## DOWNTOWN DESIGN REVIEW Minutes of the July 24, 2001 Hearing Page 1

A Downtown Design Review hearing was scheduled for 3:00 p.m. on Tuesday, July 24, 2001 in the Planning and Community Development Department Conference Room, 2621 Northgate Lane, Suite 57, Carson City, Nevada.

**PRESENT:** Rob Joiner, Hearing Examiner

Don Lehr, Applicant
Al Fiegehen, Applicant
Larry Tiller, Applicant's B

Larry Tiller, Applicant's Representative Steve Shaw, Applicant's Representative Kathleen King, Recording Secretary

(DDR 07/24/01)

**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 hearing to order at 3:00 p.m.
- **B. MODIFICATION TO THE AGENDA** (1-002) None.
- C. APPROVAL OF MINUTES (1-003) None.
- **D. PUBLIC COMMENT** (1-004) None.
- E. PUBLIC HEARING: ACTION ITEMS

E-1. DG-01/02-3 ACTION ON REQUEST FROM CUBIX ORMSBY, LLC, FOR DESIGN APPROVAL OF A PEDESTRIAN SKYWALK, BUILDING FACADE IMPROVEMENTS AND SITE PLAN (INCLUDING VEHICULAR CIRCULATION AND LANDSCAPING), ON PROPERTY LOCATED AT 600 SOUTH CARSON STREET, APNs 003-096-04, 003-093-05, AND 003-092-02 (1-008) - Mr. Joiner referred to the plans contained in the Planning and Community Development file which were submitted to a major project review process prior to the meeting. He reviewed the proposed project, including the closing of Seventh Street between Carson and Curry Streets; recirculation of traffic south of the hotel across Seventh Street and behind the AM-PM to Eighth Street; a skywalk feature from the second story of the garage, located west of Curry Street, to the southwest corner of the hotel structure; building facade improvements to the existing hotel, including addition of windows to the upper three floors on the north and south elevations, cutting the eastern elevation back from Carson Street and reconfiguring the lower story; new facade treatment and entries on both Carson and West Fifth Streets; new pool features which will be visible because of a covered pool structure; elimination of the existing porte cochere on Carson Street and reconstruction of the area; and addition of a porte cochere to the south main entrance.

Mr. Joiner reiterated that the project was reviewed in detail during the major project review process, and indicated that comments were received from City staff at that time. He noted for the record that this

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meeting was properly noticed and that no comments were received prior to the start of the meeting. No one other than the applicants and their representatives were present at the meeting to provide comments. Mr. Joiner further noted that many positive comments have been received from the general public in support of improvements to the hotel over the months preceding this meeting. Public hearings will be scheduled regarding the street abandonment and the applicants' request for redevelopment incentive funding.

Mr. Joiner made the following findings: In conformance with Section 18.01.010 of the Carson City Municipal Code, this matter was properly before the hearing examiner. Pursuant to Section 18.01.070, the subject structure is not fifty years of age or older and, therefore, the Secretary of the Interior's Standards and Guidelines for Rehabilitation are not applicable. In accordance with Section 18.01.090, Mr. Joiner approved the project in conformance with downtown design standards and in furtherance of the downtown master plan. Mr. Joiner solicited comments from the individuals present; however, none were provided. He noted the appeal process for the record.

F.	<b>ADJOURNMENT</b> (1-050) - Mr. Joiner adjourned the hearing at 3:06 p.m.
	Minutes of the July 24, 2001 Downtown Design Review hearing are so approved this day of 2001.
	ROBERT F. JOINER, Hearing Examiner