

**CARSON CITY PLANNING COMMISSION
AND GROWTH MANAGEMENT COMMISSION**
WEDNESDAY, MAY 31, 2017, AT 5:00 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 and Growth Management Commission **beginning at 5:00 p.m. on WEDNESDAY, MAY 31, 2017** in the Sierra Room of the Community Center, 851 East William Street, Carson City, Nevada.

Growth Management Commission item:

GM-17-045 For Possible Action: To recommend to the Board of Supervisors a Resolution establishing the maximum number of residential building permit allocations under the Growth Management Ordinance for the years 2018 and 2019 and estimating the maximum number of residential building permits for the years 2020 and 2021; establishing the number of building permit allocations within the Development and General Property Owner categories; and establishing a maximum average daily water usage for commercial and industrial building permits as a threshold for Growth Management Commission review. (Lee Plemel)

Summary: The Planning Commission, acting as the Growth Management Commission, is required to make annual recommendations to the Board of Supervisors to establish the number of residential permits that will be available for the following calendar year. This has historically been based upon a maximum growth rate of three percent. The commercial and industrial daily water usage threshold is 15,000 gallons per day annual average in 2017, above which Growth Management Commission approval is required. (Lee Plemel)

Planning Commission Items:

TSM-17-052 For Possible Action: To make a recommendation to the Board of Supervisors regarding a Tentative Subdivision Map request from G&E Investments (property owners: Gordon Street LLC & G&E Investments LLC) to approve a Tentative Subdivision Map for 16 single-family attached residential units in a Common Open Space Development, on property zoned Multi-Family Apartment (MFA) within the Brown Street Specific Plan Area (BS-SPA), located at 1709, 1725, 1759 & 1809 N. Edmonds Drive, APNs: 008-306-09, -11, -15, & -16. (Susan Pansky)

Summary: The applicant proposes to create 16 single-family attached residential units on approximately 1.37 acres between Edmonds Drive and Fairview Drive within the Brown Street Specific Plan Area (BS-SPA). This subdivision is proposed as a Common Open Space Development in compliance with Carson City Municipal Code, Section 17.10 with a minimum lot size of 2,877 square feet and an average lot size of 3,706 square feet. Each parcel will be served by private shared driveways with access from Edmonds Drive and will contain private open space proposed to be owned and maintained by each individual homeowner.

TPUD-17-053 For Possible Action: To make a recommendation to the Board of Supervisors regarding a Tentative Planned Unit Development request from Liberty Homes LLC (property owner: Vernon C. Lee Family Trust) to approve an amendment to the existing Riverview Terrace Planned Unit Development to divide two parcels into five, on property zoned Single Family 21,000 – Planned Unit Development (SF21-P), located at 4044 & 4080 Hells Bells Road, APNs: 010-361-05 & 010-361-06. (Susan Pansky)

Summary: The applicant proposes to amend the existing Riverview Terrace Planned Unit Development that was originally approved on October 5, 1978. The amendment will add three single-family residential lots to the total unit count of Riverview Terrace by merging and resubdividing two existing lots on the west side of Hells Bells Road, west of the intersection with Parkhill Drive. The overall boundary of the Riverview Terrace Planned Unit Development is not proposed to change, nor will the ratio of developed property to open space. The lot sizes for the five new proposed lots will be consistent with the underlying zoning of Single-Family 21,000 (SF21).

SUP-17-048 For Possible Action: To consider a request for a Special Use Permit from Ken Rose (property owner: Gold Lock Corp), to allow multi-family residential development on property zoned Retail Commercial - Planned Unit Development (RC-P), located at GS Richards Boulevard, APN 007-461-19. (Hope Sullivan)

Summary: The applicant is seeking to construct a seven building, 150 unit apartment complex on 6.2 acres. The complex will include 255 on-site parking spaces, a clubhouse, a fitness center, and a swimming pool. Six of the apartment buildings will be three stories and house 24 units, while one building will be two stories and house six units. Multifamily residential uses are a conditional use in the RC-P zoning district, and may be established only upon obtaining a Special Use Permit from the Planning Commission.

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