

**CARSON CITY PLANNING COMMISSION**  
**NOTICE OF PUBLIC HEARING**  
**WEDNESDAY, MARCH 29, 2017, 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 29, 2017** in the Sierra Room of the Community Center, 851 East William Street, Carson City, Nevada.

**SUP-17-012** For Possible Action: To consider a request for a Special Use Permit from Philip Stewart (property owner: South Carson Lands, LLC) to allow a hotel on property split zoned Multi-Family Apartment (MFA) and General Commercial (GC) where the use is allowed in only one of the zoning districts and to allow a height that exceeds the maximum allowed in the zoning districts, located at 4040 S. Curry Street, APN 009-151-61. (Kathe Green)

*Summary: The applicant is proposing a four story hotel. The use is allowed in the General Commercial zoning district but the site is split zoned, requiring Special Use Permit review and approval for the use in the portion of the site in the Multi-Family Apartment zoning district. The maximum height allowed in both zoning districts is 45 feet. The applicant is proposing an overall height for the hotel of 55 feet.*

**SUP-17-013** For Possible Action: To consider a request for a Special Use Permit from WSCC, Inc. (property owner: WSCC Property LLC) to allow a Medical Marijuana Establishment (MME) production facility on property zoned General Industrial (GI), located at 3493 Arrowhead Drive, APN 005-052-03. (Hope Sullivan)

*Summary: The applicant is seeking to use an existing building on a 1.35 acre site for purposes of a medical marijuana production facility. Half of the building, or 10,150 square feet, will be used for the production facility. MME "production" includes the production of edible marijuana products or marijuana-infused products and a production facility acquires, possesses, manufactures, delivers, transfers, transports, supplies, or sells edible marijuana products or marijuana-infused products to medical marijuana dispensaries.*

**SUP-17-014** For Possible Action: To consider a request for a Special Use Permit from WSCC, Inc. (property owner: WSCC Property LLC) to allow a Medical Marijuana Establishment (MME) cultivation facility on property zoned General Industrial (GI), located at 3493 Arrowhead Drive, APN 005-052-03. (Hope Sullivan)

*Summary: The applicant is seeking to use an existing building on a 1.35 acre site for purposes of a medical marijuana cultivation facility. Half of the building, or 10,150 square feet, will be used for the cultivation facility. A MME "cultivation" facility acquires, possesses, cultivates, delivers, transfers, transports, supplies, or sells marijuana and related supplies to medical marijuana dispensaries, medical marijuana production facilities, or other medical marijuana cultivation facilities.*

**ZCA-17-024** For Possible Action: To make a recommendation to the Board of Supervisors regarding an ordinance amending Title 18, Zoning, Chapter 18.16, Development Standards, Division 1, Land Use and Site Design, Section 1.17, Multi-Family Apartment Development Standards, and Section 1.18, Residential Development Standards in Non-Residential

Districts, to clarify that when development in the Multi-Family Apartment zoning district or in a non-residential zoning district is for single family residential, common open space is not required. (Hope Sullivan)

*Summary: Section 1.17 of the Development Standards establishes the minimum design and development requirements associated with development in the Multi-Family Apartment zoning district. Section 1.18 of the Development Standards establishes the minimum design and development requirements associated with residential development in non-residential zoning districts. Each of these sections establishes provisions requiring the creation of common open space. Single family residential developments frequently provide only private open space. The proposed amendment clarifies that a single family residential development in either the Multi-Family Apartment zoning district or in a non-residential zoning district is not required to provide common open space.*

**ZCA-17-025** For Possible Action: To make a recommendation to the Board of Supervisors regarding an ordinance amending Title 18, Zoning, Chapter 18.02, Administrative Provisions, to add a new section concerning the provision of reasonable accommodations which is consistent with the Federal Fair Housing Act. (Hope Sullivan)

*Summary: The proposed amendment provides that the City will consider a request for a reasonable accommodation under certain circumstances and in a manner which is consistent with federal law and regulations. If adopted, the proposed amendment would require such requests to be submitted to the Community Development Director and treated as administrative decisions.*

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