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## MEMORANDUM

Planning Commission Meeting of December 20, 2022

**DATE:** December 19, 2022

**TO:** Carson City Planning Commission

**FROM:** Heather Manzo, Associate Planner

**SUBJECT:** Item 14.M LU-2022-0434 For Possible Action: Discussion and possible action regarding an application from Tanamera Construction ("Applicant") for a special use permit ("SUP") for a multifamily residential development on properties within the Lompa Ranch North Specific Plan Area zoned Multifamily Apartment, Specific Plan Area ("MFA-SPA") and Single Family Residential – 6,000, Specific Plan Area ("SF6-SPA") located to the west of Airport Road, to the east of Interstate 580, and generally to the south of Menlo Drive, Assessor's Parcel Numbers ("APNs") 010-741-02 & -03. (Heather Manzo, [hmanzo@carson.org](mailto:hmanzo@carson.org))

Staff is recommending a clarification to Condition No. 8 as a portion of the future right-of-way (ROW) easement is not located on the subject site. While it is desirable that the full ROW be offered for dedication at the same time, a portion of the public access easement is located on a property under different ownership. The following change is recommended:

8. Prior to the issuance of a site improvement permit the ~~extension of~~ North Lompa Lane public access easement ~~right-of-way~~ must be offered to the City for dedication as a public right-of-way.

Staff recommends the following motion:

"I move to approve LU-2022-0434 based on the ability to make the required findings and subject to the conditions of approval contained in the staff report and amended in staff's memo dated December 19, 2022."