

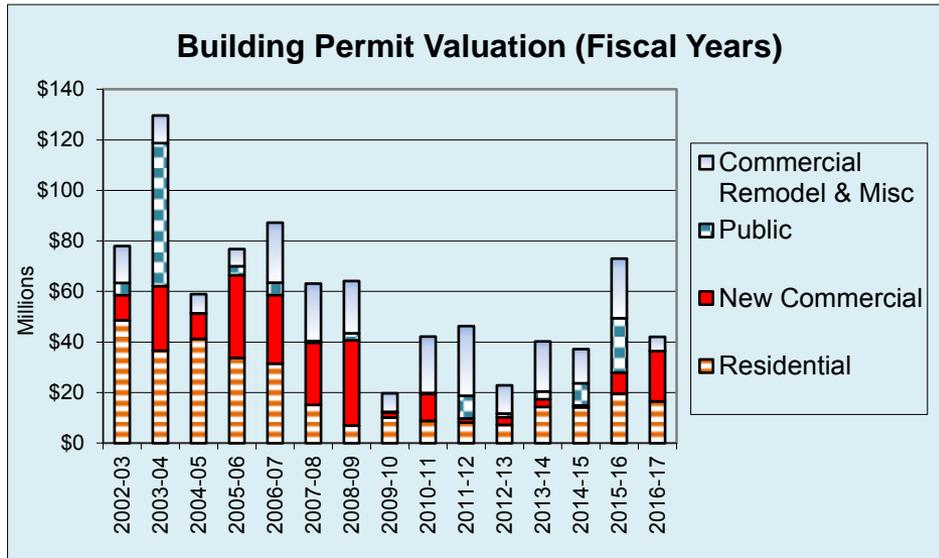


Community Development Report

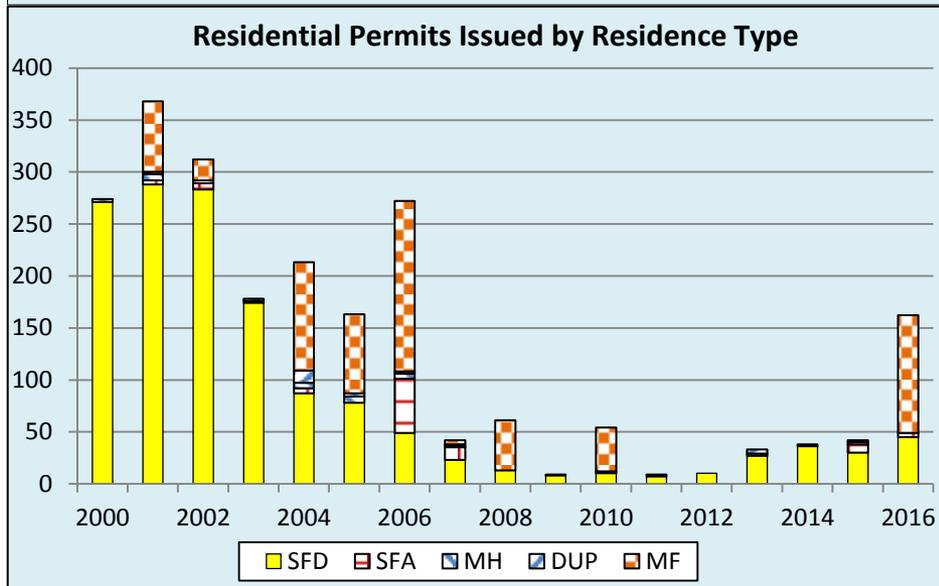
October 2016

For more information, contact:
Carson City Planning Division
108 E. Proctor Street
planning@carson.org
(775) 887-2180

Building Permit Activity Report



- Building Permit Valuation through September 2016
- September 2016 total permit valuation: \$7.2 million
- Fiscal Year is July through June

