



COMMUNITY DEVELOPMENT REPORT

MAY 2020

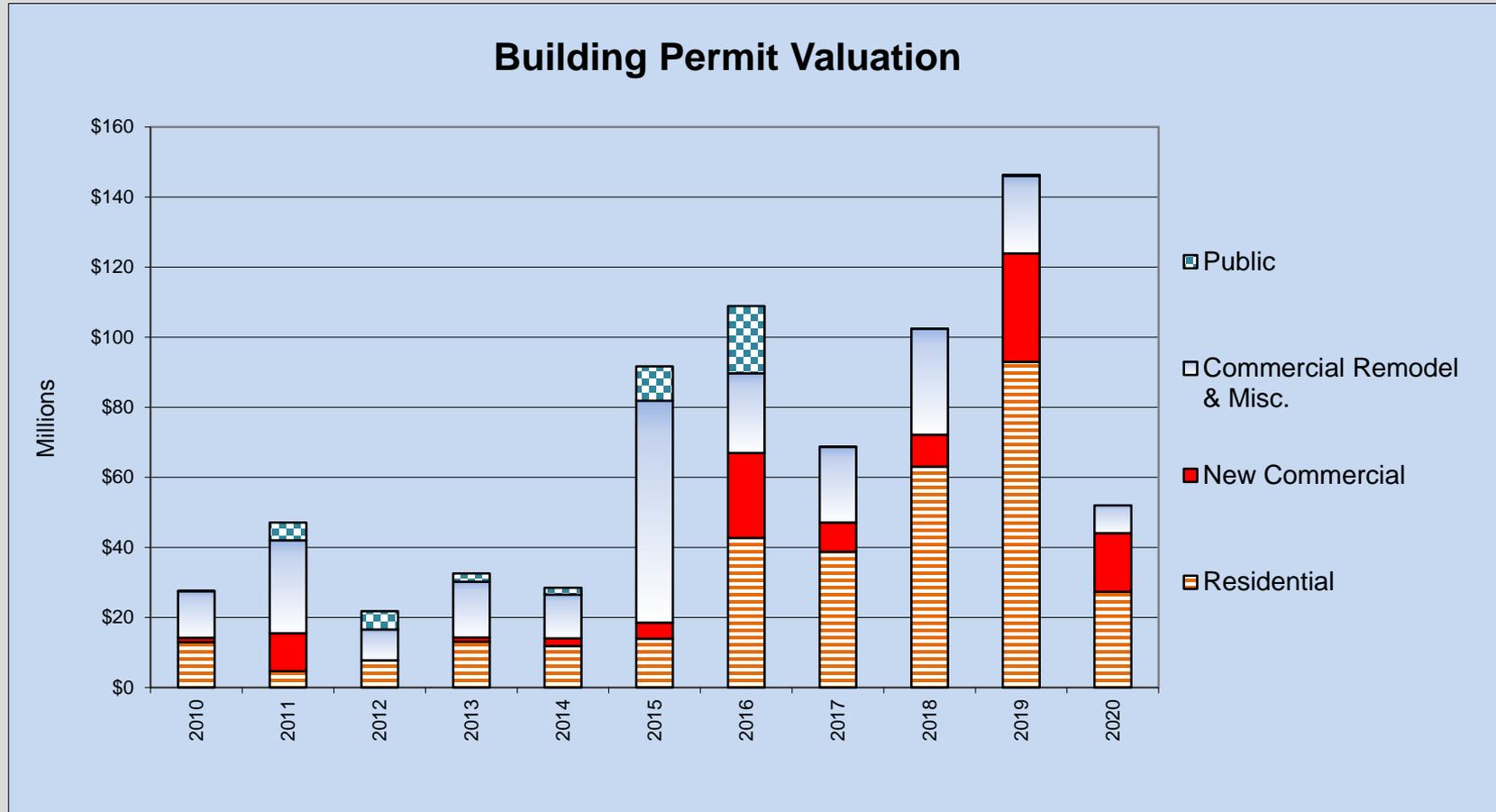
This condensed report provides information regarding new zoning applications and new development applications that may be of interest to the public. For the latest status on all projects, go to <http://gis.carson.org/developmentmap> for the development status map.

