



## COMMUNITY DEVELOPMENT

1594 Esmeralda Avenue, Minden, Nevada 89423

Mimi Moss

COMMUNITY DEVELOPMENT DIRECTOR

775-782-6201

FAX: 775-782-6297

website: [www.douglascountynv.gov](http://www.douglascountynv.gov)

Planning Division  
Engineering Division  
Building Division  
Regional Transportation  
Water/Sewer Utility  
Road Maintenance  
Code Enforcement

March 11, 2008

MAIL DELIVERED

Yvonne Roberts-Sacoman  
CLEAR CREEK ENTERPRISES  
P.O. Box 1882  
Carson City, NV 89702

RE: Fourth Amendment to the Master Sign Plan for "Clear Creek Plaza"  
Located at 3790 North Highway 395, APN 1420-06-502-009

Dear Mrs. Roberts-Sacoman,

Per your request, your Master Sign Plan has been modified as follows:

**Building #3:** Secondary Signage (.75 multiplier) for building #3 will be on the east as well as the west ends of the building.

**Other Requirements:**

1. Applications for Sign Review are required to be submitted to the Douglas County Planning Division for review and approval.
2. Applicants must obtain a building permit from the Douglas County Building Division for the installation of all wall mounted signs.

If you should have any questions, please feel free to contact me at (775) 782-6218.

Sincerely,

Lucille Rao, Junior Planner  
Douglas County Community Development

Cc: Master Sign Plan Binder



## **CLEAR CREEK ENTERPRISES**

**P.O. Box 1882 Carson City, NV. 89702**

**Phone 775-267-2160 Fax 775-267-2162**

RECEIVED

MAR 06 2008

DOUGLAS COUNTY  
COMMUNITY DEVELOPMENT

March 5, 2008

Douglas County Planning Department  
Attn: Lucille Rao

Re: CLEAR CREEK PLAZA Master Sign Plan  
3790 Hwy. 395  
APN 1420-06-502-009

We would like to request a slight modification to the master sign plan for this project. The requested change is for building # 3 on the west end. We would like to have this side of the building be the secondary sign location as it is on the east end of the building. Please let me know if this request is approved. Thank you for your attention to this matter.

Yvonne Roberts-Saccoman  
Clear Creek Plaza  
Dbas; Clear Creek Ent.  
P.O. Box 1882  
Carson City, Nevada 89702



## DOUGLAS COUNTY COMMUNITY DEVELOPMENT

1594 Esmeralda Avenue, Minden, Nevada 89423

Mitchell S. Dion  
COMMUNITY DEVELOPMENT DIRECTOR  
775-782-9005  
775-782-9010  
FAX: 775-782-9007

Planning Division  
Engineering Division  
Building Division  
Regional Transportation  
Water/Sewer Utility  
Road Maintenance  
Code Enforcement

October 10, 2005

MAIL DELIVERED

Yvonne Roberts-Sacoman  
CLEAR CREEK ENTERPRISES  
P.O. Box 1882  
Carson City, NV 89702

RE: Third Amendment to the Master Sign Plan for "Clear Creek Plaza"  
Located at 3790 North Highway 395, APN 1420-06-502-009

Dear Mrs. Roberts-Sacoman,

Per your request, your Master Sign Plan has been modified as follows:

**Building #1:** Suite 101: Primary Signage (1.25 multiplier) is on the East Side facing Hwy 395.  
Secondary Signage (.75 multiplier) is on the South Side.  
Drive Aisle Signage (or other) (.50 multiplier) is on the North Side.

Suite 102: Primary Signage (1.25 multiplier) is on the North Side.  
Secondary Signage (.75 multiplier) is on the South Side.

Suite 103: Primary Signage (1.25 multiplier) is on the North Side.  
Secondary Signage (.75 multiplier) is on the South Side.  
Drive Aisle Signage (or other) (.50 multiplier) is on the West Side.

