



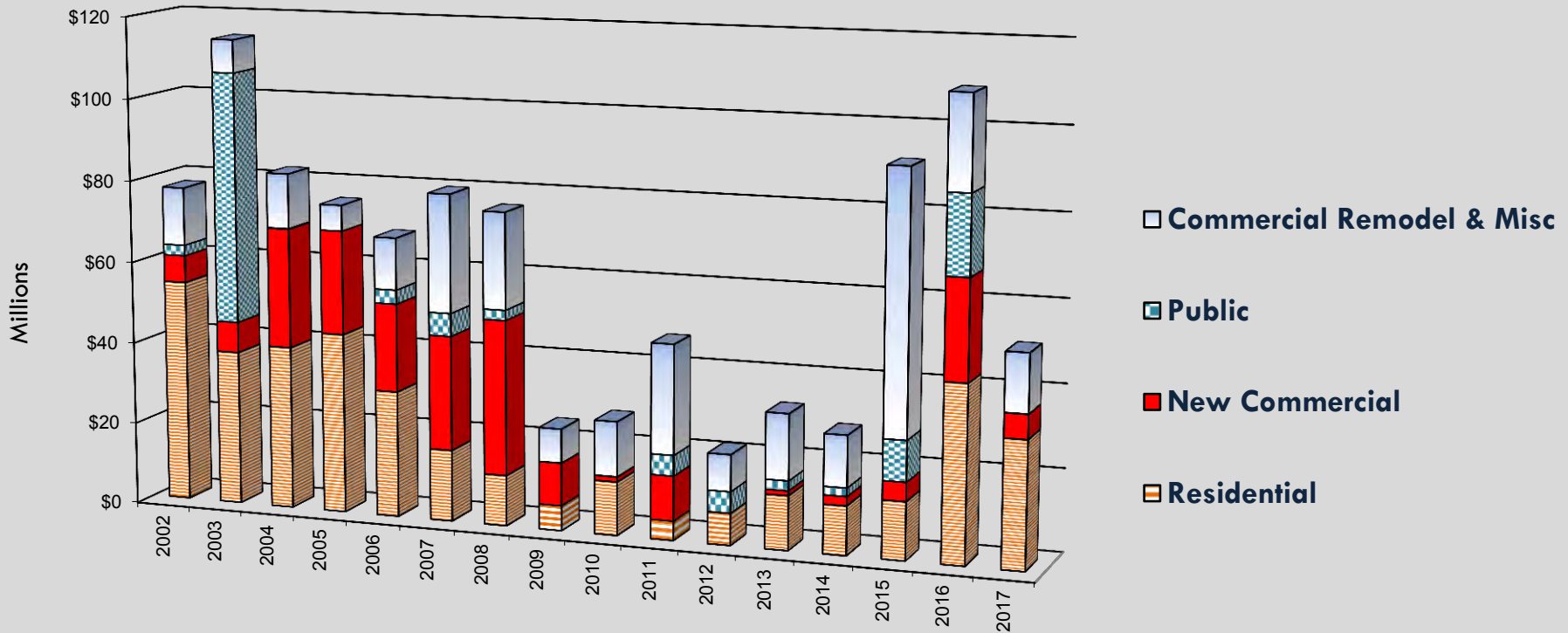
COMMUNITY DEVELOPMENT REPORT

OCTOBER 2017



BUILDING PERMIT ACTIVITY REPORT

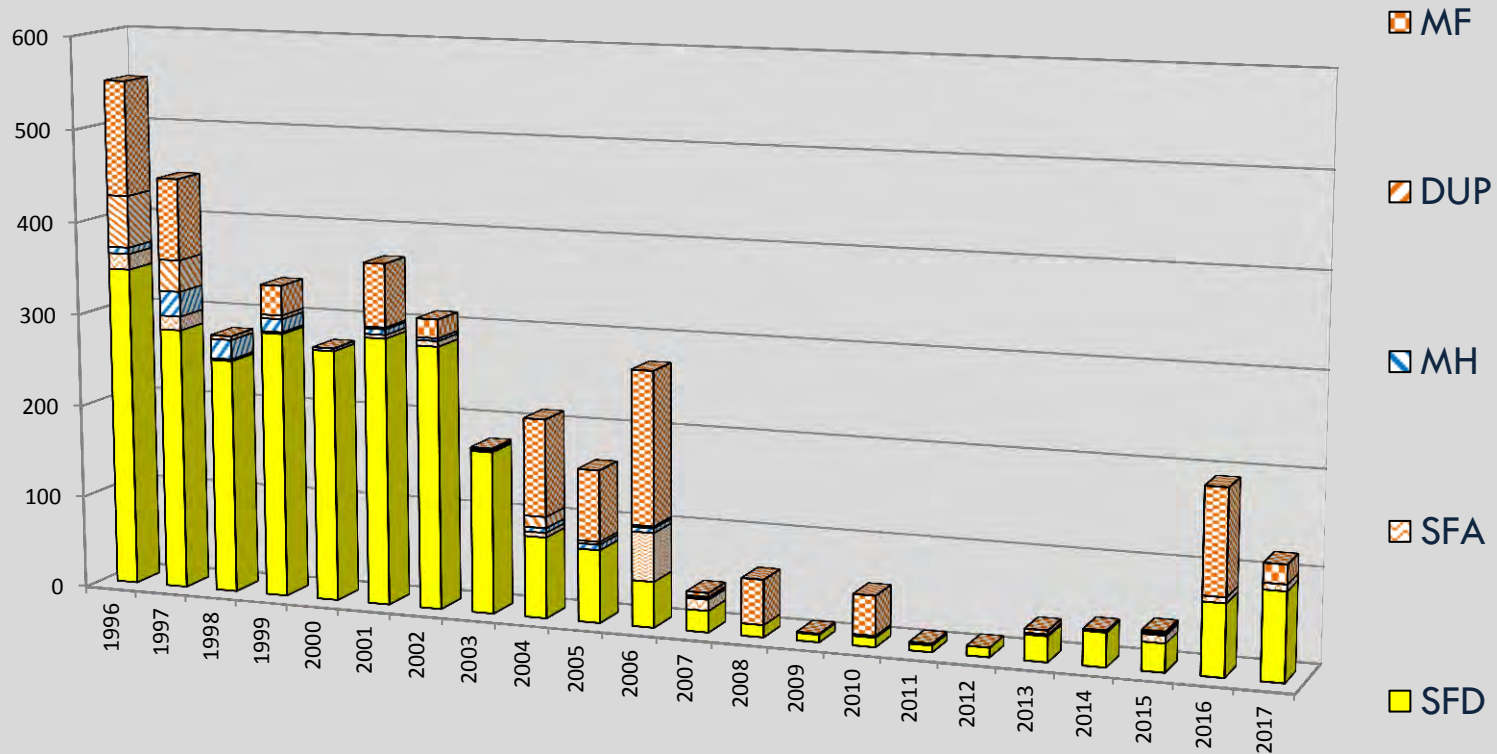
BUILDING PERMIT VALUATION (FISCAL YEARS)



