

DOWNTOWN DESIGN REVIEW
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A Downtown Design Review hearing was held at 2:00 p.m. on Friday, July 31, 1998, in Conference Room #57, 2621 Northgate Lane, Carson City, Nevada.

PRESENT: Rob Joiner, Hearing Examiner
Dave Morris, Applicant's Representative
Jean Guecamburu
Cathy Haskins, Applicant
Ken Haskins, Applicant's Representative
(DDR 07/31/98; Tape 1-000)

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 2:25 p.m.
- B. MODIFICATION TO THE AGENDA (1-002)** - Mr. Joiner modified the agenda to address item D-2 first.
- C. PUBLIC COMMENT (1-010)** - None.
- D. PUBLIC HEARING**

1. DG-98/99-1 DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM FIRESIDE ENTERPRISES, PROPERTY OWNER AND APPLICANT, TO REPAIR AND REPLACE BRICKWORK, MAKE DOORWAY CHANGES AND OTHER EXTERIOR IMPROVEMENTS ON PROPERTY LOCATED AT 108 PROCTOR ST., APN 4-215-07 (1-044) - Discussion ensued with regard to ownership of the subject property. Mr. Joiner reviewed the request and Mr. Morris described the details of the project, including landscaping the planter, repairing the signs, and paint colors. He then referred to the project drawings and reviewed the details specifically by elevation. Mr. Joiner advised that if additional signage is proposed, the designs are required to be submitted for review. Mr. Morris continued reviewing the project drawings. In response to Mr. Joiner's recommendation to research with the Building Department the requirement for the door swinging onto the alleyway, Mr. Morris advised that the door would be recessed and used as a fire exit only. He continued reviewing the project drawings. Discussion ensued with regard to the possibility of Redevelopment Authority funding to replace the roof, and Mr. Joiner advised that approval was required prior to any work being done. Mr. Morris described the improvements to the interior. Discussion regarding relocation, or screening and ventilation, of the trash and grease containers in the alleyway followed. Mr. Morris advised that the gas meter will be relocated a "couple feet" from where it is presently. Mr. Joiner encouraged Mr. Morris to indicate that the handicapped entrance is one of two main entrances, and to detail the uses of all the space. Mr. Morris referred again to the project drawings and discussed the plans for the fascia. In conformance with Chapter 18.10.010, and specifically in regard to Chapter 18.10.060, Mr. Joiner found that the project, as proposed and discussed, is in conformance with the Carson City Design Guidelines Ordinance and the Secretary of the Interior's Standards for Rehabilitation; that the modifications, as proposed, are consistent with the integrity of the building and the original design; that there is nothing being irrevocably altered; and that the front is being returned to a more original condition. Mr. Joiner approved the project with the understanding that anyone aggrieved by the decision has the right to appeal to the Planning Commission; however, since no one else was present to participate in the hearing, he anticipated no appeal. Mr. Joiner advised he would be in contact with Mr. Morris and the adjacent property owner regarding City-initiated action to be taken on the easements adjacent to the subject property.

2. DG-98/99-2 DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM JEAN P. AND ANNIE P. GUECAMBURU, PROPERTY OWNERS (CATHY HASKINS,

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APPLICANT) TO INSTALL ONE 3' x 8' SINGLE-FACE, WALL-MOUNT, NON-ILLUMINATED SIGN ON THE SOUTH SIDE OF BUILDING ON PROPERTY LOCATED AT 907 S. CARSON ST., APN 4-054-01 (1-013) - Ken Haskins identified the location of the building and described the problems with the existing cloth sign. He acknowledged that the request was for one sign on the south elevation, facing East Tenth Street, mounted flat on the wall, not hanging from the fascia. The proposed sign is painted metal, white background, with red letters trimmed in black. Mr. Joiner noted that the request is being reviewed in conformance with Chapter 18.10.010, that the subject property is not fifty years of age or older and, therefore, not subject to the Secretary of the Interior's Standards for Rehabilitation. In conformance with Chapter 18.10.040, Mr. Joiner rendered the decision that the proposed sign is in keeping with the downtown design guidelines and standards and that the project is approved with the understanding that anyone who participated in the hearing today, has ten days in which to file an appeal of the decision to the Planning Commission. As no one was present adverse to the approval, Mr. Joiner anticipated no appeal, and authorized the applicants to move forward with their project.

E. ADJOURNMENT (1-439) - Mr. Joiner adjourned the meeting.

The Minutes of the July 31, 1998 Downtown Design Review hearing are so approved this _____ day of _____, 1999.

ROB JOINER, Hearing Examiner