

DOWNTOWN DESIGN REVIEW
Minutes of the March 22, 2005 Hearing
Page 1

A Downtown Design Review hearing was scheduled for 9:00 a.m. on Tuesday, March 22, 2005 in the Planning and Community Development Department Conference Room, 2621 Northgate Lane, Suite 62, Carson City, Nevada.

PRESENT: Jennifer Pruitt, Hearing Examiner
Larry Salisbury, 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 9:07 a.m.

B. MODIFICATION TO THE AGENDA (1-003) - None.

C. PUBLIC COMMENT (1-006) - None.

D. PUBLIC HEARING:

D-1. DDR-05-042 ACTION TO APPROVE A REQUEST FROM SALISBURY ELECTRIC, APPLICANT (PROPERTY OWNER: CUBIX ORMSBY LLC), TO REVIEW PROPOSED REFURBISHMENT OF A FREESTANDING PYLON SIGN, ON PROPERTY ZONED DOWNTOWN COMMERCIAL (DC), LOCATED AT 600 SOUTH CARSON STREET, APN 003-092-03 (1-011) - Ms. Pruitt reviewed the application included in the agenda materials, and found that the proposed work will not detrimentally alter, destroy, or adversely affect the resource; that the proposed work is in keeping with the Downtown Design District and Guidelines; and that the proposed work is compatible with the architectural style of existing structures. Ms. Pruitt advised that the Ormsby House is in the process of an extensive interior and exterior renovation. The existing freestanding sign is dated and needs to be renovated in conjunction with the rest of the building. Ms. Pruitt found that the proposed work will retain the essential elements which make the structure, site, and feature culturally significant. She reiterated that the Ormsby House sign needs to be updated. Ms. Pruitt found that the proposed work will not adversely affect the character of the district; that the following elements of the proposed work are harmonious with existing surroundings: appropriateness of materials. Ms. Pruitt advised that the proposal is to match the colors, that the existing pole and structure will remain, and that the new pole cover will incorporate rock from the old façade to match the newly renovated porticochere. Ms. Pruitt found that the scale and size of the proposed work are appropriate. She advised that the existing sign is 28' in overall size and 241 square feet. The new sign is 27'2" and 216 square feet. Ms. Pruitt noted that the proposed sign will be shorter and smaller than the existing sign. In addition, the architectural elements proposed will make the sign much nicer.

Ms. Pruitt recommended approval of the proposed sign, subject to seven conditions of approval. She advised that the first four conditions of approval are standard, and read conditions 5, 6, and 7 into the record. She noted that the conditions of approval were listed in the draft Notice of Decision which was

DOWNTOWN DESIGN REVIEW
Minutes of the March 22, 2005 Hearing
Page 2

provided to the applicant prior to the start of the meeting.

Mr. Salisbury commented that the blueprints included in the agenda materials “speak for themselves.” He advised that the project will be done tastefully to correspond with the renovated building. Discussion took place regarding the design, and Ms. Pruitt approved DDR-05-042, a request from Salisbury Electric, applicant; property owner Cubix Ormsby, LLC, for a freestanding, pylon sign on property zoned Downtown Commercial (DC), located at 600 South Carson Street, APN 003-092-03.

E. ACTION ON ADJOURNMENT (1-079) - Ms. Pruitt adjourned the hearing at 9:15 a.m.

The Minutes of the March 22, 2005 Downtown Design Review hearing are so approved this 13th day of July, 2005.

JENNIFER PRUITT, Hearing Examiner