse impacts to surrounding properties.

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

The existing sign has been in the present location for approximately 13 years, in an area that is developed with commercial uses, and has not had adverse effects noted by or on neighboring properties. The continued use of the billboard sign is not anticipated to result in material damage or prejudice to other properties in the vicinity.

Attachments:

Application SUP-19-030

RECEIVED

MAR 07 2019

CARSON CITY
PLANNING DIVISION

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

FOR OFFICE USE ONLY:

CCMC 18.02.080

SPECIAL USE PERMIT

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

*Due after application is deemed complete by staff

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

- CD or USB DRIVE with complete application in PDF

Application Received and Reviewed By: _____

Submission Deadline: Refer to the 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.

FILE # SUP - 19 - 30

APPLICANT PHONE #
Stott Outdoor Advertising (530)342-3235

MAILING ADDRESS, CITY, STATE, ZIP
PO Box 7209 Chico, CA 95927-7209

EMAIL ADDRESS
jripp@stottoutdoor.com

PROPERTY OWNER PHONE #
Stott Outdoor Advertising (530)342-3235

MAILING ADDRESS, CITY, STATE, ZIP
PO Box 7209 Chico, CA 95927-7209

EMAIL ADDRESS
jripp@stottoutdoor.com

APPLICANT AGENT/REPRESENTATIVE PHONE #
Stott Outdoor Advertising (530)342-3235

MAILING ADDRESS, CITY STATE, ZIP
PO Box 7209 Chico, CA 95927-7209

EMAIL ADDRESS
jripp@stottoutdoor.com

Project's Assessor Parcel Number(s): 008-161-07	Street Address 2794 Highway 50 East
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Project's Master Plan Designation Mixed Use Commercial (MUC)	Project's Current Zoning General Commercial (GC)	Nearest Major Cross Street(s) Hwy 395
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Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail.

Apply for a 5-year extension of an existing off-premise sign structure in Carson City.

PROPERTY OWNER'S AFFIDAVIT

I, Jim L. Moravec, 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 PO Box 7209 Date 3/5/2019
Chico, CA 95927

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

STATE OF NEVADA)
COUNTY)

On _____, 20____, 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 _____

See Attached

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.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Butte)

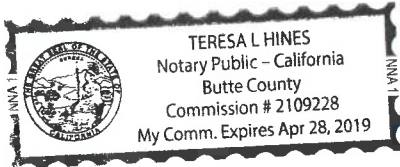
On 3-5-2019 before me, Teresa L. Hines, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Jim Moravec
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Teresa L. Hines
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Special Use Permit Document Date: 3-5-2019
Number of Pages: 1 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer -- Title(s): _____
 Partner -- Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

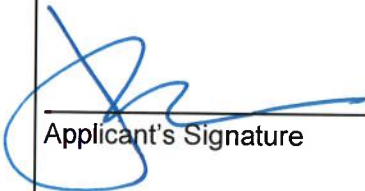
Signer's Name: _____
 Corporate Officer -- Title(s): _____
 Partner -- Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

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.

