



Community Development Report

November 6, 2015

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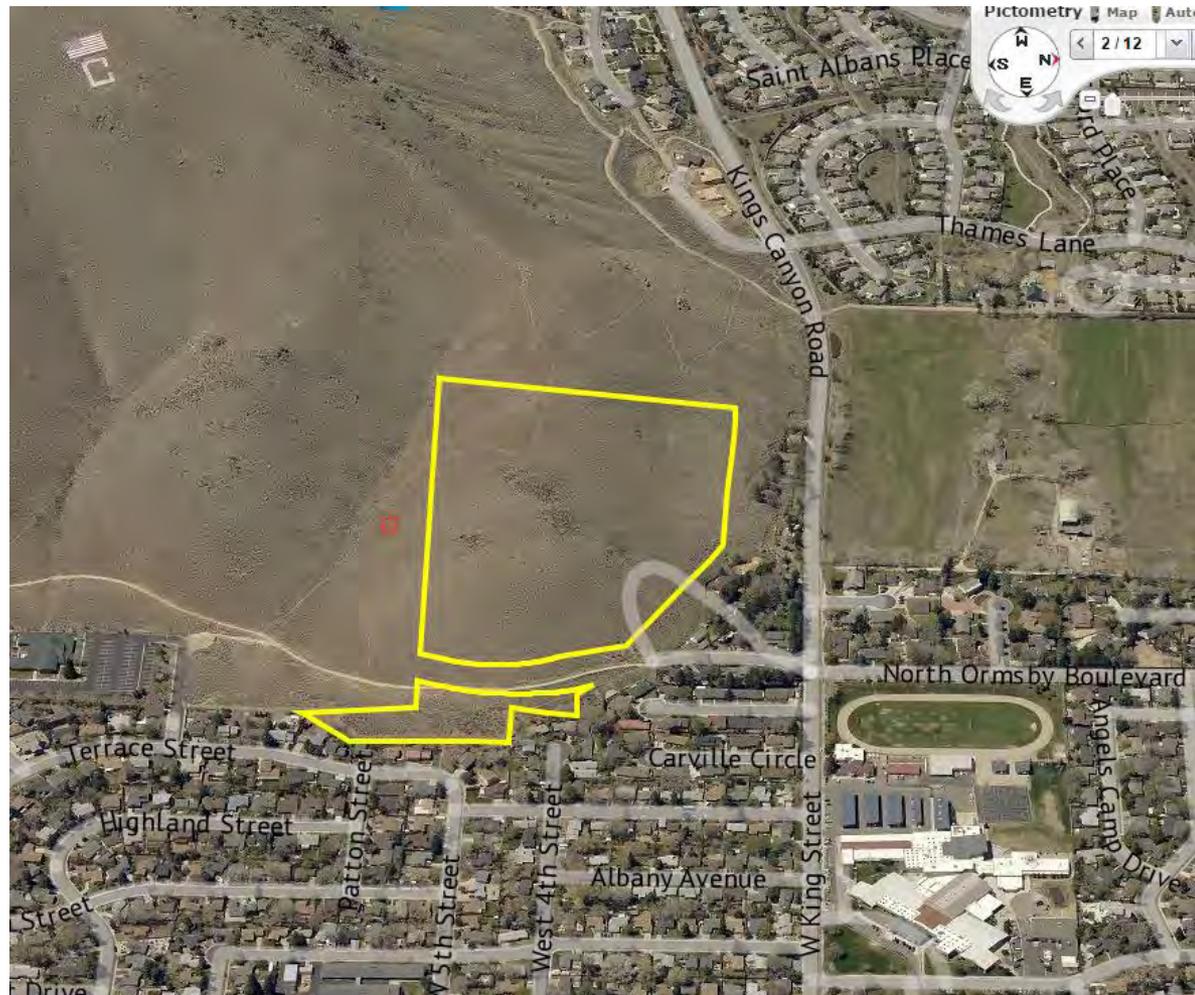
Under Zoning Review

- Ivy Street Right-of-Way Abandonment
- Abandonment of a portion of the Ivy Street terminus to the Bethlehem Lutheran School property
- Scheduled for Planning Commission meeting on November 18.



