

ADMINISTRATIVE PERMIT REVIEW

Minutes of the March 6, 2008 Meeting

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An administrative permit review hearing was scheduled for 10:00 a.m. on Thursday, March 6, 2008 in the Planning Division Conference Room, 2621 Northgate Lane, Suite 62, Carson City, Nevada.

PRESENT: Heidi Eskew-Herrmann, Hearing Examiner
Kathe Green, Assistant Planner
Duane Lemons, Fire Prevention Inspector
Kathleen King, Recording Secretary

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

A. CALL TO ORDER (1-002) - Ms. Eskew-Herrmann called the meeting to order at 10:01 a.m. At her request, the applicants, applicants' representative, and City staff introduced themselves for the record.

B. MODIFICATION OF AGENDA (1-007) - None.

C. PUBLIC COMMENT (1-010) - None.

D. PUBLIC HEARING ACTION ITEMS:

D-1. ADM-08-024 ACTION TO CONSIDER AN ADMINISTRATIVE PERMIT REVIEW APPLICATION FROM SCOTT MATTHEUS (PROPERTY OWNER: MATTHEUS FAMILY TRUST AGREEMENT) TO ALLOW CONSTRUCTION OF AN ACCESSORY STRUCTURE (GARAGE) OF APPROXIMATELY 720 SQUARE FEET, AND THEREFORE, THE CUMULATIVE SQUARE FOOTAGE OF THE ACCESSORY STRUCTURES WILL BE APPROXIMATELY 56% OF THE PRIMARY STRUCTURE, ON PROPERTY ZONED SINGLE FAMILY ONE ACRE (SF1A), LOCATED AT 4820 GARNET WAY, APN 008-043-03 (1-015) - Ms. Eskew-Herrmann introduced this item and reviewed the staff report. She reviewed the findings, as outlined in the staff report. In reference to the public noticing process, Ms. Green advised of having received a telephone call expressing support for the application. Mr. and Mrs. Mattheus acknowledged having reviewed the staff report and their agreement with the 17 conditions of approval. Ms. Eskew-Herrmann provided an overview of the conditions of approval. In response to a question, Mr. Lemons noted that the proposed structure is located within the wildland urban interface zone, and advised of the requirement to comply with the provisions of CCMC 14.04. Ms. Green advised that Mr. Lemons' statement corresponded with condition of approval 16.

In response to a question, Ms. Eskew-Herrmann modified condition of approval 8 to indicate the roof peak height to be 15 feet, four inches from finished floor. In response to a further question, Mr. Matheus advised of a fire hydrant within 25 feet of the location of the proposed structure. Mr. Lemons acknowledged that the location of the fire hydrant should be noted on the plot plan. Using a site plan included in the agenda materials, Mr. Matheus pointed out the location of the fire hydrant in relation to the proposed structure. Martin Kostelny, of M & K Builders, advised that drainage on the property will be improved by the structure. In response to a further question, Ms. Eskew-Herrmann reviewed the Notice of Decision process.

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Ms. Eskew-Herrmann approved ADM-08-024, a request from applicant Scott E. Mattheus and property owner Betty Mattheus, to allow an additional accessory building of 720 square feet for a total accessory buildings of 56 percent of the size of the primary structure, on property zoned single-family one acre, located at 4820 Garnet Way, APN 008-043-03, based on the findings and subject to the conditions of approval contained in the staff report, with the modification to condition of approval 8 to indicate the peak of the roof will be 15 feet, four inches from finished floor.

Mr. and Mrs. Mattheus thanked Ms. Green for all her assistance.

E. ADJOURNMENT (1-121) - Ms. Eskew-Herrmann adjourned the hearing at 10:13 a.m.

The Minutes of the March 6, 2008 Administrative Permit Review hearing are so approved this 8th day of April, 2008.

HEIDI ESKEW-HERRMANN, Hearing Examiner