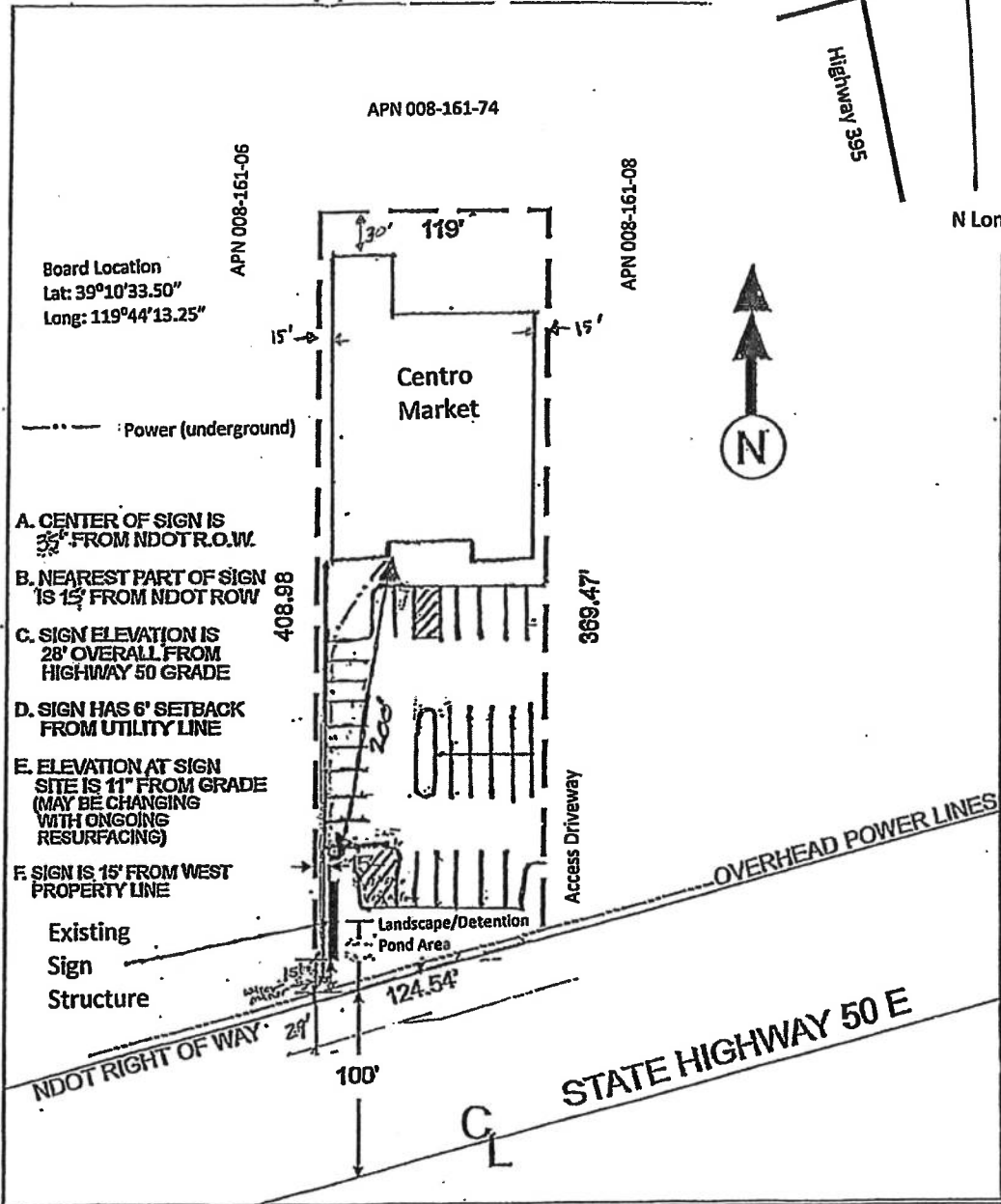
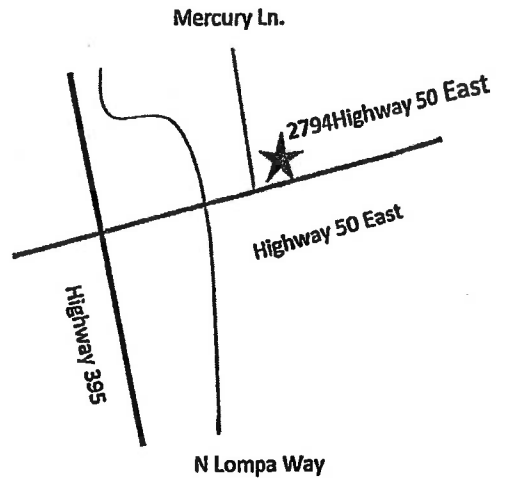


