

**DOWNTOWN DESIGN REVIEW**  
**Minutes of the September 30, 2003 Meeting**  
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A Downtown Design Review hearing was scheduled for 9:00 a.m. on Tuesday, September 30, 2003 in the Planning and Community Development Department Conference Room, 2621 Northgate Lane, Suite 62, Carson City, Nevada.

**PRESENT:** Lee Plemel, Hearing Examiner  
John Dugan, Applicant

**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 hearing to order at 9:00 a.m.**
- B. MODIFICATION TO THE AGENDA (1-007) - None.**
- C. PUBLIC COMMENT (1-008) - None.**
- D. PUBLIC HEARING: ACTION ITEMS**

**DDR-03-130 ACTION TO APPROVE A DOWNTOWN DESIGN REVIEW REQUEST FROM JOHN DUGAN, APPLICANT (PROPERTY OWNER: FIRESIDE INVESTMENTS, LLC) TO REPLACE EXISTING ROOF, EXTEND RAFTERS AND INSTALL NEW FASCIA BOARDS ON PROPERTY LOCATED AT 108 EAST PROCTOR STREET, APN 004-215-07 (1-009) - Mr. Plemel referred to the composite shingle roofing material sample submitted by Mr. Dugan, and the photographs included in the agenda materials. Mr. Dugan advised that the lower portion of the roof will be a brick red color which will match the brick on the walls. Mr. Plemel noted that the color was similar to other buildings in the area as well. He advised of having reviewed the application pursuant to Carson City Municipal Code ("CCMC") Section 18.07 and Design Guideline 6.1 of the Carson City Development Standards.**

Mr. Plemel found that the proposed materials are consistent with other materials and textures used in the area. He noted that the canopy is an existing accessory which will be modified to match surrounding buildings and improve the appearance of the subject building. Mr. Plemel found that the proposed color is compatible with those in the area. He approved the application, based on the findings required by CCMC Section 18.07.025. He found that the proposed work will not detrimentally alter, destroy, or adversely affect the downtown resources; it is compatible with the architectural style of the existing structure; the proposed work does not adversely affect the character of the downtown district or cultural resources within the district and it is harmonious with existing surroundings; the materials, size, and placement are appropriate in relation to other existing buildings and structures in the surrounding area. Mr. Plemel advised that the approval was subject to the standard conditions of approval, including that the applicant must sign a Notice of Decision and return it to the Planning and Community Development Department and that the work shall be substantially in compliance with the application and materials submitted. Mr. Dugan acknowledged his understanding of the conditions of approval.

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**E. ADJOURNMENT** (1-062) - Mr. Plemel adjourned the hearing.

The Minutes of the September 30, 2003 Downtown Design Review hearing are so approved this \_\_\_\_\_ day of October, 2003.

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LEE PLEMEL, Hearing Examiner