



COMMUNITY DEVELOPMENT REPORT

OCTOBER 2020

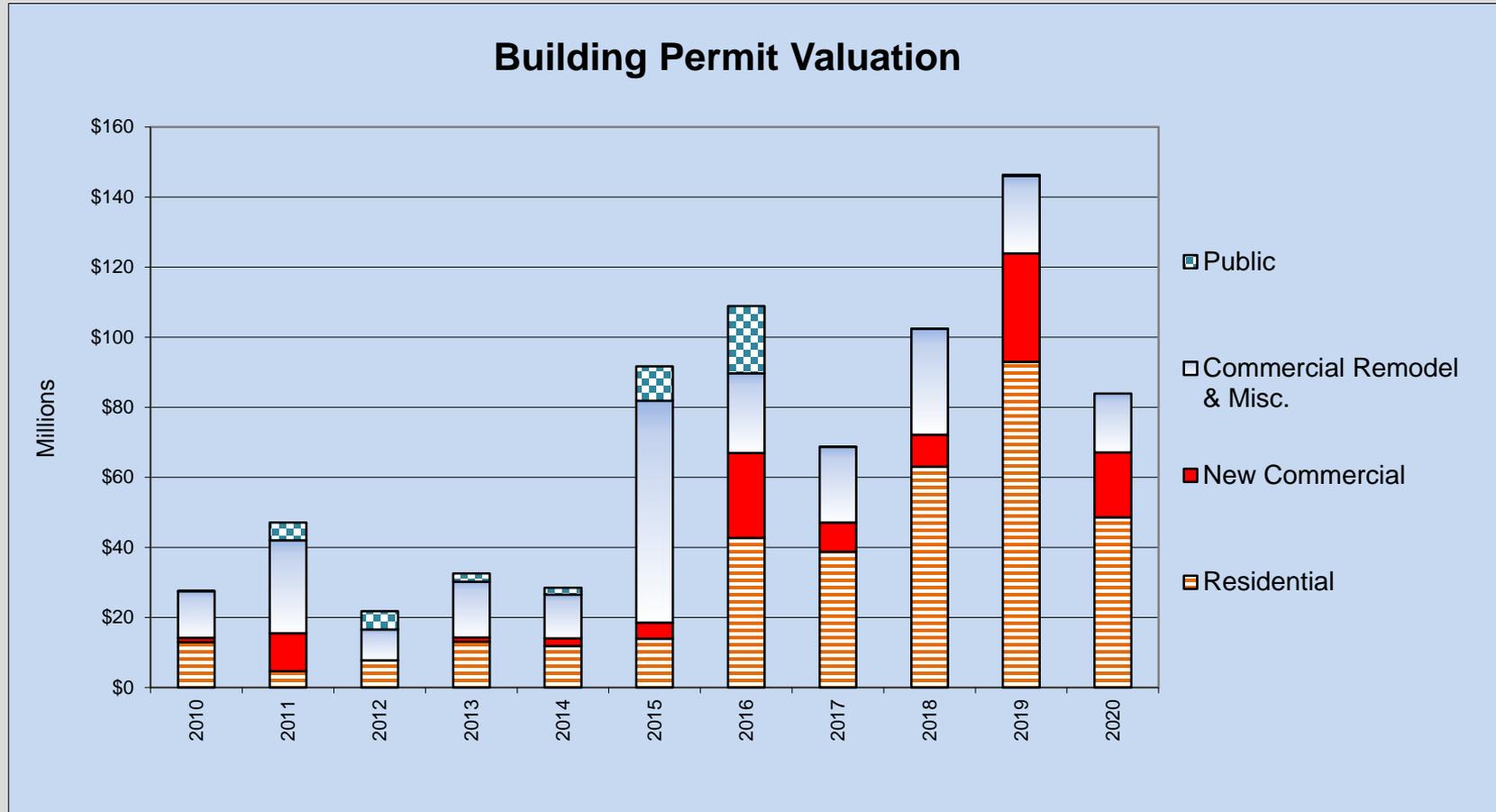
This condensed report provides information regarding new zoning applications and new development applications that may be of interest to the public. For the latest status on all projects, go to <http://gis.carson.org/developmentmap> for the development status map.