**Building #2:** Tenant is leasing both spaces as one use, therefore:  
Primary Signage (1.25 multiplier) is on the South Side.  
Secondary Signage (.75 multiplier) is on the East Side facing Hwy 395.  
Drive Aisle Signage (or other) (.50 multiplier) is on the West and North Sides. (Totaling four wall mounted signs.)

**Building #3:** Primary Signage (1.25 multiplier) for all tenant spaces is on the South Side.  
Secondary Signage (.75 multiplier) for the east end tenant space is on the East Side.

**Building #4:** Primary Signage (1.25 multiplier) for all tenant spaces is on the South Side.  
For the East End tenant space:  
Secondary Signage (.75 multiplier) is on the East Side.  
Drive Aisle Signage (or other) (.50 multiplier) is on the North Side.

Mailing Address: P.O. Box 218, Minden, NV 89423

**Building #4(continued):** For the West End tenant space:

Secondary Signage (.75 multiplier) is on the West Side.  
Drive Aisle Signage (or other) (.50 multiplier) is on the  
North Side.

For the tenant spaces (except the East and West Ends):

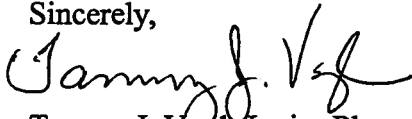
Secondary Signage (.75 multiplier) is on the North Side.

**Other Requirements:**

1. Applications for Sign Review are required to be submitted to the Douglas County Planning Division for review and approval.
2. Applicants must obtain a building permit from the Douglas County Building Division for the installation of all wall mounted signs.

If you should have any questions, please feel free to contact me at (775) 782-6218.

Sincerely,



Tammy J. Vogl, Junior Planner  
Douglas County Community Development



Cc: Master Sign Plan Binder

June 9, 2005

MAIL DELIVERED

Yvonne Roberts-Saccoman  
CLEAR CREEK ENTERPRISES  
P.O. Box 1882  
Carson City, NV 89702

RE: Amendment to Master Sign Plan "Clear Creek Plaza"  
Located at 3790 North Highway 395, APN 1420-06-502-009

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Dear Mrs. Roberts-Saccoman,

Per your request, your Master Sign Plan has been modified to include one metal wall mounted sign at the northeast retaining wall entrance of Clear Creek Plaza on Hwy 395. The sign will be 2-feet in height by 12-feet in length, for a total sign area of 24 square feet. The retaining wall sign will be constructed of metal, with a powder coating of "Cardinal Industrial Finishes" T375-BK07, Copper Vein Semi-Gloss, as submitted by you on June 6, 2005. The proposed "future reference sign" is not approved with this amendment until drawings for the proposed sign, drawn to scale, with colors and material samples are received by the Planning Division for that sign. The following conditions apply:

1. You must obtain a building permit from the Douglas County Building Division for the installation of the metal wall mounted sign.

If you should have any questions, please feel free to contact me at (775) 782-6218.

Sincerely,

Tammy J. Vogl, Junior Planner  
Douglas County Community Development

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cc: Clerk  
Master Sign Plan Binder



## COMMUNITY DEVELOPMENT

1594 Esmeralda Avenue, Minden, Nevada 89423

Bob Nunes  
DIRECTOR

775-782-9005  
775-782-9010  
FAX: 775-782-9007

Planning Division  
Engineering Division  
Building Division  
Regional Transportation  
Water/Sewer Utility  
Road Maintenance  
Code Enforcement

September 30, 2004

MAIL DELIVERED

Yuene S. Roberts  
85 Lonesome Polecat Lane  
Carson City, NV 89704

RE: Master Sign Plan; "Clear Creek Plaza", 3790 North Highway 395, APN 1420-06-502-009

Dear Applicant;

Your Master Sign Plan has been approved by the Douglas County Community Development Department. The approved sign plan is attached. All signs must obtain separate sign review and building permits prior to construction, consistent with this approved master sign plan.

