

**CARSON CITY PLANNING COMMISSION**  
**NOTICE OF PUBLIC HEARING**  
**TUESDAY, JULY 19 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 Tuesday, July 19, 2016, in the Sierra Room of the Community Center, 851 East William Street, Carson City, Nevada.

**SUP-16-062\*** For Possible Action: To consider a request for a Special Use Permit from LaVerne Zimmerman (property owner: LaVerne Zimmerman) to allow expansion of a building to continue along an existing non-conforming rear setback, accessory buildings to exceed 50% of size of primary structure, exceed 5% of the parcel size in detached accessory structures, and guest building to exceed 1,000 square feet, on property zoned Single Family 1 Acre (SF1A), located at 4089 Capitol View Dr., APN 010-182-03. (Kathe Green)

*Summary: This is a request to expand the size of an existing guest building by 720 square feet. The building is located 20 feet from the rear setback. The applicant requests to expand the building and maintain the same non-conforming setback in a zoning district that currently requires 30 feet. In addition, detached accessory structures which are more than 50% of the size of the primary structure require additional review. The accessory structures would total 65% of the size of the primary structure. Also, detached accessory structures would exceed 5% of the parcel size at 6.24% of the parcel at 2,665 square feet. A guest building in Single Family 1 Acre zoning is limited in size to 1,000 square feet. The proposed addition would increase the size of the guest building to 2,035 square feet.*

**MISC:** For Presentation Only: Presentation regarding Nevada's Open Meeting Law. (Dan Yu)

This notice will be posted at the following locations  
on June 28, 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