

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF MARCH 29, 2023

FILE NO: LU-2023-0056

AGENDA ITEM: 6.I

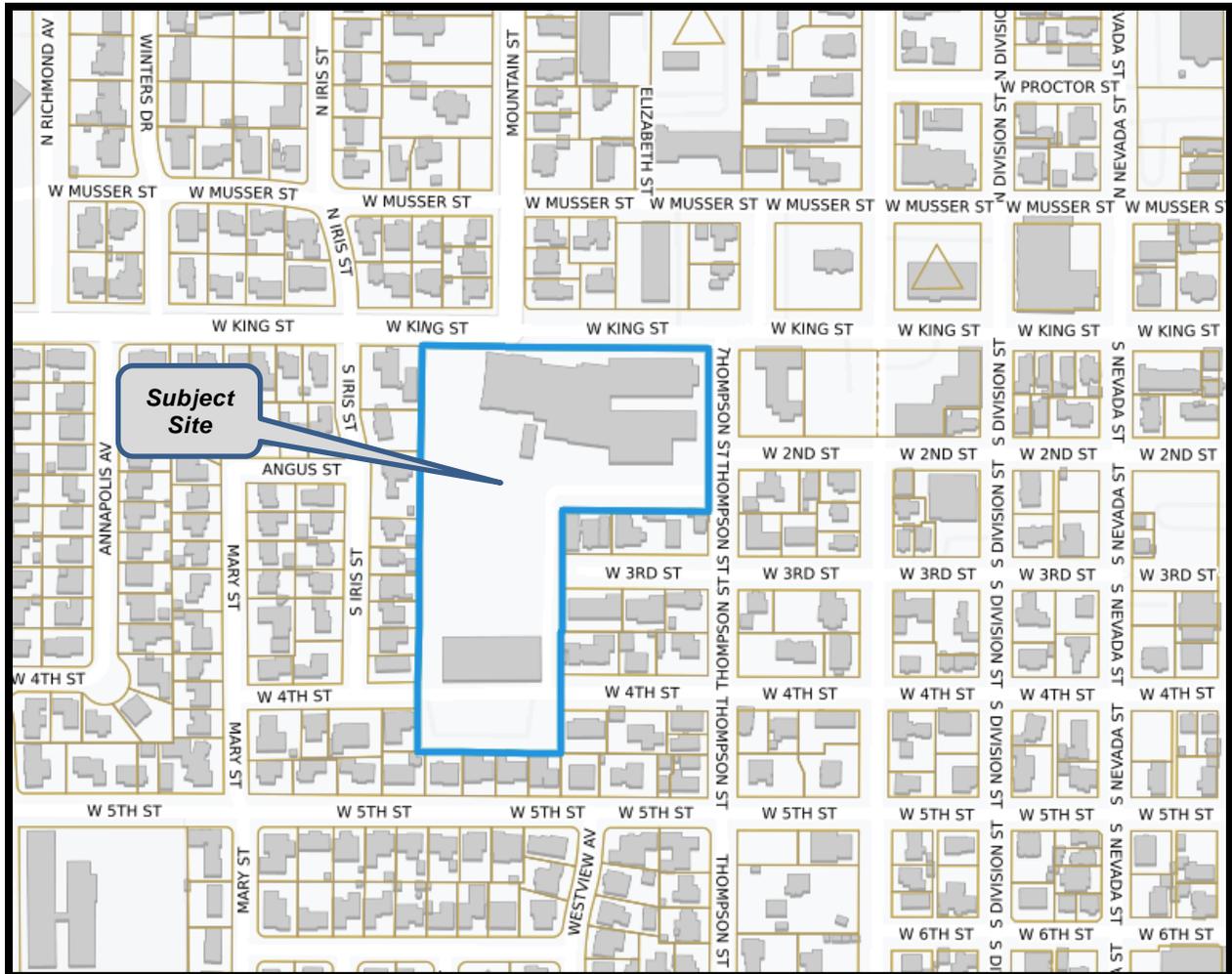
STAFF AUTHOR: Heather Manzo, Associate Planner

AGENDA TITLE: For Possible Action: Discussion and possible action regarding a request from the Carson City School District (“Applicant”) for a special use permit (“SUP”) to allow for the installation of a wall mounted electronic message display sign on property zoned Public (“P”) located at 110 Thompson Street, Assessor’s Parcel Number (“APN”) 003-133-38. (Heather Manzo hmanzo@carson.org)

Summary: The Applicant is proposing a 32 square foot wall mounted electronic message display sign with a changeable message display. Signs within the Public zoning district require a SUP. The Planning Commission is authorized to approve the SUP.

RECOMMENDED MOTION: “I move to approve LU-2023-0056 based on the ability to make the required findings and subject to the conditions of approval included in the staff report.”

