

STAFF REPORT FOR PLANNING COMMISSION MEETING OF FEBRUARY 26, 2020

FILE NO: LU-2019-0082

AGENDA ITEM: E-2

STAFF CONTACT: Hope Sullivan, AICP, Planning Manager

AGENDA TITLE: For Possible Action: Discussion and possible action regarding a request for a Special Use Permit for a sign on property zoned Public Community (PC), located at 813 North Carson Street (Children's Museum), APN 002-164-01. (Hope Sullivan, hsullivan@carson.org)

STAFF SUMMARY: The applicant is proposing to erect a 3.5 foot wide by 3 foot, 7 inch tall sign at the northwest corner of the property. The sign will include a video screen. The overall sign height will not exceed eight feet. Per CCMC 18.04.180, signs in the public community zoning district are subject to a special use permit. The Planning Commission is authorized to approve a special use permit.

RECOMMENDED MOTION: "I move to approve LU-2019-0082, based on ability to make the required findings and subject to the conditions of approval contained in the staff report."

VICINITY MAP:



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 12 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 one year expiration date. Should this request not be initiated within one year 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 Planning Commission meeting for further consideration.
5. The tree located between the building and the sign must be retained to create a visual separation between the two.
6. Additional signs may not be located in front of the building on Carson Street.
7. The sign may not exceed a height of eight feet.

LEGAL REQUIREMENTS: CCMC 18.02.080 (Special Use Permits), 18.04.180 (Public Community)

MASTER PLAN DESIGNATION: Downtown Mixed Use (DTMU)

ZONING: Public Community (PC)

KEY ISSUES: KEY ISSUES: Will the proposed sign be compatible with the surrounding neighborhood and be in keeping with the standards of the Carson City Municipal Code?

SURROUNDING ZONING AND LAND USE INFORMATION:

- EAST: Downtown Mixed Use / Commercial use
- WEST: Downtown Mixed Use / Hotel
- NORTH: Downtown Mixed Use / Hotel
- SOUTH: Downtown Mixed Use / Hotel

ENVIRONMENTAL INFORMATION:

- FLOOD ZONE: Zone X Shaded
- EARTHQUAKE FAULT: Moderate Type II
- FAULT ZONE: Beyond 500 feet
- SLOPE/DRAINAGE: Site is primarily flat

SITE DEVELOPMENT INFORMATION:

- LOT SIZE: .33 acres
- EXISTING DEVELOPMENT: Children's Museum

PREVIOUS REVIEWS:

- HRC-19-110 – Historic Resources Commission approval of a sign.
- HRC-19-077 – Historic Resources Commission approval of installation of pavers, benches, and picnic tables in front of the Children's Museum of Northern Nevada.
- HRC-18-060 – Historic Resources Commission approval of the remodel of an outdoor space.
- HRC-16-030 – Historic Resources Commission approval of play area/ picnic area in existing parking area.
- 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 exterior improvements associated with Children's Museum, including a ramp.

DISCUSSION:

The subject property is 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 install a 42 inch by 29 inch electronic sign and a 42 inch by 14 inch identification sign in the northwest corner of the property. The sign will replace the blue sign currently at that location. The overall sign height is proposed to be eight feet. The signs are proposed to be mounted to a post that will match the color of the building accent color. A mature tree is currently located between the proposed sign location and the building, creating visual separation between the two.

The subject property is also in the historic district. Therefore, consistent with CCMC 18.06.015, review and approval by the Historic Resource Commission (HRC) is required. The HRC reviewed the application at its meeting of September 12, 2019, and recommended approval subject to conditions. The conditions recommended by the HRC have been either met or incorporated into the recommended conditions of approval.

Per CCMC 18.04.180, in the PC zoning district, all development standards relative to signs shall be based on requirements and conditions of a special use permit. The Planning Commission is authorized to approve a Special Use Permit.

PUBLIC COMMENTS: Public notices were mailed to 33 property owners within 450 feet of the subject property. As of the writing of this report, no letters from property owners in the vicinity of the proposed project have been received. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on, depending on the date of submission of the comments to the Planning Division.

OTHER CITY DEPARTMENTS OR OUTSIDE AGENCY COMMENTS: The following comments were received by various city departments. Recommendations have been incorporated into the recommended conditions of approval, where applicable.