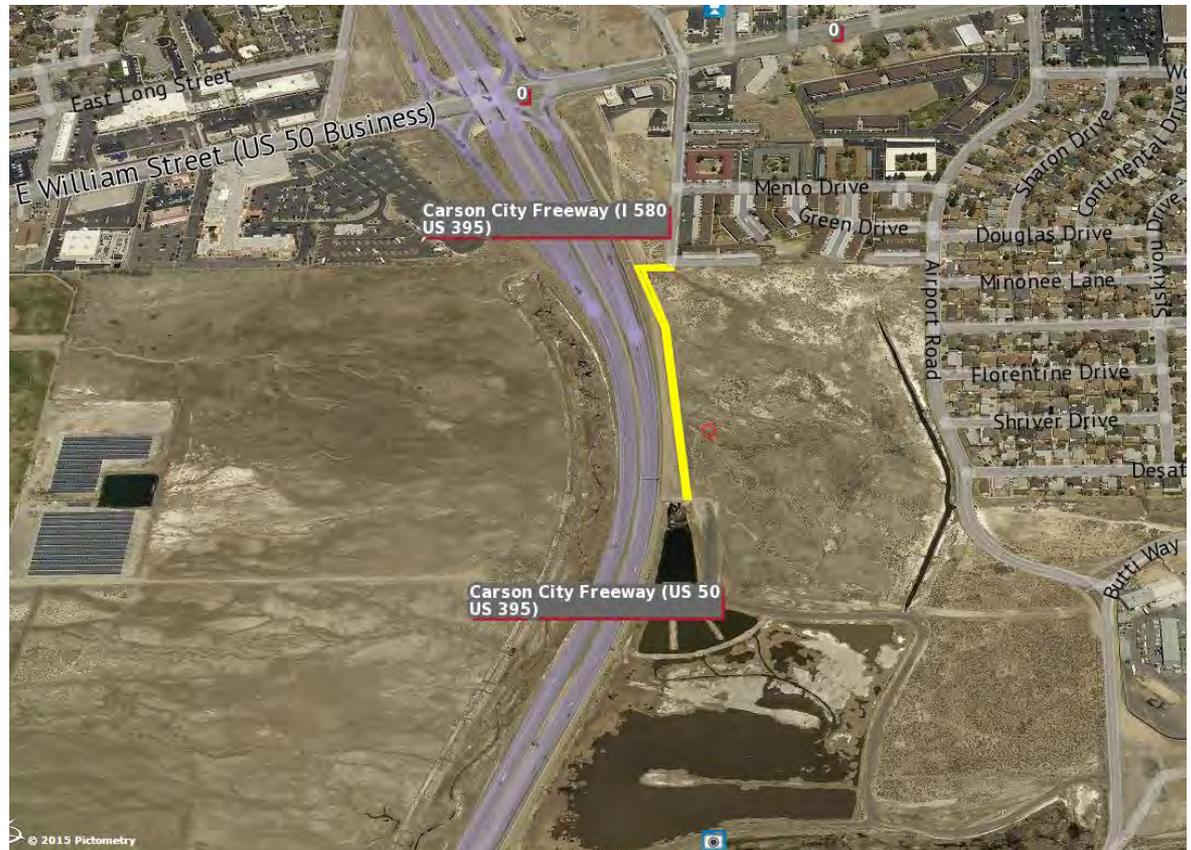
Under Zoning Review

- Master Plan Amendment
- 501 & 501 S. Ormsby Blvd.
- Change the Master Plan designation from Residential to Open Space as a result of the City's purchase of the property for open space.
- Scheduled for Planning Commission meeting on November 18.



Under Zoning Review

- Master Plan Amendment
- Change the Master Plan designation from Mixed-Use Employment to Parks and Recreation as a result of the City's purchase of the property for a trail connection.
- Scheduled for Planning Commission meeting on November 18.



Under Zoning Review

- GS Richards Apartments
- 90 apartment units.
- Approved by Planning Commission on September 30, 2015. Decision appealed, tentatively scheduled for Board of Supervisors' review on December 17, 2015.



