



STAFF REPORT

Report To: Planning Commission **Meeting Date:** April 29, 2026

Staff Contact: Hope Sullivan, Community and Economic Development Director

Agenda Title: **LU-2026-0054** For Possible Action: Discussion and possible action regarding an application from Juniper Ridge Construction ("Applicant") for a special use permit ("SUP") to allow for the construction of a detached accessory dwelling unit ("ADU") greater than 50 percent of the primary living area and greater than the maximum size of 700 square feet on property zoned Mobile Home 12,000 ("MH12") located at 2828 Lukens Lane, Assessor's Parcel Number ("APN") 008-211-19. (Lena Reseck, lreseck@carsoncity.gov).

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

Proposed Motion

I move to approve LU-2026-0054, based on the required findings and subject to the conditions of approval contained in the staff report.

Board's Strategic Goal

Quality of Life

Previous Action

See attached for additional information

Background/Issues & Analysis

See attached for additional information

Applicable Statute, Code, Policy, Rule or Regulation

CCMC 18.02.0452 (Special Use Permits), 18.04.187 (Mobile Home 12,000, Conditional Uses), 18.04.190 (Residential Districts Density and Dimensional Standards), Carson City Development Standards (CCDS) Division 1.4 (Accessory Dwelling Units)

Financial Information

Is there a fiscal impact? No

If yes, account name/number:

Is it currently budgeted? No

Explanation of Fiscal Impact: N/A

Alternatives

Attachment(s):

[Complete Packet Redacted.pdf](#)

Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded By)