

ADMINISTRATIVE PERMIT REVIEW
Minutes of the October 12, 2005 Hearing
Page 1

An Administrative Permit Review hearing was scheduled for 1:00 p.m. on Wednesday, October 12, 2005 in the Planning and Community Development Department Conference Room, 2621 Northgate Lane, Suite 62, Carson City, Nevada.

PRESENT: Jennifer Pruitt, Hearing Examiner
Michael Hill, Applicant
Steve Stanton, Applicant's Representative

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 1:00 p.m.
- B. MODIFICATION TO THE AGENDA (1-003)** - None.
- C. PUBLIC COMMENT (1-006)** - None.
- D. PUBLIC HEARING ACTION ITEMS:**

D-1. ADM-05-199 ACTION TO APPROVE A REQUEST FROM MICHAEL HILL TO ALLOW A 2034-SQUARE-FOOT, SINGLE-FAMILY DWELLING WHERE THE EXISTING ACCESSORY STRUCTURES OF 1367 SQUARE FEET EXCEED 50% OF THE PROPOSED PRIMARY STRUCTURE, ON PROPERTY ZONED SINGLE FAMILY ONE ACRE (SF1A), LOCATED AT 5551 JUNIPER ROAD, APN 010-101-01 (1-019) - Ms. Pruitt noted that the subject request was not unusual for lots of one acre or larger. She advised of an existing 528-square-foot primary dwelling unit and an 839-square-foot detached garage on site. She further advised that all setback requirements will be met according to the submitted plans. Mr. Hill acknowledged having reviewed the conditions of approval. Ms. Pruitt noted, for the record, that the first couple conditions of approval were fairly standard and that the remainder were more specific to the project. She reiterated there was nothing unusual with regard to the conditions of approval for the project. She provided background information on the administrative permit review process. She expressed appreciation for the clarity of the application materials and the plans. She opened this item to comment from the applicant and, when none was forthcoming, advised of the ten-day appeal period.

Ms. Pruitt approved ADM-05-199, an administrative permit application from Michael Hill to allow accessory structures which total 1367 square feet, exceeding 50% of the primary structure, including a 528-square-foot guest building, the current primary dwelling unit, and a detached garage of 839 square feet on property zoned single family one acre, located at 5551 Juniper Road, APN 010-101-01, based on the findings contained in the staff report and subject to fifteen conditions of approval, with the understanding that any acknowledgment to the Hearing Examiner by the applicant may be considered as further stipulation or conditions of approval of this application.

ADMINISTRATIVE PERMIT REVIEW
Minutes of the October 12, 2005 Hearing
Page 2

E. ADJOURNMENT (1-074) - Ms. Pruitt adjourned the hearing.

The Minutes of the October 12, 2005 Administrative Permit Review hearing are so approved this _____ day of February, 2006.

JENNIFER PRUITT, Hearing Examiner