Engineering

The project must meet the Carson City Development Standards including, but not limited to, standards for intersection sight distance.

Fire

The project must comply with the International Fire Code and northern Nevada fire code amendments as adopted by Carson City.

SPECIAL USE PERMIT FINDINGS: Staff's recommendation is based upon the findings as required by CCMC Section 18.02.080 (Special Use Permits) enumerated below and substantiated in the public record for the project.

1. *Will be consistent with the master plan elements.*

The subject property is designated Downtown Mixed Use in the City's Master Plan. This land use designation is intended to provide for a variety of civic, cultural, retail, casinos, commercial, business, hotel/convention, professional offices, and financial institutions. The museum use is consistent with this designation. The sign will allow the museum to better communicate its programs to the community.

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

The proposed use will not be detrimental to the use, peaceful enjoyment, or economic value of surrounding properties. Surrounding properties are primarily hotels and other non-residential uses. The sign will create light, but consistent with Development Standards 4.6.6.a, the sign must be equipped with technology that automatically dims the display according to ambient light conditions. The brightness of the sign at full white screen must be limited to .3 foot-candles over ambient light, measured at a distance of 10 times the square root of the area of the sign. Also, consistent with Development Standards 4.6.6.e, the sign cannot emit any noise.

3. *Will have little or no detrimental effect on vehicular or pedestrian traffic.*

The site will not create a detrimental effect on vehicular or pedestrian traffic. The sign will not compromise the sidewalk. Additionally, the per the City's development standards, the sign must be outside of the intersection sight distance.

Per Development Standards 4.6.6, the sign must have a message hold time that is three seconds or longer, and the transition time between messages may not exceed one second. These standards are in place to avoid conflicts with motorists.

4. *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 sign will not create any demands on public services and facilities. Therefore, it will not overburden public services and facilities.

5. *Meets the definition and specific standards set forth elsewhere in this title for such particular use and meets the purpose statement of that district.*

As previously noted, the sign will be required to meet the development standards for electronic message signs. Additionally, the sign will need to comply with development standards associated with intersection sight distance.

Also as previously noted, the subject property is in the historic district. As such, review by the Historic Resource Commission (HRC) relative to compliance with the requirements of the Historic District was required. The HRC approved the sign in large part because it involved removal of signs that were on the railing in front of the building, the sign will be to the side of the building thus not compromising the primary view, and that a mature tree creates separation between the sign and the building further avoiding compromising the integrity of the building.

6. *Will not be detrimental to the public health, safety, convenience and welfare.*

As conditioned, the proposed sign will not be detrimental to public health, safety, convenience and welfare. The sign will not create noise, will have messaging timed to not compromise traffic safety, and avoids any conflict with the historic building on the site.

7. *Will not result in material damage or prejudice to other property in the vicinity.*

The proposed project will not result in material damage to other property in the vicinity. Standards have been incorporated into Section 4.6.6 of the Development Standards to address traffic safety, noise and glare.

Attachments:

Application (LU-2019-0082)

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

FILE # SUP-13 LU-2019-0082

CARSON CITY / (CHILDREN'S MUSEUM)

PROPERTY OWNER

813 N. CARSON ST., CARSON CITY, NV 89703

MAILING ADDRESS, CITY, STATE, ZIP

PHONE # **FAX #**

Name of Person to Whom All Correspondence Should Be Sent

CASEY GILLES, BOARD PRESIDENT, CHILDREN'S MUSEUM

APPLICANT/AGENT

813 N. CARSON ST. CARSON CITY NV 89703

MAILING ADDRESS, CITY, STATE ZIP

775-721-9933 caseygilles@gmail.com

PHONE # **FAX #**

caseygilles@gmail.com

E-MAIL ADDRESS

FOR OFFICE USE ONLY:

CCMC 18.02

RECEIVED

SPECIAL USE PERMIT

FEB 06 2020

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

CARSON CITY PLANNING DIVISION

+ **noticing fee** and CD containing application digital data (all to be submitted once the application is deemed complete by staff)

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)

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): APN 002-164-01	Street Address 813 N. CARSON ST. 89703	ZIP Code
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Project's Master Plan Designation DOWNTOWN MIXED USE	Project's Current Zoning PUBLIC COMMUNITY	Nearest Major Cross Street(s) CARSON ST. AT CAROLINE ST.
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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: _____, or Development Standards, Division _____, Section _____, a request to allow as a conditional use is as follows: replace the existing non-illuminated sign on the northwest corner of the property with a new electronic message center and identification sign. This approach suggested by the the Nevada State Historical and Preservation office.

