

STAFF REPORT FOR PLANNING COMMISSION MEETING OF APRIL 27, 2016

FILE NO: SUP-16-019

AGENDA ITEM: F-2

STAFF AUTHOR: Kathe Green, Assistant Planner

REQUEST: Approval of a Special Use Permit to allow a single-faced LED changeable message center display sign on property zoned Public (P).

APPLICANT/OWNER: Carson City School District

LOCATION: 2111 Carriage Crest Drive

APN: 002-101-46

RECOMMENDED MOTION: "I move to approve SUP-16-019, a Special Use Permit to allow a single-faced LED changeable message center display sign at 2111 Carriage Crest Drive, APN 002-101-460 on property zoned Public, based on the findings and subject to the conditions of approval in the staff report."



RECOMMENDED CONDITIONS OF APPROVAL:

The following shall be completed prior to commencement of the use:

1. 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, the item may be rescheduled for the next Planning Commission meeting for further consideration.
2. The applicant shall meet all the conditions of approval and commence the use (obtain and maintain a valid building permit) for which this permit is granted within twelve months of the date of final approval. A single, one-year extension of time may be granted if requested in writing to the Planning Division thirty days prior to the one-year expiration date. Should this permit not be initiated within one year and no extension granted, the permit shall become null and void.
3. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by the conditions of approval herein.
4. All improvements shall conform to City standards and requirements.

The following shall be submitted with or included as part of a building permit/sign permit application:

5. The applicant shall submit a copy of the Notice of Decision, signed by the applicant and owner.

The following are operational conditions that apply to the use of the sign:

6. The sign shall be a wall sign, installed in the location as shown on the submitted plans.
7. The size of the sign is limited to eight feet by four feet, a maximum of 32 square feet.
8. Hours of use for the electronic message center portion of the sign shall be limited to 6:00 AM to 10:00 PM daily.
9. The electronic message portion of the sign shall be equipped with technology that automatically dims the display according to ambient light conditions. Sign brightness shall be limited to 0.3 foot-candles over ambient light, measured at a distance of 10 times the square root of the electronic message center sign area (approximately 56 feet, to be verified based on the actual size of the sign display area when installed). The applicant shall contact the Planning Division to arrange testing once the sign is installed.
10. The minimum message hold time shall be three seconds.
11. Transition time between messages shall be a maximum of one second.
12. Video graphics may be displayed as part of the electronic message center usage, provided that the text messaging complies with the other operational parameters.

13. No sound display is allowed with the sign.

LEGAL REQUIREMENTS: CCMC 18.02.050 (Review) and 18.02.080 (Special Use Permits), 18.04.170 (Public).

MASTER PLAN DESIGNATION: Public/Quasi-Public (P/QP)

ZONING DISTRICT: Public (P)

KEY ISSUES: Will the proposed sign cause material damage or other negative impacts to surrounding properties?

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Single Family 6,000 (SF6)/Single Family Residential

SOUTH: Single Family 6,000 (SF6)/Single Family Residential

EAST: Single Family 6,000 (SF6)/Single Family Residential

WEST: Single Family 6,000 (SF6)/Single Family Residential

ENVIRONMENTAL INFORMATION:

FLOOD ZONE: X- areas of minimal flooding

SLOPE/DRAINAGE: The site is relatively level

SOILS: 12- Dalzell fine sandy loam, deep water table

SEISMIC ZONE: II, Moderate earthquake potential, fault zone within 200 feet

PREVIOUS REVIEWS:

01/30/08, SUP-07-203 expansion of parking area, expired

03/27/02, U-01/02-26 portable classrooms

08/13/98, U-97/98-69 storage shed

SITE DEVELOPMENT INFORMATION:

PARCEL AREA: 10.43 acres/454,330 square feet

EXISTING PRIMARY USE: Elementary School

HEIGHT: Existing school is a single story. Sign is proposed to be placed approximately eight feet above ground level and extend to 12 feet above ground level

AREA: Eight feet wide by four feet high, 32 square feet

LIGHTING: Interior lighting by LED, with changeable message center display

PARKING: No change

LANDSCAPING: No change

DISCUSSION:

A Special Use Permit is required by CCMC Section 18.04.185 (Public Regional), which states that:

All public district development standards relative to lot area, setbacks, building height, landscaping, off-street parking and signs shall be based on requirements and conditions of the Special Use Permit.

The sign is proposed as eight feet by four feet or 32 square feet in size, as a wall sign on the façade of the school facing Carriage Crest Drive. There is an existing double-sided monument sign which is also eight feet by four feet on the site. This sign is approximately 64 square feet of sign area when calculating both sides. Placement of any signage in this zoning district requires

prior review and approval of a Special Use Permit.

