

DOWNTOWN DESIGN REVIEW
Minutes of the March 11, 1999 Hearing
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A Downtown Design Review hearing was held at 3:30 p.m. on Thursday, March 11, 1999 in Conference Room #57, 2621 Northgate Lane, Carson City, Nevada.

PRESENT: Rob Joiner, Hearing Examiner
Annie Guecamburu
Tom Metcalf
(DDR 03/11/99; Tape 1)

NOTE: A tape recording of these proceedings is on file in the Clerk-Recorder's Office and is available for review and inspection during regular business hours.

A. CALL TO ORDER (1-001) - Mr. Joiner called the meeting to order at 3:33 p.m.

B. MODIFICATION TO THE AGENDA (1-002) - None.

C. PUBLIC COMMENT (1-003) - Tom Metcalf provided materials regarding the Tenth Street project for the Redevelopment Authority Citizens Committee members which he requested Mr. Joiner distribute. He discussed building materials for the project, the project budget, and drawings for Plaza Street. Discussion ensued with regard to the kitchen design, and the parking lot. He endorsed the sign request which was the subject of this hearing.

D. PUBLIC HEARING

1. DG-98/99-9 DISCUSSION AND POSSIBLE ACTION REGARDING REQUEST FROM JEAN AND ANNIE GUECAMBURU, PROPERTY OWNER (ALPINE SIGNS, APPLICANT) TO INSTALL A DOUBLE-FACE, NEON SIGN TO THE EXISTING, FREE-STANDING SIGN STRUCTURE ON PROPERTY LOCATED AT 907 S. CARSON ST., APN 4-054-01 (1-007) - Mr. Joiner advised he had reviewed the plans. Ms. Guecamburu acknowledged that she had spoken with John Symons, the Plans Examiner, who advised that the existing sign is structurally adequate to accommodate the neon sign. Discussion ensued with regard to the existing signs attached to the building frontage and Mr. Joiner advised that these needed sign permits. He suggested determining which signs would be retained and expanding the sign permit pertaining to this request accordingly. Mr. Joiner outlined several conditions to approval, as follows: Remove the canopy sign; remove two of the three west-facing signs; and remove the vinyl lettering or the neon sign. In conformance with Title 18 of the Carson City Municipal Code, Section 18.10.010, Mr. Joiner found that the project is within the downtown design guideline district; therefore, it does require review. The Secretary of the Interior's Standards do not apply as the structure is not fifty years of age or older. In conformance with Section 18.10.060, Mr. Joiner approved the subject double-sided, electric sign, to be located on the existing free-standing pole with the condition that the other signs on the building either be removed or included into the sign permit at the same time; and that this sign cannot be installed until the other signs are rectified. He noted for the record that there is a ten-day appeal period in which anyone who participated in this hearing can appeal this decision.

E. ADJOURNMENT (1-016) - Mr. Joiner adjourned the meeting.

The Minutes of the March 11, 1999 Downtown Design Review hearing are so approved this ____ day of _____, 1999.

ROB JOINER, Hearing Examiner