PROPERTY OWNER'S AFFIDAVIT

I, _____, 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 _____ Address _____ Date _____

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

STATE OF NEVADA _____
COUNTY _____

On _____, 20_____, personally appeared before me, a notary public, 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 _____

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.

ACKNOWLEDGMENT 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

*Casey Gilles, President
CMNN Board*

1-30-2020

Date

Master Plan Policy Checklist

Special Use Permit, Major Project Review & Administrative Permits

PURPOSE

The purpose of a development checklist is to provide a list of questions that address whether a development proposal is in conformance with the goals and objectives of the 2006 Carson City Master Plan that are related to non-residential and multi-family residential development. This checklist is designed for developers, staff, and decision-makers and is intended to be used as a guide only.

Development Name: _____

Reviewed By: _____

Date of Review: _____

DEVELOPMENT CHECKLIST

The following five themes are those themes that appear in the Carson City Master Plan and which reflect the community's vision at a broad policy level. Each theme looks at how a proposed development can help achieve the goals of the Carson City Master Plan. A check mark indicates that the proposed development meets the applicable Master Plan policy. The Policy Number is indicated at the end of each policy statement summary. Refer to the Comprehensive Master Plan for complete policy language.

CHAPTER 3: A BALANCED LAND USE PATTERN

The Carson City Master Plan seeks to establish a balance of land uses within the community by providing employment opportunities, a diverse choice of housing, recreational opportunities, and retail services.

Is or does the proposed development:

- Meet the provisions of the Growth Management Ordinance (1.1d, Municipal Code 18.12)?
- Use sustainable building materials and construction techniques to promote water and energy conservation (1.1e, f)?
- Located in a priority infill development area (1.2a)?
- Provide pathway connections and easements consistent with the adopted Unified Pathways Master Plan and maintain access to adjacent public lands (1.4a)?
- Protect existing site features, as appropriate, including mature trees or other character-defining features (1.4c)?

- At adjacent county boundaries or adjacent to public lands, coordinated with the applicable agency with regards to compatibility, access and amenities (1.5a, b)?
- In identified Mixed-Use areas, promote mixed-use development patterns as appropriate for the surrounding context consistent with the land use descriptions of the applicable Mixed-Use designation, and meet the intent of the Mixed-Use Evaluation Criteria (2.1b, 2.2b, 2.3b, Land Use Districts, Appendix C)?
- Meet adopted standards (e.g. setbacks) for transitions between non-residential and residential zoning districts (2.1d)?
- Protect environmentally sensitive areas through proper setbacks, dedication, or other mechanisms (3.1b)?
- Sited outside the primary floodplain and away from geologic hazard areas or follows the required setbacks or other mitigation measures (3.3d, e)?
- Provide for levels of services (i.e. water, sewer, road improvements, sidewalks, etc.) consistent with the Land Use designation and adequate for the proposed development (Land Use table descriptions)?
- If located within an identified Specific Plan Area (SPA), meet the applicable policies of that SPA (Land Use Map, Chapter 8)?

CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES

The Carson City Master Plan seeks to continue providing a diverse range of park and recreational opportunities to include facilities and programming for all ages and varying interests to serve both existing and future neighborhoods.

Is or does the proposed development:

- Provide park facilities commensurate with the demand created and consistent with the City's adopted standards (4.1b)?
- Consistent with the Open Space Master Plan and Carson River Master Plan (4.3a)?

CHAPTER 5: ECONOMIC VITALITY

The Carson City Master Plan seeks to maintain its strong diversified economic base by promoting principles which focus on retaining and enhancing the strong employment base, include a broader range of retail services in targeted areas, and include the roles of technology, tourism, recreational amenities, and other economic strengths vital to a successful community.

Is or does the proposed development:

- Encourage a citywide housing mix consistent with the labor force and non-labor force populations (5.1j)
- Encourage the development of regional retail centers (5.2a)
- Encourage reuse or redevelopment of underused retail spaces (5.2b)?
- Support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capitol (5.4a)?
- Promote revitalization of the Downtown core (5.6a)?

- Incorporate additional housing in and around Downtown, including lofts, condominiums, duplexes, live-work units (5.6c)?

CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS

The Carson City Master Plan seeks to promote safe, attractive and diverse neighborhoods, compact mixed-use activity centers, and a vibrant, pedestrian-friendly Downtown.

Is or does the proposed development:

- Use durable, long-lasting building materials (6.1a)?
- Promote variety and visual interest through the incorporation of varied building styles and colors, garage orientation and other features (6.1b)?
- Provide variety and visual interest through the incorporation of well-articulated building facades, clearly identified entrances and pedestrian connections, landscaping and other features consistent with the Development Standards (6.1c)?
- Provide appropriate height, density and setback transitions and connectivity to surrounding development to ensure compatibility with surrounding development for infill projects or adjacent to existing rural neighborhoods (6.2a, 9.3b 9.4a)?
- If located in an identified Mixed-Use Activity Center area, contain the appropriate mix, size and density of land uses consistent with the Mixed-Use district policies (7.1a, b)?
- If located Downtown:
 - Integrate an appropriate mix and density of uses (8.1a, e)?
 - Include buildings at the appropriate scale for the applicable Downtown Character Area (8.1b)?
 - Incorporate appropriate public spaces, plazas and other amenities (8.1d)?
- Incorporate a mix of housing models and densities appropriate for the project location and size (9.1a)?

CHAPTER 7: A CONNECTED CITY

The Carson City Master Plan seeks to promote a sense of community by linking its many neighborhoods, employment areas, activity centers, parks, recreational amenities and schools with an extensive system of interconnected roadways, multi-use pathways, bicycle facilities, and sidewalks.

Is or does the proposed development:

- Promote transit-supportive development patterns (e.g. mixed-use, pedestrian-oriented, higher density) along major travel corridors to facilitate future transit (11.2b)?
- Maintain and enhance roadway connections and networks consistent with the Transportation Master Plan (11.2c)?
- Provide appropriate pathways through the development and to surrounding lands, including parks and public lands, consistent with the Unified Pathways Master Plan (12.1a, c)?

CHILDREN'S MUSEUM ELECTRONIC MESSAGE SIGN SPECIAL USE PERMIT APPLICATION INFORMATION

Items of note:

The Children's Museum wishes to replace the existing non-illuminated sign on the northwest corner of the property with a new electronic message center and identification sign. This approach suggested by the Nevada State Historical and Preservation office.

SPECIAL USE PERMIT FINDINGS:

The Children's Museum has depended on non-illuminated signage for over twenty years. The existing sign was designed as a temporary approach; it replaced a two-sided sign located at the foot of the main entrance steps that needed to be moved for sidewalk accessibility. While attractive, the existing sign is somewhat hidden and does not attract attention to the Museum. Additional sign displays had been attached in the front of the Children's Museum that have been removed for aesthetic purposes.

An electronic message sign, through rotating messages and illumination, provides the Museum the capability to promote their displays, events and changes during day or night. It's easily changed and much less distracting than numerous signs or banners. The message board can also be used to display hours of operation.

The planned message sign is slightly larger than the existing sign and would be placed in a somewhat better location.

GENERAL REVIEW OF PERMITS

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

A. Chapter 3: A Balanced Land Use Pattern

- The project meets applicable provisions of the Growth Management Ordinance.
- The project uses no water. Lighting, however, will be native to the electronic message boards 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 will not influence any existing site features and is an integral part of the recent improvements to the front of the building.
- The project is not adjacent to county boundaries. Ingress/egress is not influenced by the project.
- The project is consistent with Master Plan Downtown Mixed-Use development policies because it promotes various public uses of a traditional yet changing downtown attraction. The project is located on a primary street frontage that may be accessed by transit. It does not nor influence housing development in the area.
- The project meets all applicable transition standards.
- The project is not situated to affect environmentally sensitive area.
- The project is sited outside the primary floodplain and geologic hazard areas.
- The project does not interfere with potential or existing services.
- The project is not within a Specific Plan Area.

B. Chapter 4: Equitable Distribution of Recreational Opportunities

GOAL 4.2 Expand the city's capacity and excellence in community-wide recreation facilities and programs.

4.2b—Maintain and Expand Recreation Partnerships

Carson City has a large number of partners that support and use the Museum frequently. Schools, daycare organizations, churches and individual families visit the Museum and its educational opportunities. This project, by providing relatively inexpensive messaging for the Children's Museum, promotes cost-effective growth in the use of Museum facilities and resources.

