

**CARSON CITY PLANNING COMMISSION**  
**NOTICE OF PUBLIC HEARING**  
**WEDNESDAY, FEBRUARY 28, 2018, AT 5:00 PM**  
**COMMUNITY CENTER, SIERRA ROOM, 851 EAST WILLIAM STREET**  
**CARSON CITY, NEVADA**

You are hereby notified that the items listed below will be considered by the Carson City Planning Commission **beginning at 5:00 p.m. on WEDNESDAY, FEBRUARY 28, 2018** in the Sierra Room of the Community Center, 851 East William Street, Carson City, Nevada.

**AB-18-008** For Possible Action: To make a recommendation to the Board of Supervisors regarding an application from Carson City for an abandonment of the portion of right-of-way of Proctor Street between N. Nevada Street and N. Curry Street. (Kathe Green, kgreen@carson.org)

*Summary: The subject right-of-way, known as Proctor Street, was created by the Proctor and Green Subdivision Map recorded as File no 61483 in Ormsby County on May 15, 1963. Carson City is the owner of this right-of-way. The right-of-way is not currently utilized as a roadway. It is used for parking for the surrounding properties. If the right-of-way is abandoned, the land will become owned by the adjacent private property owners.*

**AB-18-009** For Possible Action: To make a recommendation to the Board of Supervisors regarding an application from Carson City for an abandonment of right-of-way of Aspen Street between Arthur Street and Clear Creek Avenue. (Kathe Green, kgreen@carson.org)

*Summary: The subject right-of-way, known as Aspen Street, was created when the Bureau of Land Management issued patents in the early 1960s. Carson City is the owner of this right-of-way. The right-of-way is not currently maintained or used as a roadway. If the right-of-way is abandoned, the land will become owned by the adjacent private property owners.*

**MPA-18-004** For Possible Action: To adopt a resolution recommending to the Board of Supervisors approval of a Master Plan Amendment from Carson City Parks, Recreation, and Open Space Department to amend the Carson City Unified Pathways Master Plan to add non-motorized single track trail system additions. (Hope Sullivan, hsullivan@carson.org)

*Summary: The proposed amendment will incorporate language regarding City policies and standards regarding non-motorized trails in the less urbanized portion of the City. The origin of the proposed amendment is The Eagle Valley Trail Committee Community Trail Inventory, Review, Evaluation and User Needs Assessment Report.*

**MPA-18-007** For Possible Action: To adopt a resolution recommending to the Board of Supervisors approval of a Master Plan Amendment from Tahoe IV LLC to change the land use designation from Industrial to Mixed-Use Residential, on property, located south of Astro Drive in the vicinity of Drako Way, APNs 008-521-54, -55, 008-521-89, -90, 008-522-16, -17, -18, 008-531-59, -60. (Hope Sullivan, hsullivan@carson.org)

*Summary: The subject property is located in the V & T Specific Plan Area. Policy 1.5 of the Specific Plan states that the land use designation of the property in the vicinity of Drako Way, east of the V & T railroad alignment, shall be changed from Industrial to Mixed Use Commercial and/or Mixed Use Residential upon removal of the old landfill identified on the site or with approval engineering controls in accordance with NDEP standards upon development of the property. The applicant is working with NDEP on a Remedial Action Plan.*

**SUP-17-217** For Possible Action: To consider a request for a Special Use Permit from Robert D. Hopkins to construct a detached garage, on property zoned Conservation Reserve, located at 5371 Corrinne Ct, APN 008-816-21. (Kathe Green, kgreen@carson.org)

*Summary: The applicant is requesting to construct a 2,625 square foot detached garage building on the subject property. The square footage of accessory buildings would be 71% of the size of the primary structure and 5.95% of the lot area. An Administrative Permit is required for the square footage of the accessory structures to exceed 50% but not more than 75% of the size of the main structure, but detached accessory structures exceeding 5% of the lot area requires Special Use Permit review and approval. The applicant has elected to combine the two reviews into one.*

**TSM-17-184** For Possible Action: To make a recommendation to the Board of Supervisors regarding a Tentative Subdivision Map application from Blackstone Development Group Inc. to create a 209 lot subdivision on approximately 58.5 acres within the Lompa Ranch North Specific Plan Area on property approved for Single Family 6000 (SF6) zoning, located at 2200 E. Fifth Street, APN 010-041-71. (Hope Sullivan; hsullivan@carson.org)

*Summary: The applicant is seeking Tentative Subdivision Map approval for a 209 lot subdivision on 58.5 acres. The minimum lot size is 6000 square feet. The plans also include 8.7 acres of open space and 18 acres of right-of-way. The Planning Commission makes a recommendation to the Board of Supervisors on requests for Tentative Subdivision Maps.*

**SUP-18-005** For Possible Action: To consider a request for a Special Use Permit from Jason Meindl for a Tattoo Parlor, on property zoned Retail Commercial (RC), located at 2049 California Street, APN 009-085-06. (Hope Sullivan, hsullivan@carson.org)

*Summary: The applicant currently operates a business at the referenced location, and is seeking to expand the scope of the business to include a Tattoo Parlor. This application relies on an amendment to the zoning code, requested by this application, to make Tattoo Parlors allowed as either a permitted use or a conditional use in the Retail Commercial zoning district.*

This notice will be posted at the following locations:  
City Hall, 201 North Carson Street  
Carson City Library, 900 North Roop Street  
Community Center-Sierra Room, 851 East William Street  
Community Development Department, 108 E. Proctor Street  
Dept. of Public Works, Corporate Yard Facility, 3505 Butti Way