

ADMINISTRATIVE PERMIT REVIEW

Minutes of the July 22, 2003 Hearing

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An Administrative Permit Review hearing was scheduled for 9:00 a.m. on Tuesday, July 22, 2003 in the Planning and Community Development Department Conference Room, 2621 Northgate Lane, Suite 62, Carson City, Nevada.

PRESENT: Lee Plemel, Hearing Examiner
Charles C. Clark, Applicant
Jean M. Clark, Applicant
Jennifer Pruitt, Associate Planner
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 during regular business hours.

- A. CALL TO ORDER (1-001)** - Mr. Plemel called the hearing to order at 9:00 a.m.
- B. MODIFICATION TO THE AGENDA (1-004)** - None.
- C. PUBLIC COMMENT (1-006)** - Mr. Plemel noted there were no citizens present other than the applicants and staff.
- D. PUBLIC HEARING: ACTION ITEMS**

AD-03/04-1 ACTION TO APPROVE A REQUEST FROM CHARLES C. AND JEAN M. CLARK TO ALLOW CONSTRUCTION OF A 30' BY 50' ACCESSORY STRUCTURE EXCEEDING 50% OF THE PRIMARY STRUCTURE, ON PROPERTY ZONED SINGLE FAMILY ONE ACRE (SF1A), LOCATED AT 620 WEST ROLAND STREET, APN 009-272-02 (1-009) - Mr. Plemel explained the purpose of the administrative permit pursuant to the provisions of the Carson City Municipal Code. He referred to the site plan submitted by the applicants and the description of the project outlined in the staff report. Ms. Pruitt commented that the proposed location of the garage is appropriate for the topography of the area; impacts to the neighbors will be minimal. She pointed out that the man door is not depicted in the elevation drawings, and suggested that the Clarks have their architect revise the drawings for the purpose of the building permit application.

Mr. and Mrs. Clark acknowledged review of the staff report and their agreement with the conditions of approval. In response to a question, Mr. Plemel advised that a Notice of Decision would be issued following the hearing. Mr. Plemel approved AD-03/04-1, an administrative permit application from Charles Clark, to allow a detached garage of 1500 square feet which exceeds 50% of the primary structure on property zoned single family one acre, located at 620 West Roland Street, APN 009-272-02, based on seven findings in the staff report and subject to the recommended six conditions of approval. Mr. Plemel reviewed the appeal process for the record.

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E. ADJOURNMENT (1-046) - Mr. Plemel adjourned the hearing at 9:06 a.m.

The Minutes of the July 22, 2002 Administrative Permit Review hearing are so approved this 22nd day of July, 2003.

LEE PLEMEL, Hearing Examiner