

REVISED* OFFICIAL NOTICE OF PUBLIC HEARING

You are hereby notified that the Carson City Planning Commission will conduct public hearings on Wednesday, September 25, 2024, regarding the items noted below. The meeting will commence at **5:00 PM 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.

ZA-2020-0001 For possible action: Discussion and possible action regarding a recommendation to the Board of Supervisors concerning a comprehensive framework of proposed amendatory revisions to the provisions contained in Title 18 and Title 18 Appendix of the Carson City Municipal Code (“CCMC”), which governs zoning and the Carson City Development Standards (“CCDS”) in Carson City. (Hope Sullivan, hsullivan@carson.org)

Staff Summary: The Planning Commission will conduct a public hearing on the repeal and replacement of CCMC Title 18 and Title 18 Appendix and make a recommendation to the Board of Supervisors concerning the amendments.

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

LU-2024-0309 For Possible Action: Discussion and possible action regarding an application for a special use permit (“SUP”) to establish a childcare facility within a 1,670 square foot portion of a 45,909 square foot building on a property zoned General Commercial (“GC”) located at 4600 Snyder Avenue, Assessor’s Parcel Number (“APN”) 009-167-07. (Heather Manzo, hmanzo@carson.org)

Staff Summary: Jennifer Millim (“Applicant”) is proposing to re-establish a childcare facility use within an existing tenant space previously occupied by a childcare facility that went out of business March 10, 2020. The requested childcare facility will have a maximum of 40 children. A childcare facility is allowed with the approval of an SUP. The Planning Commission is authorized to approve the SUP.

LU-2024-0306 For Possible Action: Discussion and possible action regarding an application for a special use permit (“SUP”) to allow for the installation of a paint booth to be located within an existing building on a property zoned Light Industrial (“LI”) located at 1572 College Parkway, Assessor’s Parcel Number (“APN”) 008-124-15. (Heather Manzo, hmanzo@carson.org)

Staff Summary: Wisdom Audio (“Applicant”) operates an audio equipment design and sales business and would like to install a paint booth to paint cabinets and equipment associated with their business. A paint booth requires approval of an SUP. The Planning Commission is authorized to approve the SUP.

LU-2024-0313 For Possible Action: Discussion and possible action regarding a request for a special use permit (“SUP”) for outdoor storage and enclosed personal storage on property within the Lompa Ranch North Specific Plan Area and zoned General Commercial (“GC-SPA”) and Public Regional (“PR-SPA”), located on the west side of Airport Road, south of Butti Way, at 556

Airport Road, Assessor's Parcel Number ("APN") 010-041-76. (Heather Manzo hmanzo@carson.org)

Staff Summary: Sierra Tahoe RV & Boat Storage ("Applicant") is proposing a storage facility with a 760 square foot manager's office, 54,400 square feet of enclosed personal storage, covered storage space for 180 recreational vehicles and a sanitary waste dump station. Outside storage and personal storage uses are allowed with an SUP in GC but not in PR. Under Carson City Municipal Code ("CCMC") 18.04.020, an SUP is required where a use is allowed in one use district on the parcel but not the other use district. The Planning Commission is authorized to approve the SUP.

* This Notice of Public Hearing has been revised to change the starting time of the meeting from 5:00 p.m. to 4:00 p.m. and to add item ZA-2020-001, concerning Title 18 and Title 18 Appendix of the Carson City Municipal Code to the Notice.