VICINITY MAP:



RECOMMENDED CONDITIONS OF APPROVAL:

1. All development shall be substantially in accordance with Special Use Permit plans and application materials on file with the Carson City Community Development, Planning Division (“Planning Division”).
2. All on and off-site improvements shall conform to City standards and requirements.
3. The applicant shall meet all the conditions of approval and commence the use for which this permit is granted, within 12 months of the date of issuance of the special use permit. A single, one-year extension of time may be granted if requested in writing to the Planning Division 30 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.
4. The applicant must sign and return the Notice of Decision within ten (10) days of receipt of notification. If the Notice of Decision is not signed and returned within ten (10) days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.
5. Prior to the issuance of a permit, the Applicant shall have plans approved demonstrating that the sign shall be a wall sign limited to 32 square feet in size.
6. Use of the electronic message display portion of the sign shall be limited to between the hours of 6:00 a.m. and 10:00 p.m. daily.

LEGAL REQUIREMENTS: Carson City Municipal Code (“CCMC”) 18.02.050 (Review); 18.02.080 (Special Use Permit); 18.04.170 (Public)

MASTER PLAN DESIGNATION: Public / Quasi-Public

ZONING DISTRICT: Public (“P”)

KEY ISSUES: Will the use 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:

NORTH: SF6 / single family and multifamily residential
EAST: PR / Brewery Arts Center Theater & single family residence
WEST: SF6 / single family residences
SOUTH: SF6 / single family residences

ENVIRONMENTAL INFORMATION:

FLOOD ZONE: Zone X (minimal flood hazard)
EARTHQUAKE FAULT: Zone I (Greatest Severity)
FAULT ZONE: Beyond 500 feet

SITE DEVELOPMENT INFORMATION:

LOT SIZE: ±7.15 acres
VARIANCES REQUESTED: None

DISCUSSION:

This request is for a wall mounted changeable message board to be mounted on the north wall facing King Street. The ±7.15 acre elementary school site is located within the Public zoning district. Every development request within the Public zone requires the approval of a SUP. The Planning Commission is authorized to approve the SUP. The School District has installed similar signs at Mark Twain and Fremont Elementary Schools as well as Eagle Valley and Carson Middle Schools. The Applicant has noted that the existing signs are a cost saving option for the School District reducing the need for banners and other printed materials. Staff has not received any complaints related to the existing changeable message signs.

PUBLIC COMMENTS:

Public notices were mailed to 225 property owners within 600 feet of the subject site on March 16, 2023. As of the writing of this report, staff had not received any public comments related to the request. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on March 29, 2023, depending on the date of submission of the comments to the Planning Division.

OTHER CITY DEPARTMENTS OR OUTSIDE AGENCY COMMENTS:

Plans were routed to commenting agencies, and the following comments were received. Comments have been incorporated into the conditions of approval, as appropriate.

Development Engineering

The Carson City Public Works Department, Development Engineering Division (“Development Engineering”) has no preference or objection to the SUP request.

Development Engineering has reviewed the application within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 18.02.080, Conditional Uses. Development Engineering offers the following discussion:

CCMC 18.02.080(5)(a) - Master Plan

The request is not in conflict with any Engineering Master Plans.

CCMC 18.02.080(5)(b) – Use, Peaceful Enjoyment, Economic Value, Compatibility

Development Engineering has no comment on this finding.

CCMC 18.02.080(5)(c) - Traffic/Pedestrians

Development Engineering has no comment on this finding.

CCMC 18.02.080(5)(d) - Public Services

The request will not have an impact on infrastructure nor services.

CCMC 18.02.080(5)(e) – Title 18 Standards

Development Engineering has no comment on this finding.

CCMC 18.02.080(5)(f) – Public health, Safety, Convenience, and Welfare

The project meets engineering standards for health and safety. The proposed sign is located in shaded Zone X FEMA flood zone so no special flood mitigation is required. The closest fault is over 500 feet away. No improvements are required in association with this project.

CCMC 18.02.080(5)(g) – Material Damage or Prejudice to Other Property

Development Engineering has no comment on this finding.

CCMC 18.02.080(5)(h) – Adequate Information

The plans and reports provided were adequate for this analysis.

Building Division

The proposed project will require a permit. The following items will need to be addressed at the time of permit:

1. Plans must specifically identify each of the respective adopted 2018 Code Series and Northern Nevada Amendments (Building and Electrical) on the cover sheet that govern the design, construction, and inspection of the proposed sign.
2. All plan submittals must comply with *The Blue Book, A Reference Guide for the Nevada Design and Construction Industry*.
3. Apply at Carson City permit center digitally at permitcenter.carson.org.
4. Please include the electrical wiring method, OCP and 2018 IBC justified fastening details for the sign cabinet.

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 objectives of the Master Plan elements.*

The subject property has a Public/Quasi-Public ("PQP") Master Plan designation. The PQP designation is intended for schools, government offices, community centers, fire stations, airports, libraries, hospitals, and other similar uses. The proposal is made as part of the school operations and is consistent with the Master Plan.

2. *Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and is compatible with and preserves the character and integrity of adjacent development and neighborhoods or includes improvements or modifications either on-site or within the public right-of-way to mitigate development related to adverse impacts such as noise, vibrations, fumes, odors, dust, glare or physical activity.*

The proposed wall mounted sign is located ± 26.5 feet from the north project property line and will be approximately 102 feet from the nearest property line to the north across King Street. The sign is required by Carson City Development Standards ("CCDS") 4.6.6 to have dimming capabilities and minimum message hold times. To further mitigate possible impacts, a condition of approval is recommended to limit the use of the electronic message center portion of the sign to between the hours of 6:00 a.m. and 10:00 p.m. As proposed and with recommended conditions of approval, the proposed wall sign is compatible with the neighborhood and will not result in additional impacts from noise, vibrations, fumes, odors, dust, glare or physical activity.

