

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF  
April 14, 2016**

**FILE NO:** HRC-16-030

**AGENDA ITEM:** F-2

**STAFF AUTHOR:** Susan Pansky, AICP, Special Projects Planner

**REQUEST:** To approve a request to pave in and over existing parking spaces to create a fenced-in outdoor play/picnic area on property zoned Public Community (PC).

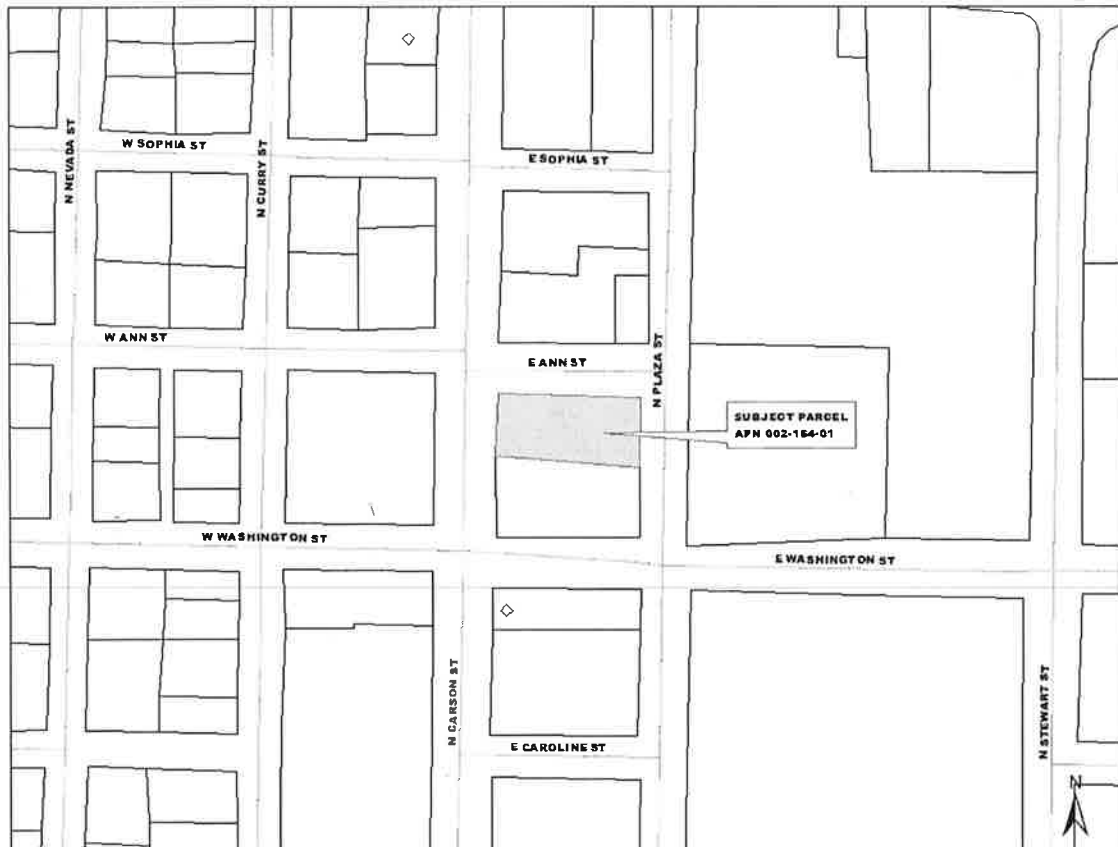
**APPLICANT:** The Children's Museum

**OWNER:** Carson City Library

**LOCATION:** 813 N. Carson Street

**APN:** 002-164-01

**RECOMMENDED MOTION:** "I move to approve a request from The Children's Museum (property owner: Carson City Library) to pave in and over existing parking spaces to create a fenced-in outdoor play/picnic area on property zoned Public Community, located at 813 N. Carson Street, APN 002-164-01, based on the findings and subject to the conditions of approval outlined in the staff report, the Standards and Guidelines for Rehabilitation, Carson City Historic District Guidelines and consistent with Historic Resources Commission Policies."



**RECOMMENDED CONDITIONS OF APPROVAL:**

1. All development shall be substantially in accordance with the attached site development plan.
2. All on and off-site improvements shall conform to City standards and requirements.
3. The use for which this permit is approved shall commence within 24 months of the date of final approval. An extension of time must be requested in writing to the Planning Division 30 days prior to the two year expiration date. Should this request not be initiated within two years and no extension granted, the request shall become null and void.
4. The applicant must sign and return the Notice of Decision 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 Historic Resources Commission meeting for further consideration.
5. This project will require the approval of a Special Use Permit, with or without the added use of a day care facility.
6. As a part of the Special Use Permit process, the applicant shall address the reduction in parking as a result of this project and how that will impact not only the subject property but also the surrounding uses.
7. The sidewalk must be five feet wide at minimum.
8. The design shall address how drainage will be conveyed as the current drainage swale is proposed for removal as a part of this project.
9. This project is located in an area that is subject to improvements associated with the downtown Carson Street project. The applicant shall design the project so that it does not modify or impact new improvements constructed as a part of the downtown Carson Street project.
10. HRC approval of this project does not imply approval of the use of city funds for construction. Public Works does not currently have sufficient funds available. The applicant is required to present this funding request to the Board of Supervisors for approval.
11. Reuse of the former downtown Carson Street wrought iron fence is subject to the approval of Public Works.
12. Any work in the street right-of-way will require construction drawings and an engineering permit to be submitted for approval. An encroachment permit issued by the Engineering Division will also be required.
13. Any modifications to the building itself that are not currently shown in the project design shall be subject to additional approval by the HRC, as will significant modifications to the proposed site design as determined by Planning Division staff.

