

OFFICIAL NOTICE OF PUBLIC HEARING

You are hereby notified that the Carson City Planning Commission will conduct a public hearing on Wednesday, June 24, 2020, regarding the items noted below. The meeting will commence at 5:00 PM. The meeting will be held in the Carson City Community Center, Sierra Room, 851 East William Street, Carson City, Nevada.

LU-2020-0015 For Possible Action: Discussion and possible action regarding a request for a Special Use Permit to have the cumulative total of accessory buildings exceed 50 percent of the size of the primary building, and for the cumulative total of the accessory structures to exceed five percent of the lot size on property zoned Single Family 21,000 Planned Unit Development (SF21-P), located at 676 Kay Court, APN 010-575-17. (Hope Sullivan, hsullivan@carson.org)

Summary: The applicant is seeking to build an 1,836 square foot garage structure, that will have a height of 23 feet. The primary structure on the property is 2,367 square feet and the existing attached garage is 848 square feet in size. With the addition of the garage structure, the cumulative area of the accessory structures will be 1,980 square feet, which represents 62 percent of the size of the primary structure and will cover 8.29 percent of the lot. As the lot coverage will exceed five percent and the cumulative area of the buildings exceeds fifty percent, a special use permit is required. The Planning Commission is authorized to approve a Special Use Permit.

LU-2020-0016 For Possible Action: Discussion and possible action regarding a request for a Special Use Permit for RV and Boat Storage, on properties zoned General Commercial, General Industrial and Single Family 21,000 square feet, located at 4619, 4639, and 4719 Hwy 50 E, and 2477 Empire Ranch Road, APNs 008-283-01, 008-283-02, 008-294-01, and 008-371-01. (Heather Ferris, hferris@carson.org)

Summary: The applicant is proposing to construct an RV and Boat Storage facility on the 7.36 +/- acre project site. The applicant proposes a 900 square foot office building; 98 enclosed storage spaces along the north, west, and south of the project site; 77 covered storage spaces at the interior of the site; 36 uncovered spaces located along the eastern portion of the site; and a dump station, potable water station, and a propane fill station. The property has three zoning districts. Given that the use is allowed in two of three zoning districts, a Special Use Permit is required per Carson City Municipal Code 18.04.020.6.d. The Planning Commission is authorized to approve a Special Use Permit.

LU-2020-0017 For Possible Action: Discussion and possible action regarding a request for a Special Use Permit for cumulative area of accessory structures to exceed 50 percent of the size of the primary structure, and for a guest building, on property zoned Single Family 6000 (SF6) at 704 North Pratt Avenue, APN 004-153-07. (Hope Sullivan, hsullivan@carson.org)

Summary: The applicant is requesting to convert a workshop building into a guest building, and to place a 97 square foot addition on the building resulting in the cumulative area of the accessory buildings being 65 percent of the size of the primary structure. A guest building use is a conditional use in the SF6 zoning district, requiring a Special Use Permit. The Planning

Commission is authorized to approve a Special Use Permit.