

ADMINISTRATIVE PERMIT REVIEW

Minutes of the July 28, 2005 Hearing

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An Administrative Permit Review hearing was scheduled for 10:00 a.m. on Thursday, July 28, 2005 in the Planning and Community Development Department Conference Room, 2621 Northgate Lane, Suite 62, Carson City, Nevada.

PRESENT: Jennifer Pruitt, Hearing Examiner
Randall Millard, Applicant's Representative
Bruce VanCleemput, Assistant Chief / Fire Marshal
Kathleen King, Recording Secretary

NOTE: A tape recording of these proceedings is on file in the Clerk-Recorder's Office, and is available for review during regular business hours.

A. CALL TO ORDER (1-002) - Ms. Pruitt called the hearing to order at 10:00 a.m.

B. MODIFICATION TO THE AGENDA (1-007) - None.

C. PUBLIC COMMENT (1-010) - None.

D. PUBLIC HEARING ACTION ITEMS:

D-1. ADM-05-130 ACTION TO APPROVE A REQUEST FROM MILLARD REALTY & CONSTRUCTION (PROPERTY OWNER: DORIS RICE) TO ALLOW CONSTRUCTION OF AN 1,120 SQUARE FOOT ACCESSORY STRUCTURE THAT EXCEEDS 50% OF THE PRIMARY STRUCTURE OF 1,565 SQUARE FEET, ON PROPERTY ZONED MOBILE HOME 6,000 (MH6), LOCATED AT 3229 SHERMAN LANE, APN 008-251-02 (1-015) - Mr. Millard acknowledged having reviewed the staff report and his agreement with the conditions of approval. Ms. Pruitt provided an overview of the purpose of the administrative permit review hearing. She reviewed the staff report, and noted that the administrative permit application was appropriate. She noted the applicant's proposal to locate the structure toward the rear of the property, and advised that it will house a number of vehicles. She advised of having received no negative comment from the 41 public notices sent by the Planning and Community Development Department.

Ms. Pruitt specifically noted conditions of approval #5 and #9, and read the same into the record. She further noted that the purpose for the garage was very straightforward. In response to a question, Mr. VanCleemput advised of no additional comments. Ms. Pruitt approved the request from Millard Realty and Construction, property owner Doris Rice, to allow construction of an 1120 square foot accessory structure that exceeds 50% of the primary structure of 1565 square feet, on property zoned mobile home 6,000, located at 3229 Sherman Lane, APN 008-25-02. Ms. Pruitt advised that a Notice of Decision would be provided to the applicant for signature.

D-2. ADM-05-131 ACTION TO APPROVE A REQUEST FROM MICHAEL HACK TO ALLOW THE CONSTRUCTION OF A 2,640 SQUARE FOOT ACCESSORY STRUCTURE THAT EXCEEDS 50% OF THE PRIMARY STRUCTURE OF 3,644 SQUARE FEET, ON PROPERTY ZONED SINGLE FAMILY ONE ACRE (SF1A), LOCATED AT 1067 EAST ROLAND DRIVE, APN 009-216-02 (1-068) - Ms. Pruitt noted, for the record, that she had been in contact with the applicant, who was unable to attend the hearing. Mr. Hack had reviewed the staff report and expressed agreement

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with the conditions of approval. Ms. Pruitt reviewed the staff report, and discussed the purpose for the accessory structure. She advised that the subject parcel is improved with a home and landscape, and that there were no concerns over screening the subject structure. She noted, for the record, having received a call from Lenore Wood, of 950 East Roland Drive, who expressed support for the request.

Ms. Pruitt noted the conditions of approval were standard. The single-family, one-acre zoning district allows guest buildings accessory to the primary dwelling unit. Ms. Pruitt noted that the applicant was not requesting a guest building. The siding and roofing material will be required to match the existing dwelling unit, and the applicant must use the accessory building for storage of vehicles and equipment as stated in the application. No commercial activity, other than a home occupation, will be allowed.

In response to a question, Mr. VanCleemput advised of no additional comments. Ms. Pruitt approved ADM-05-131, an administrative permit application from Michael Hack to allow a garage of 2,640 square feet which exceeds 50% of the primary structure, on property zoned single-family, one-acre, located at 1067 East Roland Drive, APN 009-216-02, based on the findings contained in the staff report and subject to the ten conditions of approval.

E. ADJOURNMENT (1-119) - Ms. Pruitt adjourned the hearing at 10:13 p.m.

The Minutes of the July 28, 2005 Administrative Permit Review hearing are so approved this _____ day of August, 2005.

JENNIFER PRUITT, Hearing Examiner