

DOWNTOWN DESIGN REVIEW
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A Downtown Design Review hearing was scheduled for 9:00 a.m. on Friday, April 2, 2004 in the Planning Division Conference Room, 2621 Northgate Lane, Carson City, Nevada.

PRESENT: Jennifer Pruitt, Hearing Examiner
Dennis Grider, Applicant's Representative
Lee Plemel, Principal Planner
Kathleen King, Recording Secretary

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 (1-002)** - Ms. Pruitt called the hearing to order at 9:07 a.m.
- B. MODIFICATION TO THE AGENDA (1-003)** - None.
- C. PUBLIC COMMENT (1-004)** - Ms. Pruitt noted, for the record, the presence of City staff and the applicant and that no other citizens were present.
- D. PUBLIC HEARING: ACTION ITEMS**

DDR 04-050 ACTION TO APPROVE A REQUEST FROM DENNIS GRIDER, REPRESENTING VALLEY CREEK SIGN, APPLICANT, (PROPERTY OWNER: BERNARD BORTOLIN, LLC) TO INSTALL AWNINGS WITH SIGNAGE ON THE EAST AND SOUTH SIDES OF THE BUILDING, ON PROPERTY ZONED DOWNTOWN COMMERCIAL (DC), LOCATED AT 314 SOUTH CARSON STREET, APN 003-113-12 (1-008) - Ms. Pruitt provided background information on this item as outlined in the application included in the agenda materials, and described the proposed signage and awnings. She made the following findings: that the proposed project would not detrimentally alter, destroy, or adversely affect the downtown resources; that the proposed project was compatible with the architectural style of the existing structure; that the proposed project did not modify any essential elements of the structure or site; and that the proposed project would not adversely affect the character of the downtown district. She advised that the Building Department had been consulted with regard to the 8'6" overall height of the proposed awning which, if found to be inappropriate, would need to be adjusted. Ms. Pruitt noted the standard conditions of approval included in the staff report, and read the same into the record.

Mr. Grider acknowledged that the description of the proposed awning provided by Ms. Pruitt was adequate. In response to a question, Ms. Pruitt advised that she had consulted with Plans Examiner Bob Andrews regarding the proposed height of the awning. Mr. Plemel advised that color is addressed in the downtown business district standards, and that color choices differ considerably in the downtown area depending upon materials. Mr. Grider advised that the proposed awning color is burgundy. He advised that a sign permit application had not yet been submitted to the Building Department. Mr. Plemel noted that the proposed project fit within the acceptable accessories discussed in the district standards. Ms. Pruitt acknowledged that traditional fabric would be more in keeping with other awnings in the downtown area. Mr. Grider advised that the awning would not be lighted, but that the property owner may be interested in installing lighting under the awning at some time in the future. Mr. Plemel advised that any lighting would be required to be shielded from the traffic, and would be subject to the criteria of downtown ordinances.

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Ms. Pruitt approved the request with the standard conditions of approval, and an additional condition requiring a sign permit.

E. ADJOURNMENT (1-085) - Ms. Pruitt adjourned the hearing at 9:15 a.m.

The Minutes of the April 2, 2004 Downtown Design Review meeting are so approved this _____ day of May, 2004.

JENNIFER PRUITT, Hearing Examiner