

**ADMINISTRATIVE PERMIT REVIEW**  
**Minutes of the August 2, 2005 Hearing**  
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An Administrative Permit Review hearing was scheduled for 3:00 p.m. on Thursday, August 2, 2005 in the Planning and Community Development Department Conference Room, 2621 Northgate Lane, Suite 62, Carson City, Nevada.

**PRESENT:** Jennifer Pruitt, Hearing Examiner  
Alex Bernhard, Applicant  
Rob Darney, Applicant's Representative  
Tom Grundy, Civil Design Supervisor  
Duane Lemons, Fire Prevention Inspector  
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 (1-001)** - Ms. Pruitt called the hearing to order at 3:01 p.m. .
- B. MODIFICATION TO THE AGENDA (1-003)** - None.
- C. PUBLIC COMMENT (1-010)** - None.
- D. PUBLIC HEARING ACTION ITEMS:**

**D-1. ADM-05-138 ACTION TO APPROVE A REQUEST FROM HANNAFIN / DARNEY ARCHITECTS, LLP (PROPERTY OWNER: AL BERNHARD) TO ALLOW CONSTRUCTION OF DRIVE-THRU WINDOWS FRONTING STREETS AT THREE RETAIL BUSINESSES, ON PROPERTY ZONED LIMITED INDUSTRIAL (LI), LOCATED AT EAST COLLEGE PARKWAY AND HOT SPRINGS ROAD, APN 008-125-56 (1-015)** - Ms. Pruitt provided background information on the purpose of the administrative permit review hearing. She noted this was the first hearing to ever address a request for variance to construct drive-thrus. She advised that the most important concern of Planning and Community Development Department staff was proper screening and landscape. She noted the condition of approval that a landscape plan be submitted with each building permit.

Mr. Lemons read into the record the comments provided by Assistant Fire Chief / Fire Marshal Bruce VanCleemp, copies of which were included in the agenda materials. Mr. Grundy reviewed the Engineering Division conditions of approval which were also included in the agenda materials. Mr. Darney acknowledged having reviewed the staff report, and his agreement with the conditions of approval. Discussion took place regarding the landscape requirements.

Ms. Pruitt approved the request from Hannafin/Darney Architects, LLP, property owner Al Bernhard, to allow construction of drive-thru windows fronting streets at three retail businesses, on property zoned limited industrial, located at East College Parkway and Hot Springs Road, APN 008-125-56, subject to the conditions of approval in the staff report, and the conditions of approval submitted at this meeting from the Fire Department and the Engineering Division.

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**E. ADJOURNMENT (1-088)** - Ms. Pruitt adjourned the hearing.

The Minutes of the August 2, 2005 Administrative Permit Review hearing are so approved this \_\_\_\_\_ day of August, 2005.

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JENNIFER PRUITT, Hearing Examiner