

ADMINISTRATIVE PERMIT REVIEW
Minutes of the December 18, 2006 Hearing
Page 1

An Administrative Permit Review hearing was scheduled for 11:00 a.m. on Monday, December 18, 2006 in the Planning Division Conference Room, 2621 Northgate Lane, Suite 62, Carson City, Nevada.

PRESENT: Jennifer Pruitt, Hearing Examiner
Kathleen King, Recording Secretary
Rory Hogan, Assistant Engineer
Andrew Koltavary, Applicant's Representative (D1)
Dean Norby, Applicant's Representative (D1)
Bruce Robertson, Property Owners' Representative (D1)
Amber O'Toole, Applicant's Representative (D2)

NOTE: A 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 (1-002)** - Ms. Pruitt called the meeting to order at 11:05 a.m.
- B. MODIFICATION TO THE AGENDA (1-004)** - None.
- C. PUBLIC COMMENT (1-006)** - None.
- D. PUBLIC HEARING ACTION ITEMS:**

D-1. ADM-06-235 ACTION TO CONSIDER AN ADMINISTRATIVE PERMIT APPLICATION FROM KM&A (PROPERTY OWNERS: DON K. AND TONI K. LANGSON) TO ALLOW CONSTRUCTION OF A SINGLE-STORY, DRIVE-THRU RESTAURANT (DEL TACO) THAT WOULD FRONT COLLEGE PARKWAY, ON PROPERTY ZONED TOURIST COMMERCIAL (TC), LOCATED AT 822 COLLEGE PARKWAY, APN 002-751-02 (1-012) - Ms. Pruitt introduced this item, and reviewed the application. Mr. Koltavary acknowledged having reviewed the staff report, and his agreement with the same. Ms. Pruitt reviewed the purpose of the administrative permit review hearing. She advised that a major project review was conducted on May 16, 2006, at which time the administrative variance requirement was noted. She further advised that staff is in agreement that the administrative variance is warranted. She advised of having received no written comments from adjacent property owners in response to the public noticing process.

Mr. Hogan advised of no concerns, on the part of Engineering Division staff, with the drive-thru. There are concerns over the driveway approach on College Parkway. Mr. Hogan displayed plans which depicted a possible revision to the driveway approach. He suggested the possibility of a guy wire in the middle of the driveway approach which doesn't appear to be shown on the plan and would "have to be worked out with Sierra Pacific." He acknowledged having consulted with Deputy City Engineer Jeff Sharp with regard to the plans and the possible revision. In response to a question, he advised that the revision should be submitted, together with the site plan, with the building permit application. In response to a further question, he emphasized that the possible revision was only a suggestion. Discussion followed, and Ms. Pruitt suggested reviewing the plans and scheduling an appointment with Mr. Hogan and Mr. Sharp to resolve the issue. She further suggested having a Lumos & Associates representative sign off on the plan prior to submitting the building permit application. Mr. Hogan offered to meet with the gentlemen. In

ADMINISTRATIVE PERMIT REVIEW
Minutes of the December 18, 2006 Hearing
Page 2

response to a question, Mr. Koltavary advised of having met with Sierra Pacific Power Company representatives regarding the distance between the two power poles. He expressed confidence that the guy wire could be adjusted. In response to a question, Mr. Hogan provided further clarification on the concern associated with the driveway. Discussion took place regarding parking requirements.

Ms. Pruitt reviewed the conditions of approval included in the staff report, and discussion followed regarding the requirements associated with the landscape berm. Ms. Pruitt responded to questions regarding signage requirements, and referred the gentlemen to Associate Planner Sean Foley. Ms. Pruitt approved ADM-06-235, a minor variance request to allow construction of a single-story, drive-thru restaurant, Del Taco, that will front College Parkway / Retail Drive, on property zoned tourist commercial, located at 822 College Parkway, APN 002-751-02, based on the seven findings and subject to the conditions of approval contained in the staff report. Ms. Pruitt recessed the meeting.

D-2. ADM-06-236 ACTION TO CONSIDER AN ADMINISTRATIVE PERMIT APPLICATION FROM RAMA GUILIATI, OF APPLIED WIRELESS (PROPERTY OWNER: BROWN, JOE C. FAMILY LTD. PARTNERSHIP; APPLICATION OWNER: AMERICAN TOWER) TO CO-LOCATE 12 WIRELESS TELECOMMUNICATION PANEL ANTENNAS AT A 50-FOOT HEIGHT ON AN EXISTING 98-FOOT TALL MONOPOLE, IN ADDITION TO A PROPOSED 12 FOOT BY 20 FOOT CONCRETE EQUIPMENT SLAB, ON PROPERTY ZONED LIMITED INDUSTRIAL (LI), LOCATED AT 2088 SOUTH LOMPA LANE, APN 010-061-62 (1-235) - Ms. Pruitt reconvened the meeting, and introduced this item. She provided Ms. O'Toole an opportunity to review the staff report. Ms. O'Toole acknowledged her agreement with the conditions of approval contained in the staff report. Ms. Pruitt provided historic information on the subject site, and explained the purpose for the administrative permit review hearing pursuant to the provisions of the Carson City Municipal Code. She reviewed the application, which proposed 12 antennas and an equipment cabinet. Ms. O'Toole acknowledged the antennas are proposed to be installed at the 50-foot height, and that this is the lowest installation height. She further acknowledged that the equipment is not proposed to be lighted. Ms. Pruitt advised of having received one letter in response to the public noticing process, which she read into the record. In response to a question, Ms. O'Toole advised there should be no disruption to radio, television, or cell phone service in the area.

Ms. Pruitt entertained questions or comments and, when none were forthcoming, approved ADM-06-236, an administrative permit request from Applied Wireless, Rama Guiliati, property owner Joe C. Brown Family Limited Partnership, to allow for the wireless co-location of twelve antennas, 51.6 inches by 12.1 inches by 4.5 inches, on an existing monopole and ground-located equipment panels, as referenced in the staff report, on property zoned limited industrial, located at 2088 South Lompa Lane, APN 010-061-62, subject to the seven findings and the conditions of approval contained in the staff report.

E. ADJOURNMENT (1-331) - Ms. Pruitt adjourned the hearing at 11:37 a.m.

The Minutes of the December 18, 2006 Administrative Permit Review hearing are so approved this 11th day of January, 2007.