Under Building Permit Review

- Warehouse expansion
- 3039 Research Way
- 30,000 square foot warehouse expansion at existing business.
- Construction Valuation: \$2.5 million.



Under Construction

- Carson City Animal Services Facility
- 549 Airport Road
- The new animal services facility will replace the existing facilities, increasing capacity and functionality.
- Construction Valuation: \$2.4 million.



Under Construction

- Boys & Girls Club Teen Center Addition
- 1870 Russell Way
- Addition of teen center to existing Boys and Girls Club facility.
- Construction Valuation: \$1.1 million.



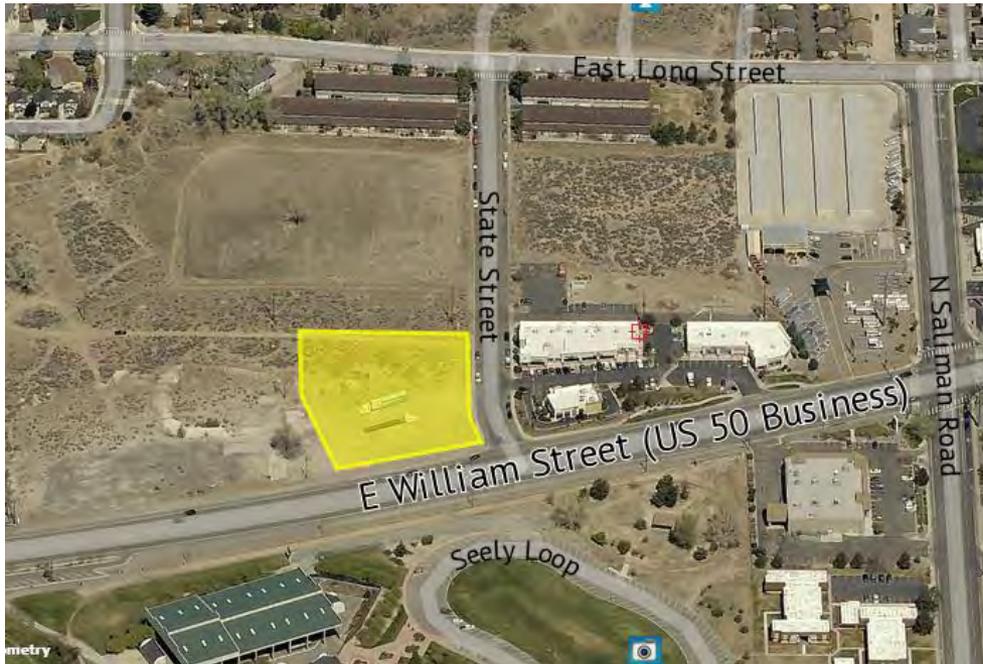
Under Construction

- Carson Dermatology
- 1505 Medical Parkway
- New 5,000 square foot medical office building.
- Valuation: \$2.1 million.