Applicant's Signature

JIM L. MORAVEC
Print Name

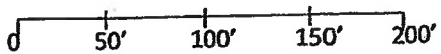
3/5/2019
Date

VICINITY MAP



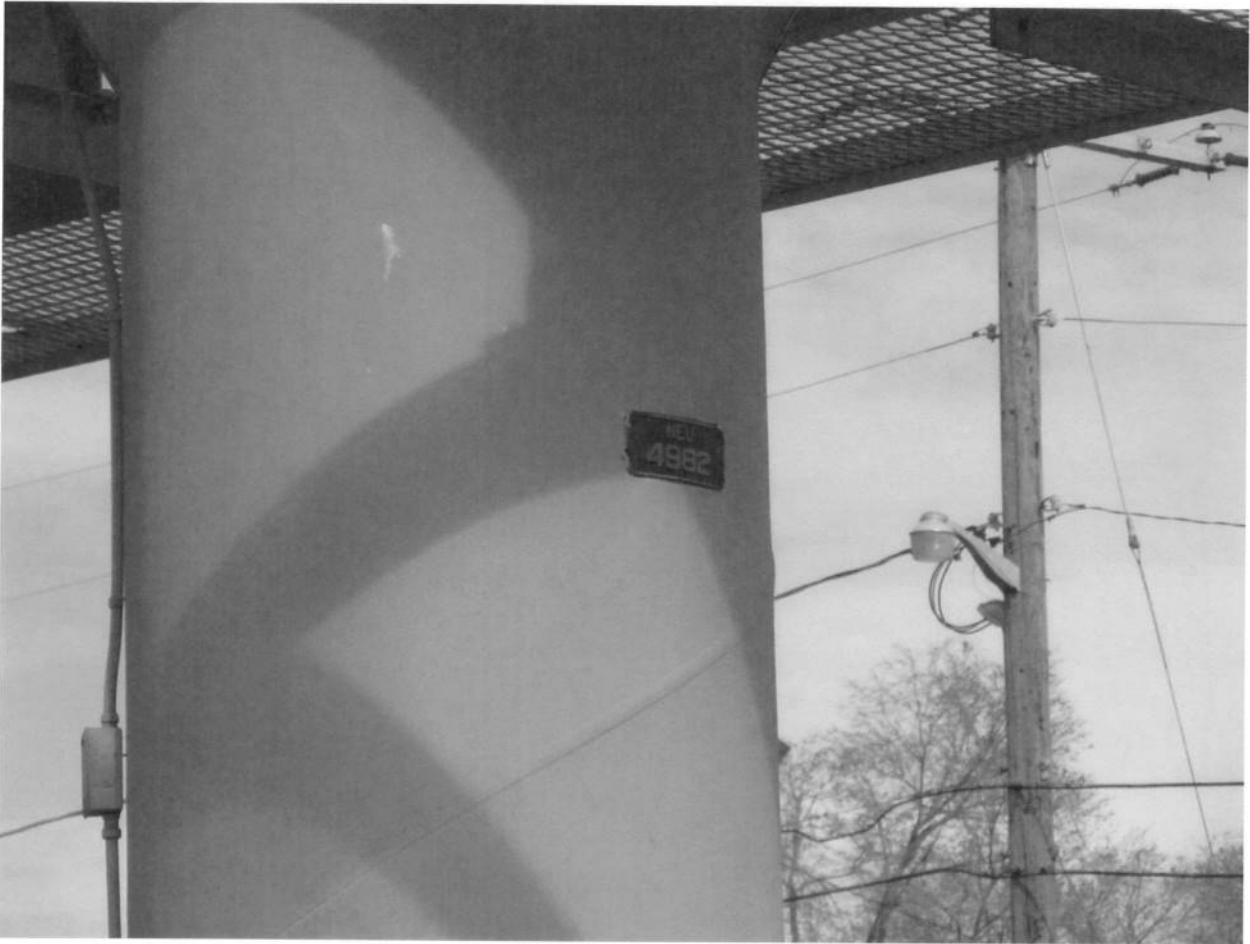
- A. CENTER OF SIGN IS 35' FROM NDOT R.O.W.
- B. NEAREST PART OF SIGN IS 15' FROM NDOT ROW
- C. SIGN ELEVATION IS 28' OVERALL FROM HIGHWAY 50 GRADE
- D. SIGN HAS 6' SETBACK FROM UTILITY LINE
- E. ELEVATION AT SIGN SITE IS 11" FROM GRADE (MAY BE CHANGING WITH ONGOING RESURFACING)
- F. SIGN IS 15' FROM WEST PROPERTY LINE

APN, 8-161-07, 2794 Highway 50 East, Use Permit 14-012 (Renewal)
 Applicant: Stott Outdoor Advertising, P.O. Box 7209, Chico, CA 95927
 Easement Owner: Stott Outdoor Advertising Phone: (530)342-3235

