

DOWNTOWN DESIGN REVIEW
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A Downtown Design Review hearing was scheduled for 9:00 a.m. on Tuesday, July 18, 2006 in the Planning and Community Development Division Conference Room, 2621 Northgate Lane, Suite 62, Carson City, Nevada.

PRESENT: Jennifer Pruitt, Hearing Examiner
Mark Lipkowitz, Applicant
Kathleen King, Recording Secretary
Joe Eiben, Downtown Business Association representative

NOTE: A tape recording of these proceedings, the agenda materials, and any written comments or documentation provided to the recording secretary during the meeting are public record, on file in the Clerk-Recorder's Office. These materials are available for review during regular business hours.

- A. CALL TO ORDER (1-002) - Ms. Pruitt called the hearing to order at 9:00 a.m.**
- B. MODIFICATION TO THE AGENDA (1-004) - None.**
- C. PUBLIC COMMENT (1-007) - None.**
- D. PUBLIC HEARING ACTION ITEM:**

D-1. DDR-06-121 ACTION TO CONSIDER AN APPLICATION FROM CUSTOM SIGN (PROPERTY OWNER: RUSSELL, CLARK G. AND JEAN FAMILY TRUST), TO ALLOW TWO INTERNALLY ILLUMINATED "CASINO ENTRANCE" WALL SIGNS THAT ARE EACH 2 FEET HIGH AND 11 FEET WIDE, ON PROPERTY ZONED DOWNTOWN COMMERCIAL (DC), LOCATED AT 900 SOUTH CARSON STREET, APN 003-082-04 (1-014) - Ms. Pruitt reviewed findings specific to the downtown design review process, as follows: that the proposed signage is more directional in nature and will not detrimentally alter, destroy, or adversely affect the resource; and that the proposed work is compatible with the architectural style of the existing structure. Ms. Pruitt noted that the property owners had made improvements to the property in recent years. Ms. Pruitt further found that the proposed signage is minor and will not adversely affect the character of the downtown district; that the materials, the scale of the work, and the size of the work are harmonious with existing surroundings. She noted the need for the two proposed signs to adequately mark the entrances to the facility. She explained that City staff will be reviewing its signage criteria, specifically for casinos, in the near future.

Mr. Lipkowitz noted that the design of the proposed signage matches the color of the existing directional signage on the property. He acknowledged having reviewed the staff report. Ms. Pruitt advised that the first five conditions of approval, outlined the staff report, are standard. The sixth condition of approval is specific to the application. Ms. Pruitt approved DDR-06-121, a request from Mark Lipkowitz, of Custom Sign, for two internally-illuminated casino entrance wall signs that are each 2 feet by 11 feet, on property located at 900 South Carson Street, APN 003-082-04, based on the Carson City Downtown District Guidelines, subject to the conditions of approval contained in the staff report; that the plans, as submitted, comply in general conformance with the Secretary of the Interior, with the understanding that any stipulations to the Hearing Examiner, by the applicant, may be considered as conditions to the approval.

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E. ADJOURNMENT (1-086) - Ms. Pruitt adjourned the hearing at 9:10 a.m.

The Minutes of the July 18, 2006 Downtown Design Review hearing are so approved this 14th day of August, 2006.

JENNIFER PRUITT, Hearing Examiner