

APN: 009-031-05
009-031-07
009-031-08
009-031-29

Doc # 543494

Recorded 11/16/2023 3:43 PM
Requested By: CARSON CITY CLERK
TO THE BOARD
Carson City - NV
William "Scott" Hoen Clerk-Recorder
Pg 1 of 4 Fee: \$0.00
Recorded By:HP

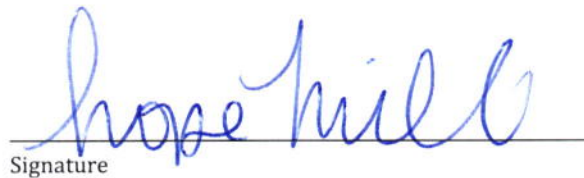
FOR RECORDER'S USE ONLY

ORDINANCE NO. 2023-14

Amends the Carson City zoning map

I, the undersigned, hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain personal information of any person or persons.
(NRS 239B.030)

I, the undersigned, hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain personal information of a person or persons as required by law. State specific law: _____


Signature

Hope Mills-Chief Deputy Clerk
Print Name & Title

WHEN RECORDED MAIL TO:

Carson City
885 E. Musser Street, suite 1032
Carson City, NV 89701

SUMMARY – Amends the Carson City zoning map.

BILL NO. 115
ORDINANCE NO. 2023-14

AN ORDINANCE RELATING TO ZONING; ESTABLISHING VARIOUS PROVISIONS TO CHANGE THE ZONING FROM SINGLE FAMILY 12,000 (“SF12”), CONSERVATION RESERVE (“CR”) AND LIMITED INDUSTRIAL (“LI”) TO SINGLE FAMILY 21,000 (“SF21”) ON PARCELS TOTALING ±81.09 ACRES LOCATED TO THE WEST OF THE TERMINUS OF RHODES AND BETTS STREETS, ASSESSOR’S PARCEL NUMBERS (“APNS”) 009-031-05, 009-031-07, 009-031-08 AND 009-031-29.

The Board of Supervisors of Carson City does ordain:

SECTION I:

An application for a zoning map amendment affecting APNs 009-031-05, 009-031-07, 009-031-08 and 009-031-29, located to the west of the terminus of Rhodes and Betts Streets, 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 APNs 009-031-05, 009-031-07 and 009-031-08 from SF12 to SF21 and from LI, CR and SF12 to SF21 for APN 009-031-29. After proper noticing in accordance with Chapter 278 of the Nevada Revised Statutes and CCMC Title 18, on September 27, 2023, the Planning Commission, during a public hearing, reviewed the staff report of the Planning Division, received public comment and voted 6 ayes and 1 absent 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 designation from SF12 to SF21 for APNs 009-031-05, 009-031-07 and 009-031-08 and from LI, CR and SF12 to SF21 for APN 009-031-29, 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).

PROPOSED this 19th day of October 2023.

PROPOSED by Supervisor Curtis Horton.

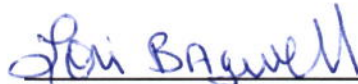
PASSED on the 16th day of November 2023.

VOTE:

AYES: Supervisor Stacey Giomi
Supervisor Maurice White
Supervisor Curtis Horton
Supervisor Lisa Schuette
Mayor Lori Bagwell

NAYS: None

ABSENT: None



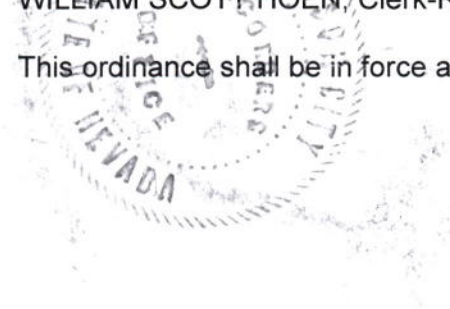
LORI BAGWELL, Mayor

ATTEST:

