

DOWNTOWN DESIGN REVIEW
Minutes of the July 7, 2003 Meeting
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A Downtown Design Review hearing was scheduled for 10:00 a.m. on Monday, July 7, 2003 in the Planning and Community Development Department Conference Room, 2621 Northgate Lane, Suite 62, Carson City, Nevada.

PRESENT: Lee Plemel, Hearing Examiner
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 (1-006) - Mr. Plemel called the meeting to order at 10:06 a.m.

B. MODIFICATION TO THE AGENDA - None.

C. PUBLIC COMMENT (1-009) - Mr. Plemel noted that, other than staff, there were no citizens present at the meeting. He introduced himself for the record and noted the presence of the recording secretary.

D. PUBLIC HEARING: ACTION ITEMS

D-1. DG-03/04-1 ACTION ON REQUEST FROM JOHN DUGAN, APPLICANT (PROPERTY OWNER: THOMAS Y. AND LINDA E. JOHNSON) TO INSTALL A 40" BY 24' ILLUMINATED SIGN WITH EXISTING SOFFIT LIGHTING TO ADVERTISE BUSINESS ON PROPERTY LOCATED AT 311 NORTH CARSON STREET, APN 004-215-08 (1-011) - Mr. Plemel advised of a telephone conversation with the applicant prior to the hearing and that the applicant would not be in attendance. Mr. Plemel introduced the agenda item for the record, and clarified that the sign dimensions are 37" tall by approximately 24' wide. He described the sign, as follows: a green, painted background with raised white lettering for The Basil Restaurant, with soffit lighting from above. Mr. Plemel advised that the applicant provided a revised copy of a drawing to be included with the application.

Mr. Plemel stated that the purpose of the hearing was for the sign area; no other modifications will be made to the building. Mr. Plemel approved the sign, finding that the proposed work does not alter, destroy, or adversely affect the downtown resource; the proposed sign is compatible with the architectural style of the existing structure and with the surrounding buildings, tenants, and signs; it retains essential elements which make the structure, site, or feature culturally significant; it does not adversely affect the character of the district or the cultural resources within the district; the proposed sign uses appropriate material, scale, size, height, and placement on the building pursuant to the Downtown Design Standards of the Carson City Municipal Code.

E. ADJOURNMENT (1-045) - Mr. Plemel adjourned the hearing at 10:10 a.m.

The Minutes of the July 7, 2003 Downtown Design Review hearing are so approved this _____ day of July, 2003.

LEE PLEMEL, Hearing Examiner