- 2017 Building Permit Valuation Includes January 2017– September 2017(YTD)
- September 2017 Total Permit Valuation: \$3.9 Million

BUILDING PERMIT ACTIVITY REPORT

RESIDENTIAL PERMITS ISSUED BY TYPE



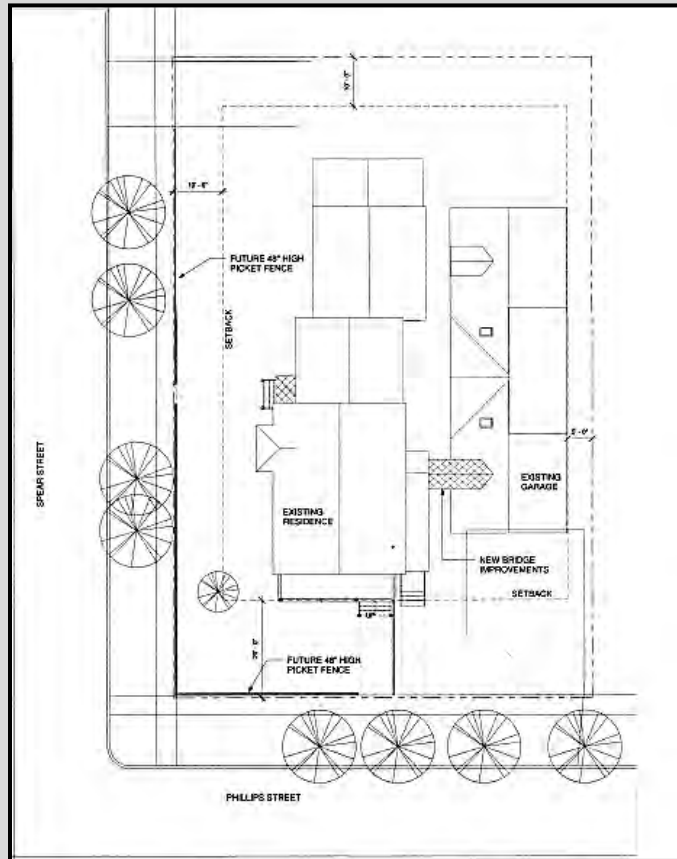
- Residential Permits Issues Through 09/30/17
- September 2017 Total Housing Unit Permits:
 - 7 Single-family Detached

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

UNDER ZONING REVIEW

| 504 PHILLIPS ST |

SPECIAL USE PERMIT TO ALLOW THE EXPANSION OF CURRENT DWELLING TO HAVE THREE DWELLINGS IN PRIMARY BUILDING AND ADDITIONAL DWELLING OVER THE GARAGE.



Scheduled for review by the Planning Commission on October 25, 2017.

UNDER ZONING REVIEW

| 550 W WASHINGTON STREET |

SPECIAL USE PERMIT TO ALLOW FOR THE ESTABLISHMENT OF A MULTI-FAMILY RESIDENTIAL USE ON PROPERTY ZONED RESIDENTIAL OFFICE (RO).

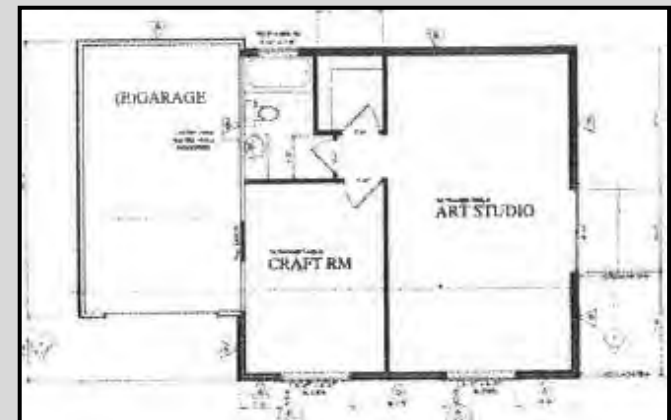
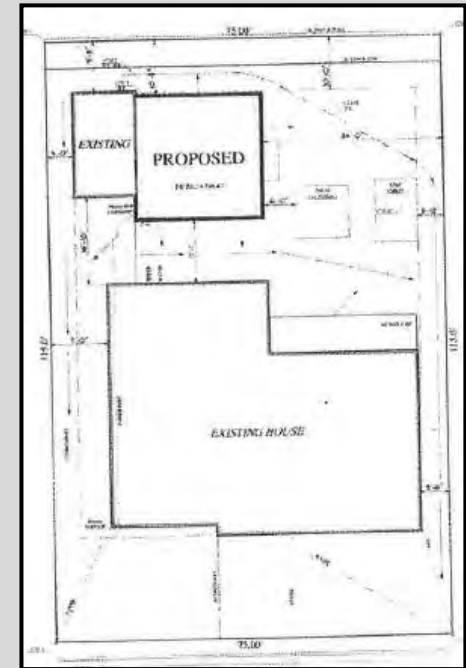


Scheduled for review by the Planning Commission on October 25, 2017.

UNDER ZONING REVIEW

| 608 CHERNUS DRIVE |

SPECIAL USE PERMIT TO CONVERT
ART STUDIO TO GUEST BUILDING



Scheduled for review by the Planning
Commission on October 25, 2017.

UNDER ZONING REVIEW

| PLANNING COMMISSION |

OTHER AGENDA ITEMS:

ZCA-16-199 REVISED For Possible Action: To make a recommendation to the Board of Supervisors regarding an Ordinance amending Title 18, Zoning, Chapter 18.03, Definitions, Section 18.03.101, to revise the definition of “Single-Family Dwelling;” and providing other matters properly related thereto.

