

ADMINISTRATIVE PERMIT REVIEW

Minutes of the July 27, 2004 Meeting

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An Administrative Permit Review hearing was scheduled for 2:00 p.m. on Tuesday, July 24, 2004 in the Planning and Community Development Department Conference Room, 2621 Northgate Lane, Suite 62, Carson City, Nevada.

PRESENT: Jennifer Pruitt, Hearing Examiner
John M. Gorman, Applicant
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 (1-001) - Ms. Pruitt called the hearing to order at 2:11 p.m.

B. MODIFICATION TO THE AGENDA (1-004) - None.

C. PUBLIC COMMENT (1-006) - Ms. Pruitt noted that only the applicant and the above-listed City staff were present.

D. PUBLIC HEARING: ACTION ITEMS

D-1. ADM 04-129 ACTION TO APPROVE A REQUEST FROM JOHN M. GORMAN TO ALLOW AN ACCESSORY STRUCTURE (GARAGE) OF APPROXIMATELY 900 SQUARE FEET THAT EXCEEDS 50% OF THE PRIMARY STRUCTURE OF 1494 SQUARE FEET, ON PROPERTY ZONED MOBILE HOME 12,000 (MH12), LOCATED AT 2379 BUNCH WAY, APN 008-174-61 (1-012) - Ms. Pruitt referred to the staff report, with eight conditions of approval, included in the agenda materials. She advised that Mr. Gorman was provided a copy of the staff report. Findings of a site visit, conducted by Planning and Community Development Department staff on July 20, 2004, are that the subject site is primarily flat and developed with a manufactured home of 1494 square feet. The proposed garage will be located on the northern portion of the subject parcel. Ms. Pruitt advised that all setbacks are in compliance with the site plan prepared by the applicant.

Mr. Gorman acknowledged his receipt of the staff report and his agreement with the eight conditions of approval contained therein. Ms. Pruitt approved the request from John M. Gorman to allow an accessory structure of approximately 900 square feet that exceeds 50% of the primary structure of 1494 square feet, on property zoned Mobile Home 12,000, located at 2379 Bunch Way, APN 008-174-61, subject to the conditions of approval delineated in the staff report, specifically that the proposed structure will be utilized as an accessory structure and at no time may it be permitted to be used for commercial purposes or as a residential rental unit.

E. ADJOURNMENT (1-039) - Ms. Pruitt adjourned the hearing at 2:14 p.m.

The Minutes of the July 27, 2004 Administrative Permit Review hearing are so approved this _____ day of August, 2004.

JENNIFER PRUITT, Hearing Examiner