

DOWNTOWN DESIGN REVIEW
Minutes of the February 27, 2006 Meeting
Page 1

A Downtown Design Review hearing was scheduled for 10:00 a.m. on Monday, February 27, 2006 in the Planning and Community Development Conference Room, 2621 Northgate Lane, Carson City, Nevada.

PRESENT: Jennifer Pruitt, Hearing Examiner
Ed Ballingham, Applicant
Kathleen King, Recording Secretary

NOTE: A tape recording of these proceedings is available, in the Clerk-Recorder's Office, for review during regular business hours.

A. CALL TO ORDER (1-001) - Ms. Pruitt called the hearing to order at 10:00 a.m.

B. MODIFICATION TO THE AGENDA (1-003) - None.

C. PUBLIC COMMENT (1-005) - Ms. Pruitt noted Mr. Ballingham's presence. Mr. Ballingham advised he had no public comment.

D. PUBLIC HEARING ACTION ITEMS:

D-1. DDR-06-018 ACTION TO APPROVE A REQUEST FROM ED BALLINGHAM, APPLICANT (PROPERTY OWNER: PANAGES INVESTMENTS LLC), TO ALLOW INSTALLATION OF TWO INDIVIDUAL PAN CHANNEL LETTER SIGNS APPROXIMATELY 82.5 SQUARE FEET IN TOTAL, ONE 18 INCHES BY 35 FEET AND ONE 18 INCHES BY 20 FEET, ON THE WEST AND SOUTH SIDES OF THE BUILDING, ON PROPERTY ZONED DOWNTOWN COMMERCIAL (DC), LOCATED AT 651 SOUTH CARSON STREET, APN 004-066-02 (1-012) - Ms. Pruitt introduced this item, and advised that staff had reviewed the application. She requested Mr. Ballingham to provide the square footage of the existing pole sign. She reviewed findings, as follows: that the proposed work will not detrimentally alter, destroy, or adversely impact the resource; that the proposed work is compatible with the architectural style of the existing structure; that the proposed work will retain the essential elements which make the structure, site, or feature culturally significant; that the proposed work will not adversely affect the character of the district. Ms. Pruitt further found that the following elements of the proposed work are harmonious with existing surroundings: the signage proposed is appropriate; there was no concern with regard to proposed materials; the scale of work is appropriate and in keeping with the area. Ms. Pruitt noted, for the record, that square footage was added to the subject parcel within the past year and, at that time, signage was proposed to be added at a later date. Ms. Pruitt had no concerns with the height of the proposed work and advised it was placed accordingly. She further noted the free-standing sign, and advised that the square footage proposed in addition to the existing will not exceed the amount of signage allowed on the subject parcel.

In response to a question, Mr. Ballingham advised of no comments or concerns for the record. Ms. Pruitt approved DDR-06-018, a request from Ed Ballingham for installation of two individual pan channel letter signs, approximately 82.5 square feet in total, one 18 inches by 35 feet and one 18 inches by 20 feet on the west and south sides of the building, on property zoned downtown commercial, located at 651 South Carson Street, APN 004-066-02, based on the Carson City Downtown Design District Guidelines, subject to the seven conditions of approval contained in the staff report. Ms. Pruitt provided an overview of the conditions of approval. She found that the plans, as submitted, comply in general conformance with the

DOWNTOWN DESIGN REVIEW
Minutes of the February 27, 2006 Meeting
Page 2

Secretary of the Interior, and advised that any stipulations by the applicant to the hearing examiner may be considered as additional conditions of approval.

E. ACTION ON ADJOURNMENT (1-064) - Ms. Pruitt adjourned the hearing at 10:07 a.m.

The Minutes of the February 27, 2006 Downtown Design Review hearing are so approved this 20th day of April, 2006.

JENNIFER PRUITT, Hearing Examiner