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MEMORANDUM

Planning Commission Meeting of August 31, 2022

DATE: August 29, 2022

TO: Carson City Planning Commission

FROM: Heather Manzo, Associate Planner

SUBJECT: Item 6.D LU-2022-0295 For Possible Action: Discussion and possible action regarding a request from Comstock Country RV ("Applicant") for a special use permit ("SUP") to extend an existing nonconforming recreational vehicle park ("RV Park") use onto an adjacent parcel and continuation of existing non-conformities, on a property zoned General Commercial ("GC") located at 5400 South Carson Street, Assessor's Parcel Numbers ("APNs") 009-302-03 and -17. (Heather Manzo hmanzo@carson.org)

Following a discussion with the Applicant, staff is recommending the following change to Condition No. 8. This change will allow the applicant to evaluate the master infrastructure needs as it relates to the overall redevelopment of the RV Park site.

8. Prior to the issuance of a site improvement permit, the applicant shall have plans approved which include the construction of all offsite driveway realignment improvements. The applicant shall demonstrate that all offsite improvements shall be constructed prior to the final inspection for the site improvement permit or as otherwise approved by the City Engineer and the Fire Department.

Staff supports the Applicant's request to modify Condition No. 8.