

OFFICIAL NOTICE OF PUBLIC HEARING

You are hereby notified that the Carson City Planning Commission will conduct a public hearing on Wednesday, January 30, 2019, regarding the items noted below. The meeting will commence at 5:00 p.m. The meeting will be held in the Carson City Community Center, Bonanza Room, 851 East William Street, Carson City, Nevada.

SUP-18-181 For Possible Action: To consider a request for a Special Use Permit to allow a 180-day extended stay RV resort with up to 277 RV Spaces on property zoned Tourist Commercial. The subject property is located at 1400 Old Hot Springs Road, APN 008-123-40. (Heather Ferris, hferris@carson.org)

Summary: The applicant is requesting to provide an extended stay RV resort with 277 spaces. Amenities would include a clubhouse, pool, general store, bocce ball courts, restrooms, showers, laundry facilities, pet area, walking trails, barbecue areas, and open space. RV resorts in the Tourist Commercial zoning district, which allow for up to a 180 day stay require approval of a Special Use Permit.

GM-18-190 For possible Action: To consider a request for a Growth Management approval to allow for a daily water usage above 15,500 gallons per day for a recreational vehicle resort facility, on property zoned Tourist Commercial (TC), located at 1400 Old Hot Springs Road, APN 008-123-40. (Heather Ferris, hferris@carson.org)

Summary: The applicant is proposing a recreational vehicle resort facility, proposed to be known as Sierra Skies RV Resort. It is anticipated the average daily water usage will be greater than 15,500 gallons per day with an expected average daily water usage of approximately 68,500 gallons per day. Therefore, additional review of the proposed use under the Growth Management ordinance is required.

SUP-18-166 For Possible Action: To consider a request for a Special Use Permit for a new 70 foot tall wireless communications facility on property zoned Retail Commercial (RC). The subject property is located at 3331 South Carson Street, APN 009-112-17. (Heather Ferris, hferris@carson.org)

Summary: The applicant is proposing a new 70 foot tall wireless telecommunication monopole with associated improvements in the Retail Commercial zoning district. New telecommunication facilities that exceed the 45 foot height limit of the Retail Commercial district require approval of a Special Use Permit.

VAR-18-179 For Possible Action: To consider a request for a Variance to establish setbacks, building heights, and driveway lengths for Silver Oak Phases 23A and B, located at the east end of Radcliff Drive, on property zoned Single Family 12,000 Planned Unit Development (SF12-P), 007-552-42. (Kathe Green kgreen@carson.org)

Summary: The applicant is seeking to amend the development standards, referred to as variances at time of approval, so as to utilize a front setback of 12 feet, a rear setback of 10 feet

along the golf course and 15 feet elsewhere, a side setback of 5 feet, and a street side setback of 10 feet. The applicant is also proposing to create a maximum building height of 28 feet utilizing the methodology dictated by the building code. The applicant is also proposing to create mandated driveway lengths. All standards currently in place adjacent to residential lots at University Heights will remain in place and not be modified by this request.

SUP-18-184 For Possible Action: To consider a request for a Special Use Permit to develop a portion of a parcel with an average slope of thirty three percent or more located on property zoned Single Family 1 Acre and located on the west side of Knoll Drive, APN 007-131-19 and -20.

Summary: The subject properties are vacant and have slopes ranging from 12 percent to 38 percent. The applicant is proposing to improve the property with a 2966 square foot home, utilizing a septic system and well. Development on property with an average slope of thirty three percent or more is subject to a Special Use Permit.