

OFFICIAL NOTICE OF PUBLIC HEARING

You are hereby notified that the Carson City Planning Commission will conduct public hearings on Wednesday, March 26, 2025, regarding the items noted below. The meeting will commence at 3:00 PM. The meeting will be held in the Carson City Community Center, Robert “Bob” Crowell Board Room, 851 East William Street, Carson City, Nevada.

MPA-2023-0408 For Possible Action: Discussion and possible action regarding adoption of a resolution to recommend to the Board of Supervisors the adoption of the updated Master Plan. (Hope Sullivan, hsullivan@carson.org)

Staff Summary: In October 2023, the City hired Clarion Associates (“Consultant”) to commence the Master Plan update process. In the intervening time, the Planning Commission has been participating in community meetings to discuss the Master Plan update and obtain community input as well as reviewing draft versions of the plan. The Commission will review the final draft of the plan and consider adoption of a resolution recommending the Board of Supervisors adopt the plan.

LU-2025-0069 For Possible Action: Discussion and possible action regarding a request for a special use permit (“SUP”) to allow for the construction of an eight-foot-high CMU block wall along approximately 143.5 lineal feet of the West property line adjacent to the residential zoning district on property zoned Retail Commercial (“RC”), located at 2748 N. Carson Street, Assessor’s Parcel Number (“APN”) 001-032-36. (Lena Reseck, lreseck@carson.org).

Staff Summary: Henry Klover, Klover Architect (“Applicant”) is proposing to construct an eight-foot-high CMU block wall along the west property line to provide screening and buffering between the drive-thru restaurant currently under construction and the residences to the west. Since the wall is proposed to be in excess of the six-foot height limitations, an SUP is required. The Planning Commission is authorized to approve the SUP.

LU-2025-0063 For Possible Action: Discussion and possible action regarding a request for a special use permit (“SUP”) to allow for the placement of a metal storage container at the Pony Express Airpark for use by the High Sierra Radio Control Club on a portion of property zoned Public Regional (“PR”), located approximately 1,840 feet to the east of Flint Drive and on the east side of RC Complex Road, Assessor’s Parcel Number (“APN”) 010-011-29. (Heather Manzo, hmanzo@carson.org)

Staff Summary: The Carson City Parks, Recreation and Open Space Department (“Applicant”) is requesting an SUP to place a metal storage container at the Pony Express Airpark to provide weatherproof storage space for the High Sierra Radio Control Club who leases the Airpark from the Applicant. Carson City Municipal Code (“CCMC”) 18.05.025(2)(c) requires approval of an SUP for placement of a storage container on property in public zoning district for a period longer than 90 days in a calendar year. The Planning Commission is authorized to approve the SUP.

LU-2024-0239 For Possible Action: Discussion and possible action regarding a request for a special use permit (“SUP”) in the Skyline Area, Hillside Development to allow for the construction

of a guest building which exceeds 1,000 square feet in size, and off-site improvements to provide access from HWY 50 West to the subject site, on property zoned Conservation Reserve (“CR”) and Single Family – 5 Acre (“SF5A”), located to the north of HWY 50 West, on portions of Assessor’s Parcel Numbers (“APNs”) 007-051-84, 007-051-82, 007-051-09, and 007-051-70. (Heather Manzo, hmanzo@carson.org)

Staff Summary: Building Concepts, Inc. (“Applicant”) is proposing to construct a ±1,732 square foot guest building associated with the development of a ±5,204 square foot primary residence. Access to the site is from HWY 50 West and improvements to the access road will require the approval of an SUP for Hillside Development and development within the Skyline Area. This request was submitted prior to the adoption of the Title 18 amendment and is being considered utilizing the provisions in effect prior to December 1, 2024. The Planning Commission is authorized to approve the SUP.