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

The sign is intended to provide information related to school activities and announcements. The sign has dimmer technology to minimize impacts to the public and no new traffic controls will be necessary as a result of the sign. With recommended conditions, the proposed wall-mounted message board will not have a detrimental effect on vehicular nor pedestrian traffic.

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 proposed sign will not have an impact on public services nor facilities; therefore this finding can be made.

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.*

The primary purpose of the Public zoning (CCMC 18.04.170) is to accommodate a wide range of public institutional and auxiliary uses including but not limited to, buildings and facilities owned, leased or operated by the Carson City School District. The proposed sign will allow the School District to promote district programs and services and to provide information to parents and students while incurring a cost savings by reducing the need for banners and other means of printed messaging.

All electronic message display signs must comply with CCDS 4.6.6. The School District has received the approval of electronic message display signs within the City and is prepared for this sign to comply with the following standards:

4.6.6 Electronic Message Display Signs. A sign that displays electronic messages must comply with each of the following requirements:

a. The portion of the sign that displays an electronic message 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 0.3 foot-candles over ambient light, measured at a distance of 10 times the square root of the area of the sign.

Staff Response: Applicant has stated the sign will meet the ambient light standards. Additionally, a condition of approval is recommended to require the electronic message portion of the sign to be turned off from 10:00 p.m. to 6:00 a.m., daily to ensure that the sign is compatible with the surrounding neighborhood.

b. The sign must have a message hold time that is three seconds or longer. As used in this subsection, "message hold time" means the time a message is displayed on the sign before the sign transitions to display another message.

Staff Response: The sign will comply with the minimum message hold time requirements.

c. The transition time between different messages being displayed on the sign must not exceed one second.

Staff Response: The transition time between messages will comply with the standards.

d. Except as otherwise provided in this subsection, a sign that displays electronic messages may also display video graphics. However, any such graphics must comply with any other operational parameters for the sign that are applicable.

Staff Response: Above the electronic message sign area will be a fixed sign cabinet face with the school name and logo. The electronic message sign area is designed to display a maximum of three lines of text. The Applicant will operate the copy of the sign in accordance with the code and conditions of approval.

e. *The sign must not emit any sound.*

Staff Response: The Applicant has confirmed that the sign will not emit any sound.

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

The proposed electronic message display sign will be used as a means of providing information. The sign will have dimming capabilities and is recommended to be limited to between the hours of 6:00 a.m. and 10:00 p.m. As proposed and with recommended conditions of approval, the request will not be detrimental to the public health, safety, convenience, and welfare.

7. *Will not result in material damage or prejudice to other property in the vicinity, as a result of proposed mitigation measures.*

As proposed and with recommended conditions of approval, the electronic message display sign will not result in material damage or prejudice to properties in the vicinity.

Attachments: Application LU-2023-0056

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 18.02.080

SPECIAL USE PERMIT

FILE # SUP -

FEE*: \$2,450.00 MAJOR
 \$2,200.00 MINOR (Residential zoning districts)
 + noticing fee
 *Due after application is deemed complete by staff

APPLICANT PHONE #
 Bordewich Bray Elementary School 775.283.2400

MAILING ADDRESS, CITY, STATE, ZIP
 110 Thompson Street, Carson City, NV 89703

EMAIL ADDRESS
 mjohnson@carson.k12.nv.us

PROPERTY OWNER PHONE #
 Carson City School District 775.283.2170

MAILING ADDRESS, CITY, STATE, ZIP
 P.O. Box 603, Carson City, NV 89702

EMAIL ADDRESS
 mjohnson@carson.k12.nv.us

APPLICANT AGENT/REPRESENTATIVE PHONE #
 Mark Johnson 775.283.2170

MAILING ADDRESS, CITY STATE, ZIP
 P.O. Box 603, Carson City, NV 89702

EMAIL ADDRESS
 mjohnson@carson.k12.nv.us

- SUBMITTAL PACKET – 4 Complete Packets (1 Unbound Original and 3 Copies) including:
 - Application Form
 - Detailed Written Project Description
 - Site Plan
 - Building Elevation Drawings and Floor Plans
 - Special Use Permit Findings
 - Master Plan Policy Checklist
 - Applicant's Acknowledgment Statement
 - Documentation of Taxes Paid-to-Date
 - Project Impact Reports (Engineering)
- CD or USB DRIVE with complete application in PDF

Application Received and Reviewed By: _____

Submittal Deadline: Planning Commission application submittal [schedule](#).

Note: Submittals must be of sufficient clarity and detail for all departments to adequately review the request. Additional information may be required.

Project's Assessor Parcel Number(s): 003-133-38 Street Address: 110 Thompson Street, Carson City, NV 89703

Project's Master Plan Designation: Public/Quasi-Public Project's Current Zoning: P Nearest Major Cross Street(s): King Street

Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail.

