

DOWNTOWN DESIGN REVIEW
Minutes of the July 17, 2001 Hearing
Page 1

A Downtown Design Review hearing was scheduled for 10:00 a.m. on Tuesday, July 17, 2001 in the Planning and Community Development Conference Room, 2621 Northgate Lane, Suite 57, Carson City, Nevada.

PRESENT: Rob Joiner, Hearing Examiner
Denise LoGiurato, Applicant
Kathleen King, Recording Secretary
(DDR 07/17/01)

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 hearing to order at 10:00 a.m.
- B. MODIFICATION TO THE AGENDA (1-002)** - None.
- C. APPROVAL OF MINUTES (1-003)** - Previously approved.
- D. PUBLIC COMMENT (1-004)** - None.
- E. PUBLIC HEARING: ACTION ITEMS**

E-1. DG-01/02-2 ACTION ON REQUEST FROM DENISE LoGIURATO, APPLICANT (MAGPIE PROPERTIES, LLC, OWNER), TO INSTALL A 14'4" x 10' PAINTED SIGN ON THE SOUTHWEST CORNER WALL OF THE MAINSTREET ATRIUM, FACING SOUTH TO CURRY STREET, TO ADVERTISE BUSINESSES, ON PROPERTY LOCATED AT 318 NORTH CARSON STREET, APN 003-229-03 (1-005) - Mr. Joiner referred to the plans included in the agenda materials. He noted for the record that this matter was properly before the hearing examiner pursuant to Section 18.10.010 of the Carson City Municipal Code. He further noted that the property is not fifty years of age or older and therefore not subject to the Secretary of the Interior's Standards and Guidelines for Rehabilitation.

Mr. Joiner referred to the telephone conversation with Ms. LoGiurato which took place the day before the hearing. Based on said conversation, Ms. LoGiurato presented a revised design for the side of the building and discussed proposed colors for the same. She presented a photograph of the rock wall alcove at the Curry Street entrance, and a proposed configuration for signs advertising the various businesses housed within the Atrium. In response to a question, Ms. LoGiurato indicated that the signs would be encompassed in a wood frame. Discussion took place regarding existing signage for Sasha's Boutique and decals for the front and back entrance doors. Mr. Joiner suggested removing some of the existing signage once the alcove signage is installed. Ms. LoGiurato referred to the various business logos included in the agenda materials, and advised that they may be revised somewhat by the sign maker. She acknowledged that a light will be installed above the alcove signs, and Mr. Joiner provided input regarding lighting requirements. Ms. LoGiurato discussed the cost of painting the sign for the side of the building and inquired as to whether an

DOWNTOWN DESIGN REVIEW
Minutes of the July 17, 2001 Hearing
Page 2

installed sign would need to be submitted for Downtown Design review. Mr. Joiner indicated he would approve the design for both the painted and the installed versions.

Mr. Joiner reviewed the proposal for a 5'6" x 4'6" non-illuminated, painted sign either on the building or on wood applied to the building at a height of 8-10' from the sidewalk on the southwest corner wall; and a 4'4" x 5'6" sign for display of the various business logos, indirectly lighted from above with appropriate shielding for the right-of-way, to be installed on the rock wall above the planter at the Curry Street entrance.

Mr. Joiner made the following findings: Pursuant to Section 18.10.060 of the Carson City Municipal Code, the project is in conformance with the downtown design guidelines. Mr. Joiner approved the project, as stated above, and provided notice of the appeal process for the record.

F. ADJOURNMENT (1-130) - Mr. Joiner adjourned the hearing at 10:13 a.m.

The Minutes of the July 17, 2001 Downtown Design Review hearing are so approved this _____ day of July, 2001.

ROBERT F. JOINER, Hearing Examiner