



STAFF REPORT

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

Staff Contact: Hope Sullivan, Community and Economic Development Director

Agenda Title: **LU-2026-0026** 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 a new, approximately 13,112-square-foot Mail Services Building and associated parking and access, on property zoned Public ("P") located at 700 E Fifth Street, Assessor's Parcel Number ("APN") 004-083-12. (Heather Ferris, hferris@carsoncity.gov)

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

Proposed Motion

"I move to approve special use permit LU-2026-0026 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 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-2026-0026_SR \(03.25.26\).docx.pdf](#)

LU-2026-0026 application_combined.pdf

03.05.26 email correspondence with applicant-Landscaping.pdf

23-C01 Mail Services Elec Lighting Cutsheets.pdf

23-C01 Mail Services Elec Lighting Drawings.pdf

23-C01 Mail Services Elec Photometrics Calcs.pdf

Late Material Item - 6.C - Public Comment.pdf

Late Material - Item 6.C - 03.25.2026.pdf

Motion: _____

1) _____
2) _____

Aye/Nay

(Vote Recorded By)