



# Community Development Report

July 2016

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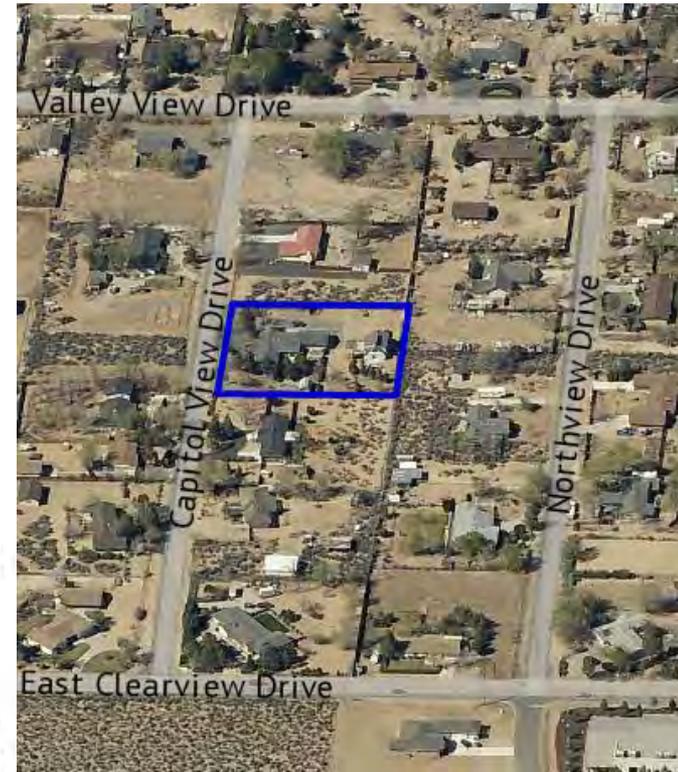
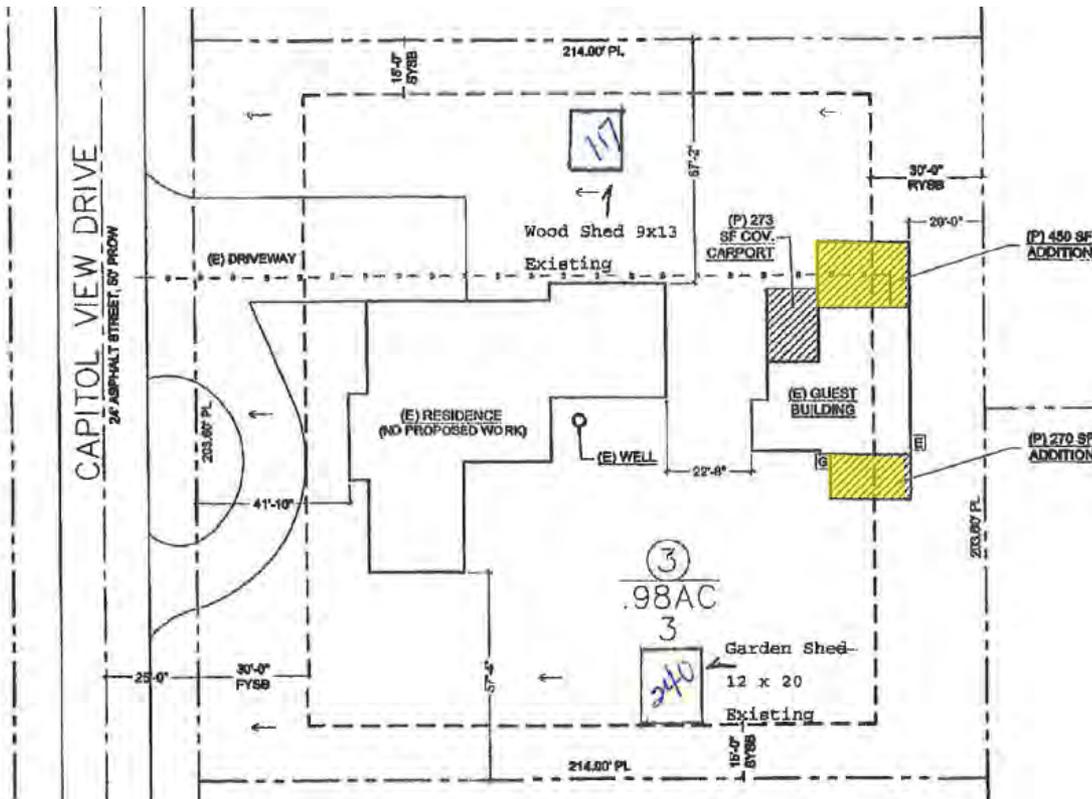
# Under Zoning Review

- Tentative Planned Unit Development subdivision map called Mills Landing to create 105 single-family attached residential lots.
- Approved by Planning Commission on June 29, 2016.
- Scheduled for Board of Supervisors review July 21, 2016.



