

October 15, 2021

Carson City Board of Supervisors  
City Hall / 201 N. Carson Street, Suite 2  
Carson City, NV 89701

and

Planning Division  
108 E. Proctor St.  
Carson City, NV 89701

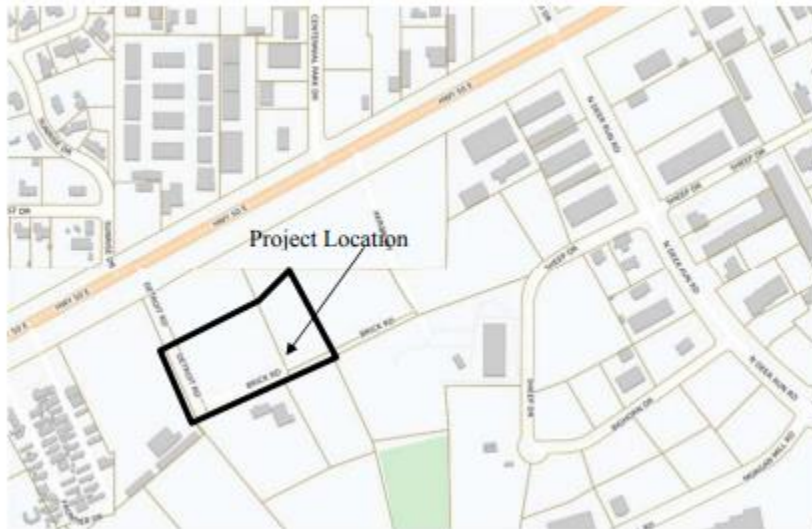
RE: Appeal on slaughterhouse decision LU-2021-0308

Dear Supervisors and Planning Division:

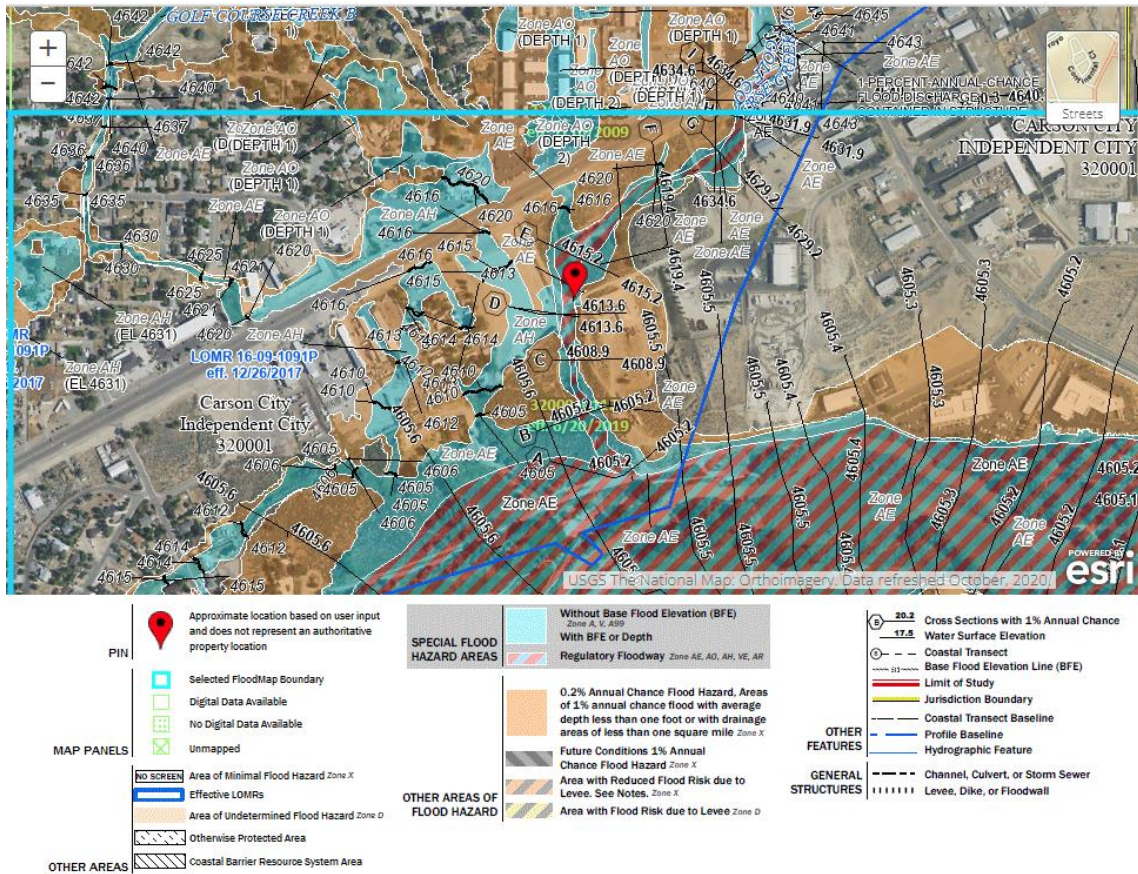
They say a picture is worth a thousand words, so I am going to try and explain my opposition to the slaughterhouse decision through a series of screenshots and photos.

- 1) This first screenshot is from the document Heather Ferris of the Planning Division prepared showing the proposed location of the slaughterhouse. NOTE that those grey boxes directly to the left on this screenshot and directly above on the left **ARE ALL RESIDENCES**.

