## ADMINISTRATIVE PERMIT REVIEW Minutes of the March 16, 2006 Meeting Page 1

An Administrative Permit Review hearing was scheduled for 10:00 a.m. on Thursday, March 16, 2006 in the Planning and Community Development Conference Room, 2621 Northgate Lane, Carson City, Nevada.

**PRESENT:** Jennifer Pruitt, Hearing Examiner

Pat Pearson, Applicant

William Murray Brooks, Property Owner Kathleen King, Recording Secretary

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

- **A. CALL TO ORDER** (1-001) Ms. Pruitt called the hearing to order at 10:00 a.m.
- **B. MODIFICATION TO THE AGENDA** (1-003) None.
- **C. PUBLIC COMMENT** (1-006) At Ms. Pruitt's request, Mr. Pearson and Mr. Brooks introduced themselves for the record. Neither gentleman had any public comment.

## D. PUBLIC HEARING ACTION ITEM:

D-1. ADM-06-037 ACTION TO CONSIDER AN ADMINISTRATIVE PERMIT REVIEW APPLICATION FROM PAT PEARSON (PROPERTY OWNER: WILLIAM MURRAY BROOKS) TO ALLOW THE ADDITION OF A CARPORT, 480 SQUARE FEET IN SIZE, RESULTING IN THE SQUARE FOOTAGE OF ACCESSORY STRUCTURES TOTALING APPROXIMATELY 64% OF THE PRIMARY STRUCTURE OF 1,571 SQUARE FEET, ON PROPERTY ZONED MOBILE HOME 6,000 (MH6), LOCATED AT 1148 SPARTAN AVENUE, APN 009-652-06 (1-018)-Ms. Pruitt introduced this item, and advised the subject site is comprised of 6,093 square feet. The proposed carport structure is 480 square feet, 20 x 24, with a proposed height of 14 feet overall. The proposed carport will accommodate two cars. Setbacks are not an issue pursuant to the plan provided by the applicant. Ms. Pruitt provided an overview of the purpose of the administrative permit review process, and background information on the administrative portion of the process.

Ms. Pruitt reviewed existing structures located on the site. She advised that Planning Division staff conducted a site visit on March  $6^{th}$ . The site was found to be primarily flat, fully developed, and landscaped. Ms. Pruitt explained the public noticing requirements, and advised that 52 property owners had been noticed with no comments received either in favor or in opposition to the proposed project. She expressed appreciation for the indication that the carport will accommodate two vehicles and most likely increase property values. She noted this may inspire other property owners to follow suit.

Mr. Pearson expressed appreciation for the assistance provided by Planning Technician Heidi Eskew-Herrmann. He commented that the application materials are a bit intimidating, but that Ms. Eskew-Herrmann was a great help. Mr. Brooks expressed appreciation for the process to protect property owners.

Mr. Pearson acknowledged having reviewed the staff report and his agreement with the same. Ms. Pruitt approved ADM-06-037, an administrative permit application from Pat Pearson to allow a detached carport of 480 square feet which will result in the total square footage of accessory structures totaling

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approximately 64 percent of the primary dwelling unit, on property zoned mobile home 6,000, located at 1148 Spartan Avenue, APN 009-652-06, based on seven findings and subject to the conditions of approval contained in the staff report and, with the understanding that any acknowledgments to the hearing examiner by the applicant may be considered as further stipulations and conditions of approval of this application.

E. **ADJOURNMENT** (1-111) - Ms. Pruitt adjourned the hearing at 10:10 a.m.

The Minutes of the March 16, 2006 Administrative Permit Review Hearing are so approved this 20th day of April, 2006.

JENNIFER PRUITT, Hearing Examiner