# Under Zoning Review

- Special Use Permit for expansion of an existing guest building.
- 4089 Capitol View Drive
- Scheduled for Planning Commission review on July 19, 2016.



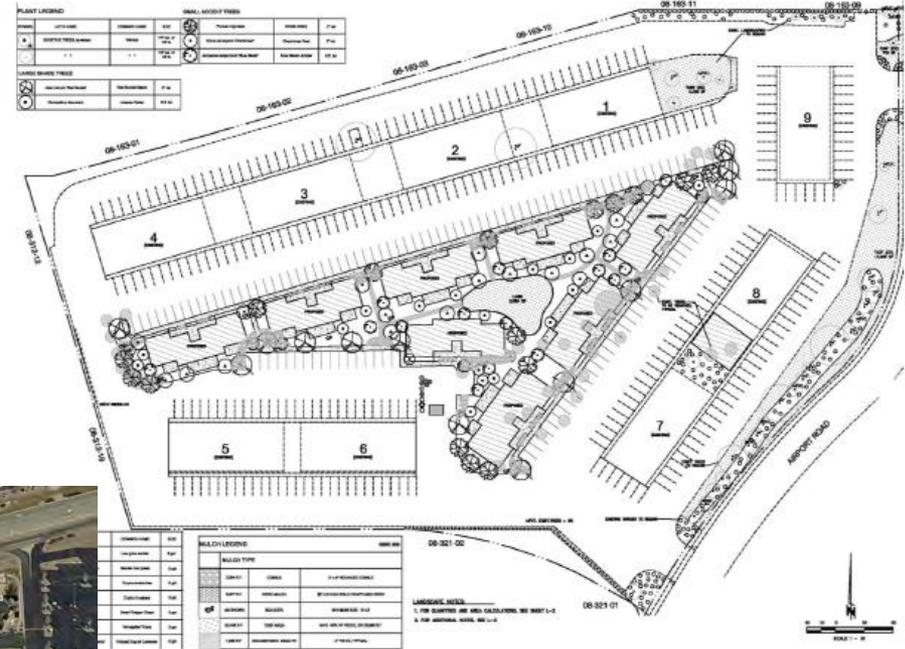
# Building Permit Under Review

- GS Richards Blvd. Apartments
- 90 apartment units.
- Approved by Planning Commission on September 30, 2015. Approved on appeal by Board of Supervisors on December 17, 2015.



