

OFFICIAL NOTICE OF PUBLIC HEARING

You are hereby notified that the Carson City Planning Commission will conduct public hearings on Wednesday, June 26, 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-2024-0207 For Possible Action: Discussion and possible action regarding an application for a special use permit (“SUP”) for a multifamily residential development within the Stafford Greens Planned Unit Development on a property zoned Neighborhood Business (“NB-P”) located on the southeast corner of Stafford Way and Silver Sage Drive, Assessor’s Parcel Number (“APN”) 009-563-07. (Heather Manzo, hmanzo@carson.org)

Staff Summary: Carson Luxury Housing, LLC (“Applicant”) is proposing to construct a 12-unit multi-family residential project on a ±27,268 square foot parcel. Multifamily development is allowed within the NB-P use district upon approval of a SUP. An SUP for this project was approved on February 22, 2023, however the Applicant has experienced delays in obtaining permits associated with the development and the SUP expired. The Planning Commission is authorized to approve an SUP.

LU-2024-0203 For Possible Action: Discussion and possible action regarding an application for a special use permit (“SUP”) to retain an existing billboard on property zoned General Commercial (“GC”) located at 3700 Hwy 50 East, Assessor’s Parcel Number (“APN”) 008-271-04. (Heather Manzo, hmanzo@carson.org)

Staff Summary: Rogers Media Co. Inc. (“Applicant”) is requesting to retain the existing billboard in its present location. No changes are proposed for the billboard. Per Carson City Development Standards (“CCDS”) Section 4.8.3(2), an SUP for a billboard automatically expires five years from the date of issuance. Per condition of approval #6 for SUP-19-009 approved in 2019, the SUP expired on March 31, 2024 and the Applicant is requesting approval of a new SUP. The Planning Commission is authorized to approve an SUP.

LU-2024-0197 For Possible Action: Discussion and possible action regarding an application for a special use permit (“SUP”) to retain an existing billboard on property zoned General Industrial (“GI”) located at 5354 Hwy 50 East, Assessor’s Parcel Number (“APN”) 008-384-34. (Heather Manzo, hmanzo@carson.org)

Staff Summary: Lamar Advertising Company (“Applicant”) is requesting to retain the existing billboard in its present location. No changes are proposed for the billboard. Per condition of approval #6 for SUP-19-093 approved in 2019, the SUP expires on July 31, 2024, unless a new SUP to continue the use is acquired by that date. The Planning Commission is authorized to approve an SUP.

LU-2024-0198 For Possible Action: Discussion and possible action regarding an application for a special use permit (“SUP”) to retain an existing billboard on property zoned General Commercial

("GC") located at 5861 South Carson Street, Assessor's Parcel Number ("APN") 009-304-06. (Heather Manzo, hmanzo@carson.org)

Staff Summary: Lamar Advertising Company ("Applicant") is requesting to retain the existing billboard in its present location. No changes are proposed for the billboard. Per condition of approval #6 for SUP-19-076 approved in 2019, the SUP expires on June 30, 2024, unless a new SUP to continue the use is acquired by that date. The Planning Commission is authorized to approve an SUP.

LU-2024-0213 For Possible Action: Discussion and possible action regarding an application for a special use permit ("SUP") to retain an existing billboard on property zoned General Commercial ("GC") located at 2794 Hwy 50 East, Assessor's Parcel Number ("APN") 008-161-07. (Heather Manzo, hmanzo@carson.org)

Staff Summary: Lamar Advertising Company ("Applicant") is requesting to retain the existing billboard in its present location. No changes are proposed for the billboard. Per Carson City Development Standards ("CCDS") Section 4.8.3(2), an SUP for a billboard automatically expires five years from the date of issuance. Per condition of approval #6 for SUP-19-030 approved in 2019, the SUP expired on April 30, 2024 and the Applicant is requesting approval of a new SUP. The Planning Commission is authorized to approve an SUP.

LU-2024-0200 For Possible Action: Discussion and possible action regarding an appeal of the Community Development Director's denial of a building permit for a 62-foot-tall amateur radio tower 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](mailto:h ferris@carson.org))

Staff Summary: On May 8, 2024, Michael Vicari ("Applicant") submitted an appeal of a denial of a building permit application, RES-2024-0835. The scope of work included in the permit application included a retractable amateur radio antenna support structure and antenna which extends to a maximum of 62 feet above ground. Per Carson City Municipal Code ("CCMC") 18.15.020(3) 40-foot amateur radio antennas designed for personal, non-commercial use, located in residential use districts, are allowed. Antennas exceeding this height are not allowed in the SF1A use district. The Applicant submitted the appeal of the Community Development Director's decision under CCMC 18.02.057. The Planning Commission may affirm, modify or reverse the decision.