

DOWNTOWN DESIGN REVIEW

Minutes of the 06/27/01 Hearing

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A Downtown Design Review hearing was scheduled for 10:00 a.m. on Wednesday, June 27, 2001 in the Community Development Department Conference Room, 2621 Northgate Lane, Suite 57, Carson City, Nevada.

PRESENT: Rob Joiner, Hearing Examiner
Richard Cardoza, Applicant
Lee Plemel, Senior Planner
Phyllis Quincy, Adjacent Property Owner
Kathleen King, Recording Secretary
(DDR 06/27/01)

NOTE: Unless indicated otherwise, each item was introduced by Mr. Joiner. 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. Joiner called the hearing to order at 10:02 a.m.

B. MODIFICATION TO THE AGENDA (1-002) - None.

C. APPROVAL OF MINUTES (1-003) - None.

D. PUBLIC COMMENT (1-004) - None.

E. PUBLIC HEARING

E-1. DG-00/01-14 ACTION ON REQUEST FROM RICHARD CARDOZA, CRICKET COMMUNICATIONS c/o CROWN CASTLE, APPLICANT (CUBIX ORMSBY, LLC, OWNER) TO SITE, CONSTRUCT AND OPERATE A WIRELESS TELECOMMUNICATIONS FACILITY (WTF) AT THE ROOF TOP OF THE ORMSBY HOUSE, CONSISTING OF SIX ANTENNAE MOUNTED ABOVE THE STRUCTURE, WITH ELECTRONIC EQUIPMENT INSTALLED ON THE ROOF BEHIND THE PARAPET WALL, ON PROPERTY LOCATED AT 600 SOUTH CARSON STREET, APN 003-092-02 (1-005) - Mr. Joiner referred to the application and attached exhibits included in the agenda materials. He noted for the record that there are other antennae located on the roof approved for other companies in the past and that they have worked very well. There have been no concerns or complaints regarding the existing antennae. Mr. Joiner further noted that the owners have granted Cricket Communications permission to submit the application. He reviewed the proposed locations for the antennae and advised that they will be painted to match the roof.

Mr. Cardoza advised that Cricket Communications is licensed by the Federal Communications Commission to provide wireless service in Carson City. He reviewed four proposed sites to provide wireless coverage within Carson City, including a co-location site at the airport on a monopole which was approved at the May Regional Planning Commission meeting; a tower at the North Edmonds Industrial Park; the subject location at the Ormsby House; and a fourth site at the southern end of town. He displayed a coverage map

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and reviewed the same. He displayed a site plan for the Ormsby House and pointed out the proposed locations for the six antennae. He advised that the equipment will be screened by the parapet wall and not visible from any point. In response to a question, Mr. Cardoza discussed the proposed site at the southern end of Carson City.

Phyllis Quincy expressed support for the proposed project. She advised her property is located at Seventh and Curry Streets. She commented it is important to do everything possible to assist the Ormsby House owners to refurbish and reopen the hotel. Discussion took place regarding the Ormsby House remodel project. Mr. Joiner expressed appreciation for Ms. Quincy's attendance and participation.

Senior Planner Lee Plemel advised this matter will be presented to the Regional Planning Commission for a special use permit application later today.

Mr. Joiner made the following findings: In conformance with Carson City Municipal Code Chapter 18.10.010, the application was properly before the hearing examiner. In accordance with Chapter 18.10.060, Mr. Joiner noted the subject property is not fifty years of age or older and, therefore, not subject to the Secretary of the Interior's Standards for Rehabilitation. In conformance with Chapter 18.10.080, Mr. Joiner approved the project as presented with implementation of the following mitigation measures: The equipment will be installed behind the parapet wall, the antennae will project above the parapet but will be painted to match. Mr. Joiner reviewed the appeal process for the record.

F. ADJOURNMENT (1-110) - Mr. Joiner adjourned the hearing at 10:12 a.m.

The Minutes of the June 27, 2001 Downtown Design Review hearing are so approved this _____ day of June, 2001.

ROBERT F. JOINER, Hearing Examiner