

ADMINISTRATIVE PERMIT REVIEW
Minutes of the June 20, 2005 Hearing
Page 1

An Administrative Permit Review hearing was scheduled for 11:00 a.m. on Monday, June 20, 2005 in the Planning and Community Development Department Conference Room, 2621 Northgate Lane, Suite 62, Carson City, Nevada.

PRESENT: Jennifer Pruitt, Hearing Examiner
Muriel Darling, Applicant
April Burchett, Applicant's Representative
Travis Osterhaut, Applicant's Representative
Dick Evans, Fire Inspector
Kathleen King, Recording Secretary

ALSO PRESENT:
Wendy Darling
Wyatt Darling

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 11:08 a.m.
- B. MODIFICATION TO THE AGENDA (1-005)** - None.
- C. PUBLIC COMMENT (1-008)** - None.
- D. PUBLIC HEARING ACTION ITEM:**

D-1. ADM-05-059 ACTION TO APPROVE A REQUEST FROM MURIEL DARLING TO ALLOW CONSTRUCTION OF A 588 SQUARE FOOT ADDITION TO AN EXISTING 428 SQUARE FOOT ACCESSORY STRUCTURE, IN ADDITION TO AN EXISTING 1755 QUONSET STRUCTURE, THAT EXCEEDS 50% OF THE PRIMARY STRUCTURE OF 5339 SQUARE FEET, ON PROPERTY ZONED AGRICULTURAL (A), LOCATED AT 2055 EMPIRE RANCH ROAD, APN 010-581-13 (1-016) - Ms. Pruitt provided background information on the administrative permit review process. The applicants acknowledged having received a copy of the staff report. Ms. Pruitt provided an overview of the staff report, and reviewed the plan drawings included in the agenda materials. She advised of no issues with regard to the proposal. Ms. Darling acknowledged that the structure will be used for residential purposes.

Extensive discussion took place with regard to emergency vehicle access to the property, and Ms. Pruitt advised the applicant to designate the emergency vehicle turnaround on the plan drawings.

(2-010) Ms. Darling and her representatives acknowledged having reviewed the conditions of approval. Ms. Pruitt approved ADM-05-059, an Administrative Permit Application from Muriel Darling to allow construction of a 588 square-foot addition to an existing 428 square-foot accessory structure in addition to an existing 1755 square-foot Quonset structure and rural house that totally exceeds 50% of the primary structure's 5339 square feet. Ms. Pruitt responded to questions regarding the on-site structures. Ms. Pruitt noted the property is zoned Agricultural and located at 2055 Empire Ranch Road, APN 010-581-13, and that the approval was based on the findings and conditions of approval contained in the staff report, with

ADMINISTRATIVE PERMIT REVIEW
Minutes of the June 20, 2005 Hearing
Page 2

the understanding that any acknowledgments to the Hearing Examiner by the Applicant may be considered as further stipulations or conditions of approval in regard to the application. Ms. Pruitt noted that a copy of the Fire Department's conditions of approval would be provided to the Applicant. In response to a question, she reviewed the Notice of Decision process and requirements.

E. ADJOURNMENT (2-0239) - Ms. Pruitt adjourned the hearing at 11:25 a.m.

The Minutes of the June 20, 2005 Administrative Permit Review hearing are so approved this 13th day of July, 2005.

JENNIFER PRUITT, Hearing Examiner