



Carson City Planning Division

2621 Northgate Lane, Suite 62

Carson City, Nevada 89706

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MEMORANDUM

Planning Commission meeting of June 30, 2010

TO: Planning Commission **Item H-1**

FROM: Jennifer Pruitt, Principal Planner

DATE: June 30, 2010

SUBJECT: Update only regarding Special Use Permit SUP-09-034
A temporary Hot Plant and rock crushing plant located at the Carson City Airport

The purpose of this item is to allow Casey Pullman of the Carson City Airport an opportunity to update the Planning Commission of the current status of the Special Use Permit approval SUP-09-034 and the status of the Runway 9/27 & Taxiway Realignment project.

SUP-09-034 was reviewed and approved by the Planning Commission on May 27, 2009, subject to 16 conditions of approval. Condition of approval number 15, requires the Special Use Permit to be reviewed in June 2010. The condition also noted if the project has been completed by June 2010, no review of the SUP would be required.

In October of 2009, the Planning Division approved the required building permit BP-09-626 for the placement of the temporary Hot Plant and rock crushing operation at the Carson City Airport. All conditions of approval were satisfied as noted in SUP-09-034.

On May 25, 2010, Brian Fitzgerald, with PBS&J, notified the Planning Division in writing that the temporary operation of the Hot Plant and rock crushing operations had been completed. As of May 19, 2010, the Hot Plant was dismantled and removed from site. See attached written notification.

From May 2009 through May 2010, neither the Planning Division nor the Compliance Division has received any complaints from adjacent properties regarding the Hot Plant or rock crushing activities at the Carson City Airport related to SUP-09-034.

This is a non action item and as a result of the notification of the dismantled and removal of the Hot Plant and rock crushing operations from the subject site, Special Use Permit SUP-09-034 has been closed out.

H:\PIngDept\PC\PC2010\Staff Reports\Memo.PC.review SUP-09-034.doc



May 25, 2010

Lee Plemel
Director, Carson City Planning Division
2621 Northgate Lane, Suite 62
Carson City, NV 89706

100009437

**RE: Rehabilitate and Realign Runway 9-27 and Taxiway A and Construct Taxiway D
SUP-09-034**

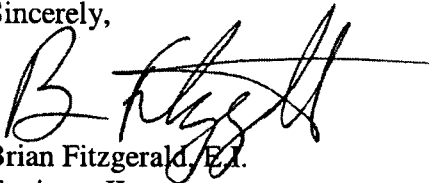
Mr. Plemel,

On May 27, 2009, the Planning Commission conducted a public hearing and approved SUP-09-034 to allow the temporary operation of a hot plant for runway construction at the Carson City Airport. Throughout the project, Granite Construction Company adhered to the requirements stated in the Notice of Decision dated June 3, 2009 by the Carson City Clerk.

As of May 19, 2010, the hot plant has been dismantled and removed from the site.

Please feel free to contact me if you have any questions or need more information.

Sincerely,



Brian Fitzgerald, E.I.
Engineer II

cc: Casey Pullman, CCAA
Matt Cates, Granite Construction



**PLANNING COMMISSION
MAY 27, 2009**

NOTICE OF DECISION

A request to review a Special Use Permit, SUP-09-034, was received from Jim Clague (property owner: Carson City) to allow the temporary operation of a hot plant for runway construction at the Carson City Airport, on property zoned Public Regional (PR), located at 2600 E. College Parkway, APN 005-011-01, pursuant to the requirements of the Carson City Municipal Code.

The Planning Commission conducted a public hearing on May 27, 2009, in conformance with City and State legal requirements, and approved SUP-09-034 to allow the temporary operation of a hot plant for runway construction at the Carson City Airport, based on the findings contained in the staff report and subject to the following conditions of approval:

CONDITIONS OF APPROVAL:

1. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval. Minor modifications to the development plans may be approved by the Director.
2. All on- and off-site improvements shall conform to City standards and requirements.
3. The use for which this permit is approved shall commence within twelve months of the date of final approval. Obtaining a building or construction permit for the proposed construction shall constitute project commencement. A single, one-year extension of time may be granted if requested in writing to the Planning Division 30 days prior to the one year expiration date.
4. The applicant must sign and return the Notice of Decision for conditions for approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, the item will be rescheduled for the next Planning Commission meeting for further

consideration.

