

DOWNTOWN DESIGN REVIEW
Minutes of the July 30, 1999 Meeting
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A Downtown Design Review meeting was held at 11:00 a.m. on Friday, July 30, 1999 in Conference Room #57, 2621 Northgate Lane, Carson City, Nevada.

PRESENT: Walter Sullivan, Hearing Examiner
Juan Guzman, Senior Planner
Tom Metcalf, Applicant

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 - Hearing Examiner Sullivan called the meeting to order at 11:01 a.m.

B. MODIFICATION TO THE AGENDA - None.

C. PUBLIC COMMENT - None.

D. PUBLIC HEARING

1. DG-98/99-01 DISCUSSION AND ACTION REGARDING A REQUEST FROM CARSON VALLEY OIL, PROPERTY OWNER (METCALF BUILDERS, APPLICANT) TO DEMOLISH TWO (2) METAL BUILDINGS ON PROPERTY LOCATED AT 300 E. EIGHTH STREET, APN 4-069-02 - Hearing Examiner Sullivan corrected the file number to reflect DG-99/00-01. The parcel is within the design review district and, therefore, subject to the requirements of Chapter 18.10. The proposal is to demolish two metal buildings pursuant to Chapter 18.10.020(4). Pursuant to Chapter 18.10.030, no work has been started and an application was filed with the Community Development Department on July 23, 1999. The Open Meeting Law requirements have been followed, and the property owner and adjacent property owners have been properly noticed. No comments have been received to date. Hearing Examiner Sullivan made the following findings: (1) Pursuant to Chapter 18.10.060, the buildings are fifty years old or older; however, they are not on the significant structures list and, therefore, Chapter 18.10.070 is not applicable in this case; (2) The proposed work will not detrimentally alter, destroy or adversely affect the resource; (3) No new construction is proposed at this time; and (4) The proposed work will not adversely affect the character of the district, nor the cultural resources within the district. Hearing Examiner Sullivan deemed the remaining requirements inapplicable due to the fact that this proposal is a demolition. He reiterated the two structures were built in the late 1920s/early 1930s but are not listed as historical structures. No public improvements are planned for at this time. Hearing Examiner Sullivan advised of the appeal process provided in Chapter 18.10.090 and outlined the same. He further advised a Notice of Decision will be mailed within five days indicating staff's review and approval of the application. The condition that any new construction on the site must meet future downtown design review requirements pursuant to Chapter 18.10 was attached to the approval. Mr. Metcalf clarified that the buildings would not be demolished but dismantled and the materials reused in a downtown project. Hearing Examiner Sullivan reiterated his approval of the application and expressed his appreciation for the applicant's patience in this matter.

E. ADJOURNMENT - Hearing Examiner Sullivan adjourned the meeting at 11:06 a.m.

The minutes of the July 30, 1999 Downtown Design Review meeting are so approved this _____ day of August, 1999.

WALTER SULLIVAN, Hearing Examiner