

LU-2020-0049

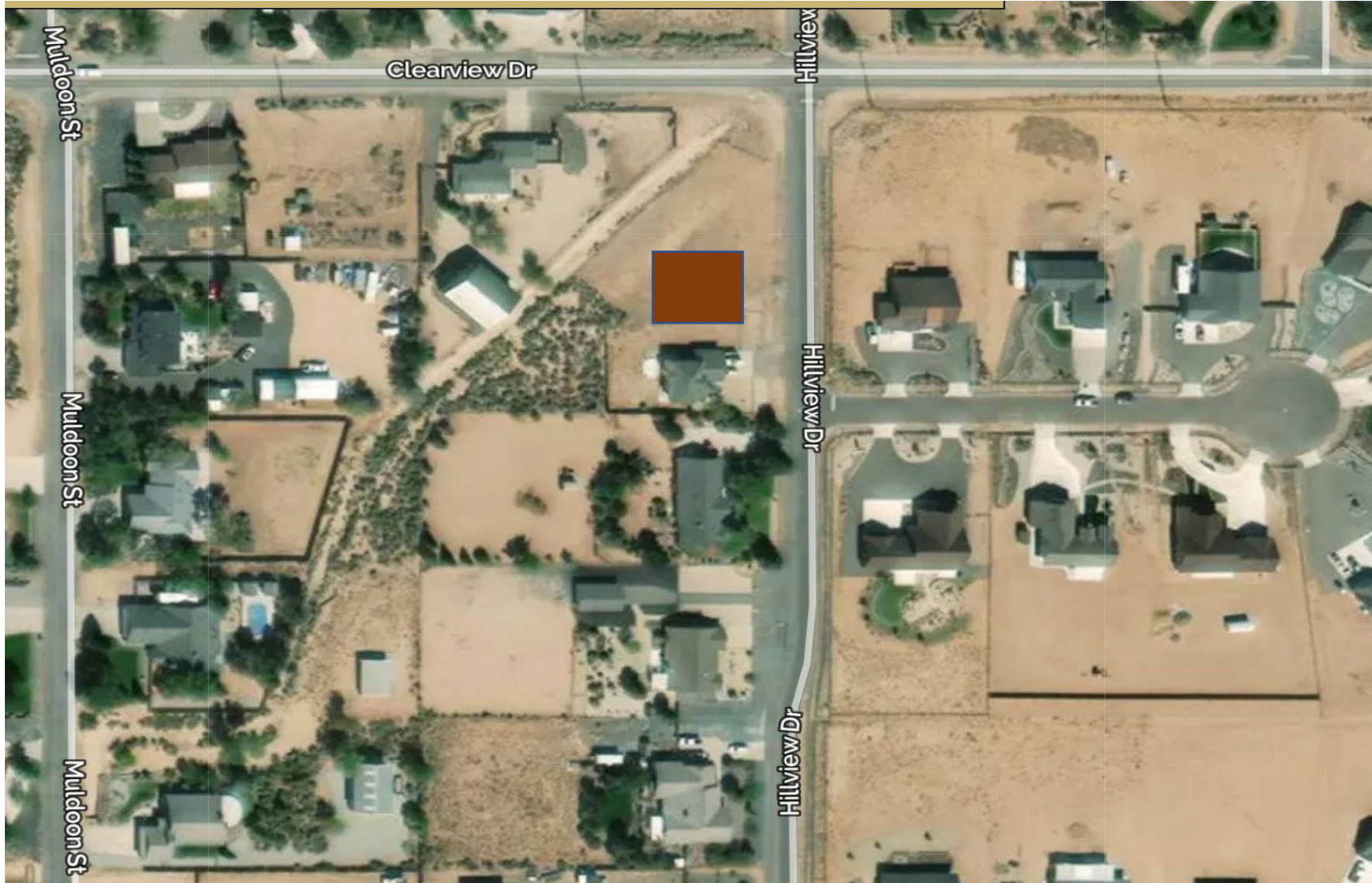
“Storage for One Motorhome”

Hillview Street

In the Beginning...



Then, approved by the planning commission...



The Planning Commission has approved this major eyesore, and is about to do so again.



A residential community is not the appropriate place for large steel industrial buildings. There are more appropriate places in Carson City for automotive repair businesses.

Discrepancy

- In the Conditional Use Permit application, the stated purpose of the proposed building is storage for a 38' motor home. Clearly, this 50' by 80' structure is large enough to store six or seven such vehicles
- In the Official Notice of Public Hearing summary section, the structure is described as a "shop".

This is a VERY LARGE steel industrial building! Will this "shop" include hydraulic lifts, arc welding, impact wrench noise and large numbers of vehicles on the property as would be the case with an automotive repair shop or other industrial activity?

Consequences of This Project

- Eyesore and lessened natural beauty of the neighborhood
- Probable noise and traffic if building is used for an auto repair business
- Reduced value and marketability of neighboring properties
- Reduced assessed valuations and tax revenue to Carson City.

Recommendation:

- Planning Commission should reject this Conditional Use application.
- A similar building in an industrial area would be appropriate.
- Planning Commission should remain willing to consider a more modest project.