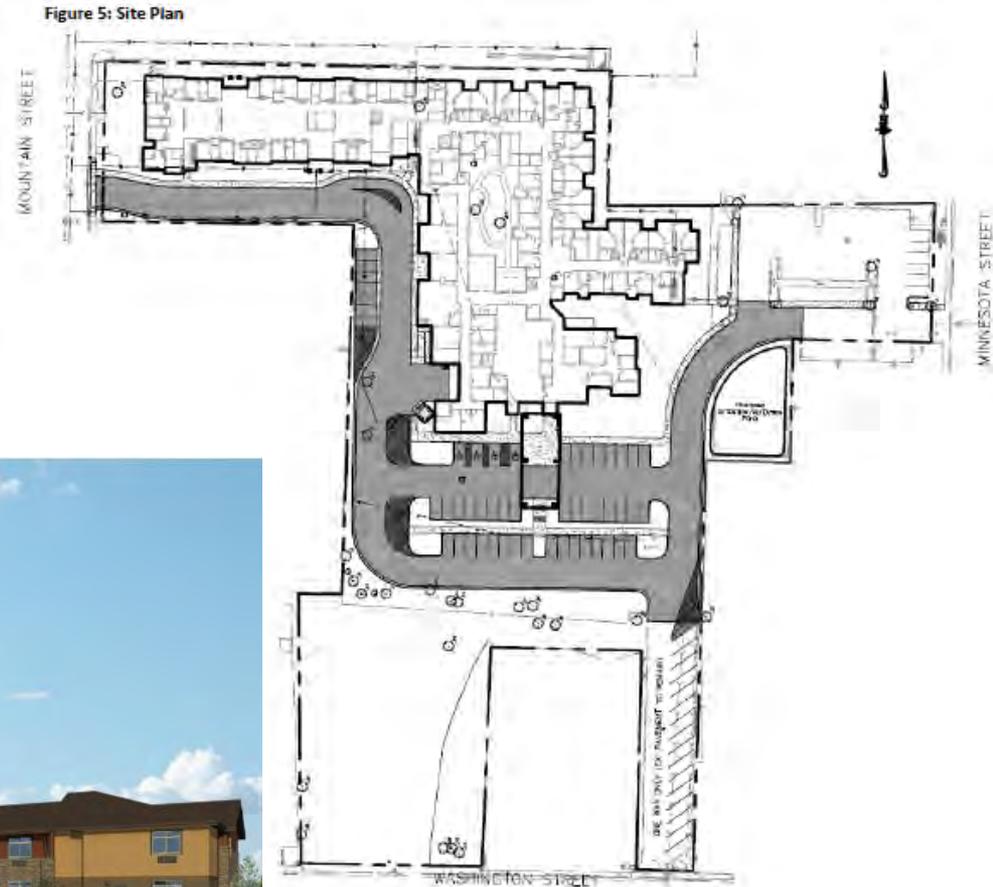
# Building Permit Under Review

- Special Use Permit and Variance to add 64 residential units to the existing 175 units at Bella Lago Apartments.
- 1600 Airport Road
- Approved by the Planning Commission on April 27, 2016.



