

Here are some examples of Outside TV's in town that have been in use for years without complaints or town intervention.

The first image shows an exterior television at 1882 Restaurant, mounted on their outdoor deck within the exterior bar area. This television faces outward toward the river and nearby residential properties to the east and is visible from public areas.

The second images show exterior televisions at Blue Coyote Bar & Grill, which are installed outdoors each summer; while oriented inward toward the patio, they are clearly visible from the southeast parking lot, and the exterior mounting hardware is shown.

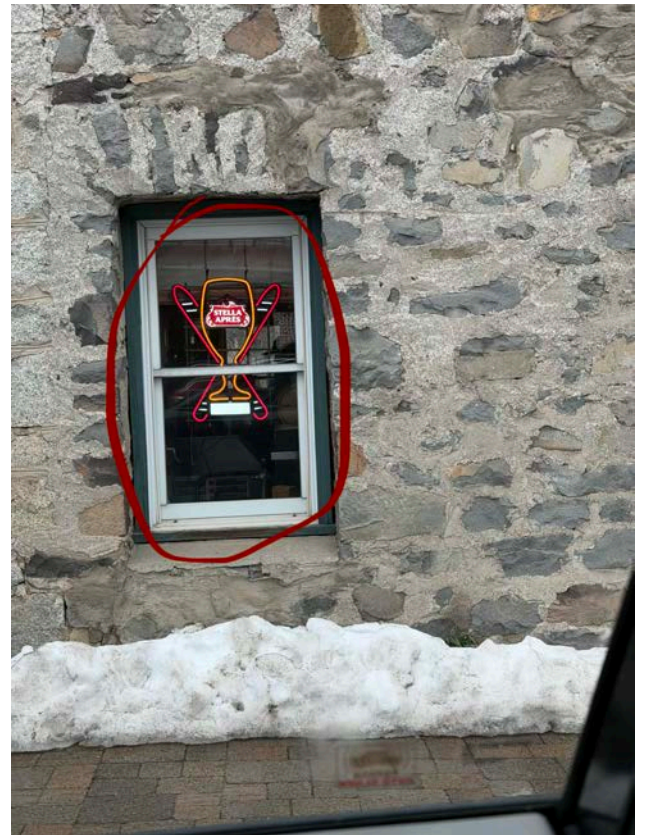
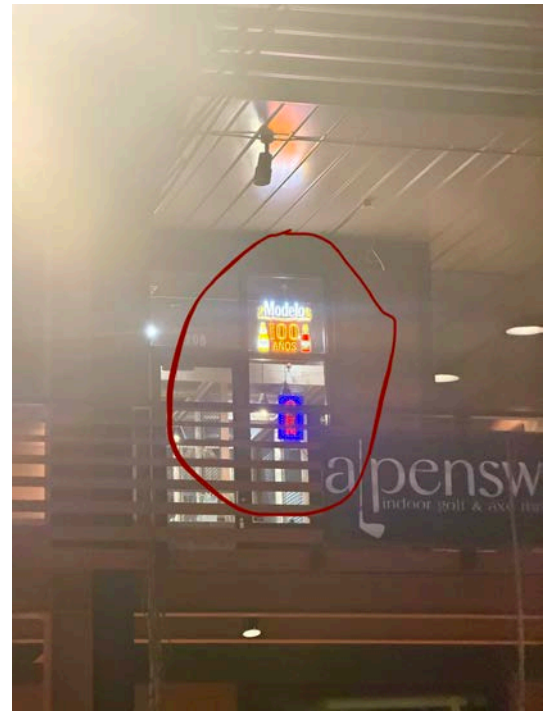


The first images show illuminated real estate listing displays previously installed in the windows of the RE/MAX office, which occupied our space for approximately four years. These displays showed property photos and pricing and operated nightly without complaint or Town intervention during that time. Similar illuminated window displays are currently used by Chase International and Engel & Völkers, and both Sierra Sotheby's and Engel & Völkers also utilize interior television displays showing real estate marketing that are visible from the exterior; while these screens are set approximately three feet back from the glass, they serve a similar informational and marketing function to the display at issue in this appeal.