Summary: The Planning Commission considered this Ordinance at its meeting of February 22, 2017. The Ordinance was not presented to the Board of Supervisors as the legislature was considering a modification to the definition of “Single Family Residence.” The proposed language will create consistency with State law.

ZCA-17-157 For Possible Action: To make a recommendation to the Board of Supervisors regarding an Ordinance amending Title 18, Zoning, Chapter 18.05, General Provisions, Section 18.05.080, to revise the standards of “Wind Energy Conversion Systems;” and providing other matters properly related thereto.

Summary: The intent of this Ordinance is to modify the standards applied to Wind Energy Conversion Systems to create consistency with State law.

Scheduled for review by Planning Commission on October 25, 2017.

APPROVED PENDING SITE IMPROVEMENTS

SALIMAN ROAD AND ROBINSON STREET VICINITY

TENTATIVE SUBDIVISION MAP FOR FIRST PHASE OF THE LOMPA RANCH DEVELOPMENT, 189 SINGLE-FAMILY RESIDENTIAL UNITS ON 44.5 ACRES



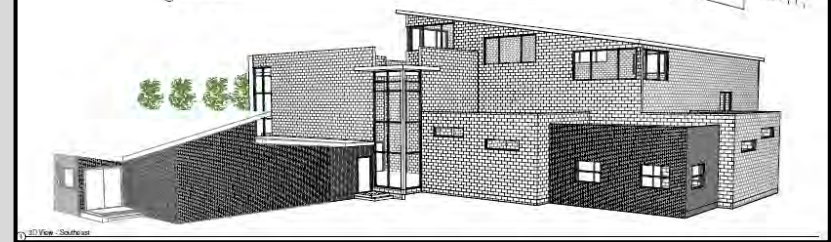
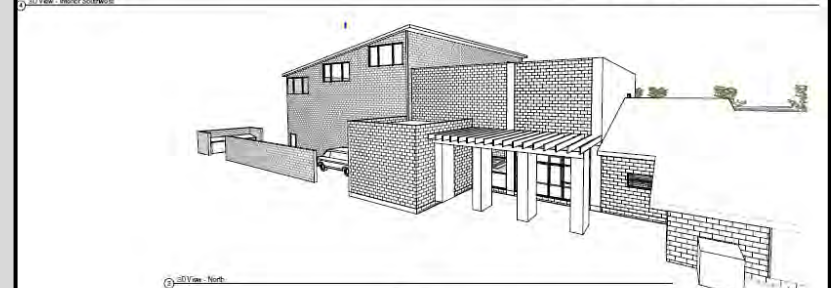
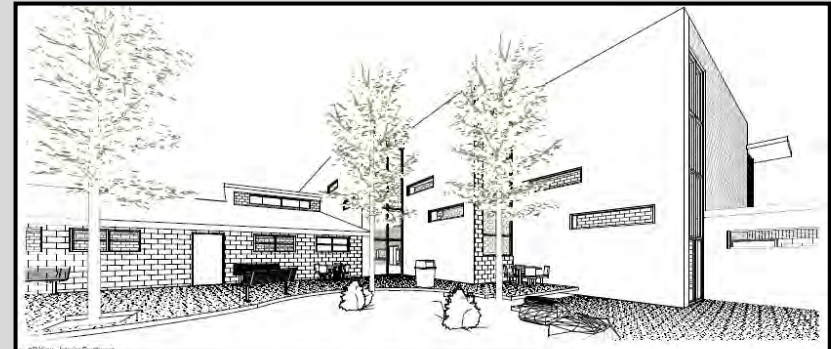
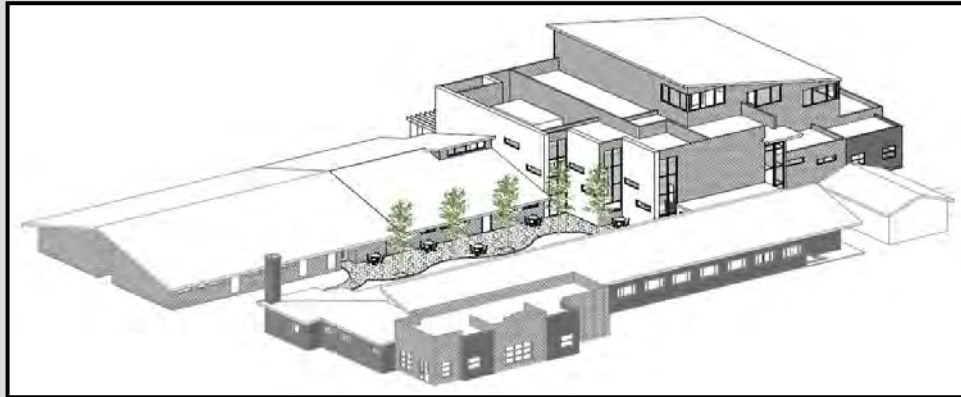
Approved by the Board of Supervisors on
March 17, 2017.



APPROVED PENDING BUILDING PERMIT

PIONEER HIGH SCHOOL | CORBETT STREET

SPECIAL USE PERMIT FOR AN EXPANSION AND REMODELING OF AN EXISTING SCHOOL



Approved by the Planning Commission on July 26, 2017.

APPROVED PENDING BUILDING PERMIT

GS RICHARDS BLVD. APARTMENTS

90 APARTMENT UNITS



Approved by the Planning Commission on September 30, 2015. Approved on appeal by Board Of Supervisors On December 17, 2015.

