DOWNTOWN DESIGN REVIEW Minutes of the June 20, 2006 Hearing Page 1

A Downtown Design Review hearing was scheduled for 1:30 p.m. on Tuesday, June 20, 2006 in the Planning and Community Development Division Conference Room, 2621 Northgate Lane, Suite 62, Carson City, Nevada.

PRESENT: Jennifer Pruitt, Hearing Examiner

Alan George, Applicant CaiE George, Applicant

Thomas Johnson, Property Owner

John LoGiurato, Applicants' Representative

Kathleen King, Recording Secretary

NOTE: A recording of these proceedings, the agenda materials, and any written comments or documentation provided to the recording secretary during the meeting are public record, on file in the Clerk-Recorder's Office. These materials are available for review during regular business hours.

- **A. CALL TO ORDER** (1-001) Ms. Pruitt called the hearing to order at 1:38 p.m.
- **B. MODIFICATION TO THE AGENDA** (1-003) None.
- **C. PUBLIC COMMENT** (1-006) At Ms. Pruitt's request, the applicants, property owner, and applicants' representative introduced themselves for the record. There was no public comment.

D. PUBLIC HEARING ACTION ITEMS:

D-1. DDR-06-097 ACTION TO CONSIDER AN APPLICATION FROM ALAN GEORGE (PROPERTY OWNER: JOHNSON FAMILY REVOCABLE TRUST 01/31/92), TO ALLOW REPLACEMENT WINDOWS AND FRAMES, A REPLACEMENT DOOR, AND POSSIBLE ROOF MOUNTED EQUIPMENT SCREENING, ON PROPERTY ZONED DOWNTOWN COMMERCIAL (DC), LOCATED AT 301 NORTH CARSON STREET, APN 004-215-06 (1-020) - Ms. Pruitt introduced this item, and reviewed the staff report. She advised of having discussed with Mr. LoGiurato the roof mounted equipment screening. She reviewed provisions regarding roof mounted equipment screening. Mr. LoGiurato reviewed elevation drawings and conceptual photographs depicting the approximate location of the roof mounted equipment. He expressed the opinion that screening the equipment will be more obtrusive than the equipment itself, and concern that screening would detract from the building's historic character.

Ms. Pruitt provided background information on the requirements associated with screening roof mounted equipment. She suggested the conditions of approval should stand, subject to additional information being submitted, specifically photographic documentation from Carson Street. Discussion followed regarding various views of the building, and methods by which to depict the equipment in a conceptual photograph. Mr. LoGiurato stipulated to provide the photographic documentation.

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Ms. Pruitt acknowledged that the window and door designs were acceptable. Ms. Pruitt approved DDR-06-097, a request from Alan George, (property owner: Johnson Family Revocable Trust 01/31/92) to allow replacement windows and frames, a replacement door installation, and roof mounted equipment screening options, on property zoned downtown commercial, located at 301 North Carson Street, APN 004-215-06, based on the Carson City Downtown Design District Guidelines, subject to the conditions of approval contained in the staff report, with the stipulation that the architect will provide photographic support regarding alternatives to screening the roof mounted equipment.

E.	ADJOURNMENT	(1-221)) - Ms. Pruitt ac	ljourned the	hearing at 1:58	p.m.
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The Minutes of the June 20, 200	б Downtown Design Review	hearing are so appr	oved this 7 th day	of July,
2006.	-			-

JENNIFER PRUITT, Hearing Examiner