The sign is proposed to be located on the front of the school building, at a point approximately 165 feet east of the property line, at a point just north of the center of the front of the school. This sign would be in addition to the existing pylon sign located on an island between the two drive-through areas west of the proposed sign location. This school is located in a residential neighborhood, with single family residences surrounding the site. The sign would face west, toward Carriage Crest Drive. From the sign to the property line of the residences to the west of the school, across the street, would be approximately 215 feet.

This electronic message center sign would be a useful tool to convey varying messages to the public, students, families of students as well as members of the residential community in the vicinity. However, misuse of such signs can potentially be a nuisance to neighbors and cause driver distraction. Staff has recommended conditions of approval to address these issues. These conditions are based on recommendations for electronic message display signs by the International Sign Association (ISA). A summary of the requirements and general purpose of the requirements are as follows:

1. Hours of sign operation – Hours of use for the electronic message center portion of the sign shall be limited to 6:00 AM to 10:00 PM daily.

The proposed sign is adjacent to residential uses and is located on a street utilized by a residential neighborhood. There is little traffic on this street during late-night hours. Use of sign during that time is not as effective and may cause unnecessary light intrusion for nearby residents. Turning the sign off nightly also reduces electricity costs.

2. Sign brightness and dimming at night – The sign brightness shall be no more than 0.3 foot-candles above ambient light, measured in accordance with the operational policies and procedures.

This standard addresses sign brightness during day and night, though brightness is generally only an issue during the nighttime.

3. Message hold times – The minimum message hold time shall be three seconds.

A minimum message hold time is intended to limit driver distraction from continuously moving or changing messages. Studies have shown that the mean driver glance time at digital billboards is less than one second.

4. Message transitions – Transition time between messages shall be a maximum of one second.

Maximum message transition time is intended to limit driver distraction from overly-animated transitions, getting to the message quickly while allowing for some transition time for message fades, fly-ins, etc.

5. Video and animation – The policies and procedures allow the use of video and animation, provided that the message text complies with the above standards.

In addition to traditional text messages, the proposed message center sign is essentially a video/computer screen capable of playing video and other animation. While video and animation

can be powerful tools for conveying messages, overuse of video and animation can create a nuisance and be a distraction to drivers. The Carson City School District will be required to comply with the conditions of approval and modify any sign content, animation or brightness which results in substantiated complaints or other issues that arise from the use of animation or any other sign operation parameters. No sound display is allowed with the sign.

In reviewing the information provided by the applicant and the required findings as identified below, the findings to grant approval of this Special Use Permit can be made. Therefore, it is recommended that the Planning Commission approve this Special Use Permit application.

PUBLIC COMMENTS:

Public notices were mailed on April 8, 2016 to 132 adjacent property owners within 300 feet of the subject site pursuant to the provisions of NRS and CCMC. No comments in favor or in opposition have been received by the Planning Division. Any comments that are received after this report is complete will be submitted prior to or at the Planning Commission meeting, depending on their submittal date to the Planning Division.

OTHER CITY DEPARTMENT OR OUTSIDE AGENCY COMMENTS:

The following comments were received from various city departments. Recommendations have been incorporated into the recommended conditions of approval, where applicable.

Building Division comments:

1. All projects and improvements must be performed in accordance with Nevada State Revised Statute (NRS) 624 and Carson City Municipal Code (CCMC) 15.05.020.
2. Repairs, replacements, and alterations must comply with International Building Codes, Uniform Plumbing Code, Uniform Mechanical Code or International Mechanical Code, Fuel Gas Code, Electrical Code, Adopted International Energy Conservation Code, and Northern Nevada Amendments.
3. All Contractors are required to carry State and local license.

Fire Department comments:

1. No comments.

Engineering Division comments:

1. The Engineering Division has no preference or objection to the special use request.

Environmental Control comments:

1. No comments.

Health Department comments:

1. No comments.

FINDINGS: Staff recommends approval of the Special Use Permit based the findings below, pursuant to CCMC 18.02.080 (Special Use Permits), subject to the recommended conditions of approval, and further substantiated by the applicant's written justification.

- 1. *The use will be consistent with the objectives of the Master Plan elements.***

The proposed sign is consistent with Chapter 5.5- Promote Recreational Facilities and Quality of Life Amenities as Economic Development Tools- Emphasize educational resources of the

community as an economic development tool. Enhance those resources where possible and efficient to do so.