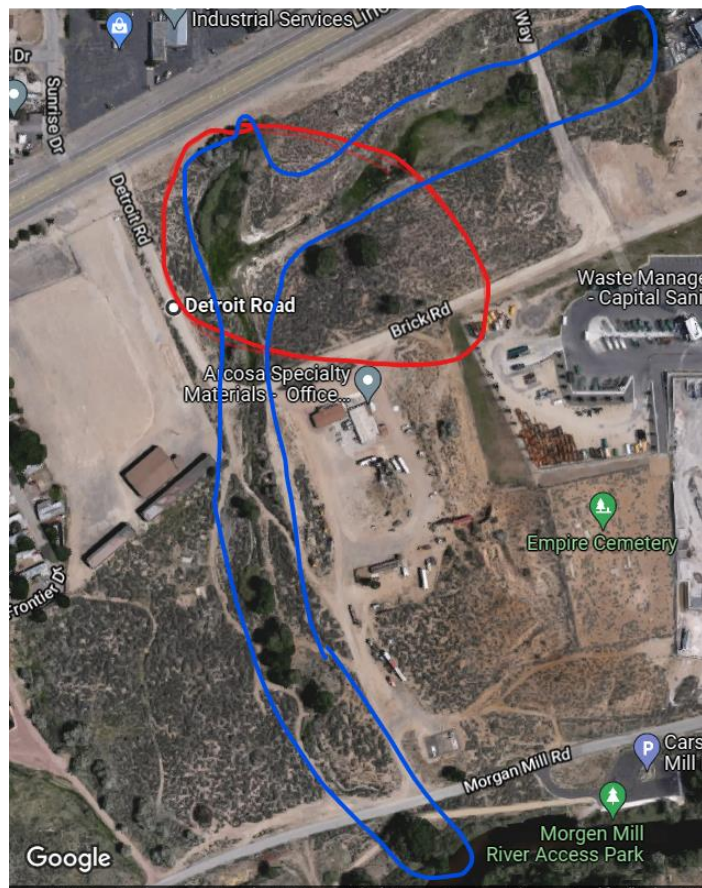
**VICINITY MAP:**



2) This second screenshot is from FEMA’s website “FEMA Flood Map Service Center” <https://msc.fema.gov/portal/search> NOTE the Red marker in the center of the map is the proposed slaughterhouse site. The map shows that the site is in a **Regulatory Pathway**. FEMA defines a regulatory pathway as: A "Regulatory Floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. <https://www.fema.gov/glossary/floodway>



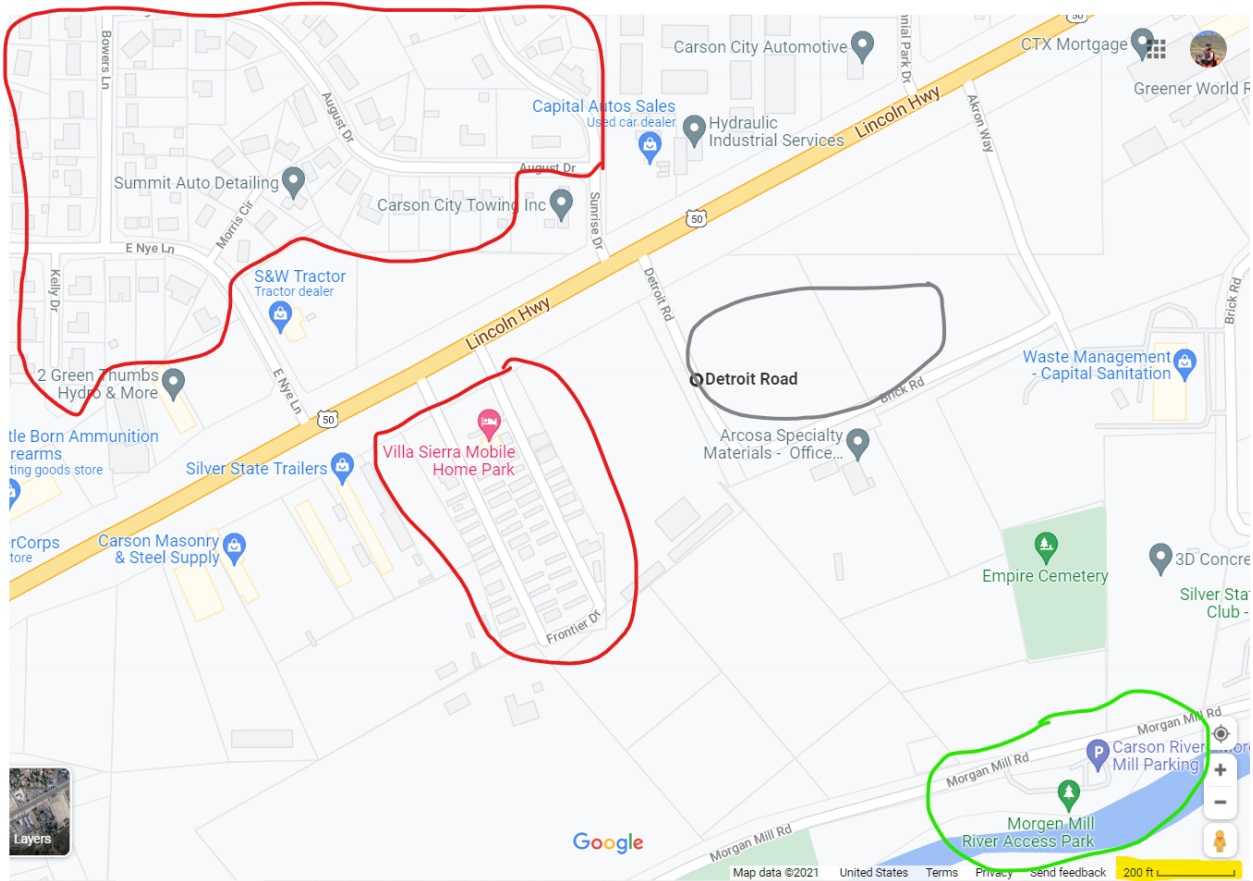
- 3) This is a satellite view of the property. The red circle marks the proposed slaughterhouse site. The blue line marks the path water is taking on a regular basis when the Carson River overflows.



- 4) This sign is clearly an older sign and is posted on Morgan Mill Road near the park. The river is on the other side of those trees. As water flows, it is in a direct line to the proposed site of the slaughterhouse. (See above screenshot)



5) This screenshot shows a Google map view.



I have circled in red the nearby homes.

I have circled in grey the proposed slaughterhouse location.

I have circled in green the nearby park and multi-use trailhead.

Empire Cemetery is clearly marked.

I highlighted the map scale in the lower right (200 feet).

6) Please reference the screenshot on Page 4 for these next two photos.



This view is from the proposed slaughterhouse site on Detroit Road looking towards Highway 50. Just beyond the green car and the sheds are the homes of August Drive and Sunrise Drive.



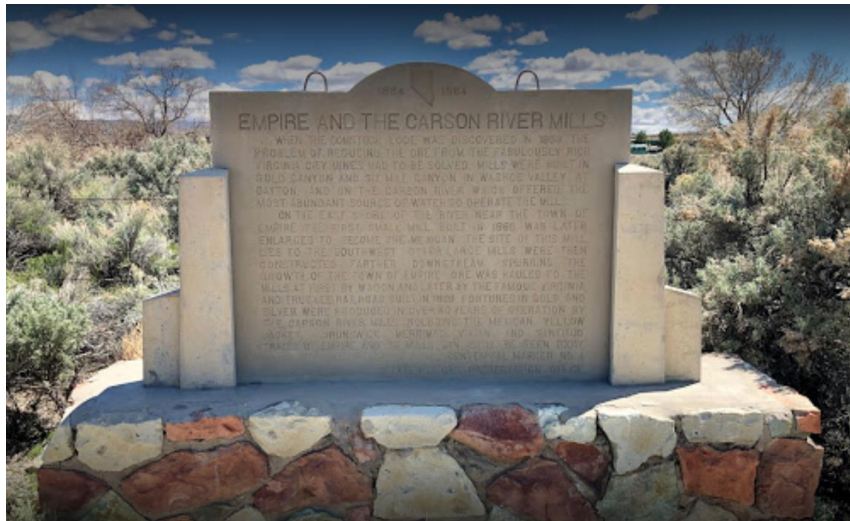
This view is from the proposed slaughterhouse site on Detroit Road looking directly west across a fenced, cleared acreage. Those are homes in Villa Sierra Mobile Home Park.

