

SUMMARY – Amends the Carson City zoning map.

BILL NO. 119  
ORDINANCE NO. 2022-2

AN ORDINANCE RELATING TO ZONING; ESTABLISHING VARIOUS PROVISIONS TO CHANGE THE ZONING FROM SINGLE-FAMILY 12,000 ("SF12"), GENERAL COMMERCIAL "(GC)", AND GENERAL INDUSTRIAL "(GI)" TO GC FOR THE PARCEL, LOCATED AT 4619 HIGHWAY 50 EAST, APN 008-283-04.

The Board of Supervisors of Carson City do ordain:

SECTION I:

An application for a zoning map amendment affecting Assessor's Parcel Number 008-283-04, property located at 4619 Highway 50 East, Carson City, Nevada, was duly submitted to the Planning Division of the Carson City Community Development Department in accordance with section 18.02.075 of the Carson City Municipal Code ("CCMC") to revise the existing zoning designation of Assessor's Parcel Number ("APN") 008-283-04 from Single-Family 12,000 ("SF12"), General Commercial ("GC"), and General Industrial ("GI") to GC. After proper noticing in accordance with chapter 278 of the Nevada Revised Statutes and CCMC Title 18, on November 16, 2021, the Planning Commission, during a public hearing, reviewed the staff report of the Planning Division, received public comment, and voted 7 ayes and 0 nay to recommend to the Board of Supervisors approval of the application for the zoning map amendment.

SECTION II:

The zoning map of Carson City is hereby amended to change the zoning of Assessor's Parcel Number 008-283-04, approximately 7.36 acres in size, Single-Family 12,000 ("SF12"), General Commercial "(GC)", and General Industrial "(GI)" to GC, as depicted in Attachment A, based on the findings that the zoning map amendment:

1. Is in substantial compliance with the goals, policies and action programs of the Carson City master plan.
2. Will provide for land uses that are compatible with existing adjacent land uses.
3. Will not have a detrimental impact on other properties within the vicinity.
4. Will not negatively impact existing or planned public services or facilities.
5. Will not adversely impact the health, safety or welfare of the public.
6. Satisfies all other required findings of fact as set forth in CCMC 18.02.075(5).

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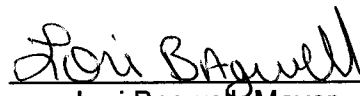
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PROPOSED on December 16, 2021 by Supervisor Stacey Giomi

PASSED on January 20, 2022 by the following vote:

AYES: Supervisor Stacey Giomi  
Supervisor Maurice White  
Supervisor Stan Jones  
Supervisor Lisa Schuette  
Mayor Lori Bagwell

NAYES: None  
ABSENT: None  
ABSTAIN: None

  
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Lori Bagwell, Mayor  
Carson City, Nevada

ATTEST:

  
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Aubrey Rowlett, Clerk-Recorder

This ordinance shall be in force and effect from and after the 9<sup>th</sup> of February 2022.

# Attachment A

