

**DOWNTOWN DESIGN REVIEW**  
**Minutes of the February 28, 1997 Meeting**  
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A regular meeting of the Downtown Design Review was held on Friday, February 28, 1997 at the Administrative Complex Conference Room #59, 2621 Northgate Lane, Carson City, NV at 10:00 a.m.

**PRESENT:** Rob Joiner, Hearing Examiner

**STAFF:** Fran Smith, Recording Secretary  
DDR 2/28/97 1-0000.5)

**NOTE** - Unless otherwise indicated each item was introduced by Hearing Examiner Joiner. Individuals speaking are identified following the heading of each item. A tape recording of these proceedings is on file in the Clerk-Recorder's office. This tape is available for review and inspection during normal business hours.

**A. CALL TO ORDER** - Hearing Examiner Joiner called the meeting to order at 10:32 a.m.

**B. MODIFICATION TO THE AGENDA** - None.

**C. PUBLIC COMMENT** - None.

**D. PUBLIC HEARINGS**

**1. DG-96/97-12 DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM MARILYN HARPER (APPLICANT AND PROPERTY OWNER) FOR REPLACEMENT OF DOOR WINDOW (FRONT) AND REPLACEMENT OF WINDOW WITH DOOR (SIDE) LOCATED AT 220B TELEGRAPH, APN 3-225-03 - (1-0015.5)** Mr. Joiner noted that according to the downtown design ordinance the structure is not historically or culturally significant. Therefore, the standards in 18.01.040 were being used along with the findings in 18.01.060. The applicant provided a copy of a survey she had commissioned but Mr. Joiner indicated it was not needed. He noted his finding that the project as proposed is in conformance with the standards as stated above and is approved with the understanding that per 18.010.090 there is an appeal process which anyone participating in this meeting could follow. He also said if the applicant wanted signage she would have to come back. He noted at this time the project is approved.

**2. DG-96/97-11 DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM YESCO SIGNS (BUILDING OWNER: MICHAEL AND LORREEN HAUTEKEET) FOR PLACEMENT OF SIGNS ON BUILDING LOCATED AT 1007 NORTH CURRY ST., APN 1-184-06 - (1-0095.5)** Ms. Hautekeet commented that when they had first come before Downtown Design Review to discuss their project they had discussed the signage. She added she now had a tenant on the Curry Street side which is externally lit, is only six inches, and would not be able to be seen from the street. She had a drawing of a proposed larger sign of twelve inches. Mr. Joiner did not feel that would be a problem. Discussion ensued on the style of the lights that would externally illuminate the sign and Mr. Joiner explained what design would be appropriate. He suggested instead of lighting from top to bottom that she use a channel at the bottom where the lights would not be seen at all. The architect felt this could be done and indicated he would provide revised plans. Discussion ensued on the colors that would be used on the building and the signage. Mr. Joiner then said "In conformance with Title 18.10.010 and specifically in relation to 18.10.030 I find that the project is in conformance with the standard as stated in 18.10.060 the project is hereby approved with the understanding that anybody who participated today has a ten day period in which to appeal the decision."

**1. DG-96/97-10 DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM DOUG CRAMER (PROPERTY OWNER: BOB MCFADDEN) FOR ADDITION OF AN ENCLOSED PATIO WITH REMOVABLE ROOF LOCATED AT 224 SOUTH CARSON ST., APN 3-112-05 - (1-0313.5)** Mr. Joiner noted there was a plan showing the elevation and a revised plan showing the modified footprint of the proposed patio enclosure. He dated the revised plans this date and commented that the plans dated January 13, 1997 were still accurate for the elevation. He noted this project had been discussed prior to today and noted his

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awareness of it, not only by himself but by Public Works. He then said "In conformance to the Downtown Design Guideline district the materials are compatible with the structure as it was rehabilitated three years ago and will be modified into the 3rd and Carson project and is compatible with and will be something that makes the public more safe and is in conformance with 18.10.010 that speaks to preservation and protection, it speaks to health, safety, and prosperity, social and cultural enrichment and the general welfare of the citizens of Carson City, and based on those findings I find it is in accordance with 18.10.060 that the project is in conformance with the purpose and intent of the downtown design standards and I will approve it at this time citing that in 18.10.090 there are appeal rights for people who participated today." Mr. Joiner then said he would be sending the applicant a "Notice of Decision". He also said one of the conditions they had previously discussed was that the applicant remove the Coke and ice cream cone signs. The applicant then talked about what he would like to put on the walls and Mr. Joiner suggested he work with the Chamber of Commerce mural committee and then come back with a proposal for the change.

The Hearing Examiner then adjourned the meeting at 11:00 a.m.

The Minutes of the February 28, 1997 meeting of Downtown Design Review

ARE SO APPROVED \_\_\_ 5/22 \_\_\_, 1997

/s/ \_\_\_\_\_  
Rob Joiner, Hearing Examiner