

DOWNTOWN DESIGN REVIEW
Minutes of the January 6, 2004 Hearing
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A Downtown Design Review hearing was scheduled for 10:00 a.m. on Tuesday, January 6, 2004 in the Planning and Community Development Department Conference Room, 2621 Northgate Lane, Suite 62, Carson City, Nevada.

PRESENT: Lee Plemel, Hearing Examiner
Gary Hembree, Applicant (via telephone conference call)
Kathleen King, Recording Secretary

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 10:07 a.m.
- B. MODIFICATION TO THE AGENDA (1-003)** - None.
- C. PUBLIC COMMENT (1-004)** - Mr. Plemel noted there were no other citizens present.
- D. PUBLIC HEARING: ACTION ITEM**

DDR 03-171 ACTION TO APPROVE A REQUEST FROM GARY W. HEMBREE CONSTRUCTION, APPLICANT (PROPERTY OWNER: EUGENE AND ELIZABETH I. WHITE), TO ADD A GARAGE TO AN EXISTING HOME VIA A BREEZEWAY ON PROPERTY ZONED DOWNTOWN COMMERCIAL (DC), LOCATED AT 713 SOUTH NEVADA STREET, APN 003-095-10 (1-007) - Mr. Plemel provided an overview of the purpose for the hearing and background information on the item. He referred to the application and elevation drawings included in the agenda materials. In response to a question, Mr. Hembree advised that the proposed materials, textures, roof lines, and colors will match the existing structure. He described the existing siding and roofing materials, the roof pitch, and the colors.

Mr. Plemel reviewed the standard conditions of approval and advised that a Notice of Decision outlining said conditions would be mailed to Mr. Hembree for his signature acknowledging his understanding and agreement to comply. Mr. Plemel made the following findings: that the proposed work will not detrimentally alter, destroy, or adversely affect the downtown resources; that it is compatible with the architectural style of the existing structure; and that it will retain the elements which make the downtown area significant. Subject to the standard conditions of approval, Mr. Plemel approved the request.

- E. ADJOURNMENT (1-057)** - Mr. Plemel adjourned the hearing at 10:13 a.m.

The Minutes of the January 6, 2004 Downtown Design Review hearing are so approved this _____ day of January, 2004.

LEE PLEMEL, Hearing Examiner