BUILDING PERMIT UNDER REVIEW

THE VILLAS AT SILVER OAK | GS RICHARDS BLVD

SPECIAL USE PERMIT FOR A 7-BUILDING, 150-UNIT APARTMENT COMPLEX ON 6.2 ACRES

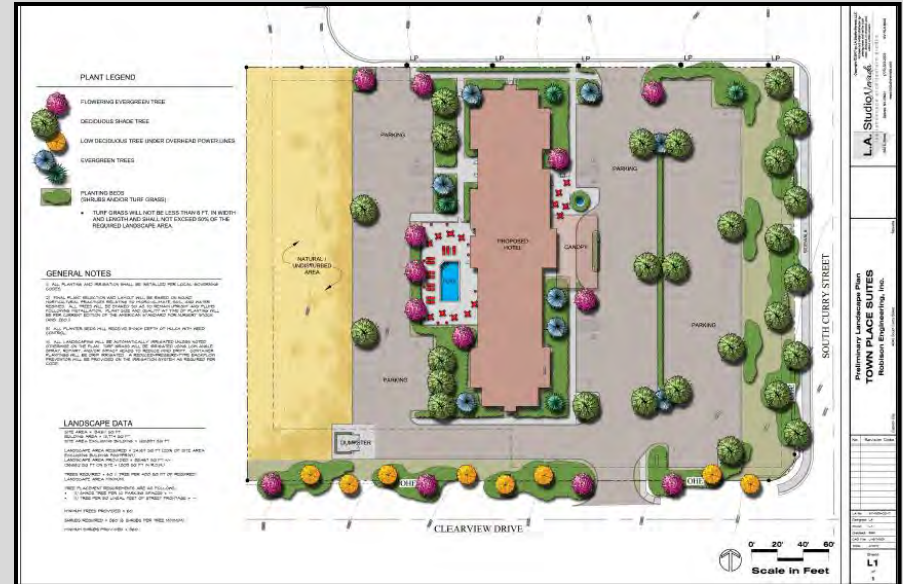


Approved by the Planning Commission on May 31, 2017.

BUILDING PERMIT UNDER REVIEW

TOWNEPLACE SUITES BY MARRIOTT | 4040 SOUTH CURRY STREET

SPECIAL USE PERMIT FOR A FOUR STORY HOTEL CONTAINING 95 GUESTROOMS & 121 PARKING SPACES, VALUATION \$7.3 MILLION

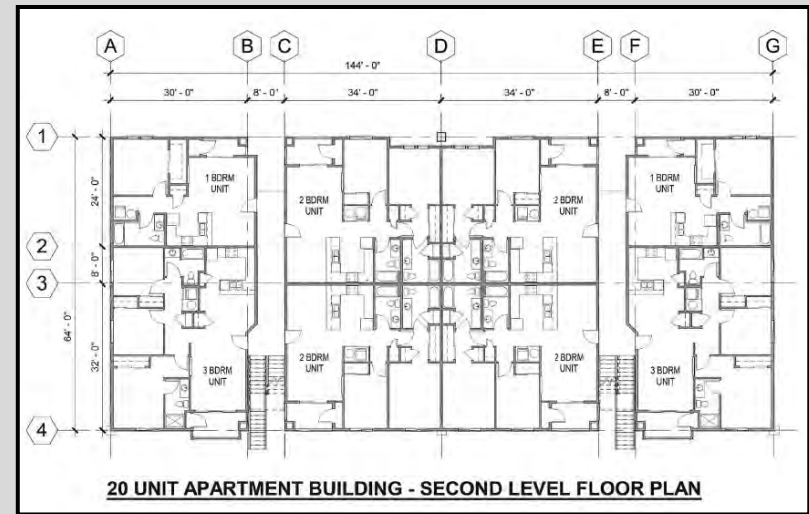


Approved by the Planning Commission on March 29, 2017.

BUILDING PERMIT UNDER REVIEW

CARSON HILLS APARTMENTS | SOUTH CURRY STREET (Behind Fandango Theater)

SPECIAL USE PERMIT FOR A 300-UNIT, MULTI-FAMILY APARTMENT COMPLEX



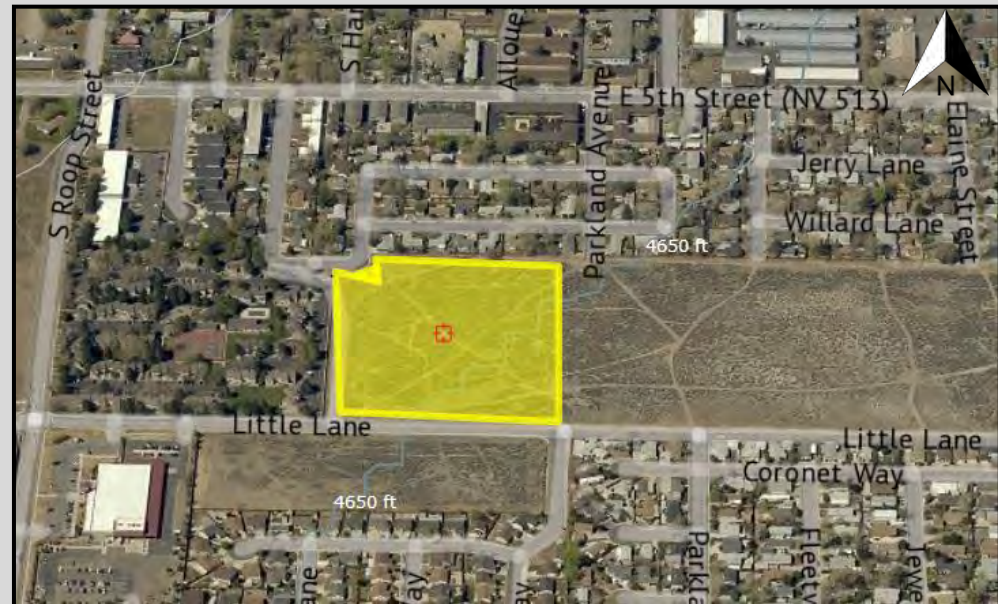
Approved by the Planning Commission on April 26, 2017.

BUILDING PERMIT UNDER REVIEW

Tentative Subdivision Map approved by the Board Of Supervisors on June 16, 2016.

ARBOR VILLAS | LITTLE LANE

SUBDIVISION MAP CALLED ARBOR VILLAS TO CREATE
147 SINGLE-FAMILY ATTACHED TOWNHOMES ON
PROPERTY ZONED MULTI-FAMILY APARTMENT



SITE IMPROVEMENT PERMIT UNDER CONSTRUCTION

| MILLS LANDING |

PLANNED UNIT DEVELOPMENT
SUBDIVISION MAP CALLED MILLS LANDING
TO CREATE 105 SINGLE-FAMILY ATTACHED
RESIDENTIAL LOTS.

