

DOWNTOWN DESIGN REVIEW
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A Downtown Design Review hearing was scheduled for 11:00 a.m. on Wednesday, January 17, 2007 in the Planning Division Conference Room, 2621 Northgate Lane, Suite 62, Carson City, Nevada.

PRESENT: Jennifer Pruitt, Hearing Examiner
Kathleen King, Recording Secretary
Kurt Brown, Applicant
Mike Cartwright, Applicant's Representative

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 (1-002) - Ms. Pruitt called the meeting to order at 11:00 a.m.

B. MODIFICATION TO THE AGENDA (1-004) - None.

C. PUBLIC COMMENT (1-006) - None.

D. PUBLIC HEARING ACTION ITEMS:

D-1. DDR-06-247 ACTION TO CONSIDER AN APPLICATION FROM KURT BROWN (PROPERTY OWNER: JOE C. BROWN FAMILY LTD. PARTNERSHIP) TO ALLOW DEMOLITION OF ALL STRUCTURES (TWO VACANT HOUSES AND TWO SHEDS CONVERTED TO SEVEN RENTAL UNITS THAT DO NOT MEET CCMC), ON PROPERTY ZONED DOWNTOWN COMMERCIAL (DC), LOCATED AT 207 WEST FOURTH STREET, APN 003-115-01 (1-014) - Ms. Pruitt introduced this item, and reviewed the staff report. She advised Mr. Brown of a telephonic inquiry and that staff had provided the caller with Mr. Brown's contact information. She expressed the understanding that State Historic Preservation Office ("SHPO") representatives had already photographically documented the structures.

Ms. Pruitt found as follows: 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 the surrounding development. Mr. Brown acknowledged having reviewed the staff report and his agreement with the conditions of approval. Ms. Pruitt noted that the first four conditions of approval are standard, and reviewed conditions of approval 5 through 7. Mr. Brown pointed out, on a parcel map, two other Fourth Street properties which he owns, and advised that the subject property will not be made into a parking lot. Ms. Pruitt noted the standard written comments received from other City departments and included in the agenda materials.

Ms. Pruitt entertained questions or comments from the applicant and, when none were forthcoming, approved DDR-06-247, an application from Kurt Brown, property owner Joe C. Brown Family Trust limited partnership, to allow demolition of all existing structures on site, as determined that the subject site

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is a hazard to public health / safety and repairs / stabilization of the subject structures are not physically possible or probable, on property zoned downtown commercial (DC), located at 207 West Fourth Street, APN 003-115-01, based on the Carson City Downtown District Guidelines and subject to the conditions of approval contained in the staff report.

E. ADJOURNMENT (1-097) - Ms. Pruitt adjourned the hearing at 11:06 a.m.

The Minutes of the January 17, 2007 Downtown Design Review hearing are so approved this 23rd day of February, 2007.

JENNIFER PRUITT, Hearing Examiner