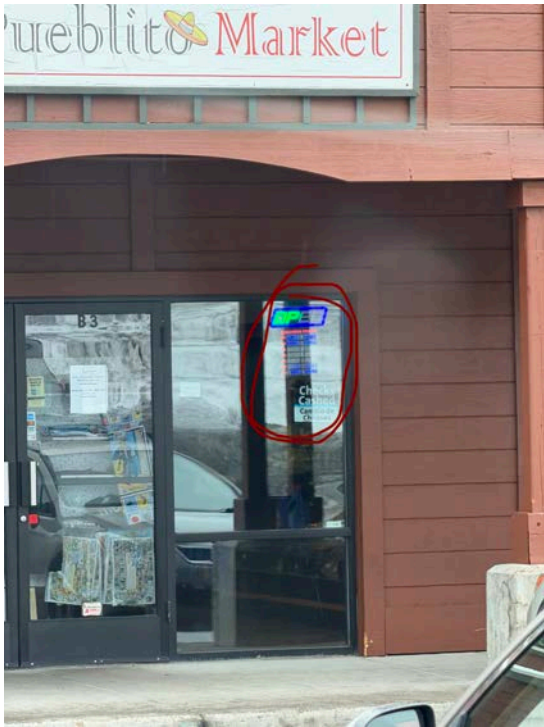
The following 25 photographs document 23 separate businesses throughout Truckee that display either multiple neon signs, flashing or blinking lights, or illuminated window displays designed to attract attention from the exterior. All of these signs are in clear violation of the code yet have not been addressed or contacted by the town. These examples include a range of lighting types and configurations visible from public or semi-public areas. There are additional examples throughout town; however, due to the seven-day submission window, I was not able to capture every instance during this documentation period.



