



CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL
DEVELOPMENT SERVICES

★ CLERK ★
FILED
Time *1:29pm*

JUN 03 2009

By *Joan Danhusst*
Deputy
Carson City, Nevada

**PLANNING COMMISSION
MAY 27, 2009**

NOTICE OF DECISION

A request to review a Special Use Permit, SUP-09-034, was received from Jim Clague (property owner: Carson City) to allow the temporary operation of a hot plant for runway construction at the Carson City Airport, on property zoned Public Regional (PR), located at 2600 E. College Parkway, APN 005-011-01, pursuant to the requirements of the Carson City Municipal Code.

The Planning Commission conducted a public hearing on May 27, 2009, in conformance with City and State legal requirements, and approved SUP-09-034 to allow the temporary operation of a hot plant for runway construction at the Carson City Airport, based on the findings contained in the staff report and subject to the following conditions of approval:

CONDITIONS OF APPROVAL:

1. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval. Minor modifications to the development plans may be approved by the Director.
2. All on- and off-site improvements shall conform to City standards and requirements.
3. The use for which this permit is approved shall commence within twelve months of the date of final approval. Obtaining a building or construction permit for the proposed construction shall constitute project commencement. A single, one-year extension of time may be granted if requested in writing to the Planning Division 30 days prior to the one year expiration date.
4. The applicant must sign and return the Notice of Decision for conditions for approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, the item will be rescheduled for the next Planning Commission meeting for further

PLANNING DIVISION • 2621 Northgate Lane, Suite 62 • Carson City, Nevada 89706
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consideration.

5. All rock crushing activities are limited to the hours of 7:00 am to ~~10:00~~ 8:00 pm daily.
6. All Hot Plant hours of operation are limited to the hours of 5:00 am to ~~10:00~~ 8:00 pm daily.
7. Hauling of materials from the stock piles is limited to 7:00 am to 7:00 pm Monday through Friday and 10:00 am to 5:00 pm, Saturdays and Sundays.
8. The applicant is required by State law to obtain a dust control permit from the Nevada Department of Environmental Protection (NDEP) for construction. NDEP is the enforcement agency for issues relating to air quality in general and blowing dust in particular. Per NDEP standards, the property owner is required to control fugitive dust throughout the construction project.
9. Operations involving the crushing of rock shall take place on the northern portions of the site in the area identified with this application, away from the residential area.
10. The applicant shall designate a neighborhood liaison for this project. The liaison will deliver to all property owners within 100 feet of the project perimeter boundaries and Planning Division, a letter containing information regarding the project. The letter shall also include the liaison's name, phone number, fax number and e-mail address and the request that any comments, concerns or requests should be directed to the liaison. The letter shall also include a copy of the Notice of Decision and conditions of approval.
11. Fire Department access to the asphalt plant shall be maintained at all times.
12. The applicant shall provide sound mitigation measures south of the proposed hot plant and rock crushing area to reduce potential noise impacts to the existing residential neighborhood to the south and southeast of the Carson City Airport.
13. The proposed Hot Plant and rock crushing shall be used ONLY for the Runway 9/27 & Taxiway Realignment project. No crushed rock material or Hot Plant mix shall be exported from the site.

14. All activities associated with this permit shall permanently cease operations upon completion of the Runway 9/27 & Taxiway Realignment project.
15. This Special Use Permit shall be reviewed by the Planning Commission in June of 2010 regarding an update to the completion of the Runway 9/27 & Taxiway Realignment project. If the Runway 9/27 & Taxiway Realignment project has been completed by June 2010 and the Hot Plant and rock crushing activities have been terminated, no SUP review will be required.
16. The applicant shall submit exterior light fixture details for review and approval by the Planning Division. Any lighting fixtures shall be installed as to project light downward and away from adjoining properties and glare to the sky. Site lighting trespass onto adjacent locations and the night sky shall be minimized.

This decision was made on a vote of 5 ayes, 0 nays and 2 absent.



Lee Planel, AICP
Planning Division Director

LP:jmb

Mailed by: 6/8/09

By: RMT

**PLEASE SIGN AND RETURN THIS NOTICE OF DECISION WITHIN
TEN DAYS OF RECEIPT**

This is to acknowledge that I have read and will comply with the Conditions of Approval as approved by the Carson City Planning Commission.



OWNER/APPLICANT SIGNATURE

6-12-09

DATE

Jim CLEAVE

PLEASE PRINT YOUR NAME HERE

RETURN TO:

Planning Division
2621 Northgate Lane, Suite 62, Carson City, NV 89706

- Enclosures:
1. Planning Commission Notice of Decision (2 copies)-Please sign and return only one. The second one is for your records.
 2. Self-addressed stamped envelope