Updated May 7, 2020

Community Development Department

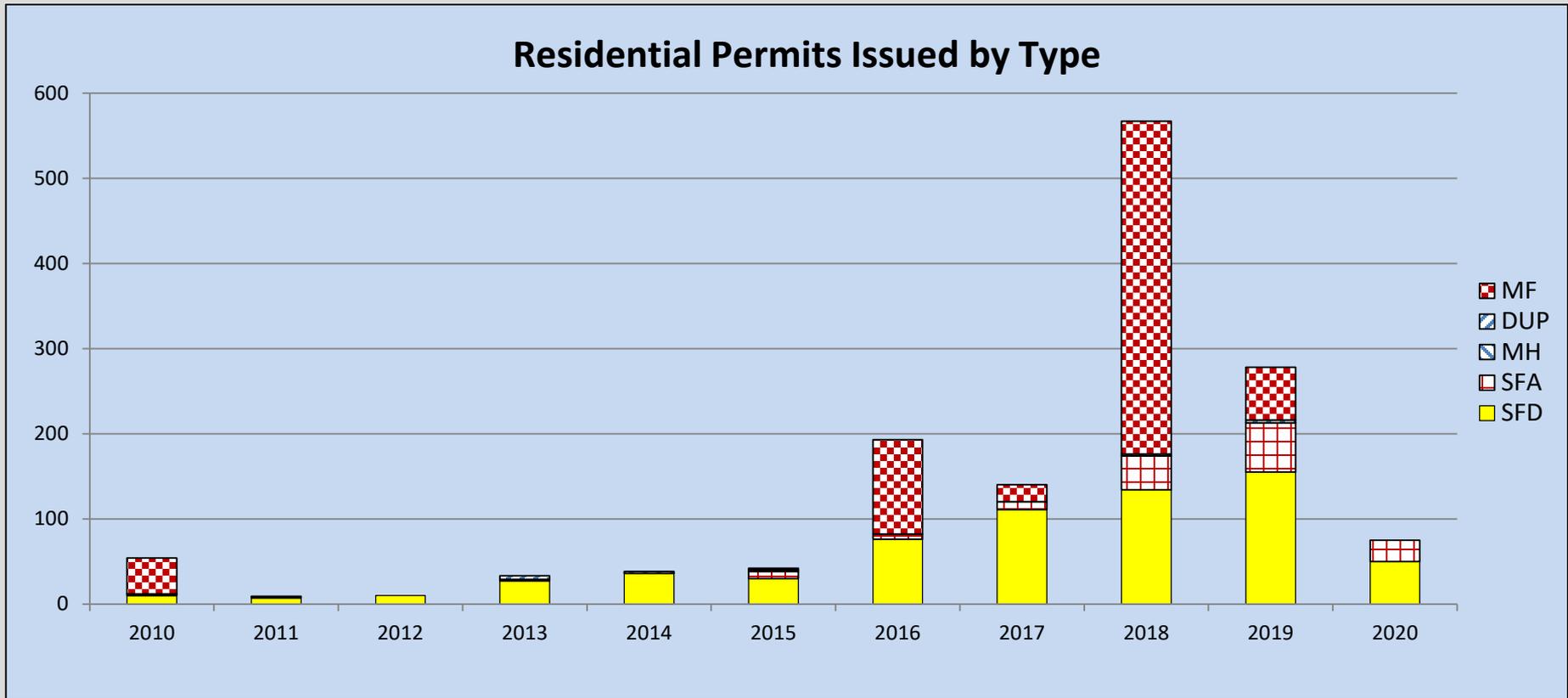


BUILDING PERMIT ACTIVITY REPORT



- Through April 2020
- April 2020 Total Permit Valuation: \$6.4 million
- 2020 YTD total: \$52.0 million

BUILDING PERMIT ACTIVITY REPORT



- 2020 YTD Total: 75 units
- April 2020 Total Housing Unit Permits:
 - 11 Single Family Detached
 - 5 Single Family Attached

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

UNDER ZONING REVIEW

| 3993 Lepire Drive |

A Special Use Permit for a four-unit apartment building on land zoned General Commercial (GC).

