

OFFICIAL NOTICE OF PUBLIC HEARING

You are hereby notified that the Carson City Planning Commission will conduct a public hearing on Wednesday, February 27, 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, Sierra Room, 851 East William Street, Carson City, Nevada.

SUP-19-003 For Possible Action: To consider a request for a Special Use Permit to construct a detached garage that results in accessory structures that exceed 75% of the size of the primary structure and 5% of the lot area. The subject property is located at 1777 Race Track Road, APN 010-66-211. (KGreen, kgreen@carson.org)

Summary: The applicant is requesting to construct a 1,681 square foot detached garage building on the subject property. The square footage of accessory buildings would be 152% of the size of the primary structure and 5.47% of the lot area. If detached accessory structures exceed 75% of the size of the primary structure, prior approval of a Special Use Permit is required. If detached accessory structures exceed 5% of the lot area, prior review and approval of a Special Use Permit is also required.

SUP-19-006 For Possible Action: To consider a request for a Special Use Permit to allow for advertising signage in excess of what is allowed by Carson City Municipal Code, in conjunction with a two (2) unit model home complex in the existing Capital Village Subdivision. The Capital Village Subdivision is located at the northwest corner of Fairview Drive and S. Saliman Road, APN's 009-813-01; 009-815-01; 009-813-22; 009-803-01; 009-804-01; 009-816-01; 009-832-29; 009-831-12; 009-831-22; 009-831-23; 009-832-42. (Heather Ferris, hferris@carson.org)

Summary: The applicant is proposing signage, in excess of what is allowed in Division 4.7 of Carson City Development Standards. Division 4.6.5 of the Development Standards allows for variations from certain standards and regulations subject to approval of a Special Use Permit.

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.