The proposed sign will help the Carson School District provide information regarding services, hours and events at this local school, while providing updated information quickly to the walking and driving public in the vicinity of the school. The school will be able to notify the residents and students in the area of any changes or emergency situations. The sign will not be in conflict with any Master Plan elements, goals, objectives, or policies.

- 2. *The proposed use will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and will cause no noise, vibrations, fumes, odors, dust, glare or physical activity.***

The proposed sign will be in addition to an existing monument sign on the parcel. The proposed wall sign will cause no additional noise, vibrations, fumes, odors, dust, or physical activity. The proposed sign will have dimming capabilities and be fully programmable to display messages and graphics that are not detrimental to surrounding properties.

- 3. *The project will have little or no detrimental effect on vehicular or pedestrian traffic.***

The sign is proposed as a wall sign in addition to the existing monument sign on the site. The location of the sign at a point 165 feet east of the property line will reduce the impact of the sign on traffic and residents in the vicinity. It is noted changeable message signs could be distracting to motorists if too bright or when messages change too frequently. Sign operational standards are included in the conditions of approval to address these potential impacts. Similar signs are used throughout Carson City currently with no known detriment to motorists or pedestrians.

- 4. *The project will not overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage and other public improvements.***

The proposed sign will not require the extension or expansion of any other public services or facilities.

- 5. *The project meets the definition and specific standards set forth elsewhere in Carson City Municipal Code, Title 18 for such particular use and meets the purpose statement of that district.***

The Public zoning district is intended for facilities and uses that serve primarily a large portion of Carson City. One of the purposes of the Public zoning district is to accommodate the wide range of public institutional and auxiliary uses which are established in response to the health, safety, cultural and welfare needs of the citizens of the City. A school is included in this list of institutional uses. The proposed sign meets the purpose of the Public zoning district.

6. *The project will not be detrimental to the public health, safety, convenience and welfare.*

The proposed sign will be in addition to an existing monument sign and is proposed as a wall sign on the front façade of the existing school. The sign is proposed with dimming capabilities and will be fully programmable to display messages and graphics that are not detrimental to surrounding properties. No negative impact is foreseen to the public health, safety, convenience and welfare. The sign may be used to provide information which could be beneficial to the public by notifying them of events or situations on the changeable, programmable sign screen.

7. *The project will not result in material damage or prejudice to other property in the vicinity.*

The proposed sign will have dimming capabilities and be fully programmable to display messages and graphics. These are not detrimental to surrounding properties. No material damage or prejudice is foreseen regarding the placement of a changeable, message center sign in this location.

Attachments:

- Site photos
- Building comments
- Engineering comments
- Fire Comments
- Environmental Control comments
- Health comments
- Application (SUP-16-019)







RECEIVED

MAR 28 2016

CARSON CITY
PLANNING DIVISION

March 28, 2016

The below for comments on SUP-16-019

1. All projects and improvements must be performed in accordance with Nevada State Revised Statute (NRS) 623 & 624 and Carson City Municipal Code (CCMC) 15.05.020.
2. All Repairs, Replacement, and Alterations must have proper building permits and comply with International Building Codes, Uniform Plumbing Code, Uniform Mechanical Code or International Mechanical code, Fuel Gas Code, Electrical Code, Adopted International Energy Conservation Code, and Northern Nevada Amendments.
3. All Contractors are required to carry State and local license.

Shawn Keating

Chief Building Official
Carson City Community Development
108 E. Proctor Street
Carson City, NV 89701

Main 775-887-2310

Shawn Keating CBO

"There's no use talking about the problem unless you talk about the solution"

Building Official

Carson City Community Development Department

Web page <http://www.carson.org/index.aspx?page=172>

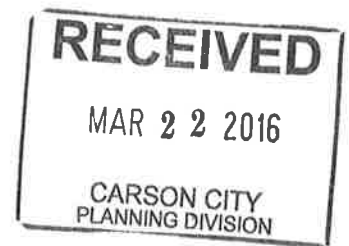
skeating@carson.org

Office 775-887-2310 X 7052

Fax 775-887-2202

Cell 775-230-6623

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**Engineering Division
Planning Commission Report
File Number SUP 16-019**

TO: Planning Commission

FROM: Rory Hogen, E.I.

DATE: March 21, 2016

MEETING DATE: April 27, 2016

SUBJECT TITLE:

Action to consider the a special use permit for an LED changeable message sign on an existing CMU wall, 2111 Carriage Crest Dr, apn 02-101-46 (Mark Twain School).

RECOMMENDATION:

The Engineering Division has no preference or objection to the special use request.