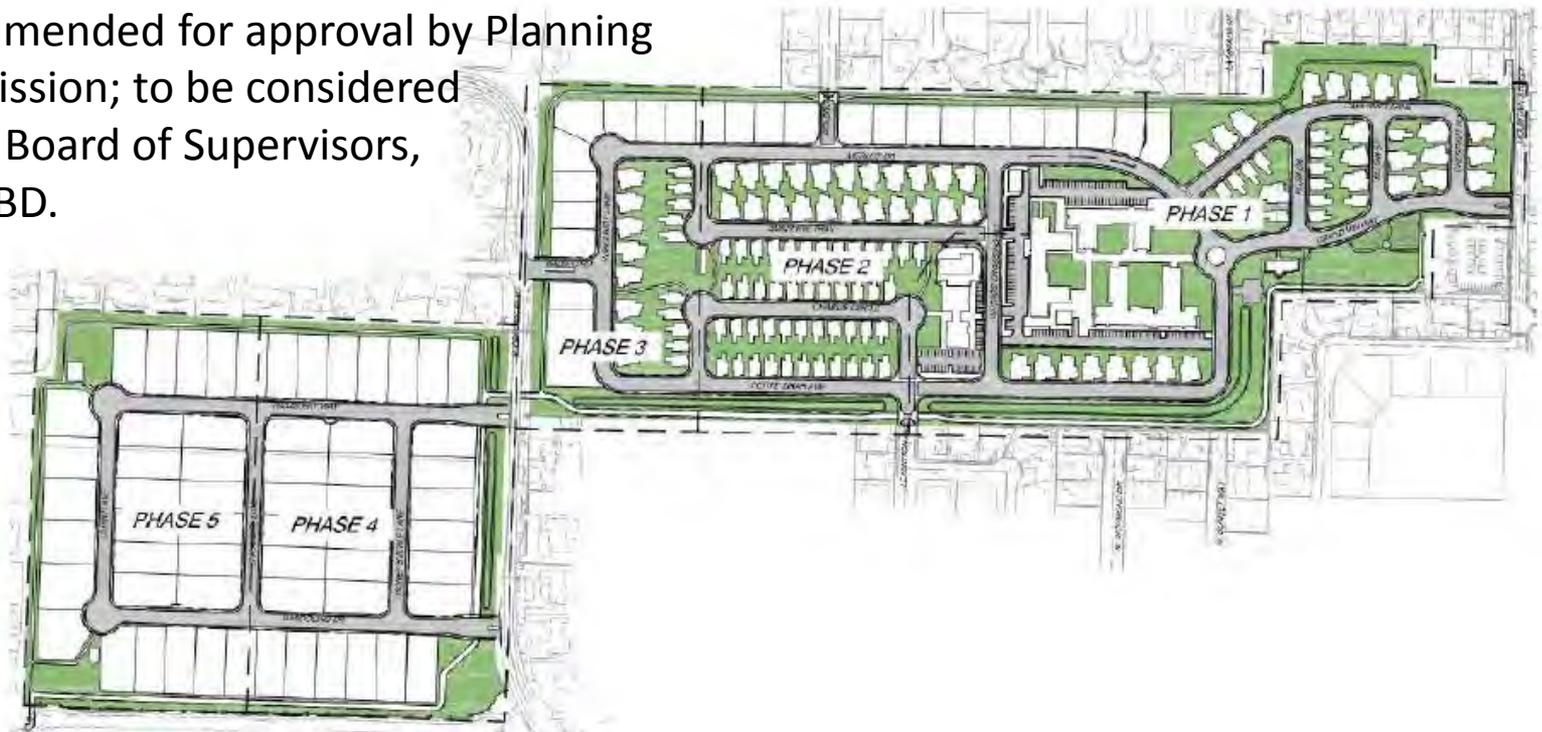


- Permits issues through October 6, 2016
- September 2016 total housing unit permits:
 - 14 SFD

SFD – Single Family Detached
 SFA – Single Family Attached
 MH – Manufactured Home
 DUP – Duplex
 MF – Multi-Family (3+ attached units)