- 7) For those interested in the historical perspective, the slaughterhouse proposed site is where Empire City and the Carson River Mills were. **The historic Empire Cemetery remains, and a historic marker – Centennial Marker #1 -- was placed near Akron Way.** I've listed websites that refer to the historical significance of the area where this slaughterhouse is proposed.

<http://www.nv-landmarks.com/towns-de/empire-cc.htm>

<https://shpo.nv.gov/nevadas-historical-markers/historical-markers/empire-and-the-carson-river-mills>

[https://noehill.com/nv\\_carson\\_city/nev0001.asp](https://noehill.com/nv_carson_city/nev0001.asp)



As you can see on Page 4, the historic Empire Cemetery is nearby the proposed slaughterhouse location. Many of Carson City's founders are buried there.

<https://www.carson.org/government/departments-g-z/parks-recreation-open-space/cemeteries/empire-cemetery>

**My parents live within a three-minute WALKING distance** from this proposed slaughterhouse site.

- Their peaceful enjoyment of their property will definitely be affected by the **odors** of a slaughterhouse operation. Multiple live animals in confined spaces smell. Their fecal matter and urine smell. The livestock trucks and trailers bringing animals will be dropping fecal matter along the route and especially on these side roads leading to the site. Once the animals are dead, there will be blood, guts, fats, skin, hooves being stored up to a week (or longer if there is no driver that day) will cause an even more rancid stench.
- Their enjoyment of their property will be affected by the horrific **noise** coming from this operation as animals are being slaughtered.

- They will potentially be exposed to the known **pathogens** of slaughterhouses – bacteria, viruses, prions, etc., through insects and flooding.
  - They will be exposed to the **fly problem** associated with livestock and slaughterhouses as these insects spread disease from the slaughterhouse to the nearby community. They will be further exposed if the river floods and spreads contaminants through their community.
- They will be exposed to the **noise** of the livestock trucks using engine brakes as well as the other pollution caused by these types of vehicles.
- Their **property values will decrease**. ***Supervisors, ask yourself if you would want to live within three minutes walking distance of a slaughterhouse. Most people will answer ‘no, a slaughterhouse does not belong near homes’.***

When the appeal for the Planning Decision’s approval of a slaughterhouse near residential areas comes before the Board of Supervisors, please do the right thing for the residents of Carson City.

**OPPOSE THIS SLAUGHTERHOUSE BEING BUILT NEAR RESIDENCES**

It has no place being near homes, being near the river, being near a park.

Respectfully,

*Rene Pizzo*

Rene Pizzo  
c/o The Howards  
4990 August Dr  
Carson City, NV 89706

October 29, 2021

To the Members of the Board of Supervisors:

We have known Don Tatro for many years and feel strongly that he should be appointed to fill the open state senator seat. We have followed Don's career and watched him evolve into a very successful adult.

He worked full-time while obtaining his college education. Upon graduation, he went to Washington, DC, and was an intern for Senator John Ensign, eventually becoming Assistant Press Secretary. He then had the opportunity to become Press Secretary for Senator Coburn of Oklahoma, and in both capacities, he learned first-hand how our government functions. He has a very practical view on all things political and can share his views with expertise and quick wit. Above all, he can solve problems and come up with very sound solutions.

Don is always willing to hearing all sides of a story and is respectful to all parties involved. He is a great asset to Northern Nevada and would be a great State Senator.

Sincerely yours,

*Allen M. Schnaser*      *Diane M. Schnaser*

Dr. Allen and Diane Schnaser



October 29, 2021

Dear Board of Supervisors:

It is my pleasure to write this letter in support of Don Tatro for the position of Nevada State Senator. I have known Don personally for many years and feel he has the experience, compassion, and knowledge necessary to fill this position.

Don was born and raised in Carson City and is familiar with our community and its needs. Don worked for two United States Senators in Washington, DC, and has a hands-on understanding of the legislative process. And since returning to Nevada, as CEO of the Northern Nevada Builders Association, he appeared before the legislature on many issues relevant to the builders of Northern Nevada. He listens to all sides and then is able to make fair decisions and render them in a concise, easily understood manner.

Don is the perfect choice to fill the position of State Senator and I am proud to endorse him.

Sincerely,



Bruce Robertson, CCIM

NAI Alliance

1000 N. Division Street

Carson City, NV 89703

October 28, 2021

To all Members of the Carson City Board of Supervisors:

Don Tatro is clearly a great choice to fill the vacant seat in the Nevada State Senate. Don was raised in Carson City, attended our local schools and has an intimate knowledge of this community.

Don has a practical, common-sense approach to issues, as well as having a dynamic personality and great sense of humor. He is extremely likable, and this quality would enable Don to get along with all sorts of people he would encounter in his job as a State Senator.

We have been business owners in this community for many years and feel strongly that his approach is just what we need in the State Senate. Please appoint Don Tatro for the open seat of State Senator.

Thank you for your consideration.

Sincerely yours,



*Patricia E Correlli*

Rick and Patsy Correlli

Rick's Floor Covering Inc.

3640 S. Curry Street

Carson City, NV 89703

**From:** [Gregory Peek](#)  
**To:** [Bob Lucey](#); [Lori Bagwell](#)  
**Cc:** [VHARTUNG@WASHOECOUNTY.US](#); [AHILL@WASHOECOUNTY.US](#); [JHERMAN@WASHOECOUNTY.US](#);  
[kjung@washoecounty.us](#); [EPriceBrown@washoecounty.us](#); [Public Comment](#); [Stacey Giomi](#); [Maurice White](#); [Stan Jones](#); [Lisa Schuette](#)  
**Subject:** Don Tatro  
**Date:** Monday, November 1, 2021 10:56:29 AM  
**Attachments:** [Don\\_Tatro.pdf](#)

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**This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.**

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Mayor Bagwell and Chair Lucey,

Please see attached letter in support of Mr. Don Tatro for appointment to fill the vacant Nevada Senate District 16 seat for the balance of the legislative term.

