

DOWNTOWN DESIGN REVIEW
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A Downtown Design Review meeting was scheduled for 10:00 a.m. on Tuesday, March 9, 2004 in the Planning and Community Development Department Conference Room, 2621 Northgate Lane, Suite 62, Carson City, Nevada.

PRESENT: Lee Plemel, Hearing Examiner
Dennis Hill, Applicant
Jennifer Pruitt, Senior Planner
Kathleen King, Recording Secretary

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

A. CALL TO ORDER (1-001) - Mr. Plemel called the meeting to order at 10:00 a.m. and reviewed the purpose of the meeting for the benefit of the applicant.

B. MODIFICATION TO THE AGENDA (1-005) - None.

C. PUBLIC COMMENT (1-012) - Mr. Plemel noted that only the applicant and City staff were present.

D. PUBLIC HEARING: ACTION ITEMS

D-1. DDR 04-032 ACTION TO APPROVE A REQUEST FROM DENNIS HILL, REPRESENTING MAJESTIC NEON, APPLICANT (PROPERTY OWNER: CARSON CITY PLAZA, LLC), TO RELOCATE AN EXISTING SIGN, APPROXIMATELY 40 SQUARE FEET IN SIZE, FROM THE BACK OF THE BUILDING TO THE SOUTH SIDE OF THE MAIN BUILDING ON PROPERTY ZONED DOWNTOWN COMMERCIAL (DC), LOCATED AT 801 SOUTH CARSON STREET, APN 004-051-06 (1-015) - Mr. Plemel clarified that the sign will be moved from a side building to the main building. Mr. Hill acknowledged that the existing sign was previously approved and had been in place for a number of years. He responded to questions regarding verbiage modifications to the existing sign.

With regard to materials and textures, Mr. Plemel noted that the existing sign was previously approved and is consistent with other, similar signs in the downtown area. The sign relocation will not detrimentally alter, destroy, or adversely affect the downtown resources, it is compatible with the architectural style of the existing structure, it doesn't modify any essential elements of the structures or site, and it will not adversely affect the character of the downtown district. Mr. Plemel reiterated that the sign is appropriate in material, texture, and scale. He reviewed the standard conditions of approval, including that the project shall be in substantial accordance with the plans submitted, that all on and off site improvements shall conform to City standards, that the approval is valid for twelve months, and that once the Notice of Decision is issued, it will be signed and returned within ten days as acknowledgment of the conditions of approval. Mr. Plemel advised of an additional condition of approval that Mr. Hill obtain a sign permit. Mr. Hill acknowledged that the sign permit application had been previously submitted. Mr. Plemel approved the project.

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D-2. DDR 04-033 ACTION TO APPROVE A REQUEST FROM DENNIS HILL, REPRESENTING MAJESTIC NEON, APPLICANT (PROPERTY OWNER: TRMI HOLDINGS, INC.), TO INSTALL A NEW GAS STATION CANOPY SIGN CONSISTING OF ONE SET OF 18 INCH ILLUMINATED CHANNEL LETTERS ON PROPERTY ZONED DOWNTOWN COMMERCIAL (DC), LOCATED AT 705 NORTH CARSON STREET, APN 004-261-02 (1-062) - Mr. Plemel referred to the application and plans included in the agenda materials, and described the sign. Mr. Hill reviewed modifications to the canopy sign, and acknowledged that the project is basically a replacement. Ms. Pruitt acknowledged that a sign permit had been submitted for this project.

Mr. Plemel found that the proposed work will not detrimentally alter, destroy, or adversely affect the downtown resources. He applied the same findings and conditions of approval as for the previous application, and approved the project.

E. ADJOURNMENT (1-088) - Mr. Plemel adjourned the meeting at 10:07 a.m.

The Minutes of the March 9, 2004 Downtown Design Review meeting are so approved this _____ day of March, 2004.

LEE PLEMEL, Hearing Examiner