

**ADMINISTRATIVE PERMIT REVIEW**  
**Minutes of the December 6, 2005 Hearing**  
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An Administrative Permit Review hearing was scheduled for 9:00 a.m. on Tuesday, December 6, 2005 in the Planning and Community Development Department Conference Room, 2621 Northgate Lane, Suite 62, Carson City, Nevada.

**PRESENT:** Jennifer Pruitt, Hearing Examiner  
John Antonsen, Applicant  
Kathleen King, Recording Secretary

**NOTE:** A tape recording of these proceedings is available for review, in the Clerk-Recorder's Office, during regular business hours.

- A. CALL TO ORDER (1-002)** - Ms. Pruitt called the hearing to order at 9:00 a.m.
- B. MODIFICATION TO THE AGENDA (1-004)** - None.
- C. PUBLIC COMMENT (1-006)** - None.
- D. PUBLIC HEARING ACTION ITEM:**

**D-1. ADM-05-235 ACTION TO APPROVE A REQUEST FROM JOHN ANTONSEN TO ALLOW A TWO-CAR DETACHED GARAGE, 528 SQUARE FEET IN SIZE, RESULTING IN THE SQUARE FOOTAGE OF ACCESSORY STRUCTURES TOTALING APPROXIMATELY 74% OF THE PRIMARY STRUCTURE OF 1,108 SQUARE FEET, ON PROPERTY ZONED SINGLE FAMILY ONE ACRE (SF1A), LOCATED AT 6050 MALLOW ROAD, APN 010-087-09 (1-012)** - Mr. Antonsen acknowledged having read the staff report, and his agreement with the recommended conditions of approval. Ms. Pruitt explained the purpose of the administrative permit review process, and reviewed the application. She noted that larger homes and garages are typical to the single-family, one-acre zoning district. She further noted that the existing residence is small by standards in the single-family, one-acre zoning district, and that typically an administrative permit review hearing would not be required for a 528-square-foot garage. She advised that the subject site is 1.1 acres in size, and that the proposed garage will be centrally located to the east on the subject parcel. Pursuant to condition of approval #7, she noted that two structures will be removed from the site prior to final inspection of the proposed garage. She provided an overview of the seven recommended conditions of approval included in the staff report. She advised that thirty public notices were mailed on November 17, 2005. No comments, either in favor or opposition to the application, were received.

In response to a question, Mr. Antonsen advised he will eventually connect electrical to the building. He acknowledged no sewer or water connections would be proposed in the future. He discussed plans to remove an on-site well. Ms. Pruitt provided direction with regard to exterior lighting, and advised Mr. Antonsen to contact Planning Division staff with questions.

Ms. Pruitt approved the request from John Antonsen to allow a two-car, detached garage of 528 square feet, resulting in a total square footage of accessory structures equaling approximately 74% of the primary structure, on property zoned single family one acre, located at 6050 Mallow Road, APN 010-087-09, based on seven findings and subject to the conditions of approval in the staff report, with the understanding that any acknowledgments to the hearing examiner by the applicant may be considered as further stipulations

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or conditions of approval of this application. In response to a question, Ms. Pruitt reviewed the process for submitting building plans.

**E. ACTION ON ADJOURNMENT (1-092)** - Ms. Pruitt adjourned the hearing at 9:10 a.m.

The Minutes of the December 6, 2005 Administrative Permit Review hearing are so approved this \_\_\_\_\_ day of February, 2006.

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JENNIFER PRUITT, Hearing Examiner