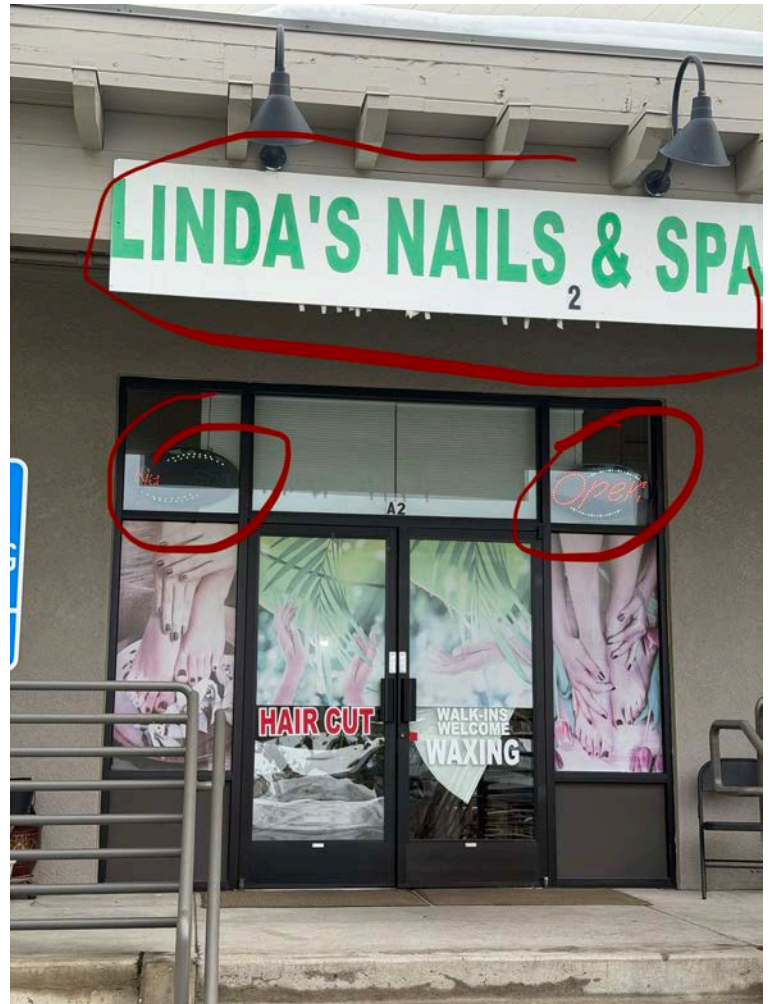






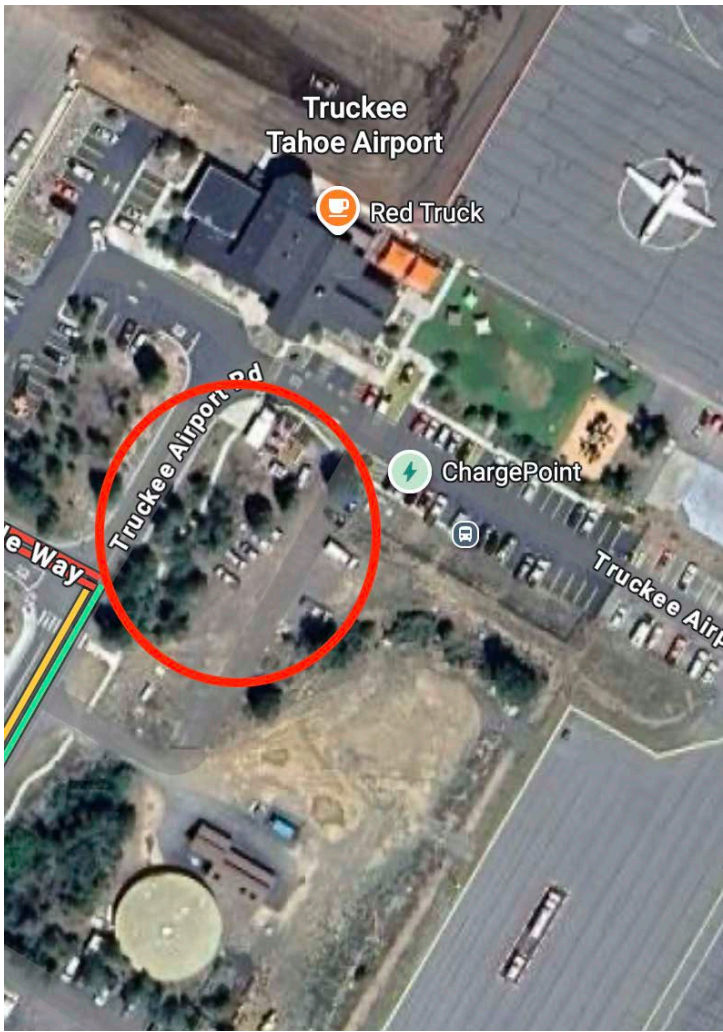






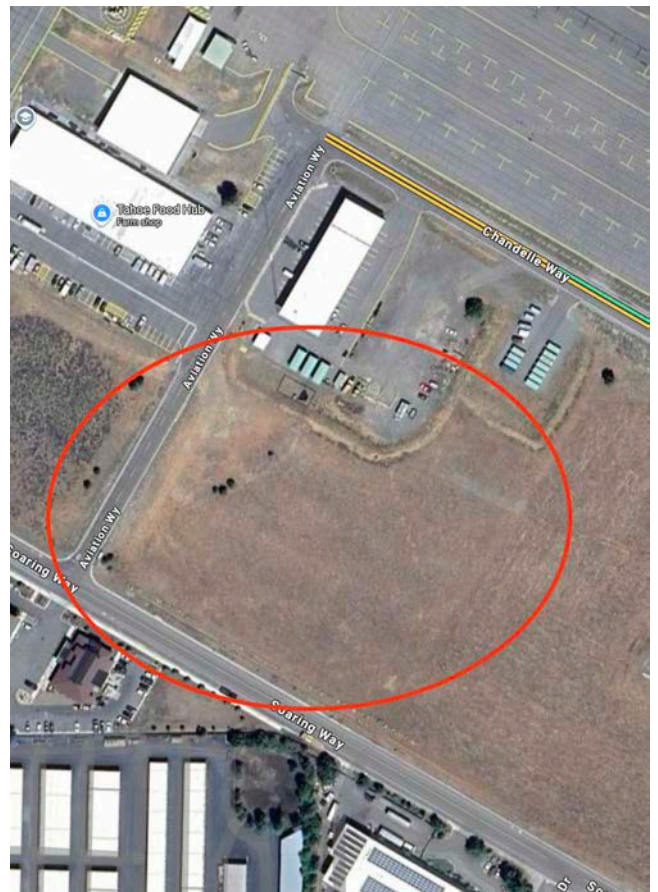
After approximately two years of utilizing a dirt parking area located east of the current Soaring Ranch footprint, this parking lot was required to be closed, despite similar dirt parking lots continuing to be used elsewhere in town. The closure has resulted in insufficient parking for tenants and visitors, leading to vehicles regularly parking in fire lanes within the Soaring Ranch property. This directly impacts our business by causing clients to arrive late or miss appointments and creates ongoing safety concerns that negatively affect the reputation and functionality of the shopping center. The following images show the closed dirt parking area as well as comparable dirt parking lots in use at other locations throughout Truckee