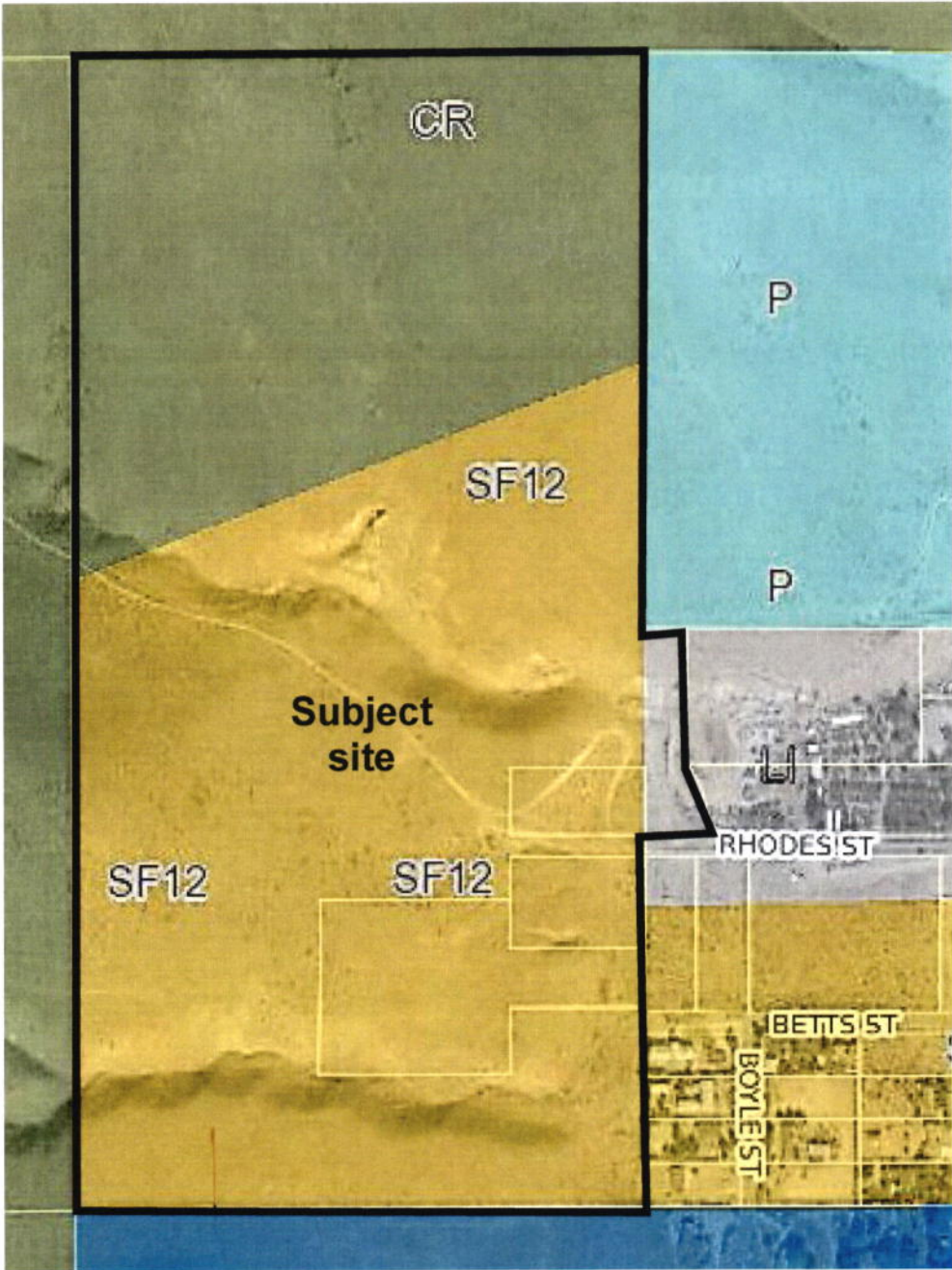


WILLIAM SCOTT HOEN, Clerk-Recorder

This ordinance shall be in force and effect from and after the 16th day of November 2023.



Attachment A



From: Single Family 12,000 ("SF12"),
Conservation Reserve ("CR") and
Limited Industrial ("LI")

To Single Family 21,000 ("SF21")