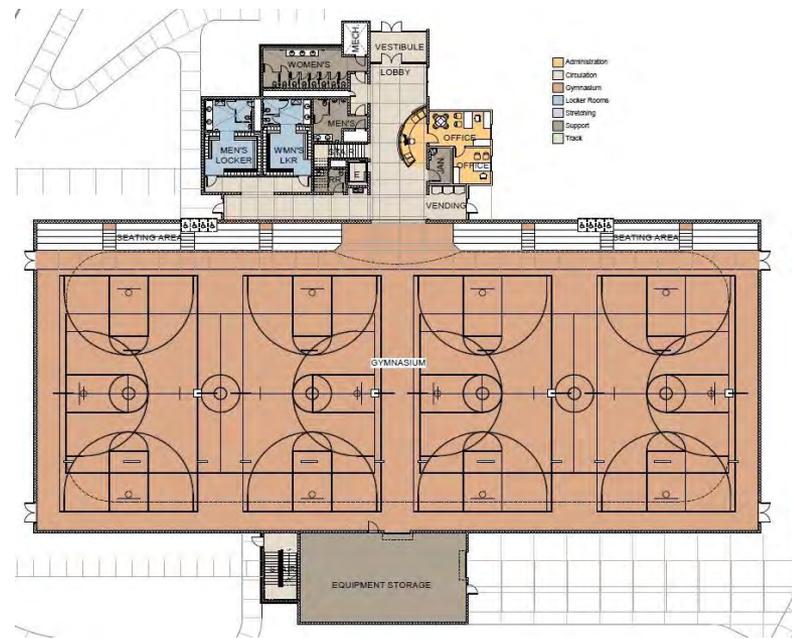
Under Construction

- United Federal Credit Union
- 1350 E. William Street
- New credit union building.
- Construction Valuation: \$1.5 million.



Under Construction

- Carson City Multi-Purpose Athletic Center (MAC)
- 1860 Russell Way
- New gym space including two full-size basketball courts and multi-purpose recreation space.
- Construction Valuation: \$7 million.
- Completion in December 2016.

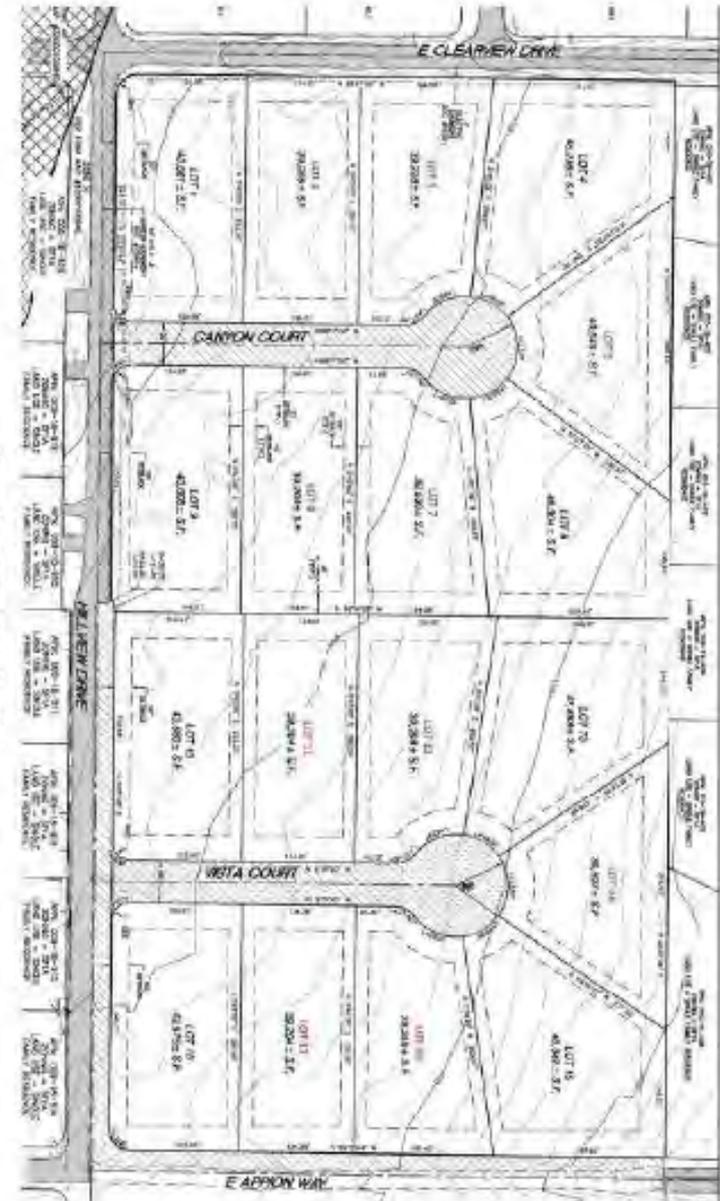


Under Construction

- Canyon Vista Subdivision
- Hillview Drive at Clearview Drive
- 18-unit single family residential subdivision.
- Final map recorded; building permits submitted for two model homes.