I am happy to answer any questions.

Thank you.

**GREGORY PEEK**

President  
ERGS, Inc.  
9345 Lemmon Drive  
Reno, NV 89506  
775.972.0213 o  
775.972.0215 f  
775.745.0809 c  
[www.ergsinc.com](http://www.ergsinc.com)

George F. Peek  
Chairman of the Board



Gregory F. Peek  
President

9345 Lemmon Drive • Reno, Nevada 89506  
(775) 972-0213 • Fax (775) 972-0215  
[www.ergsinc.com](http://www.ergsinc.com)

November 1, 2021

The Honorable Lori Bagwell, Mayor  
Carson City, Nevada

The Honorable Bob Lucey, Chair  
Washoe County, Nevada

Dear Mayor Bagwell and Chair Lucey,

As a fourth generation Nevadan with family roots in both Reno and Carson City, as President of a family business who has employed hundreds (if not thousands) of Nevadans over our more than 60 years, and as someone who has worked directly with Don Tatro for the betterment of our communities, I write to endorse in the strongest possible terms Mr. Tatro's appointment to the vacant Nevada Senate District 16.

I have known Don and personally worked with him for nearly a decade. He is the ideal person to be appointed. Not only was Don born and raised in Carson City, his career spans finance, public policy and the U.S. Senate. Don served Nevada in U.S. Senator John Ensign's office and was the Executive Director for both the Nevada Home Builders Association and Builders Association of Northern Nevada. He and his family make their home in Reno.

Whether in Washington, D.C. or in Nevada's Carson City legislative building, Don has a demonstrated ability to work with policy makers of all stripes, working to build communities and make Nevada the attractive and great place it is. His ability to find solutions and work with a broad range of interests was confirmed when (Democrat) Reno Mayor Hillary Schieve appointed Don to Chair the city's Reno Housing Task Force. While with The Builders, I witnessed firsthand Don advocate for workforce development, work to attract business and workers to Nevada, and find common sense solutions to the housing affordability crisis. Don is a proven, can-do leader.

I am pleased to recommend Don's appointment to the vacant Senate seat. Carson City, Washoe County and Nevada will be better for it.

Sincerely,

A handwritten signature in blue ink that reads 'Gregory F. Peek'. The signature is fluid and cursive, with the first name 'Gregory' written in a larger, more prominent script than the last name 'Peek'.

Gregory Peek, President  
ERGS Properties

Copy: Carson City Board of Supervisors  
Washoe County Commission

JOHN C. ELLISON

ASSEMBLYMAN

District No. 33

CO-DEPUTY MINORITY FLOOR  
LEADER – NORTH

COMMITTEES:

*Member*

Government Affairs

Growth and Infrastructure

Natural Resources, Agriculture, and Mining



**State of Nevada**  
**Assembly**  
**Eightieth Session**

**DISTRICT OFFICE:**

P.O. Box 683

Elko, Nevada 89803-0683

Home: (775) 738-6284

Cell: (775) 934-6611

Email: john@ellisonelko.com

**LEGISLATIVE BUILDING:**

401 South Carson Street

Carson City, Nevada 89701-4747

Office: (775) 684-8831

Fax No.: (775) 684-8533

Email: John.Ellison@asm.state.nv.us

www.leg.state.nv.us

October 31, 2021

Lori Bagwell  
Mayor, Carson City  
Board of Supervisors, Carson City

Dear Mayor Bagwell and distinguished members of the Board of Supervisors for Carson City:

I am submitting this letter of recommendation for support of Don Tatro who has submitted his application to fill the Senate seat vacated by Ben Kieckhefer. I have known and worked with Mr. Tatro for several years and have always found him to be professional with an excellent work ethic.

Don was born and raised in Carson City and is now a resident of Reno. He possesses the qualities we hope to find in every citizen that wishes to represent the State of Nevada and its citizens. He is an ideal candidate for the position.

Thank you for your consideration and if you have any questions regarding my recommendation of Mr. Tatro, please contact me.

Sincerely

A handwritten signature in blue ink that reads "John Ellison". The signature is written in a cursive style with a large loop at the beginning.

John Ellison  
Assemblyman, District 33

JOHN C. ELLISON

ASSEMBLYMAN

District No. 33

CO-DEPUTY MINORITY FLOOR  
LEADER – NORTH

COMMITTEES:

*Member*

Government Affairs

Growth and Infrastructure

Natural Resources, Agriculture, and Mining



**State of Nevada**  
**Assembly**  
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**DISTRICT OFFICE:**

P.O. Box 683

Elko, Nevada 89803-0683

Home: (775) 738-6284

Cell: (775) 934-6611

Email: john@ellisonelko.com

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Email: John.Ellison@asm.state.nv.us

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October 31, 2021

Lori Bagwell  
Mayor, Carson City  
Board of Supervisors, Carson City

Dear Mayor Bagwell and distinguished members of the Board of Supervisors for Carson City:

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Don was born and raised in Carson City and is now a resident of Reno. He possesses the qualities we hope to find in every citizen that wishes to represent the State of Nevada and its citizens. He is an ideal candidate for the position.

Thank you for your consideration and if you have any questions regarding my recommendation of Mr. Tatro, please contact me.

Sincerely

A handwritten signature in blue ink that reads "John Ellison". The signature is written in a cursive style with a large loop at the beginning.

John Ellison  
Assemblyman, District 33

**From:** [Carson City](#)  
**To:** [CCEO](#)  
**Subject:** Robert (Bob)Weise  
**Date:** Monday, November 1, 2021 9:02:22 PM

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Message submitted from the <Carson City> website.

