

DOWNTOWN DESIGN REVIEW
Minutes of the May 31, 2001 Meeting
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A Downtown Design Review hearing was scheduled for 10:00 a.m. on Thursday, May 31, 2001 in the Community Development Department Conference Room, 2621 Northgate Lane, Suite 57, Carson City, Nevada.

PRESENT: Robert Joiner, Hearing Examiner
Nicholas and Marie Pantazoplos, Applicants
Kathleen King, Recording Secretary
(DDR 05/31/01)

NOTE: Unless indicated otherwise, each item was introduced by Mr. Joiner. 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 hearing to order at 10:05 a.m.
- B. MODIFICATION TO THE AGENDA** - None.
- C. APPROVAL OF MINUTES** - None.
- D. PUBLIC COMMENT (1-002)** - None.
- E. PUBLIC HEARING: ACTION ITEMS**

E-1. DG-00/01-12 ACTION ON REQUEST FROM NMP ENTERPRIZES, APPLICANT (WILLIAM CROWELL, JR. & R.L. CO. TRUST, OWNER) FOR INSTALLATION OF A 2' BY 3' NON-ILLUMINATED, WOOD SIGN ON AN EXISTING SIGN HOLDER TO ADVERTISE BUSINESS AND A 45" BY 38" NEON SIGN INSIDE THE FRONT WINDOW, ON PROPERTY LOCATED AT 108 WEST TELEGRAPH STREET, APN 003-224-08 (1-004) - Mr. Joiner reviewed the exhibits attached to the application, and discussion took place with regard to the same. Mr. Pantazoplos acknowledged that there would be no additional changes to the exterior of the building. He advised that the canopy from the former business was removed for repairs, and that the words "Head Rush" will be printed on it before it is replaced. In response to a question, Mr. Pantazoplos advised that the canopy is 12' wide with 8"-10" letters, and that it will hang over the front entrance. In response to a further question, he advised that the former business name was not printed on the canopy. Discussion took place regarding the possibility of placing signs in the existing brackets along the alley at some time in the future. Mr. Pantazoplos acknowledged that the business will occupy the entire building. He discussed the various entrances and exits to the building and explained which will be used for public access. In response to a question, Mr. Joiner advised that any sign facing out the window would require a permit. Mr. Pantazoplos described the design and colors of the proposed signs.

Mr. Joiner made the following findings: In conformance with CCMC Section 18.10.010, this matter was properly before the hearing examiner. In conformance with Section 18.10.060, the property in its present form is not required to be considered in accordance with the Secretary of the Interior's Standards and

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Guidelines for Rehabilitation due to the age of the structure. Mr. Joiner approved the project, as proposed, in conformance with Section 18.10.070. He reviewed the project elements, as follows: One non-illuminated wood sign to be placed in an existing metal holder advertising the subject business, measuring 2' by 3', and one neon sign placed inside the front window, measuring 45" by 38". He noted that the awning which will be replaced on the canopy above the door will identify the business. He provided notice of the appeal period pursuant to Section 18.10.090.

F. ADJOURNMENT (1-141) - Mr. Joiner adjourned the meeting at 10:15 a.m.

The Minutes of the May 31, 2001 Downtown Design Review hearing are so approved this _____ day of June, 2001.

ROBERT F. JOINER, Hearing Examiner