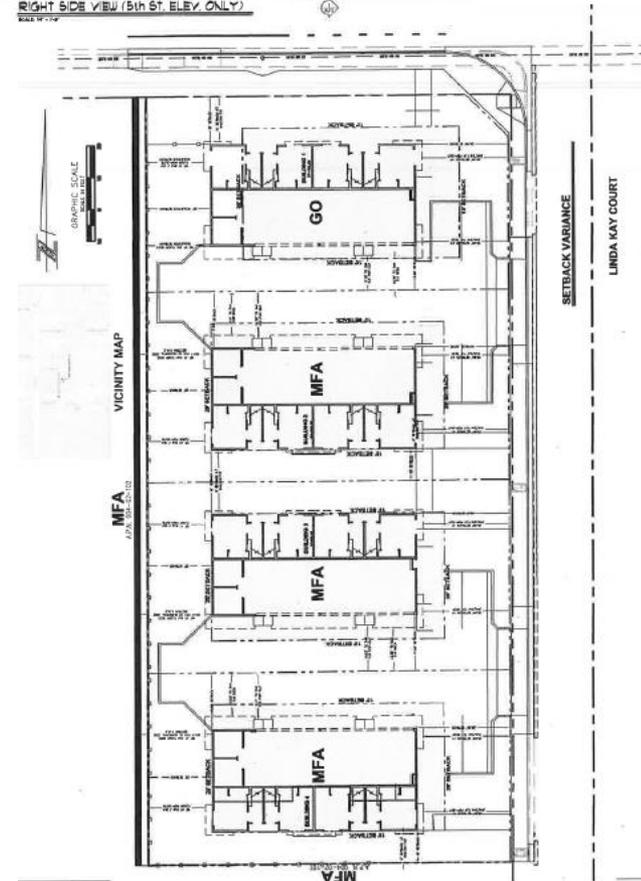
Under Zoning Review

- Master Plan Amendment (5.6 acres) and Tentative Planned Unit Development, known as Vintage at Kings Canyon, to create 212 single family residential units and 93 units of congregate care facilities on a total of 78 acres.
- Mountain St. and Ormsby Blvd.
- Recommended for approval by Planning Commission; to be considered by the Board of Supervisors, date TBD.



Building Permit Under Review

- Four-unit multi-family apartments.
- 510-540 Linda Kay Court
- Approved by Planning Commission on August 31, 2016.



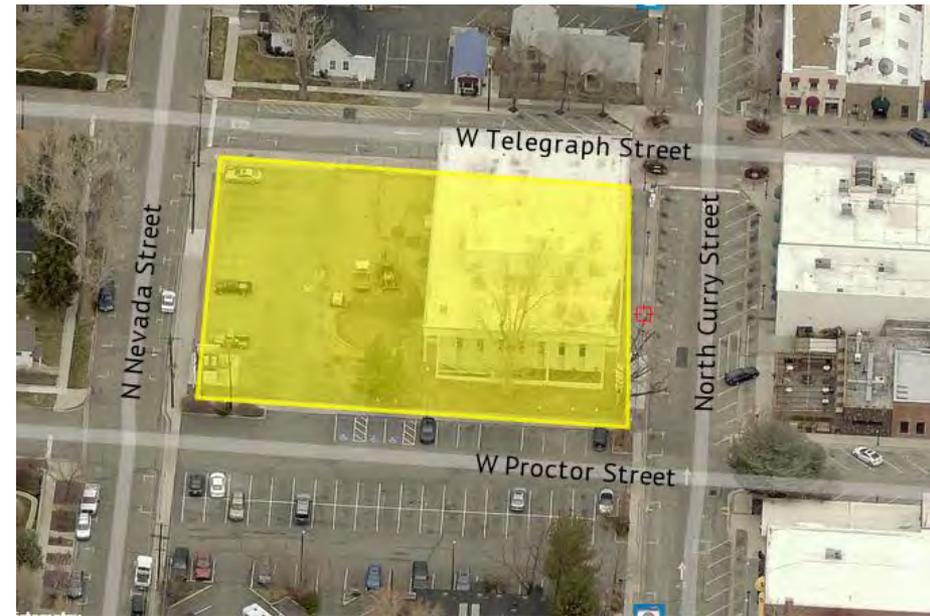
Building Permit Under Review

- 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.