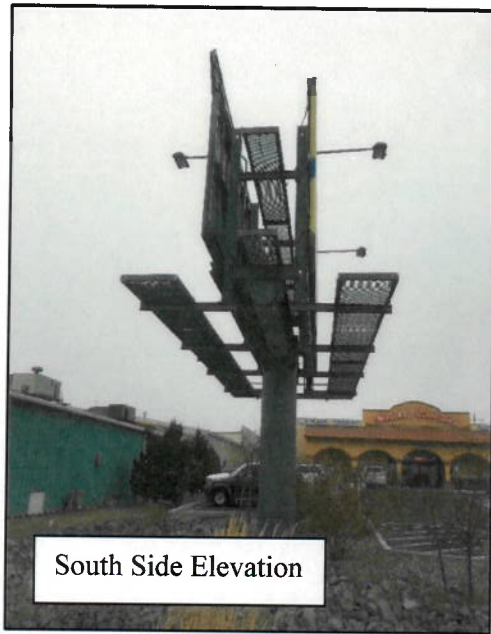


NDOT Permit Plate and Sign Coordinates

Nevada Transportation Department Permit Number: 4982
Permit is located on the pole of the sign structure, facing south towards Highway 50.
GPS Coordinates for the billboard are: 39°10'33.50" 119°44'13.25"



