

DOWNTOWN DESIGN REVIEW
Minutes of the January 3, 2003 Meeting
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A Downtown Design Review hearing was scheduled for 10:00 a.m. on Friday, January 3, 2003 in the Planning and Community Development Department Conference Room, 2621 Northgate Lane, Carson City, Nevada.

PRESENT: Lee Plemel, Hearing Examiner
Jennifer Pruitt, Associate 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 and inspection during regular business hours.

A. CALL TO ORDER (1-001) - Mr. Plemel called the meeting to order at 10:04 a.m. He noted that the applicant was not present.

B. MODIFICATION TO THE AGENDA (1-002) - None.

C. PUBLIC COMMENT (1-003) - Mr. Plemel noted there were no members of the public present.

D. PUBLIC HEARING: ACTION ITEMS

DG-02/03-7 ACTION ON REQUEST FROM ALPINE SIGNS (PROPERTY OWNER: JOHNSON FAMILY REVOCABLE TRUST) TO ALLOW INSTALLATION OF A 33" BY 77" DOUBLE FACE, NON-ILLUMINATED DURAPLY, PAINTED SIGN TO ADVERTISE BUSINESS ON PROPERTY LOCATED AT 305 NORTH CARSON STREET, APN 004-215-06 (1-004) - Mr. Plemel advised that the sign will project out over the sidewalk at the northeast corner of Carson and Proctor Streets. He referred to the conceptual photograph and the drawings included in the agenda materials and described the proposed sign, as follows: A duraply sign, framed in black wrought iron with a decorative top, which includes the address number, containing three tenant signs on white panels at a height of approximately 14' from the sidewalk to the bottom of the sign. The purpose of the sign is to advertise tenant businesses on the second floor of the building.

Mr. Plemel noted that since the sign is new, the applicable portions of the Downtown Design Guidelines pertain to appropriate materials, textures, and accessories as outlined in Section 6.1.1. Mr. Plemel found that the decorative wrought iron frame is appropriate and consistent with other accessories in the downtown area and, in particular, the sidewalk railing along the highway adjacent to the building. He further found that the textures are acceptable and that the proposed sign is an acceptable accessory to the building. Mr. Plemel approved DG-02/03-7, subject to the applicant applying for and receiving a sign permit from the Carson City Building Department and the Carson City Planning and Community Development Department which includes verification of the maximum size and location requirements.

E. ADJOURNMENT (1-047) - Mr. Plemel adjourned the meeting at 10:08 a.m.

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The Minutes of the January 3, 2003 Downtown Design Review hearing are so approved this _____ day of January, 2003.

LEE PLEMEL, Hearing Examiner