

ADMINISTRATIVE HEARING EXAMINER MEETING
Minutes of the Tuesday, November 15, 2022 Meeting
Carson City Community Development Conference Room A
108 East Proctor Street, Room A, Carson City, Nevada

An Administrative Hearing Examiner meeting was scheduled for 1:30 p.m. on Tuesday, November 15, 2022, in the Carson City Community Development Conference Room A, 108 East Proctor Street, Carson City, Nevada.

PRESENT

APPLICANT: David Blacow – Applicant/Property Owner
Eric Rowlatt – Applicant/Property Owner
Pascal Steeves – Applicant/Property Owner

STAFF: Heather Ferris, Associate Planner – Administrative Hearing Officer
Lena Reseck, Assistant Planner
Danielle Howard, Public Meetings Clerk

NOTE: A recording of these proceedings and any written comments or documentation provided to the recording secretary during the meeting are public record. These materials are on file in the Clerk-Recorder’s Office, and available for review during regular business hours. The hearing materials are on file in the Planning Division, and are available for review during regular business hours.

1. CALL TO ORDER

Ms. Ferris called the meeting to order at 1:30 p.m.

2. PUBLIC COMMENT – None

3. PUBLIC HEARING: ACITON ITEM

3.A LU-2022-0441 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING AN APPLICATION FROM DAVID BLACOW (“APPLICANT”) FOR AN ADMINISTRATIVE PERMIT TO ALLOW FOR THE CONSTRUCTION OF AN ACCESSORY STRUCTURE WITH A CUMULATIVE SQUARE FOOTAGE TOTALING 59.42 PERCENT OF THE SIZE OF THE PRIMARY STRUCTURE ON PROPERTY ZONED SINGLE FAMILY 1 ACRE (“SF1A”) LOCATED AT 5263 GONI ROAD, ASSESSOR’S PARCEL NUMBER (“APN”) 008-816-07.

Ms. Ferris introduced the item, and Ms. Reseck indicated that there were no changes to the Staff Report, which is incorporated into the record.

The Applicant, David Blacow, confirmed he had read the Staff Report and agreed to the Conditions of Approval outlined in the Staff Report.

Ms. Ferris entertained public comments; however, none were forthcoming.

ACTION: Ms. Ferris approved the administrative permit based on the findings and subject to the Conditions of Approval contained in the Staff Report.

3.B LU-2022-0438 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING AN APPLICATION FROM ERIC ROWLATT (“APPLICANT”) FOR AN ADMINISTRATIVE PERMIT TO ALLOW FOR THE CONSTRUCTION OF AN ACCESSORY STRUCTURE WITH A CUMULATIVE SQUARE FOOTAGE TOTALING 58.37 PERCENT OF THE SIZE OF THE PRIMARY STRUCTURE ON PROPERTY ZONED SINGLE FAMILY 1 ACRE (“SF1A”) LOCATED AT 5389 CONTE DRIVE, ASSESSOR’S PARCEL NUMBER (“APN”) 010-213-07.

Ms. Ferris introduced the item. Ms. Reseck indicated that while there were no changes to the Staff Report, which is incorporated into the record, a written public comment was submitted expressing support of the accessory structure.

The Applicant, Eric Rowlatt, confirmed he had read the Staff Report and agreed to the Conditions of Approval outlined in the Staff Report.

Ms. Ferris entertained public comments. Cullen Shiffrin introduced himself and asked questions of clarification, to which Mr. Rowlatt and Ms. Ferris responded.

ACTION: Ms. Ferris approved the administrative permit based on the findings and subject to the Conditions of Approval contained in the Staff Report.

3.C LU-2022-0436 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING AN APPLICATION FROM PASCAL STEEVES (“APPLICANT”) FOR AN ADMINISTRATIVE PERMIT TO ALLOW FOR THE CONSTRUCTION OF AN ACCESSORY STRUCTURE WITH A CUMULATIVE SQUARE FOOTAGE TOTALING 66.96 PERCENT OF THE SIZE OF THE PRIMARY STRUCTURE ON PROPERTY ZONED SINGLE FAMILY 6000 (“SF6”) LOCATED AT 7 SAVAGE CIRCLE, ASSESSOR’S PARCEL NUMBER (“APN”) 003-043-05.

Ms. Ferris introduced the item, and Ms. Reseck indicated that there were no changes to the Staff Report, which is incorporated into the record.

The Applicant, Pascal Steeves, confirmed he had read the Staff Report and agreed to the Conditions of Approval outlined in the Staff Report.

Ms. Ferris entertained public comments. Larry Sayre introduced himself as a resident on Savage Circle and supported the proposed construction of an accessory structure, as he believed the project was “great.”

ACTION: Ms. Ferris approved the administrative permit based on the findings and subject to the Conditions of Approval contained in the Staff Report.

4. PUBLIC COMMENT – None.

5. FOR POSSIBLE ACTION: ADJOURNMENT

Ms. Ferris adjourned the meeting at 1:40 p.m.

The Minutes of the November 15, 2022 Administrative Hearing Examiner meeting are respectfully submitted on this 7th day of December 2022.

AUBREY ROWLATT, Clerk-Recorder

By: _____
Danielle Howard, Public Meetings Clerk