Sign Elevations



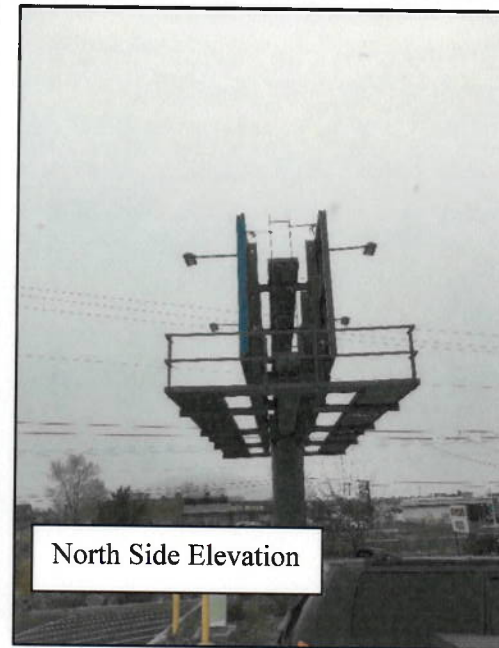
South Side Elevation



East Elevation

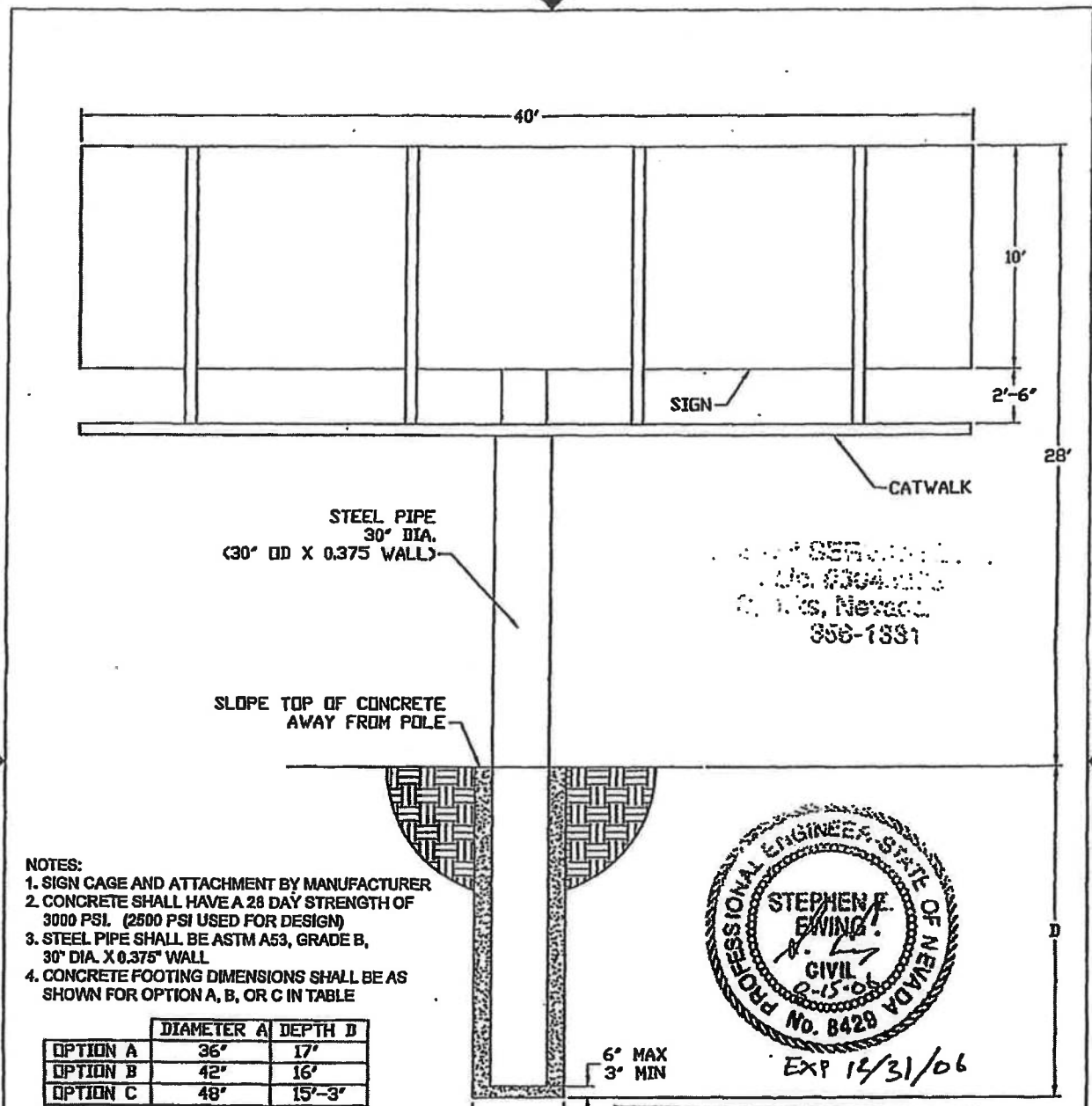


West Elevation



North Side Elevation

The sign height is 28 feet from grade (adjacent to Highway 50). The sign face is 10 feet tall, by 40 feet long (400 sq.ft. per face side).

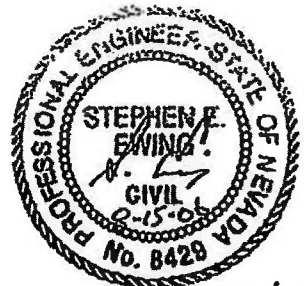


STEEL PIPE
30" DIA.
(30" OD X 0.375" WALL)

SLOPE TOP OF CONCRETE
AWAY FROM POLE

- NOTES:
1. SIGN CAGE AND ATTACHMENT BY MANUFACTURER
 2. CONCRETE SHALL HAVE A 28 DAY STRENGTH OF 3000 PSI. (2500 PSI USED FOR DESIGN)
 3. STEEL PIPE SHALL BE ASTM A53, GRADE B, 30" DIA. X 0.375" WALL
 4. CONCRETE FOOTING DIMENSIONS SHALL BE AS SHOWN FOR OPTION A, B, OR C IN TABLE

	DIAMETER A	DEPTH D
OPTION A	36"	17'
OPTION B	42"	16'
OPTION C	48"	15'-3"



6" MAX
3" MIN

PLANNING DIV.
CARSON CITY
APPROVED
PERMIT NO. 06-972
BY [Signature]
DATE 31 AUG 2006

Project:
Bill Board Sign
Carson City
Nevada
Manufacturer:
Trinity Products
Installation Contractor:
The Sign Service