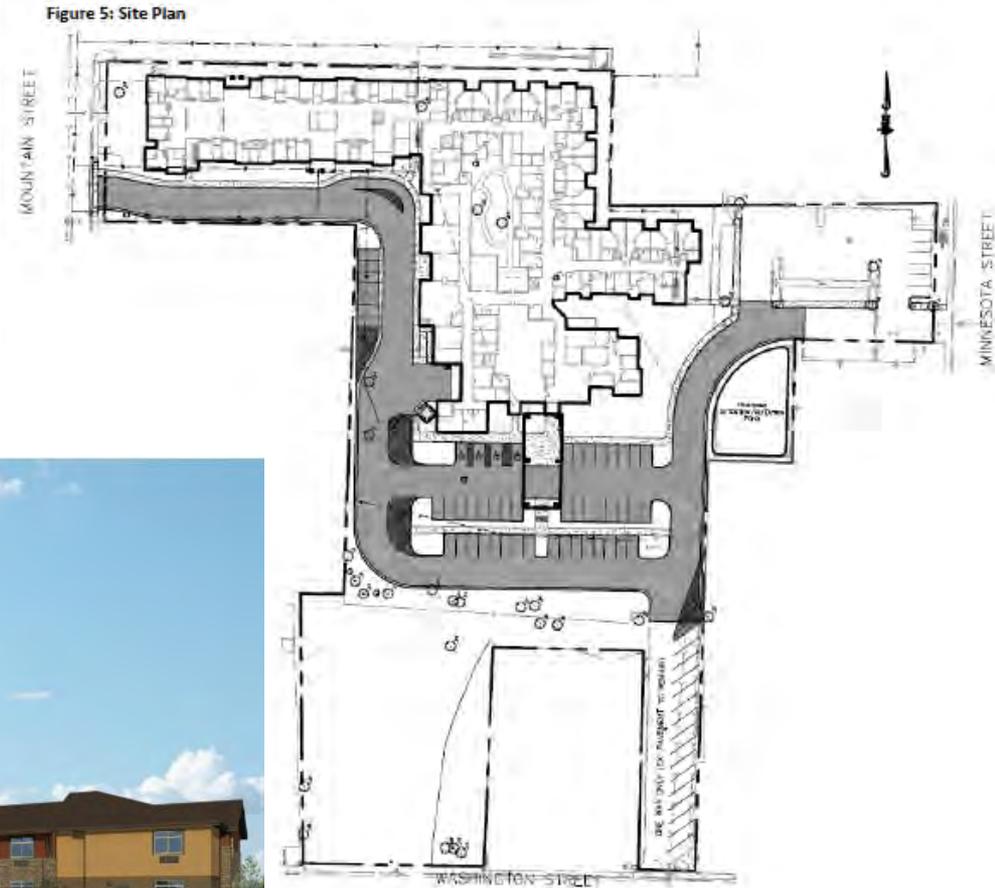
Under Construction

- Mixed-use commercial/residential
- 308 N. Curry Street
- New commercial space (1st and 2nd floors) with 10 new residential units (3rd and 4th floors).
- Approved by Planning Commission August 26, 2015; off-site parking approved by Planning Commission on October 28, 2015.