C. Chapter 5: Economic Vitality

GOAL 5.4—Promote tourism activities and amenities that highlight the city's historic and cultural resources.

5.4a—Heritage Tourism: The message board will support tourism activities associated with the Children's Museum through event promotion.

5.4b—Historical/Interpretive Opportunities: The project provides opportunities to promote the City's historic resources, many which are part of displays in the Museum.

5.4c—Arts and Culture: The message board will advertise the Museum, a regular partner with and recipient of support from artists, arts organizations and related cultural institutions.

GOAL 5.5—Promote recreational facilities and quality of life amenities as economic development tools.

5.5a—Community Recreational Facilities: The message board expands opportunities to generate visitor revenue by increasing promotion and the use of the Museum.

D. Chapter 6: Livable neighborhoods and Activity Centers

The project uses durable materials.

Visual interest is dominated by given advertising on the board and by the improved 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 part of a City-supported renovation project, financed by the Redevelopment Commission.

E. Chapter 7: A Connected City

Electronic message boards are common promotional tools for high-transit streets such as Carson Street where it is situated.

The project does not maintain or enhance roadway connections, 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. Surrounding zoning land use designations are:

NORTH: General Commercial (GC) –Hotel parking lot and hotel;

SOUTH: _____;

EAST: General Office (GO): a church and retail/office spaces.

WEST: Retail Commercial (RC).

(ZONING NEEDS TO BE CONFIRMED)

B. The new sign will be much more noticeable than the existing sign, but no more than many other signs in downtown Carson City. The changing message board will require nighttime brightness and "flashing" restrictions to minimize effects on the hotel across Caroline Street to the north.

C. The actual structure is not detrimental to use and enjoyment or development of surrounding properties to the east, south and west because they are already developed and, in most cases, structurally masked from the sign.

D. No additional lights or traffic controls are needed because of this project. Some concern has been voiced over message boards causing traffic safety issues because drivers are looking at them; no evidence exists that message boards are any more visually intrusive than other commercial signs or structures, unless placed in positions blocking driver visibility. Existing setbacks will be adhered to prevent interference with driver visibility.

E. Use of the message board will provide economic benefit to our community. Sign messaging promotes attendance and the resultant commerce for Carson City. Further, an approval of this project substantially increases the number of events or programs that the Museum can easily promote.

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

A. The project does not directly affect the school district or the Sheriff's Office, though increased promotion for our educational programs at the Museum benefit our school children.

B. The project does not affect drainage.

C. The project does not require water.

D. The project does not influence sewer.

E. No road improvements are needed.

F. The total height of the sign will be no more than ~~18~~⁸ ft. from ground and the surface sign area no more than 20 square feet.

G. Lighting of the project will be from internal LED lighting. Two existing examples are the Carson Nugget and Yaples law office/dance studio. Light intensity and "flash" changes can be controlled and restricted through the operating program of the message board to meet desired restrictions.

H. New landscaping and entrance improvements will improve overall appearance at the Museum. The sign will also use a monument-style pole wrap to improve structure appearance.

I. Parking availability for the site is not influenced by the sign.

Additional comments:

