

DOWNTOWN DESIGN REVIEW
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A Downtown Design Review hearing was scheduled for 2:30 p.m. on Wednesday, September 20, 2006 in the Planning Division Conference Room, 2621 Northgate Lane, Suite 62, Carson City, Nevada.

PRESENT: Jennifer Pruitt, Hearing Examiner
Tom Schommer, Cavalier Construction, Applicant
Lila Touhy, Property Owner
Patricia Barrett, Property Owner
J.T. Williams, Property Owner
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 2:31 p.m.**
- B. MODIFICATION TO THE AGENDA (1-004) - None.**
- C. PUBLIC COMMENT (1-007) - At Ms. Pruitt's request, the applicant and property owners introduced themselves for the record.**
- D. PUBLIC HEARING ACTION ITEMS:**

DDR-06-176 ACTION TO APPROVE A REQUEST FROM CAVALIER CONSTRUCTION, INC., APPLICANT (PROPERTY OWNER: WILLIAMS, GEORGE W.; WILLIAMS, MELANIE FESMIRE; WILLIAMS, JT; WILLIAMS, SHARON K.; YOUNG, LILA W TRUST DATED 03/30/2000 YOUNG, LILA W. TRUSTEE; HUNSTIGER, MARK; HUNSTIGER, LINDA S.; MORAN FAMILY TRUST; WILLIAMS, M1/6; MORAN STARK, PATRICIA TRUSTEE), FOR ROOF REPAIR AT THE WEST END OF THE BUILDING TO INCLUDE MATCHING NEW WEST ROOF LINE TO THE EAST END OF THE BUILDING AND MOVEMENT OF HVAC UNIT TO NEW ROOF LINE RESULTING IN EXTENSION OF THE PARAPET 3 FEET TO SCREEN HVAC, ON PROPERTY ZONED DOWNTOWN COMMERCIAL (DC), LOCATED AT 711 SOUTH CARSON STREET, APN 004-067-06 (1-016) - Ms. Pruitt introduced this item, and expressed the understanding there had been extreme roof leaks because of the configuration of the existing roof. In order to rectify the situation, the roof must be raised in a certain way which will result in an HVAC unit being relocated and raised in height thus requiring screening for the HVAC unit. Ms. Pruitt expressed the further understanding that the proposed parapet extension will be primarily on the southern and western portions of the building. The parapet will be constructed of the same type of material currently on the building façade, and is anticipated to screen the mechanical equipment. Mr. Schommer acknowledged Ms. Pruitt's understanding of the proposed repair was correct. Ms. Pruitt advised of having visited the site and expressed appreciation for the solution proposed by the applicant and property owners.

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Ms. Pruitt found that the proposed work will not detrimentally alter or destroy the existing structure. She reiterated that the proposed solution is a good one to rectify the issues. She further found that the proposed work will be compatible with the architectural style of the building; and that the proposed work will retain the essential elements which make the structure culturally significant. She noted that the proposed work will not impact the building but will serve as an improvement for existing and future uses. She further found that the proposed work will not adversely impact the character of the district. With regard to the scale of the proposed work, she expressed the understanding that the building is not very tall. Including the 3-foot parapet extension, the building will remain at less than 20 feet in height. Ms. Pruitt advised of no concerns with the scale of the work.

In response to a question, Mr. Williams provided information on previous attempts to repair the leak problem. In response to a comment, he advised of the likelihood of severe economic problems and deterioration of the building if the problem is not addressed. He and Mr. Schommer reviewed photographs of the existing roof.

Ms. Pruitt noted that agenda materials had been provided to the applicant and property owners prior to the start of the meeting. She reviewed the conditions of approval outlined in the staff report. In response to a question, she explained the building permit application process in conjunction with the outcome of this hearing. She approved DDR-06-176, a request from Cavalier Construction for roof repairs on the western and southern sides of the building to include the screening and movement of the HVAC unit on the new roof line resulting in extension of the parapet approximately three feet, on property zoned downtown commercial, located at 711 South Carson Street, APN 004-067-06, subject to the conditions of approval in the staff report.

E. ADJOURNMENT (1-127) - Ms. Pruitt adjourned the hearing at 2:43 p.m.

The Minutes of the September 20, 2006 Downtown Design Review hearing are so approved this 22nd day of September, 2006.

JENNIFER PRUITT, Hearing Examiner