

**DOWNTOWN DESIGN REVIEW**  
**Minutes of the May 16, 2006 Hearing**  
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A Downtown Design Review hearing was scheduled for 10:15 a.m. on Tuesday, May 16, 2006 in the Planning and Community Development Division Conference Room, 2621 Northgate Lane, Suite 62, Carson City, Nevada.

**PRESENT:** Jennifer Pruitt, Hearing Examiner  
Debra Nevins, Property Owner  
Dana Allec, Applicant  
Kathleen King, Recording Secretary

**NOTE:** A recording of these proceedings, the agenda materials, and any written comments or documentation provided to the recording secretary during the meeting are public record, on file in the Clerk-Recorder's Office. These materials are available for review during regular business hours.

- A. CALL TO ORDER (1-001) - Ms. Pruitt called the hearing to order at 10:15 a.m.**
- B. MODIFICATION TO THE AGENDA (1-003) - None.**
- C. PUBLIC COMMENT (1-006) - At Ms. Pruitt's request, the applicant and property owner introduced themselves for the record. There was no public comment.**
- D. PUBLIC HEARING ACTION ITEMS:**

**D-1. DDR-06-071 ACTION TO CONSIDER AN APPLICATION FROM EAGLE SIGN (PROPERTY OWNER: MAGPIE PROPERTIES LLC), TO ALLOW A 14.8 SQUARE FOOT (26" X 89") SIGN, ON PROPERTY ZONED DOWNTOWN COMMERCIAL (DC), LOCATED AT 318 NORTH CARSON STREET, APN 003-229-03 (1-012) - Ms. Pruitt introduced this item, and found that the proposed work would not detrimentally alter, destroy, or adversely affect the resource; that the proposed work is very 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 would not adversely affect the character of the district; that the following elements of the proposed work are harmonious with the existing surroundings: the proposed materials, medium density overlay, single-sided panel, painted green, are appropriate; the scale of the proposed work is 14.8 square feet, which is rather small as related to the building façade; and the height of the proposed work at the mid-point of the façade is appropriate.**

Ms. Pruitt noted the seven conditions of approval contained in the staff report, and read into the record conditions 6 and 7. Mr. Allec noted a typographical error in that the length of the sign is 82" not 89". Ms. Pruitt requested Mr. Allec to note all existing signage on the building in the building permit application. She noted that the proposed signage is in keeping with the downtown design and sign ordinances. Mr. Allec acknowledged the sign would not be externally illuminated. In response to a question, Ms. Pruitt requested Mr. Allec to meet with Assistant Planner Sean Foley with regard to any future plans to illuminate the sign. Mr. Allec acknowledged his acceptance of the conditions of approval.

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Ms. Pruitt approved DDR-06-071, a request from Eagle Sign, property owner: Magpie Properties, LLC, to allow a 14.8-square-foot (26"x82") sign, on property zoned downtown commercial, located at 318 North Carson Street, APN 003-229-03, based on the Carson City Downtown Design Guidelines, subject to the conditions of approval contained in the staff report; the plans, as submitted, comply in general conformance with the Secretary of the Interior, and with the understanding that any stipulations to the Hearing Examiner, by the applicant, may be considered as conditions to the approval.

**E. ADJOURNMENT** (1-098) - Ms. Pruitt adjourned the hearing at 10:28 p.m.

The Minutes of the May 16, 2006 Downtown Design Review hearing are so approved this 7<sup>th</sup> day of July, 2006.

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JENNIFER PRUITT, Hearing Examiner