

OFFICIAL NOTICE OF PUBLIC HEARING

You are hereby notified that the Carson City Board of Supervisors will conduct public hearings on Thursday, August 17, 2023, regarding the items noted below. The meeting will commence at 8:30 AM. The meeting will be held in the Carson City Community Center, Robert “Bob” Crowell Board Room, 851 East William Street, Carson City, Nevada.

For Possible Action: Discussion and possible action regarding a request from Julian and Joanna Smith, trustees of the Smith Trust 9/12/2011 (“Applicant”) for a Historic Tax Deferment on property zoned Downtown Mixed-Use (“DT-MU”), located at 204 W. Spear Street, Assessor’s Parcel Number (“APN”) 003-222-04. (Heather Ferris, hferris@carson.org)

Staff Summary: The subject property is eligible for the Open Space Use Assessment, commonly known as the Historic Tax Deferment, as a result of its conformance to specific standards and its historical status in Carson City. There has been a change in ownership and the owner is seeking to continue receiving the Historic Tax Deferment.

For Possible Action: Discussion and possible action regarding an application (AB-2023-0203) requested by Michael Mistriel (“Applicant”) requesting the abandonment of a public access easement $\pm 47,360$ square feet in size to accommodate the development of an approved 139 lot residential subdivision (SUB-2021-0399), located approximately 0.27 miles northeast of the eastern terminus of East Robinson Street within the Lompa Ranch North Specific Plan Area and zoned Multifamily Duplex (“MFD-SPA”), Assessor’s Parcel Number (“APN”) 010-041-42. (Heather Manzo, hmanzo@carson.org)

Staff Summary: The access easement is oriented east to west and was recorded on Parcel Map No. 975 on June 29, 1983. The subject site is vacant and the easement is no longer necessary to provide access. If approved, the entire 50-foot-wide access easement will be abandoned and the subject parcel will no longer be encumbered by the easement. Per Chapter 17.15 of the Carson City Municipal Code (“CCMC”), the Board of Supervisors (“Board”) is authorized to abandon the easement following a recommendation from the Planning Commission. The Planning Commission recommended that the Board abandon the easement.

For Possible Action: Discussion and possible action regarding an application (AB-2023-0243) requested by Larry Stock (“Applicant”) requesting the abandonment of a 50-foot wide by ± 607.2 -foot-long portion of North Deer Run Road totaling $\pm 33,827$ square feet in size located along the frontage of two parcels zoned General Industrial (“GI”), Assessor’s Parcel Numbers (“APNs”) 008-541-91 and 008-541-59. (Heather Manzo, hmanzo@carson.org)

Staff Summary: The right-of-way was dedicated with the recorded Parcel Map No. 767 on September 4, 1979. The abandonment area is located outside of the existing North Deer Run Road right-of-way improvements. If approved, the entire 50-foot-wide portion of the access will be abandoned, and the subject area would become part of APNs 008-541-91 and -59. Per Chapter 17.15 of the Carson City Municipal Code (“CCMC”), the Board of Supervisors (“Board”) is

authorized to abandon the right-of-way following a recommendation from the Planning Commission. The Planning Commission recommended that the Board abandon the right-of-way.

For Possible Action: Discussion and possible action regarding, MPA-2023-0185, a Master Plan amendment requested by Carson City to change the Master Plan designation from Open Space and Medium Density Residential to Parks and Recreation on a ±10.15 acre parcel identified in the Lompa Ranch North Specific Plan Area as a park site, located to the east of the terminus of East Robinson Street and to the north of East 5th Street, Assessor's Parcel Number ("APN") 010-041-44. (Heather Manzo, hmanzo@carson.org)

Staff Summary: Through the annual review of the Master Plan and zoning map, the Board of Supervisors ("Board") and staff have identified the subject parcel as appropriate for consideration of a mapping correction. The requested Master Plan amendment is being made concurrently with a request for a zoning map amendment (ZA-2023-0186). At the Planning Commission meeting of July 26, 2023, the Commission adopted a resolution approving the Master Plan amendment and recommended approval of the amendment to the Board.

For Possible Action: Discussion and possible action regarding, MPA-2023-0187, a Master Plan amendment requested by Carson City to change the Master Plan designation from Mixed-Use Residential and Mixed-Use Employment to Parks and Recreation on a ±3 acre parcel identified in the Lompa Ranch North Specific Plan Area as a park site, located to the west of the intersection of Airport Road and Butti Way, Assessor's Parcel Number ("APN") 010-741-01. (Heather Manzo, hmanzo@carson.org)

Staff Summary: Through the annual review of the Master Plan and zoning map, the Board of Supervisors ("Board") and staff have identified the subject parcel as appropriate for consideration of a mapping correction. The requested Master Plan amendment is being made concurrently with a request for a zoning map amendment (ZA-2023-0188). At the Planning Commission meeting of July 26, 2023, the Commission adopted a resolution approving the Master Plan amendment and recommended approval of the amendment to the Board.