

**DOWNTOWN DESIGN REVIEW**  
**Minutes of the February 22, 2007 Hearing**  
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A Downtown Design Review hearing was scheduled for 10:00 a.m. on Thursday, February 22, 2007 in the Planning Division Conference Room, 2621 Northgate Lane, Suite 62, Carson City, Nevada.

**PRESENT:** Jennifer Pruitt, Hearing Examiner  
Kathleen King, Recording Secretary  
Larry Chicodreff, Applicant

**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 10:02 a.m.
- B. MODIFICATION TO THE AGENDA (1-003)** - None.
- C. PUBLIC COMMENT (1-005)** - None.
- D. PUBLIC HEARING ACTION ITEMS:**

**D-1. DDR-07-021 ACTION TO CONSIDER AN APPLICATION FROM LARRY "CHICO" CHICODREFF OF THE SIGN SERVICE, LTD. (PROPERTY OWNERS: JOHNSON FAMILY REV TRUST 1/31/92) FOR A SIGN FOR CAIE'S ORIENTAL CAFÉ, WITH INDIVIDUAL INTERNALLY ILLUMINATED LETTERS AND TWO BUSINESS LOGOS, ON PROPERTY ZONED DOWNTOWN COMMERCIAL (DC), LOCATED AT 301 NORTH CARSON STREET, APN 004-215-06 (1-012)** - Ms. Pruitt introduced this item. Mr. Chicodreff acknowledged having reviewed the staff report and his agreement with the same. Ms. Pruitt reviewed the staff report, and found as follows: that the proposed signage is fairly standard and will not adversely affect the structure; that the proposed signage will not adversely affect the character of the downtown district; that the proposed materials are appropriate and the scale, size, and height of the work are not excessive; and that the placement of the proposed signage and logos are appropriate. Mr. Chicodreff had no comment, and advised he had no concerns.

Ms. Pruitt approved DDR-07-021, a request from Larry Chicodreff, the Sign Service, Ltd., for a set of illuminated channel letters and an illuminated logo cabinet sign of approximately 34 square feet on the western façade, and an internally illuminated logo cabinet of 4.91 square feet on the southern façade that will display a total copy area of approximately 39.2 square feet, on property zoned downtown commercial, located on the northeast corner of Carson and Proctor Streets, APN 004-215-06, based on the Carson City Downtown District Guidelines, and subject to the conditions of approval contained in the staff report.

- E. ADJOURNMENT (1-074)** - Ms. Pruitt adjourned the hearing at 10:10 a.m.

The Minutes of the February 22, 2007 Downtown Design Review hearing are so approved this 20<sup>th</sup> day of March, 2007.

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JENNIFER PRUITT, Hearing Examiner