

ADMINISTRATIVE PERMIT REVIEW
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An Administrative Permit Review hearing was scheduled for 2:00 p.m. on Tuesday, May 24, 2005 in the Planning and Community Development Department Conference Room, 2621 Northgate Lane, Suite 62, Carson City, Nevada.

PRESENT: Jennifer Pruitt, Hearing Examiner
Ron Ward, Applicant
Shiela Ward, Applicant
Kathryn Streeter, Senior Engineering Technician
Kathleen King, Recording Secretary

ALSO PRESENT: Romaine Curtis

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 2:00 p.m.**
- B. MODIFICATION TO THE AGENDA (1-004) - None.**
- C. PUBLIC COMMENT (1-007) - None.**
- D. PUBLIC HEARING ACTION ITEM:**

ADM-05-077 ACTION TO APPROVE A REQUEST FROM RONALD AND SHIELA WARD TO ALLOW CONSTRUCTION OF A 1280 SQUARE FOOT ACCESSORY BUILDING THAT EXCEEDS 50% OF THE PRIMARY STRUCTURE OF 2248 SQUARE FEET, ON PROPERTY ZONED SINGLE FAMILY 1 ACRE (SF1A), LOCATED AT 1188 ROLAND STREET, APN 009-219-12 (1-016) - Ms. Pruitt referred to the staff report included in the agenda materials, and advised that copies had been provided to the applicants prior to the start of the meeting. She explained the purpose for administrative permits to provide for proposed uses having characteristics which may adversely affect other land uses, transportation, or facilities. She advised the subject administrative permit is required because the total cumulative square footage of the proposed and existing detached structures is between 50% and 75% of the square footage of the primary structure. She further advised that the proposed structure is 1,280 square feet, the purpose for which is to store the property owner's RV, boat, and other household items. She noted a 168-square foot shed on site, and that the existing primary dwelling unit is 2,270 square feet which includes a 506-square foot garage. She noted that it is not uncommon, in the single-family, one-acre zoning district, for property owners to request accessory structures which exceed 50% of the square footage of the primary dwelling unit.

Ms. Pruitt noted, for the record, that no commercial use or storage will be proposed or allowed to be associated with this project. She reviewed the dimensions and placement of the proposed structure. She noted that the proposed location of the accessory structure will be screened from the street by the existing primary dwelling unit. She advised of having received no comment with regard to the project in response to the notifications sent out by staff. She noted the five signatures, provided by the applicants, from the nearest adjacent property owners in support of the project. Mr. Ward acknowledged he will control dust during construction, and that no water or sewer facilities are proposed for the structure. Ms. Pruitt advised that a building permit will be required for the project.

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Ms. Streeter advised that Development Engineering had no objection to the request. She requested the applicant to include on the plans arrows depicting drainage flows around the structure and from the lot. She advised that a minimum 2% drainage at a minimum of 5' from the structure is required, and that lot drainage must not affect neighboring properties. In response to a question, Ms. Streeter advised that elevation drawings would also be helpful.

Ms. Pruitt referred to the findings and eight conditions of approval in the staff report, and approved the administrative permit application of Ronald and Shiela Ward to allow construction of a 1,280 square foot accessory building that exceeds 50% of the primary structure of 2,248 square feet on property zoned single-family, one-acre, located at 1188 Roland Street, APN 009-219-12. She reviewed the 10-day appeal period, and advised that a Notice of Decision would be generated and provided for review and signature by the applicant.

E. ADJOURNMENT (1-094) - Ms. Pruitt adjourned the hearing at 2:15 p.m.

The Minutes of the May 24, 2005 Administrative Permit Review hearing are so approved this 13th day of July, 2005.

JENNIFER PRUITT, Hearing Examiner