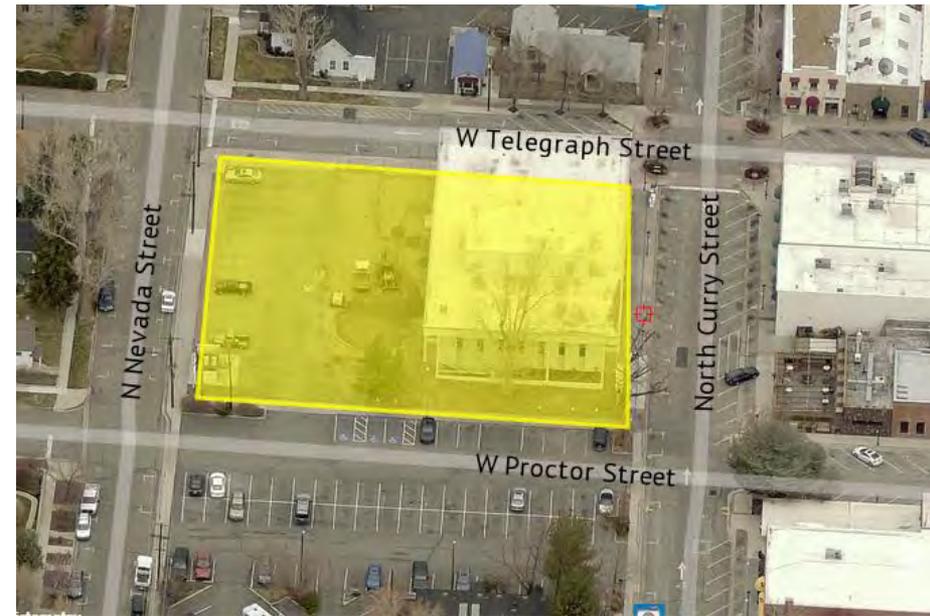


Figure 5 – Preliminary Site Plan



Approved Pending Building Permit

- Hop & Mae Adams Foundation mixed-use commercial/residential
- 308 N. Curry Street
- Commercial remodel (1st and 2nd floors) with 10 new residential units.
- Approved by Planning Commission August 26, 2015; off-site parking approved by Planning Commission on October 28, 2015.