Proposing to erect an 8' x 4' LED Changeable Message Display Sign on the CMU of the School.

PROPERTY OWNER'S AFFIDAVIT

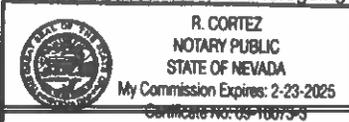
I, Mark M. Johnson, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application.

Mark M. Johnson Signature P.O. Box 603, Carson City, NV 89702 Address 2/3/2023 Date

Use additional page(s) if necessary for additional owners.

STATE OF NEVADA)
 COUNTY Carson City)
 On February 3, 2023, Mark Johnson, 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.

R. Cortez
 Notary Public



NOTE: If your project is located within the Historic District or airport area, it may need to be scheduled before the Historic Resources Commission or the Airport Authority in addition to being scheduled for review by the Planning Commission. Planning staff can help you make this determination.

**Carson City School District, Bordewich Bray Elementary School LED Changeable
Message Display Sign Project**

Project Description:

Bordewich Bray Elementary School was originally constructed in 1959 and expanded in 1965 and 2003. Bordewich Bray Elementary School has an existing double sided monument sign to remain in place. Carson City School District is proposing to install 8' x 4' LED Changeable Message Display Sign (32 S.F.) at Bordewich Bray Elementary School. The sign will be installed on a CMU wall facing King Street. The sign will enhance the neighborhood and promote school identity in the neighborhood.

An electronic message board, through rotating messages 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 easily 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.

DEVELOPMENT CHECKLIST

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 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 areas.
- 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 products.
- 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, Carson Middle School, Mark Twain Elementary, and Fremont Elementary on their main buildings.
- The project does not maintain or enhance roadway connects, nor does it interfere with pathways.

SPECIAL USE PERMIT FINDINGS

NORTH: Single Family Residential (SF6) –Residential single family homes

SOUTH: Single Family Residential (SF6) - Residential single family homes

EAST: Brewery Arts Center

WEST: Single Family Residential (SF6) - Residential single family homes

1. Will be consistent with the objectives of the Master Plan elements.

Bordewich Elementary School is zoned-Public (P) and has been fully developed on 7.15 acres. The installation of the LED changeable sign at Bordewich Elementary School will be consistent with the codes and objectives of the City Master Plan.

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.

This sign installation is similar to what Carson City School District did at Mark Twain Elementary School, Fremont Elementary School, Eagle Valley Middle School and Carson Middle School with the same positive community results. The sign will be installed 26'-6' off the right-of-way on the wall of the main school building. We are proposing to keep the existing sign in place along Thompson Street. The new sign will allow the Bordewich Bray staff to change the sign remotely. The proposed sign will have dimming capabilities to minimize effects on the houses to the north. 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.

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.

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

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 than 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. CCSD has implemented these signs at Mark Twain Elementary School, Fremont Elementary School, Eagle Valley Middle School and Carson Middle School.

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 installation of the sign at the school will not impact the public service, facilities or infrastructure of the city. The sign installation has no water, road or sewage requirements. The sign will enhance the neighborhood and promote school identity in the neighborhood for the Carson City School District.

5. Meets the definition of specific standards set forth elsewhere in Carson City Municipal Code, Title 18 for such particular use and meets the purpose state of that district.

Bordewich Elementary School is zoned-Public (P) 18.04.170. The proposed LED changeable sign will help promote the schools educational mission, programs and services to this great community.

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

The installation of the LED changeable sign will not have any health or safety concerns for the community. The sign will promote community events, enhance the neighborhood and promote school identity in the neighborhood.

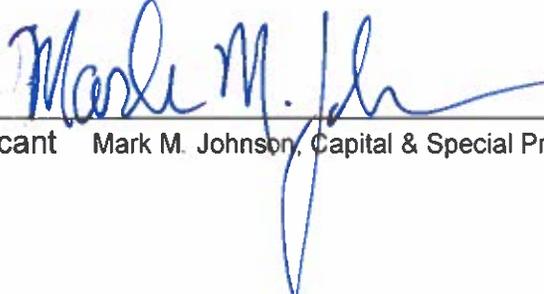
7. Will not result in material damage or prejudice to other property in the vicinity, as a result of proposed mitigation measures.

This project will not result in material damage or prejudice to other property in the vicinity as explained above.

To summarize, the digital message board will provide a greater visibility in the community for the Bordewich Bray 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 a special use permit.

ACKNOWLEDGEMENT OF APPLICANT

I certify that the foregoing 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.