DISCUSSION:

The Engineering Division has reviewed the conditions of approval within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 18.02.080, Conditional Uses.

CCMC 18.02.080 (2a) - Adequate Plans

The plans are adequate for this review.

CCMC 18.02.080 (5a) - Master Plan

The request is not in conflict with any Engineering Master Plans for streets or storm drainage.

CCMC 18.02.080 (5c) - Traffic/Pedestrians

The request is not in conflict with pedestrian or traffic movements.

CCMC 18.02.080 (5d) - Public Services

No new City water, sewer or access services will be needed for this project.

April 6, 2016

Fire has no comment on SUP 16-019

Dave Ruben

Fire Marshal

Carson City Fire Department

777 S. Stewart Street

Carson City, NV 89701

Direct 775-283-7153

Main 775-887-2210

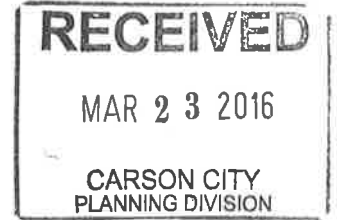
FAX 775-887-2209



March 23, 2016

Major Project Review Committee

Re: # SUP-16-019



Dear Kathe,

After initial plan review the Carson City Environmental Control Authority (ECA), a Division of Carson City Public Works Department (CCPW), has the following requirements per the Carson City Municipal Code (CCMC) and the Uniform Plumbing Code (UPC) for the SUP 16-019 (message center sign at Mark Twin School) request:

1. ECA has no comments for this project.

Please notify Mark Irwin if you have any questions regarding these comments, I can be reached at 775-283-7380.

Sincerely;

Mark Irwin
Environmental Control Officer 3

c: Kelly Hale, Environmental Control Supervisor

April 12, 2016

SUP-16-018

Health and Human Services has no concerns with the application as submitted.

SUP-16-019

Health and Human Services has no concerns with the application as submitted.

SUP 16-021

Health and Human Services has no concerns with the application as submitted.

VAR-16-022

Health and Human Services has no concerns with the application as submitted.

TSM-16-023

Health and Human Services has no concerns with the application as submitted.

VAR-16-024

Health and Human Services has no concerns with the application as submitted.

Dustin Boothe, MPH, REHS
Carson City Health and Human Services
900 E. Long St.
Carson City, NV 89706
(775) 887-2190 ext. 7220

dboothe@carson.org

RECEIVED

MAR 16 2016

Carson City Planning Division
 108 E. Proctor Street • Carson City NV 89701
 Phone: (775) 887-2180 • E-mail: planning@carson.org

FOR OFFICE USE ONLY:

CCMC 18.02

SPECIAL USE PERMIT

FILE # SUP - 16 -

= SUP - 16 - 019

APPLICANT

Mark Twain Elementary School

PHONE

775.283.2181

MAILING ADDRESS, CITY, STATE, ZIP

2111 Carriage Crest Drive, Carson City, NV 89706

EMAIL ADDRESS

Mkorinek@carson.k12.nv.us

PROPERTY OWNER

PHONE

Carson City School District

775.283.2181

MAILING ADDRESS, CITY, STATE, ZIP

P.O. Box 603, Carson City, NV 89702

EMAIL ADDRESS

APPLICANT AGENT/REPRESENTATIVE

PHONE

Mark Korinek

775.283.2181

MAILING ADDRESS, CITY STATE, ZIP

P.O. Box 603, Carson City, NV 89702

EMAIL ADDRESS

Mkorinek@carson.k12.nv.us

FEE: \$2,450.00 MAJOR
 \$2,200.00 MINOR (Residential
 zoning districts)

+ noticing fee

SUBMITTAL PACKET

- ☐ 8 Completed Application Packets
 (1 Original + 7 Copies) including:
- ☐ Application Form
- ☐ Written Project Description
- ☐ Site Plan
- ☐ Building Elevation Drawings and Floor Plans
- ☐ Proposal Questionnaire With Both Questions and
 Answers Given
- ☐ Applicant's Acknowledgment Statement
- ☐ Documentation of Taxes Paid-to-Date (1 copy)
- ☐ Project Impact Reports (Engineering) (4 copies)
- ☐ CD containing application digital data (to be submitted
 once the application is deemed complete by staff)

Application Reviewed and Received By:

Submittal Deadline: See attached PC application submittal
 schedule.

Note: Submittals must be of sufficient clarity and detail such
 that all departments are able to determine if they can support
 the request. Additional Information may be required.

