

ADMINISTRATIVE PERMIT REVIEW
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An Administrative Permit Review hearing was scheduled for 1:00 p.m. on Wednesday, November 2, 2005 in the Planning and Community Development Department Conference Room, 2621 Northgate Lane, Suite 62, Carson City, Nevada.

PRESENT: Jennifer Pruitt, Hearing Examiner
Ronald Lawver, Applicant's Representative
Rory Hogen, Assistant Engineer
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 1:02 p.m.**
- B. MODIFICATION TO THE AGENDA (1-003) - None.**
- C. PUBLIC COMMENT (1-006) - None.**
- D. PUBLIC HEARING ACTION ITEMS:**

D-1. ADM-05-201 ACTION TO APPROVE A REQUEST FROM DAVID MARVIN OF FAULK AND FOSTER, REPRESENTING CLEARWIRE (PROPERTY OWNER: NEVADA WEST LAND LLC) TO ALLOW CO-LOCATION OF THREE ANTENNAS (EACH 35.8 INCHES HIGH x 4.5 INCHES WIDE x 5.5 INCHES DEEP), RELATED BTS EQUIPMENT BELOW EACH ANTENNA (EACH 19.3 INCHES HIGH x 11.3 INCHES WIDE x 5.1 INCHES DEEP) AND ONE MICROWAVE DISH (24 INCHES IN DIAMETER) ON AN EXISTING 45-FOOT MONOPOLE AND AN EQUIPMENT SHELTER (LOCATED ON A 7 FOOT BY 7 FOOT LEASE AREA), ON PROPERTY ZONED GENERAL COMMERCIAL (GC), LOCATED AT 4024 LEPIRE DRIVE, APN 010-351-92 (1-015) - Ms. Pruitt introduced this item, and provided background information on the administrative permit review process. She advised that a building permit was issued for the existing pole in 2001. No special use or administrative permit was required at the time because the height of the pole did not exceed the maximum building height of the zoning district. Ms. Pruitt advised that, in 2001, the zoning district was general industrial and has since been changed to general commercial. She expressed the understanding that no public comment had been received on this item. She advised that the co-location will not result in an increase in the existing 45-foot height of the pole.

Mr. Hogen reviewed his October 18, 2005 memo, included in the agenda materials. In response to a question, Mr. Lawver pointed out the location of the existing street and the driveway. He acknowledged there would be no change in elevation, and that no drainage along the street would be affected. Ms. Pruitt noted likely future improvements to the existing pole access in association with the proposed Sundance Ridge Phase II project which was recently approved by the Planning Commission. Mr. Lawver advised that the topography will change.

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Mr. Lawver acknowledged having received a staff report, and his agreement with the information contained therein. In response to a question, Mr. Hogen requested a smaller scale drawing depicting the locations of streets and storm drainage ways.

Ms. Pruitt approved the request from David Marvin of Faulk and Foster, representing Clearwire, property owner: Nevada West Lands, LLC, to allow co-location of three antennas, related BTS equipment below each antenna, and one microwave dish on existing 45-foot monopole and equipment shelter, located on a 7 x 7 leased area, on property zoned general commercial, located at 4024 Lepire Drive, APN 010-351-92, subject to the seven findings and the conditions of approval contained in the staff report; and the noted stipulation from the applicant that a site plan will be provided at time of building permit issuance with additional information as requested during this hearing, and with the further understanding that any acknowledgments to the Hearing Examiner by the applicant would be considered further conditions of approval of the subject application.

E. ADJOURNMENT (1-107) - Ms. Pruitt adjourned the hearing at 1:13 p.m.

The Minutes of the November 2, 2005 Administrative Permit Review hearing are so approved this _____ day of February, 2006.

JENNIFER PRUITT, Hearing Examiner