

**DOWNTOWN DESIGN REVIEW**  
**Minutes of the October 22, 1998 Hearing**  
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A Downtown Design Review hearing was held at 2:00 p.m. on October 22, 1998 in Conference Room #57, 2621 Northgate Lane, Carson City, Nevada.

**PRESENT:** Rob Joiner, Hearing Examiner  
Richard Staub, Applicant  
Tom Metcalf, Applicant  
Mr. Wylie  
Dave Morgan  
(DDR 10/22/98; 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 hearing to order at 2:20 p.m.

**B. MODIFICATION TO THE AGENDA (1-002)** - None.

**C. PUBLIC COMMENT (1-004)** - Mr. Wylie advised he was present to ensure that Plaza Street remains accessible to the Copy Center building. Mr. Joiner assured him that City staff and the architects will work out a compatible design at the appropriate time.

**D. PUBLIC HEARING**

**1. DG-98/99-3 DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM RJS PROPERTIES, INC., PROPERTY OWNER AND APPLICANT, FOR CONSTRUCTION OF TWO SEPARATE COMMERCIAL/RETAIL/OFFICE BUILDINGS ON THE NORTH AND SOUTH PROPERTY LINES ON PROPERTY LOCATED AT 1001 S. CARSON ST., APN 4-055-04 (1-017)** - Mr. Joiner advised he had reviewed the plans and elevations, which were the same as those presented during the abandonment hearings. Since that time, concerns of the Utilities Department regarding relocation of utility lines have been addressed. An additional concern and condition of approval, as noted above, is access through the site. Mr. Metcalf advised that building A may be moved approximately 2 feet east to give Utilities a ten-foot clearance for the manhole. Discussion ensued with regard to power lines on the south. Mr. Joiner noted that the site layout indicates that requirements for parking, landscaping, and setbacks, will be accommodated. He further noted that moving building A will better accommodate the requirement for the ten-foot landscape buffer along the arterial. Discussion ensued with regard to the roof, stucco and trim colors; compatibility with the Station Grill; and the history of the site. Mr. Joiner called for questions and/or comments from the applicants and the public, however, none were provided. In conformance with Chapter 18.10.010, and more specifically Chapter 18.10.040, the project falls within the guidelines area of the design district. The Secretary of the Interior's Standards do not apply since there is no existing structure. Pursuant to Chapter 18.10.060, Mr. Joiner determined findings can be made for approval of the project as proposed, including site plan, elevations, and the details as noted previously. He noted that the project is approved with the understanding that anyone who was present and participated in the hearing has ten days in which to appeal the decision to the Regional Planning Commission. If an appeal is filed, the reviewing body has thirty-five days from the filing of the appeal to render a decision. (1-124) Mr. Joiner noted that Mr. Staub is required to have 63 parking spaces on site, based on the approximate 19,000 square feet of retail/office space. He advised that if the site is utilized more for retail than office, it can be determined to be under the guidelines of a shopping center which will provide a break on parking for combination of uses. The project design is such that parking will be easily accommodated either way.

**2. DG-98/99-4 DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM METCALF BUILDERS, INC., PROPERTY OWNER AND APPLICANT, FOR CONSTRUCTION OF A 6,200 SQ. FT. RESTAURANT ON PROPERTY LOCATED AT 1003 S.**

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**PLAZA ST., APN 4-055-03 (1-116)** - Mr. Joiner noted that parking -- one space for every four seats -- is required and appears to be easily accommodated. (1-130) Mr. Joiner has reviewed the elevations, and Mr. Metcalf acknowledged that nothing has changed since the public hearing on the abandonment. Mr. Metcalf discussed adding a water tower to the design, revising the design of the fireplace to make it more industrial, plans for the roof and exterior colors, and interior design. He offered to provide roofing samples, and acknowledged that the window design and the framing will remain the same. Discussion ensued with regard to the types of beer the restaurant will have available. Based upon Chapter 18.10.010, the downtown design guidelines ordinance, specifically Chapter 18.10.030, Mr. Joiner found that the project is within the design district and does require review. There is no existing structure and, therefore, the Secretary of the Interior's Standards do not apply. Pursuant to Chapter 18.10.060, Mr. Joiner determined that the findings can be made for approval of the project, as submitted, with the caveat that any final design changes prior to building permit will be reviewed by the hearing examiner.

**E. ADJOURNMENT (1-246)** - Mr. Joiner adjourned the meeting.

The Minutes of the October 22, 1998 Downtown Design Review hearing are so approved this \_\_\_\_\_ day of \_\_\_\_\_, 1999.

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ROB JOINER, Hearing Examiner