

DOWNTOWN DESIGN REVIEW
Minutes of the January 14, 1999 Hearing
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A Downtown Design Review hearing was held at 2:00 p.m. on Thursday, January 14, 1999 in Conference Room #57, 2621 Northgate Lane, Carson City, Nevada.

PRESENT: Rob Joiner, Hearing Examiner
Sandy Bushman, Applicant
(DDR 01/14/99; Tape 1-000)

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 (1-001) - Mr. Joiner called the meeting to order at 2:05 p.m.

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

C. PUBLIC COMMENT (1-004) - None.

D. PUBLIC HEARING

1. DG-98/99-6 DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM THOMAS Y. AND LINDA E. JOHNSON, PROPERTY OWNER (SANDY BUSHMAN, APPLICANT) TO INSTALL ONE ADVERTISING SIGN AT FRONT ENTRANCE ON PROPERTY LOCATED AT 311 N. CARSON ST., APN 4-215-08 (1-007) - Mr. Joiner reviewed the design, and Ms. Bushman advised that the materials to be used are exactly the same in type and color as the Gazette-Journal sign next door. The letters are 10" tall x 8-10' wide, arranged on two rows, with "Bushman" on the top, and "Bookstore" beneath. Ms. Bushman expressed an interest in lighting the sign, or acquiring an illuminated sign in the near future. Mr. Joiner advised her on lighting the sign and discussed requirements for preventing glare onto the street and adjacent properties. An illuminated "open" sign has been placed in the front window. Mr. Joiner provided suggestions for an overhanging sign and discussed Building Department requirements for the same. The design for a proposed overhanging sign would have to be submitted for review. Ms. Bushman advised of existing fluorescent tubing, apparently left over from the previous occupant, which will partially light the sign on the building. Discussion regarding ways to more adequately light the building sign followed. In conformance with Title 18.10.010, Mr. Joiner found that the subject project falls within the downtown design guidelines area and is subject to review. In regard to Section 18.10.060, Mr. Joiner approved the project. He noted for the record that the subject building is approximately fifty years old and that the project is in keeping with the Secretary of the Interior's Standards for Rehabilitation; it does not detract from the district; and the sign, as proposed, is in conformance with Title 20, the sign ordinance. Mr. Joiner advised of the appeal process, however, since no one other than the applicant participated in the hearing, he anticipated no appeal. He advised Ms. Bushman that the sign permit can be processed immediately.

E. ADJOURNMENT (1-119) - Mr. Joiner adjourned the meeting at 2:20 p.m.

The Minutes of the January 14, 1999 Downtown Design Review hearing are so approved on this _____ day of _____, 1999.

ROB JOINER, Hearing Examiner