**Site Visitor Name:** JoAnn Sheerin  
**Site Visitor Email:** [gjsheerin@sbcglobal.net](mailto:gjsheerin@sbcglobal.net)

I strongly support the appointment of Robert (Bob) Weise to the Nevada State Senate District 16. I have known Bob for over 50 years and have long admired and appreciated his intelligence, level headedness, and dedication to all things Nevada

Thank You

JoAnn Sheerin - former Regent of the University of Nevada System of Higher Education

## Rachael Evanson

---

**Subject:** RE: Letter regarding improper noticing on SUP for proposed slaughterhouse

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**From:** Jennifer Verive <[jmverive@gmail.com](mailto:jmverive@gmail.com)>

**Sent:** Monday, November 1, 2021 3:23 PM

**To:** Lori Bagwell <[LBagwell@carson.org](mailto:LBagwell@carson.org)>; Lisa Schuette <[lschuette@carson.org](mailto:lschuette@carson.org)>; Stan Jones <[sjones@carson.org](mailto:sjones@carson.org)>; Maurice White <[mwhite@carson.org](mailto:mwhite@carson.org)>; Stacey Giomi <[sgiomi@carson.org](mailto:sgiomi@carson.org)>; Heather Ferris <[HFerris@carson.org](mailto:HFerris@carson.org)>; J. Daniel Yu <[JDYu@carson.org](mailto:JDYu@carson.org)>

**Cc:** CCDA Information <[ccdainfo@carson.org](mailto:ccdainfo@carson.org)>; Planning Department <[planning@carson.org](mailto:planning@carson.org)>; Bob Buttner <[rrblabor@att.net](mailto:rrblabor@att.net)>; Doreen Mack <[Loftyexpressions@sbcglobal.net](mailto:Loftyexpressions@sbcglobal.net)>; Maxine Nietz <[nevadamax@usa.com](mailto:nevadamax@usa.com)>

**Subject:** Letter regarding improper noticing on SUP for proposed slaughterhouse

**This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.**

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Dear Madam Mayor, Supervisor Schuette, Supervisor Jones, Supervisor White, Supervisor Giomi, Mr. Yu, and Ms. Ferris:

Please find attached a letter requesting that the decision by the Carson City Planning Commission to approve a Special Use Permit (SUP) to Carson Valley Meats' for their proposed slaughterhouse be vacated due to improper notification. Carson City Municipal Code 18.02.045 requires that every tenant of a mobile home park located within 600 feet of the application property be notified. Due to errors on the part of Carson City Planning, the owner of the Villa Sierra Mobile Home Park and residents were not properly noticed.

This letter is being submitted by the Coalition of Citizens for Peaceful Enjoyment, one of the three appellants to the aforementioned SUP decision. Our coalition is not a formal group, but a ragtag group of neighbors from Ward 2, the Ward in which the proposed slaughterhouse is located.

The other appellants to this matter, Ms. Doreen Mack of Downtown 20/20 and Ms. Maxine Nietz, concur with our request.

We would appreciate a reply acknowledging receipt of this email.

Thank you for your consideration.

Sincerely,

Jennifer M. Verive, Ph.D.

Mobile: 775.315.4748

\*she/her/hers



November 1, 2021

Sent via Email to each member of the Carson City Board of Supervisors; Daniel Yu, Carson City District Attorney; and Heather Ferris, Planning Division; and to the general email boxes for the Planning Division and the District Attorney.

Dear Carson City Board of Supervisors:

We request that the decision by the Carson City Planning Commission to approve a Special Use Permit (SUP) to Carson Valley Meats' for their proposed slaughterhouse be vacated due to improper notification. Carson City Municipal Code 18.02.045 requires that every tenant of a mobile home park located within 600 feet of the application property be notified. Due to errors on the part of Carson City Planning, the owner of the Villa Sierra Mobile Home Park and residents were not properly noticed.

On 9/21/21 Kathleen Franco Simmons, one of the residents in our neighborhood, met with Planning Manager Heather Ferris to better understand the noticing that was done regarding a Special Use Permit (LU-2021-0308) request going before the Planning Commission on 9/29/21. This agenda item reads:

**LU-2021-0308** For Possible Action: Discussion and possible action regarding a **request for a special use permit to allow for a slaughterhouse on property zoned General Industrial (GI)**, located on the south side of Hwy 50 East and east of Detroit Road, Portions of APNs 0098-371-38, 008-371-39, and 008-371-10.

At that in-person meeting, Ms. Ferris stated that copies of the Official Notice of Public Hearing were sent to property owners within a 600-to-1,000-foot radius, including 32 property-owners, the applicant, and each of the 39 residents at the mobile home community.

On 10/19/21, Dr. Jennifer Verive, an appellant to the decision made at the 9/29/21 Planning Commission meeting to approve the SUP for the slaughterhouse, emailed Ms. Ferris requesting a list of all those officially notified of the public meeting. Ms. Ferris responded via email the next day providing Dr. Verive with an Affidavit of Publication and an Affidavit of First Class Mailing. These affidavits were reviewed by Dr. Verive and Charlotte Stewart, the manager of the Villa Sierra Mobile Home Park. It was observed that several errors were made in the notification process:

- 1) The "owner of record" for the Villa Sierra Mobile Home Park was not noticed.

- a. The current owner of the Villa Sierra Mobile Home Park is BoaVida Communities LLC, 1910 Terracina Dr., Sacramento, CA 95834. (Source: Carson City Assessor)
  - b. According to the Affidavit of First Class Mailing, notice was sent to Villa Sierra Mobile Home Park. 611 Del Paso Rd, Ste 160, Room 240, Sacramento, CA 95835
  - c. Ms. Charlotte Stewart, on-site manager of the Villa Sierra Mobile Home Park, stated that neither she nor the Park's corporate owner, BoaVida Communities LLC, received any communications from Carson City Planning Division.
- 2) The residents of the Villa Sierra Mobile Home Park were not properly noticed due to incorrect addressing.
- a. The correct address for the residents of the Villa Sierra Mobile Home Park is 4999 US HWY 50 E Sp 1 thru 47, Carson City, NV 89701
  - b. According to the Affidavit of First Class Mailing, notice was sent to residents of the Villa Sierra Mobile Home Park using the address of 5001 Hwy 50 East Sp XX, Carson City NV, 89706, with sequential numbering of resident lots 1-39. This is not a valid address for any property.
  - c. Ms. Stewart, and many of the VSMHP residents informed Staff, before and after the 9/29/21 Planning Commission meeting, that they had not received a copy of the Official Notice of Public Hearing.
- 3) According to the Affidavit of First Class Mailing, no notices were sent to residents of the Villa Sierra Mobile Home Park who reside at Spaces #40, #41, #42, #43, #45, #46, and #47.
- 4) CMC 18.02.045 specifically requires that notice be sent to 30 "unique property owners". According to the Affidavit of First Class Mailing, Carson City Planning staff neglected to verify the owners of record. Consequently only 29 "unique property owners" are identified and proper noticing for the Planning Commission meeting was not complete.
- a. The Affidavit of First Class Mailing lists 33 address for notification.

- b. Nicole Ballardini is listed as the owner four (4) companies listed on the Affidavit of First Class Mailing (C&A Investments and JANB LLC) according to Nevada Secretary of State records.
- c. Due to this inaccuracy, the requirement for 30 "unique property owners" was not met.