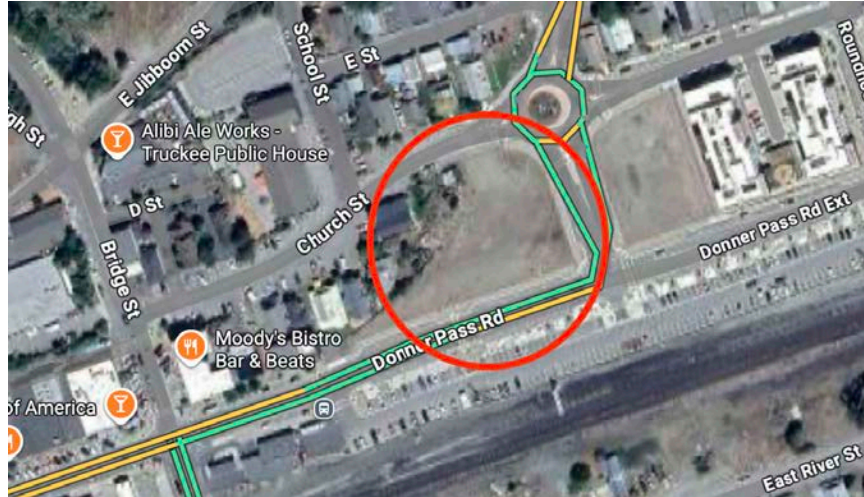


Dirt parking lot used by Red Truck and the airport.

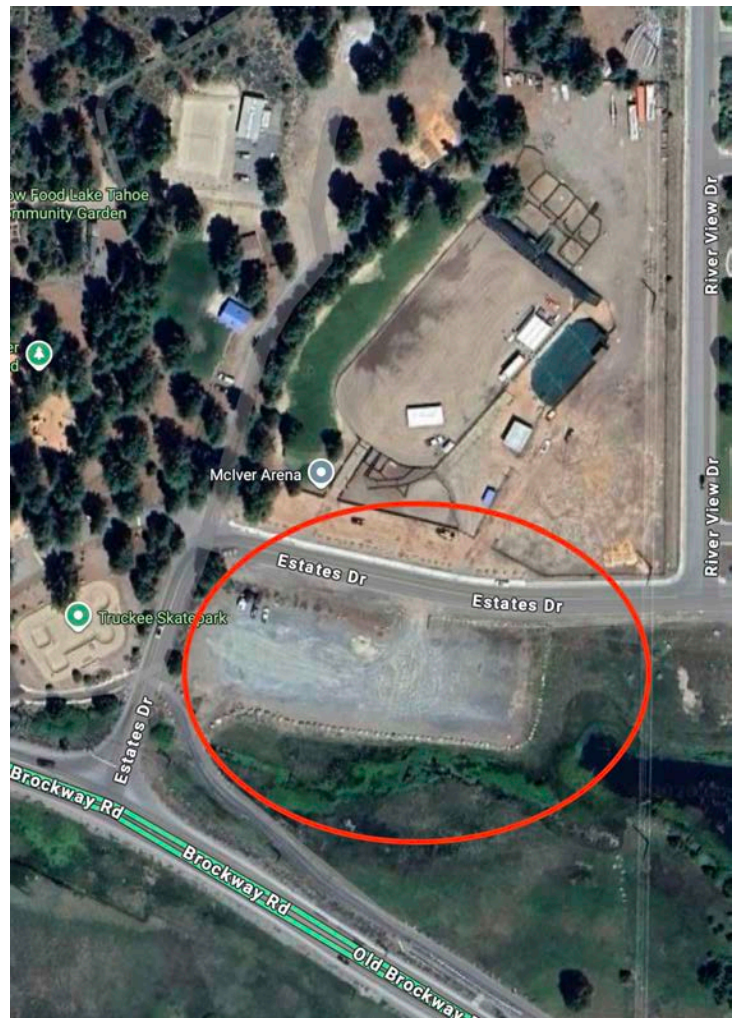
Dirt lot used by airport, roundhouse, and Tahoe food hub during special events.



Dirt lot used during Truckee Thursdays or other down town events



Dirt lot used for any events at the Rodeo Grounds or for staging of Construction Projects.



Dirt lot used to access the river for fishing, River rafting, etc.