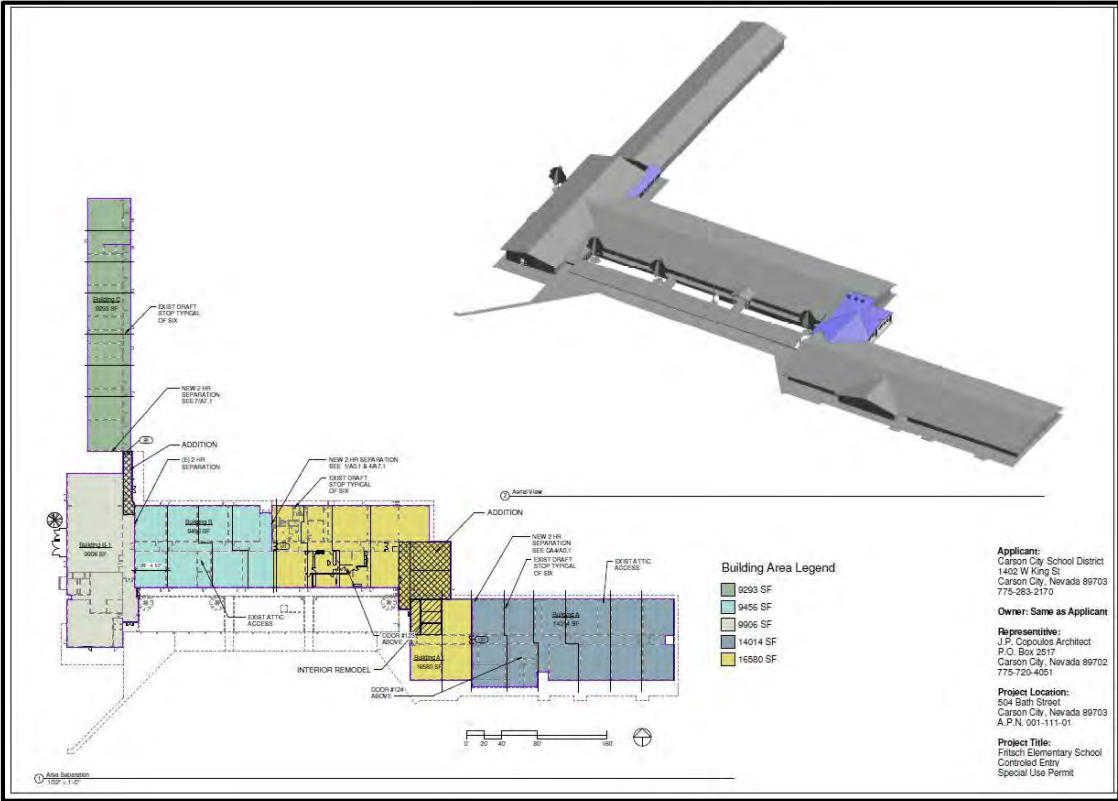
Tentative PUD Map approved by the
Board Of Supervisors on July 21, 2016.



UNDER CONSTRUCTION

FRITSCH ELEMENTARY SCHOOL | 504 BATH ST

EXPANSION AND MODIFICATIONS TO THE EXISTING SCHOOL
 PERMIT VALUATION: \$855,500



UNDER CONSTRUCTION

3591 HIGHWAY 50 EAST

NEW THRIFT STORE

PERMIT VALUATION: \$1.25 MILLION



2 3D View - 02 Northeast Facade Looking West

Scale:



3 3D View - 03 North Facade Looking West

Scale:

