

DOWNTOWN DESIGN REVIEW
Minutes of the March 20, 2000 Hearing
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A Downtown Design Review hearing was held at 2:00 p.m. on Monday, March 20, 2000 in the Community Development Conference Room, 2621 Northgate Lane, Suite 57, Carson City, Nevada.

PRESENT: Walter Sullivan, Hearing Examiner
Thomas Johnson, Property Owner
Mary Lou Schindler, Alpine Signs

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

- A. CALL TO ORDER** - Mr. Sullivan called the hearing to order at 2:00 p.m.
- B. MODIFICATION TO THE AGENDA** - None.
- C. APPROVAL OF MINUTES** - None.
- D. PUBLIC COMMENT** - None.
- E. PUBLIC HEARING**

E-1. DG-99/00-10 DISCUSSION AND ACTION REGARDING A REQUEST FROM THOMAS Y. JOHNSON, PROPERTY OWNER (GOLD DUST COMMERCIAL ASSOCIATES, APPLICANT) TO INSTALL AN EXTERIOR SIGN ON PROPERTY LOCATED AT 311 NORTH CARSON STREET, APN 4-215-08 - At the request of Mr. Sullivan, Mr. Johnson explained the purpose of the request. He advised that the proposed sign will be identical, in materials and lettering, to the existing signs for the Reno *Gazette-Journal* and Bushman's Bookstore. Since Gold Dust Commercial Properties occupies the second floor of the building, the sign will be higher on the building than the other tenants' signs. Mr. Johnson described the materials and color of the letters, and advised that the sign will include a logo. Mr. Sullivan inquired as to the size of the letters and Mr. Johnson explained that the "Gold Dust" letters are slightly larger and the "Commercial Associates" letters are slightly smaller than the Bushman's Bookstore sign. The length of the business name and the location of the sign were the reasons provided for the differences in letter size. Mr. Johnson acknowledged that the lettering will be identical in appearance to the Reno *Gazette-Journal* and Bushman's Bookstore signs.

Mr. Sullivan noted, for the record, that the proposed sign will not alter, destroy or adversely impact the resource; it is compatible with the architectural style, will retain essentially the same elements, and will not detrimentally affect the character of the district. The applicant has confirmed the proposed scope of the project and appropriateness of materials. In response to a question, Mr. Johnson advised that the height of the sign will be 25-32' from the ground. Mr. Sullivan approved the application and noted his findings of compliance with materials and standards. He advised Mr. Johnson of the appeal process.

ADJOURNMENT - Mr. Sullivan adjourned the meeting at 2:11 p.m.

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The Minutes of the March 20, 2000 Downtown Design Review hearing are so approved this _____ day of April, 2000.

WALTER SULLIVAN, Hearing Examiner