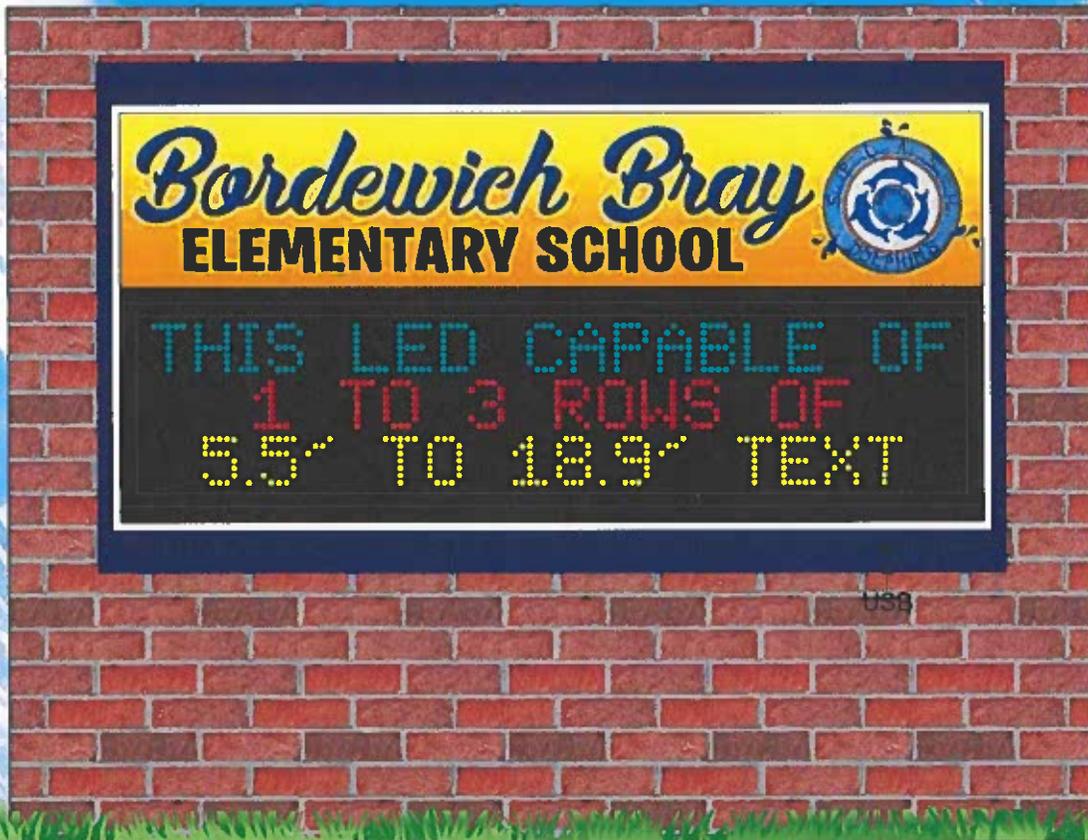


Applicant Mark M. Johnson, Capital & Special Projects Manager 2/3/2023
Date



The provided logo graphic will be insufficient quality for the manufacturing process. Please see our website <https://www.stewartsigns.com/artwork/requirements> for acceptable file formats. Source file preferred.

8'



4'

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TekStar Color 20mm 24x112

Cabinet Size: 4'x8'
 (200) Sk: 990048-1 Cust: 1701599
 2/14/2022 F/rSupe PROPOSAL
 Scale: 5/8"=1' Cabinet Color: Blue

Signature _____

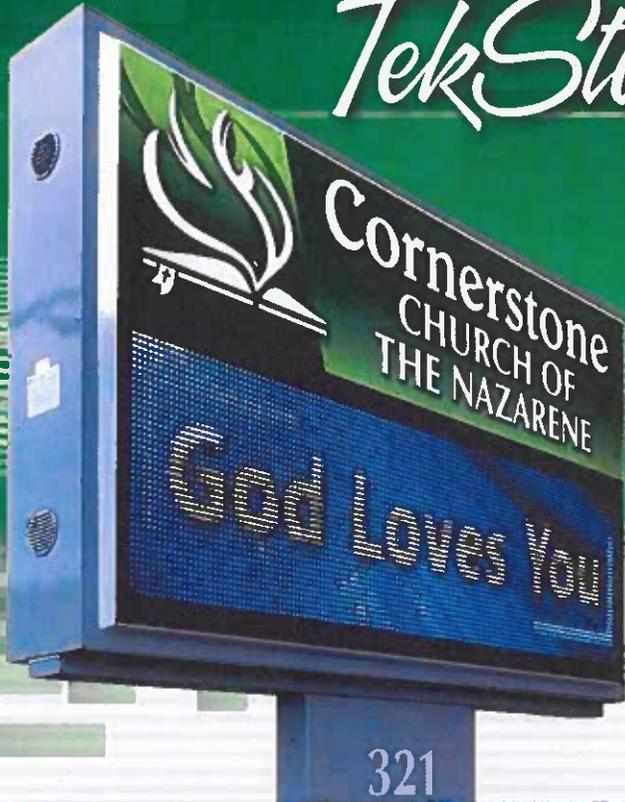
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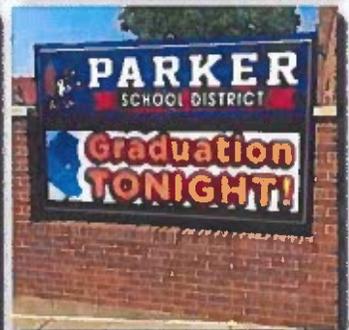
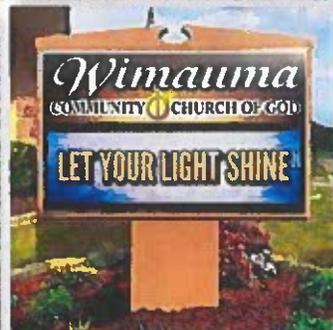
This custom artwork is not intended to provide an exact match for ink, vinyl, paint, or LED color. Signs are designed for an illuminated graphic and art is based off of this premise. Non-illumination during daylight hours may result in graphics of varying appearance. Brickwork and masonry are not included in the proposal with the exception of Cornerstone products. Measurements shown are approximations; final product dimensions may vary. LED images shown are simulated to replicate optimum viewing distance. Original design, do not duplicate.