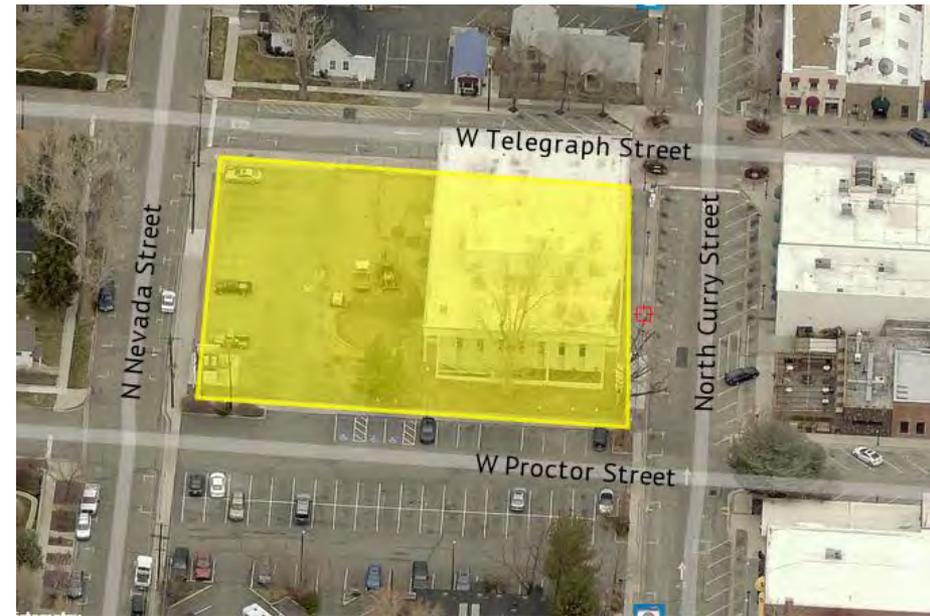
# Building Permit Under Review

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



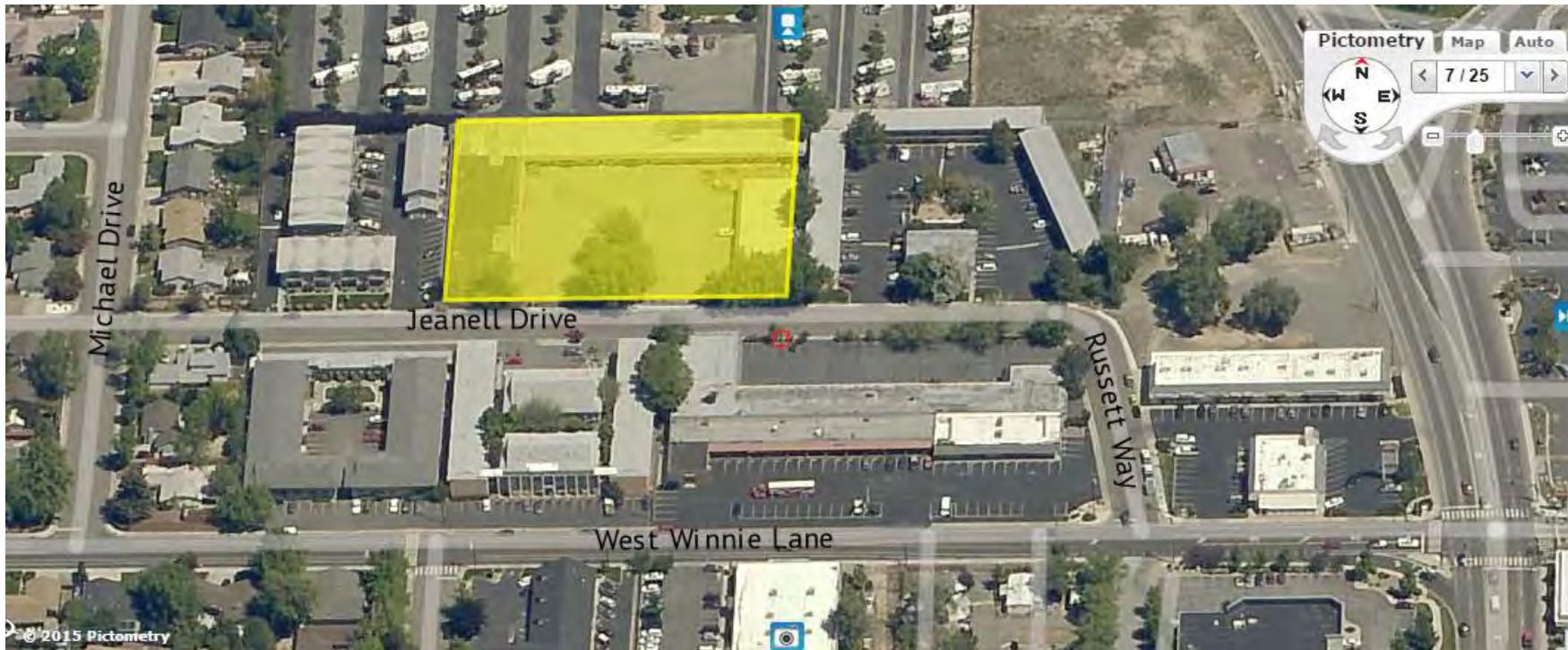
## Building Permit Under Review

- Pending revised plans from applicant
- Mixed-use commercial/residential
- 308 N. Curry Street
- Commercial remodel (1<sup>st</sup> and 2<sup>nd</sup> floors) with 10 new residential units.
- Approved by Planning Commission August 26, 2015; off-site parking approved by Planning Commission on October 28, 2015.



# Under Construction

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



# Under Construction

- Surf Thru Car Wash
- 1300 E Williams
- 4,294 Square feet Car Wash
- 9,237 Square feet Covered Area
- 1.6 Million Valuation