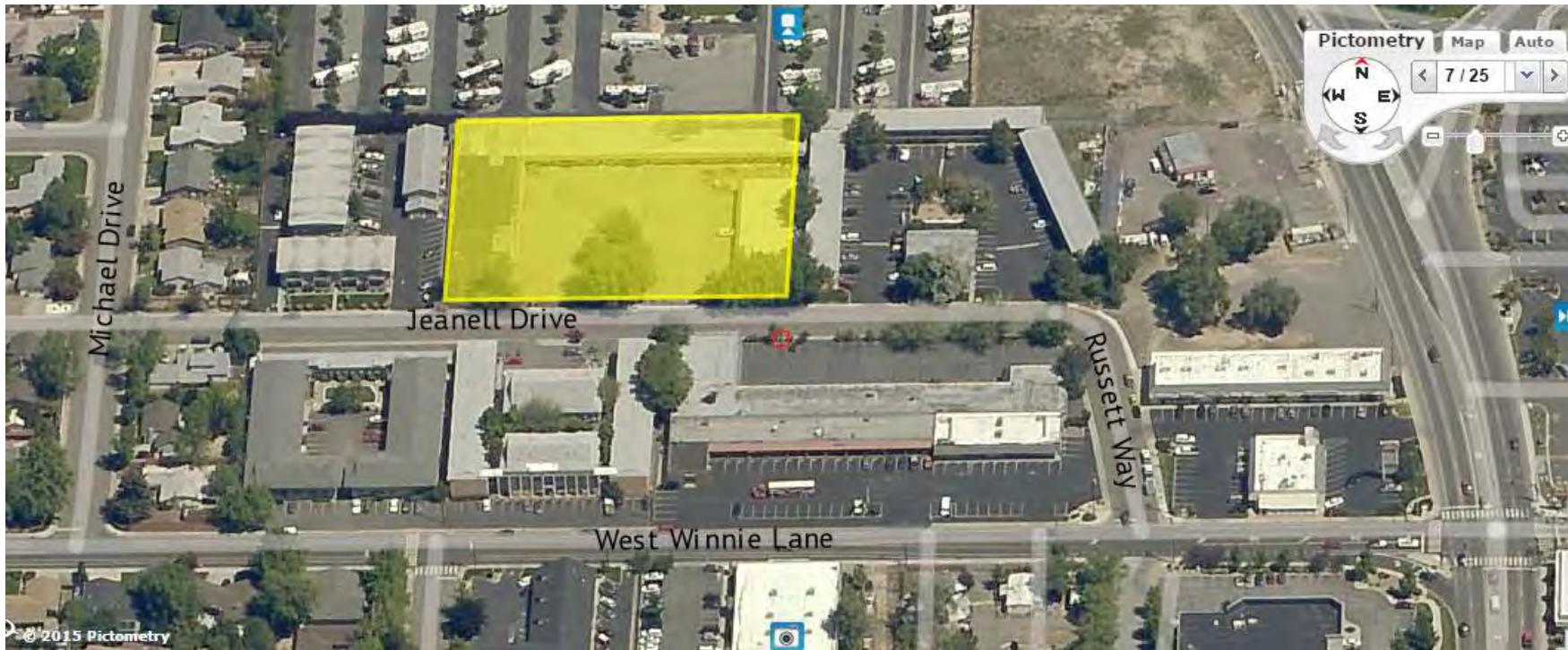
Under Construction

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



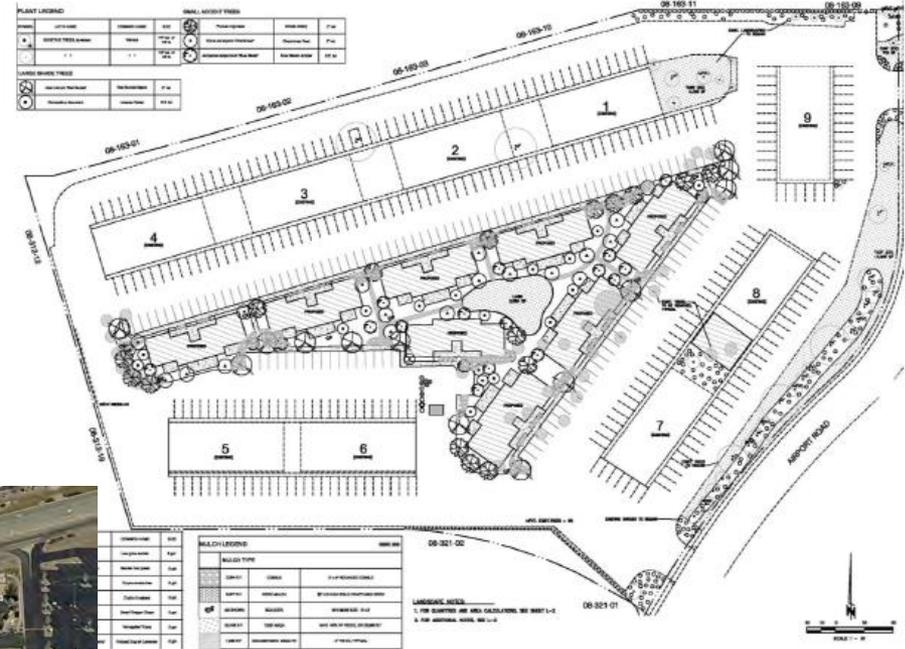
Under Construction

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



Under Construction

- 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.



