



## Carson City Planning Division

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### MEMORANDUM

Planning Commission Meeting of May 28, 2014

**TO:** . Planning Commission **Item F-3**

**FROM:** Susan Dorr Pansky, Planning Manager

**DATE:** May 28, 2014

**SUBJECT: SUP-14-021 – Outdoor Sales, Equipment Rental and Tractor Service  
LATE INFORMATION**

Staff is issuing this Late Information memo for SUP-14-021 to provide the following information to the Planning Commission:

On May 22, 2014, the applicant indicated to staff that he would like to increase the outdoor display and sales area requested in the Special Use Permit from a total area of 8,040 square feet to 20,540 square feet (an addition of 12,500 square feet). A revised site plan and explanation for the requested increase is attached to this memo.

The applicant determined that the initial display requested was not adequate for the merchandise he intends to display and he would like to also utilize the northwest corner of the property for outdoor display and sales. With the proposed increase, the display area would encompass approximately 25 percent of the total site area. The proposed outside storage area will remain unchanged.

Staff does not object to the applicant's request and recommends the following modifications to the conditions of approval:

7. The outdoor display area and location is limited to the [~~two~~] **three** areas identified on the [~~accompanying~~] **revised site** plan totaling approximately [~~8,040~~] **20,540** square feet. Any increase of the [~~8,040~~] **20,540** square foot area will require amendment of this Special Use Permit.

All other conditions of approval are recommended to remain as proposed. Thank you for your consideration.

Attachments

## Susan Dorr Pansky

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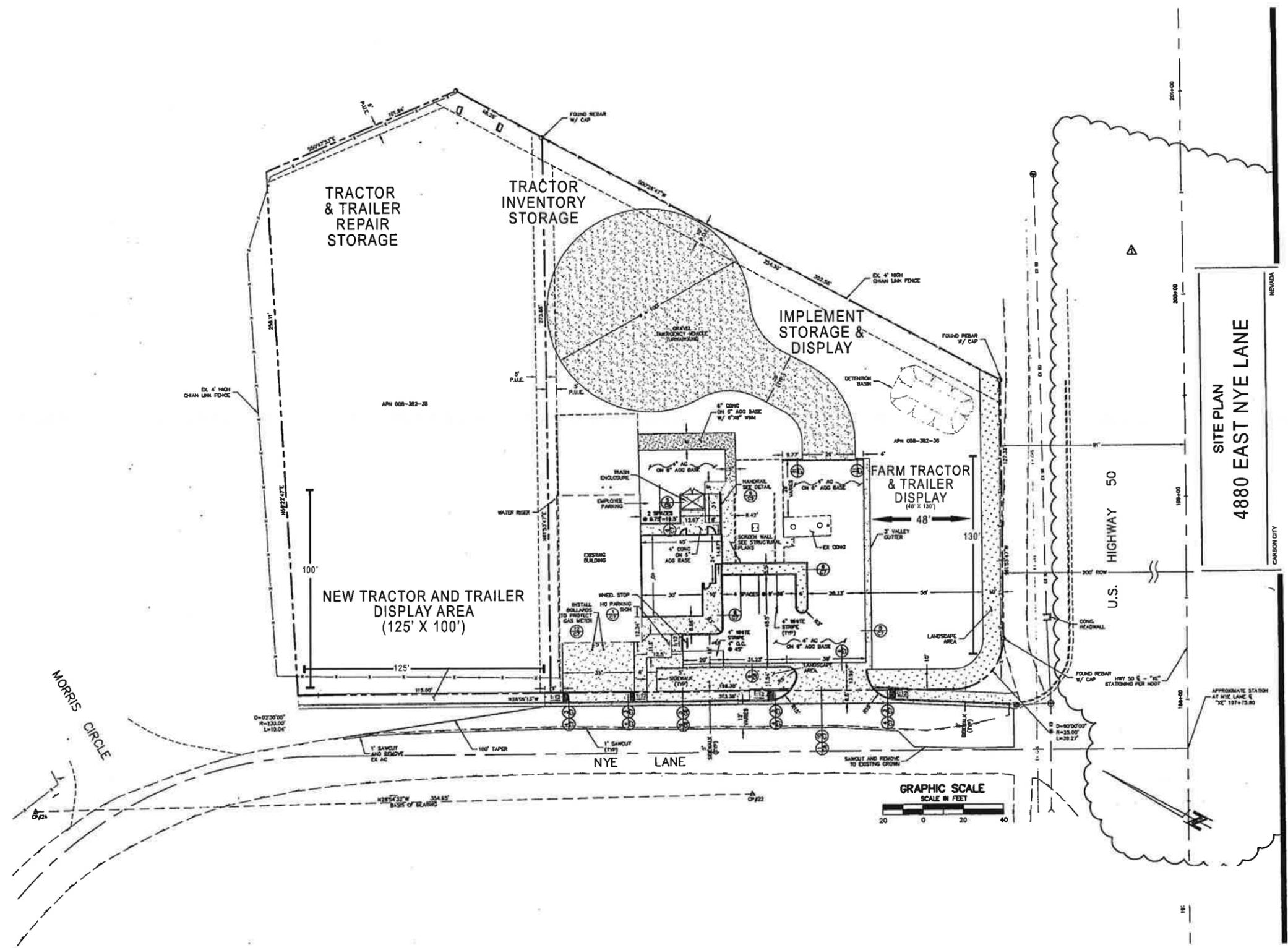
**From:** Trevor Kolbus <tkolbus@gmail.com>  
**Sent:** Thursday, May 22, 2014 3:03 PM  
**To:** Susan Dorr Pansky  
**Subject:** 4880 Nye Ln SUP Update  
**Attachments:** S&W\_siteplan.pdf

Susan,

We have updated the lot description that I have attached and Bruce also has for submission. The reason that we are updating the map is that we didn't realize that this area needed to be stipulated as being for display use. We will be using the updated area in the Northwest corner of the lot for sales display of our overflow tractors from the primary display area adjacent to HWY 50.

It is necessary that we have this area for display as it is a low traffic area where a limited number of customers can view our offerings while we are closed without having to be right on the highway. In addition, we have more tractors and trailers for sale than will fit in the primary display location on the lot. This area is also close to our parking facility which again makes it convenient for our customers and provides a safe area for customers who do not like being so close to traffic.

Thanks  
Trevor Kolbus  
S and W Feeds  
775-882-1225



SITE PLAN  
4880 EAST NYE LANE  
CARBON CITY, NEVADA



APPROXIMATE STATION  
AT NYE LANE E  
"2E" 197+75.80