The above errors constitute improper or incomplete notice as required by Carson City Municipal Code. Whether the errors that contributed to the lack of notice were caused by negligence or inaccurate software is irrelevant to the requirement for proper notice. Consequently, the Planning Commission meeting on LU-2021-0308 was invalid.

Our fellow appellants to the Special Use Permit (LU-2021-0308) decision, Ms. Doreen Mack of Downtown 20/20, and Ms. Maxine Nietz both concur with our request to vacate the decision made by the Planning Commission in this matter.

Sincerely,



Dr. Jennifer Verive

On behalf of the Coalition of Citizens for Peaceful Enjoyment (an informal group of concerned neighbors)

**AFFIDAVIT OF FIRST CLASS MAILING - Planning Commission**

**Application – LU-2021-0308**

**APN – 008-371-39, 008-371-10**

**Hearing Date – September 29, 2021**

I, Athena Hardiman, affirm that on September 14, 2021 first class mail notices were sent to the attached list of property owners. This mailing was to fulfil the noticing requirements associated with the above referenced application, scheduled to be heard by the Planning Commission on the above referenced date.



Name

September 14, 2021

Date

## OFFICIAL NOTICE OF PUBLIC HEARING

You are hereby notified that the Carson City Planning Commission will conduct a public hearing on Wednesday, September 29, 2021, regarding the item 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.

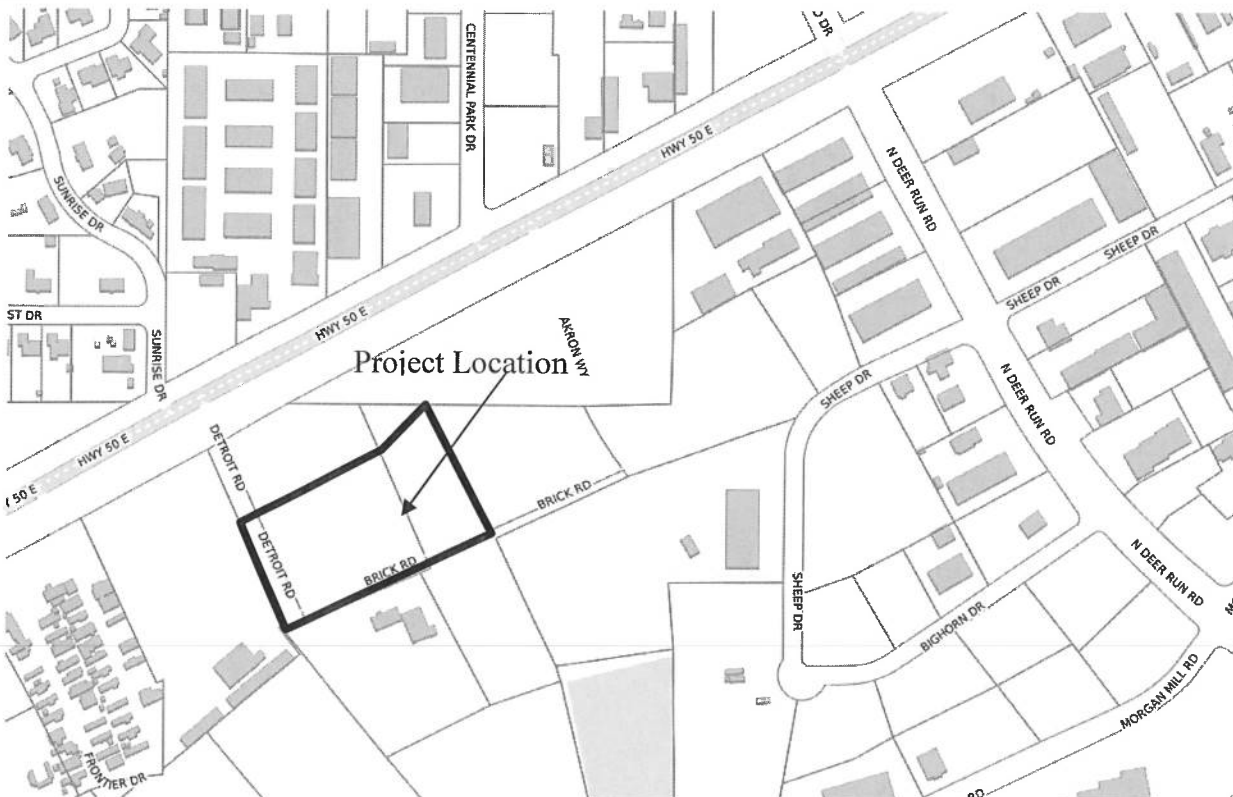
**SUBJECT: LU-2021-0308** For Possible Action: Discussion and possible action regarding a request for a special use permit to allow for a slaughterhouse on property zoned General Industrial (GI), located on the south side of Hwy 50 E and east of Detroit Road, portions of APNs 008-371-38, 008-371-39, and 008-371-10. (Heather Ferris, [hferris@carson.org](mailto:hferris@carson.org))

**SUMMARY:** The subject parcels are currently involved in a lot line adjustment (LLA-2020-0007) that, in part, will result in a 4.43-acre parcel, on which the applicant is proposing a slaughterhouse. The facility will include a building, approximately 5,000 square feet in size, for processing, storage, and retail sales, and a 5,600 square foot corral area for loading and holding animals. The applicant proposes processing no more than 60 animals (including beef, goat, lamb, and swine) per week with animals being on-site in the corral for no more than 24 hours prior to processing. Additionally, the applicant will offer the processing of wild game. There will also be a small retail component to this facility where the applicant will offer pre-packaged meats for sale. A slaughterhouse is a conditional use in the General Industrial (GI) zoning district under section 18.04.150 of the Carson City Municipal Code; therefore, a special use permit is required. The Planning Commission is authorized to approve a special use permit.

The application materials are available for public review at the Planning Division, 108 E Proctor Street, Carson City, Nevada, 89701. If you have questions related to this application, you may contact Heather Ferris, Planning Manager, at 775-283-7080 ([hferris@carson.org](mailto:hferris@carson.org)). Staff reports are available approximately six days prior to the Planning Commission meeting or online at <https://carson.org/government/meeting-information/agendas> under Planning Commission Agenda with Supporting Materials.

The public may provide public comment in advance of a meeting by written submission to the following email address: [planning@carson.org](mailto:planning@carson.org) or via mail to the Planning Division at 108 E. Proctor St., Carson City, NV 89701. For inclusion or reference in the minutes of the meeting, your public comment must include your full name and be received by the Planning Division not later than 3:00 p.m. the day before the meeting.