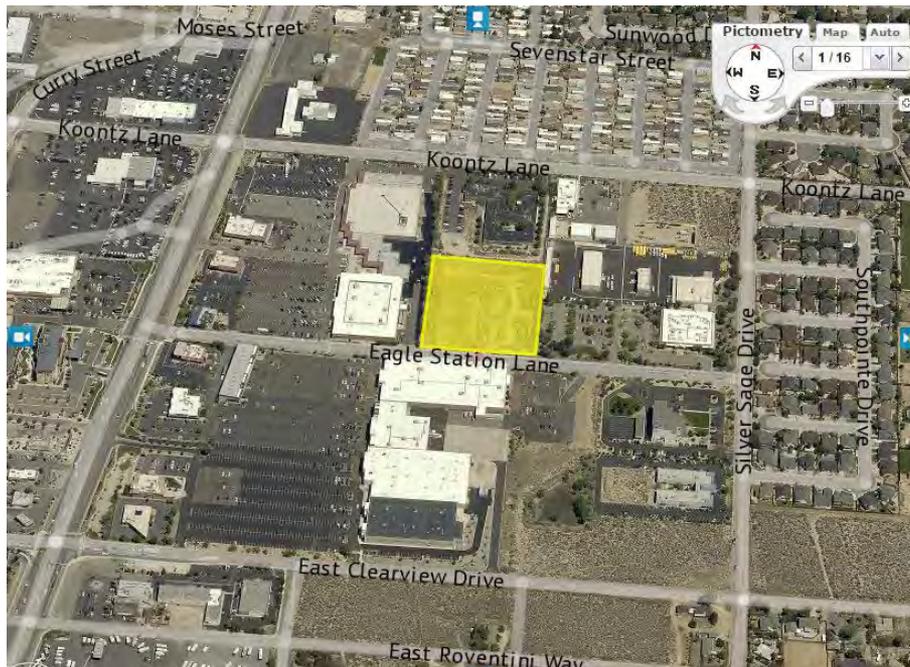
Under Construction

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



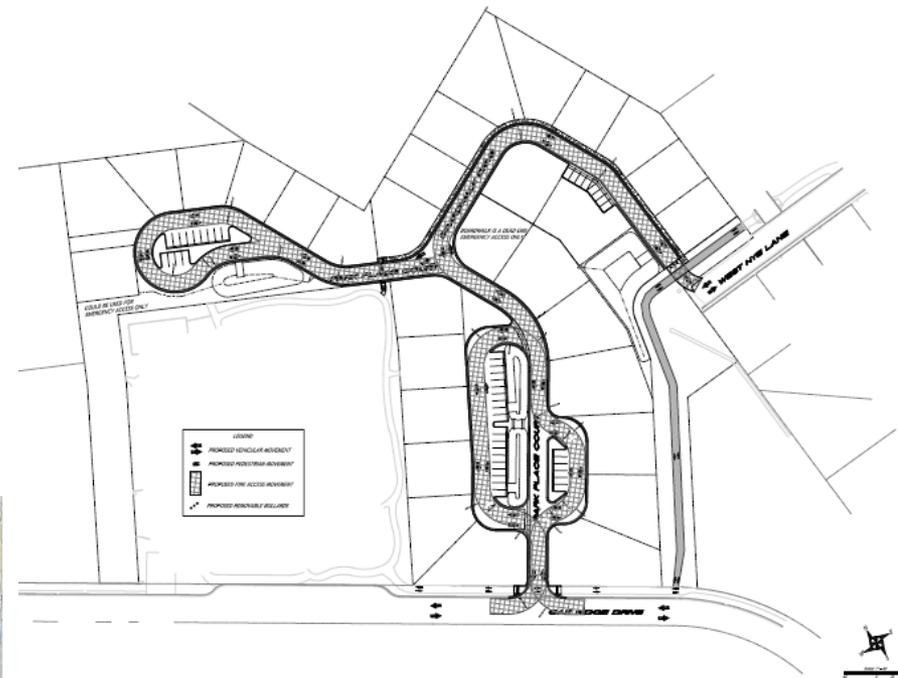
Site Work Under Construction

- 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.



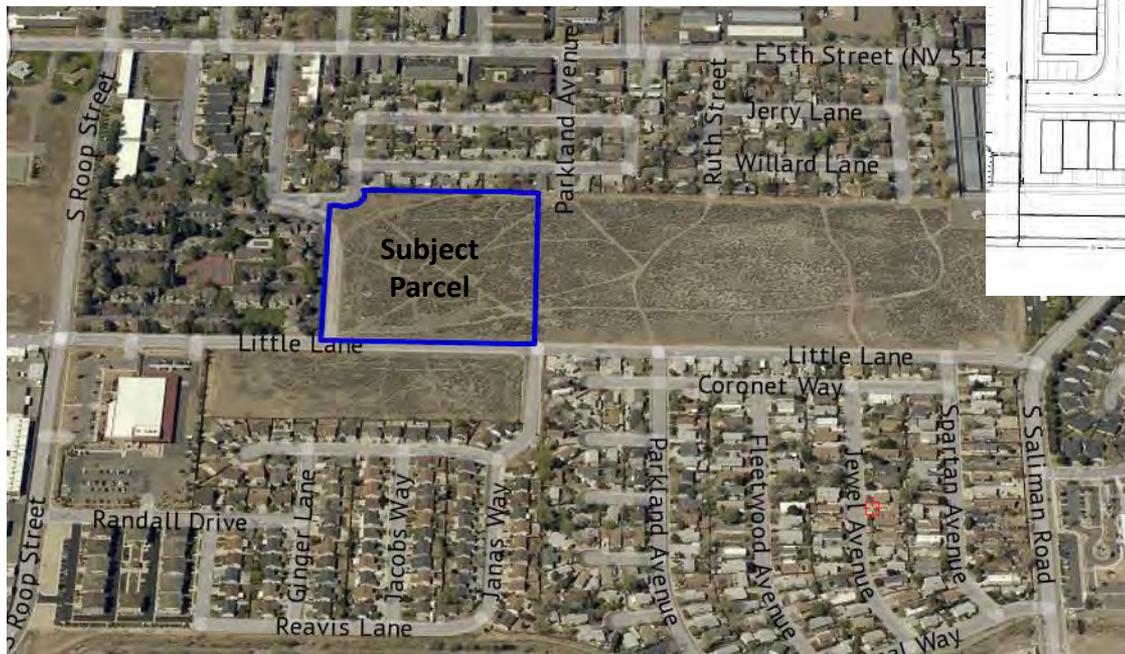
Site Improvements Under Review

- 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.