Project's Assessor Parcel Number(s):

02-101-46

Street Address ZIP Code

2111 Carriage Crest Drive, Carson City, NV 89706

Project's Master Plan Designation

Public / Quasi-Public

Project's Current Zoning

P

Nearest Major Cross Street(s)

Long Street

Briefly describe your proposed project: (Use additional sheets or attachments if necessary). 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. In accordance with Carson City Municipal Code (CCMC) Section: Title 18, Section 4, or Development Standards, Division Signs, Section 4, a request to allow as a conditional use is as follows:

Proposing to erect an 8' x 4' LED Changeable Message Display Sign on the CMU wall of the School. The existing double sided monument sign will remain in place.

PROPERTY OWNER'S AFFIDAVIT

I, Mark Korinek, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application.

Signature

P.O. Box 603, Carson City, NV 89702

Address

Date

3/15/16

Use additional page(s) if necessary for other names.

STATE OF NEVADA

COUNTY of Carson City

On March 15, 2016, Mark Korinek, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

Notary Public



Natalie Wood
 Notary Public, State of Nevada

Expire Date: 12/31/2016
 No. 13-90803

NOTE: If your project is located within the historic district, airport area, or downtown area, it may need to be scheduled before the Historic Resources Commission, the Airport Authority, and/or the Redevelopment Authority Citizens Committee prior to being scheduled for review by the Planning Commission. Planning personnel can help you make the above determination.

**Carson City School District, Mark Twain Elementary School LED Changeable
Message Display Sign Project**

Item of Note:

Mark Twain Elementary School was constructed in 1992. Mark Twain Elementary School has an existing double sided monument sign that has been in place since approximately 1996. Carson City School District is proposing to install 8' x 4' LED Changeable Message Display Sign (32 S.F.) at Mark Twain Elementary School. The sign will be installed on a CMU wall facing Carriage Crest Drive. The sign will enhance the neighborhood and promote school identity in the neighborhood. The existing double sided monument sign will remain in place.

An electronic message board, through rotating message and graphics, provides the capabilities to promote many programs and service, including community and school messages. Our project will allow consistent communication between school site and families/neighborhood regarding changes and information on a daily basis and in emergency situations. Our students will be able to see how their information impacts the neighborhood and increase of family communication to promote family participation at their child's school. It is also easier changed and less expensive than purchasing banners or sign flags. Another advantage is that the message board can also be quickly used by the Principal and/or designee to communicate emergency messages.

Question 1. How will the proposed development further and be in keeping with, and not contrary to, the goal of the Master Plan Elements?

Chapter 3: A Balanced Land Use Pattern

- The project meets applicable provision of the Growth Management Ordinance.
- The project uses no water. Lighting, however, will be native to the electronic message board installed. Community Development parameters on nighttime dimming and restrictions on flashing or other graphic displays will be followed.
- The project is not located in a priority infill development area.
- The project does not influence pathway connections or access.
- The project is not adjacent to county boundaries. Ingress/egress is not influenced by the project.
- The project meets all applicable transition standards.
- The project is not situated to affect environmentally sensitive area.
- The project is situated outside the primary floodplain and geologic areas.
- The project does not interfere with potential or existing services.
- The project is not within a Specific Plan Area.

Chapter 5: Economic Vitality

- Goal 5.5-Promotes educational resources, recreational facilities and quality of life opportunities with schools messages and activities.

Chapter 6: Livable neighborhoods and Activity Centers

- The project uses durable produces.
- Visual interest is dominated by interesting graphics and messages on the board and by the appearance planned for the structure.
- The project adheres to height and setback requirements.
- The project is not in a MU Activity Center.
- The project is not downtown. Housing models are not applicable.

Chapter 7: A Connected City

- Electronic message boards are common promotional tools for schools. Currently, Carson City School District has similar electronic message boards installed at Eagle Valley Middle School and Carson Middle School on their main buildings.
- The project does not maintain or enhance roadway connects, nor does it interfere with pathways.

Question 2. Will the effect of the proposed development be detrimental to the immediate vicinity? To the general neighborhood?

A. Describe the general types of land uses and zoning destinations adjoining you property.

Surrounding zoning and land us designations are:

NORTH: Single Family Residential (SF6) –Residential single family homes
SOUTH: Single Family Residential (SF6) - Residential single family homes
EAST: Single Family Residential (SF6) - Residential single family homes
WEST: Single Family Residential (SF6) - Residential single family homes

B. Explain why your project is similar to existing development in the neighborhood, and why it will no hurt property value or cause problems, such as noise, dust, odor, vibration, fumes, glare, or physical activity, etc. with neighboring property owners.

