

CARSON CITY HISTORIC ARCHITECTURE REVIEW COMMISSION
Minutes of the Special September 26, 1997 Sub-Commission Meeting
Page 1

DRAFT

A special meeting of the Carson City Historic Architecture Review Sub-Commission was held on Friday, September 26, 1997 at 2621 Northgate Lane #57, Carson City, NV at 2:00 p.m.

PRESENT: Chairperson Pro Tem Scott Brooks-Miller
Art Hannafin
Mark Lopiccolo

STAFF: Walter Sullivan, Community Development Director
Rob Joiner, Principal Planner
Fran Smith, Recording Secretary

NOTE - Unless otherwise indicated each item was introduced by Chairperson Pro Tem Brooks-Miller. Individuals speaking are identified following the heading of each item. A tape recording of these proceedings is on file in the Clerk-Recorder's office. This tape is available for review and inspection during normal business hours.

A. CALL TO ORDER - Chairperson Pro Tem Brooks-Miller called the meeting to order at 2:03 p.m. A quorum of the Sub-Commission was present.

B. MODIFICATION OF AGENDA - None.

C. PUBLIC COMMENT - None.

D. DISCLOSURES - None.

E. PUBLIC HEARING

1. H-97/98-10 DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM CENTRAL SIERRA CONSTRUCTION, INC. AND ROBERT OXOBY, ARCHITECT, APPLICANTS, (TAHOE FRACTURE PROPERTIES, OWNER) TO ALLOW CONSTRUCTION OF APPROXIMATELY 4,700 SQ. FT. ONE STORY MEDICAL OFFICE BUILDING (ORTHOPEDIC MEDICAL OFFICE AND CLINIC) ON PROPERTY LOCATED AT 1104 NO. DIVISION, APN 1-175-04 - (1-014A) P. W. Ramsden - Robert Anderson, Engineer - Robert Oxoby - Mr. Joiner talked about the options for placing the building on the site. An extensive discussion included setback variances, a streetscape, parking, and existing trees. Mr. Sullivan had a drawing of the project and visually pointed out the location of the items being discussed. Commissioner Brooks-Miller asked about a fence and Mr. Sullivan explained the height and vegetation to be planted. He also pointed out where the garbage receptacle would be located. Mr. Ramsden commented that the first plans had been 6,000 sq. ft. which was for a second story but was now deleted. Mr. Sullivan noted that any variances granted would be handled by the Planning Commission but would not have to go to the Board of Supervisors. Mr. Joiner said they would need a variance for the side street yard setback, a waiver on parking from Redevelopment, a discretionary approval through Community Development requesting removal of any trees which would include justification from the City arborist, and an encroachment permit for an abandonment of a portion on John Street to accommodate the proposed trash storage area. It was noted that the next HARC meeting would be October 14 at which time the applicants could return with these and revisions to their plan.

- F. 1. Commission Member Reports (Non-Action)** - None.
2. Staff Reports (Non-Action) - None.
3. Future Commission Items - None.
4. Strategic Planning Workshop Dates - Discussed previously.

There being no further business Chairperson Pro Tem Brooks-Miller entertained a motion to adjourn. Commissioner Hannafin moved to adjourn. Commissioner Lopiccolo seconded the motion. Motion carried 3-0. Chairperson Pro Tem Brooks-Miller adjourned the meeting at 2:51 p.m.

CARSON CITY HISTORIC ARCHITECTURE REVIEW COMMISSION
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Page 2

DRAFT

The Minutes of the September 26, 1997 special HARC Sub-Commission meeting

ARE SO APPROVED __11/6_____, 1997

/s/ _____
Peggy Twedt, Chairperson