A Downtown Design Review hearing was scheduled for 9:00 a.m. on Monday, July 14, 2003 in the Planning and Community Development Department Conference Room, 2621 Northgate Lane, Suite 62, Carson City, Nevada.

PRESENT: Lee Plemel, Hearing Examiner
Michael Stewart, Stew's Corporation, Applicant
Kathe Green, Assistant Planner
Joe McCarthy, Economic Development/Redevelopment Manager
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 meeting to order at 9:00 a.m. At his request, the applicant and City staff introduced themselves for the record.

B.   MODIFICATION TO THE AGENDA - None.

C.   PUBLIC COMMENT (1-010) - Mr. Plemel noted there were no other citizens present.

D.   PUBLIC HEARING: ACTION ITEMS

DG-03/04-2 ACTION TO APPROVE A DOWNTOWN DESIGN REVIEW REQUEST FROM STEW'S CORPORATION, INCORPORATED, APPLICANT (PROPERTY OWNER: GEORGE HALYAK) TO RESTORE AND REMODEL THE LUCKY SPUR INCLUDING CHANGING THE EXTERIOR COLOR AND THE ADDITION OF ARCHITECTURE ON PROPERTY LOCATED AT 302 NORTH CARSON STREET, APN 003-229-07 (1-011) - Mr. Plemel noted that a special use permit application has been submitted for the gaming portion of the business, continued use of nonconforming signs and outdoor seating as part of the project. He referred to the plans included in the agenda materials and the color photographs submitted by the applicant and taken by City staff. Mr. Stewart reviewed the proposed plan to remove the existing paint and expose the brick underneath, replace the facade with the same size facade of a different color, replace block with stucco, add metal treatments, and reopen the windows. In response to a question, Mr. McCarthy advised that the Redevelopment Authority is very enthusiastic about the project. He commented that bringing the Lucky Spur back into operation will be a vital component of the redevelopment plan.

Mr. Plemel reviewed applicable Design Guidelines of the Carson City Municipal Code. In response to a question, Mr. Stewart advised that the Lucky Spur has been vacant for at least twenty years. Mr. Stewart responded to additional questions regarding the proposed color scheme. Mr. Plemel noted that any rooftop mechanical equipment must be screened. In response to a question, Mr. Stewart discussed signage and exterior lighting. In response to an additional question, Mr. Stewart advised that methods other than sandblasting will be used to expose the brick. He further advised that if the brick cannot be restored, it will be painted. Mr. McCarthy suggested contacting John Copoulos to discuss brick repointing. In response to a question, Mr. McCarthy explained the repointing process. Mr. Stewart responded to additional questions regarding signage. He acknowledged there are no plans for digital readerboard signage.

Mr. Plemel approved DG-03/04-2, the request for the proposed project at 302 North Carson Street. He found that the proposed construction will not alter, destroy, or adversely affect downtown resources; it is compatible with the architectural style of the existing structure, retains essential elements of the structure, will not adversely affect the character of the downtown district or cultural resources within the district; and the construction is harmonious with the existing structure in terms of materials, scale, height, and proportions. Ms. Green pointed out that the property address includes 302 and 306 North Carson Street. Mr. Plemel clarified that the application is for APN 003-229-07 and 003-229-06.

E. **ADJOURNMENT** (1-170) - Mr. Plemel adjourned the hearing at approximately 9:15 a.m.

The Minutes of the July 14, 2003 Downtown Design Review hearing are so approved this _____ day of July, 2003.

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LEE PLEMEL, Hearing Examiner