### THE FOLLOWING CRITERIA APPLY TO THE WALL-MOUNTED TENANT SIGNS:

The primary, secondary and drive aisle frontages are designated on *Attachment 1* and must meet all the design standards of *Attachment 2* except for item "C" which has been modified below:

Calculation for the maximum sign area is as follows:

#### PRIMARY FRONTAGE

Is calculated by multiplying the width of the building or suite frontage facing the primary street frontage by 1.25 (the ratio of 1.25 square feet of signage for each linear foot of building frontage).

#### SECONDARY FRONTAGE

Is calculated by multiplying the width of the building or suite frontage facing the secondary street frontage by 0.75 (the ratio of 0.75 square feet of signage for each linear foot of building frontage).

#### DRIVE AISLE

Is calculated by multiplying the width of the building or suite frontage facing the driveway or drive-aisle by 0.50 (the ratio of 0.50 square feet of signage for each linear foot of building frontage).

Note: All other general requirements attached applies:

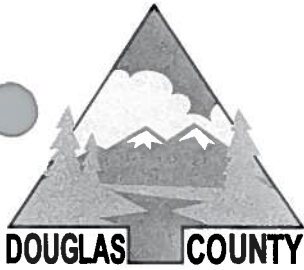
## COMMUNITY DEVELOPMENT

1594 Esmeralda Avenue, Minden, Nevada 89423

Bob Nunes  
DIRECTOR

775-782-9005  
775-782-9010  
FAX: 775-782-9007

Planning Division  
Engineering Division  
Building Division  
Regional Transportation  
Water/Sewer Utility  
Road Maintenance  
Code Enforcement



March 18, 2005

MAIL DELIVERED

Yuenne S. Roberts  
85 Lonesome Polecat Lane  
Carson City, NV 89704

RE: Master Sign Plan; "Clear Creek Plaza",  
Located at 3790 North Highway 395, APN 1420-06-502-009

Dear Yuenne S. Roberts,

Your Master Sign Plan has been modified to comply with Douglas County sign regulations. No wall signs are allowed on the north elevation of building number 3. This elevation does not have primary, secondary or drive aisle frontage and is therefore prohibited from displaying any signage.

If you should have any questions, please feel free to contact Mimi Moss at (775) 782-6211.

Sincerely,

  
Adam Gilbert, Planner  
Douglas County Community Development

cc: Clerk  
Master Sign Plan Binder

FILED  
2005 MAR 21 AM 8:25  
BARBARA REED  
CLERK  
DEPUTY



YOUNG ELECTRIC SIGN COMPANY

## CLEAR CREEK PLAZA

## SIGN CRITERIA – BUSINESS IDENTIFICATION

## Reno Division

775-359-3131 Telephone  
775-359-8738 Fax

775 East Glendale Avenue  
Sparks, Nevada 89431-7215

**A) PURPOSE**

The purpose and intent of this Sign Criteria is to provide comprehensive guidelines for signage at Clear Creek Plaza assuring a coordinated sign program for the mutual benefit of all Tenants. Notwithstanding the foregoing, all signs must be approved by Landlord in writing prior to fabrication, installation or submission to Douglas Co. for permit.

**B) LOCATION**

Primary and secondary business identification signs shall be attached to the building at the location (s) directed by Landlord.

**C) ALLOWABLE SIGN AREA PER TENANT:**

Primary- 2 square feet for every 1' Business Frontage  
Secondary- 1 square feet for every 1' Business Frontage  
Other Elevations- .5 square feet for every 1' Business Frontage

*see letter  
dated 9-30-04*

**D) DESIGN REQUIREMENTS**

Signs shall be composed of internally illuminated channel letters and logos mounted on raceway and attached to building fascia, painted to match building.

Maximum letter height 36 inches and minimum letter height 12". Landlord will review Trademark and Copyright logo fonts that cannot be accommodated in this size for consideration and approval.

Logo cabinets shall not exceed 30% of sign area and limited to 36" height.  
Construction shall be same as letters.

Sign copy shall include minimal information only. The store name or business shall be the dominant message.

**E) CONSTRUCTION REQUIREMENTS**

Channel letters to be all welded construction with 5" returns.

Letter face and logos shall be 3/16" acrylic Sign Grade as manufactured for outdoor sign use. Color optional, with neon illumination.

