

DOWNTOWN DESIGN REVIEW
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A Downtown Design Review meeting was scheduled for 10:30 a.m. on Wednesday, March 20, 2002 in the Planning and Community Development Department Conference Room, 2621 Northgate Lane, Suite 57, Carson City, Nevada.

PRESENT: Clark Russell, Applicant
Jackolyn Behan, Applicant's Representative
Jeff Loflin, Applicant's Representative
Tom Raffa, Applicant's Representative
Ivan Zam, Applicant's Representative

STAFF: Rob Joiner, Hearing Examiner
Skip Canfield, Senior 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. Joiner called the meeting to order at 10:38 a.m.

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

C. PUBLIC COMMENT (1-003) - None.

D. PUBLIC HEARING: ACTION ITEM

D-1. DG-01/02-8 ACTION ON REQUEST FROM CLARK RUSSELL, (PROPERTY OWNER: ORMSBY, INC.), TO ALLOW REPLACEMENT OF TWO EXISTING SIGNS AND INSTALLATION OF A 14'6" x 30' NEON READERBOARD MONUMENT SIGN TO ADVERTISE BUSINESS ON PROPERTY LOCATED AT 800 SOUTH CARSON STREET, APN 003-082-02 (1-004) - Mr. Russell acknowledged that the existing monument and parking lot signs will be removed and the proposed sign will be placed in the north parking lot adjacent to the street. He distributed revised plans and Mr. Zam reviewed the same. In response to a question, Ms. Behan advised that the proposed design is in the process of being reviewed by Best Western. Mr. Russell explained that Best Western requires the use of designated sign vendors and that the "Best Western" portion of the sign will have to be purchased and installed independently. He advised that the proposed sign will replace the existing Carson Station and Sportsbook/Free Parking signs. He further advised that Daktronics is the electrical contractor. Mr. Zam responded to questions regarding comparison of the proposed sign to the Pinion Plaza sign. In response to a question, Mr. Russell advised that the existing signs on the northern and southern elevations will remain and that the east elevation sign will be removed. Mr. Zam acknowledged that he would send a fax to Mr. Canfield regarding the design revisions. Discussion took place regarding dimensions of the proposed sign, safety concerns, the height of the existing sign, existing directional signs, and the proposed location for the sign.

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In conformance with Carson City Municipal Code Section 18.10.010, Mr. Joiner noted that this item was properly before the hearing examiner. He approved the application pursuant to Section 18.10.070 and noted, for the record, that the Secretary of the Interior's Standards and Guidelines are not applicable because the property is not fifty years of age or older. He advised of the ten-day appeal period for the record.

E. **ADJOURNMENT (1-132) - Mr. Joiner adjourned the meeting at 10:50 a.m.**

The Minutes of the March 20, 2002 Downtown Design Review meeting are so approved this _____ day of _____, 2002.

ROB JOINER, Hearing Examiner