

Item # 5

**City of Carson City
Agenda Report**

Date Submitted: October 24, 2006

Agenda Date Requested: November 2, 2006

Time Requested: 15 minutes

To: Mayor and Board of Supervisors

From: Planning Division

Subject Title: Action to consider an appeal of the Planning Commission's decision of denial of a Special Use Permit application from YESCO Sign Co. (Property owner: Bauer, Herman and H & E Trust) to allow installation of a 28-foot high, 400 square-foot off-premises sign (billboard), on property zoned General Commercial (GC), located at 4440 Highway 50 East, APN 008-281-11. File SUP-06-164.

Staff Summary: The Planning Commission has final decision authority on all Special Use Permits unless its decision is appealed to the Board of Supervisors. The Planning Commission denied the subject application on September 27, 2006 on a vote of 4:2:1. The applicant has appealed the decision to the Board of Supervisors. The Board of Supervisors will now have the final-decision authority on the special use permit via the appeal process.

Type of Action Requested:

- Resolution
- Formal Action/Motion
- Ordinance
- Other (Specify)

Does This Action Require A Business Impact Statement: Yes No

Planning Commission Action: Denial 09-27-06 (4 ayes, 2 nays- Kimbrough, Reynolds, 1 absent - Vance)

Recommended Board Action: I move to deny the appeal and uphold the Planning Commission's decision of denial of a Special Use Permit application from YESCO Sign Co. (Property owner: Bauer, Herman and H & E Trust) to allow installation of a 28-foot high, 400 square-foot off-premises sign (billboard), on property zoned General Commercial (GC), located at 4440 Highway 50 East, APN 008-281-11. File SUP-06-164, subject to the findings contained in the staff report.

Alternative Board Action: I move to approve the appeal and reverse the Planning Commission's decision of denial of a Special Use Permit application from YESCO Sign Co. (Property owner: Bauer, Herman and H & E Trust) to allow installation of a 28-foot high, 400 square-foot off-premises sign (billboard), on property zoned General Commercial (GC), located at 4440 Highway 50 East, APN 008-281-11. File SUP-06-164, subject to the findings and conditions of approval contained in the staff report.