# Under Construction

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



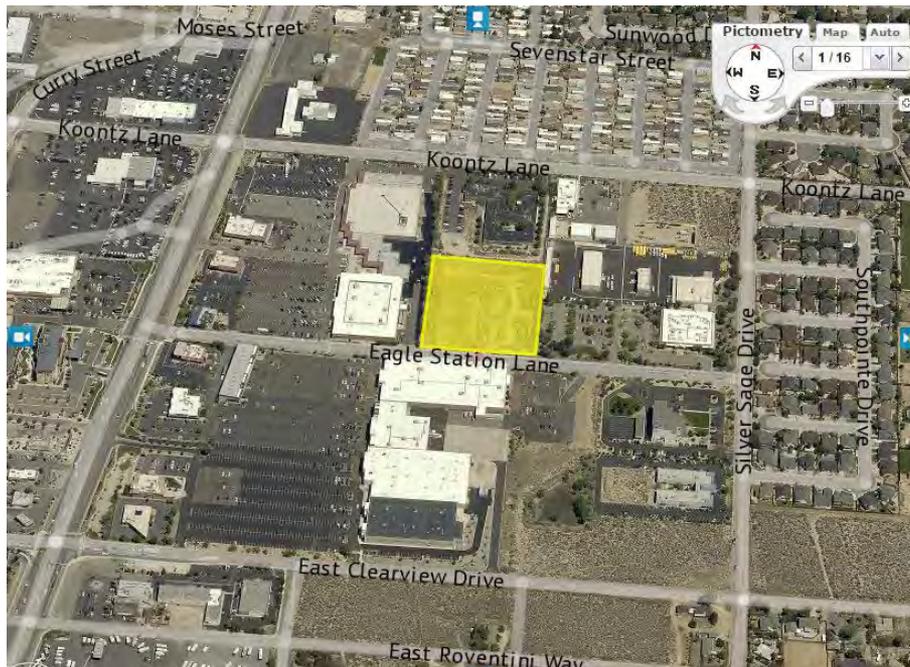
## Under Construction

- 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.



# Site Work Under Construction

- Jackson Village
- 250 Eagle Station Lane
- Planned Unit Development for 41 single-family detached residential units.
- Approved by Board of Supervisors on October 15, 2015.



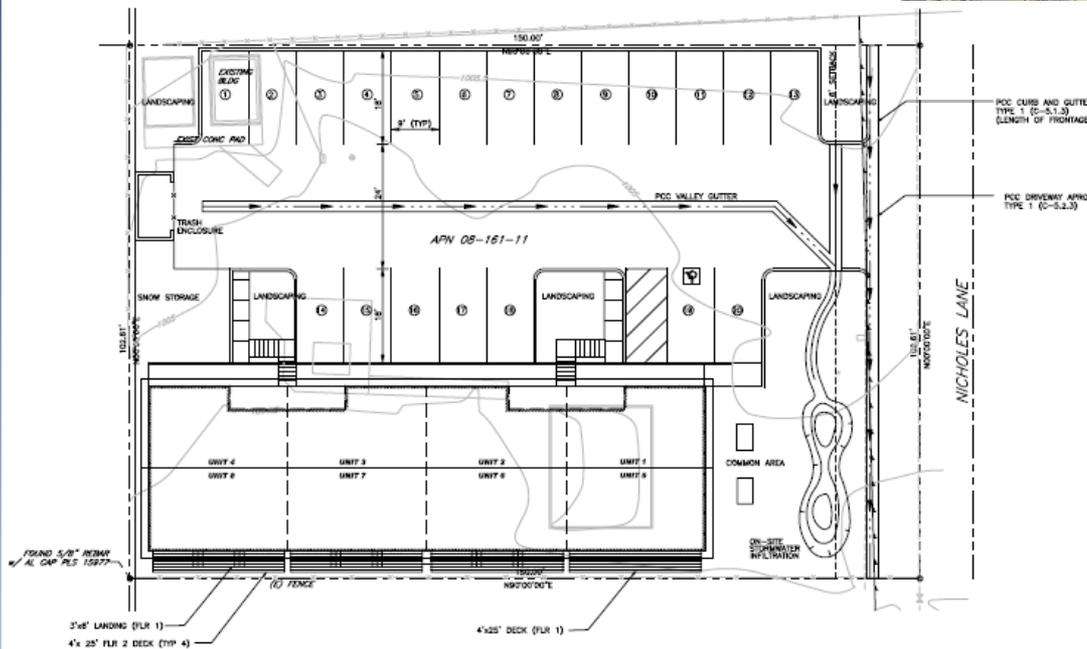
## Approved Pending Building Permit

- Tentative Subdivision Map called Arbor Villas to create 147 single-family attached townhomes on property zoned Multi-Family Apartment.
- Little Lane
- Approved by the Board of Supervisors on June 16, 2016.



