



STAFF REPORT

Report To: Planning Commission **Meeting Date:** June 24, 2026

Staff Contact: Hope Sullivan, Community and Economic Development Director

Agenda Title: **SUB-2026-0086** For Possible Action: Discussion and possible action regarding an application from LC Cochise, LLC ("Applicant") for a recommendation to the Board of Supervisors ("Board") concerning a tentative subdivision map to create 50 single family residential lots and associated common area parcels on a site zoned Retail Commercial ("RC"), located to the southwest of the intersection of Cochise Street and West Overland Street, Assessor's Parcel Numbers ("APNs") 009-267-05 and 009-267-13. (Heather Manzo, hmanzo@carsoncity.gov)

Agenda Action: Formal Action / Motion **Time Requested:** N/A

Proposed Motion

I move to recommend approval of SUB-2026-0086 to the Board based on the ability to make the required tentative subdivision map findings and subject to the conditions of approval included in the staff report.

Board's Strategic Goal

Quality of Life

Previous Action

See staff report for LU-2026-0087.

Background/Issues & Analysis

See staff report and application packet for LU-2026-0087.

Applicable Statute, Code, Policy, Rule or Regulation

NRS 278.330; CCMC 17.05 (Tentative Maps) and CCMC 17.07 (Findings)

Financial Information

Is there a fiscal impact? No

If yes, account name/number: N/A

Is it currently budgeted? No

Explanation of Fiscal Impact: N/A

Alternatives

Motion: _____ 1) _____ Aye/Nay

2) _____

(Vote Recorded By)