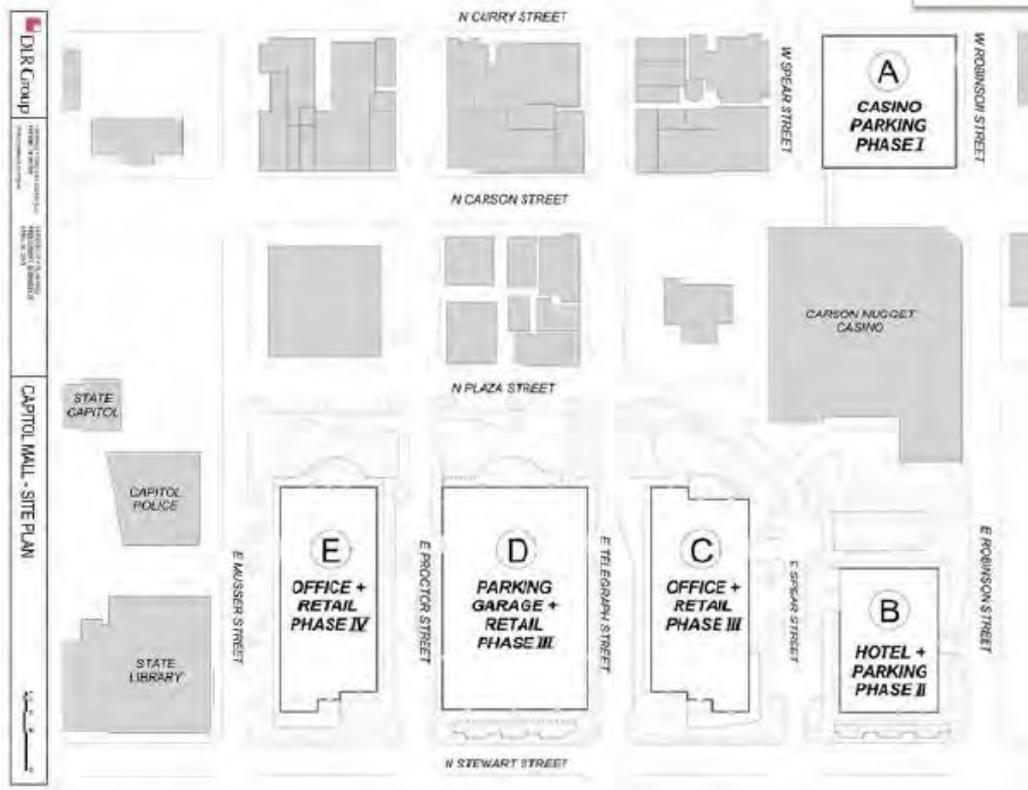
Approved Pending Building Permit

- Jackson Village
- 250 Eagle Station Lane
- Planned Unit Development for 41 single-family detached residential units.
- Approved by Planning Commission on September 30, 2015.



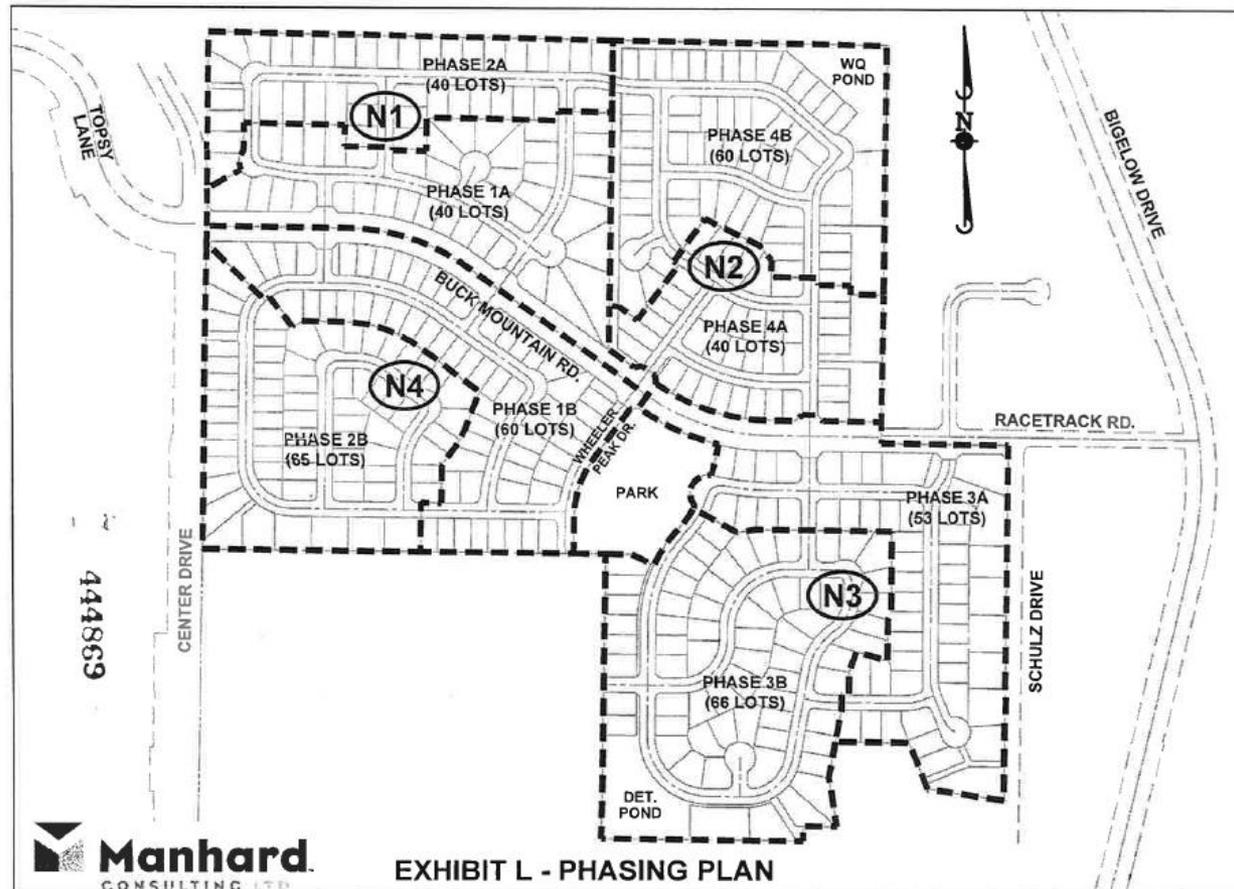
Approved Pending Building Permit

- Downtown Capitol Mall Project
- Office, hotel, retail/commercial development
- Approved by Planning Commission May 27, 2015.



