

**DOWNTOWN DESIGN REVIEW**  
**Minutes of the August 16, 2004 Meeting**  
**Page 1**

A Downtown Design Review hearing was scheduled for 1:00 p.m. on Monday, August 16, 2004 in the Planning and Community Development Department Conference Room, 2621 Northgate Lane, Suite 62, Carson City, Nevada.

**PRESENT:** Jennifer Pruitt, Hearing Examiner  
Dennis Hill, Applicant  
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 (1-002)** - Ms. Pruitt called the hearing to order at 1:00 p.m.
- B. MODIFICATION OF AGENDA (1-003)** - None.
- C. PUBLIC COMMENT (1-006)** - Ms. Pruitt noted the presence of the applicant and City staff.
- D. PUBLIC HEARING: ACTION ITEMS**

**DDR 04-140 ACTION TO APPROVE A REQUEST FROM DENNIS HILL OF MAJESTIC NEON, APPLICANT (PROPERTY OWNER: CARSON CITY PLAZA LLC), TO ALLOW INSTALLATION OF A NEW SIGN, ON PROPERTY ZONED DOWNTOWN COMMERCIAL (DC), LOCATED AT 801 SOUTH CARSON STREET, APN 004-051-07 (1-012)** - Ms. Pruitt reviewed the proposal to install a 4'x12' internally illuminated sign on the southeastern building. The approximate height of the sign is 16'. Ms. Pruitt noted, for the record, that the applicant appeared before the Hearing Examiner in March 2004 at which time a sign of the same size was approved for installation on the southern façade of the western building.

Ms. Pruitt found that the proposed work would not detrimentally alter, destroy, or adversely affect the resource; that the proposed work is compatible with the architectural style of the existing structure; and that the proposed work will retain the essential elements of the structure. She noted that the structure was recently completed, including the landscaping. She further noted the five standard conditions of approval, a copy of which was provided for the record. She advised of an additional condition that the applicant is required to apply for and obtain a sign permit from the Carson City Building and Safety Division. Mr. Hill acknowledged that the sign permit application had been previously submitted. Ms. Pruitt called for additional questions or comments and, when none were forthcoming, approved the request.

- E. ADJOURNMENT (1-048)** - Ms. Pruitt adjourned the hearing at 1:04 p.m.

The Minutes of the August 16, 2004 Downtown Design Review hearing are so approved this \_\_\_\_\_ day of September, 2004.

---

JENNIFER PRUITT, Hearing Examiner