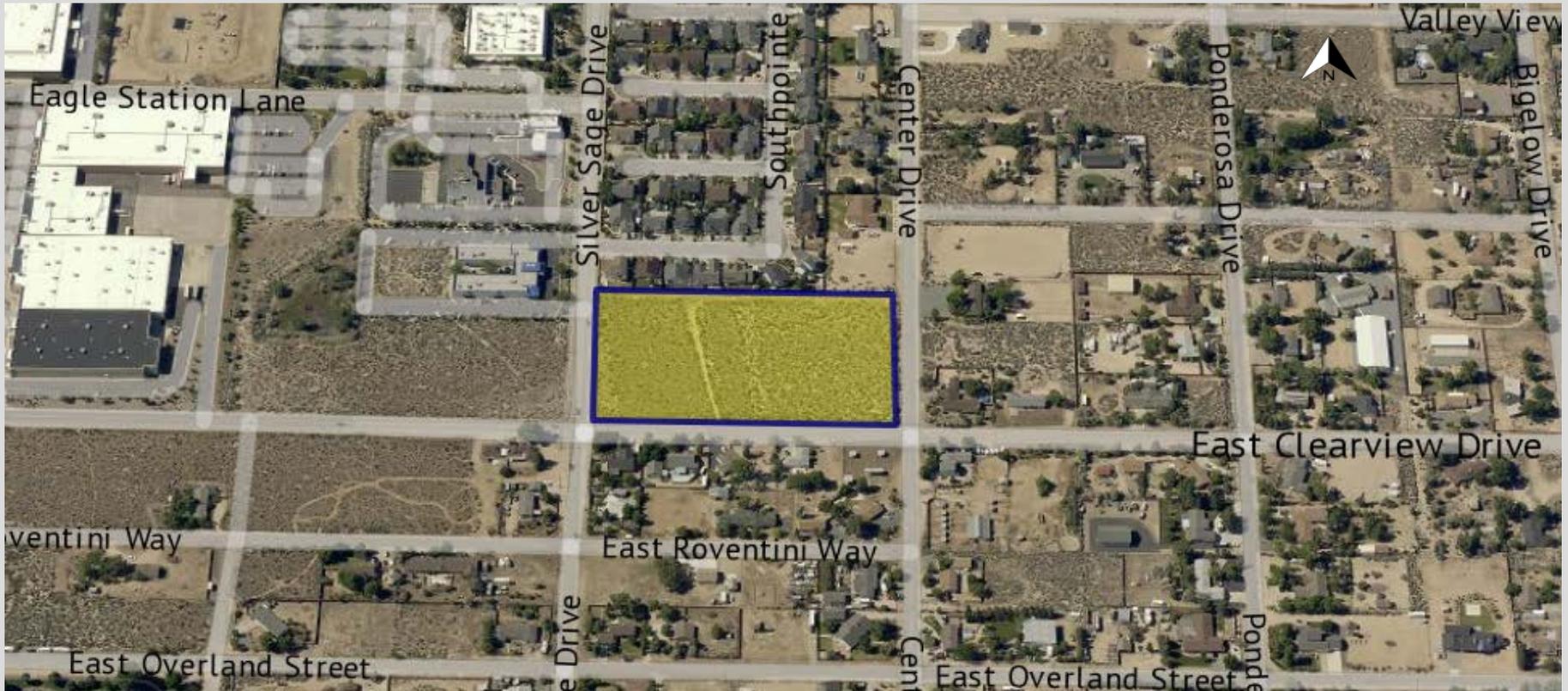


Scheduled for review by the [Planning Commission on May 27, 2020](#).

UNDER ZONING REVIEW

| Silver Sage Drive and Clearview Drive |

A zoning map amendment to change the zoning from Single-Family One Acre (SF1A) to Single-Family 6,000 (SF6).

