ADMINISTRATIVE PERMIT REVIEW Minutes of the October 21, 2003 Hearing Page 1

An Administrative Permit Review hearing was scheduled for 9:00 a.m. on Tuesday, October 21, 2003 in the Planning and Community Development Department Conference Room, 2621 Northgate Lane, Suite 62, Carson City, Nevada.

PRESENT: Lee Plemel, Hearing Examiner Jennifer Pruitt, Associate Planner

Eric Pederson, Applicant Mark Kominsky, Contractor

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) Mr. Plemel called the hearing to order at 9:00 a.m.
- **B. MODIFICATION TO THE AGENDA** (1-004) None.
- **C. PUBLIC COMMENT** (1-005) Mr. Plemel noted there were no citizens present other than those directly associated with the public hearing item.
- D. PUBLIC HEARING: ACTION ITEMS

ADM-03-135 ACTION TO APPROVE A REQUEST FROM ERIC AND SUZAN PEDERSON TO ALLOW ACCESSORY STRUCTURES EXCEEDING 50% OF THE SIZE OF THE PRIMARY STRUCTURE FOR CONSTRUCTION OF A GUEST BUILDING OF UP TO 800 SQUARE FEET, ON PROPERTY ZONED SINGLE FAMILY ONE ACRE (SF1A), LOCATED AT 3250 CONTE DRIVE, APN 010-142-07 (1-008) - Mr. Plemel provided background information on this item. Mr. Pederson acknowledged having reviewed the staff report and his understanding of the recommended conditions of approval, with which he agreed to comply. Ms. Pruitt advised that a site visit was conducted, together with Mr. Pederson, during which materials were discussed. She further advised that the setbacks will be met as shown on the plan, and that the height of the proposed structure will not exceed the height of the existing primary dwelling. In response to a question, Mr. Kominsky described the proposed structure as a one-room cottage with a bathroom and a closet.

In response to a question, Ms. Pruitt advised that no public comment has been received on this item. Mr. Plemel noted, for the record, that notices were provided to thirty adjacent property owners. Mr. Plemel approved ADM 03-135, an administrative permit application to allow a detached guest quarters of approximately 704 square feet which exceeds 50% of the primary structure on property zoned single family, one acre, located at 3250 Conte Drive, APN 010-142-07, based on the seven findings and subject to the six conditions of approval included in the staff report prepared by Jennifer Pruitt.

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E.

E.	ADJOURNMENT (1-057) - Mr. Plemel adjourned the hearing.
	Minutes of the October 21, 2003 Administrative Permit Review hearing are so approved this
day	of October, 2003.
	LEE PLEMEL, Hearing Examiner