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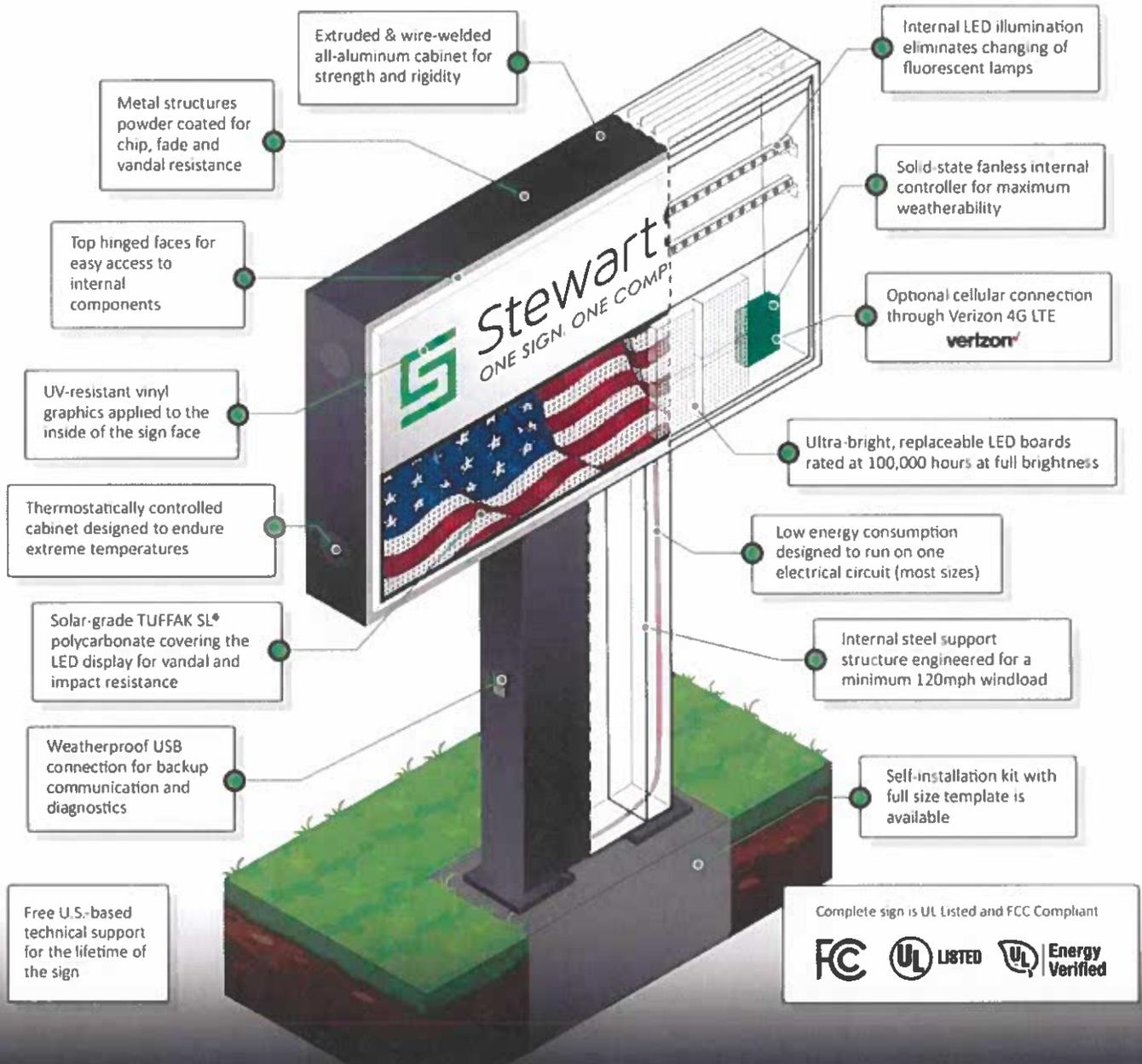
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TECHNICAL SPECIFICATIONS FOR THE

TekStar Series

Available Pixel Pitches

Physical pixel pitch	8mm	10mm	16mm	20mm
Module pixels (H) x (W)	40 x 40	32 x 32	20 x 20	16 x 16, 8 x 16
Full color LEDs per pixel	1 SMD	1R / 1B / 1G	1R / 1B / 1G	1R / 1B / 1G
Monochrome LEDs per pixel	n/a	n/a	2	2
Minimum character height	2.2"	2.8"	4.4"	5.5"
Maximum NIT rating	Up to 7,400 nits	Up to 10,000 nits	Up to 10,000 nits	Up to 10,000 nits

