



Carson City Planning Division

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Carson City, Nevada 89701
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Planning@carson.org
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★ CLERK ★
FILED

Time 3:20 p.m.

PLANNING COMMISSION
February 22, 2017

COPY

FEB 24, 2017

By T. Warren
Deputy
Carson City, Nevada

NOTICE OF DECISION

An application was received, SUP-17-004, a request from Golden Gate Petroleum of Nevada LLC, Waterloo LLC, and Carson Land Holdings LLC, (agent: YESCO LLC, property owners: Golden Gate Petroleum of Nevada LLC, Waterloo LLC, and Carson Land Holdings LLC) for a Special Use Permit to allow a freeway oriented sign on property zoned General Commercial (GC), located at 2651 Highway 50 East, N. Lompa Lane and 1580 N. Lompa Lane, APNs 008-153-02, -03, -04, -07 and -08.

The Planning Commission conducted a public hearing on February 22, 2017, in conformance with City and State legal requirements, and approved SUP-17-004*, based on the findings contained in the staff report and subject to the following conditions of approval.

CONDITIONS OF APPROVAL:

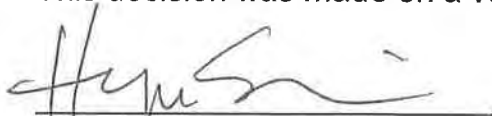
1. The applicant must sign and return the Notice of Decision for conditions of approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.
2. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval.
3. All on- and off-site improvements shall conform to City standards and requirements.
4. The use for which this permit is approved shall commence within 12 months of the date of final approval. A single, one year extension of time may be requested in writing to the Planning Division thirty days prior to the one year expiration date. Should this permit not be initiated (obtain a Building Permit) within one year and no extension granted, the permit shall become null and void.
5. The sign shall not exceed a height of 47 feet measured from existing grade.
6. The size of the sign shall not exceed 464 square feet.

7. The signs shall include the shopping center or project name on the sign. It shall be located on the uppermost portion of the sign and shall occupy a minimum of 20 percent of the permitted sign area, no less than 55 square feet.
8. The electronic message display portion of the sign shall not exceed 50 percent of the total sign area.
9. ~~The two sides of the sign must be parallel or the angle between them is limited to 30 degrees or less. Provide drawings showing the proposed construction detail of the framework of the sign with the maximum 30 degree angle and provide support or detail showing light from the sign will not be directed toward the residential uses to the east and southeast. If a "V" shape is utilized, the sign detail shall demonstrate the inside of the "V" has a finished surface.~~
10. The display may contain static messages only, with no animation, moving video or change in intensity of lighting.
11. The message change sequence is to be accomplished immediately or by means of fade or dissolve modes with each frame displayed for a minimum period of four seconds, and shall have no continuous, traveling or scrolling displays or movement, nor shall it have the appearance or illusion of movement of any part of the sign structure, design, pictorial segment of the sign, including the movement of any illumination or the flashing, scintillating or varying of light intensity.
12. The electronic message display shall have automatic photocell dimming capabilities based on ambient outside light and be set at 75 percent of full capacity for daytime (full sun) and 40 percent for nighttime, or equivalent for other lighting technologies.
13. The applicant shall provide written certification from the sign contractor that the sign's light intensity has been factory pre-set not to exceed the limits specified above, and the intensity level is protected from end-user manipulation by password-protected software or other method as deemed appropriate by the Director.
14. Notwithstanding other provisions of Title 18, the electronic message display may be required to comply with future limitations on the brightness of the display or reduce the brightness permitted through the Special Use Permit process based upon review of the actual sign in the field for compatibility with the surrounding properties. The Director shall schedule review of this freeway-oriented sign with electronic message display by the Commission within six months of the completion of the sign
15. All projects and improvements must be performed in accordance with Nevada Revised Statutes (NRS) 623 and 624 and Carson City Municipal Code (CCMC) 15.05.020.
16. All repairs, replacements and alterations must have proper building permits and

comply with International Building Codes, Uniform Plumbing Code, Uniform Mechanical Code or International Mechanical Code, Fuel Gas Code, Uniform Mechanical Code or Conservation Code, and Northern Nevada Amendments.

17. All contractors are required to carry State and local licenses.
18. Structural engineering and height certification will be required with the building permit and associated plans.
19. The project must comply with the adopted 2012 International Fire Code (IFC) and Northern Nevada fire Code Amendments as adopted by Carson City.
20. All construction improvements must meet the requirements of Carson City and State of Nevada codes and Development Standards.
21. The proposed freeway sign is located adjacent to the City's freeway landscaping. No sign construction activities shall be allowed within the area associated with the City's landscape and irrigation system located west of the project site.
22. The area around the sign's base must be landscaped to match the existing native/naturalized plants associated with the freeway landscaping. A detailed landscape plan must be submitted with the building permit.
23. The landscape plan must demonstrate compliance with the landscape standards of Development Standards Division 3 Landscaping for areas along business arterials.
24. The applicant shall work with staff to incorporate elements onto the sign or in the vicinity of the sign that complement the art installations along the highway. The agreed upon improvements shall be installed at the time the sign is installed. The results of this condition will be reported to the Planning Commission at the time of the six month review.

This decision was made on a vote of 4 ayes, 1 nays, 2 absent.



Hope Sullivan, AICP
Planning Manager

HS:kh

Mailed by: KH

By: 3/1/17

**PLEASE SIGN AND RETURN THIS NOTICE OF DECISION WITHIN
TEN DAYS OF RECEIPT**

This is to acknowledge that I have read and will comply with the Conditions of Approval as approved by the Carson City Planning Commission.

OWNER/APPLICANT SIGNATURE

DATE

PLEASE PRINT YOUR NAME HERE

RETURN TO:

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

- Enclosures: 1. Planning Commission Notice of Decision (2 copies)-Please sign and return only one. The second one is for your records.
2. Self-addressed stamped envelope

