

## OFFICIAL NOTICE OF PUBLIC HEARING

You are hereby notified that the Carson City Planning Commission will conduct a public hearing on Wednesday, July 29, 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-2020-0019 For Possible Action: Discussion and possible action regarding a five-year review of a previously approved Special Use Permit (SUP-04-095) for an expanded extraction operation (Cinderlite) on property zoned Public Regional (PR) and Conservation Reserve (CR), located at 6100 Goni Road, APNs 008-011-06, -11, -57, and -58. (Hope Sullivan, hsullivan@carson.org)

Summary: In 2004, Cinderlite was granted a Special Use Permit allowing expansion of the existing extraction operation. Per CCMC 18.14.040 aggregate operation and extraction facilities approved for more than five (5) years shall have a review of their conditions by the commission every five (5) years from the initial Special Use Permit approval date to ensure that the conditions are continuing to adequately provide for compatibility between aggregate operations and the surrounding land uses. The Planning Commission is authorized to approve a Special Use Permit.

LU-2020-0020 For Possible Action: Discussion and possible action regarding a request for a Special Use Permit for a modification to a municipal well facility on property zoned Single Family 2 Acre (SF2A), located at 1881 North Winnie Lane, APN 007-572-99. (Hope Sullivan, hsullivan@carson.org)

Summary: Carson City Public Works is proposing to modify the existing Municipal Well 3 site to add a new 144 square foot well house, a 102 square foot emergency backup generator and associated site improvements to provide access to the new building and generator. The existing building will remain and house the electrical and control equipment to operate the well. The Planning Commission is authorized to approve a Special Use Permit.

SUB-2020-0006 For Possible Action: Discussion and possible action regarding a request for an amendment to Tentative Subdivision Map (TSM-19-165) to delete condition 26A requiring the interior streets to be privately owned and maintained, on property zoned Neighborhood Business (NB), located on Emerson Drive, north of College Parkway, APN 002-751-07. Heather Ferris, hferris@carson.org)

Summary: On February 20, 2020 the Board of Supervisors approved a Tentative Subdivision Map (TSM-2019-00000165) subject to 28 conditions of approval, including Condition 26(a) which requires the internal streets to be privately owned and maintained. The applicant is now seeking to eliminate this condition and allow the internal streets to be publicly owned and maintained. The Board of Supervisors is authorized to approve a Tentative Subdivision Map or an amendment to a Tentative Subdivision Map, following recommendation from the Planning Commission.