UNDER CONSTRUCTION

451 EAGLE STATION LANE

GREATER NEVADA CREDIT UNION – NEW BRANCH OFFICE

PERMIT VALUATION: \$1 MILLION



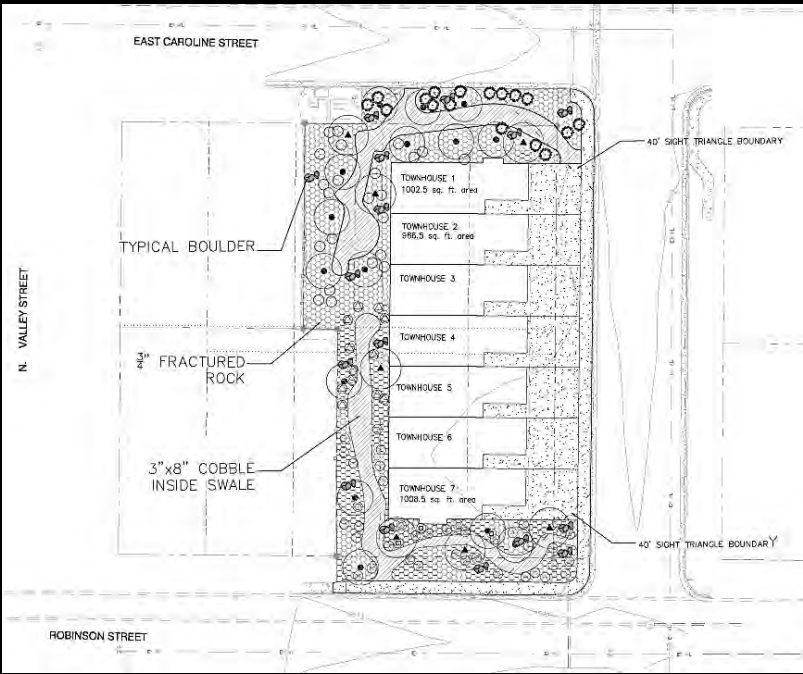
Frame
ARCHITECTURE, INC

Greater Nevada Credit Union
Eagle Station Branch

UNDER CONSTRUCTION

ANDERSON STREET AT ROBINSON STREET SUBDIVISION MAP FOR SEVEN TOWNHOMES ON PROPERTY ZONED GENERAL OFFICE

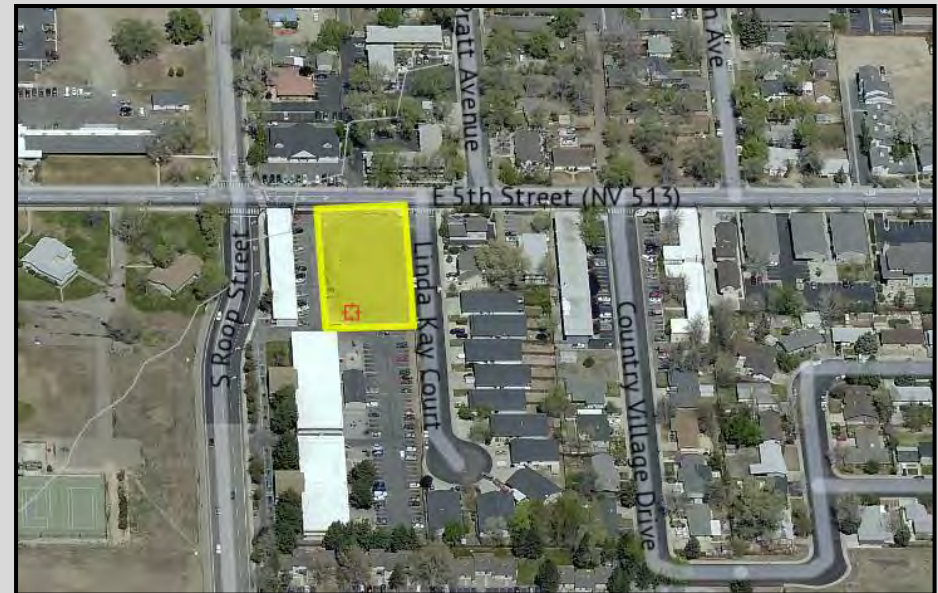
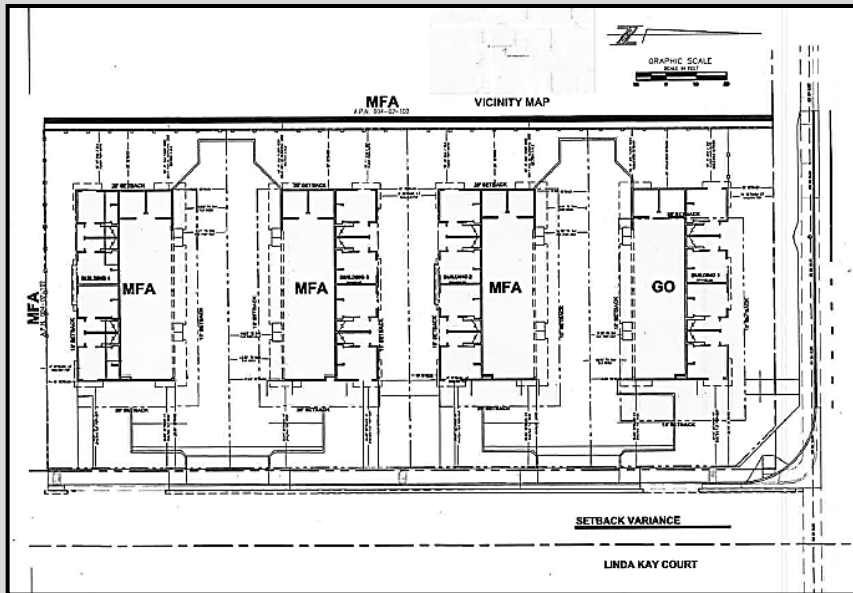
Final Subdivision Map approved by the Board of Supervisors on November 17, 2016.



UNDER CONSTRUCTION

510-540 LINDA KAY COURT FOUR-UNIT MULTI-FAMILY APARTMENTS

Approved by the
Planning Commission
on August 31, 2016.



UNDER CONSTRUCTION

MIXED-USE COMMERCIAL/RESIDENTIAL | 308 N. CURRY STREET
NEW COMMERCIAL SPACE (1ST & 2ND FLOORS) WITH 10
NEW RESIDENTIAL UNITS (3RD & 4TH FLOORS).

Approved by Planning Commission on August 26, 2015; Off-site
Parking approved by Planning Commission on October 28, 2015.



UNDER CONSTRUCTION

CARSON TAHOE CARE
ASSISTED LIVING FACILITY

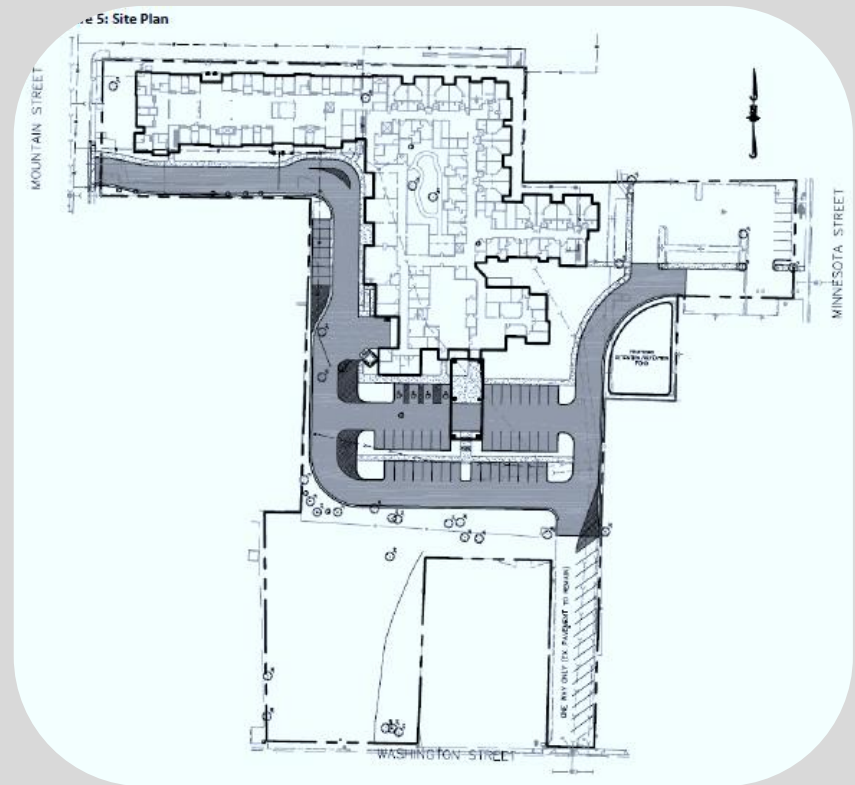
| 1001 MOUNTAIN STREET |

CONGREGATE CARE, SKILLED
NURSING AND MEMORY CARE
FACILITY.

Approved by the
Planning Commission on
January 28, 2015.