Features

Full color	281 quadrillion colors*
Monochrome red	6.5 million shades
Video formats	AVI, MOV, MP4, MPG, WMV
Still image formats	JPG, BMP, PNG, TIF, GIF
Refresh rate	Up to 1,200 Hz
Frame rate	Up to 60 frames-per-second
Control type	On-board SignCommand media player
Storage capacity	32 gigabyte solid state drive
Communication options	Cell Connect, Direct Connect, Wireless, USB
Dimming	100 levels - automatic, scheduled or manual
Air circulation	Continually running fans
Cabinet construction	All aluminum with mitered, wire-welded corners
Service access	Front serviceable - hinged cabinet lid
Product warranty	5-year LED parts warranty, lifetime sign face and structure parts warranty**
Tech support	Unlimited from our in-house Stewart technical support team
Graphics capability	Text, animation, images and pre-recorded video clips
Voltage	120VAC, 208VAC or 240VAC, size specific
Average LED life	100,000 hours
Certification	UL Listed #E50724
Viewing angle	140° horizontal
Software	SignCommand.com our proprietary cloud-based LED software
Built-in graphics library	Over 750 pieces optimized for use on LED displays



**Energy
Verified**

*A healthy human eye can interpret about 10 million colors.

** Refer to the sign quote for specific warranty information for your product.

FCC Notice

All components have been tested and found to comply with the limits for a Class A digital device, pursuant to part 15 of the FCC Rules. These limits are designed to provide reasonable protection against harmful interference when the equipment is operated in a commercial environment. This equipment generates, uses, and can radiate radio frequency energy and, if not installed and used in accordance with the instruction manual, may cause harmful interference to radio communications. The user is cautioned that any changes or modifications not expressly approved by the party responsible for FCC compliance could void the user's authority to operate the equipment.

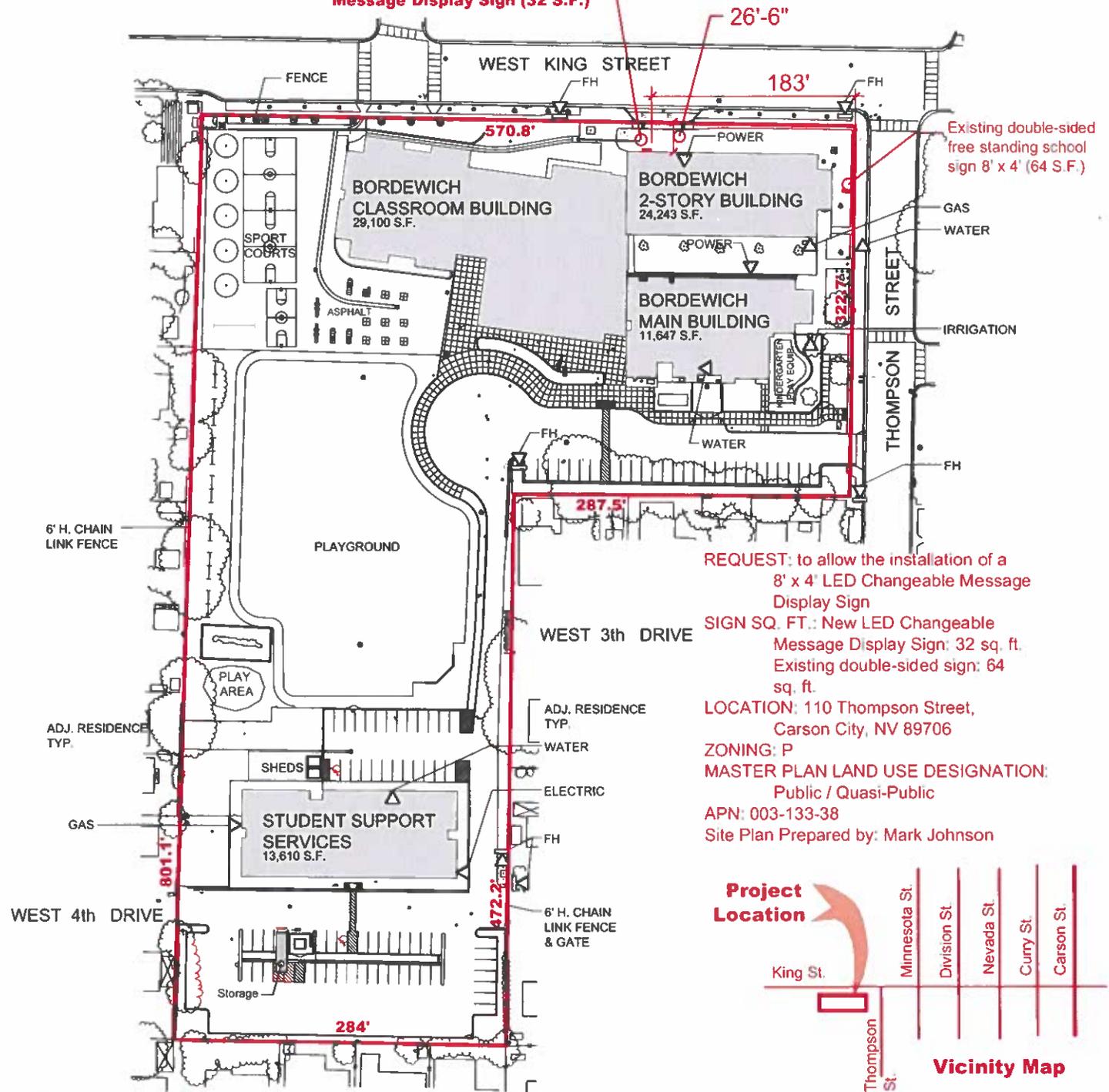


TekStarTechnical-SS200801

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Install a 8' x 4' LED Changeable Message Display Sign (32 S.F.)



