

ADMINISTRATIVE PERMIT REVIEW
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An Administrative Permit Review hearing was scheduled for 9:00 a.m. on Wednesday, April 30, 2003 in the Planning and Community Development Department Conference Room, 2621 Northgate Lane, Suite 62, Carson City, Nevada.

PRESENT: Lee Plemel, Hearing Examiner
Jennifer Pruitt, Associate Planner
Greg Evangelatos, Applicant's Representative

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

- A. CALL TO ORDER** (1-001) - Mr. Plemel called the meeting to order at 9:00 a.m.
- B. MODIFICATION TO THE AGENDA** (1-002) - None.
- C. PUBLIC COMMENT** (1-003) - Mr. Plemel noted there were no other citizens present at the meeting.
- D. PUBLIC HEARING:**

AD-02/03-2 ACTION ON REQUEST FROM SUMMIT SECURITY HOUSING, LLC/LANDMARK COMMUNITIES, TO ALLOW THE FRONT YARD, GARAGE AND SIDE YARD DEVIATIONS OF LESS THAN 10% ON PROPERTY ZONED MOBILE HOME 6,000 PLANNED UNIT DEVELOPMENT (MH6-P), LOCATED AT 1206, 1212, AND 1218 BANDTAIL DRIVE, APN(s) 009-758-21, 009-758-20, AND 009-758-19 (1-014) - Mr. Plemel referred to the staff report and the application included in the agenda materials. He noted that all requested setbacks vary less than 1' in distance from the requirement. Ms. Pruitt advised that the Heritage Park Planned Unit Development was approved by the Board of Supervisors on April 18, 1999. Heritage Park Phase IV, in which the three lots are included, was approved by staff and recorded January 24, 2003. Notifications required by the provisions of the Carson City Municipal Code were mailed by staff; no comments have been received regarding the variance request to date. Ms. Pruitt advised that staff has determined the requested variances to be reasonable and in keeping with the administrative variance process.

Mr. Evangelatos acknowledged having reviewed staff's findings and recommended conditions of approval, and commended Mr. Plemel and Ms. Pruitt on an excellent job of summarizing the content of the application. He expressed the opinion that the requested variance is minor and meets the spirit and intent of the ordinance. He advised that the applicant is in agreement with staff's recommendations and will abide by the five recommended conditions of approval. In response to a question, Ms. Pruitt advised that no other conditions of approval were received from other City departments. She acknowledged the fifth condition of approval could be deleted.

Mr. Plemel approved AD-02/03-2, an Administrative Variance application from Summit Security Housing, LLC/Landmark Communities, to allow the front yard, garage, and side yard deviations of less than 10% on property zoned Mobile Home 6,000 Planned Unit Development (MH6-P), located at 1206, 1212, and 1218 Bandtail Drive, APN(s) 009-758-21, 009-758-20, and 009-758-19, as shown on the plans submitted with the application based on three findings and subject to four conditions of approval contained in the staff

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report. Mr. Plemel advised that the approval constitutes the final decision on this administrative permit application for a minor variance. He reviewed the appeal process for the record.

E. ADJOURNMENT (1-067) - Mr. Plemel adjourned the hearing.

The Minutes of the April 30, 2003 Administrative Permit Review hearing are so approved this _____ day of May, 2003.

LEE PLEMEL, Hearing Examiner