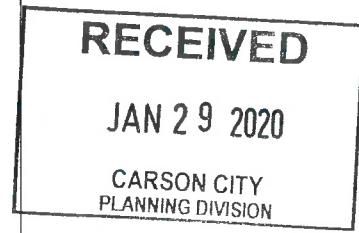
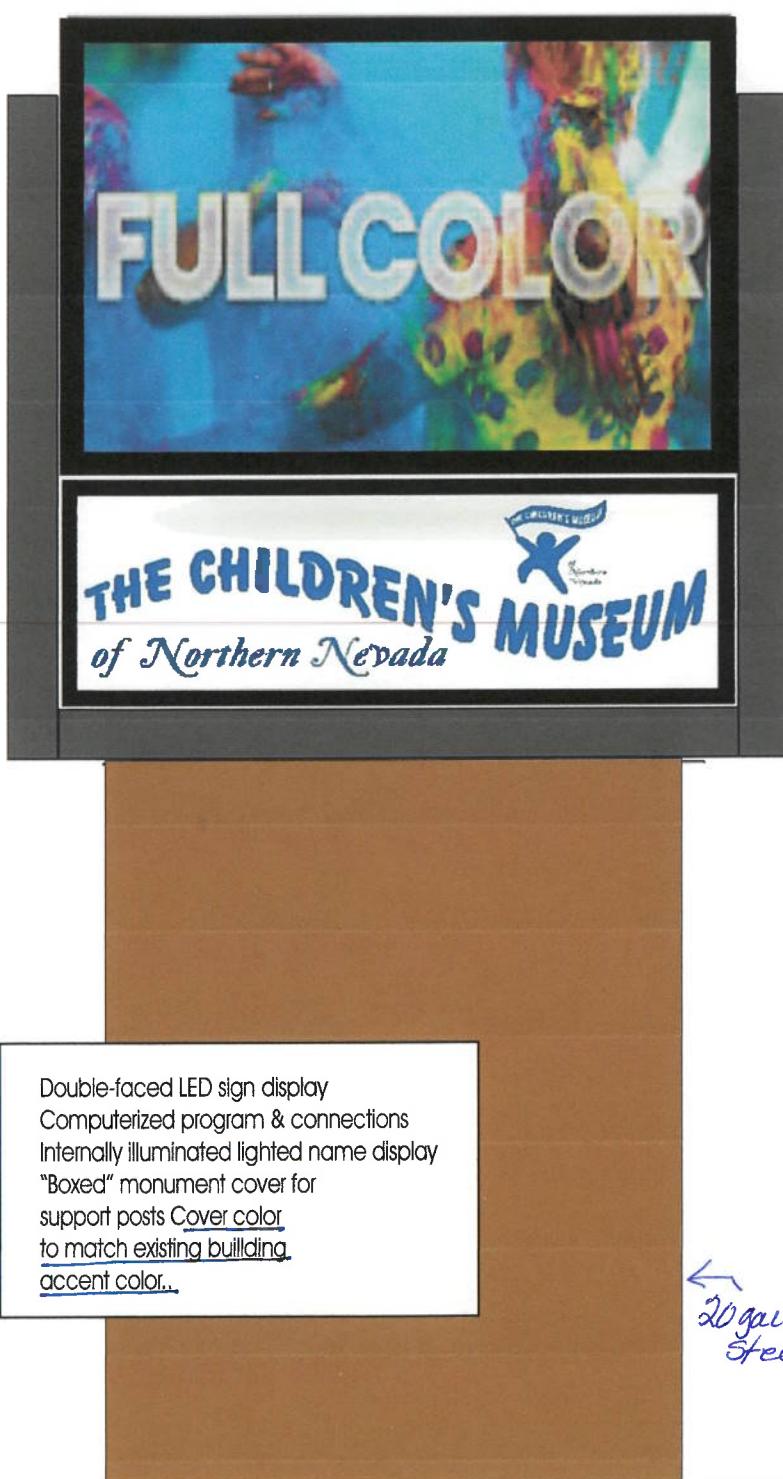
The future success of the Children's Museum will benefit from an ability to have manageable rotating messages on the sign, both to keep residents informed and to cost-effectively increase attendance.

This project will not only provide this beneficial promotional ability, but significantly improve the appearance of Museum signage.

4. Hearing.

f. The installation of a sign on the northwest corner of the Children's Museum of Northern Nevada will not be detrimental to the public health, safety or convenience. The sign will be placed inside the Museum fence on its property and away from the sidewalk. It will not hinder moving on either the north-south sidewalk (Carson Street) nor the east-west sidewalk (Ann Street). To the south, west, and north of the Museum are multi-story hotels (commercial use) none of which have any outdoor recreation area-only parking so light from the sign will not detract from activities. Also, the sign can be dimmed or turned off at night.

g. The installation of a sign on the property of CMNN will not result in material damage or prejudice to other properties as we are not competing for their business in anyway. In fact, we enhance the area by providing a place for children to play safely indoors. Our sign is much smaller than the existing neon/LED signs of the 3 hotels so it will not detract from their signs.



CHILDREN'S MUSEUM OF NORTHERN NEVADA
LED SIGN DEPICTION
813 North Carson Street
Carson City, NV 89703

SCALE RENDITION
SIGNPRO OF CARSON CITY
FOR DISCUSSION ONLY
NOT FOR PRODUCTION.
JANUARY 24, 2020