

## OFFICIAL NOTICE OF PUBLIC HEARING

You are hereby notified that the Carson City Planning Commission will conduct public hearings on Wednesday, February 26, 2025, regarding the items noted below. The meeting will commence at 5:00 PM. The meeting will be held in the Carson City Community Center, Robert “Bob” Crowell Board Room, 851 East William Street, Carson City, Nevada.

**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, 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](mailto: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.

**MPA-2023-0408** For Possible Action: Discussion and possible action regarding adoption of a resolution to recommend to the Board of Supervisors the adoption of the updated Master Plan. (Hope Sullivan, [hsullivan@carson.org](mailto:hsullivan@carson.org))

Staff Summary: In October 2023, the City hired Clarion Associates (“Consultant”) to commence the Master Plan update process. In the intervening time, the Planning Commission has been participating in community meetings to discuss the Master Plan update and obtain community input as well as reviewing draft versions of the plan. The Commission will review the final draft of the plan and consider adoption of a resolution recommending the Board of Supervisors adopt the plan.