

## OFFICIAL NOTICE OF PUBLIC HEARING

**You are hereby notified that the Carson City Planning Commission will conduct a public hearing on WEDNESDAY, October 24, 2018, 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.**

**Agenda Title: SUP-18-131** For Possible Action: To consider a request for a Special Use Permit for a Residential Use in a Non-Residential zoning district on property zoned Retail Commercial, located at 110 Corbett Street, APN 002-137-08. (Hope Sullivan, [hsullivan@carson.org](mailto:hsullivan@carson.org))

*Summary: The applicant is seeking to establish a residential use at the subject property, with an office use on the second floor. Residential uses are conditional uses in the Retail Commercial zoning district. Therefore, the residential use may only establish upon approval of a Special Use Permit.*

**Agenda SUP-18-133** For Possible Action: To consider a request for a Special Use Permit for accessory structures to exceed five percent of the parcel size, and for the cumulative square footage of the accessory buildings to exceed 50 percent of the total square footage of the primary building on property zoned Single Family 21,000, located at 2183 Gregg Street, APN 008-295-07. (Hope Sullivan, [hsullivan@carson.org](mailto:hsullivan@carson.org))

*Summary: The applicant is seeking to place a 400 square foot addition on an existing detached garage. This will result in the cumulative square footage of accessory structures being 1408 square feet, or 6.5 percent of the lot area. The Commission will also consider approval of the cumulative square footage of the accessory structures being 62.8 percent of the size of the primary structure. Accessory structures exceeding five percent of the parcel size on parcels twenty one thousand square feet or larger require approval of a Special Use Permit. Accessory structures with a cumulative area in excess of 50 percent of the size of the primary building are subject to an Administrative Permit. As a Special Use Permit is required, both matters will be considered by the Planning Commission.*

**Agenda SUP-18-142** For Possible Action: To consider a request for a Special Use Permit to allow a detached accessory structure where the cumulative square footage of detached accessory structures will be 112% of the size of the primary structure, on property zoned Single Family 1 Acre (SF1A), located at 1420 South Deer Run Road, APN 010-082-06. (Kathe Green, [kgreen@carson.org](mailto:kgreen@carson.org))

*Summary: The applicant is requesting to construct a 1,760 square foot detached garage/storage/shop building on the subject property. This proposal would be added to the detached garage of 480 square feet and pump house of 48 square feet currently on the site. The cumulative square footage of accessory buildings would be 112% of the size of the primary structure. Prior approval of a Special Use Permit is required for the square footage of accessory structures to exceed 75% of the size of the main structure.*

**SUP-18-132** For Possible Action: To consider a request for a Special Use Permit to allow a Marijuana Cultivation Facility on property zoned General Industrial, located at 5700 Morgan Mill Rd., APN 005-541-38. (Heather Ferris, [hferris@carson.org](mailto:hferris@carson.org))

*Summary: The applicant is proposing to construct a 10,740 square foot Marijuana Cultivation and Production Facility within the General Industrial zoning district. Per the ordinance passed by Carson City in July 2014, Marijuana Establishments are allowed in designated zoning districts and areas in Carson City with approval of a Special Use Permit and subject to specific city requirements. Separate Special Use Permits are required for the cultivation and production aspects of the establishment. The applicant has applied for a separate permit (SUP-18-147) for the production.*

**Agenda SUP-18-147** For Possible Action: To consider a request for a Special Use Permit to allow a Marijuana Establishment Production Facility on property zoned General Industrial, located at 5700 Morgan Mill Rd., APN 005-541-38. (Heather Ferris, [hferris@carson.org](mailto:hferris@carson.org))

*Summary: The applicant is proposing to construct a 10,740 square foot Marijuana Cultivation and Production Facility within the General Industrial zoning district. Per the ordinance passed by Carson City in July 2014, Marijuana Establishments are allowed in designated zoning districts and areas in Carson City with approval of a Special Use Permit and subject to specific city requirements. Separate Special Use Permits are required for the cultivation and production aspects of the establishment. The applicant has applied for a separate permit (SUP-18-132) for the cultivation.*

**Agenda SUP-18-135** For Possible Action: To consider a request for a Special Use Permit for a Tattoo Parlor on property zoned Retail Commercial (RC), located at 113 Rice Street, APN 002-152-02 (Heather Ferris, [hferris@carson.org](mailto:hferris@carson.org))

*Summary: The applicants propose to operate a Tattoo Parlor in an existing building on Rice Street. The zoning code was recently amended to allow for Tattoo Parlors in the Retail Commercial zoning district as a conditional use. As it is a conditional use, it may only establish upon approval of a Special Use Permit by the Planning Commission.*

**Agenda SUP-18-137** For Possible Action: To consider a request for a Special Use Permit for a childcare center on property zoned Retail Commercial (RC), located at 640 E. John Street, APN 002-142-17. (Heather Ferris, [hferris@carson.org](mailto:hferris@carson.org))

*Summary: The applicant proposes to operate a childcare center for a maximum of 20 children, age 4. The proposed location is an existing multi-tenant building on the northwest corner of E. John Street and N. Roop Street. Childcare facilities are allowed in the Retail Commercial zoning district as a conditional use. As it is a conditional use, it may only establish upon approval of a Special Use Permit by the Planning Commission.*

**Agenda SUP-10-115-2** For Possible Action: To consider a request to modify a Special Use Permit for an Asphalt Plant, specifically modifying the hours to allow startup of equipment from 5:30 AM – 6:00 AM, with gates open to customers from 6:00 AM – 7:00 PM, and with an ability

to run nights exclusively for municipal and state work. The subject property is zoned General Industrial, and is located at 8013 Highway 50 East, APN 008-611-35. (Hope Sullivan, [hsullivan@carson.org](mailto:hsullivan@carson.org))

*Summary: On January 26, 2011, the Planning Commission approved a Special Use Permit for an asphalt plant and aggregate crushing facility on the subject property. That approval included a condition of approval that limited the hours of operation to Monday through Saturday, 7:00 AM – 6:00 PM. The applicant is now seeking to modify to the Special Use Permit to have expanded hours. The Planning Commission has the authority to modify a Special Use Permit.*

The application materials are available for public review at the Planning Division office, 108 E. Proctor Street. Complete Planning Commission packet will be available approximately six days prior to the meeting at [www.carson.org/agendas](http://www.carson.org/agendas), or at the Planning Division, 108 E. Proctor Street, Carson City, NV 89701. If you have questions related to this application, contact the Carson City Planning Division at (775)887-2180 or [planning@carson.org](mailto:planning@carson.org).