All signs shall be connected to junction box provided by the Landlord and connected to tenants electrical panel.

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SEP 08 2004

DOUGLAS COUNTY  
COMMUNITY DEVELOPMENT

All penetration of building structure limited to remote mounting required for raceway sign installation shall be neatly sealed in a watertight condition.

Damage, patch and paint to structure is the responsibility of the tenant.

**F) RESPONSIBILITIES**

All work to be done in a professional manner by a Nevada licensed and insured contractor authorized to carry on business in Douglas Co. Sign company shall carry Workman's Compensation and Public Liability insurance against all damage suffered or done to any and all persons and/or property while engaged in the construction or erection of signs in the amount of \$500,000.00 per occurrence.

Purchase, securing sign permit, electrical permit, installation, maintenance, and removal of signs is the responsibility of the Tenant at his/her expense.

**G) APPROVAL**

Tenant shall submit to Landlord two (2) copies of its sign layout/drawing using a legible scale (minimum 1/4" scale) for Landlord's written approval prior to sign installation. Drawing shall indicate location, size, layout, design and color of proposed sign, including all lettering and/or graphics.

All drawings must indicate sign contractor in accordance with above.

**H) CONFORMANCE**

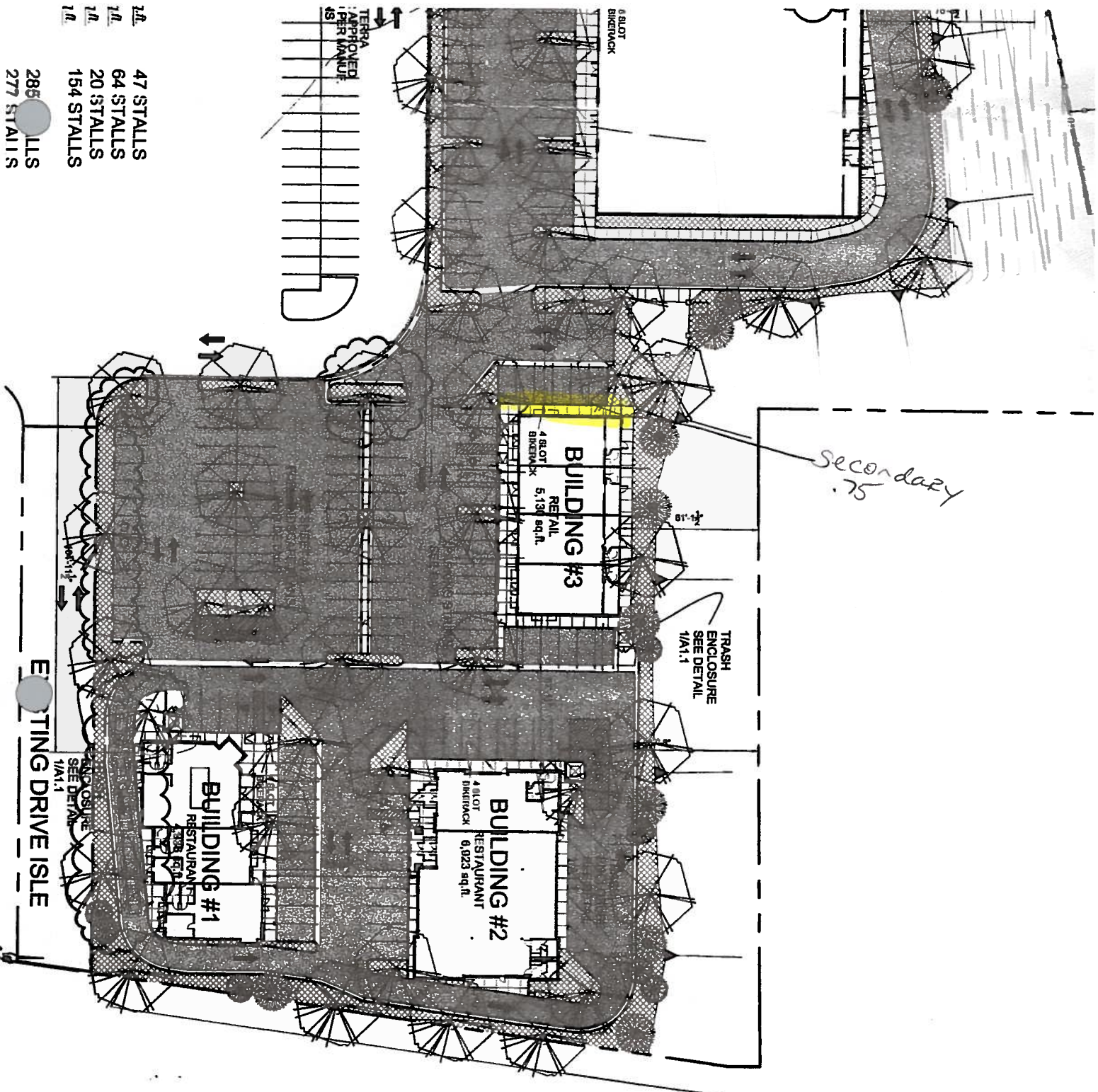
Any signage applied to the building that does not comply with or is in violation of this criterion including maintenance and operation shall be ordered, removed or repaired by the Landlord at Tenant's expense.

