OFFICIAL NOTICE OF PUBLIC HEARING

You are hereby notified that the Carson City Planning Commission will conduct public hearings on Wednesday, October 30, 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-2024-0316 For Possible Action: Discussion and possible action regarding an application for a special use permit ("SUP") to allow a temporary tract sales office within a model home and associated parking area on a property zoned Single Family 6,000 ("SF6") located at 1051 North Ormsby Boulevard, Assessor Parcel Number ("APN") 001-241-14. (Heather Manzo, hmanzo@carson.org)

Staff Summary: Toll South Reno LLC ("Applicant") is requesting to construct a single-family residential structure to utilize as a model home and sales office and a temporary parking area for the sale of new homes within the subdivision. Temporary tract sales offices are a conditional use in the SF6 use district, requiring approval of an SUP. The Planning Commission is authorized to approve the SUP.

LU-2024-0360 For Possible Action: Discussion and possible action regarding a request for a special use permit ("SUP") to allow for the development of a congregate care housing facility on a parcel zoned Retail Commercial ("RC") located at 1625 Vista Lane, Assessor's Parcel Number (APN) 007-531-19. (Heather Ferris, hferris@carson.org)

Staff Summary: Vitality Unlimited ("Applicant") is proposing the construction and operation of a 36-bed, 9,200 square foot residential substance use and co-occurring disorder treatment facility at the subject 0.79+/- acre parcel. The facility will allow clients to temporarily reside on-site while receiving treatment. There will be 10-12 staff members on-site daily. Per Carson City Municipal Code ("CCMC") 18.04.130 congregate care housing is a conditional use in the RC zoning district and therefore requires approval of an SUP. The Planning Commission is authorized to approve the SUP.

VAR-2024-0352 For Possible Action: Discussion and possible action regarding a request for a variance to reduce the required front and side yard setbacks for property zoned Single-Family 6,000 ("SF6"), located at 709 Elizabeth Street, Assessor's Parcel Number ("APN") 003-273-03. (Heather Ferris, hferris@carson.org)

Staff Summary: Billy Scyphers ("Applicant") is requesting a reduction to the required front setbacks from 20 feet to 8.6 feet; and the required side yard setbacks from 5 feet to 4 feet along the north property line. The existing home is currently within these setbacks; however, it will be demolished and a new home, with a larger footprint would be constructed. The Planning Commission is authorized to approve a variance.