

OFFICIAL NOTICE OF PUBLIC HEARING

You are hereby notified that the Carson City Planning Commission will conduct public hearings on Wednesday, August 28, 2024, regarding the items noted below. The meeting will commence at 5:00 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-2024-0260 For Possible Action: Discussion and possible action regarding a request for a special use permit (“SUP”) to allow for a marijuana production facility on a parcel zoned General Industrial (“GI”), located at 8001 Hwy 50 E., Assessor’s Parcel Number (“APN”) 008-611-40. (Heather Ferris, hferris@carson.org)

Staff Summary: BCC8001, LLC (“Applicant”) is requesting an SUP for the continued operation of a marijuana production facility at the subject location. An SUP (SUP-15-013) was approved by the Planning Commission on March 25, 2015. The current owner is selling the business to the Applicant. Per Carson City Development Standards (“CCDS”) Division 1.20, subsection 1(a), a new SUP is required due to the change in operator. No other changes are proposed. This application is being requested concurrently with the SUP application for the cultivation facility (LU-2024-0261). The Planning Commission is authorized to approve the SUP.

LU-2024-0261 For Possible Action: Discussion and possible action regarding a request for a special use permit (“SUP”) to allow for a marijuana cultivation facility on a parcel zoned General Industrial (“GI”), located at 8001 Hwy 50 E., Assessor’s Parcel Number (“APN”) 008-611-40. (Heather Ferris, hferris@carson.org)

Staff Summary: BCC8001, LLC (“Applicant”) is requesting an SUP for the continued operation of a marijuana cultivation facility at the subject location. An SUP (SUP-15-012) was approved by the Planning Commission on March 25, 2015. The current owner is selling the business to the Applicant. Per Carson City Development Standards (“CCDS”) Division 1.20, subsection 1(a), a new SUP is required due to the change in operator. No other changes are proposed. This application is being requested concurrently with the SUP application for the production facility (LU-2024-0260). The Planning Commission is authorized to approve the SUP.

MPA-2024-0280 For Possible Action: Discussion and possible action regarding a resolution approving a requested Master Plan Amendment and recommending approval of the amendment to the Board of Supervisors (“Board”) to change the Master Plan designation from Low Density Residential (“LDR”) to Community/Regional Commercial (“C/RC”) for a 3.64 acre parcel on the east side of Emerson Drive at the southern terminus of Louise Drive, Assessor’s Parcel Number (“APN”) 008-123-38. (Heather Ferris, hferris@carson.org)

Staff Summary: KLS Planning & Design (“Applicant”) is requesting the Master Plan Amendment in conjunction with a tentative Planned Unit Development to allow for RV and boat storage. Per Carson City Municipal Code (“CCMC”) 18.02.070 the Planning Commission makes a recommendation to the Board of Supervisors regarding the Master Plan.

PUD-2024-0282 For Possible Action: Discussion and possible action regarding a recommendation to the Board of Supervisors concerning an ordinance approving a requested tentative commercial Planned Unit Development (“PUD”), including (1) an amendment the zoning map to change the use district of the property from Single-Family 6,000 (“SF6”) to Tourist Commercial-Planned Unit Development (“TC-P”), and (2) approval of a special use permit (“SUP”) to establish a recreational vehicle (“RV”) and boat storage facility (either covered or enclosed), located on 3.64 acres on the east side of Emerson Drive at the southern terminus of Louise Drive, Assessor’s Parcel Number (“APN”) 008-123-38. (Heather Ferris, hferris@carson.org)

Staff Summary: KLS Planning & Design (“Applicant”) is requesting a tentative Planned Unit Development to allow for RV and boat storage. 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 request for the zoning map amendment and SUP are included with the PUD. The Planning Commission makes a recommendation to the Board of Supervisors regarding Planned Unit Developments.