

DOWNTOWN DESIGN REVIEW
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A Downtown Design Review hearing was scheduled for 11:00 a.m. on Monday, December 8, 2003 in the Planning and Community Development Department Conference Room, 2621 Northgate Lane, Suite 62, Carson City, Nevada.

PRESENT: Lee Plemel, Hearing Examiner
Sandra Douglas, Management Assistant
Chris Eikelberger, Applicant (via telephone conference call)

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)** - Mr. Plemel called the hearing to order at 11:07 a.m.
- B. MODIFICATION TO THE AGENDA (1-005)** - None.
- C. PUBLIC COMMENT (1-010)** - Mr. Plemel noted that there were no other citizens present.
- D. PUBLIC HEARING: ACTION ITEM**

DDR 03-161 ACTION TO APPROVE A REQUEST FROM EIKELBERGER AWNING, APPLICANT (PROPERTY OWNER: JOHNSON FAMILY REVOCABLE TRUST 1/31/92), TO INSTALL A STATIONARY CANVAS WITH LETTERING ON STEEL FRAMING TO ADVERTISE A BUSINESS (GARIBALDI'S RESTAURANT), ON PROPERTY ZONED DOWNTOWN COMMERCIAL (DC), LOCATED AT 301 NORTH CARSON STREET, APN 004-215-06 (1-013) - Mr. Plemel advised of having previously spoken with Mr. Eikelberger, who resides in Reno, to arrange to conduct the hearing by conference call. He further advised of having been unable to reach Mr. Eikelberger at the time of the hearing.

Mr. Plemel reviewed the application for an 18' x 40' awning. He noted that it had already been installed without building permits, which the applicant will be required to secure. He described the awning, which has "Garibaldi's Restaurant" painted on it. He noted, for the record, that the file contains photographs of the awning which is located next to the Gold Dust Commercial Properties office and The Basil restaurant in the Sweetland Building. The color is forest green, and Mr. Plemel noted that this is consistent with other awnings in the Downtown Design Guidelines area.

(1-048) Mr. Eikelberger phoned and Mr. Plemel conferenced him into the meeting and provided an overview of what had been previously covered. He advised that the awning is consistent with other accessories to existing buildings in the downtown area. Mr. Eikelberger acknowledged that he had yet to secure a building permit for the awning. Mr. Plemel noted that Mr. Eikelberger had submitted a sign permit application and that it would be processed.

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Mr. Plemel referred to the Carson City Municipal Code and noted that the awning meets all Development Standards requirements. Mr. Eikelberger advised that the awning is made of durable, acrylic canvas which will resist fading, rotting, and mildew. The signage is acrylic sign paint which is guaranteed not to flake.

Mr. Plemel found that the awning meets the Downtown Design standards, that it is substantially in compliance with the plans submitted, and that it meets City requirements. He advised Mr. Eikelberger that a Notice of Decision would be sent. He requested him to acknowledge receipt by signing and returning the Notice to the Planning and Community Development Department. Mr. Plemel noted that he would forward the sign permit application to another staff member. He requested the dimensions of the restaurant frontage for purposes of processing the sign permit application. He thanked Mr. Eikelberger for calling, and advised that his request was approved.

E. ADJOURNMENT (1-096) - Mr. Plemel adjourned the hearing.

The Minutes of the December 8, 2003 Downtown Design Review hearing are so approved this _____ day of December, 2003.

LEE PLEMEL, Hearing Examiner