

DOWNTOWN DESIGN REVIEW
Minutes of the January 10, 2005 Hearing
Page 1

A Downtown Design Review hearing was scheduled for 10:30 a.m. on Monday, January 10, 2005 in the Planning and Community Development Department Conference Room, 2621 Northgate Lane, Suite 62, Carson City, Nevada.

PRESENT: Jennifer Pruitt, Hearing Examiner
Larry Salisbury, Applicant
Gloria Salisbury, Applicant
Jed Block

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

- A. CALL TO ORDER** (1-001) - Ms. Pruitt called the hearing to order at 10:30 a.m.
- B. MODIFICATIONS TO THE AGENDA** (1-003) - None.
- C. PUBLIC COMMENT** (1-005) - None.
- D. PUBLIC HEARING ACTION ITEMS:**

D-1. DDR-04-228 ACTION TO APPROVE A REQUEST FROM SALISBURY ELECTRIC, APPLICANT (PROPERTY OWNER: WANDLER FAMILY 1990 TRUST), TO REVIEW A PROPOSED DECORATIVE, FREESTANDING MONUMENT SIGN, BEING 7 FOOT 11 INCHES IN HEIGHT AND 6 FEET WIDE, ON PROPERTY ZONED DOWNTOWN COMMERCIAL (DC), LOCATED AT 377 SOUTH NEVADA STREET, APN 003-114-02 (1-014) - Ms. Pruitt reviewed the following findings: That the proposed sign will not alter, destroy, or adversely affect the structure; and that the proposed sign is compatible with the architectural style of the existing structure. She noted that the designer had invested a great deal of thought into the signage design. Ms. Pruitt further found that the proposed signage will match the existing structure; that the proposed work will not adversely affect the character of the downtown district; that the color and proposed materials are appropriate; and that the proposed overall height of the sign at 7'11" is appropriate for the downtown commercial district. Ms. Pruitt read into the record the conditions of approval and a January 6, 2005 e-mail from Jed Block. In response to a question, Mr. Salisbury provided background information on the design and purpose of the proposed signage.

(1-104) Mr. Block discussed concerns associated with the size of the proposed signage, and discussion took place with regard to the design. Ms. Pruitt advised that the Code provides for a 20-foot maximum signage height in the Downtown Commercial district.

Ms. Pruitt called for additional public comment and, when none was forthcoming, approved DDR-04-228, a request from Salisbury Electric, applicant (property owner: Wandler Family 1990 Trust), to review a proposed decorative, freestanding monument sign, being 7 foot 11 inches in height and 6 feet wide, on property zoned Downtown Commercial, located at 377 South Nevada Street, APN 003-114-02.

DOWNTOWN DESIGN REVIEW
Minutes of the January 10, 2005 Hearing
Page 2

E. ADJOURNMENT (1-313) - Ms. Pruitt adjourned the hearing.

The Minutes of the January 10, 2005 Downtown Design Review hearing are so approved this 7th day of February, 2005.

JENNIFER PRUITT, Hearing Examiner