Site Improvements Under Review

- 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.



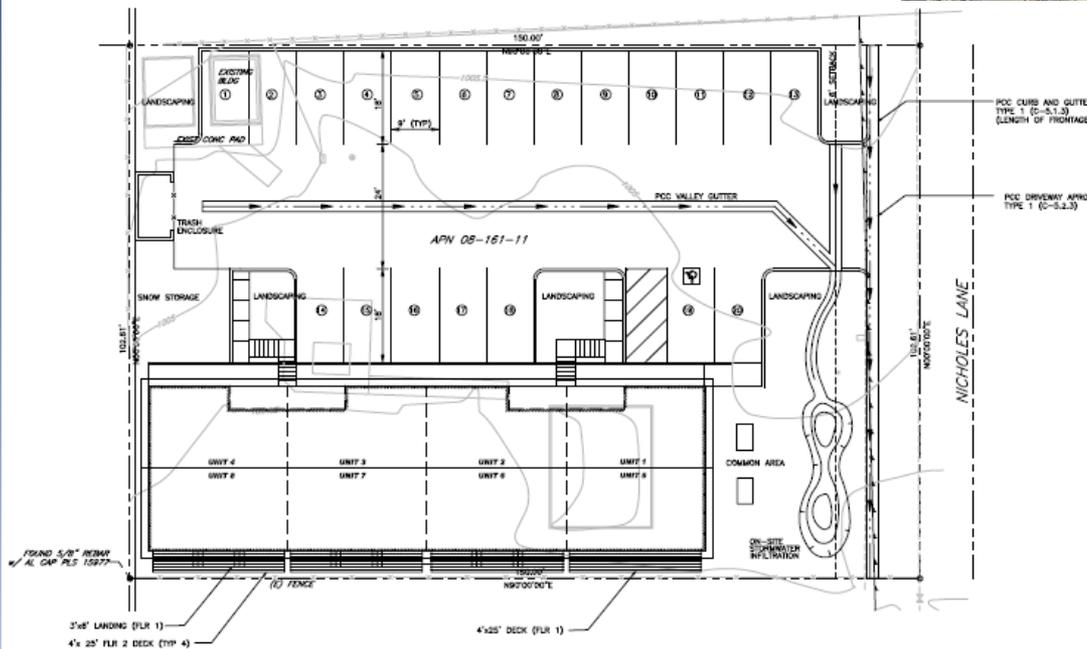
Approved Pending Building Permit

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



Approved Pending Building Permit

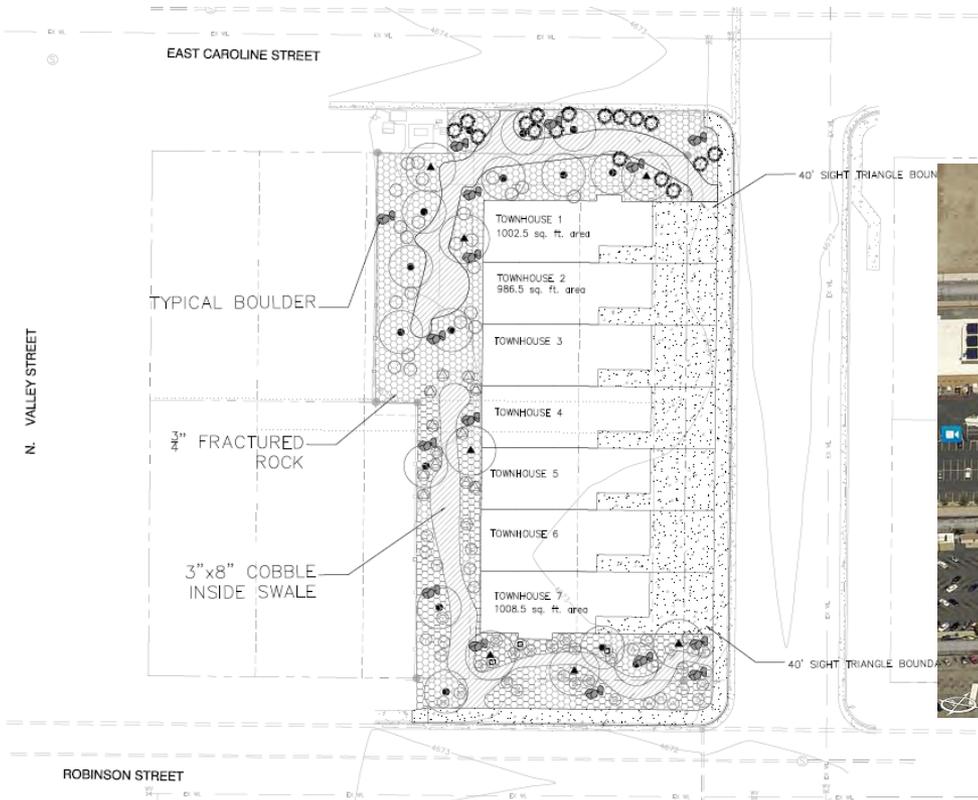
- Special Use Permit for 8-unit apartment building in General Commercial zoning district.
- 1770 Nichols Lane
- Approved by Planning Commission on June 29, 2016.



