

ADMINISTRATIVE PERMIT REVIEW
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An Administrative Permit Review hearing was scheduled for 11:00 a.m. on Monday, August 14, 2006 in the Planning and Community Development Division Conference Room, 2621 Northgate Lane, Suite 62, Carson City, Nevada.

PRESENT: Jennifer Pruitt, Hearing Examiner
Kristoffer Wickstead, Applicant (Item D-1)
Melissa Wickstead, Applicant (Item D-1)
Rory Hogan, Engineering Division Assistant Engineer (Item D-1)
Jami Holland, Cingular Wireless, Applicant's Representative (Item D-2)
Kathleen King, Recording Secretary

NOTE: A tape recording of these proceedings, the agenda materials, and any written comments or documentation provided to the recording secretary during the hearing 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 11:01 a.m.
- B. MODIFICATION TO THE AGENDA** (1-003) - None.
- C. PUBLIC COMMENT** (1-010; 136) - None.
- D. PUBLIC HEARING ACTION ITEMS:**

D-1. ADM-06-154 ACTION TO CONSIDER AN ADMINISTRATIVE PERMIT REVIEW APPLICATION FROM KRISTOFFER WICKSTEAD (PROPERTY OWNER: WICKSTEAD, KRISTOFFER AND MELISSA) TO ALLOW THE ADDITION OF AN ACCESSORY STORAGE STRUCTURE 1,260 SQUARE FEET IN SIZE, ON PROPERTY ZONED SINGLE FAMILY 12,000 (SF12), LOCATED AT 2708 GARDNER LANE, APN 008-281-71 (1-016) - Ms. Pruitt introduced this item, and reviewed the staff report, including the conditions of approval. Mr. Hogan reviewed the July 31, 2006 memo included in the agenda materials, which strongly recommended against the proposed location of the storage structure due to the fact that it will "bury about 42 feet of the existing sewer lateral and, therefore, make access for repair work very difficult." He requested the applicants to submit drawings depicting the location of the water lines. He recommended constructing the building with sufficient height to ensure adequate drainage from the foundation. He requested the applicants to indicate drainage routes on the drawings and to ensure that drainage doesn't adversely affect neighboring properties. Discussion followed with regard to the location of water and sewer lines. Mr. Hogan offered to review the construction documents with Mr. and Mrs. Wickstead.

In response to a question, Mr. Wickstead advised of future plans to install a sink and a toilet in the structure. Mr. and Mrs. Wickstead acknowledged an understanding of Mr. Hogan's concerns. Mr. Wickstead advised that, after further reviewing the location of water and sewer lines, he may propose to relocate the proposed structure under a separate permit. Ms. Pruitt advised that relocating the proposed structure may not meet setback requirements. She further advised that her decision would be contingent upon the Wicksteads providing information regarding the outcome of their meeting with Mr. Hogan.

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Ms. Pruitt approved ADM-06-154, an administrative permit application from Kristoffer Wickstead to allow a detached garage, of 1,260 square feet, which will result in a total square footage of accessory structures equaling approximately 72 percent of the primary structure, on property zoned single family 12,000, located at 2703 Gardner Lane, APN 008-281-71, based on 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 to this application. Stipulation number one will be that the applicant will meet with Mr. Hogan regarding the sewer and water, as noted on the plans. If, by chance, the location of the proposed accessory structure changes such that the applicant cannot meet the setback requirement, additional approvals could be required.

Ms. Pruitt recessed the hearing at 11:14 a.m. and reconvened at 11:17 a.m.

D-2. ADM-06-148 ACTION TO CONSIDER AN ADMINISTRATIVE PERMIT REVIEW APPLICATION FROM RAMA GULATI (PROPERTY OWNER: STATE OF NEVADA) TO ALLOW MODIFICATION OF AN EXISTING ROOFTOP WIRELESS COMMUNICATIONS FACILITY BY REMOVING TWO OMNI ANTENNAS (53" x 1.5" AND 77" x 1.5") AND REPLACING THEM WITH THREE NEW PANEL ANTENNAS (51.4" x 10.5" x 5.2" EACH), ON PROPERTY ZONED PUBLIC (P), LOCATED AT 401 SOUTH CARSON STREET, APN 004-071-01 (1-143) - Ms. Pruitt introduced this item and reviewed the staff report. Ms. Holland acknowledged having reviewed the conditions of approval and her agreement with the same. Ms. Pruitt specifically reviewed conditions of approval 6 through 12.

Ms. Pruitt approved ADM-06-148, an administrative permit application from Rama Gulati, property owner State of Nevada, to allow for the wireless co-location and modification of an existing rooftop telecommunications facility, consisting of the removal of two omni antennas to be replaced with three new panel antennas at the same mounting height (each 51.4 inches high by 10.5 inches wide and 5.2 inches deep), on property zoned public, located at 401 South Carson Street, APN 004-071-01, subject to seven findings and the conditions of approval contained in the staff report.

E. ADJOURNMENT (1-201) - Ms. Pruitt adjourned the hearing at 11:23 a.m.

The Minutes of the August 14, 2006 Administrative Permit Review hearing are so approved this 17th day of August, 2006.

JENNIFER PRUITT, Hearing Examiner