Updated October 6, 2020

Community Development Department

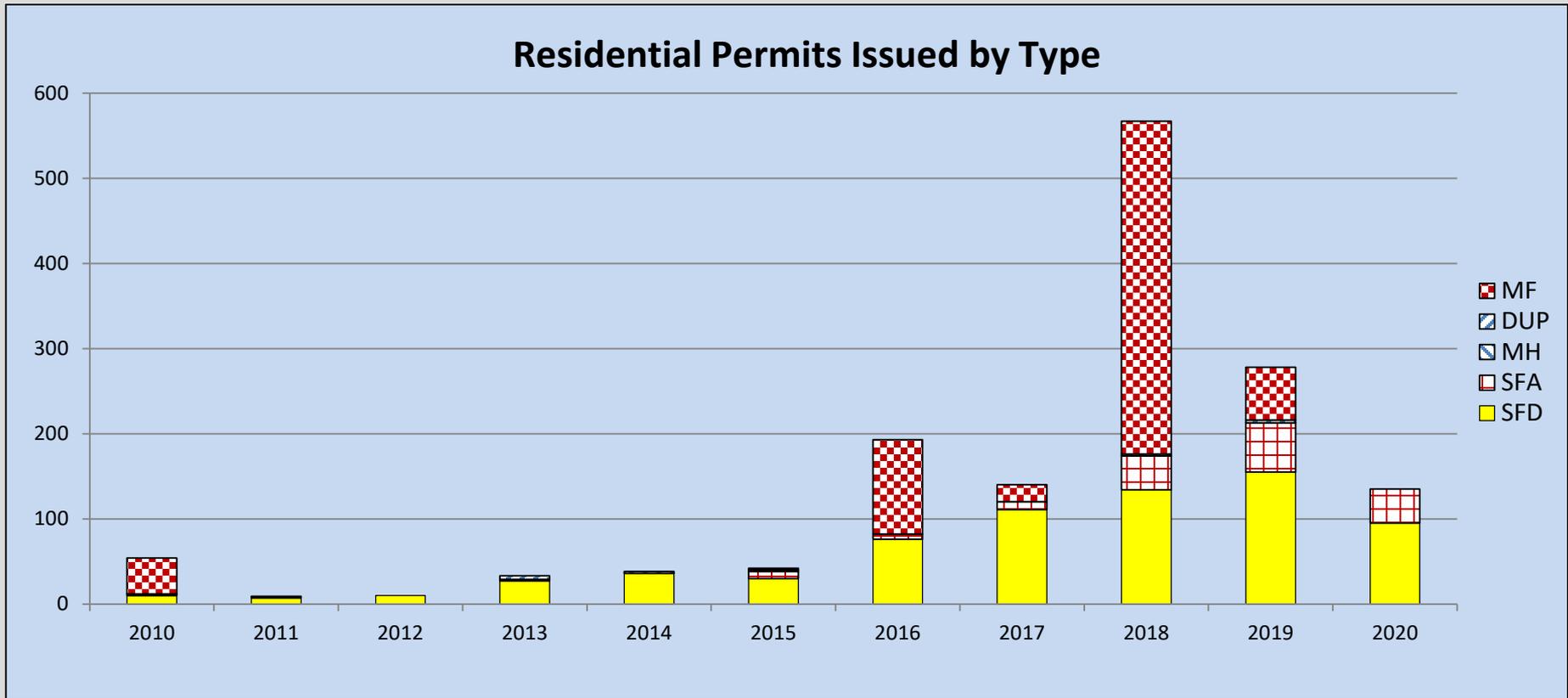


BUILDING PERMIT ACTIVITY REPORT



- Through September 2020
- September 2020 Total Permit Valuation: \$8.0 million
- 2020 YTD total: \$83.9 million

BUILDING PERMIT ACTIVITY REPORT



- 2020 YTD Total: 135 units
- September 2020 Total Housing Unit Permits:
 - 15 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

| 2016 South Edmonds Drive |

A modification to Special Use Permit (SUP-17-047) to allow for an 8000 square foot addition to an autobody repair facility, on property zoned Limited Industrial (LI).



Scheduled for review by the [Planning Commission on October 28, 2020](#).

UNDER ZONING REVIEW

| 4071 Center Drive |

A Special Use Permit to allow a 2,009 square foot barn that will cause the cumulative square footage of the accessory buildings to be 221 percent of the size of the primary residence on property zoned Single Family One Acre (SF1A).



Scheduled for review by the [Planning Commission on October 28, 2020](#).

UNDER ZONING REVIEW

| 400 West Clearview Drive and 3700 South Curry Street |

A Special Use Permit for additional signage than is allowed on property zoned Multi-Family Apartment (MFA) and General Commercial (GC).



Scheduled for review by the [Planning Commission on October 28, 2020](#).

