

OFFICIAL NOTICE OF PUBLIC HEARING

You are hereby notified that the Carson City Planning Commission will conduct public hearings on Wednesday, July 30, 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.

LU-2025-0248 For Possible Action: Discussion and possible action regarding a request from Mears Pipeline (“Applicant”) for a special use permit (“SUP”) to allow for outside storage of equipment and materials and the permanent placement of a metal storage container on two abutting parcels zoned Air Industrial Park (“AIP”), located at 2451 and 2501 Arrowhead Drive, Assessor’s Parcel Numbers (“APNs”) 005-062-04 and 005-062-05. (Heather Manzo, hmanzo@carson.org)

LU-2020-0027 For Possible Action: Discussion and possible action regarding a review of LU-2020-0027, a previously approved special use permit (“SUP”) to allow for the placement of a metal storage container on property zoned Public Regional (PR), located at 1860 Russel Way, Assessor’s Parcel Number (“APN”) 002-101-91. (Heather Ferris, hferris@carson.org)

LU-2025-0249 For Possible Action: Discussion and possible action regarding a request from Stephen and Angelita Perry (“Applicant”) for a special use permit (“SUP”) to allow for the establishment of a commercial childcare facility on property zoned Retail Commercial (“RC”) and located at 644 Hot Springs Road, Assessor’s Parcel Number (“APN”) 002-062-02. (Heather Manzo, hmanzo@carson.org)

LU-2025-0250 For Possible Action: Discussion and possible action regarding a request from the Carson Montessori Charter School (“Applicant”) for a special use permit (“SUP”) to establish a school for a maximum of 89 students on property zoned Public Regional (PR), located at 1840 and 1870 Russel Way, Assessor’s Parcel Numbers (“APNs”) 002-101-92 and 002-101-90. (Heather Ferris, hferris@carson.org)

LU-2025-0251 For Possible Action: Discussion and possible action regarding a request from Building Concepts, Inc. (“Applicant”) for an amendment to special use permit (“SUP”) LU-2024-0239, modifying Condition No. 8 as it relates to the minimum access road width from HWY 50 West to the approved single family residence in order to reduce the impacts of grading and to preserve mature trees located along the access easement on property located within the Skyline Restricted Area, considered a Hillside Development and 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)

LU-2025-0252 For Possible Action: Discussion and possible action regarding a request from the State of Nevada, Legislative Counsel Bureau (“Applicant”) for a special use permit (“SUP”) to allow for the construction of a new 89,250 square foot, three-story office building; a four-level parking garage to accommodate 609 parking stalls; and a 13,262 square foot, two-story facilities and operations building, on property zoned Public (P), located at 333 E Fifth Street and 201 E

Sixth Street, Assessor's Parcel Numbers ("APNs") 004-062-08 and 004-065-01. (Heather Ferris, hferris@carson.org)

LU-2025-0254 For Possible Action: Discussion and possible action regarding a request from Wingman Medical LLC, c/o Keith Roxo ("Applicant") for a special use permit ("SUP") to allow for the construction of five buildings totaling approximately 34,895 square feet and consisting of four aircraft hangar buildings, a storage building and commercial space to accommodate restaurant, clinic and retail uses accessory to the airport on a 2.48-acre portion of the Carson City Airport property zoned Public Regional ("PR"), located at 2600 College Parkway to the east of Carson City Fire Station No. 52, Assessor's Parcel Number ("APN") 005-011-71. (Heather Manzo, hmanzo@carson.org)