

## OFFICIAL NOTICE OF PUBLIC HEARING

**You are hereby notified that the Carson City Planning Commission will conduct a public hearing on Wednesday, August 28, 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.**

**AB-19-104** For Possible Action: Discussion and possible action regarding a request for an abandonment of a Public Right-of-Way totaling approximately 6.706 acres in the following four specific areas: the portion of Morgan Mill Road located approximately 377 feet east of Antler Drive; the portion of Drako Way extending south of Astro Drive and all of Carabou Drive and Unicorn Drive. (Heather Ferris, [hferris@carson.org](mailto:hferris@carson.org))

*Summary: The area of abandonment is within the Plateau Tentative Subdivision Map project area (TSM-18-154), which is currently vacant property. If approved, the entire right-of-way area would be abandoned. Per CCMC 17.15, the Planning Commission makes a recommendation to the Board of Supervisors regarding requests for right-of-way abandonment. The Board of Supervisors is authorized to abandon the right-of-way.*

**SUP-19-118** For Possible Action: Discussion and possible action regarding a request for a Special Use Permit for a marijuana production facility, located at 4949 Highway 50 East, #A-4, APN 008-371-05. (Heather Ferris, [hferris@carson.org](mailto:hferris@carson.org)).

*Summary: The existing marijuana production facility obtained a Special Use Permit in October 2015 and approval for an expansion in August of 2017. The current owner will be merging with another company, therefore changing ownership. Carson City Development Standards 1.20.1.a requires a new Special Use Permit with the change of owner/operator. There are no proposed changes to the previously approved operation of the marijuana production facility.*

**SUP-19-121** For Possible Action: Discussion and possible action regarding a request for a Special Use Permit for a wireless telecommunications facility in the designated Skyline area on property zoned Conservation Reserve, located south of "C-Hill", APN 009-021-02. (Kathe Green, [kgreen@carson.org](mailto:kgreen@carson.org))

*Summary: The applicant is requesting to place wireless communications equipment in a metal storage container to support local internet services. The container would house equipment for internet, battery backup and solar panels. The Skyline area includes various areas around Carson City above specific elevations, and is intended to minimize visual impacts from development of hillside areas. A Special Use Permit is required for all development within the designated Skyline area.*

**AB-19-122** For Possible Action: Discussion and possible action regarding a request for an abandonment of a Public Right-of-Way, specifically South Minnesota

Street between West Second Street and West King Street, adjacent to and between APN's 003-206-02 and 003-207-04. (Kathe Green, [kgreen@carson.org](mailto:kgreen@carson.org))

*Summary: The subject property is located adjacent to and between the properties containing the Brewery Arts Center and the performance hall. Upon approval, the right-of-way areas would be abandoned and the land added equally to the adjacent parcels. The Planning Commission makes a recommendation to the Board of Supervisors regarding requests for right-of-way abandonment. The Board of Supervisors is authorized to abandon the right-of-way.*

**SUP-19-123** For Possible Action: Discussion and possible action regarding a request for a Special Use Permit for a single-family residential use on property zoned Retail Commercial, located at 1214 North Roop Street, APN 002-142-24. (Heather Ferris, [hferris@carson.org](mailto:hferris@carson.org))

*Summary: Carson City Municipal Code 18.04.130.3 permits residential uses in the Retail Commercial zoning district subject to first obtaining a Special Use Permit. The applicant is proposing to convert the existing building from a non-residential use (an office) back to a single-family residence. The Planning Commission has the authority to approve a Special Use Permit.*

**TSM-19-124** For Possible Action: Discussion and possible action regarding a Tentative Subdivision Map to create 29 single family lots within the Schulz Ranch Specific Plan Area on property zoned Single Family 6,000 – Schulz Ranch Specific Plan Area, located at the southern terminus of Wheeler Peak Drive, approximately 600 feet south of Racetrack Road and 750 feet east of Center Drive, APN 009-311-47. (Heather Ferris, [hferris@carson.org](mailto:hferris@carson.org)).

*Summary: The applicant is proposing to subdivide a 7.94 acre parcel into 29 single family residential lots, with a minimum lot size of 6,600 sq. ft. and an average lot size of 9,465 sq. ft. Road access would be provided via Chalk Bluff Drive and Wheeler Peak Drive. The Board of Supervisors is authorized to approve a Tentative Subdivision Map. The Planning Commission makes a recommendation to the Board.*

**TSM-19-126** For Possible Action: Discussion and possible action regarding a request for a Tentative Subdivision Map to create 51 condominium units on a 3-acre parcel on property zoned Multi-Family Apartment, located on located on the northeast corner of East Roland Street and Oak Street, APN 009-197-02. (Hope Sullivan, [hsullivan@carson.org](mailto:hsullivan@carson.org))

*Summary: The proposed subdivision would allow the creation of 51 condominium units consisting of 17 three-plex buildings. The proposed project will also include roadway improvements, landscaping, parking, recreation facilities, signage and utilities. The Board of Supervisors is authorized to approve a Tentative Subdivision Map. The Planning Commission makes a recommendation to the Board.*

**SUP-19-125** For Possible Action: Discussion and possible action regarding a request for a Special Use Permit to construct a 51-unit condominium development on property zoned Multi-Family Apartment, located on the northeast corner of East Roland Street and Oak Street, APN 009-197-02. (Hope Sullivan, [hsullivan@carson.org](mailto:hsullivan@carson.org))

*Summary: A Special Use Permit is required for the creation of condominium units in addition to the approval of a Tentative Subdivision Map. The proposed condominium project would allow the creation of 51 condominium units consisting of 17 three-plex buildings. The proposed project will also include roadway improvements, landscaping, parking, recreation facilities, signage and utilities. The Planning Commission is authorized to approve a Special Use Permit.*