14. HRC approval is based upon the project complying with the Standards and Guidelines for Rehabilitation, Carson City Historic District Guidelines, the Historic Resources Commission Policies and that the plans as submitted are in general conformance with the Secretary of the Interiors Standards.

**LEGAL REQUIREMENTS:** CCMC 18.06.015 (Procedure for Proposed Project)

**MASTER PLAN DESIGNATION:** Downtown Mixed-Use (DT-MU)

**ZONING:** Public Community (PC)

**PREVIOUS REVIEWS:**

- HRC-07-204 – Historic Resources Commission approval of signage
- SUP-07-197 – Planning Commission approval of Special Use Permit for signage
- H-02/03-7 – Historic Resources Commission approval of signage
- H-92/93-39 – Historic Resources Commission approval of improvements associated with Children's Museum

**DISCUSSION:**

The subject property was the former Carson City Civil Auditorium but currently houses the Carson City Children's Museum. It was constructed in 1939 at the direction of the Board of Trustees of Carson City, and served as a center for community activities for many years before becoming a city administrative center in 1966. The building was designed by architect Lehman Ferris of Reno and is an example of vernacular interpretation of the Romanesque Revival design.

The applicant is proposing to pave over and enclose the space currently occupied by parking spaces on the north side of the building. This enclosed space will serve as a playground and picnic area for the Children's Museum visitors. Discussions with the applicant have also indicated that the Children's Museum may pursue the operation of a day care center at this location in the future, and the outdoor area would serve that need for the children as well.

The applicant states that they would like the City to pave over and enclose the area with the wrought iron fencing taken down from the sidewalks along Carson Street recently. Staff notes that the subject property is owned by Carson City, so this request is appropriate. However, Public Works has stated that funds are not currently available to accommodate the request. As a result, staff has stated in the recommended conditions that approval by the Historic Resources Commission is not approval to expend funds for this project, and that the applicant will be required to request approval to use funds for this project from the Board of Supervisors.

Staff also notes that because the zoning district for the property is Public Community (PC), a Special Use Permit is required for this project, regardless of whether a day care is proposed or not. If a day care is not proposed with the Special Use Permit request for these improvements, modification of the Special Use Permit will be required when the applicant desires to add a day care facility. As a part of that Special Use Permit process, the applicant will be required to address how the loss of parking as a result of this project will impact not only the Children's Museum but also the surrounding properties.

Staff finds that the applicant's proposal is consistent with Carson City Development Standards, Division 5 (Historic District) for the applicable sections outlined below:

#### **5.24 Guidelines for Fences**

*Fences serve a variety of purposes for a property owner. They can define property lines, provide security and protection from trespass, furnish safety for children and pets, provide visual screens for privacy and serve as protection from the elements. The design of a fence is a critical element in the overall visual quality of a property and how it relates to its neighbors. It can also be important from a public safety standpoint, particularly on corner lots. Typically front yards in the district were delineated by low profile, wood picket style fences. A few metal and/or masonry fences can be found as well.*

*A fence design needs to be considered in context. Scale, rhythm, material and style are the critical design elements of a fence. The fence design needs to be compatible to the building as well as to the surrounding property. A fence can provide a delicate design element which will greatly enhance a property.*

##### **5.24.2 Guidelines for New Fences**

*The appropriate design for a fence will be determined by its intended function and its location. No fence shall be constructed which adversely effects the primary view(s) of any building. A fence design should enhance the overall visual presentation of a building. A fence should also contribute to the character and defining features of any building in a positive manner. (Standard Number: 9)*

The applicant is proposing to re-use the wrought iron fencing that, until recently, lined the sidewalks along Carson Street in the downtown area. This wrought iron fencing is black, approximately four feet in overall height with varying heights of individual pickets, contains top, middle and bottom rails, as well as decorative finials. A picture of this fencing has been included in the staff report for reference. The applicant is proposing that this fence be located along the north side of the building and a portion of the space in front of the building.

Public Works has indicated that the proposed project is in an area subject to improvements as a part of the downtown Carson Street project. The applicant will be required to design the project to ensure that it does not modify or impact those improvements. This may include reducing the size of the outdoor area from what is shown on the plans to exclude a portion of the area at the northwest corner, or front, of the building.

As for the fencing specifically, there are several examples of iron ornamental fencing throughout the Historic District and this type of fencing was used historically as well. Staff finds the proposed fence to be appropriate for the subject property and compatible with the context of the Historic District.