Project Status Updated August 1, 2016

Community Development Department

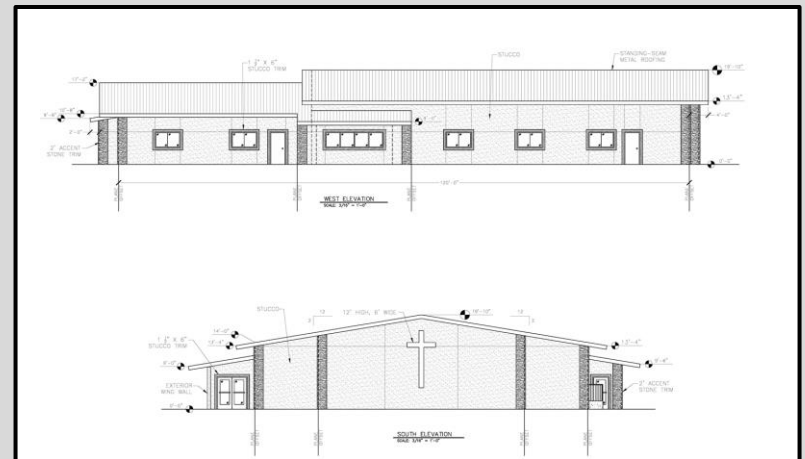
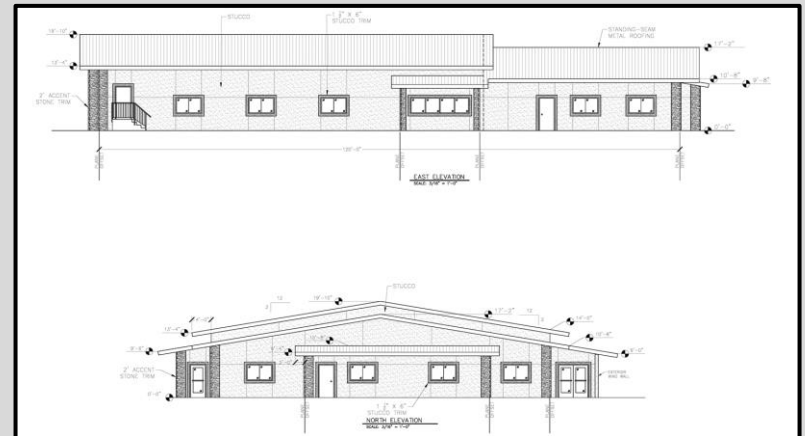
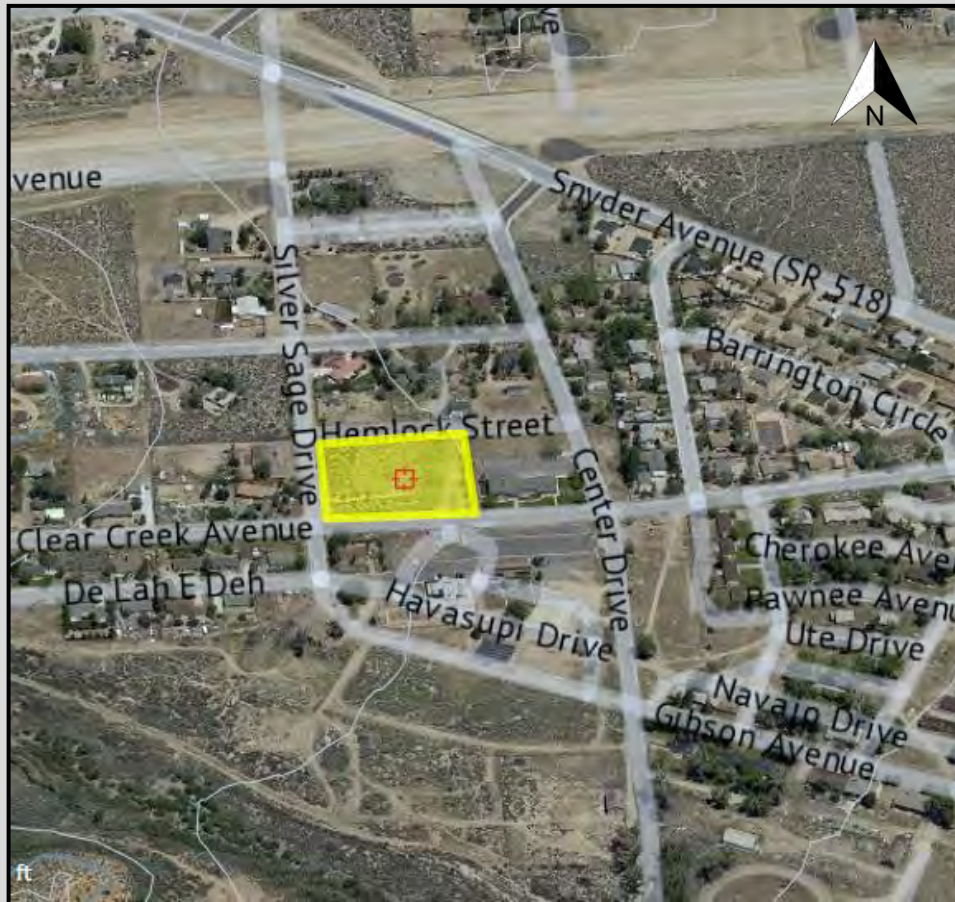


SITE IMPROVEMENT PERMIT ISSUED

420 CLEAR CREEK AVE

CROSSPOINT MINISTRIES CHURCH

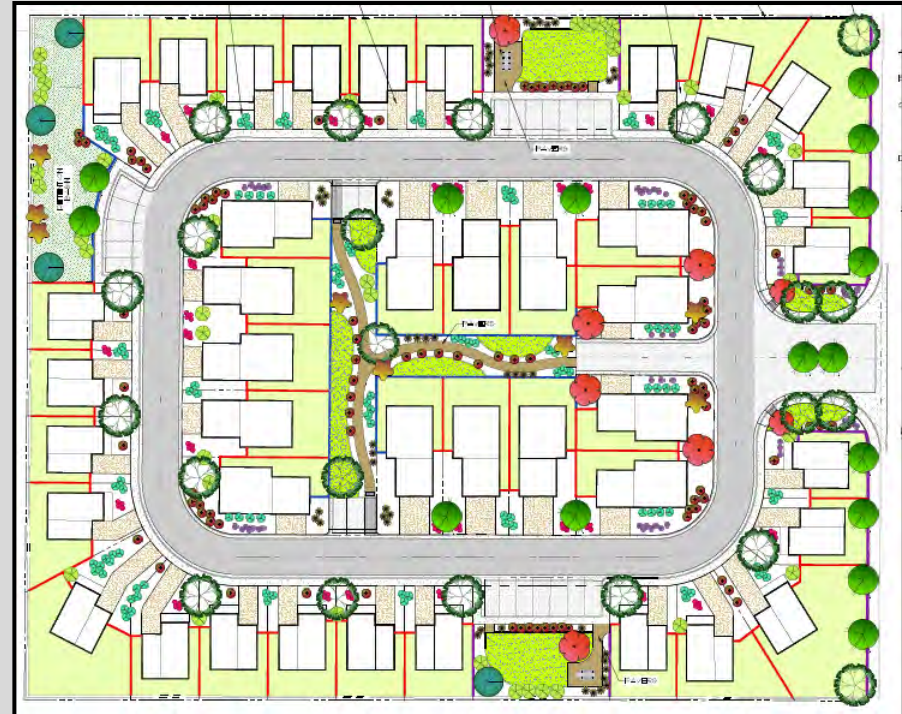
PERMIT VALUATION: \$900,000



SITE IMPROVEMENT PERMIT ISSUED

Approved by the Board Of Supervisors on October 15, 2015.

