

ADMINISTRATIVE PERMIT REVIEW

Minutes of the June 20, 2006 Hearing

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An Administrative Permit Review Hearing was scheduled for 1:00 p.m. on Tuesday, June 20, 2006 in the Planning and Community Development Division Conference Room, 2621 Northgate Lane, Suite 62, Carson City, Nevada.

PRESENT: Jennifer Pruitt, Hearing Examiner

Duane Lemons, Fire Inspector

Stephen Glenn, Applicant

Cliff Hansen, Applicant's Representative

Erin Green, Applicant's Representative

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 meeting 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 1:02 p.m.

B. MODIFICATION TO THE AGENDA (1-004) - None.

C. PUBLIC COMMENT (1-007) - At Ms. Pruitt's request, the applicant, applicant's representatives, and City staff introduced themselves for the record. There was no public comment.

D. PUBLIC HEARING ACTION ITEMS:

D-1. ADM-06-090 ACTION TO CONSIDER AN ADMINISTRATIVE PERMIT REVIEW APPLICATION FROM THE KILLIAN COMPANY (PROPERTY OWNERS: INNOVATIVE PROPERTIES OF TAHOE AND DJRE INVESTMENTS, ET AL.) TO VARY THE REAR SETBACK FROM THE REQUIRED 30 FEET TO 27.06 FEET AND TO VARY THE SIDE SETBACK FROM THE REQUIRED 20 FEET TO 18.48 FEET, TO ALLOW THE RECORDATION OF A RECORD OF SURVEY BOUNDARY LINE ADJUSTMENT MAP, ON PROPERTY ZONED AIR INDUSTRIAL PARK (AIP), LOCATED AT 2188 LOCKHEED WAY AND 4300 RYAN WAY, APNs 008-406-13 AND 008-406-12 (1-016) - Ms. Pruitt introduced this item and reviewed the staff report. She noted, for the record, that the subject lot line adjustment does not include any new construction. The buildings are existing, and won't change as a result of the action. Ms. Pruitt expressed the understanding that, in order to facilitate purchase of on-site buildings, the property line is required to be adjusted. In order for the property line to be adjusted, minor variations to the set back are required. Ms. Pruitt advised that staff had met on several occasions and determined the subject process to be the appropriate method by which to address the situation, considering no additional construction of buildings will take place. In response to a question, Mr. Lemons advised the Fire Department had no comments on this application. Ms. Pruitt noted the required signatures from adjacent property owners included in the agenda materials. Mr. Glenn acknowledged having reviewed the staff report and his agreement with the conditions of approval.

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Ms. Pruitt advised the findings had been made and approved ADM-06-090, an administrative variance application from Stephen Glenn with the Killian Company and Tech Engineering, to allow side and rear yard setback deviations of less than ten percent, on property zoned air industrial park, located at 4300 Ryan Way and 2188 Lockheed Way, APNs 008-406-12 and 008-406-13, as shown on the plans submitted with the application, based on the seven findings and subject to the conditions of approval contained in the staff report, with the understanding that any acknowledgments to the Hearing Examiner, by the applicant, may be considered as further stipulations or conditions of approval of this application.

E. ADJOURNMENT (1-071) - Ms. Pruitt adjourned the hearing at 1:09 p.m.

The Minutes of the June 20, 2006 Administrative Permit Review hearing are so approved this 7th day of July, 2006.

JENNIFER PRUITT, Hearing Examiner