#### **5.25 Guidelines for Landscape Elements**

*The Carson City Historic District is characterized by a typical rectangular grid street system without alleys. The streets vary in width, but all are characterized by "L" shaped concrete curbs and gutters, a sidewalk and planting strip between the street and*

*sidewalk. Generally this planting strip contains a row of deciduous trees and lawn. Individual lots are usually rectangular in shape with the main building centered on the parcel and a front setback which allows for a modestly sized front yard. Front yards are typically delineated by a low profile fence, with a gate and walkway leading to the front entry. Accessory buildings are often found in rear yards. These basic elements create a strong visual quality to the district which is consistent and should be encouraged. Two unique landscape elements in the district are hitching posts (generally of cast iron) and carriage steps (generally of cut stone). These are most likely to be found in the planting strip between the street and the sidewalk. These should be retained.*

#### **5.25.1 Guidelines for Historic Properties**

*Historic landscape features should be retained when at all possible. Fences, trees, hitching posts, carriage steps, sidewalks and walkways provide a visual consistency and harmony of setting to the district. (Standards Number: 2, 3, 4, 5, 9)*

The subject property does not have historic landscape features on the north side of the building that would need to be retained. The proposed fencing is appropriate to enclose the outdoor area and remain compatible with the historic nature of the building. Based on the plans provided, the enclosed outdoor area would consist of playground and picnic equipment typical for the use. Staff does not believe that the proposed playground equipment or picnic areas, with associated landscaping, will detract from the visual consistency and harmony of the Historic District or the downtown area.

#### **PUBLIC COMMENTS:**

Public notices were mailed to the adjacent property owners to the subject parcel in accordance with the provisions of NRS and CCMC 18.02.045 on April 1, 2016. As of the completion of this staff report, no comments have been received in response to the proposed improvements. Any comments that are received after this report is completed will be submitted prior to or at the Historic Resources Commission meeting, depending on their submittal date to the Planning Division.

#### **Engineering Division Comments:**

Development Engineering has no preference or objection to the request. However, the following are concerns that must be addressed before a building permit is issued.

1. The sidewalk must be 5 feet wide minimum.
2. The parking space number will be reduced from 16 to 13.
3. The elimination of parking on the north side of the street may meet resistance from the businesses that front the north side.
4. The drainage swale is being removed, and the design shown does not address how the drainage will be handled. This will have to be considered.
5. These changes will probably necessitate a change in the street section.
6. This project will affect areas that are being rebuilt as part of the Carson Street project. An effort should be made to have improvements compliment the new style.
7. Public Works does not currently have sufficient funds available for this project.

Any work in the street right of way will require construction drawings and an engineering permit to be submitted for approval. A Carson City Encroachment permit will likely be needed as well, because all of these improvements are within the street right of way.

With the recommended conditions of approval and based upon the project complying with the Carson City Historic District Guidelines, the Historic Resources Commission Policies, and that the plans as submitted are in general conformance, it is recommended that the Historic Resources Commission approve the application submitted for HRC-16-030 subject to the recommended conditions of approval within this staff report.

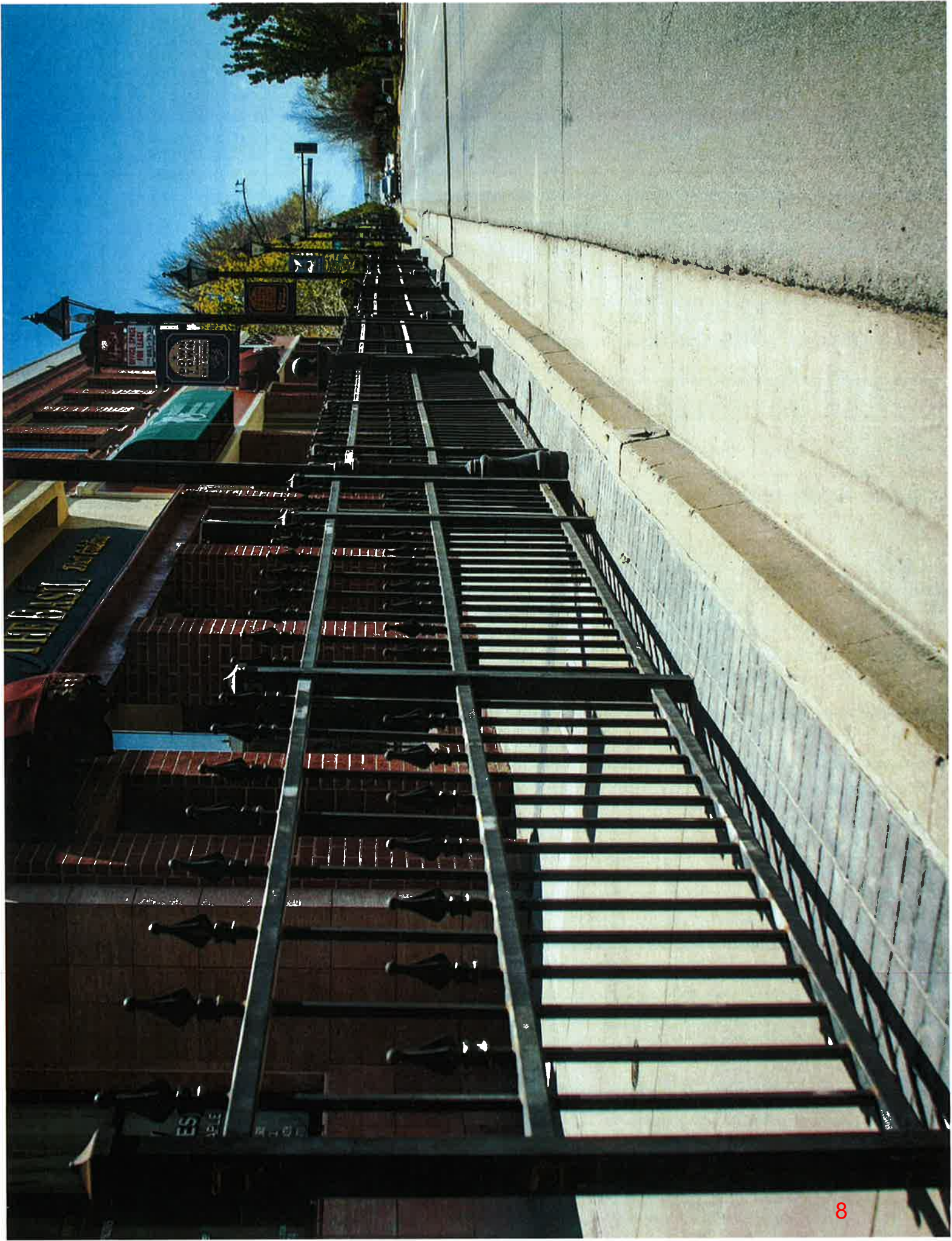
Attachments:

