

ADMINISTRATIVE PERMIT REVIEW
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An Administrative Permit Review hearing was scheduled for 10:30 a.m. on Wednesday, June 13, 2007 in the Planning Division Conference Room, 2621 Northgate Lane, Suite 62, Carson City, Nevada.

PRESENT: Jennifer Pruitt, Hearing Examiner
James Gotchy, 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 (1-001)** - Ms. Pruitt called the hearing to order at 10:30 a.m.
- B. MODIFICATION TO THE AGENDA (1-003)** - None
- C. PUBLIC COMMENT (1-006)** - None.
- D. PUBLIC HEARING ACTION ITEMS:**

D-1. ADM-07-073 ACTION TO CONSIDER AN ADMINISTRATIVE PERMIT REVIEW APPLICATION FROM JAMES GOTCHY (PROPERTY OWNER: JAMES L. GOTCHY TRUST) TO ALLOW CONSTRUCTION OF AN ACCESSORY STRUCTURE (TWO-CAR GARAGE) EXCEEDING 50 PERCENT OF THE SIZE OF PRIMARY STRUCTURE, ON PROPERTY ZONED MOBILE HOME 12,000 (MH12) LOCATED AT 3540 EAST NYE LANE, APN 008-192-59 (1-012) - Ms. Pruitt introduced this item. At her request, Mr. Gotchy introduced himself for the record as the property owner and applicant. He acknowledged having reviewed the staff report, and his agreement with the conditions of approval outlined therein. Ms. Pruitt reviewed the staff report. She referred to a note from June Brandenburg, received after the staff report was mailed, indicating no objection to the proposed building. Mr. Gotchy provided a letter to Ms. Pruitt, from Martha Westover, indicating no objection to the proposed garage building.

Mr. Gotchy described the design of the proposed garage structure, as depicted on a drawing. Ms. Pruitt noted 12 conditions of approval outlined in the staff report, and advised that Mr. Gotchy had met the required findings. Mr. Gotchy stipulated to an additional condition of approval that the asphalt shingles proposed for the roof of the garage structure would match the shingles on the main residence.

Ms. Pruitt approved ADM-07-073, an administrative permit request, to allow construction of an accessory structure, two-car garage, exceeding 50 percent of the size of the primary structure, on property zoned mobile home 12,000, MH12, located at 3540 East Nye Lane, APN 008-192-59, based on seven findings and subject to the conditions of approval, in addition to the stipulation that the composition roofing material of the proposed detached accessory structure match that of the existing primary dwelling unit.

- E. ADJOURNMENT (1-086)** - Ms. Pruitt adjourned the hearing at 10:40 a.m.

The Minutes of the June 13, 2007 Administrative Permit Review Hearing are so approved this 24th day of June, 2007.

JENNIFER PRUITT, Hearing Examiner