### Location:



0838411  
250 LTD LLC  
77 E WILLIAM ST STE 211  
ARSON CITY, NV 89701

00837114  
ART WILSON COMPANY  
PO BOX 20160  
CARSON CITY, NV 89721

00838442  
AYAKO K BRITT FAM TR 3/29/16  
AYAKO K BRITT, TRUSTEE  
2610 E NYE LN  
CARSON CITY, NV 89706

0838438  
EVERS THOMAS O & CAROL E  
145 SUNRISE DR  
ARSON CITY, NV 89706

00838229  
BOSS KEVIN W  
4965 AUGUST DR  
CARSON CITY, NV 89706

00837131  
BRUNSWICK CEMETARY  
1 BRUNSWICK CANYON RD  
CARSON CITY, NV 89701

0838230  
URT JOHN E & LAURIE M  
029 AUGUST DR  
ARSON CITY, NV 89706

00837113  
C & A INVESTMENTS LLC  
NICOLE C BALLARDINI  
6453 EVANS CREEK RD  
RENO, NV 89519

00837146  
C & A INVESTMENTS, LLC  
PO BOX 1984  
CARSON CITY, NV 89702

0837147  
& A INVESTMENTS, LLC  
WASTE MGMT REAL ESTATE DEPT  
O BOX 1450  
HICAGO, IL 60690

00838211  
C HOLLAND ENTERPRISES LLC  
PO BOX 22191  
CARSON CITY, NV 89721

00837122  
CARSON CITY SCHOOLS  
1402 W KING ST  
CARSON CITY, NV 89703

0854167  
AS DEVELOPMENT COMPANY LLC  
EAGLE MATERIALS INC - VICE PRES -  
AX  
960 BERKSHIRE LN, SUITE 900  
ALLAS, TX 75225

00854176  
DANDINI WALLACH LLC  
PO BOX 5667  
INCLINE VILLAGE, NV 89450

00838209  
DEMPSEY MARK A & CARRIE E  
4935 AUGUST DR  
CARSON CITY, NV 89706

0838434  
ISCHER PAUL J & YOLANDA H  
354 HWY 50 EAST  
ARSON CITY, NV 89701

00837117  
GOLD LOCK CORPORATION  
2800 LOCKHEED WY  
CARSON CITY, NV 89706

00838309  
HOWARD GEORGE F & DIANE  
4990 AUGUST DR  
CARSON CITY, NV 89706

0838310  
UTCHINS BROOKS  
008 AUGUST DR  
ARSON CITY, NV 89706

00838704  
KEMPER LIVING TRUST 10/15/96  
304 PRUNELLA CT  
LINCOLN, CA 95648

00854121  
KENNETH & C CAVALLERO TRUST  
5541 HWY 50 EAST  
CARSON CITY, NV 89701

0837144  
VH PROPERTIES LLC  
291 DANT BLVD  
ENO, NV 89509

00838437  
MORELAND DANIEL W & CHERYL E  
2420 KELVIN RD  
CARSON CITY, NV 89701

00838439  
NEVADA BROWN INVESTMENTS LLC  
500 MOUNTAIN ST  
CARSON CITY, NV 89703

0854123  
OBERT P HALL LLC  
CARSON PROPERTIES INC  
37 SONOMA ST  
ARSON CITY, NV 89701

00838702  
RPJ NV LLC  
508 N CURRY ST UNIT B  
CARSON CITY, NV 89703

00854160  
SIERRA CLOUDS LLC  
PO BOX 20281  
CARSON CITY, NV 89721

0838413  
LVER SAGE VILLAGE LTD  
COLDWELL BANKER COMMERCIAL  
7 E WILLIAM ST STE 211  
ARSON CITY, NV 89701

00838311  
STANFORD ROBERT F  
3150 SUNRISE DR  
CARSON CITY, NV 89706

00838210  
TEIXEIRA FAMILY LIVING TRUST  
D A & A E TEIXEIRA, CO-TTEES  
4736 MENDOZA AVE  
SAN JOSE, CA 95111

VERY

5160

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0837107  
LLA SIERRA MOBILE HOME PK LLC  
11 DEL PASO RD STE 160  
DOM 240  
ACRAMENTO, CA 95835

00837123  
WILSON, ART & MARIA REV FAM TR  
ART & MARIA WILSON, TRUSTEES  
4800 MORGAN MILL RD  
CARSON CITY, NV 89701

00837110  
JANB LLC  
PO BOX 1984  
CARSON CITY, NV 89702

Villa Sierra MHP  
5001 Hwy 50 East Sp 1  
Carson City, NV 89706

Villa Sierra MHP  
5001 Hwy 50 East Sp 2  
Carson City, NV 89706

Villa Sierra MHP  
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Carson City, NV 89706

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Carson City, NV 89706

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Carson City, NV 89706

Villa Sierra MHP  
5001 Hwy 50 East Sp 39  
Carson City, NV 89706

OFFICIAL NOTICE OF PUBLIC HEARING

You are hereby notified that the Carson City Planning Commission will conduct public hearings on Wednesday, September 29, 2021, 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-2021-0302** For Possible Action: Discussion and possible action regarding a request for a special use permit to allow a temporary tract sales office, model homes, parking area, temporary office trailer, and advertising signage on properties zoned Single Family 6000 – Specific Plan Area (SF6-SPA) located at 170, 192, 216, and 240 Wildcat Peak Drive and 1656 Monitor Peak Street, APNs: 004-408-33, 004-408-32, 004-408-31, 004-408-30, and 004-408-29. (Lena Reseck, lreseck@carson.org)

**SUMMARY:** The applicant is requesting a temporary tract sales office with conversion of the garage to an office in a model home at 192 Wildcat Peak Drive (APN 004-408-32), parcels 216 and 240 Wildcat Peak Drive and 1656 Monitor Peak Street (APNs 004-408-31, 004-408-30, and 004-408-29) will be model homes, construction of a temporary parking area and a temporary office trailer on parcel 170 Wildcat Peak Drive (APN 004-408-33), and temporary signage advertising the model homes and proposed homes in Cross Creek (Blackstone Ranch – Lompa Ranch). Temporary tract sales offices are a conditional use in Single Family 6000 (SF6) zoning, per section 18.04.100 of the Carson City Municipal Code, requiring approval of a special use permit. Temporary office trailers require the approval of a special use permit per section of the 18.05.025(3) of the Carson City Municipal Code. The Planning Commission is authorized to approve a special use permit.