- Aerial Site Photo
- Wrought Iron Fencing Photo
- Engineering Division Comments
- Kit Carson Trail Historic Inventory
- 1980 Carson City Historic Property Inventory
- Application (HRC-16-030)











**Carson City Engineering Division**  
**Historic Resources Commission Report**

813 N Carson St

File Number HRC 16-030

**To:** Historic Resources Commission

**From:** Rory Hogen, E.I.

**Date:** April 6, 2016

**Subject Title:**

Review of a Historic Resources Commission application for frontage and street work at 813 N Carson St, apn 02-164-01

**Recommendation:**

Development Engineering has no preference or objection to the request. However, the following are concerns that must be addressed before a building permit is issued.

1. The sidewalk must be 5 feet wide minimum.
2. The parking space number will be reduced from 16 to 13.
3. The elimination of parking on the north side of the street may meet resistance from the businesses that front the north side.
4. The drainage swale is being removed, and the design shown does not address how the drainage will be handled. This will have to be considered.
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7. Public Works does not currently have sufficient funds available for this project.

Any work in the street right of way will require construction drawings and an engineering permit to be submitted for approval. A Carson City Encroachment permit will likely be needed as well, because all of these improvements are within the street right of way.

**Discussion:**

The Engineering Division has reviewed the request within our areas of purview relative to adopted standards and practices. Construction must meet all requirements of the State of Nevada and Carson City.

## KIT CARSON TRAIL INVENTORY

NAME: CARSON CITY CIVIC AUDITORIUM.

ADDRESS: 813 NORTH CARSON STREET.

LOCATION:    .

CONSTRUCTION DATE: 1939.

ARCHITECT: L.A. FERRIS

BUILDER:    .

### HISTORICAL INFORMATION, INCLUDING HISTORICAL EVENTS & PERSONS CONNECTED WITH THE STRUCTURE.

The Board of Trustees of Carson City hired Lehman A. Ferris of Reno in 1939 to design the new auditorium. Built in 1939 under the Work Project Administration, the furnishings were donated by the American Legion Post #4. The building served as a center for community activities for a number of years prior to becoming a city administrative center. In 1966, the basement of the building was used as library space. The library continued to occupy the space until 1971 when a new library building was constructed.

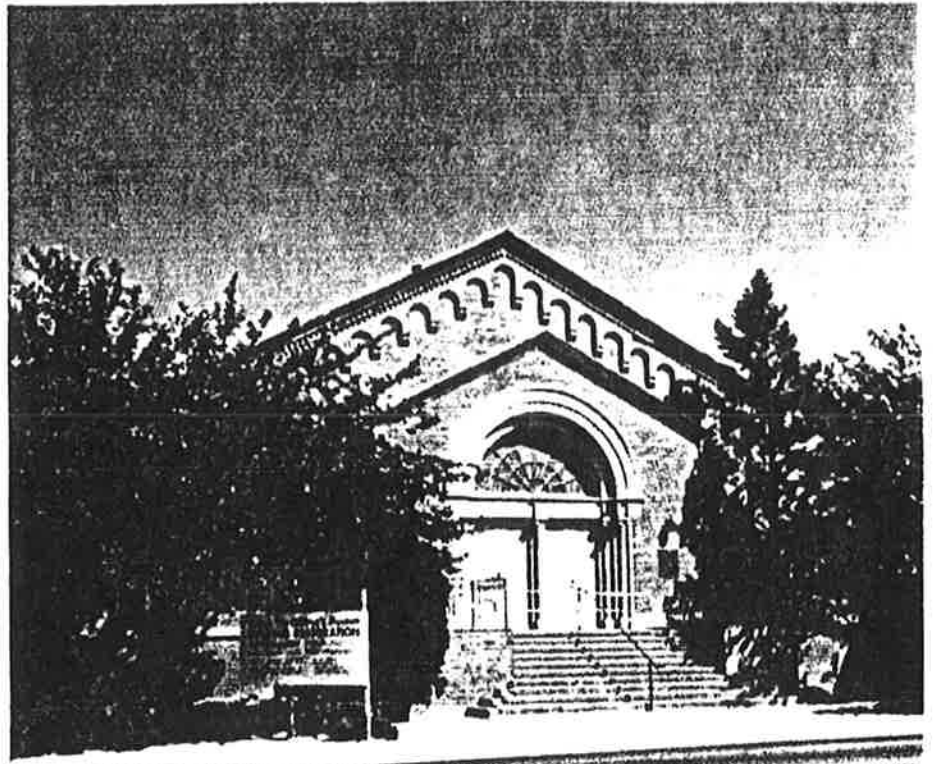
In 1983 city government acquired additional office space and the auditorium was abandoned. The building is now being renovated for use as the Carson City Children's Museum.

