

DOWNTOWN DESIGN REVIEW
Minutes of the December 16, 1998 Hearing
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A Downtown Design Review hearing was held at 2:00 p.m. on Wednesday, December 16, 1998 in Conference Room #57, 2621 Northgate Lane, Carson City, Nevada.

PRESENT: Rob Joiner, Hearing Examiner
Anita Williams, Applicant's Representative
(DDR 12/16/98; Tape 1-000)

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 hearing to order at 2:20 p.m.

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

C. PUBLIC COMMENT (1-003) - None.

D. PUBLIC HEARING

1. DG-98/99-5 DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM ATLANTIC RICHFIELD COMPANY, PROPERTY OWNER (TAIT AND ASSOCIATES, APPLICANT) TO INSTALL NEW CANOPY FASCIA PANEL SIZED TO MATCH EXISTING FASCIA FEATURES, INSTALL NEW CANOPY COLUMN CLADDING, AND INSTALL ONE INTERNALLY ILLUMINATED, RED "SPARK" HALLMARK AT EACH CANOPY FACE ADJUSTED TO THE CORNER OF MAXIMUM VISIBILITY, SIZED TO MATCH NEW FASCIA ON PROPERTY LOCATED AT 720 S. CARSON ST., APN 3-096-02 (1-005) - Mr. Joiner provided background information on the request and explained the downtown design review requirement. Discussion ensued regarding proposed signage to be removed, ordinance prohibition of portable signs, requirements for window signs and banners, and requirements for permanent signs. With regard to this request, the basic ordinance for square footage based on the frontage of the building applies and, additionally, because it is in the downtown design guidelines area, further restrictions may apply to size, placement, and design. In addition to the sign on the side of the building, there is a sign on the fence which was not installed under a sign permit. Mr. Joiner explained the definition of a sign, as outlined in the ordinance, and discussion ensued with regard to the spark hallmark. An analysis has been done on the application submitted in January 1998. Ms. Williams reviewed the project design and discussion ensued with regard to the details of the same. Mr. Joiner noted that the "tank topper" signs are prohibited by the ordinance and suggested that banners be utilized instead. Ms. Williams advised she would be including the recommendations discussed in this hearing in her summary to Arco. Discussion ensued with regard to the canopy, requirements for metal poles, and enforcing conformance upon change of ownership. In conformance with Chapter 18.10.010, and in consideration of the findings listed in Chapter 18.10.060, Mr. Joiner found that the present project is in conformance with the standards as outlined in the design guidelines ordinance; that it does not detract from the character of the district; that the proposed work does not adversely affect the character, resources, or surroundings; and that the size, height, scale, and placement of the proposed signs are not detrimental to the district. The project is not subject to the provisions of Chapter 18.10.070 in that the structure is not fifty years of age or older. Mr. Joiner anticipated no appeal of the decision in that there were no other participants in the hearing.

E. ADJOURNMENT (1-268) - Mr. Joiner adjourned the hearing at 2:45 p.m.

The Minutes of the December 16, 1998 Downtown Design Review hearing are so approved this _____ day of _____, 1999.

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ROB JOINER, Hearing Examiner