**LU-2021-0321** For Possible Action: Discussion and possible action regarding a request for a special use permit to construct a detached accessory structure that will result in: 1) the cumulative square footage of accessory structure(s) exceeding 75 percent of the size of the primary structure, and 2) a single accessory structure that exceeds 5 percent of the total lot area on a property zoned Single Family 1 Acre (SF1A), located at 1055 Valley View Drive, APN 009-143-06. (Heather Manzo, hmanzo@carson.org)

**SUMMARY:** The subject property is currently improved with a single-family detached residence and three detached accessory structures. The applicant intends to demolish all existing accessory structures and construct a new 2,500 square foot accessory building. Per section 18.05.055(7-8) of the Carson City Municipal Code when the cumulative area of detached accessory buildings exceed 75 percent of the size of the primary structure or a single accessory structure exceeds 5 percent of the total lot area, approval of a special use permit is required. The Planning Commission is authorized to approve a special use permit.

**LU-2021-0307** For Possible Action: Discussion and possible action regarding a request to amend special use permit (LU-2020-0009) to expand an existing greenhouse project to include worm composting of food waste and nursery crop operations on property zoned Public (P), located at 1111 North Saliman Road, APN 010-041-64. (Heather Ferris, hferris@carson.org)

**SUMMARY:** On March 31, 2010, the Planning Commission approved a special use permit (SUP-10-014) to allow for the construction of a greenhouse at Carson High School. On April 29, 2020 the Planning Commission approved an amendment to the special use permit (LU-2020-0009) to expand the greenhouse project and allow for the construction of an outdoor classroom and office. The applicant is now proposing to expand onto an adjacent 1.75 acres on the Carson High School campus to include worm composting of food waste and a nursery crop operation. Plans include not only using the compost on-site but also, eventually, selling the compost and nursery crop to fund the operations. A school is a conditional use which requires a special use permit in a Public (P) zoning district under section 18.04.170 of the Carson City Municipal Code. The proposed worm composting and nursery crop operations were not included in the original special use permit for the greenhouse project, therefore, an amendment to the special use permit is required. The Planning Commission is authorized to approve an amendment to the special use permit.

**LU-2021-0308** For Possible Action: Discussion and possible action regarding a request for a special use permit to allow for a slaughterhouse on property zoned General Industrial (GI), located on the south side of Hwy 50 E and east of Detroit Road, portions of APNs 008-371-38, 008-371-39, and 008-371-10. (Heather Ferris, hferris@carson.org)

**SUMMARY:** The subject parcels are currently involved in a lot line adjustment (LLA-2020-0007) that, in part, will result in a 4.43-acre parcel, on which the applicant is proposing a slaughterhouse. The facility will include a building, approximately 5,000 square feet in size, for processing, storage, and retail sales, and a 5,600 square foot corral area for loading and holding animals. The applicant proposes processing no more than 60 animals (including beef, goat, lamb, and swine) per week with animals being on-site in the corral for no more than 24 hours prior to processing. Additionally, the applicant will offer the processing of wild game. There will also be a small retail component to this facility where the applicant will offer pre-packaged meats for sale. A slaughterhouse is a conditional use in the General Industrial (GI) zoning district under section 18.04.150 of the Carson City Municipal Code; therefore, a special use permit is required. The Planning Commission is authorized to approve a special use permit.

**From:** [bepsy strasburg](#)  
**To:** [Public Comment](#)  
**Subject:** Comment on Senate District Vacancy Nominations  
**Date:** Wednesday, November 3, 2021 1:52:56 PM

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Dear Board of Supervisors, Carson City Municipality:

Thank you for the opportunity to comment on the Senate District 16 vacancy.

This is a wonderful opportunity to enable a person to bring a fresh perspective into the Senate and get valuable experience at the same time.

Someone who has lived close to the constituents, demonstrated an interest to make life better for Carson City residents.

Similar to the way you approved of Stan Jones for 2 years and then gave the Ward 3 constituents their right to select their representative in the 2022 election.

We need to expand the tent of concerned citizens just as it was done in Virginia, a non-politician, who is closer to the constituents and can show how to solve problems with real life experience.

Ms. Krasner, through experienced in politics through her many years in the Assembly from 2017 to 2021, has made a commitment to serve in the Assembly to her constituents. No one should walk away from their commitment just because there is a shiny object in the horizon. Ms. Krasner's voting record is available for examination which the constituents need to examine and vote through an election versus an appointment option.

Since Ms. Krasner has expressed her intention to run for Senator Kieckhefer's seat, she needs to show us why we should promote her. She does not need the experience nor

should she get an "incumbent" status through an appointment option.

From the Carson City candidates, Tatro, Weise or Nietz, I know Nietz best and I am looking forward to their interviews. I prefer anyone who has not lived in the bubble of politics for years, and lost touch with the constituents.

Betsy Strasburg

**From:** [Carol Payne](#)  
**To:** [Public Comment](#)  
**Subject:** Public Comment for 4 Nov 2021  
**Date:** Wednesday, November 3, 2021 2:58:43 PM

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Members of the Board

As a longtime resident of Carson City I would like Mr Don Tatro to represent Carson City in the State Senate.

Briefly here is why:

- Mr. Tatro will represent Reno AND Carson City having lived in both and having family in both cities.
- Mr. Tatro is smart, a good listener, and in many ways has the same fair and balanced outlook as Sen Kieckhefer.
- Mr. Tatro's experience here and in Washington DC together with his youthful age separate him from the other candidates.

Respectfully Submitted,  
Carol Payne  
Carson City, Nevada



November 3, 2021

Mayor Lori Bagwell  
Carson City Board of Supervisors  
201 North Carson Street  
Carson City, NV 89701

Chairman Bob Lucey  
Washoe County Commission  
1001 East Ninth Street  
Reno, NV 89512

Re: Senate District 16 Appointment

Dear Mayor Bagwell and Charman Lucey;

On behalf of the Professional Fire Fighters of Nevada it is our honor to strongly support Assemblywoman Lisa Krasner for the vacancy in Senate District 16.

For the past three legislative sessions and two special sessions, Assemblywoman Krasner has shown her extensive experience in representing Assembly District 26 and Washoe County at the Nevada State Legislature. She has shown her ability to work across the aisle in both sponsoring and voting on bipartisan legislation that benefits the community and public safety as a whole.

It is imperative that Senate District 16 have someone that has the ability to work immediately on interim committees as well as the proposed special session regarding redistricting. Assemblywoman Krasner has shown that she is both approachable and accountable to the people of her District and Washoe County.

Respectfully,

*/s/ Todd Ingalsbee*  
President  
Professional Fire Fighters of Nevada

Cc: Assemblywoman Lisa Krasner