

**Storey County  
Planning Department**  
Storey County Courthouse  
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### **Addendum to Staff Report 2021-15**

**To:** Storey County Board of County Commissioners

**From:** Storey County Planning Department

**Meeting Date:** April 20, 2021 at 10:00 a.m.

**Meeting Location:** 26 S. B Street, Virginia City, Storey County, Nevada, via Zoom

**Staff Contact:** Kathy Canfield

**File:** 2021-15

**Applicant:** Brighton Denison

**Property Owner:** Altitude Properties, LLC

**Property Location:** 47 N. C Street, Virginia City, Storey County, Nevada, APN 001-086-05

**Planning Commission Meeting:** The Planning Commission heard this item at their April 15, 2021 meeting. The Commission had a lengthy discussion regarding the proposed project, the impact of such an outdoor venue to the Virginia City community, questions about restroom facilities and uses on the proposed deck, questions on the deck structure and questions on availability of local vendors to utilize space. Public input was provided and the public participating in the meeting were in support of the project with one email received with concerns about the project.

As a result of the discussions, three additional recommended conditions of approval were added to the permit. The Planning Commission voted 6-0 (1 absent) to recommend approval of the project, with the addition of the following conditions of approval.

- O. This special use permit includes the provision that portable restroom facilities, in the character of the Comstock Historic District, be provided.
- P. The proposed deck shall be designed to allow for future building construction.
- Q. No vendor parking shall be allowed on C Street. Loading and unloading shall be permitted in designated areas.

**Revised Motions (*underlined language in A is new*):**

**A. Recommended motion for approval**

In accordance with the recommendation by staff and the Planning Commission, the findings of fact under Section 3.A of this report, and other findings deemed appropriate by the Board of County Commissioners, and in compliance with the conditions of approval, including additional conditions labelled O, P and Q, I (*commissioner*), move to approve Special Use Permit 2021-15 to operate an outdoor establishment. The outdoor venue will include a variety of scheduled uses and events including a farmer's market, craft fair, live music and dancing, wedding venue and other outdoor events. A deck is proposed to be constructed on the property similar to the neighboring property which will provide the setting for all the outdoor events and be accessed from C Street. The property is located at 47 N. C Street, Virginia City, Nevada, Assessor's Parcel Number (APN) 001-086-05.

**B. Alternative motion for denial**

Against the recommendation by staff and the Planning Commission, but in accordance with the findings of fact under Section 3.B of this report, and other findings deemed appropriate by the Board of County Commissioners, I (*commissioner*), move to deny Special Use Permit 2021-15 to operate an outdoor establishment. The outdoor venue will include a variety of scheduled uses and events including a farmer's market, craft fair, live music and dancing, wedding venue and other outdoor events. A deck is proposed to be constructed on the property similar to the neighboring property which will provide the setting for all the outdoor events and be accessed from C Street. The property is located at 47 N. C Street, Virginia City, Nevada, Assessor's Parcel Number (APN) 001-086-05.