



COMMUNITY DEVELOPMENT

1594 Esmeralda Avenue, Minden, Nevada 89423

Bob Nunes
DIRECTOR

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

July 26, 1999

MAIL DELIVERED

Virginia Creek
Greg Painter
P.O. Box 37
Genoa, NV 89411

RE: Master Sign Plan for Virginia Creek
Summerville & Barton Skilled Nursing (APN: 1220-10-610-011)

FILED
99 JUL 26 P 2:21
BARBARA RIFKIN
DEPUTY

Dear Greg,

Your Master Sign Plan for the Virginia Creek complex has been reviewed and approved by the Douglas County Community Development Department. All signs for any businesses located at the above referenced parcel fall under the requirements of this Master Sign Plan. The following criteria apply for two freestanding monument signs and one directory sign:

1. Both freestanding monument signs must be setback a minimum of five feet from the property line, in addition to being located outside the traffic safety site area and not located within 200 feet to each other.
2. The maximum sign area for each freestanding monument sign is 63 square feet, based on Douglas County Sign & Advertising Control 20.696.1. The *Summerville at Virginia Creek* freestanding monument sign will be located on the Virginia Ranch Road street-side, and the *Barton Skilled Nursing at Virginia Creek* freestanding monument sign will be located on the Mathias Parkway street-side.
3. The directory sign must meet the requirements of Douglas County Code 20.696.120, including being located a minimum of 40 feet inside the property line and not being visible from the public right-of-way. The allowable sign area for the directory sign is limited to 32 square feet, with a maximum of 4 square feet for any single unit of operation or any single occupant, up to 8 units.
4. Any future tenant wall-mounted signs or changes to the freestanding monument signs will require an amendment to this Master Sign Plan prior to submittal of the Sign Review application.

All signs require a building permit from the Building Division prior to installation. If you have any questions, I may be contacted at (775) 782-6217.