UNDER ZONING REVIEW

| 4500 Ryan Way |

A Special Use Permit for a concrete batch plant and rock crushing operation, with silos exceeding the 45-foot height limitation on property zoned General Industrial Airport (GIA).



Scheduled for review by the [Planning Commission on October 28, 2020](#).

PLANNING COMMISSION

| OTHER AGENDA ITEMS |

Discussion and possible action regarding a recommendation to the Board of Supervisors concerning an ordinance amending the Title 18 Appendix, Development Standards Division 14 (Storm Drainage) to delete all existing language and replace it with language referring to the Carson City Drainage Manual. (Hope Sullivan, hsullivan@carson.org)

Summary: Division 14 of the Carson City Development Standards addresses the City's storm drainage design standards. The City's Public Works staff is seeking to update the City's stormwater design standards including incorporating low impact design standards. These updates will require an amendment to Carson City Municipal Code (CCMC) Title 14 and CCMC Title 18 Appendix. In Title 18, the applicant proposes to remove all stormwater drainage design standards and replace it with language referring to the Carson City Drainage Manual. The Planning Commission makes a recommendation to the Board of Supervisors when considering an amendment to CCMC Title 18.

For Possible Action: Discussion and possible action regarding the one-year review of the Special Use Permit for an Asphalt Plant on property zoned General Industrial, located at 8013 Highway 50 East, APN 005-611-35. (Hope Sullivan, hsullivan@carson.org)

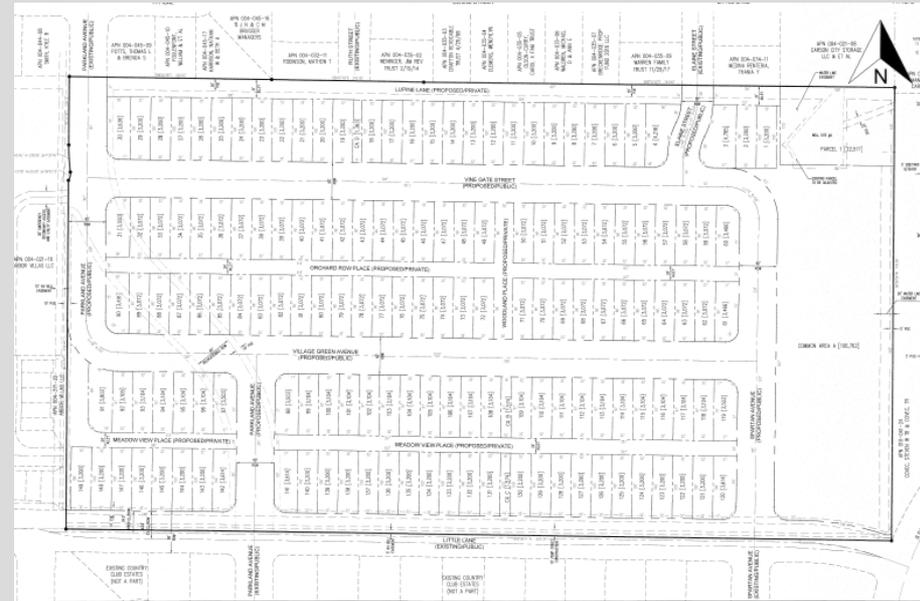
Summary: At its meeting of November 19, 2019, the Planning Commission approved the modification of a Special Use Permit for an Asphalt Plant, specifically modifying the hours of operation. In approving this modification, the Planning Commission included a condition of approval mandating a review in one year. The condition further explains that in conducting the one-year review, the Commission shall conduct a public hearing. Based on input received at the public hearing, the Commission may modify conditions of approval, or request staff to schedule additional reviews of the Special Use Permit.

Scheduled for review by [Planning Commission on October 28, 2020.](#)

SITE IMPROVEMENT PERMIT ISSUED

Little Lane and South Saliman Road | Little Lane Village

Site improvements for a subdivision to create a 149-lot single-family residential subdivision on a 21.32 acre parcel.



Approved by the [Planning Commission on July 31, 2019.](#)

Approved by the [Board of Supervisors on September 19, 2019.](#)

SITE IMPROVEMENT PERMIT ISSUED

Saliman Rd. & Robinson St. vicinity

Site improvements for the 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](#).

SITE IMPROVEMENT PERMIT ISSUED

| Lompa Ranch West Multi-Family Site | E. Fifth St. & S. Saliman Road |

A 372-unit multi-family residential apartment complex.





For more information, contact:
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OCTOBER 2020

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

Community Development Department