This sign installation is similar to what Carson City School District did at Eagle Valley Middle School and Carson Middle School with the same positive community results. The sign will be installed 165' off the right-of-way on the wall of the main school building. We are proposing to keep the existing sign in place. The new sign will allow the Mark Twain staff to change the sign remotely. The proposed sign will have dimming capabilities to minimize effects on the

houses to the west. The sign will be fully programmable to display messages and graphics that are not detrimental to the surrounding properties. The design elements and colors of the sign will conform to the architecture of the schools complex. The sign does not create any noise, dust, odor, or vibration.

C. Provide a statement explaining how your project will not be detrimental to the use, peaceful enjoyment or development of surrounding properties and general neighborhood.

The actual structure is not detrimental to the use and enjoyment of surrounding properties in all directions because they are already developed or in public use.

D. Consider the pedestrian and vehicular traffic and currently exists on the road serving you project. Explain the effect of you project with the existing traffic in the area.

The sign will have a positive impact on the traveling public by improving the way finding experience and reducing back tracking. No additional traffic controls are needed because of the project. No evidence exists that message boards are any more visually intrusive that other commercial signs or structures. Existing setbacks will be adhered to in order to prevent interference with driver visibility. Similar signs are used throughout Carson City with no known detriment to motorist or pedestrians.

E. Explain any short-range and long range benefit to the people of Carson City that will occur if your project is approved.

The short range goal is that Mark Twain Elementary School is the focal point of the neighborhood and the sign will bring identity and continued community pride of the neighborhood that it is serving. The long range benefit is the knowledge that the school benefits a growing, well informed, and well educated community. The neighborhood will know of events that are going to be at the site and can plan accordingly and/or participate as they desire.

Question 3. Has sufficient consideration been exercised by the applicant in adapting the project to existing improvements in the vicinity?

A. How will your project affect the school district? Will your project add to the student population or will it provide a service to student population? How will your project affect the Sheriff's Department?

Our project will allow consistent communication between school site and families/neighborhood regarding changes and information on a daily basis and in emergency situations. Our students will be able to see how their information

impacts the neighborhood and increase of family communication to promote family participation at their child's school. Items such as celebrations, upcoming events, school breaks, early release, and minimum days will be posted allowing our families and neighbors to be informed consistently. This project has not effect on the sheriff's office.

B. If your project will result in the covering of land with paving or a compacted surface, how will drainage be accommodated?

The question does not apply to this project.

C. Are the water supplies serving your project adequate to meet your project needs without degrading supply and quality to others in the area? Is there adequate water pressure? Are the lines in need of replacement? Is your project served by a well?

The sign has no water requirements.

D. Is there adequate capacity in the sewage disposal trunk line that you will connect to in order to serve your project, or is your site on a septic system? Please contact Public Works for the required information.

The sign has no sewage requirements.

E. What kind of road improvements are proposed or needed to accommodate your project?

The sign has no road requirements.

F. Indicate the source of the information that you are providing to support your conclusions and statements made in this packet (private engineer, Public Works, Regional Transportation, total report, or other sources).

The Carson City Community Development Department
Carson City Municipal Code
Carson City Development Standards
Stewart Signs

G. If outdoor lighting is to be a part of the project, please indicate how it will be shielded from adjoining property and types of lighting (wattage/height/placement) provided.

The sign will not include outdoor lighting.

- H. Describe the proposed landscaping, including screening and arterial landscaping areas (if required by zoning code). Include a site plan with existing and proposed landscaping shown on the plan which complies with City ordinance requirements.**

The sign will not include any landscaping.

- I. Provide a parking plan for your project.**

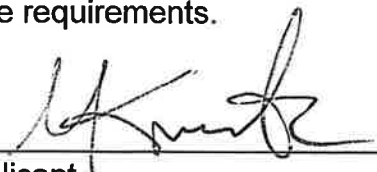
The project has no parking requirements.

Is there any other information that would provide a clearer picture of your proposal that you would like to add for presentation to the Planning Commission?