# Approved Pending Building Permit

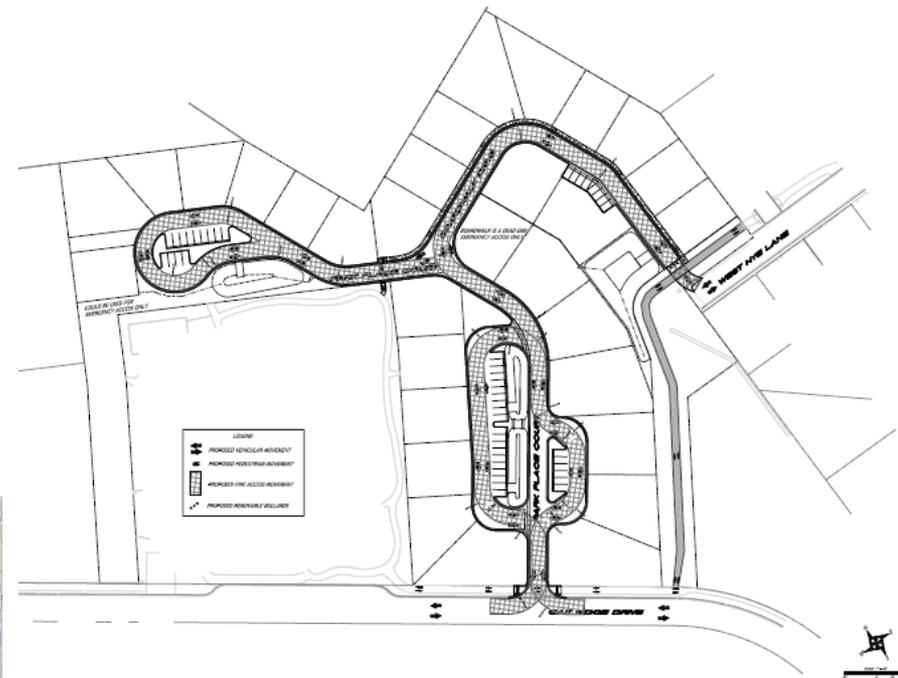
- Special Use Permit for 8-unit apartment building in General Commercial zoning district.
- 1770 Nichols Lane
- Approved by Planning Commission on June 29, 2016.



SITE PLAN- PROPOSED

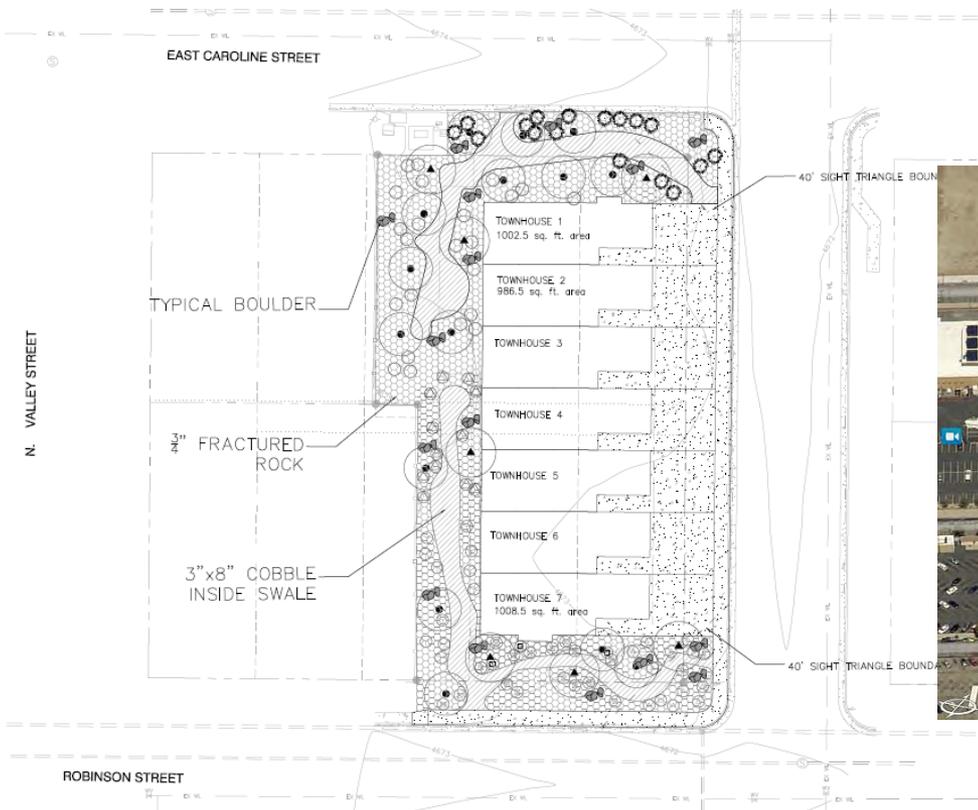
## Approved Pending Building Permit

- Amendment to the Silver Oak Planned Unit Development to add 31 single-family lots.
- Oak Ridge Drive at John Mankins Park
- Approved by the Planning Commission on March 30, 2016.
- Approved by the Board of Supervisors on April 21, 2016.



