

**CARSON CITY PLANNING COMMISSION
NOTICE OF PUBLIC HEARING
WEDNESDAY, AUGUST 31, 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, AUGUST 31,** in the Sierra Room of the Community Center, 851 East William Street, Carson City, Nevada.

MISC-16-076 For Possible Action: To elect Planning Commission Officers.

VAR-16-081 For Possible Action: To consider request from Patrick Clark, Building Concepts Inc. (property owner Dennis McDuffee) for a Variance to allow a modification to setbacks on property zoned Multi-Family Apartment (MFA) and General Office (GO), located at 510, 520, 530 and 540 Linda Kay Court, APN 004-342-01, -02, -03, and -04. (Hope Sullivan)

Summary: The applicant is seeking to construct four fourplexes. The three story buildings include a cantilevered design that will encroach into the required setbacks. The building at 510 Linda Kay Court is proposed to have a 18 foot rear setback where a 30 foot rear setback is required, and the other buildings are proposed to have an 18 foot rear setback where a 20 foot setback would be required, and a six foot side setback where a 10 foot side setback would be required.

SUP-16-078* For Possible Action: To consider request from Wood Rodgers (property owner Maverik, Inc.) for a Special Use Permit to allow a freeway oriented sign on property zoned Limited Industrial (LI), located at 1451 College Pkwy., APN 008-922-29. (Hope Sullivan)

Summary: The applicant is seeking to construct a 53 foot tall, 144 square foot freeway oriented sign at the Maverik Gas Station, a 2.88 acre property adjacent to US Highway 395.

SUP-16-080* For Possible Action: To consider a request for a Special Use Permit from Manhard Consulting (property owner: Lennar Reno LLC) to allow a temporary tract sales office, parking area and advertising signage on property zoned Single Family 6000 Specific Plan Area (SF6-SPA), located at 6504, 6506, 6508, 6510 and 6512 Arc Dome Dr., APNs: 010-712-01, -02, -03, -04, and 010-713-09. (Kathe Green)

Summary: The applicant is requesting to allow a Temporary Tract Sales Office, with conversion of the garage to an office in a model home at 6506 Arc Dome Drive (APN 010-712-03), construction of a temporary parking area on a parcel at 6504 Arc Dome Drive (APN 010-712-04) until a house is eventually placed on it, and to allow temporary signage advertising the model homes and proposed homes in Schulz Ranch Subdivision. The signage would be flags, banners, community identification sign, welcome center sign and model identification signs on the five parcels.

**This notice will be posted at the following locations
on August 10, 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**