Existing double-sided free standing school sign 8' x 4' (64 S.F.)

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.

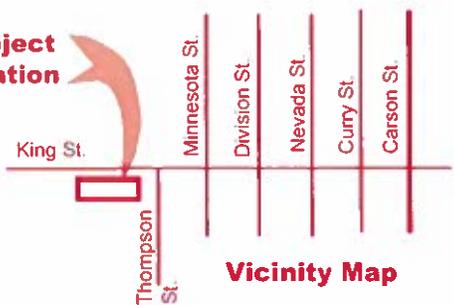
LOCATION: 110 Thompson Street, Carson City, NV 89706

ZONING: P
MASTER PLAN LAND USE DESIGNATION: Public / Quasi-Public

APN: 003-133-38

Site Plan Prepared by: Mark Johnson

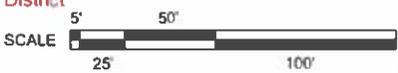
Project Location



Vicinity Map

OWNER: Carson City School District
P.O. Box 603
Carson City, NV 897027
775 283.2181

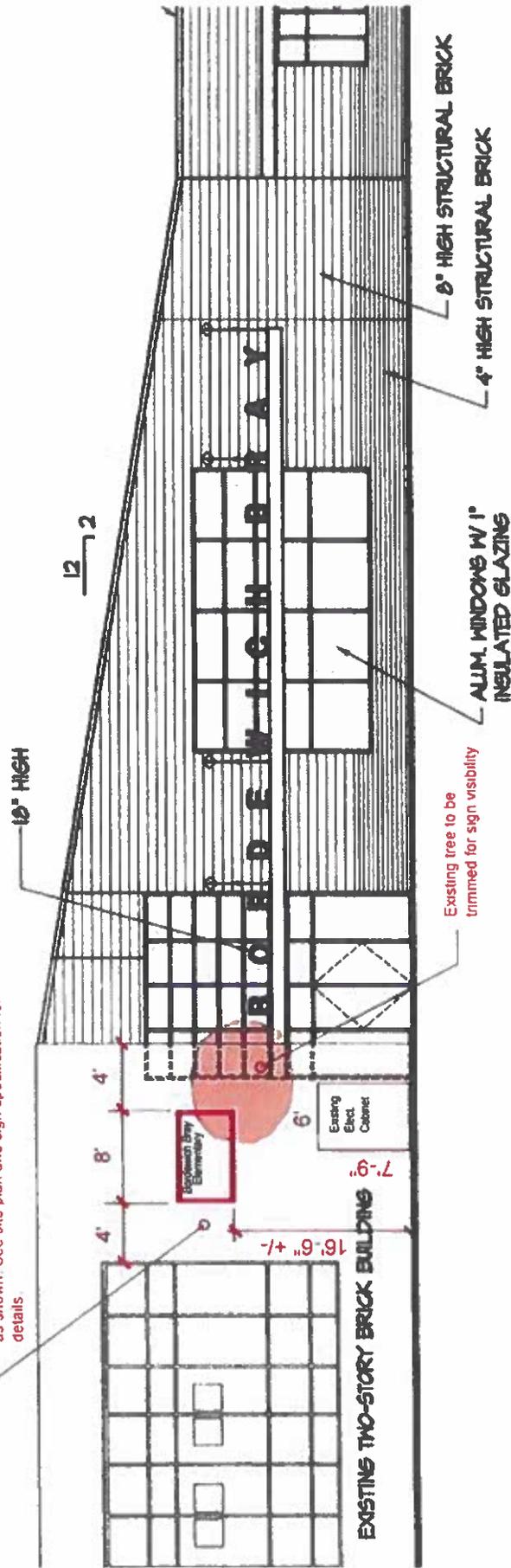
APPLICANT: Carson City School District
Mark Johnson, Project Manager
P.O. Box 603
Carson City,
NV 89702
775 283 2170



BORDEWICH-BRAY ELEMENTARY SCHOOL		
A.P.N.: 003-133-38	ADDRESS: 110 THOMPSON STREET	ISSUE DATE: 03.19.15

**Bordewich Bray Elementary School
110 Thompson Street
Carson City, NV**

Install 8' X 4' LED Changeable Message Display Sign (32 sq. ft.) centered between window and corner as shown. See site plan and sign specification for details.



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

Taxes paid to date



February 3, 2023

Carson City School District is Exempt from local taxes.