5. All rock crushing activities are limited to the hours of 7:00 am to ~~40:00~~ **8:00** pm daily.
6. All Hot Plant hours of operation are limited to the hours of 5:00 am to ~~40:00~~ **8:00** pm daily.
7. Hauling of materials from the stock piles is limited to 7:00 am to 7:00 pm Monday through Friday and 10:00 am to 5:00 pm, Saturdays and Sundays.
8. The applicant is required by State law to obtain a dust control permit from the Nevada Department of Environmental Protection (NDEP) for construction. NDEP is the enforcement agency for issues relating to air quality in general and blowing dust in particular. Per NDEP standards, the property owner is required to control fugitive dust throughout the construction project.
9. Operations involving the crushing of rock shall take place on the northern portions of the site in the area identified with this application, away from the residential area.
10. The applicant shall designate a neighborhood liaison for this project. The liaison will deliver to all property owners within 100 feet of the project perimeter boundaries and Planning Division, a letter containing information regarding the project. The letter shall also include the liaison's name, phone number, fax number and e-mail address and the request that any comments, concerns or requests should be directed to the liaison. The letter shall also include a copy of the Notice of Decision and conditions of approval.
11. Fire Department access to the asphalt plant shall be maintained at all times.
12. The applicant shall provide sound mitigation measures south of the proposed hot plant and rock crushing area to reduce potential noise impacts to the existing residential neighborhood to the south and southeast of the Carson City Airport.
13. The proposed Hot Plant and rock crushing shall be used **ONLY** for the Runway 9/27 & Taxiway Realignment project. No crushed rock material or Hot Plant mix shall be exported from the site.

14. All activities associated with this permit shall permanently cease operations upon completion of the Runway 9/27 & Taxiway Realignment project.
15. This Special Use Permit shall be reviewed by the Planning Commission in June of 2010 regarding an update to the completion of the Runway 9/27 & Taxiway Realignment project. If the Runway 9/27 & Taxiway Realignment project has been completed by June 2010 and the Hot Plant and rock crushing activities have been terminated, no SUP review will be required.
16. The applicant shall submit exterior light fixture details for review and approval by the Planning Division. Any lighting fixtures shall be installed as to project light downward and away from adjoining properties and glare to the sky. Site lighting trespass onto adjacent locations and the night sky shall be minimized.

This decision was made on a vote of 5 ayes, 0 nays and 2 absent.

Lee Plemel, AICP
Planning Division Director

LP:jmb

Mailed by: _____

By: _____

**PLEASE SIGN AND RETURN THIS NOTICE OF DECISION WITHIN
TEN DAYS OF RECEIPT**

This is to acknowledge that I have read and will comply with the Conditions of Approval as approved by the Carson City Planning Commission.



OWNER/APPLICANT SIGNATURE

6-12-09
DATE

Jim CLAGUE
PLEASE PRINT YOUR NAME HERE

RETURN TO:

Planning Division
2621 Northgate Lane, Suite 62, Carson City, NV 89706

- Enclosures: 1. Planning Commission Notice of Decision (2 copies)-Please sign and return only one. The second one is for your records.
2. Self-addressed stamped envelope

**PLEASE SIGN AND RETURN THIS NOTICE OF DECISION WITHIN
TEN DAYS OF RECEIPT**

This is to acknowledge that I have read and will comply with the Conditions of Approval as approved by the Carson City Planning Commission.

SW Lewis
OWNER/APPLICANT SIGNATURE

6-9-09
DATE

Steven W. Lewis - Chairman, Carson City Airport Authority
PLEASE PRINT YOUR NAME HERE

RETURN TO:

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2621 Northgate Lane, Suite 62, Carson City, NV 89706

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