

OFFICIAL NOTICE OF PUBLIC HEARING

You are hereby notified that the Carson City Planning Commission will conduct a public hearing on **WEDNESDAY, FEBRUARY 22, 2017**, regarding the item noted below. **The meeting will commence at 5 p.m.** The meeting will be held in the **Carson City Community Center, Sierra Room, 851 East William Street, Carson City, Nevada**. For information on the approximate time this item will be heard by the Planning Commission or for a staff report, please contact the Planning Division after 9 am, January 19, 2017, at 887-2180.

SUBJECT: Zoning Map Amendment

FILE NO. ZMA-16-175

ZMA-16-175 For Possible Action: To make a recommendation to the Board of Supervisors for approval of a Zoning Map Amendment to change the zoning from Air Industrial Park (AIP) and Public Community to a new zoning district called General Industrial Airport (GIA) on properties located in the vicinity of the Carson City Airport, generally located north of Arrowhead Drive and south of Conestoga Drive, east of Goni Road and west of the eastern section line of Section 33, Township 16 North and Range 20 East, excluding those parcels already zoned General Industrial (GI), APNs 005-072-22, 005-072-23, 005-072-24, 005-073-01, 005-073-02, 005-073-03, 005-072-18, 005-072-20, 005-072-21, 005-073-10, 005-073-11, 005-073-12, 005-071-01, 005-071-02, 005-071-03, 005-071-04, 005-071-05, 005-071-06, 005-071-07, 005-071-08, 005-071-09, 005-071-10, 005-071-11, 005-072-01, 005-072-02, 005-072-03, 005-072-04, 005-072-05, 005-072-06, 005-072-07, 005-072-08, 005-072-09, 005-072-10, 005-072-11, 005-072-99 and 005-073-99, to change the zoning from Limited Industrial (LI) to General Industrial (GI) on properties generally located east of the Carson City Airport and south of Arrowhead Drive, excluding those parcels already zoned General Industrial (GI), APNs 005-052-01, 005-052-04, 005-053-01, 005-053-02, 005-053-07, 005-054-10, 005-081-01, 005-081-04, 005-081-05, 005-081-06, 005-081-07, 005-081-08, 005-081-16, 005-081-17, 005-081-09, 005-081-10, 005-081-11, 005-081-12, 005-081-13, 005-081-14, 005-081-15, 005-054-03, 005-054-04, 005-054-05, 005-054-06, 005-054-08, 005-054-09 and 005-054-11, and to change the zoning from Public Regional (PR) and Limited Industrial (LI) to Public Regional (PR) on the Carson City Airport property, located at 2800 College Parkway, APN 005-011-01. (Susan Pansky)

Summary: Staff has been directed by the Board of Supervisors to initiate a Zoning Map Amendment in conjunction with the Zoning Code Amendment to be heard as ZCA-16-176 to change the zoning on certain parcels in the vicinity of the Carson City Airport from Air Industrial Park (AIP) and Public Community (PC) to a new zoning district called General Industrial Airport (GIA), and to change the zoning on certain parcels in the vicinity of the Carson City Airport from Limited Industrial (LI) to General Industrial (GI), to promote new development and expansion of manufacturing in north Carson City. As a part of this process, staff is also proposing to eliminate the split-zoning that currently exists on eastern portion of the main Carson City Airport parcel by changing the zoning from Public Regional (PR) and Limited Industrial (PR) to Public Regional (PR) only.

The application materials are available for public review at the Planning Division, 108 E. Proctor St., Carson City, Nevada, 89701. If you have questions related to this application, you may contact Susan Pansky, Special Projects Planner, at 775-283-7076 (spansky@carson.org). Staff reports are available approximately six days prior to the Planning Commission meeting or online at www.carson.org/pc under Agendas with Supporting Materials.

As an owner of property in the vicinity, you are invited to submit comments relative to this matter to the Planning Commission, either in writing or at the Planning Commission meeting. Written comments should be sent to the Carson City Planning Division at the above-noted address, via fax at 775-887-2278, or via e-mail at planning@carson.org. Written comments received at least seven days prior to the Planning Commission meeting will be forwarded to the Commissioners for their review prior to the meeting; written comments received after that but by noon on the day of the meeting will be given to the Commissioners at the meeting.