SITE PLAN- PROPOSED

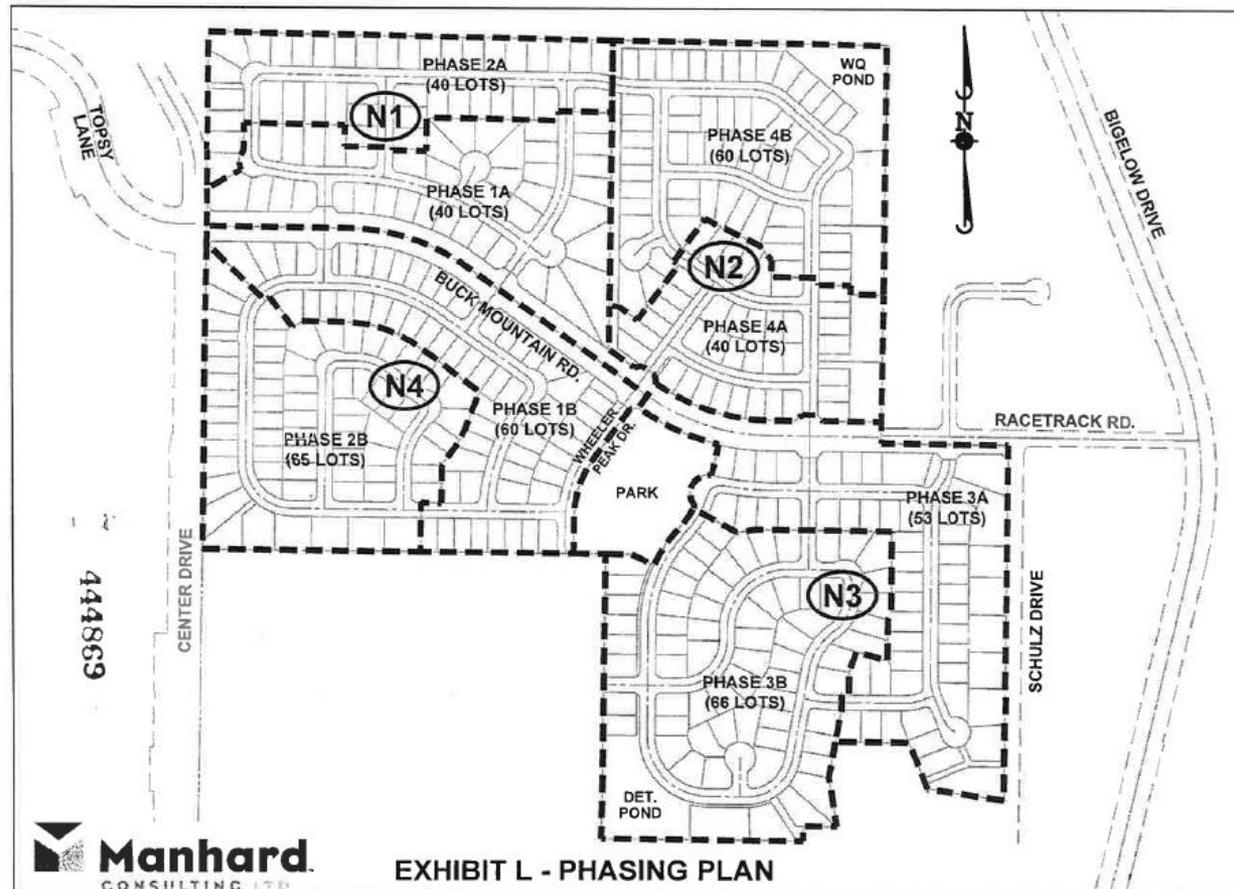
Approved Pending Building Permit

- 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.



Under Construction

- Schulz Ranch Subdivision
- Racetrack Road/Topsy Lane
- 434-unit single family residential subdivision.
- Phases 1 & 2 recorded, 205 lots.
- Building permits issued for 17 houses.



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.