**I) PREFERRED VENDOR**

For the purpose of assuring conformance to above Landlord has selected Young Electric Sign Co.

Contact:

Mark Stevens  
Young Electric Sign Co.  
775 E. Glendale Ave  
Sparks, NV 89431



# 4 New Retail Buildings for the WalMart Super Center

U.S. 395 Carson Valley, Nevada

ARCH  
PLAN  
INTE  
3710

DRAWN  
ALL  
CHECKED  
PWW  
DATE  
6-6-03  
SCALE  
1/8"=1'-0"



# CLEAR CREEK ENTERPRISES

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P.O. BOX 1882 - CARSON CITY, NV 89702  
PHONE (775) 267-2160, FAX (775) 267-2162

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Sept. 29, 2005

Douglas County Community Development  
Attn.: Mimi Moss

Re: Master Sign Plan for Clear Creek Plaza  
Located at 3790 N. Hwy. 395, APN 1420-06-502-009

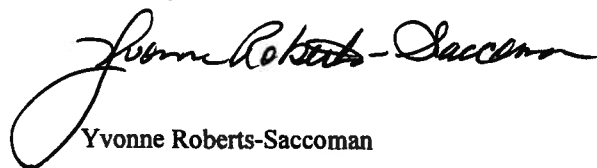
RECEIVED  
SEP 29 2005  
DOUGLAS COUNTY  
COMMUNITY DEVELOPMENT

Dear Mimi,

We would like to request a couple of modifications to the Master Sign Plan. Please see the attached site plan with changes noted. For building #1; suite 101 currently occupied by Dollar Loan, please amend to have the primary frontage be the side that faces Hwy. 395. The primary frontage for suite #102 and 103 will be the north side which is the store fronts. Secondary frontage for building #1 to be the south side of the building facing the access road. The front of suite #101 to be drive aisle (other) as shown on the site plan.

Other changes requested are for building #4. We would like the change to the secondary locations as shown. Please review the enclosed information and let me know if this is acceptable to Douglas County. Thank You!

Sincerely,

  
Yvonne Roberts-Saccoman

NOTE:  
FOR SPECIAL INSPECTION  
FOR FOUNDATION OF THE  
ENCLOSURE

FACES.