Ewing Engineering
1575 Delucchi Lane, Suite 115. Reno, NV 89502
(775) 824-4550

SIZE A	FSCM NO.	DWG NO. 6033	REV A
SCALE	SHEET		1 OF 1

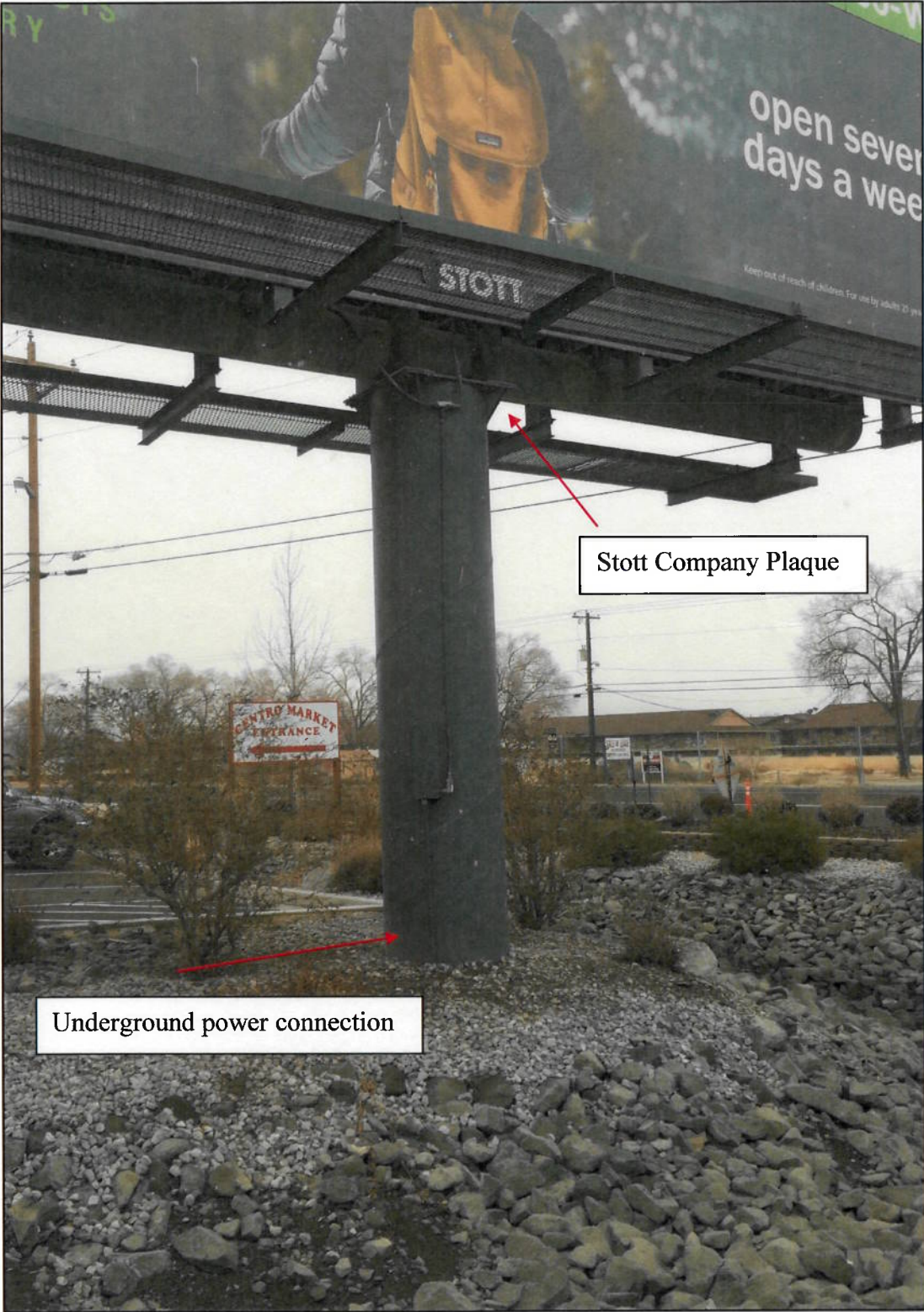
Overhead Lights



Overhead lights

Stott Company Plaque

Power Connection



Stott Company Plaque

Underground power connection

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

The ongoing use of the billboard is consistent with Guidance Principle 5, A Strong, Diversified Economic Base, Goal 5.2, to promote expansion of the retail service base, and Goal 5.4, to promote tourism activities and amenities, in that it provides for advertising of businesses and tourism events in and around Carson City. The billboard is constructed of long-lasting building materials (6.1a) and is within scale of the commercial corridor. The structure itself does not have a detrimental effect upon the Carson City services (fire, life, safety) and resources (water, light, air).