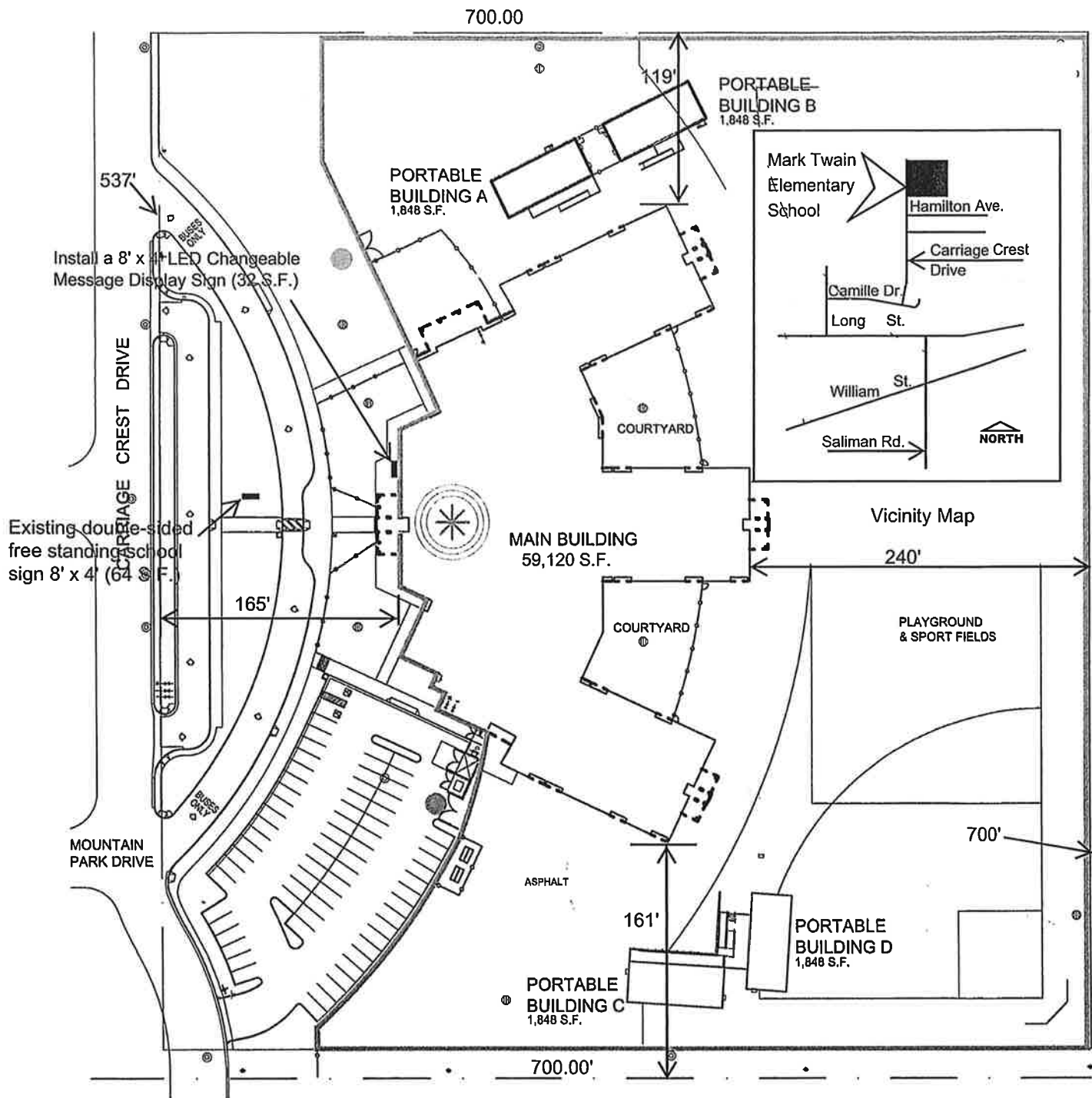
To summarize, the digital message board will provide a greater visibility in the community for the Mark Twain Elementary School Community and enable us to promote our life changing programs to our students, families, and the surrounding community. Carson City School District appreciates your consideration of this request for special use permit.

ACKNOWLEDGEMENT OF APPLICANT

I certify that the forgoing statements are true and correct to the best of my knowledge and belief. I agree to fully comply with all conditions as established by the Planning Commission. I am aware that this permit becomes null and void if the use is not initiated within one year of the date of the Planning Commission's approval; and I understand that this permit may be revoked for violation of any of the conditions of approval. I further understand that approval of this application does not exempt me from all City code requirements.


Applicant

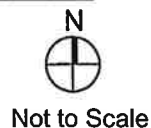
3/15/14
Date



MARK TWAIN ELEMENTARY SCHOOL

OWNER: Carson City School District
 Mark Korinek, Director of Operations
 P.O. Box 603
 Carson City, NV 89702
 775.283.2181

APPLICANT: Carson City School District
 Mark Johnson, Project Manager
 P.O. Box 603
 Carson City, NV 89702
 775.283.2170



REQUEST: to allow the installation of a
 8' x 4' LED Changeable Message
 Display Sign

SIGN SQ. FT.: New LED Changeable
 Message Display Sign: 32 sq. ft.
 Existing double-sided sign: 64
 sq. ft.

