

## OFFICIAL NOTICE OF PUBLIC HEARING

**You are hereby notified that the Carson City Planning Commission will conduct a public hearing on WEDNESDAY, August 29, 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-18-111** For Possible Action: To consider a Special Use Permit for a Gaming (unlimited) use and a sign that exceeds the height limit in the Retail Commercial (RC) zoning district on property located at 2811 South Carson Street, APN 009-112-25.

*Summary: The applicant is seeking to utilize the existing building for a Gaming (unlimited) use, which is a conditional use within the RC zoning district, as well as to construct a 30 foot tall sign where only a 20 foot tall sign is allowed. The gaming use will include the main gaming floor, two bar areas, sports betting area, customer service area, restrooms, and a back of house function. Exterior and interior improvements are proposed, including providing 68 parking spaces.*

**Agenda Title: SUP-18-108** For Possible Action: To consider a Special Use Permit for a Church use on property zoned General Office (GO), located at 911 East Second Street and 211 South Pratt Avenue, APNs 004-092-24 and -28.

*Summary: The applicant is seeking to utilize an existing building as a church. Ancillary services will include social services, adult and youth character building programs, and holiday programs including the angel tree program and holiday food boxes.*

**Agenda Title: MPA-18-109** For Possible Action: To adopt a Resolution making a recommendation to the Board of Supervisors regarding a Master Plan Amendment to change the Master Plan Land Use designation from Industrial (I) to Community/Regional Commercial (C/RC) on property located at 1588 Old Hot Springs Road, APN 008-123-23.

**Agenda Title: ZMA-18-110** For Possible Action: To make a recommendation to the Board of Supervisors regarding a Zoning Map Amendment to change the zoning from General Industrial (GI) to Tourist Commercial (TC) on property located at 1588 Old Hot Springs Road, APN 008-123-23.

*Summary: The applicant is seeking to modify both the Master Plan designation and zoning for the subject property. This will restore the property to the Master Plan designation and the Zoning designation that was in effect prior to both being amended in 2015.*

**Agenda Title: TPUD-18-010** For Possible Action: To make a recommendation to the Board of Supervisors regarding a request for a Tentative Planned Unit Development that would create 11 lots containing eight-plexes, 13 lots containing sixteen-plexes, as well as 137 single family home lots. The multifamily development will be on land zoned Multi-Family Apartment (MFA), and the single family homes will be on land zoned Single Family 6,000 (SF6). The subject property

is east of Interstate 580, west of Airport Road, and at the south end of Lompa Lane, APN 010-041-75.

*Summary: The applicant is seeking a residential subdivision on the 41.6 acre site that is currently vacant. The northern portion of the site is zoned for Multi-Family Apartment, the southern portion is zoned Single Family 6,000, and a small strip along Airport Road is zoned Public Community (PC). The smallest lot size in the single family development will be 4,050 square feet. Open space and roads are incorporated into the development.*

**MPA-17-185** For Possible Action: To consider a modification recommended by the Board of Supervisors relative to a Master Plan Amendment to create the Blackstone Ranch Specific Plan Area for 26.89 acres of the existing Lompa Ranch Specific Plan Area, located at the east end of Railroad Street between Saliman Road and US Highway 580, APN 010-051-44. (Hope Sullivan)

*Summary: At its meeting of May 30, 2018, the Planning Commission passed a Resolution recommending approval of the Specific Plan. At its meeting of August 2, 2018, the Board of Supervisors recommended a modification to the recommendation of the Planning Commission. Specifically, the Board of Supervisors recommended that the portion of the Specific Plan that addresses Roadways require that the site be served by two full vehicular access points, with the one not utilizing the portion of Railroad Street between the subject property and Saliman Road, and secondary access being initially improved to a standard different than the City standard but improved to City standard prior to build out. The proposed modification is referred to the Planning Commission for its consideration.*

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).