Sincerely,

Katie M. Guthrie
Planner

CC: Barton Memorial
Mac Signs
file

Virginia Creek

A Continuing Care Retirement Community

P.O. Box 37
Genoa, NV 89411
775-782-3999
Fax: 775-783-9462

RECEIVED

JUL 20 1999

DOUGLAS COUNTY
COMMUNITY DEVELOPMENT

To: Katie Guthrie

Date: 7/20/99

Fax #: 782-9007

Pages: 1

From: Greg Painter

Subject: Master Sign Plan

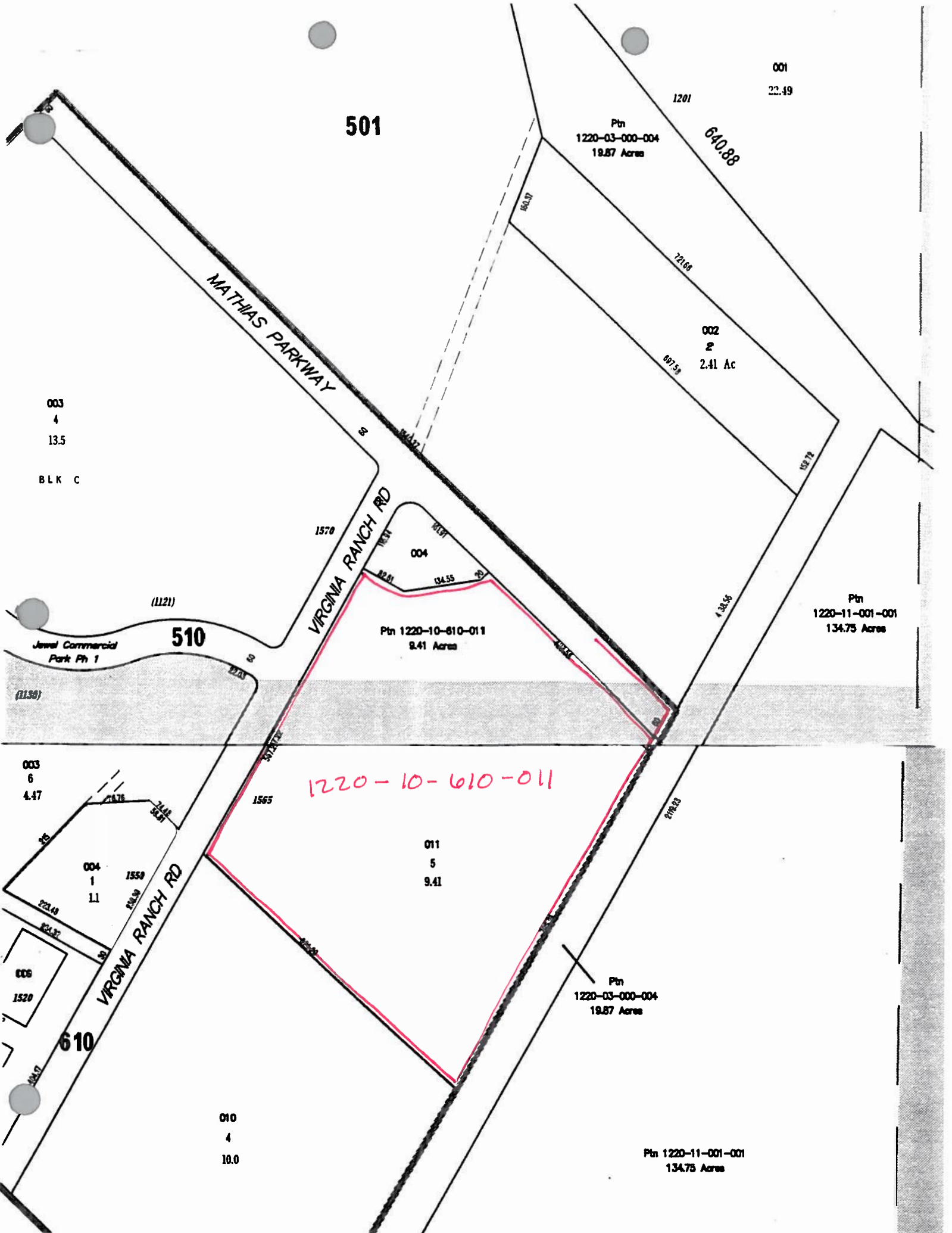
Dear Katie,

Please accept the two monument signs and directional sign (as submitted by Mac Signs) as the master sign plan for Virginia Creek. There is no intention for wall signage on either the skilled nursing facility or the independent/assisted facility at this time.

Thank you,

Greg Painter

Greg Painter



501

001
22.49

1201

640.88

Ptn
1220-03-000-004
19.87 Acres

MATHIAS PARKWAY

721.68

002
2
2.41 Ac

697.59

003

4

13.5

BLK C

VIRGINIA RANCH RD

1570

004

Ptn 1220-10-610-011
9.41 Acres

Ptn
1220-11-001-001
134.75 Acres

(1121)

510

Jewel Commercial
Park Ph 1

(1136)

003

6

4.47

1220-10-610-011

011

5

9.41

VIRGINIA RANCH RD

1565

Ptn

1220-03-000-004
19.87 Acres

010

4

10.0

Ptn 1220-11-001-001
134.75 Acres

610

2. No more than one single or double face sign shall be erected at a jurisdictional boundary;
3. Total sign structure height not to exceed five-feet measured from the closest edge of right-of-way;
4. Maximum sign area of 25 square feet for each sign face;

DD. Hanging signs, not exceeding two square feet in area, provided such signs are located within covered walkways and are oriented to pedestrian users.

EE. Public hearing notice signs and other signs required by federal, state or local governmental agencies.

FF. One non-official flag per unit of operation per street frontage, placed on or hung from the main structure of the operation, not to exceed 12 square feet in total area. (Ord. 97-801, 96-763, 386)

20.696.110 Official signs and safety signs.

Nothing contained in this chapter prevents the erection, construction and maintenance of official traffic, safety, fire and police signs, signals, devices and markings of the state highway department, the board, or other competent public authorities, nor the posting of notices required by law. Similarly, on-premise traffic regulation signs and signs necessary for the safety and convenience of those members of the public using the premises, whether the signs are officially or privately erected, are not subject to the provisions of this chapter. (Ord. 96-763, 386)

20.696.120 Directory signs.

A single-faced directory sign may be permitted as a ground sign at the major entrance to residential, commercial, or industrial complexes or as a wall sign within a public mall area to identify occupants or addresses for the convenience of visitors and to facilitate emergency services. Directory signs are only permitted as an element of a master sign plan, must be located no less than 40-feet inside the property line, and must not be visible from the public right-of-way. Directory signs may not be used as advertising for land uses on the site and are not included in allowable sign area limit computations or when calculating the number of signs on a site. The name and address of the primary complex may be included as part of the directory sign not to exceed 20 percent of the total sign area. The maximum size of a directory sign is limited to 32 square feet and not more than four square feet for any single unit of operation or any single occupant. No more than eight units of operation may be displayed on the directory sign. (Ord. 96-763)

20.696.130 On-premise signs in agricultural areas.

In agricultural, forest and range, and rural residential zoning districts as defined in this title, the following types of freestanding and wall signs are permitted for either agricultural or non-agricultural related commercial uses with the exception of those signs listed under section 20.696.100:

A. One commercial sign is allowed for a business on an agricultural parcel. The total area for all signs identifying a business shall not exceed ten square feet for parcels of less than ten acres, 16 square feet for parcels of ten acres up to 40 acres and 32 square feet for parcels 40 acres or larger. All signs shall be located within the subject property and located at the entrance to the business site. (Ord. 96-763, 386)

20.696.140 Trade construction signs.

A. In nonresidential zoning districts, one sign advertising the various construction trades on any construction site is permitted. The sign must not exceed 32 square feet in area, must not be installed prior to the start of construction, and shall be removed prior to the issuance of a certificate of occupancy.

B. In agricultural and residential zones, as defined by this title, one sign is allowed advertising the various construction trades on any construction site. The sign must not exceed six square feet in area, and must not be installed prior to the start of construction and must be removed before a certificate of occupancy is issued. (Ord. 96-763, 386)