

**NOTICE OF MEETING OF THE  
CARSON CITY PLANNING COMMISSION  
WEDNESDAY, JUNE 25, 2014 AT 5:00 P.M.  
COMMUNITY CENTER, SIERRA ROOM, 851 EAST WILLIAM STREET  
CARSON CITY, NEVADA**

*Items scheduled at a **specific time** cannot be heard earlier than at the scheduled time per the Nevada Open Meeting Law Requirements. A dinner recess may be taken. If a dinner recess is taken, any unfinished business will be heard after the meeting is resumed.*

**A. Roll Call, Determination of a Quorum and Pledge of Allegiance**

**B. Public Comments\*\***

The public is invited at this time to comment on and discuss any topic that is relevant to, or within the authority of the Planning Commission, including any matter that is not specifically included on the agenda as an action item.

**C. For Possible Action: Approval of the Minutes – May 28, 2014**

**D. Modification of Agenda**

Items on the agenda may be taken out of order; the public body may combine two or more agenda items for consideration; and the public body may remove an item from the agenda or delay discussion relating to an item on the agenda at any time.

**E. Disclosures**

Any member of the Commission may wish to explain any contact with an applicant or the public regarding an item on the agenda or business of the Commission.

**F. Public Hearing Matters**

**F-1 SUP-14-027\*** For Possible Action: To consider a request for a Special Use Permit from the Nevada State Railroad Museum (property owner: State of Nevada Division of State Lands) to allow a new freestanding LED sign at the Nevada State Railroad Museum on property zoned Public (P), located at 2180 S. Carson St., APN 003-302-02. (Kathe Green)

*Summary: This request is to replace the existing freestanding sign at the Nevada State Railroad Museum with a freestanding LED monument sign. The new sign size is proposed to be approximately 11 feet six inches high and 13 feet eight inches wide with an internal LED display size of approximately three feet high by eight feet wide for changeable display of text and announcements.*

**F-2 SUP-14-033\*** For Possible Action: To consider a request for a Special Use Permit from the Nevada Department of Transportation (property owner: Nevada Department of Transportation) to allow the construction of an NDOT maintenance facility on property zoned Limited Industrial (LI), located at 2296 Fairview Dr., APN 010-053-01. (Kathe Green)

*Summary: This request is to allow the storage and use of materials and equipment for maintenance and repairs of roadways. The storage and uses would be on site in large*

*buildings, as well as in open areas. The use would also support snow removal efforts during inclement weather.*

**F-3 SUP-14-034\*** For Possible Action: To consider a request for a Special Use Permit from Barcade (property owner: Jeet Hotels, LLC) to allow the placement of a bar on property zoned Retail Commercial (RC), located at 1914 N. Carson St., APN 001-091-04. (Kathe Green)

*Summary: This request is to resume the use of a bar which was located on this site inside the motel for several years. The use as a bar terminated more than 12 months ago and is no longer allowed as a non-conforming (grandfathered) use. A bar is a conditional use in the Retail Commercial zoning district.*

**F-4 PUD-14-039\*** For Possible Action: To consider a request for modification of the Governor's Square Planned Unit Development from Mark Turner (property owner: Stewart and 50 Plaza LLC, Yort LLC) to convert six commercial lots to residential uses on property zoned Neighborhood Business-Planned Unit Development (NB-P), located at 1205, -15, -35, -45, -65, -85 Barossa Way, APNs 004-361-01, -02, -03, -04, -05, and -06. (Susan Dorr Pansky)

*Summary: This is a request to modify the existing Governor's Square Planned Unit Development to allow conversion of six commercial lots to residential uses, thereby increasing the total number of residential units in the Planned Unit Development from 48 to a maximum of 60.*

**F-5 TSM-14-022** For Possible Action: To make a recommendation to the Board of Supervisors regarding a Tentative Subdivision Map application from Schulz Investments, LLC (property owner: Schulz Investments, LLC) to create six parcels on property zoned Single Family 5 Acre (SF5A), located on Clear Creek Road, APN 007-051-72. (Susan Dorr Pansky)

*Summary: This is a request for a Tentative Subdivision Map to create six parcels ranging in size from 5.13 acres to 5.87 acres on property zoned Single Family 5 Acre (SF5A) located on the north side of Clear Creek Road, south of U.S. Highway 50.*

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*\*Agenda items with an asterisk (\*) indicate that final action will be taken unless appealed or otherwise announced. The Planning Commission's "ACTION" may include either approval, approval with conditions, denial, continuance, or tabling of an item*

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*Appeal of a Commission item: An appeal must be submitted to the Planning Division within 10 days for the Commission's action. In order to be part of the administrative record regarding an appeal of an item on the agenda, you must present your comments at the podium or have previously sent correspondence to the Planning Division or have spoken to staff regarding an item on this agenda. For information regarding an appeal of a Commission decision, please contact the Community Development Director at 775-887-2180, via e-mail at [lplemel@carson.org](mailto:lplemel@carson.org), or via fax at 775-887-2278.*

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## **G. Staff Reports (non-action items)**

- G-1** - Director's report to the Commission. (Lee Plemel)
- Future agenda items.
- Commissioner reports/comments

## H. Public Comment\*\*

The public is invited at this time to comment on and discuss any topic that is relevant to, or within the authority of the Planning Commission, including any matter that is not specifically included on the agenda as an action item.

## I. For Possible Action: For adjournment

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*\*\* PUBLIC COMMENT: The Commission will provide at least two public comment periods in compliance with the minimum requirements of the Open Meeting Law prior to adjournment. In addition, it is Carson City's aspirational goal to also provide for item-specific public comment as follows: In order for members of the public to participate in the public body's consideration of an agenda item, the public is strongly encouraged to comment on an agenda item when called for by the Chair during the item itself. No action may be taken on a matter raised under public comment unless the item has been specifically included on the agenda as an item upon which action may be taken. Comments may be limited to **three minutes** per person or topic at the discretion of the Chair in order to facilitate the meeting*

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### For further information

If you would like more information about an agenda item listed above, please contact the staff member listed at the end of the particular item in which you are interested at 775-887-2180. Contact Rea Thompson at 775-887-2180 or [planning@carson.org](mailto:planning@carson.org) if you would like copies of supporting materials for an agenda item. Supporting materials for the meeting are available in the Planning Division office located at 108 E. Proctor Street, Carson City or at [www.carson.org/agendas](http://www.carson.org/agendas). All written comments to the Planning Commission regarding an item must be submitted to the Planning Division by 4:00 p.m. on the day prior to the Commission's meeting to ensure delivery to the Commission before the meeting.

**The Commission is pleased to make reasonable accommodations for members of the public who wish to attend the meeting and need assistance. If special arrangements for the meeting are necessary, please notify the Planning Division in writing at 108 E. Proctor St., Carson City, Nevada 89701, or call 775-887-2180, as soon as possible.**

**The meeting can be viewed on Charter Cable channel 191 at [www.accesscarsoncity.org](http://www.accesscarsoncity.org).**

This agenda has been posted at the following locations before 5:00 PM on June 18, 2014.

City Hall, 201 North Carson Street  
Carson City Library, 900 North Roop Street  
Community Center-Sierra Room, 851 East William Street  
Planning Division/ Building Division/Permit Center, 108 E. Proctor Street  
Dept. of Public Works, Corporate Yard Facility, 3505 Butti Way

This agenda is also available on the Carson City Website at [www.carson.org/agendas](http://www.carson.org/agendas)