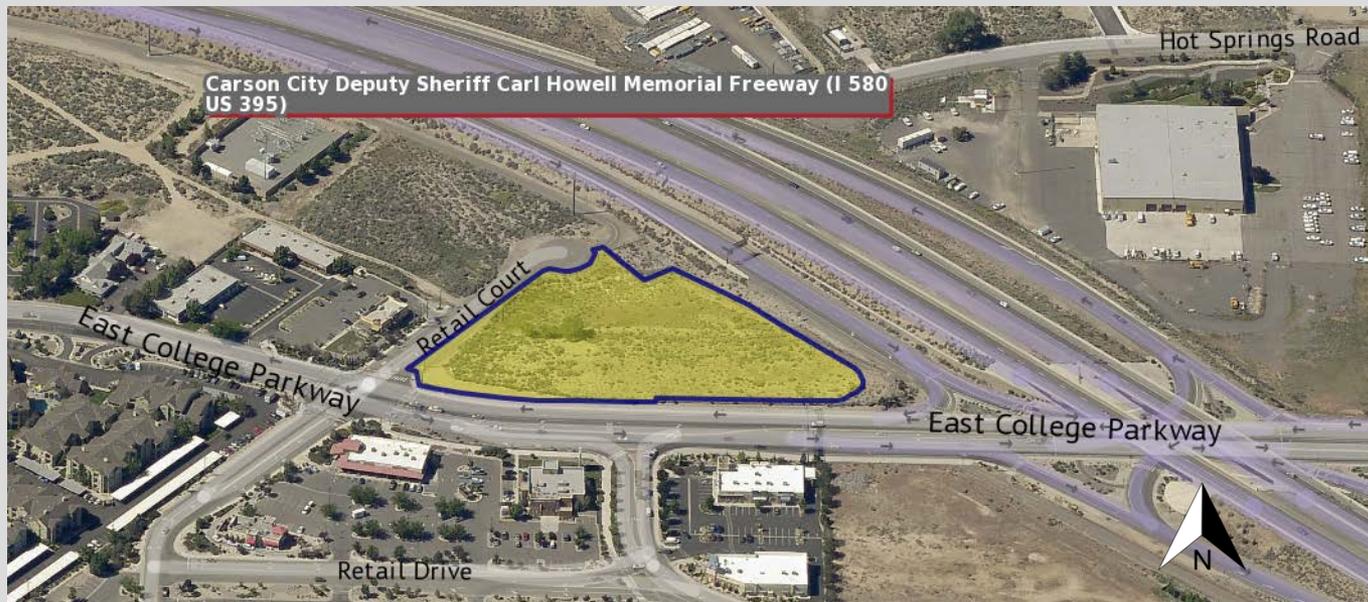


Scheduled for review by the [Planning Commission on May 27, 2020](#).

BUILDING PERMIT ISSUED

| 837 Retail Court |

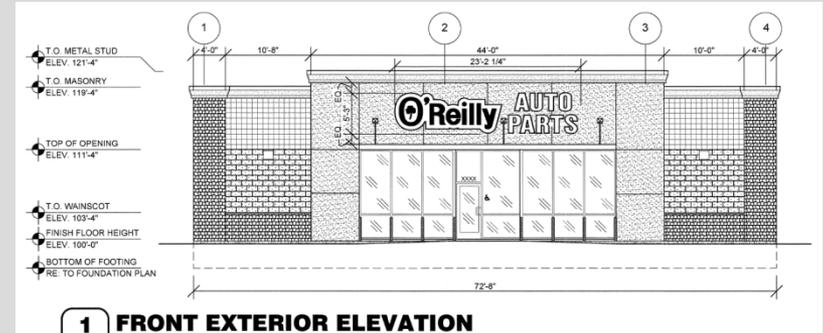
Golden Gate Petroleum
Gas station and convenience store
Valuation: \$1.6 Million



BUILDING PERMIT ISSUED

| 2989 Highway 50 East |

O'Reilly Auto Parts
New auto parts store
Permit Valuation: \$520,400



PLANNING COMMISSION

| OTHER AGENDA ITEMS |

GM-2020-0001 For Possible Action: Discussion and possible action regarding the maximum number of residential building permit allocations under the Growth Management Ordinance for the years 2021 and 2022 and estimating the maximum number of residential building permits for the years 2023 and 2024; establishing the number of building permit allocations within the Development and General Property Owner categories; and establishing a maximum average daily water usage for commercial and industrial building permits as a threshold for Growth Management Commission review. (Lee Plemel, lplemel@carson.org)

Summary: The Growth Management Commission is required to make annual recommendations to the Board of Supervisors to establish the number of residential permits that will be available for the following calendar year. This has historically been based upon a maximum growth rate of three percent. The commercial and industrial daily water usage threshold is 15,000 gallons per day annual average in 2020, above which Growth Management Commission approval is required.

SUP-15-077 For Possible Action: Discussion and possible action regarding a request for a one year time extension to the Special Use Permit for multi-family apartments in a Retail Commercial (RC) zoning district on property zoned Retail Commercial-Planned Unit Development (RC-P), located at the northwest corner of GS Richards Blvd. and Country Club Drive, APNs 007-461-22 and -23.(Hope Sullivan, hsullivan@carson.org)

Summary: At its meeting of December 17, 2015, the Board of Supervisors approved the Special Use Permit to allow a 90-unit apartment complex with a clubhouse on the subject property. The developer has obtained time extensions over the years due to material and labor shortages. The applicant is seeking an additional one-year extension due to the unforeseen economic impacts of the recent pandemic. This would mean that the use must commence by December 17, 2021. The Planning Commission is authorized to grant a time extension.

Scheduled for review by [Planning Commission on May 27, 2020.](#)



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Go to <http://gis.carson.org/developmentmap>
for the status map of current projects

Community Development Department