

## OFFICIAL NOTICE OF PUBLIC HEARING

You are hereby notified that the Carson City Planning Commission will conduct public hearings on Tuesday, December 16, 2025, regarding the items noted below. The meeting will commence at 4:00 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-2025-0405** For Possible Action: Discussion and possible action regarding the annual Master Plan report and the Planning Commission’s recommendations to the Board of Supervisors (“Board”) concerning the implementation of the Master Plan, as required by NRS 278.190(1). (Hope Sullivan, [hsullivan@carson.org](mailto:hsullivan@carson.org))

### **The following items will not be heard before 4:30 PM:**

**ZA-2025-0394** For Possible Action: Discussion and possible action regarding a request from Darrin Berger (“Applicant”) for a recommendation to the Board of Supervisors (“Board”) regarding an ordinance relating to the setbacks of a structure when relocated from one property to another in the historic district and providing for other matters properly relating thereto. (Heather Ferris, [hferris@carson.org](mailto:hferris@carson.org))

**LU-2025-0390** For Possible Action: Discussion and possible action regarding an appeal of staff’s decision, received from Charles Kilpatrick (“Appellant”), regarding a request to install a 3-foot by 5-foot sign on a chain link fence surrounding the base of an existing billboard, advertising the company name, phone number and email address for the billboard, on property zoned Retail Commercial (“RC”), located at 3590 N Carson Street, Assessor’s Parcel Number (“APN”) 007-462-03. (Heather Ferris, [hferris@carson.org](mailto:hferris@carson.org))

**LU-2025-0400** For Possible Action: Discussion and possible action regarding a request from Carson City (“Applicant”) for a special use permit to allow for a 70-foot-tall flagpole, exceeding the 45-foot height limit on property zoned Retail Commercial (“RC”), located at 1555 Medical Parkway, Assessor’s Parcel Number (“APN”) 007-531-29. (Heather Ferris, [hferris@carson.org](mailto:hferris@carson.org)).

**LU-2025-0396** For Possible Action: Discussion and possible action regarding a request from James Edmonds (“Applicant”) for a special use permit (“SUP”) to allow for a 1,756 square foot addition to an existing accessory structure, resulting in a cumulative total of 3,993 square feet with a 2,425 square foot primary structure, requiring an SUP, on property zoned Mobile Home 6,000 Square Feet (“MH6”), located at 2459 Airport Road Assessor’s Parcel Number (“APN”) 008-251-34. (Heather Manzo, [hmanzo@carson.org](mailto:hmanzo@carson.org))

**SUB-2025-0399** For Possible Action: Discussion and possible action regarding a request from KDH Builders (“Applicant”) for a recommendation to the Board of Supervisors (“Board”) concerning a tentative subdivision map, known as Blackstone Ranch South, to allow for the creation of 103 single family residential lots and necessary site improvements on a site approximately 28.85 acres in size located within the Blackstone Ranch South Specific Plan Area (“SPA”) and zoned Single Family Residential 6,000 Square Feet (“SF6-SPA”) located on the west side of I-580, at the eastern terminus of Railroad Drive, Assessor’s Parcel Numbers (“APNs”) 010-

051-44, 010-042-04 and 010-051-40. (Heather Manzo, [hmanzo@carson.org](mailto:hmanzo@carson.org))