

ADMINISTRATIVE PERMIT REVIEW
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An Administrative Permit Review hearing was scheduled for 8:30 a.m. on Monday, June 23, 2003 in the Planning and Community Development Department Conference Room, 2621 Northgate Lane, Suite 62, Carson City, Nevada.

PRESENT: Lee Plemel, Hearing Examiner
Suzanne Grasso, Applicant
Jennifer Pruitt, Associate Planner
Robb Fellows, Senior Engineer
Mary Margaret Madden, Deputy District Attorney
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 and inspection during regular business hours.

A. CALL TO ORDER (1-001) - Mr. Plemel called the meeting to order at 8:30 a.m. He introduced the applicant and, at his request, City staff introduced themselves for the record.

B. MODIFICATION TO THE AGENDA (1-010) - None.

C. PUBLIC COMMENT (1-012) - Mr. Plemel noted there were no other citizens present.

D. PUBLIC HEARING: ACTION ITEMS

AD-02/03-4 ACTION ON REQUEST FROM ANTHONY J. AND SUZANNE M. GRASSO TO ALLOW CONSTRUCTION OF A 28' BY 32' DETACHED GARAGE, EXCEEDING 50% OF THE PRIMARY STRUCTURE, ON PROPERTY ZONED MOBILE HOME 12,000 (MH12), LOCATED AT 3300 SURREY LANE, APN 008-491-03 (1-014) - Mr. Plemel explained the purpose of the administrative permit process. Ms. Grasso acknowledged having received a copy of the staff report. Ms. Pruitt advised there were no additional comments with regard to the staff report. She noted, for the record, that the applicant had agreed to paint the accessory structure to match the existing manufactured home, and that at no time may the accessory structure be permitted for commercial use or as a residential rental unit. Mr. Fellows advised that Engineering Department staff had no comments. Ms. Madden advised that the District Attorney's office staff had no comments. Mr. Plemel reviewed the recommended action and conditions of approval included in the staff report. Ms. Grasso acknowledged having reviewed the staff report and her agreement with the recommended conditions of approval.

Mr. Plemel approved AD-02/03-4, an administrative permit application from Anthony and Suzanne Grasso to allow a detached garage of 896 square feet, which exceeds 50% of the primary structure, on property zoned mobile home 12,000, located at 3300 Surrey Lane, APN 008-491-03, based on the seven findings and subject to the six conditions of approval contained in the staff report. In response to a question, Mr. Plemel provided an overview of the seven findings listed in the staff report.

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E. ADJOURNMENT (1-056) - Mr. Plemel adjourned the meeting at 8:37 a.m.

The Minutes of the June 23, 2003 Administrative Permit Review hearing are so approved this 23rd day of June, 2003.

LEE PLEMEL, Hearing Examiner