### SOURCES OF INFORMATION:

National Register of Historic Places Nomination Form - Carson City  
Civic Auditorium.

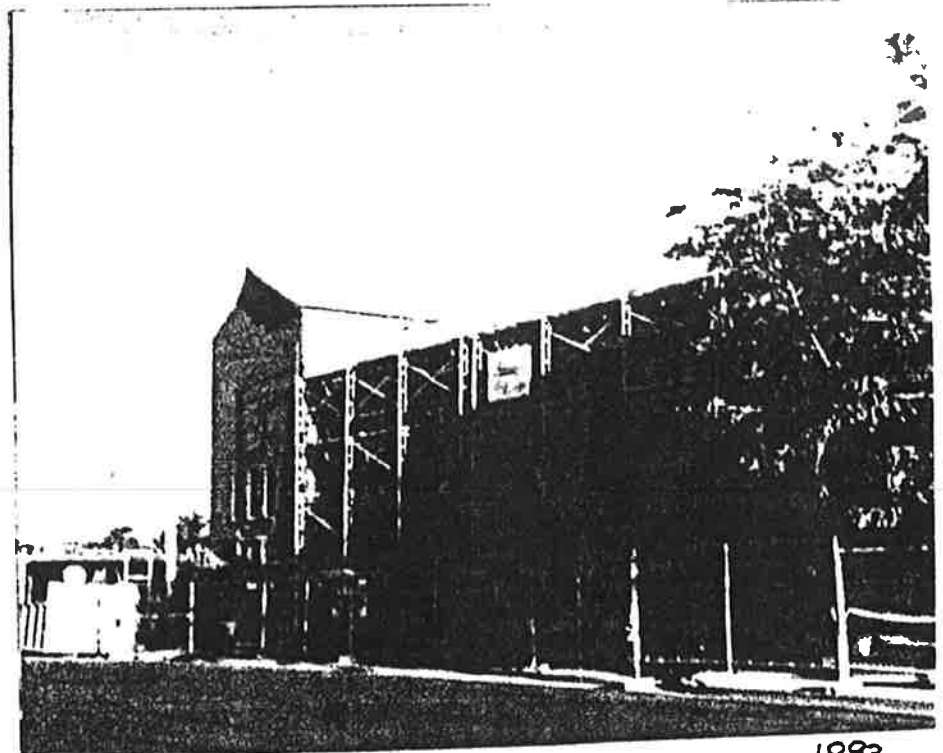


# ILLUSTRATIONS - CARSON CITY CIVIC AUDITORIUM



Looking east.

1993.



Looking S.E.  
Restoration under way.

1993.

181

55.2

# CARSON CITY RESOURCES INVENTORY

## IDENTIFICATION:

1. Address: 101 East Ann 813 N. CARSON APN 2-164-1
2. Common Name: Carson City Administrative Center
3. Historic Name: Carson City Civic Auditorium
4. Present Owner: Carson City
5. Address (if not occupant): \_\_\_\_\_
6. Present Use: city offices, theater productions Original Use: civic auditorium, gym

## DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

A competent vernacular interpretation of Romanesque Revival design, the large brick structure is two stories in height and roughly rectangular in shape. Rear and side gables intersect the main gabled form at right angles. The projecting entrance gable contains a compound arch of sandstone that enframes a large window. Arched paired windows light the large main auditorium portion. Other arched windows occur in the transverse gables and rectangular windows and doors pierce the lower and main floor levels of the side elevations. Principal decorative elements include the compound arched entry, and the brick pattern and corbelling projecting beneath the cornice of the main facade gable.

Exterior alterations are few; an aluminum and glass door on the north facade, newer paving blocks, planter areas with a picnic table and sign board on the front Carson Street facade, and interior alterations have modified the original auditorium for city offices uses.

## RELATIONSHIP TO SURROUNDINGS:

Located at the corner of North Carson and East Ann, this large two story building is similar in scale to the adjacent rectangular building to the south, but is larger and more articulated in form than structures to the north and east. Its rather massive masonry relates it to a degree to the nearby Virginia and Truckee Roundhouse complex.

