Community Development
Monthly Report

December 2016

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

- 2016-17 Building Permit Valuation includes July 2016 through November 2016
- November 2016 total permit valuation: $5.24 million
- Fiscal Year is July through June

- Residential permits issues through November 30, 2016
- November 2016 total housing unit permits:
  - 9 SFD

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

- Special Use Permit to allow a residence in the Retail Commercial zoning district.
- 3140 E. Nye Lane
- Scheduled for review by Planning Commission on December 21, 2016.
Under Zoning Review

- Special Use Permit to allow the placement of metal storage containers on property zoned Downtown Mixed-Use.
- 405 & 495 E. Spear Street
- Scheduled for review by Planning Commission on December 21, 2016.
Under Zoning Review

Other December 21, 2016, Planning Commission agenda items:

- For Possible Action: To make a recommendation to the Board of Supervisors regarding an ordinance to place a moratorium, for a period of up to 180 days, on the acceptance and processing of planning or other applications for construction or operation of Marijuana Establishments as contemplated by the Regulation and Taxation of Marijuana Act passed by Nevada voters during the general election on November 8, 2016.

- ZCA-16-189 – For Possible Action: To make a recommendation to the Board of Supervisors regarding an ordinance amending Title 18, Appendix, Carson City Development Standards, by amending Division 4, Signs, Chapter 4.4, Administration, Section 4.4.7, Exemptions, by adding thereto a new subsection, 4.4.7.x, which exempts from the Division certain off-premise electronic message display signs; amending Title 18, Appendix, Carson City Development Standards, by amending Division 4, Signs, Chapter 4.6, General Regulations And Standards, by adding a new section 4.6.6 that sets forth standards for electronic message display signs; and addressing other matters properly relating thereto.

- MPA-16-170 – For Possible Action: To consider a request to amend the Master Plan to incorporate an above ground utility plan that shows corridors designated for construction of aboveground utilities in compliance with NRS 278.165.

- MPA-16-174 – For Possible Action: To make recommendations to the Board of Supervisors regarding the annual Master Plan report.
Under Zoning Review

- Zoning Map Amendment to change the zoning of two properties from Single Family One Acre to Multi-Family Apartment.
- 150 E. Roland St. and 4810 Snyder Ave.
- Recommended for approval by Planning Commission on November 30, 2016; scheduled for Board of Supervisors review in January 2016.
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.
Mixed-use commercial/residential
308 N. Curry Street
New commercial space (1\textsuperscript{st} and 2\textsuperscript{nd} floors) with 10 new residential units (3\textsuperscript{rd} and 4\textsuperscript{th} 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.
Site Improvement Permit Issued

- 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 Improvement Permit Issued

- 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 Improvement Permit Issued

• Subdivision Map called Arbor Villas to create 147 single-family attached townhomes on property zoned Multi-Family Apartment.
• Little Lane
• Tentative Subdivision Map approved by 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.
Approved Pending Final Map

- 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.
- Mountain St. and Ormsby Blvd.
- Approved by the Board of Supervisors on December 1, 2016.
Approved Pending Final Map

- Subdivision Map for seven townhomes on property zoned General Office.
- Anderson Street at Robinson Street
- Final Subdivision Map scheduled for review by Board of Supervisors on November 17, 2016.
Planned Unit Development subdivision map called Mills Landing to create 105 single-family attached residential lots.

- Tentative PUD Map approved by Board of Supervisors on July 21, 2016.

Subject Parcel
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.