

ADMINISTRATIVE PERMIT REVIEW
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An Administrative Permit Review hearing was scheduled for 10:00 a.m. on Wednesday, December 6, 2006 in the Planning Division Conference Room, 2621 Northgate Lane, Suite 62, Carson City, Nevada.

PRESENT: Jennifer Pruitt, Hearing Examiner
Kathleen King, Recording Secretary
Janice Shafer, Applicant's Representative
Damian Paras, Property Owner
Carrie Paras, Property Owner
Bonnie Borgman, Adjacent Property Owner

NOTE: A recording of these proceedings, the agenda materials, and any written comments or documentation provided to the recording secretary during the hearing 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 (1-001) - Ms. Pruitt called the hearing to order at 10:02 a.m.**
- B. MODIFICATION TO THE AGENDA (1-003) - None.**
- C. PUBLIC COMMENT (1-006) - None.**
- D. PUBLIC HEARING ACTION ITEMS:**

D-1. VAR-06-215 ACTION TO CONSIDER AN ADMINISTRATIVE PERMIT REVIEW APPLICATION FROM MARK PALMER (PROPERTY OWNER: DAMIAN AND CARRIE PARAS) FOR VARIANCE OF APPROXIMATELY TWO FEET ON THE WEST SIDE OF SUBJECT PROPERTY (FACING VILLAGE DRIVE) CREATING A FRONT SETBACK OF 18 FEET RATHER THAN THE REQUIRED 20 FEET, A VARIANCE OF ONE AND A HALF FEET ON THE NORTH SIDE (FACING PHEASANT DRIVE) CREATING A NORTH SIDE SETBACK OF 13.5 FEET RATHER THAN THE REQUIRED 15 FEET, AND ONE FOOT ON THE SOUTH SIDE (FACING THE ADJACENT BUILDING) CREATING A SOUTH SIDE SETBACK OF 9 FEET RATHER THAN THE REQUIRED 10 FEET, IN ORDER TO DEVELOP A DUPLEX APARTMENT, ON PROPERTY ZONED MULTI-FAMILY APARTMENT (MFA), LOCATED AT 4155 PHEASANT DRIVE, APN 010-351-23 (1-015) - Ms. Pruitt introduced this item, and advised that it had been the subject of a major project review conducted by staff a few months ago. She displayed the site plans, noted the property's multi-family apartment zoning designation, and advised of the applicants' proposal to develop a two-story duplex. She noted the applicants were requesting minor variances for the setbacks, and provided background information on the subject administrative process. She defined a variance pursuant to the Carson City Municipal Code. She noted that the zoning of the property and the site conflict, and advised that the multi-family duplex structure had been determined to be the highest and best use for the property. She advised that staff had conducted several site visits, and expressed the opinion that the proposed use of the property and the size of the proposed structure are not excessive.

Ms. Pruitt reviewed the findings outlined in the staff report, which had been met by the applicants. She opened this item to public comment. (1-077) Bonnie Borgman expressed concern over parking associated with the development. Mr. and Mrs. Paras reviewed the parking proposed for the development which will accommodate both tenants and guests on site. Discussion followed, and Ms. Pruitt reviewed parking

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requirements pursuant to the Carson City Municipal Code. She noted the four on-site parking spaces which will accommodate tenants and guests. She advised of no issues associated with the parking configuration. She commended the design of the structure on the site. She requested the Paras' and Ms. Borgman to continue dialogue. The Paras' agreed to address parking in their lease agreement.

Ms. Pruitt approved VAR-06-215, a request to allow a driveway approach property line to represent the front setback, reduced and required setbacks on three-sided parcel from 20 feet to 18 feet on the front, from 15 feet to 13.5 on the street side, and from 10 to 9 feet on the southern property line to allow construction of a duplex, on property zoned multi-family apartment, subject to the conditions of approval contained in the staff report, with the stipulation that the property owners will address parking to the best of their ability so that it remains as noted on the plan.

E. ADJOURNMENT (1-165) - Ms. Pruitt adjourned the hearing at 10:17 a.m.

The Minutes of the December 6, 2006 Administrative Permit Review Hearing are so approved this 13th day of December, 2006.

JENNIFER PRUITT, Hearing Examiner