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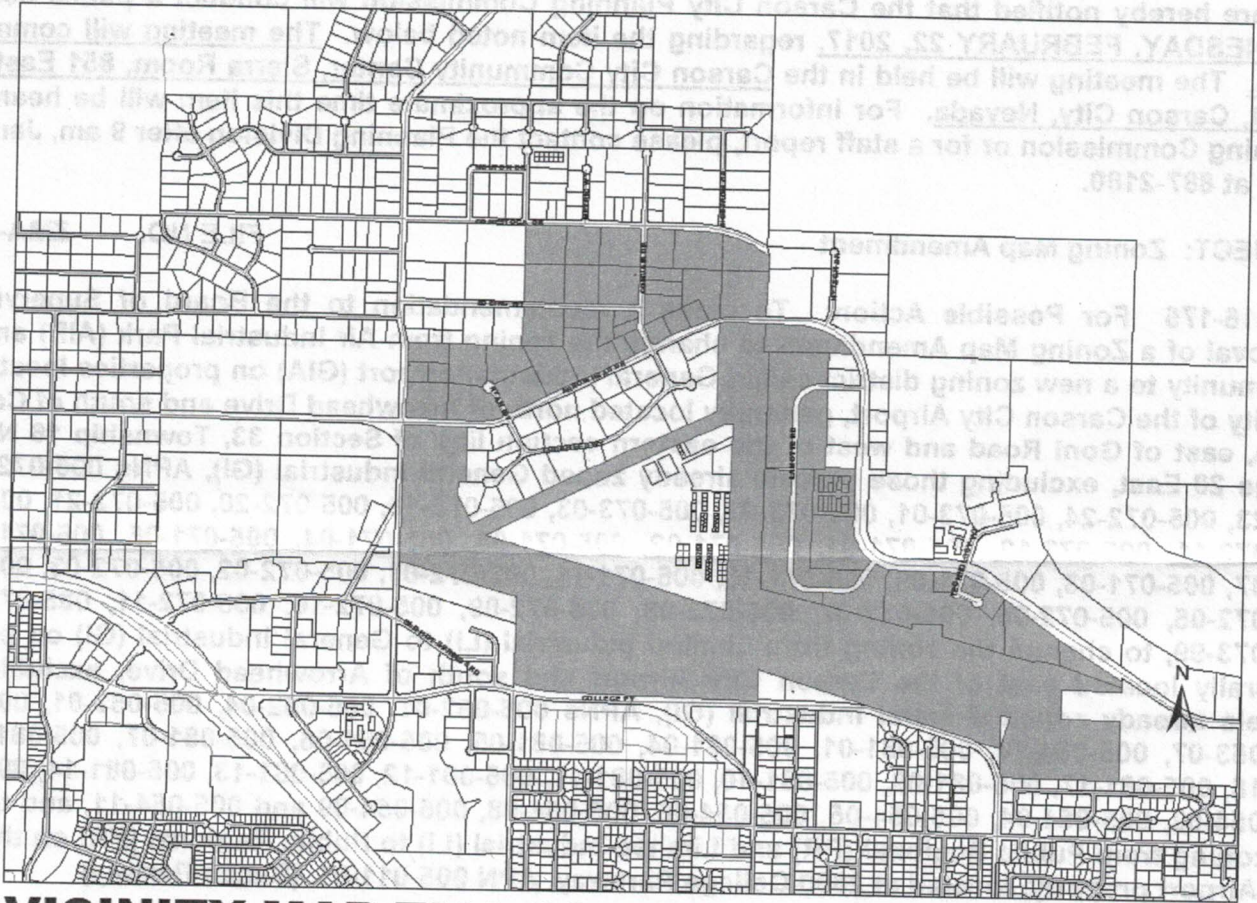
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VICINITY MAP ZMA-16-175

Summary: Staff has been directed by the Board of Supervisors to limit a zoning and lot split in conjunction with the Zoning Code Amendment to be heard as ZCA-16-175 to change the zoning on certain parcels in the vicinity of the Carson City Airport from AR Industrial Park (AIP) and Public Community (PC) to a new zoning district called General Industrial Airport (GIA), and to change the zoning on certain parcels in the vicinity of the Carson City Airport from Limited Industrial (LI) to General Industrial (GI), to promote new development and expansion of manufacturing in north Carson City. As a part of this process, staff is also proposing to eliminate the split-zoning that currently exists on an eastern portion of the main Carson City Airport parcel by changing the zoning from Public Regional (PR) and Limited Industrial (LI) to Public Regional (PR) only.

The applicant, *Carson City Airport Authority*, is requesting a zoning and lot split in Carson City, Nevada, 89701. If you have questions related to this application, you may contact Susan Penick, Special Projects Planner, at 775-203-7070 (penick@carson.org). Staff reports are available approximately six days prior to the Planning Commission meeting or online at www.carson.org under Agendas with Supporting Materials.

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