

OFFICIAL NOTICE OF PUBLIC HEARING

You are hereby notified that the Carson City Board of Supervisors will conduct public hearings on Thursday, December 5, 2024, 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 for a Historic Tax Deferment on property zoned Single-family 6,000 (“SF6”), located at 707 W. Robinson Street, Assessor’s Parcel Number (“APN”) 003-242-04. (Heather Ferris, hferris@carson.org)

Staff Summary: David J. Theiss (“Applicant”) is requesting a Historic Tax Deferment. The subject property is currently receiving a deferment; however, the property recently changed ownership. The subject property is eligible for the Open-Space Use Assessment, commonly known as a Historical Tax Deferment, because of its historical status in Carson City.

The Following item(s) will not be heard before 5:30 PM

For Possible Action: Discussion and possible action regarding three appeals of the Planning Commission’s approval of 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”) applied for an SUP to construct and operate a 36-bed, 9,200 square foot residential substance use and co-occurring disorder treatment facility at the subject 0.79+/- acre parcel. 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. On October 30, 2024, the Planning Commission approved the SUP. Carson City received three appeals of the Planning Commission’s decision under CCMC 18.02.060 from (1) Michael Hartman, (2) Baurele Syndergaard Wilcox Periodontics & Oral Surgery PLLC and (3) Emerald Farms, LLC, LTE 1525, LLC and Edward and Roxy Benoit. The Board of Supervisors (“Board”) may affirm, modify or reverse the decision of the Planning Commission.