

**DOWNTOWN DESIGN REVIEW**  
**Minutes of the November 15, 2004 Hearing**  
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A Downtown Design Review hearing was scheduled for 10:30 a.m. on Monday, November 15, 2004 in the Planning and Community Development Department Conference Room, 2621 Northgate Lane, Suite 62, Carson City, Nevada.

**PRESENT:** Jennifer Pruitt, Hearing Examiner  
Randall Millard, Property Owner  
Cathy Deitch, 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 (1-001)** - Ms. Pruitt called the hearing to order at 10:30 a.m.
- B. MODIFICATION TO THE AGENDA (1-003)** - None.
- C. PUBLIC COMMENT (1-005)** - Ms. Pruitt noted there were no citizens present other than as previously listed.
- D. PUBLIC HEARING ACTION ITEMS:**

**D-1. DDR 04-199 ACTION TO APPROVE A REQUEST FROM RANDALL MILLARD, APPLICANT (PROPERTY OWNER: CARSON CITY PLAZA, LLC), TO ALLOW TWO SEPARATE SIGN DISPLAYS, ONE 7 FOOT BY 7 FOOT CABINET SIGN ON THE EAST SIDE OF THE BUILDING, AND ONE 4 FOOT BY 7 FOOT WORD BOX DISPLAY SIGN ON THE NORTHWEST SIDE OF THE BUILDING ON PROPERTY ZONED DOWNTOWN COMMERCIAL (DC), LOCATED AT 211 EAST NINTH STREET, APN 004-055-06 (1-009)** - Ms. Pruitt noted, for the record, the Downtown Design Review hearing, DDR 04-146, held with regard to this project on October 28, 2003. In addition, a major project review, MPR 03-162, was completed in December 2003. Ms. Pruitt made the following findings: That the proposed work will not detrimentally alter, destroy, or adversely affect the resource; and that the proposed work is compatible with the architectural style of the existing structure. She noted that the existing structure of 3,618 square feet was upgraded with an addition to the north of 1,191 square feet and an addition to the south of 1,021 square feet. The structure now totals 5,830 square feet.

Ms. Pruitt further found that the proposed work will retain the essential elements which make the structure, site, or feature culturally significant; that the proposed work will not adversely affect the character of the district nor the cultural resources within the district; and that the following elements of the proposed work are harmonious with the existing building: proposed teal and black copy of 7'x7' illuminated cabinet on the east and a 7'x4' illuminated word box with black copy in a teal cabinet on the north. Ms. Pruitt found the proposed materials to be appropriate, and that the size of the proposed signage is in keeping with the provisions of the Carson City Municipal Code. Ms. Pruitt noted that the Carson City Municipal Code prohibits signage to exceed the height of the building. She advised that the proposed signage will be

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affixed to the façade and will not exceed the roof height.

Ms. Pruitt reviewed the conditions of approval, as follows: (1) All development shall be substantially in accordance with the site development plan submitted with the application; (2) All on and off site improvements shall conform to Carson City standards and requirements; (3) The use for this permit, if 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 receipt of notification; and (5) This approval is for the placement of one 7'x7' cabinet sign on the east side of the building and one 4'x7' word display sign on the northwest side of the building.

In response to a question, Ms. Pruitt recommended that the applicant submit the sign permit application and advised that she would notify Associate Planner Sean Foley of the outcome of this hearing. Ms. Pruitt approved DDR 04-199, a request from Randall Millard, applicant (property owner: Carson City Plaza, LLC), to allow two separate sign displays, one 7 foot by 7 foot cabinet sign on the east side of the building, and one 4 foot by 7 foot word box display sign on the northwest side of the building on property zoned Downtown Commercial, located at 211 East Ninth Street, APN 004-055-06.

**E. ADJOURNMENT** (1-077) - Ms. Pruitt adjourned the hearing at 10:39 a.m.

The Minutes of the November 15, 2004 Downtown Design Review hearing are so approved this 22<sup>nd</sup> day of December, 2004.

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JENNIFER PRUITT, Hearing Examiner