Street Furniture: roofed signboard, iron railings, picnic table, benches, planters

Landscaping: aggregate paving squares, trees, plants



Architectural Evaluation: PS \_\_\_\_\_ NR x 198  
 District Designation: PD \_\_\_\_\_ NR \_\_\_\_\_

HISTORIC ENVIRONMENT CONSULTANTS

2306 J Street, Penthouse

Sacramento, CA 95816

(916) 446-2447

Date March 1980

46

## THREATS TO SITE:

None Known ☒ Private Development \_\_\_\_\_  
 Zoning GC Public Works Project \_\_\_\_\_  
 Vandalism \_\_\_\_\_ Neglect \_\_\_\_\_ Other \_\_\_\_\_

## ADJACENT LAND USES:

commercial/motels/V &amp; T RR complex

## PHYSICAL CONDITION:

Excellent \_\_\_\_\_ Good ☒ Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_

APPROXIMATE SETBACK: 25 feet

## HISTORICAL BACKGROUND:

Architect (if known) L.A. FerrisBuilder (if known) L.A. Ferris

Date of Construction 1939 Estimated \_\_\_\_\_ Factual ☒ Source: plaque

Is Structure on Original Site? ☒ Moved? \_\_\_\_\_ Unknown \_\_\_\_\_

## SIGNIFICANCE:

The Civic Auditorium is significant both architecturally and culturally. A competent and impressive example of its style, the structure is an important architectural resource. As an architectural work, it is impressive and a competently designed and executed example of a style uncommon to the city. Built in 1939 as a Works Project Administration project, the furnishings were donated by the American Legion Post #4. The building served as a center for community activities for a number of years prior to becoming a city administrative center. Both its use as a civic/social center, and its stature as a public building built with public funds and enhanced by private action, contribute to its significance as a cultural resource.

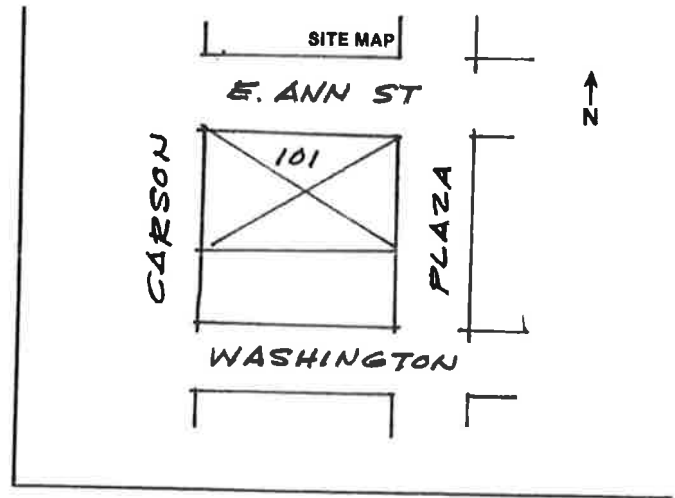
SOURCES:  
 plaque on building

## SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use: offices, cultural or community uses

Facade Changes: Paint out circles on the entrance doors.

Zoning:





# CARSON CITY RESOURCES INI

08 2-164-01  
CARSON CITY  
2621 NORTHGATE LANE #2

2-164-1  
39

## IDENTIFICATION:

1. Address: 813 North Carson (101 East Ann) CARSON CITY NV 89706
2. Common Name: Carson City Administrative Center
3. Historic Name: Carson City Civic Auditorium 1988 CC Resources Inventory A-M (1980 updated)
4. Present Owner: Carson City
5. Address (if not occupant): \_\_\_\_\_
6. Present Use: vacant Original Use: civic auditorium, gym

## DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

A competent vernacular interpretation of Romanesque Revival design, the large brick structure is two stories in height and roughly rectangular in shape. Rear and side gables intersect the main gabled form at right angles. The projecting entrance gable contains a compound arch of sandstone that enframes a large window. Arched paired windows light the large main auditorium portion. Other arched windows occur in the transverse gables and rectangular windows and doors pierce the lower and main floor levels of the side elevations. Principal decorative elements include the compound arched entry, and the brick pattern and corbelling projecting beneath the cornice of the main facade gable.

Exterior alterations are few; an aluminum and glass door on the north facade, newer paving blocks, planter areas with a picnic table and sign board on the front Carson Street facade, and interior alterations have modified the original auditorium for city offices uses.

## RELATIONSHIP TO SURROUNDINGS:

Located at the corner of North Carson and East Ann, this large two story building is similar in scale to the adjacent rectangular building to the south, but is larger and more articulated in form than structures to the north and east. Its rather massive masonry relates it to a degree to the nearby Virginia and Truckee Roundhouse complex.