SIDE ELEVATION

## 2 TRASH ENCLOSURE

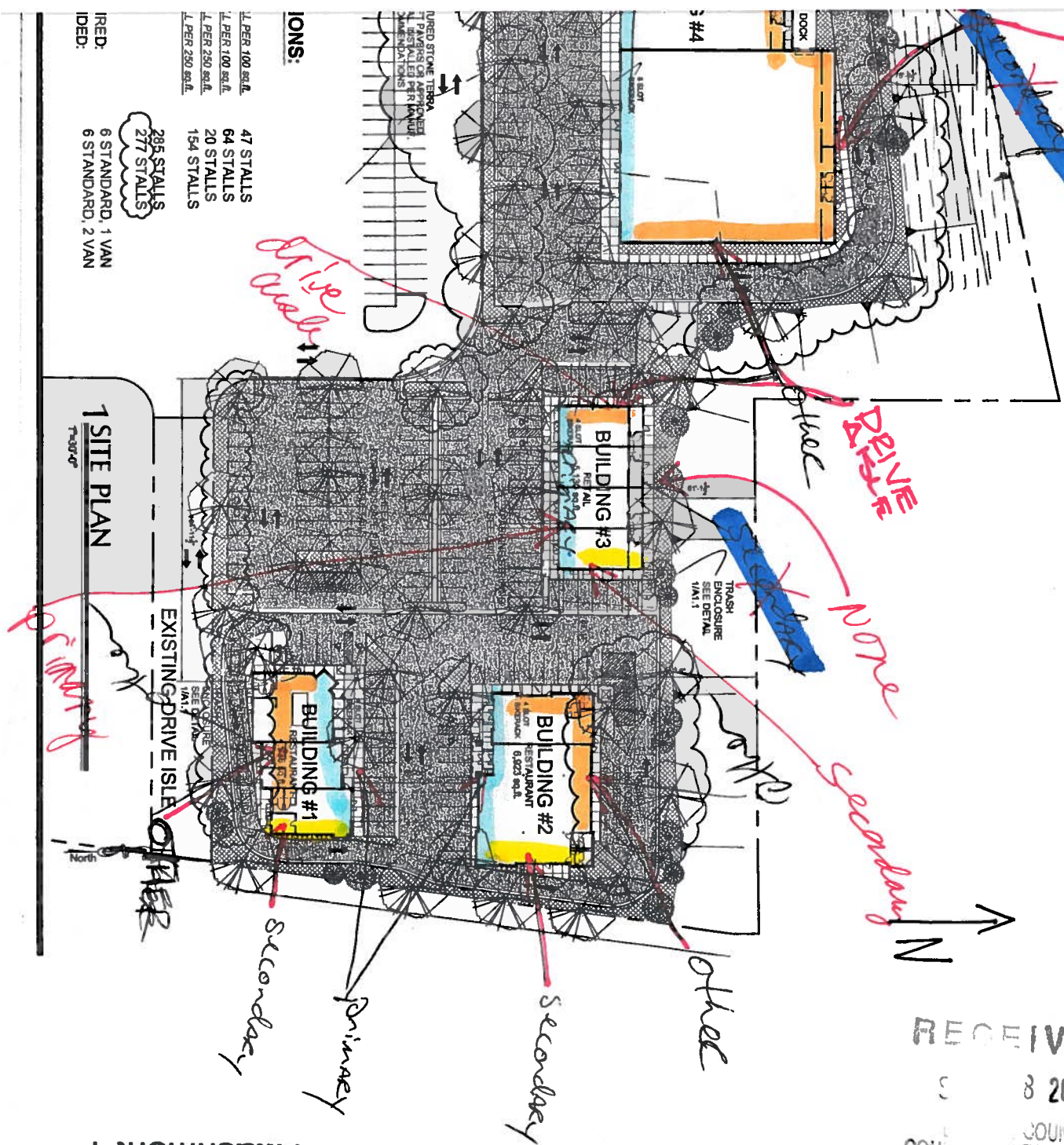
1/4"=1'-0"

RECEIVED

8 2004

COM

COUNTY  
LEVEL



IONS:  
11 PER 100 sq.ft.  
11 PER 100 sq.ft.  
11 PER 250 sq.ft.  
11 PER 250 sq.ft.

47 STALLS  
64 STALLS  
20 STALLS  
154 STALLS

285 STALLS  
277 STALLS

RED:  
6 STANDARD, 1 VAN  
6 STANDARD, 2 VAN

1 SITE PLAN

EXISTING DRIVE ISLE

North

Attachment 1