

ADMINISTRATIVE PERMIT REVIEW
Minutes of the September 11, 2009 Meeting
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An Administrative Permit Review hearing was held at the Carson City Planning Division Conference Room, 2621, Northgate Lane, Suite 62, Carson City, Nevada on Friday, September 11, 2009, at 2:00 p.m.

PRESENT: Jennifer Pruitt, Principal Planner/Hearing Examiner

STAFF: Jano Barnhurst, Recording Secretary

NOTE: A recording of these proceedings, the agenda materials, and any written comments or documentation provided to the recording secretary during the meeting are public record, on file in the Clerk-Recorder's Office. These materials are available for review during regular business hours.

A. CALL TO ORDER - (1-004) - Jennifer Pruitt called the meeting to order at 2:00 p.m.

B. MODIFICATION TO THE AGENDA - (1-005) - Ms. Pruitt advised there was only one item on the agenda and therefore no need to modify it.

C. PUBLIC COMMENT - (1-007) - None.

D. PUBLIC HEARING ACTION ITEMS -

D-1. ADM-09-073 ACTION TO CONSIDER AN ADMINISTRATIVE PERMIT REVIEW APPLICATION FROM GREG LEHMAN (PROPERTY OWNER: LEHMAN, GREGORY AND ERIN TRUST) TO ALLOW AN ACCESSORY STRUCTURE GREATER THAN 50 % BUT LESS THAN 75% OF THE SQUARE FOOTAGE OF THE PRIMARY STRUCTURE, ON PROPERTY ZONED SINGLE FAMILY 1 ACRE (SF1A), LOCATED AT 6517 SALK ROAD, APN 008-892-07. (1-010) - Ms. Pruitt noted that Mr. Lehman was present. She introduced the item and reviewed the staff report which is incorporated into the record. Mr. Lehman acknowledged having reviewed the staff report and his agreement with the conditions of approval. Ms. Pruitt advised that the subject site is approximately 2.9 acres located on Salk Road. A 5,589 square foot primary residential structure and a 1,440 square foot barn are currently on site and the applicant is proposing a 2,140 square foot accessory structure for RV storage. She noted that combined sizes of the accessory structures are 64 percent of the residential structure, thus requiring an administrative permit. The proposed RV structure will be placed on the northwestern portion adjacent to BLM land on the north. Applicant advised that the structure will resemble others in the area. The structure has dimensions of 49 feet 4 inches by 43 feet 4 inches and an overall height of 27 feet 1 1/4 inches with a proposed 5/12 composite shingle roof to match the existing barn. Staff sent notices to 30 adjacent property owners within 1,200 feet of the site and received no comments in favor or opposition. In response to a question, Mr. Lehman advised of no additional comments. Ms. Pruitt advised that staff has visited the site, reviewed the seven findings of fact and are satisfied that findings have been met by applicant to grant approval. **Ms. Pruitt moved to approve ADM-09-073, a request from applicant Gregory Lehman to allow an additional accessory building of 2,140 square feet or total accessory buildings of 64 percent of the size of the primary structure on property zoned Single Family 1 Acre, located at 6517 Salk Road, APN 008-892-07 based on findings and subject to conditions of approval contained in the staff report.**

E. ACTION ON ADJOURNMENT (1-048) - Ms. Pruitt adjourned the meeting at 2:05 p.m.

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The Minutes of the September 11, 2009 Administrative Permit Review hearing are so approved this 7th day of October, 2009.

JENNIFER PRUITT, Principal Planner/Hearing Examiner