

ADMINISTRATIVE PERMIT REVIEW

Minutes of the March 29, 2005 Hearing

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An Administrative Permit Review hearing was scheduled for 8:30 a.m. on Tuesday, March 29, 2005 in the Planning and Community Development Department Conference Room, 2621 Northgate Lane, Suite 62, Carson City, Nevada.

PRESENT: Jennifer Pruitt, Hearing Examiner
Mark Kimbrough, Applicant
Kathe Green, Assistant Planner
Kathleen King, Recording Secretary

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 (1-002) - Ms. Pruitt called the meeting to order at 8:30 a.m.

B. MODIFICATION TO THE AGENDA (1-003) - None.

C. PUBLIC COMMENT (1-006) - None.

D. PUBLIC HEARING ACTION ITEMS:

D-1. ADM-05-040 ACTION TO APPROVE A REQUEST FROM MARK KIMBROUGH TO ALLOW CONSTRUCTION OF A 36 FOOT BY 42 FOOT SHOP AND RV BARN, ON PROPERTY ZONED SINGLE FAMILY 5 ACRE (SF5A), LOCATED AT 6163 RIO VISTA LANE, APN 010-503-28 (1-012) - Ms. Pruitt referred to the staff report prepared by Ms. Green which was included in the agenda materials. She advised that the property is located within the single-family, five-acre zoning district, and reviewed the dimensions of the proposed structure. She explained the reason for the administrative permit review hearing in that the total cumulative square footage of the proposed and existing structures exceeds 50% of the square footage of the primary dwelling unit. She reviewed the dimensions of the primary dwelling unit.

Ms. Pruitt advised that the purpose of the proposed structure is for storage of automobiles and recreational vehicles. She noted there are surrounding properties visible to the subject property which appear to be newer custom homes on lots similar to the applicant's lot. She noted that the neighborhood homeowners association had approved the project, with the stipulation that the proposed structure be the same architecturally, and the same materials used, as the primary dwelling.

Ms. Pruitt referred to the findings and conditions of approval included in the staff report. She advised that the first four conditions of approval are standard, and read the remaining six conditions into the record. She noted that the applicant had already applied for a building permit. She reviewed the procedure for signing and submitting the Notice of Decision from this hearing to the Building Department.

Ms. Pruitt responded to questions regarding motion detector flood lights. She requested Mr. Kimbrough to provide descriptive information to Ms. Green. Mr. Kimbrough acknowledged that similar lights are already installed on his house. Ms. Pruitt responded to additional questions with regard to the required correction specified by condition of approval #10.

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Ms. Pruitt approved the request from Mark Kimbrough to allow construction of a 36' x 42' shop / RV barn on property zoned single-family, five-acre, located at 6163 Rio Vista Lane, APN 010-503-28, subject to the findings contained in the staff report and the ten conditions of approval, with the understanding that any acknowledgments to the hearing examiner by the applicant may be considered as further stipulations or conditions of approval on this application.

E. ADJOURNMENT (1-101) - Ms. Pruitt adjourned the hearing at 8:44 a.m.

The Minutes of the March 29, 2005 Administrative Permit Review hearing are so approved this 13th day of July, 2005.

JENNIFER PRUITT, Hearing Examiner