

DOWNTOWN DESIGN REVIEW
Minutes of the October 16, 1997 Hearing
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A Downtown Design Review hearing was held at 3:00 p.m. on Thursday, October 16, 1997 in Conference Room #57, 2621 Northgate Lane, Carson City, Nevada.

PRESENT: Rob Joiner, Hearing Examiner
Doug Cramer, Applicant
(DDR 10/16/97)

- A. CALL TO ORDER** - Mr. Joiner called the hearing to order at 3:00 p.m.
- B. MODIFICATION TO THE AGENDA** - None.
- C. PUBLIC COMMENT** - None.
- D. PUBLIC HEARING**

1. DG-97/98-6 DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM DOUG CRAMER, APPLICANT (BOB McFADDEN, PROPERTY OWNER) TO INSTALL A NEW, WOOD SIGN WITH PAINTED LETTERS ON PROPERTY LOCATED AT 224 S. CARSON ST., APN 3-112-05 - Following review of the application and discussion with the applicant, Mr. Joiner rendered the following decision: Approve DG-97/98-6, a request from Doug Cramer, Applicant (Bob McFadden, Property Owner) to place new, wood sign, as described in the exhibits on file in the Community Development Department, on property located at 224 South Carson Street, APN 3-112-05. The subject approval is based on the finding that the plans, as submitted, comply in general conformance with Carson City Downtown Design Guidelines, and with Downtown Design Master Plan Element policies; subject to the following conditions, and with the understanding that any stipulations by the applicant may be considered as conditions to the approval. The conditions of approval are as follows: (1) All development shall be substantially in accordance with the site plan on file in the Community Development Department; (2) All on and off-site improvements shall conform to City standards and requirements; specifically Title 20 in relation to temporary and portable signs; (3) The use for which this permit is approved shall commence within twelve months of the date of final approval. An extension of time must be requested, in writing, to the Community Development Department thirty 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 acknowledgment of conditions of approval within ten (10) days of receipt of notification. If the acknowledgment is not signed and returned within ten days, then the item will be rescheduled for the next Downtown Design Review meeting for further considerations; and (5) All other departments' conditions of approval.

- E. ADJOURNMENT** - Mr. Joiner adjourned the meeting.

The Minutes of the October 16, 1997 Downtown Design Review hearing are so approved this _____ day of _____, 1999.

ROB JOINER, Hearing Examiner