LU-2025-0065 For Possible Action: Discussion and possible action regarding a request for a special use permit (“SUP”) to establish an outdoor storage facility for boats and recreational vehicles and allow for the placement of 3 storage containers on property zoned Limited Industrial (“LI”), located at 2066 and 2088 S. Lompa Lane, Assessor’s Parcel Numbers (“APNs”) 010-061-61 and 010-061-62. (Heather Ferris, hferris@carson.org)

Staff Summary: KJ Brown, LLC (“Applicant”) is requesting approval for an outdoor storage facility. Per Carson City Municipal Code (“CCMC”) 18.04.187- Table of permitted uses, outside storage is allowed in the “LI” zoning district as a permitted primary use, subject to the approval of an SUP. Additionally, CCMC 18.05.025(2)(b) allows for the property owner to request Director approval for the permanent placement of storage containers on property in industrial zoning districts; however, the Director has referred this to the Planning Commission as part of the SUP request. The Planning Commission is authorized to approve the SUP.

THE FOLLOWING ITEMS WILL NOT BE HEARD BEFORE 5:00 PM

PUD-2025-0066 For Possible Action: Discussion and possible action regarding a recommendation to the Board of Supervisors concerning an ordinance requesting approval of a tentative Planned Unit Development (“PUD”), including 1) an amendment to the zoning map to change the use districts of the property from Multifamily Apartment (“MFA”) and Public Regional (“PR”) to MFA-PUD; and 2) a tentative subdivision map that would create 240 single family townhome residences with a minimum lot size of 985 square feet and approximately 8.17 acres of common area for a site approximately 22.08 acres in size located to the north and west of Morgan Mill Road, Assessor’s Parcel Numbers (“APNs”) 008-522-36 and 008-522-38. (Heather Manzo, hmanzo@carson.org)

Staff Summary: JC Plateau, LLC (“Applicant”) is requesting a tentative PUD to allow for a single family attached residential development. Per Carson City Municipal Code (“CCMC”) 17.09.030, all procedures with respect to approval or disapproval of a PUD are to be applied for under the single PUD application; therefore, the requests for a zoning map amendment and tentative subdivision map are included with the PUD. The Planning Commission makes a recommendation to the Board of Supervisors regarding the PUD.

SUB-2025-0070 For Possible Action: Discussion and possible action regarding a request for a Tentative Subdivision Map amendment for the Ash Canyon Subdivision (SUB-2022-0375) to modify the setbacks for two internal lots, lots 31 and 32, reducing the street side yard setback from 10 feet to 6.5 feet from the property line, on property zoned Single Family-6000 (SF6), located on the east side of N. Ormsby Blvd. approximately 450 feet north of W. Washington Street, Assessor's Parcel Numbers ("APNs") 001-271-01 through 001-271-41. (Heather Ferris, hferris@carson.org)

Staff Summary: John Krmpotic ("Applicant") is requesting a Tentative Subdivision Map Amendment. The Ash Canyon subdivision received tentative approval by the Board of Supervisors on November 3, 2022. The map was approved subject to Carson City Municipal Code ("CCMC") 17.10- Common Open Space Development. As it is a Common Open Space Development, the setbacks are established with the approval of the tentative map. The applicant is now seeking approval to modify the setbacks for two internal lots to reduce the street side yard setbacks. The setbacks for all other lots will remain as originally approved. The Board of Supervisors has the authority to approve an amendment to a Tentative Subdivision Map. The Planning Commission makes a recommendation to the Board.

LU-2025-0071 For Possible Action: Discussion and possible action regarding a request for a special use permit ("SUP") to allow for a fence to be located within the street side yard setback which exceeds the allowable fence height on properties zoned Single-Family 6,000 ("SF6"), located at 1693, 1692, 1660, 1636, 1605, and 1604 Venado Valley Circle, Assessor's Parcel Numbers ("APNs") 001-271-01; 001-271-41; 001-271-33; 001-271-32; 001-271-24; and 001-271-23. (Heather Ferris, hferris@carson.org)

Staff Summary: John Krmpotic ("Applicant") is requesting an SUP to allow for a six-foot tall wood privacy fence to be located within the street side yard setback on six parcels located in the Ash Canyon Subdivision. Per Carson City Development Standards ("CCDS") Division 1.13(5)(a), a sight obscuring fence may not exceed three feet in height when it is located within five feet of the property line on the street side. The applicant is proposing six-foot-tall wood privacy fences on the street side property line for the 4 parcels along N. Ormsby Blvd. and within 2.5 feet of the street side property line for two interior parcels on Venado Valley Circle. Per CCDS 1.13(7), fences within setbacks may be permitted in excess of height limitations subject to the approval of an SUP. The Planning Commission is authorized to approve the SUP.