LOCATION: 2111 Carriage Crest Drive,
 Carson City, NV 89706

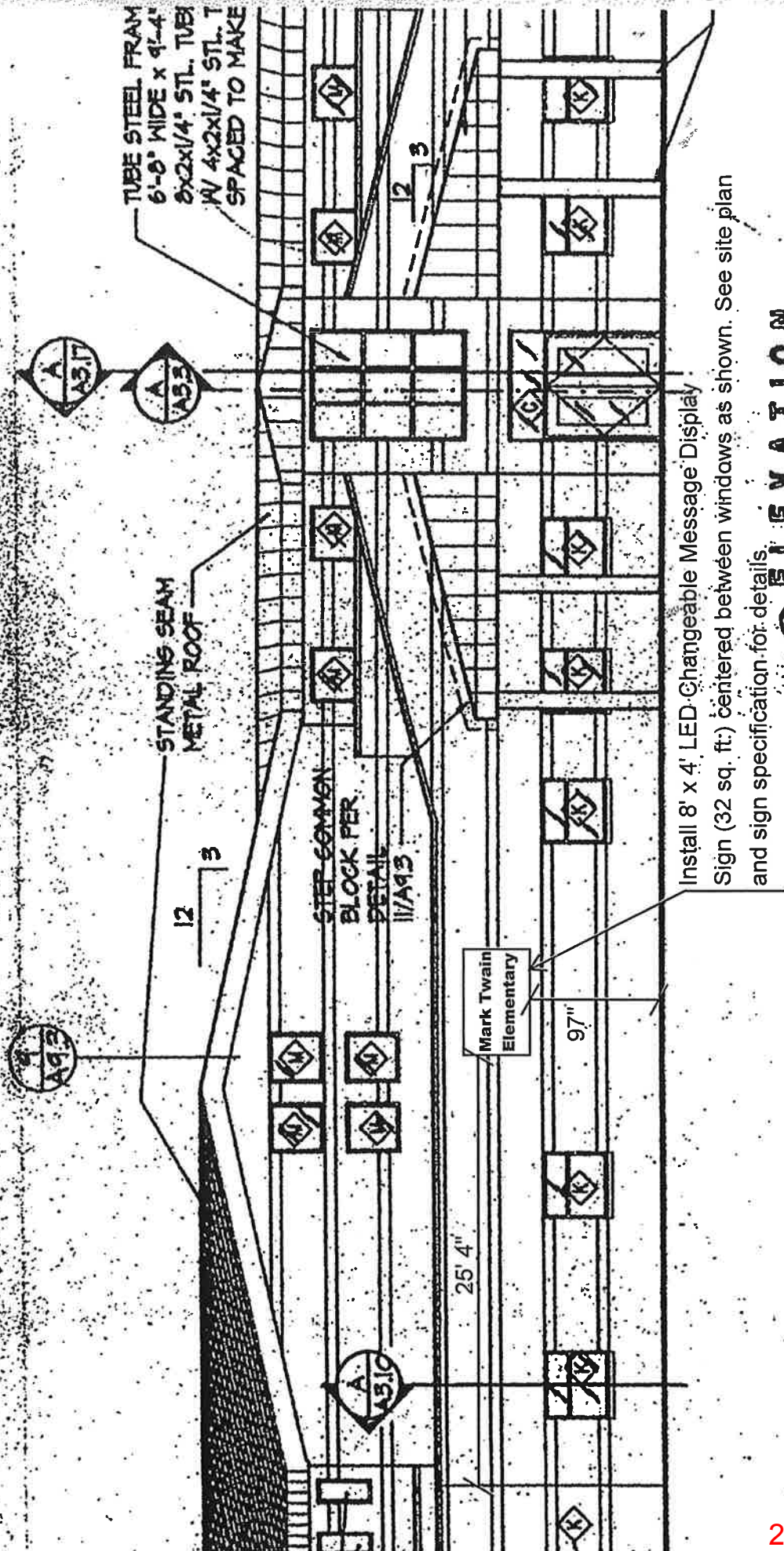
ZONING: P

MASTER PLAN LAND USE DESIGNATION:
 Public / Quasi-Public

APN: 02-101-46

Site Plan Prepared by: Mark Johnson

Mark Twain Elementary School
 2111 Carriage Crest Drive
 Carson City, NV



ELEVATION
 1/8" ± 1'-0"

