

OFFICIAL NOTICE OF PUBLIC HEARING

You are hereby notified that the Carson City Planning Commission will conduct public hearings on Wednesday, May 29, 2024, regarding the items noted below. The meeting will commence at 4:00 PM; however, the following items will not be heard before 5 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-2024-0167 For Possible Action: Discussion and possible action regarding a request for a special use permit (“SUP”) to allow for the construction of an accessory structure which will result in a cumulative square footage of accessory structures greater than 75% of the primary structure square footage; and a cumulative square footage of all accessory structures greater than 5% of the parcel size on a parcel zoned Single Family 1 Acre (“SF1A”), located at 3681 Center Drive, Assessor’s Parcel Number (“APN”) 009-136-08. (Heather Manzo, hmanzo@carson.org)

Staff Summary: Jose Victorio (“Applicant”) is requesting an SUP to construct a 2,400 square foot detached garage accessory to a primary single-family residence. The primary residence is 3,120 square feet in size (including attached garage and attached patio cover) and there are existing detached structures on-site totaling 1,036 square feet. If approved, the cumulative total of all detached structures will be 3,436 square feet which is 110.13% of the primary structure and is approximately 7.1% of the parcel size. The Planning Commission is authorized to approve the SUP.

LU-20024-0157 For Possible Action: Discussion and possible action regarding a request for a Special Use Permit (“SUP”) to allow the addition of a dry paint booth to an existing business, on property zoned Limited Industrial (“LI”), located at 580 Mallory Way, Assessor’s Parcel Number (“APN”) 009-551-29. (Heather Ferris, hferris@carson.org)

Staff Summary: Bruce Aerospace (“Applicant”) is requesting an SUP to add a dry paint booth to their existing business. The addition of a paint booth will allow for on-site finishing of products that are manufactured on-site. No building expansion is proposed, and work will occur indoors. Given the use of a dry paint booth, the use is being considered most like automobile body painting. Therefore, consistent with CCMC 18.04.145, an SUP is required. The Planning Commission is authorized to approve the SUP.