



STAFF REPORT

Report To: Planning Commission **Meeting Date:** February 25, 2026

Staff Contact: Hope Sullivan, Community and Economic Development Director

Agenda Title: **LU-2025-0375** For Possible Action: Discussion and possible action regarding an application from the State of Nevada, Public Works Division (“Applicant”) for a special use permit (“SUP”) to allow for the construction of two two-story office buildings and one four-story parking garage on property zoned Public (“P”), located at the southeast corner of S Stewart Street and E 5th Street, Assessor’s Parcel Number (“APN”) 004-022-01. (Hope Sullivan, hsullivan@carsoncity.gov).

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

Proposed Motion

“I move to approve special use permit LU-2025-0375 based on the findings and subject to conditions of approval contained in the staff report.”

Board's Strategic Goal

Quality of Life

Previous Action

See attached staff report for additional information.

Background/Issues & Analysis

See attached staff report for additional information.

Applicable Statute, Code, Policy, Rule or Regulation

CCMC 18.02.0452 (Special Use Permits), 18.04.170 (Public (P) district; purpose), 18.04.187- (Table of Permitted Uses), 18.04.195 (Non-residential Districts Intensity and Dimensional Standards).

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

Attachment(s):

LU-2025-0375_SR (02.25.26).docx.pdf

SPWD SUP Application Package.pdf

Civil Site Plans.pdf

Landscape Site Plan and Wall Details.pdf

Site Lighting Plans and Photometrics.pdf

Lighting examples.pdf

6.A - Late Material - Public Comment.pdf

Late Material Item - 6.A - Memo and Public Comment.pdf

Motion: _____

1) _____
2) _____

Aye/Nay

(Vote Recorded By)