



Carson City Planning Division

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MEMORANDUM

Planning Commission Meeting of March 31, 2021

ITEM E.2

TO: Planning Commission

FROM: Heather Ferris
Associate Planner

DATE: March 31, 2021

SUBJECT: LU-2020-0044* For Possible Action: Discussion and possible action regarding a request for Special Use Permit to allow for an automobile paint and body repair shop on property zoned General Commercial (GC) located at 2234 S. Carson Street, APN 009-052-09.

Since the release of the packet, staff has been in discussions with the applicant regarding the requirement for paving the outdoor storage area. At this point the applicant is unsure if he will be utilizing outdoor storage and does not want to be required to pave the area unless or until he decides to use outdoor storage. Therefore, staff is proposing modifications to conditions 6 and deleting condition 8 as outlined below. New wording appears bolded and underlined. Proposed deleted language appears with a strikethrough.

6. All **Any outdoor storage of** vehicles must be stored within an enclosed sight obscured area consistent with Division 1.12 of the Development Standards: **and the approved site plan. Additionally, prior to using the outdoor storage area, the area must be paved.**
- ~~8. The outdoor storage area must be paved.~~
- 9.8. A reduce pressure principle assembly backflow preventer must be installed on the domestic water line above ground at the property line.

Staff recommends the following motion:

"I move to approve Special Use Permit LU-2020-0044 based on the findings and subject to the conditions of approval contained in the staff report and amended in staff's memo dated March 31, 2021."