

DOWNTOWN DESIGN REVIEW
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A Downtown Design Review hearing was scheduled for 9:00 a.m. on Thursday, December 30, 2004 in the Planning and Community Development Department Conference Room, 2621 Northgate Lane, Suite 62, Carson City, Nevada.

PRESENT: Jennifer Pruitt, Hearing Examiner
Brad Adams, Applicant
Steve Maskaly, Applicant
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** (1-001) - Ms. Pruitt called the hearing to order at 9:00 a.m.
- B. MODIFICATION TO THE AGENDA** (1-004) - None.
- C. PUBLIC COMMENT** (1-006) - None.
- D. PUBLIC HEARING ACTION ITEM:**

D-1. DDR 04-218 ACTION TO APPROVE A REQUEST FROM STEVE MASKALY, APPLICANT, (PROPERTY OWNER: CARSON NUGGET, INC.) TO REVIEW THE AESTHETICS AND APPROPRIATENESS OF A REPLACEMENT, FREE-STANDING POLE SIGN, BEING 115.2 SQUARE FEET IN AREA (14'7" BY 7'11") WITH AN ELECTRONIC READER BOARD, ON PROPERTY ZONED DOWNTOWN COMMERCIAL (DC), LOCATED AT 300 EAST SPEAR STREET, APN 004-221-01 (1-012) - Ms. Pruitt noted for the record that the application was for a replacement sign. The old sign was destroyed in a wind storm, and Ms. Pruitt expressed the understanding that only the pole remained. The replacement sign has been erected and has been in place for a couple months. Ms. Pruitt noted that the replacement sign is clearly dominant on Stewart Street.

Ms. Pruitt reviewed the following findings: That the proposed work will not detrimentally alter, destroy, or adversely affect the resource; that the sign is an appropriate replacement. With regard to the proposed work being compatible with the architectural style of the existing structure, Ms. Pruitt found that the proposed sign is more appropriate on Stewart Street than on Carson Street. With regard to whether the proposed work will retain the essential elements which make the structure, site, or feature culturally significant, Ms. Pruitt noted that the Carson Nugget is one of the last major casinos to utilize a readerboard sign. Ms. Pruitt found that the materials, scale of work, and size of work are appropriate. She inquired as to the specific height of the sign, and Mr. Maskaly estimated that the replacement sign is "within inches" of the height of the old sign. Ms. Pruitt advised that the sign company provided a sketch of the old sign which appears to have been 30'1.25". She advised that at the time the old sign was constructed, the maximum sign height, pursuant to the Carson City Municipal Code, was 30'. The Code has since been revised to allow a maximum height of 20'. Ms. Pruitt stated, for the record, that the replacement sign is the

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same height or less as the old sign.

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Ms. Pruitt read the seven conditions of approval into the record, and advised that the first four are standard to any downtown project. With regard to condition 7, Mr. Adams advised that the Carson Nugget is in the process of developing a replacement landscape plan. He anticipates that trees will be planted in the spring. Ms. Pruitt stated, for the record, that Planning and Community Development Department staff should be notified of any future proposed revisions to the sign in order to schedule a Downtown Design Review hearing and determine whether a new sign permit is necessary.

Ms. Pruitt approved the request from Steve Maskaly, Applicant, (property owner: Carson Nugget, Inc.) to review the aesthetics and appropriateness of a replacement, free-standing pole sign being 115.2 square feet in area (14'7" x 7'11") with an electronic reader board, on property zoned Downtown Commercial, located at 300 East Spear Street, APN 004-221-01. Mr. Adams apologized for installing the sign without going through the proper procedures. He advised that Carson Nugget representatives were "under the assumption that it was just a replacement sign." Ms. Pruitt noted that replacement signs are not typically subject to the Downtown Design Review hearing process, and thanked Mr. Adams for his comments.

E. ADJOURNMENT (1-118) - Ms. Pruitt adjourned the hearing at 9:11 a.m.

The Minutes of the December 30, 2004 Downtown Design Review hearing are so approved this 24th day of January, 2005.

JENNIFER PRUITT, Hearing Examiner