

**ADMINISTRATIVE PERMIT REVIEW**  
**Minutes of the Wednesday, September 14, 2016 Hearing**  
**Carson City Community Development, Conference Room A**  
**108 East Proctor Street, Carson City, Nevada**

An Administrative Permit Review hearing was scheduled for 1:15 p.m. on Wednesday, September 14, 2016, in the Carson City Community Development Conference Room A, 108 East Proctor Street, Carson City, Nevada.

**PRESENT:** Applicant, ADM-16-093 – Robert Capps

**STAFF:** Hope Sullivan, Planning Manager – Administrative Hearing Officer  
Kathe Green, Assistant Planner  
Dan Yu, Deputy District Attorney  
Tamar Warren, Deputy Clerk

**NOTE:** A recording of these proceedings, and any written comments or documentation provided to the recording secretary during the hearing are public record. These materials are on file in the Clerk-Recorder's Office, and available for review during regular business hours. The ADM-16-093 materials are on file in the Planning Division, and are available for review during regular business hours.

**A. CALL TO ORDER**

(1:13:44) – Ms. Sullivan called the hearing to order at 1:13 p.m.

**B. MODIFICATION TO THE AGENDA**

(1:13:55) – Ms. Sullivan advised of no modifications to the agenda.

**C. PUBLIC COMMENT**

(1:13:58) – Ms. Sullivan entertained public comment; however, none was forthcoming.

**D. PUBLIC HEARING: ACTION ITEM**

**D-1 ADM-16-093 FOR POSSIBLE ACTION: TO CONSIDER AN ADMINISTRATIVE PERMIT APPLICATION FROM PROPERTY OWNER ROBERT M. CAPPS TO ALLOW AN ACCESSORY STRUCTURE TO EXCEED 50% BUT NOT MORE THAN 75% OF THE SIZE OF THE PRIMARY STRUCTURE, ON PROPERTY ZONED SINGLE FAMILY 1 ACRE (SF1A), LOCATED AT 1421 SOUTH DEER RUN ROAD, APN 010-087-13.**

(1:14:06) – Ms. Sullivan introduced this item. Ms. Green acknowledged that the staff report was made available to the public, and is a part of the agenda materials.

Applicant Robert Capps acknowledged that he had reviewed the staff report, and found the conditions of approval to be acceptable.

Ms. Sullivan entertained public comment; however, none was forthcoming.

Ms. Sullivan noted that the necessary findings had been met, and **approved ADM-16-093, a request from the Owner / Applicant Robert Capps to allow construction of a 1,440-square-foot detached accessory structure, on property zoned single-family one acre, located at 1421 South Deer Run Road, APN 010-087-13, based on the findings and subject to the conditions of approval contained in the staff report.**

Ms. Sullivan advised Mr. Capps that he would receive a Notice of Decision in the mail, and requested him to contact Ms. Green with any question.

**E. PUBLIC COMMENT**

(1:15:49) – Ms. Sullivan entertained public comment; however, none was forthcoming.

**F. ADJOURNMENT**

(1:15:51) – Ms. Sullivan adjourned the hearing at 1:15 p.m.

The Minutes of the September 14, 2016 Administrative Permit Review Hearing are respectfully submitted this 13<sup>th</sup> day of October, 2016.

SUSAN MERRIWETHER, Clerk - Recorder

By:

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Tamar Warren, Deputy Clerk