The structure is placed within the urban core; thereby the land use is in line with the compact urban form (Guiding Principle 1). Because of the limited number of existing billboards, zoning regulations, spacing requirements and standards, the existing board contributes to the mixture and diversity of different types of land uses (Guiding Principle 2) and billboards in general are not overly abundant and are balanced with other land uses in the City (1.1a).

- 2. How will the proposed development 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 applicant's existing billboard will not be detrimental to the use, peaceful enjoyment, economic value or development of the surrounding properties or the general neighborhood.

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

North: General Commercial/Centro Market (on site)

South: General Commercial/Highway 50 East, Sierra Wellness Connection, Sunrise Auto, ARCO

East: General Commercial/ TSA Custom Care & Truck

West: General Commercial/Benson Feed Supply

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, odor, 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.

The applicant's existing billboard has no impact on neighboring property values, and it does not generate any significant noise, light, dust, glare or vibrations that would be detrimental to the immediate vicinity or general neighborhood. In addition, the applicant's billboard is placed on private property and does not impact or impede pedestrian and vehicular movements. The subject site and underlying property are fully developed, and therefore there is no need for dust control measures. The Highway 50 corridor is commercial in character, and billboard structures have been approved along the Highway 50 corridor between Lyon County and North Carson Street in the past

several years. The applicant's existing billboard is located on underlying property that is fully developed.

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 applicant's existing billboard will not be detrimental to the use, peaceful enjoyment or development of surrounding properties and the general neighborhood. In addition, the applicant's existing billboard sign is located on commercially developed property, and the adjacent properties are also commercially developed parcels.

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.

Each sign face has two overhead LED lights that maximize energy efficiency and are downward facing to shield direct light onto adjoining properties. These lights are connected through underground power to illuminate the sign displays at night.

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

There is an existing landscape along the south property line in compliance with the approval of special use permit SUP-04-041 and the Carson City Development Standards Division 3 (Landscaping), which includes a minimum 10-foot wide landscape planter along the parcel frontage, excluding the driveway access area. Street trees (one per 40 feet of linear parcel frontage) are maintained in the landscaped area pursuant to the Development Standards.

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

The applicant's existing billboard is a benefit to the local businesses that choose to advertise their products and services to the public. This is both a short-range and long-range benefit to citizens of Carson City and the local business economy.

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

The applicant's existing billboard will have no direct impact on pedestrian or vehicular traffic. There will be no increase in pedestrian or vehicular traffic volume in relation to applicant's existing billboard that could cause an adverse impact on the surrounding area. In addition, the applicant's existing billboard was constructed on the underlying property to allow sufficient room for the lot to be developed into a retail grocery store. The corridor is commercial in character, and the billboard is typical for such an urban setting environment. The billboard is at a height to allow visibility underneath it and located to not impact abutting land uses.

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 applicant's existing billboard will have no impact on Carson City public services such as schools, police, fire protection, water, sanitary sewer, public roads, storm drainage and other public

improvements. However, the applicant pays personal property taxes in Carson City which positively contributes to public services and facilities.

- 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?**

The applicant's existing billboard has no direct correlation with Carson City school district or its student population.

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

The applicant's existing sign structure poses no specific impact on Carson City Police or fire protection.

- C. Is the water supply serving your project adequate to meet your needs without degrading supply 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.**

As a free-standing sign structure, the applicant's existing billboard does not require a water supply.

- 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.**

As a free-standing sign structure, the applicant's existing billboard does not require drainage.

- 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.**

As a free-standing sign structure, the applicant's existing billboard does not require sewage disposal.

- 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.**

As a free-standing sign structure, the applicant's existing billboard does not require road improvements. In addition, no road improvement are needed because applicant's existing billboard is located on private property in an area not accessible to vehicular traffic.

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

The applicant's existing billboard meets all the specific standards and conditions for the continued use of an existing billboard as established in Division 4.8 of the Carson City Development Standards.

