

**CARSON CITY PLANNING COMMISSION
AMENDED NOTICE OF PUBLIC HEARING
WEDNESDAY, DECEMBER 20, 2017, AT 1:00 PM
COMMUNITY CENTER, **SIERRA ROOM**, 851 EAST WILLIAM STREET
CARSON CITY, NEVADA**

You are hereby notified that the items listed below will be considered by the Carson City Planning Commission **beginning at 1:00 p.m. on WEDNESDAY, DECEMBER 20, 2017** in the Sierra Room of the Community Center, 851 East William Street, Carson City, Nevada.

VAR-17-195 For Possible Action: To consider a request for a Variance request from Sierra Land Development Inc. to reduce the required building setbacks and driveway lengths and to have a building height of 36 feet to the ridge line, on property zoned Single Family 12000 Planned Unit Development (SF12-P), located at Stocke Way on the south side of Silver Oak Drive, Silver Oak Phase 22, APN 007-552-37. (Kathe Green, kgreen@carson.org)

Summary: The subject property is located in the Silver Oak Planned Unit Development (PUD.) Setbacks for this PUD are, in part, a derivative of lot size. A tentative map creating 44 residential lots was approved for the property with the original PUD. The requested variance will establish the setback and driveway lengths for all 44 lots without relying on lot size.

SUP-17-197 For Possible Action: To consider a request for a Special Use Permit from Palidin LLC to allow a Marijuana Distributor as a conditional use, on property zoned General Industrial (GI), located at 3160 N. Deer Run Rd. #4, APN 008-541-75. (Hope Sullivan, hsullivan@carson.org)

Summary: Ordinance 2017-21, adopted on October 5, 2017 created provisions for a Marijuana Distributer use as a Conditional Use in the General Industrial zoning district subject to the Carson City Development Standards, Division 1.20. A Marijuana Distributer is a business licensed to transport marijuana from a marijuana establishment to another marijuana establishment; it does not sell marijuana or marijuana products.

ZCA-17-208 For Possible Action: To consider a request for a Zoning Code Amendment amending Title 18 Appendix of the Carson City Municipal Code to revise certain guidelines for the design of fences located within the historic district of Carson City; and providing other matters properly relating thereto. (Hope Sullivan, hsullivan@carson.org)

Summary: At the direction of the Board of Supervisors, the Historic Resource Commission has prepared clarifying language regarding fences in the Historic District. The language focuses on fencing materials, and provides a methodology for consideration of alternative materials. As the associated regulations are part of Title 18 of the Carson City Municipal Code, a recommendation to the Board of Supervisors by the Planning Commission is required.

This notice will be posted at the following locations:
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