



STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF FEBRUARY 26, 2025

FILE NUMBER: LU-2025-0011

AGENDA ITEM: 6.B

STAFF CONTACT: Heather Manzo, Associate Planner

AGENDA TITLE: LU-2025-0011 For Possible Action: Discussion and possible action regarding a request for a special use permit ("SUP") to establish maximum building height and minimum setback standards for the construction of four buildings totaling approximately 1,458 square feet in size, a 720 square foot canopy and approximately 134 square feet of screened outside storage associated with the establishment of an Adventure Center which will include vendor booths and visitor plaza area to promote outdoor recreation in the area as part of a Travel Nevada grant program, on a site zoned Public ("P") located at 2180 South Carson Street, Assessor's Parcel Numbers ("APNs") 003-302-01, 003-302-02 and 003-302-04. (Heather Manzo, hmanzo@carson.org)

Staff Summary: The State of Nevada ("Applicant") is requesting an SUP to establish setbacks and building height limitations for a project located within the Public zoning district. Carson City Municipal Code ("CCMC") 18.04.187 states that proposed State of Nevada projects with less than 2,500 square feet of building area are permitted. However, CCMC requires an SUP to establish setbacks and height limitations. The Planning Commission is authorized to approve an SUP.

SUGGESTED ACTION: "I move to approve LU-2025-0011 based on the ability to make the required findings and subject to the conditions of approval included in the staff report."

Attachment(s):

[LU-2025-0011 Staff Report](#)

[Carson City Adventure Center SUP Application](#)

[Setback Plan](#)