ADMINISTRATIVE PERMIT REVIEW Minutes of the May 16, 2006 Hearing Page 1

An Administrative Permit Review hearing was scheduled for 10:00 a.m. on Tuesday, May 16, 2006 in the Planning and Community Development Department Conference Room, 2621 Northgate Lane, Suite 62, Carson City, Nevada.

PRESENT: Jennifer Pruitt, Hearing Examiner

Pete Earle, Applicant

Kathleen King, Recording Secretary

NOTE: A recording of these proceedings, the agenda materials, and any written comments or documentation provided to the recording secretary during the hearing 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** (1-002) Ms. Pruitt called the hearing to order at 10:07 a.m.
- **B. MODIFICATION TO THE AGENDA** (1-003) None.
- **C. PUBLIC COMMENT** (1-006) At Ms. Pruitt's request, Mr. Earle and Debra Nevins introduced themselves for the record. There was no public comment.

D. PUBLIC HEARING ACTION ITEMS:

D-1. ADM-06-072 ACTION TO CONSIDER AN ADMINISTRATIVE PERMIT REVIEW APPLICATION FROM PETE EARLE (PROPERTY OWNER: BANGOAI, LLC) TO ALLOW THE ADDITION OF A RECREATIONAL VEHICLE STORAGE STRUCTURE OF 1824 SQUARE FEET IN SIZE, ON PROPERTY ZONED SINGLE FAMILY ONE ACRE (SF1A), LOCATED AT 4740 CONTE DRIVE, APN 010-202-08 (1-013) - Ms. Pruitt introduced this item and provided background information on the administrative permit review process. She reviewed dimensions of the primary dwelling unit and the proposed accessory structure, and described characteristics of the site. She advised there are other accessory structures on site, a 9'x12' shed and a 12'x24' horse trailer. She expressed the understanding that the horse trailer would be removed prior to construction of the proposed structure. She advised that Mr. Earle had previously applied for a special use permit for the proposed structure; however, the time limit lapsed.

With regard to the aesthetics of the accessory structure, Ms. Pruitt noted the siding and roofing material will be similar to those of the primary dwelling unit. She expressed the understanding the color of the accessory structure will be beige or yellow. In response to a question, Mr. Earle advised the proposed structure will be painted to match the existing house. He acknowledged the trim will be painted sage green and that the roofing will be a similar 35-year composition material. Ms. Pruitt noted that the applicant had provided written consent by six property owners in the vicinity. She further noted the request was fairly common for a one-acre property. She advised that 31 adjacent property owners were noticed within 490 feet of the subject site. As of the writing of the staff report, no comments had been received either in favor or against the proposal.

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Mr. Earle acknowledged having read the staff report and his agreement with the conditions of approval. Ms. Pruitt approved ADM-06-072, an administrative permit application from Pete Earle, to allow a detached garage of approximately 1824 square feet which will result in the total square footage of accessory structures equaling approximately 72 percent of the primary structure, 62 percent after removal of the temporary horse shelter, on property zoned single-family one-acre, located at 4740 Conte Drive, APN 010-202-08, based on seven findings and subject to the conditions of approval contained in the staff report, and with the understanding that any acknowledgments to the Hearing Examiner by the applicant may be considered as further stipulations or conditions of approval of this application.

E.	ADJOURNMENT	(1-074) -	 Ms. Pruitt ad 	journed the he	earing at 10:15	a.m.

The Minutes of the May 16, 2006 Administrative Permit Review hearing are so approved this 7th day of July, 2006.

JENNIFER PRUITT, Hearing Examiner