Approved Pending Building Permit

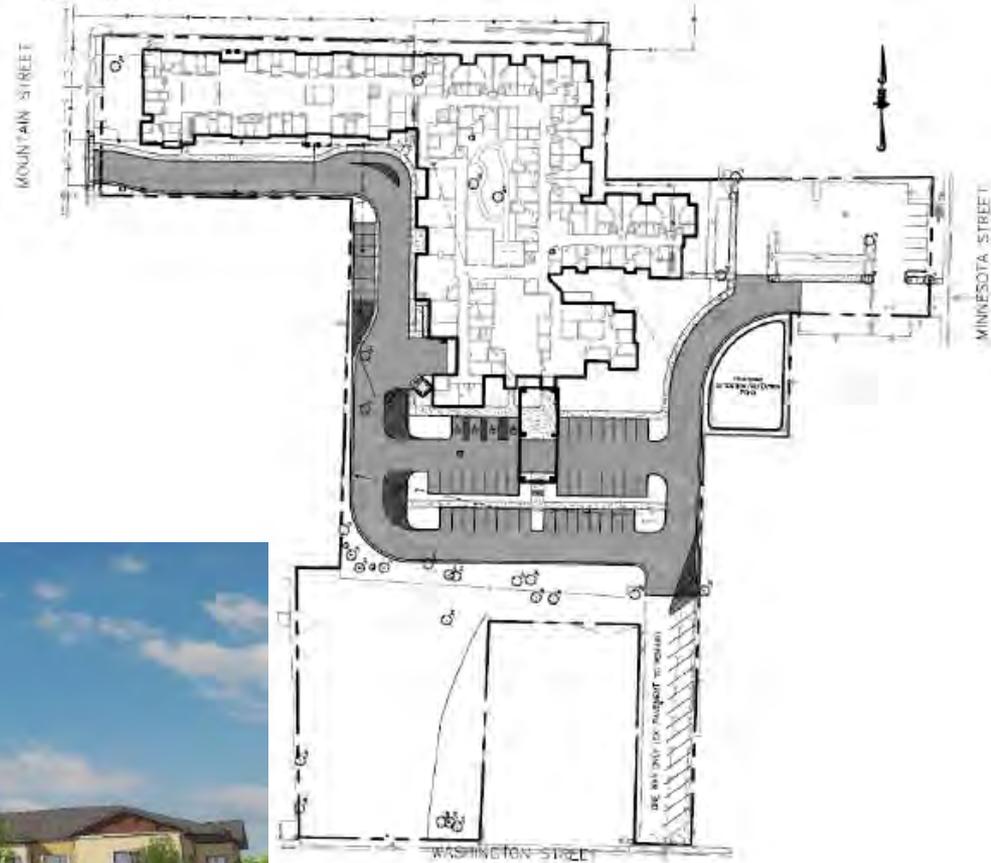
- Schulz Ranch Subdivision
- Racetrack Road/Topsy Lane
- 434-unit single family residential subdivision.
- Phases 1A & 1B, 100 lots recorded; infrastructure under construction for Phases 1A & 1B and Phases 2A & 2B, 105 additional lots.



Approved Pending Building Permit

- Mountain Street Assisted Living Facility
- 1001 Mountain Street
- Congregate care, skilled nursing and memory care facility.
- Approved by Planning Commission January 28, 2015.

Figure 5: Site Plan



Approved Pending Building Permit

- Apartments
- 430 Jeanell Drive
- 39 apartment units on 1.7 acres.
- Approved by Planning Commission March 25, 2015.