JACKSON VILLAGE | 250 EAGLE STATION LANE
PLANNED UNIT DEVELOPMENT FOR 41 SINGLE-FAMILY
DETACHED RESIDENTIAL UNITS



SITE IMPROVEMENT PERMIT ISSUED

OAK RIDE DRIVE AT JOHN MANKINS PARK

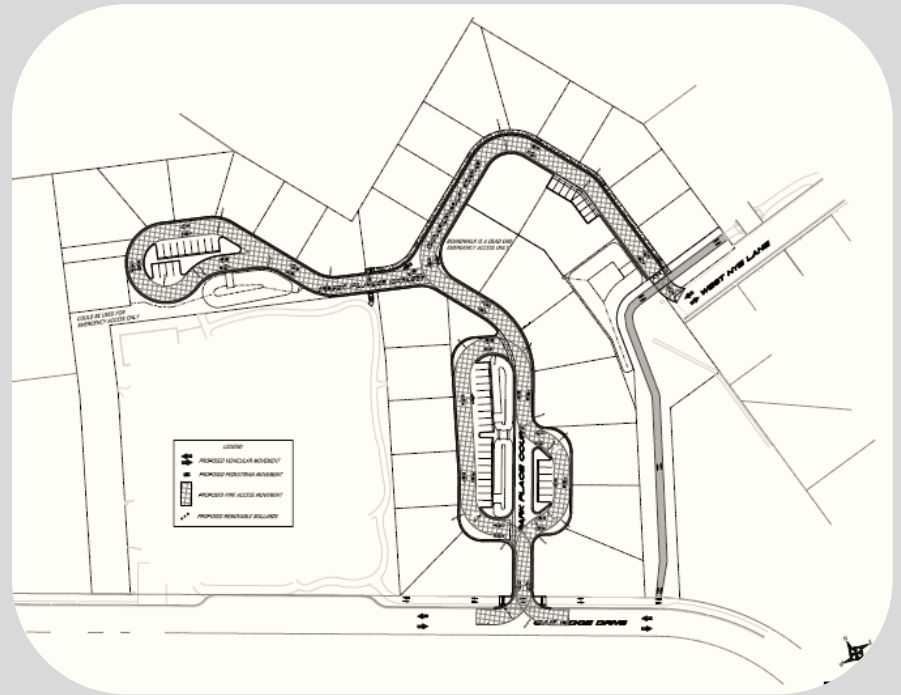
AMENDMENT TO THE SILVER
OAK PLANNED UNIT
DEVELOPMENT TO ADD 31
SINGLE-FAMILY LOTS.

Approved by the
Planning Commission
on March 30, 2016.

Approved by the
Board Of Supervisors
on April 21, 2016.

Project Status Updated November 1, 2016

Community Development Department

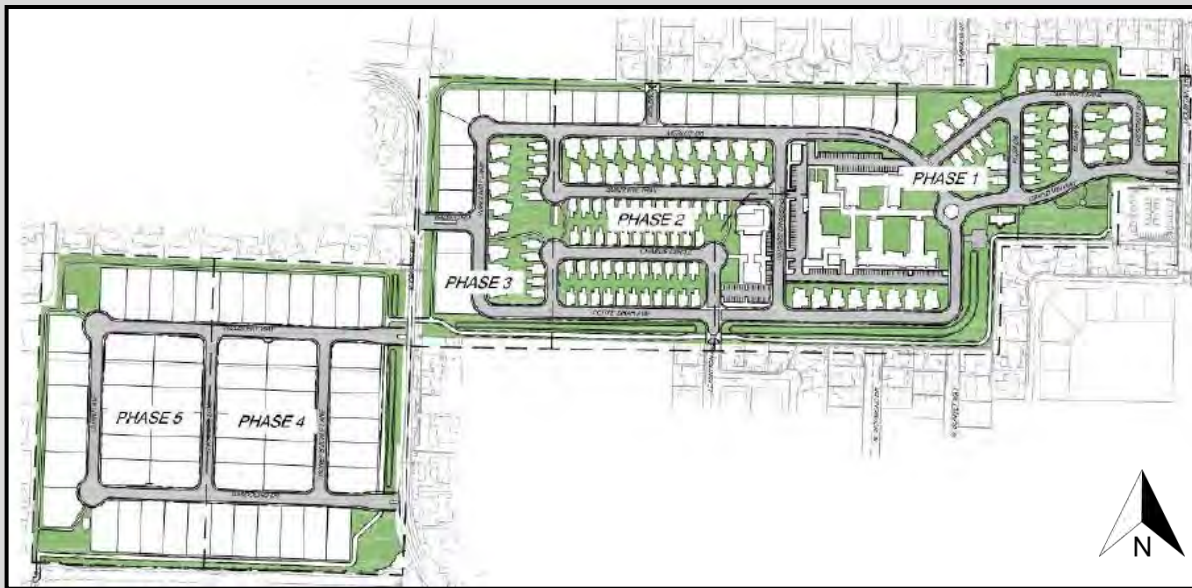


APPROVED PENDING FINAL MAP

VINTAGE AT KINGS CANYON | MOUNTAIN ST. & ORMSBY BLVD.

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 96 UNITS OF CONGREGATE CARE FACILITIES ON A TOTAL OF 78 ACRES.

Approved by the Board Of Supervisors on December 1, 2016.





FOR MORE INFORMATION, CONTACT:
CARSON CITY PLANNING DIVISION
108 E. PROCTOR STREET
PLANNING@CARSON.ORG
775.887.2180



OCTOBER 2017