

**CARSON CITY PLANNING COMMISSION
NOTICE OF PUBLIC HEARING
WEDNESDAY, March 30, 2016, AT 5:00pm
COMMUNITY CENTER, SIERRA ROOM, 851 EAST WILLIAM STREET
CARSON CITY, NEVADA**

You are hereby notified that the items listed below will be considered with action taken by the Carson City Planning Commission beginning at 5:00 p.m. on Wednesday, March 30, 2016, in the Sierra Room of the Community Center, 851 East William Street, Carson City, Nevada.

SUP-16-013* For Possible Action: To conduct a five-year review of a previously approved Special Use Permit, SUP-11-012, granted to the State of Nevada, Department of Transportation for applicant Outfront Media (property owner: State of Nevada, Department of Transportation) to allow the continued use of an existing off-premises advertising (billboard) sign on property zoned General Commercial (GC), located at 2400 Hwy 50 East, APN 002-105-01. (Kathe Green)

Summary: Special Use Permits for billboards are valid for five years and then must be renewed. The applicant is requesting to continue the existing billboard in the present location. No changes are proposed for the billboard.

SUP-15-080* For Possible Action: To consider a request from Jose Hernandez (property owners: Jose and Elizabeth Hernandez) for a Special Use Permit to construct a church on property zoned Single Family 1 Acre (SF1A), located at 420 Clear Creek Ave., APN 009-239-01. (Kathe Green)

Summary: This Special Use Permit request was originally heard at the Planning Commission meeting on September 30, 2015, but was continued to allow the applicant time to address surrounding property owners' concerns about the project. The applicant has modified the proposed plan and resubmitted the request to construct an 8,766 square foot single-story metal building with stucco exterior finish, for use as a church. A Special Use Permit is required to allow a church on property zoned Single Family 1 Acre.

SUP-16-014* For Possible Action: To consider a request from Carson Car Center Properties (property owner: Arne Hoel and Kathy Triplett/State of Nevada – lease) for a Special Use Permit to exceed the maximum allowed signage for a used car dealership and for the permanent use of a promotional tent on property zoned General Commercial (GC), located at 3659 S. Carson Street, APN 009-122-03 and 04. (Susan Dorr Pansky)

Summary: The applicant is requesting signage in excess of the maximum allowed amount of 600 square feet for a used car dealership in the form of a promotional tent, banners and flags. A Special Use Permit is required to exceed the maximum allowed sign area and for the permanent use of a promotional tent as Outdoor Display.

TPUD-16-012 For Possible Action: To consider a request from Silver Oak Development, L.P. (property owner: Silver Oak Development Co., Ltd.) to modify the Silver Oak Planned Unit Development to add 31 single family residential lots in a new phase to be known as Silver

Oak Phase 21, on property zoned Single Family 12,000 – Planned Unit Development (SF12-P), located at 2951 Oak Ridge Drive, APN 007-462-12. (Susan Dorr Pansky)

Summary: The applicant is proposing the addition of 31 single family residential lots on a 7.99 acre parcel located on Oak Ridge Drive adjacent to John Mankins Park. These lots will range in size from 5,200 to 10,371 square feet and will bring the total number of allowed single family residential lots within the Silver Oak Planned Unit Development to 1,157 lots.

This notice will be posted at the following locations
on March 23, 2016

City Hall, 201 North Carson Street
Carson City Library, 900 North Roop Street
Community Center-Sierra Room, 851 East William Street
Community Development Department, 108 E. Proctor Street
Dept. of Public Works, Corporate Yard Facility, 3505 Butti Way