

DOWNTOWN DESIGN REVIEW
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A Downtown Design Review hearing was scheduled for 9:00 a.m. on Wednesday, September 24, 2003 in the Planning and Community Development Department Conference Room, 2621 Northgate Lane, Suite 62, Carson City, Nevada.

PRESENT: Lee Plemel, Hearing Examiner
Joe McCarthy, Economic Development/Redevelopment Manager
Don Lehr, Cubix Ormsby LLC, Applicant
Larry Tiller, Cubix Ormsby LLC, Applicant

NOTE: A tape recording of these proceedings is on file in the Clerk-Recorder's Office and is available for review during regular business hours.

- A. CALL TO ORDER (1-001) - Mr. Plemel called the hearing to order at 9:00 a.m.**
- B. MODIFICATION TO THE AGENDA (1-010) - None.**
- C. PUBLIC COMMENT (1-011) - None.**
- D. PUBLIC HEARING: ACTION ITEMS**

D-1. DDR-03-121 ACTION TO APPROVE DOWNTOWN DESIGN REVIEW REQUEST FROM LARRY TILLER, APPLICANT (PROPERTY OWNER: CUBIX ORMSBY LLC) TO DEMOLISH THE BUILDING KNOWN AS THE CAPITOL MOTEL, ON PROPERTY LOCATED AT 114 WEST FIFTH STREET, APN 003-116-03 (1-013) - Mr. Plemel explained the basis for the hearing pursuant to the applicable provisions of the Carson City Municipal Code. He advised that the building is over fifty years old and provided a copy of the requirements outlined in CCMC Section 18.07.030 to Mr. Lehr and Mr. Tiller. He referred to the site plan submitted by the applicants depicting the site as open once the demolition is complete. In response to a question, Mr. Lehr advised that once the ongoing asbestos abatement process is completed, the building and its foundations will be removed. Mr. Plemel reviewed the provisions of CCMC Section 18.07.030 and, in response to a further question, Mr. Lehr advised that the wooden building is rotting and is not feasible to repair. The building is full of asbestos which, once removed, will leave only the roof and the frame. The building represents a health hazard to the community because it is used by derelicts for nefarious purposes.

Mr. McCarthy expressed appreciation, on behalf of the mission and goals of the Redevelopment Authority, that Mr. Lehr and his company are taking proactive steps to remove a significantly blighted property from the downtown core. He noted that representatives of Cubix Ormsby LLC have demonstrated their concern for downtown redevelopment in that they have cautiously and graciously ensured that the ongoing Ormsby House renovation project has not created an aesthetic nuisance. In response to a question, Mr. McCarthy advised that he has heard only positive feedback with regard to demolishing the Capitol Motel.

Mr. Plemel advised of the photographic documentation requirement, and indicated that photographs taken earlier in the day by a Metcalf Builders representative will be provided for the Downtown Design Review file. In addition, Planning and Community Development staff advised Architectural Historian Rebecca Ossa, of the State Historic Preservation Office, of the proposed demolition in order to provide her the opportunity to obtain the photographic documentation required by SHPO.

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Mr. Plemel approved the demolition based on the following findings: that the demolition will not detrimentally alter, destroy, or adversely affect the downtown resources; that the demolition will not adversely affect the character of the downtown district or cultural resources within the district; and that the demolition will not be a detriment to surrounding development. Mr. Plemel noted the following conditions of approval: that the photographs required by the Carson City Municipal Code will be submitted by the applicants as part of the record; that the site will be kept free of debris and storage, and will not be used for parking at this time; and that the applicants are required to submit plans for downtown design review prior to any development.

E. ADJOURNMENT (1-108) - Mr. Plemel adjourned the hearing.

The Minutes of the September 24, 2003 Downtown Design Review hearing are so approved this _____ day of September, 2003.

LEE PLEMEL, Hearing Examiner