

DOWNTOWN DESIGN REVIEW
Minutes of the March 23, 2001 Hearing
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A Downtown Design Review hearing was scheduled for 10:00 a.m. on Friday, March 23, 2001 in the Community Development Department Conference Room, 2621 Northgate Lane, Suite 57, Carson City, Nevada.

PRESENT: Rob Joiner, Hearing Examiner
Bill Hissam, Applicant
Mark Palmer, Applicant's Representative
Don Hand
Marilyn Harper
Katherine McLaughlin, Recording Secretary
(DDR 03/23/01)

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 10:00 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: ACTION ITEM**

E-1. DG-00/01-11 ACTION ON REQUEST FROM BILL HISSAM, APPLICANT (PETER V. INVESTMENTS DBA CACTUS JACK'S CASINO, OWNER) FOR DEMOLITION OF EXISTING ONE-STORY OFFICE STRUCTURE AND DEMOLITION OF EXISTING ADJACENT SIDEWALKS; CONSTRUCTION OF A NEW, APPROXIMATELY 9,200 SQUARE FOOT, TWO-STORY OFFICE, CASINO MAINTENANCE, AND RETAIL SPACE BUILDING; CONSTRUCTION OF A 6-FOOT WIDE, PITCHED ROOF OVER "THE ALLEY" BETWEEN THE NEW BUILDING AND THE EXISTING CASINO, ON PROPERTY LOCATED AT 411 NORTH CURRY STREET, APN 3-224-01 (1-006) - Mr. Palmer acknowledged that previously discussed modifications to the design have been made. He referred to material samples which Mr. Joiner reviewed. Mr. Joiner inquired as to encroachment over the alley, and Mr. Palmer advised that an encroachment permit will be obtained for the entire site because the sidewalks in the right-of-way are being redone.

Mr. Palmer displayed a site plan and advised that it had been modified from the original to match the brick pavers with those at Telegraph Square. The grates will also be matched, and he reviewed the proposed landscaping. In response to a question, Mr. Hissam advised that the existing trees are non-flowering honey locusts. Mr. Palmer advised that the stamped concrete in the back of the building will also be matched, and described the street scape plans for the entrance. Discussion took place regarding plans to screen the transformer and the dumpster, and Mr. Hissam advised that the dumpster will be shared with the Old Globe.

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Mr. Joiner made the following findings: In accordance with CCMC Chapter 18.10.010, the matter was properly before the hearing examiner. With regard to Chapter 18.10.070, the subject building is fifty years of age or older and the Secretary of the Interior's Standards are considered with the approval. The request for demolition is approved with the understanding that the property has been unalterably modified over the years and that no historic significance remains. Mr. Joiner noted that there is no opposition to the demolition. In accordance with Chapter 18.10.060, Mr. Joiner made findings to approve the project as presented with the proposed design and materials. He provided information on the appeal process for the record.

F. ADJOURNMENT (1-0132) - Mr. Joiner adjourned the hearing at 10:18 a.m.

The Minutes of the March 23, 2001 Downtown Design Review hearing are so approved this _____ day of March, 2001.

ROBERT F. JOINER, Hearing Examiner