Street Furniture: roofed signboard, iron railings, picnic table, benches, planters

Landscaping: aggregate paving squares, trees, plants



Architectural Evaluation: PS \_\_\_\_\_ NR X (in 1980)

District Designation: PD \_\_\_\_\_ NR \_\_\_\_\_

HISTORIC ENVIRONMENT CONSULTANTS

2306 J Street, Penthouse

Sacramento, CA 95816

(916) 446-2447

Date March 1980

## THREATS TO SITE:

None Known ☒ Private Development \_\_\_\_\_Zoning GC Public Works Project \_\_\_\_\_

Vandalism \_\_\_\_\_ Neglect \_\_\_\_\_ Other \_\_\_\_\_

## ADJACENT LAND USES:

commercial/motels/V &amp; T RR complex

## PHYSICAL CONDITION:

Excellent \_\_\_\_\_ Good ☒ Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_APPROXIMATE SETBACK: 25 feet

## HISTORICAL BACKGROUND:

Architect (if known) L.A. FerrisBuilder (if known) L.A. FerrisDate of Construction 1939 Estimated \_\_\_\_\_ Factual ☒ Source: plaqueIs Structure on Original Site? ☒ Moved? \_\_\_\_\_ Unknown \_\_\_\_\_

## SIGNIFICANCE:

The Civic Auditorium is significant both architecturally and culturally. A competent and impressive example of its style, the structure is an important architectural resource. As an architectural work, it is impressive and a competently designed and executed example of a style uncommon to the city. Built in 1939 as a Works Project Administration project, the furnishings were donated by the American Legion Post #4. The building served as a center for community activities for a number of years prior to becoming a city administrative center. Both its use as a civic/social center, and its stature as a public building built with public funds and enhanced by private action, contribute to its significance as a cultural resource.

## SOURCES:

plaque on building

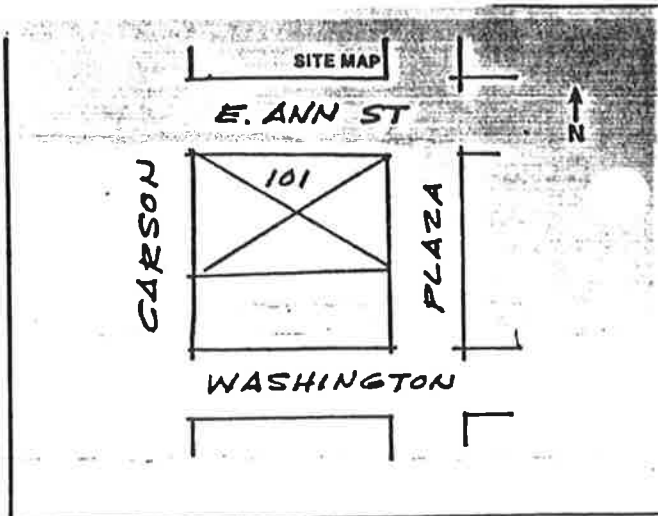
1988 Update by: Ana Koval  
Rainshadow Associates  
P.O. Box 352  
Carson City, NV 89702  
(702) 849-1438

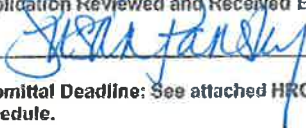
## SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use: offices, cultural or community uses

Facade Changes: Paint out circles on the entrance doors.

Zoning:



<b>Carson City Planning Division</b> 108 E. Proctor Street • Carson City NV 89701 Phone: (775) 887-2180 • E-mail: <a href="mailto:planning@carson.org">planning@carson.org</a>		<b>FOR OFFICE USE ONLY:</b>  <div style="border: 2px solid black; padding: 5px; float: right; text-align: center;"> <b>HISTORIC RESOURCES COMMISSION RECEIVED</b>           MAR 28 2016           CARSON CITY PLANNING DIVISION       </div> <div style="clear: both;"></div> <b>FEE:</b> None  <b>SUBMITTAL PACKET</b> <input type="checkbox"/> Application Form with signatures <input type="checkbox"/> Written Project Description <input type="checkbox"/> 16 Completed Application Packets-Application form, maps, supporting documentation (1 Original + 15 Copies) <input type="checkbox"/> CD containing application data (pdf format) <input type="checkbox"/> Documentation of Taxes Paid-to-Date  <b>Application Reviewed and Received By:</b>  <b>Submittal Deadline:</b> See attached HRC application submittal schedule.  <div style="font-size: 1.2em; margin-top: 10px;">March 28, 2016</div>	
<b>FILE # HRC - 16 - 030</b>			
<b>APPLICANT</b> The Children's Museum		<b>PHONE #</b> 884-2226	
<b>MAILING ADDRESS, CITY, STATE, ZIP</b> 813 N. Carson St., CC, NV 89701			
<b>EMAIL ADDRESS</b> lu@cmnn.org			
<b>PROPERTY OWNER</b> Carson City		<b>PHONE #</b>	
<b>MAILING ADDRESS, CITY, STATE, ZIP</b>			
<b>EMAIL ADDRESS</b>			
<b>APPLICANT AGENT/REPRESENTATIVE</b> Lu Olsen		<b>PHONE #</b> 781-5290	
<b>MAILING ADDRESS, CITY, STATE, ZIP</b> 813 N. Carson St., CC, NV 89701			
<b>EMAIL ADDRESS</b> lu@cmnn.org			
<b>Project's Assessor Parcel Number(s):</b> 002.164.01		<b>Street Address</b> 813 N. Carson Street	
<b>Project's Master Plan Designation</b> DF-MU		<b>Project's Current Zoning</b> PC	
<b>Nearest Major Cross Street(s)</b> Ann Street / Carson		<b>ZIP Code</b> 89701	
<small>Briefly describe the work to be performed requiring HRC review and approval. In addition to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal. NOTE: The Historic District Ordinance and Historic District Design Guidelines, as well as Policy Statements, are available in the Planning Division to aid applicants in preparing their plans. If necessary, attach additional sheets.</small>			
We would like the City to pave in and over the existing parking spaces nearest the North side of the building. Once these spots have been brought to the height of the sidewalk, we would like the City to fence off the area with the fencing that was recently removed from Carson Street.			
We want to use this space as an outdoor picnic/playground area for our visitors.			
We believe an outdoor space in this location will greatly enhance our facility and expand its usefulness.			



