

OFFICIAL NOTICE OF PUBLIC HEARING

You are hereby notified that the Carson City Planning Commission will conduct public hearings on Tuesday, December 17, 2024, regarding the items noted below. The meeting will commence at 2:00 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-2024-0426 For possible action: Discussion and possible action regarding a request for a special use permit (“SUP”) to allow for the construction of a 700 square foot guest building and to allow the cumulative square footage of accessory buildings to exceed 50 percent of the size of the primary building, on property zoned Single-Family 12,000 (“SF12”) located 4445 E Nye Lane, APN 008-281-49. (Heather Ferris, hferris@carson.org).

Staff Summary: Richard Fozard (“Applicant”) is proposing to construct a 700 square foot guest building with two covered porches totaling 184 square feet. A guest building is a conditional use in the SF12 use district. Additionally, with the addition of the guest house to the property, the cumulative square footage of accessory structures will be 1,676 square feet, which represents 58.65 percent of the size of the primary structure. An SUP is required because a guest building conditional use in the SF12 use district and because the cumulative square footage of the accessory structures will exceed 50 percent of the primary structure. The Planning Commission is authorized to approve the SUP.

LU-2024-0392 For Possible Action: Discussion and possible action regarding a request for a special use permit (“SUP”) to allow for the construction of a 62-foot-tall amateur radio antenna structure on property zoned Single-Family 1 Acre (“SF1A”) located at 1630 S. Deer Run Road, Assessor’s Parcel Number (“APN”) 010-092-04. (Heather Ferris, hferris@carson.org).

Staff Summary: Michael Vicari (“Applicant”) is proposing the construction of an amateur radio antenna structure. The proposed structure is considered an accessory structure and therefore is subject the 32-foot height limitations of the SF1A zoning district, unless an SUP is obtained to exceed the height limitations. The Planning Commission is authorized to approve the SUP.

SUB-2024-0434 For Possible Action: Discussion and possible action regarding a recommendation to the Board of Supervisors (“Board”) concerning a request for an amendment to the Tentative Subdivision Map conditions of approval for TSM-19-054 Blackstone Ranch South to modify or delete conditions of approval to allow for bonding of required improvements prior to the recording of the final map and related changed to clarify the timing for roadway improvements to the Railroad Drive extension on property located to the east of the eastern terminus of Railroad Drive, is within the Blackstone Ranch South Specific Plan Area (“SPA”) and is zoned Single Family Residential 6,000 (“SF6-SPA”), Assessor’s Parcel Number (“APN”) 010-051-44. (Heather Manzo, hmanzo@carson.org).

Staff Summary: D.R. Horton Inc – NNV (“Applicant”) is requesting changes to Condition Nos. 13 and 20 which will allow for bonding of required infrastructure improvements prior to the recording of the final map. Based on the Applicant’s request, staff is also recommending changes to the conditions of approval, including but not limited to Condition Nos. 17, 21, 43 and 51, to

clarify the timing for roadway improvements for the Railroad Drive extension from the subject property to East 5th Street as they relate to a) construction traffic and b) right of way completion to accommodate traffic generated by the residences.

MPA-2024-0396 For Possible Action: Discussion and possible action regarding a recommendation to the Board of Supervisors (“Board”) concerning the annual Master Plan report. (Hope Sullivan, hsullivan@carson.org)

Staff Summary: Nevada Revised Statutes (“NRS”) 278.190 requires the Planning Commission to annually make recommendations to the Board regarding the implementation of the Master Plan. Staff will provide the Planning Commission with information regarding past, current and future Master Plan implementation actions for the Commission’s consideration.