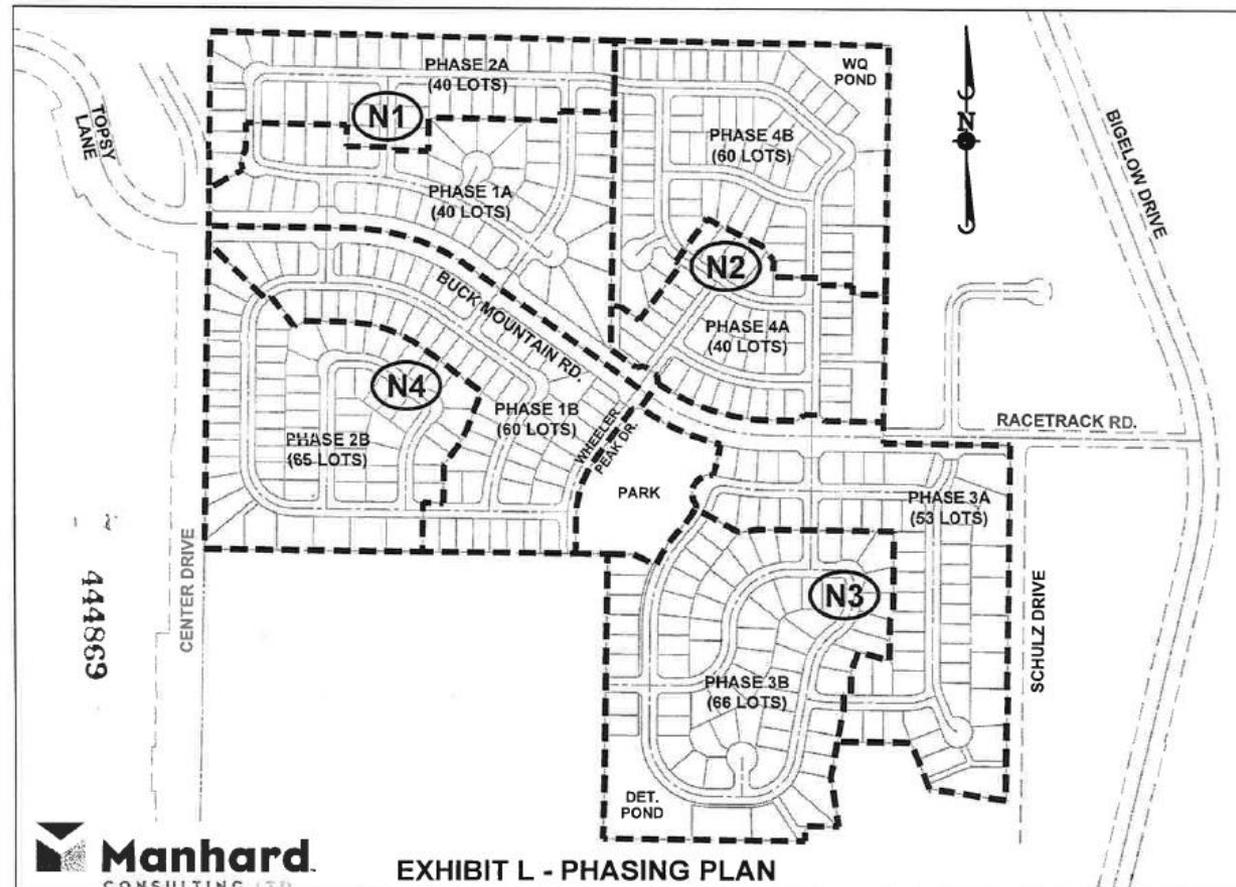
# Approved Pending Building Permit

- Tentative Subdivision Map for 7 townhomes on property zoned General Office.
- Anderson Street at Robinson Street
- Approved by Planning Commission December 16, 2015; approved by Board of Supervisors January 7, 2016.



## 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.
- **Building permits submitted for 9 units.**



# Zoning Approved

- Lompa Ranch SPA (Specific Plan Area) Master Plan Amendment and Zoning Map Amendment to create land use and development parameters for the future development of the property.
- Approved by the Planning Commission on February 24, 2016.
- Approved by the Board of Supervisors on March 17, 2016.