The applicant's existing billboard is located along the north side of Hwy 50 and is 800-feet east of I-580 in Carson City. This location is within the parameters of US Highway 50, between Lyon County and North Carson Street. In addition, applicant's existing billboard is an overall height of 28-feet

and zero-inches, with two back-to-back parallel sign displays that are 10-feet by 40-feet (400 Square Feet). These dimensions comply with the measurement restrictions of height and sign area in Carson City Development Standards. The applicant's existing sign structure is located on underlying property zoned as General Commercial within the jurisdiction of Carson City. This zone designation conforms to the General Commercial zoning requirement for a billboard sign to be located within Carson City. Additionally, applicant's existing billboard is more than 1000-feet from the location of another billboard in the vicinity, and it is located more than 300-feet from property zoned as Residential. These spacing findings comply with the regulations set forth in the Carson City Development Standards.

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

The applicant's existing billboard meets all requirements to the Carson City Municipal Code and will not pose a detrimental impact to the public health, safety, convenience and/or welfare of the citizens of Carson City. The existing billboard sign provides a benefit to the local business community as a means to advertise goods and services to local commuters and tourists.

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

The applicant's existing billboard will not result in material damage or prejudice to other property in the vicinity. The existing sign structure is constructed on underlying private property, and the structure does not impact its surrounding properties in the vicinity.

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: _____

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)?



Carson City Business License Division

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

STOTT OUTDOOR ADVERTISING
PO BOX 7209

CHICO CA 95927

RECEIVED

JAN 15 2019

RE: Business License

Thank you for choosing to operate your business in Carson City. Below is your Business License.

Please post this license in a conspicuous place or have available for inspection. Please provide any changes to the business information to the Business License Division. Licenses are not transferable.

If you have any questions concerning your business license, contact the Business License Division at buslic@carson.org or at (775) 887-2105.



Carson City Business License Division

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

STOTT OUTDOOR ADVERTISING
PO BOX 7209

CHICO CA 95927

License Number: 19-00030636
License Expiration Date: December 31, 2019
Date Issued: January 10, 2019

Business Location: 2794 HWY 50 E
Nature of Business: BILLBOARD TWO SIDED

ADDENDUM TO SPECIAL USE PERMIT APPLICATION

This Addendum is submitted to the Carson City Planning Division in order to clarify the ownership interest of Polichio Family Properties, LLC in the outdoor advertising structure and the accompanying Easement.

Polichio Family Properties, LLC is the owner of the outdoor advertising structure located on Parcel Number 008-161-07 as well as the Easement created by the Reservation and Grant of Easement dated December 14, 2011 and recorded in the Official Records of Carson City, Nevada, on December 15, 2011, as Document Number 417942.

Polichio Family Properties, LLC is selling the outdoor advertising structure and its interest in the Easement to the applicant, Stott Outdoor Advertising. A description of the location of the outdoor advertising structure and Easement is attached to this Addendum.

This Addendum may be executed simultaneously in any matter of counterparts, each of which shall be deemed an original, but all of which together shall constitute one in the same instrument.

This Addendum has been duly executed and delivered by the authorized representatives of Polichio Family Properties, LLC and Stott Outdoor Advertising as reflected below.

POLICHIO FAMILY PROPERTIES, LLC,
a Nevada Limited Liability Company

STOTT OUTDOOR ADVERTISING,
a California Partnership

By: Susan P. Galbraith
Susan P. Galbraith, as Manager

By: Jim Moravec
Jim Moravec, as General Partner

By: _____
Robert J. Polichio, as Manager

By: _____
Joan Polichio-Palm, as Manager

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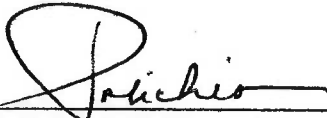
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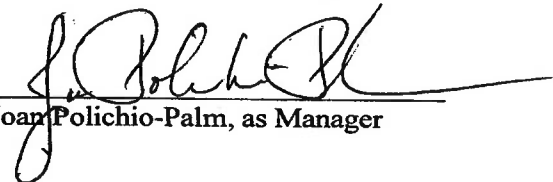
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