

DOWNTOWN DESIGN REVIEW
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A Downtown Design Review hearing was scheduled for 8:30 a.m. on Thursday, April 3, 2003 in the Planning and Community Development Department Conference Room, 2621 Northgate Lane, Suite 62, Carson City, Nevada.

PRESENT: Lee Plemel, Hearing Examiner
Doug Cramer, Applicant
Paul Eikelberger, Applicant
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 and inspection during regular business hours.

- A. CALL TO ORDER (1-001)** - Mr. Plemel called the meeting to order at 8:38 a.m.
- B. MODIFICATION TO THE AGENDA (1-003)** - None.
- C. PUBLIC COMMENT (1-005)** - Mr. Plemel noted for the record that there were no members of the general public present.
- D. PUBLIC HEARING: ACTION ITEMS**

D-1. DG-02/03-9 ACTION ON REQUEST FROM PAUL EIKELBERGER, APPLICANT, (PROPERTY OWNER: ROBERT C. McFADDEN, et al.) TO INSTALL A RETRACTABLE FABRIC PATIO AWNING ON THE SOUTH SIDE OF THE BUILDING TO PROVIDE SHADE ON PROPERTY LOCATED AT 224 SOUTH CARSON STREET, APN 003-112-05 (1-008) - Mr. Plemel explained the purpose of the hearing and reviewed the application included in the agenda materials. Mr. Eikelberger described the proposed awning, as follows: A 19' wide awning across the 26' face of the southern side of the building which would extend a maximum of 10' from the building on a 13' sidewalk. The minimum frame height is 8' from the ground, i.e., the base of the awning starts 9' up the wall and slopes downward 10-12" to the minimum 8' height. The awning itself is made of a retractable steel frame and is self-sustaining with no legs. The awning material is an open-weave, mildew-resistant, poly-coated Ontex material with a five-year guarantee on fading and flaws. Mr. Eikelberger advised that the purpose of the awning is to replace table umbrellas used in the summer. He acknowledged that a conceptual photograph was included in the agenda materials. In response to a question, Mr. Cramer advised that the seating area is already permitted. Mr. Eikelberger displayed a color sample of the awning material, and advised of the fabric color selected: a solid terra cotta. The framework will be a dark brown. In response to a question, Mr. Cramer provided background information on the color and material selection, which allows for wind pass through.

Mr. Plemel advised of soliciting comments and input from the Streets, Engineering, and Parks and Recreation Departments. He advised that Engineering Department staff has requested further detail regarding the encroachment into the public right-of-way. Mr. Cramer advised of an existing encroachment permit, and Mr. Plemel indicated that it may need to be modified or the proposal further clarified. Mr. Eikelberger advised of a discussion with Senior Engineering Technician Kathy Streeter, who informed him that a retractable awning is the equivalent of an umbrella. Mr. Plemel offered to accompany Mr. Cramer and Mr. Eikelberger to the Engineering Department to provide the additional detail requested by Senior Engineer Robb Fellows.

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Pursuant to Division 6.1.1. of the City's Development Standards, Mr. Plemel approved the application based on the fact that the proposed design uses acceptable materials, textures, and accessories for the downtown area. He noted that the proposed awning had no impact on any other provision of the downtown design guidelines. He approved the application, as presented by the applicants, with the condition that they meet with Engineering Division staff regarding any further requirements for the encroachment permit.

E. ADJOURNMENT (1-117) - Mr. Plemel adjourned the hearing at 8:50 a.m.

The Minutes of the April 3, 2003 Downtown Design Review hearing are so approved this _____ day of April, 2003.

LEE PLEMEL, Hearing Examiner