Does the project require action by the Planning Commission or the Board of Supervisors? ☐ Yes ☐ No If Yes, please explain

Will the project involve demolition or relocation of any structure within or into the Historic District? ☐ Yes ☒ No If Yes, please describe:

Reason for project:

We would like a safe protected outdoor playground / picnic area for our visitors.

#### SUPPORTING DOCUMENTATION

Each application requires 16 copies, folded to 8 ½ x 11 inches, of quality site plan and drawings showing work to be performed on the subject project which requires HRC approval. Basically, this is any work which will affect the exterior of any structure and any modifications to the site, i.e., fences, walls, or major landscaping. The name of the person responsible for preparation of the plans and drawings shall appear on each sheet.

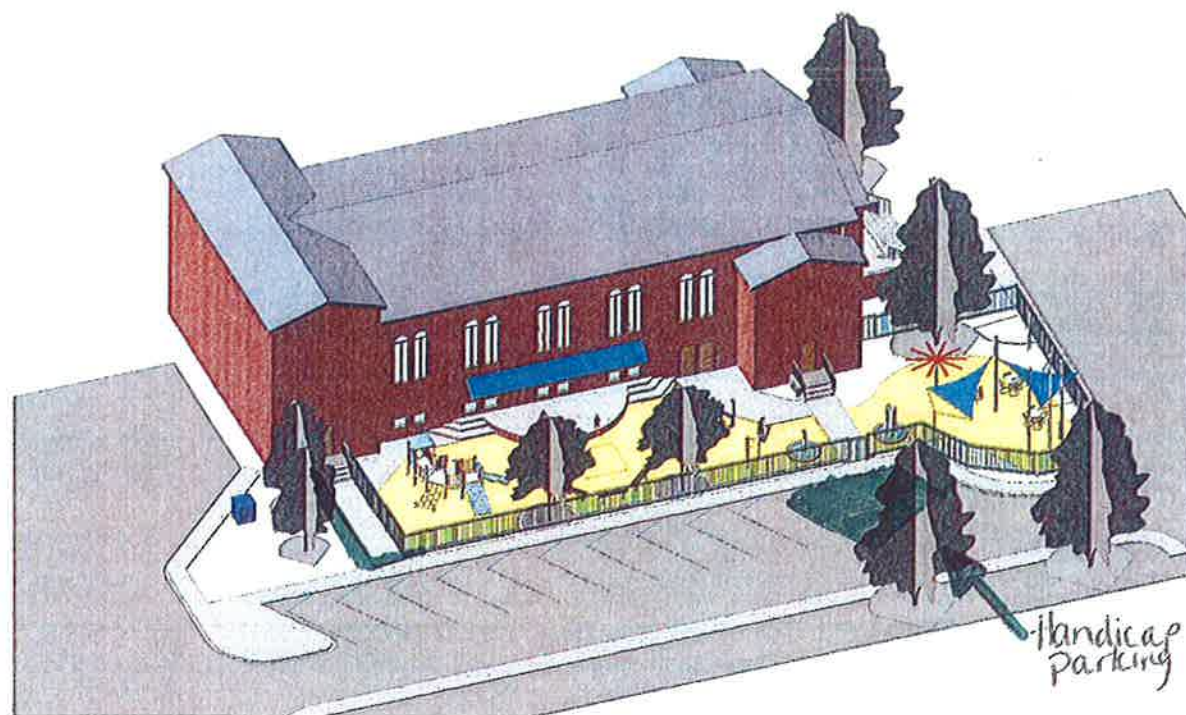
Attached is a Plan Checklist to aid preparation of plans and architectural drawings. It is understood that all checklist items will not be included in all projects. The list is intended to give the applicant an idea of the breadth of review by the Commission on those items which are included in the subject project. Photographs can be used for illustration and discussion, but are not acceptable as substitutes.

Owner's Signature

Applicant's/Agent's Signature

Owner's Printed Name

Applicant's/Agent's Printed Name



J.P. CECILLOS  
ARCHITECT ©

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89709  
775-865-7807  
775-865-0578

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RECORDING, OR BY ANY  
INFORMATION STORAGE  
RETRIEVAL SYSTEM

No.	Revised	Date

Children's  
Museum of  
Northern  
Nevada  
Water Park

Rendering View

Scale	1" = 30'-0"
North Arrow	
Sheet No.	A0
Date	

