

DOWNTOWN DESIGN REVIEW
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A Downtown Design Review hearing was scheduled for 9:00 a.m. on Monday, May 17, 2004 in the Planning and Community Development Department Conference Room, 2621 Northgate Lane, Suite 62, Carson City, Nevada.

PRESENT: Jennifer Pruitt, Hearing Examiner
Mark Lipkowitz, Applicant
Bobby Hines, Applicant
Lee Plemel, Principal 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) - Ms. Pruitt called the hearing to order at 9:00 a.m.**
- B. MODIFICATION TO THE AGENDA (1-003) - None.**
- C. PUBLIC COMMENT (1-005) - Ms. Pruitt noted for the record the presence of City staff and the applicants, and that no other citizens were present.**
- D. PUBLIC HEARING: ACTION ITEMS**

DDR 04-079 ACTION TO APPROVE A REQUEST FROM TIM BIXBY OF YESCO, APPLICANT (PROPERTY OWNER: CUBIX/ORMSBY LLC), TO INSTALL THREE SINGLE-FACE INTERNALLY ILLUMINATED EXTERIOR WALL CABINETS (ORMSBY CLUB), ON PROPERTY ZONED DOWNTOWN COMMERCIAL (DC), LOCATED AT 600 SOUTH CURRY STREET, APN 003-093-05 (1-016) - Young Electric Sign Company Tahoe/Carson Branch Manager Mark Lipkowitz introduced himself for the record. He reviewed the dimensions of the proposed signs, as follows: one 9' x 11' oval cabinet to be set in a rock wall 10' above grade and two 1'10" x 5'4" single-face signs, one over each entrance to the Ormsby Club on Curry Street. In response to a question, Ms. Pruitt noted that there were no other permanent signs on the building.

Ms. Pruitt made the following findings: that the proposed signs are typical designs for the Ormsby House and will not detrimentally alter, destroy, or adversely affect 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 and site culturally significant; that the proposed work will not adversely affect the character of the district; that the proposed materials, scale of work, and size are appropriate; that the height of the proposed signage has not yet been determined but City staff does not foresee a problem.

Ms. Pruitt read the conditions of approval into the record, as follows: (1) All development shall be substantially in accordance with the site/development plans submitted with the application; (2) All on and off-site improvements shall conform to City standards and requirements; (3) The use of this permit, as

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approved, shall commence within twelve months of the date of final approval. An extension of time must be requested, in writing, to the Planning and Community Development Department thirty days prior to the one-year expiration date. Should this request not be initiated within one year, and no extension granted, the request shall become null and void; (4) The applicant must sign and return the Notice of Decision within ten days of receiving the notification; and (5) An approved sign permit shall be required to erect the proposed signage.

Ms. Pruitt acknowledged that the applicant would be notified of the findings and the conditions. She further acknowledged that the sign permit had already been submitted. She noted that no public comment was received on this item and approved the application subject to the findings and conditions of approval.

DDR 04-086 ACTION TO APPROVE A REQUEST FROM BOBBY HINES OF WESTERN SIGN SERVICE, APPLICANT (PROPERTY OWNER: BERRY-HINCKLEY INDUSTRIES), TO INSTALL ONE EXTERIOR INTERNALLY ILLUMINATED BUILDING SIGN ON PROPERTY ZONED GENERAL COMMERCIAL (GC), LOCATED AT 1102 NORTH CARSON STREET, APN 001-178-05 (1-082) - Mr. Hines introduced himself for the record, and described the dimensions of the sign, as follows: one 3'6" x 17'6" internally illuminated sign cabinet which reads "Winner's Corner" and will be mounted flat to the exterior fascia above the main entrance doors. The bottom of the sign will be 12'4" from grade. Mr. Plemel advised that he had previously reviewed the application and that the proposed signage meets the standards outlined in the Carson City Municipal Code.

Ms. Pruitt applied the findings and conditions of approval pertinent to the previous application to the subject application. Mr. Hines acknowledged his understanding of the conditions of approval. Ms. Pruitt approved the application subject to the findings and conditions of approval.

E. ADJOURNMENT (1-110) - Ms. Pruitt adjourned the hearing at 9:10 a.m.

The Minutes of the May 17, 2004 Downtown Design Review hearing are so approved this _____ day of May, 2004.

JENNIFER PRUITT, Hearing Examiner