

ADMINISTRATIVE PERMIT REVIEW
Minutes of the January 4, 2013 Hearing
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An Administrative Permit Review hearing was scheduled for 8:30 a.m. on Friday, January 4, 2013 in Conference Room C of the Business Resource Innovation Center, 108 East Proctor Street, Carson City, Nevada.

PRESENT: Lee Plemel, Planning Division Director / Hearing Officer
Ken Yzurdiaga, Applicant
Mike Railey, Rubicon Design Group
Derek Wilson, Rubicon Design Group
Brad Bonkowski, Coldwell Banker Commercial
Kathe Green, Assistant Planner
Kathleen King, Deputy Clerk / 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 part of the public record. These materials are available for review, in the Clerk's Office, during regular business hours.

- A. **CALL TO ORDER (8:31:02)** - Mr. Plemel called the hearing to order at 8:30 a.m.
- B. **MODIFICATION TO THE AGENDA (8:31:23)** - None.
- C. **PUBLIC COMMENT (8:31:32)** - Mr. Plemel entertained public comment; however, none was forthcoming.

D. PUBLIC HEARING ACTION ITEM:

D-1. ADM-12-137 FOR POSSIBLE ACTION TO CONSIDER AN ADMINISTRATIVE PERMIT APPLICATION FROM RUBICON DESIGN GROUP, LLC (PROPERTY OWNER: HOT SPRINGS CENTER ASSOCIATES) TO ALLOW A RESTAURANT DRIVE-THROUGH WINDOW FACING A STREET FRONTAGE FOR THE CONSTRUCTION OF A NEW DRIVE-THROUGH RESTAURANT (JIMMY JOHN'S), ON PROPERTY LOCATED AT 2329 NORTH CARSON STREET, APN 002-061-34 (8:31:48) - Mr. Plemel introduced this item, and provided an overview of the application. Mr. Railey introduced himself for the record and expressed agreement with the conditions of approval, as outlined in the staff report. Mr. Plemel reviewed the public noticing process, as outlined in the staff report, noting the letter of support from Joanne Holmes of The Carrington Company. Mr. Plemel entertained discussion from the applicant and his representatives. (8:34:42) Mr. Yzurdiaga described the Jimmy John's standards as "pretty rigorous," and expressed the opinion that the restaurant and grounds will be attractive.

Mr. Plemel entertained additional questions or comments and, when none were forthcoming, **approved ADM-12-137, an administrative permit application to allow construction of a single-story drive-through restaurant that would have a drive-through which would front Carson Street, on property zoned retail commercial, located at 2329 North Carson Street, APN 002-061-34, based on the findings and subject to the conditions of approval contained in the staff report.**

PUBLIC COMMENT (8:36:15) - Mr. Plemel entertained public comment; however, none was forthcoming.

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E. **ADJOURNMENT** (8:36:24) - Mr. Plemel adjourned the hearing at 8:36 a.m.

The Minutes of the January 4, 2013 Administrative Permit Review hearing are respectfully submitted this 15th day of March, 2013.

ALAN GLOVER, Clerk - Recorder

By: Kathleen King
KATHLEEN M. KING
Deputy Clerk / Recording Secretary