



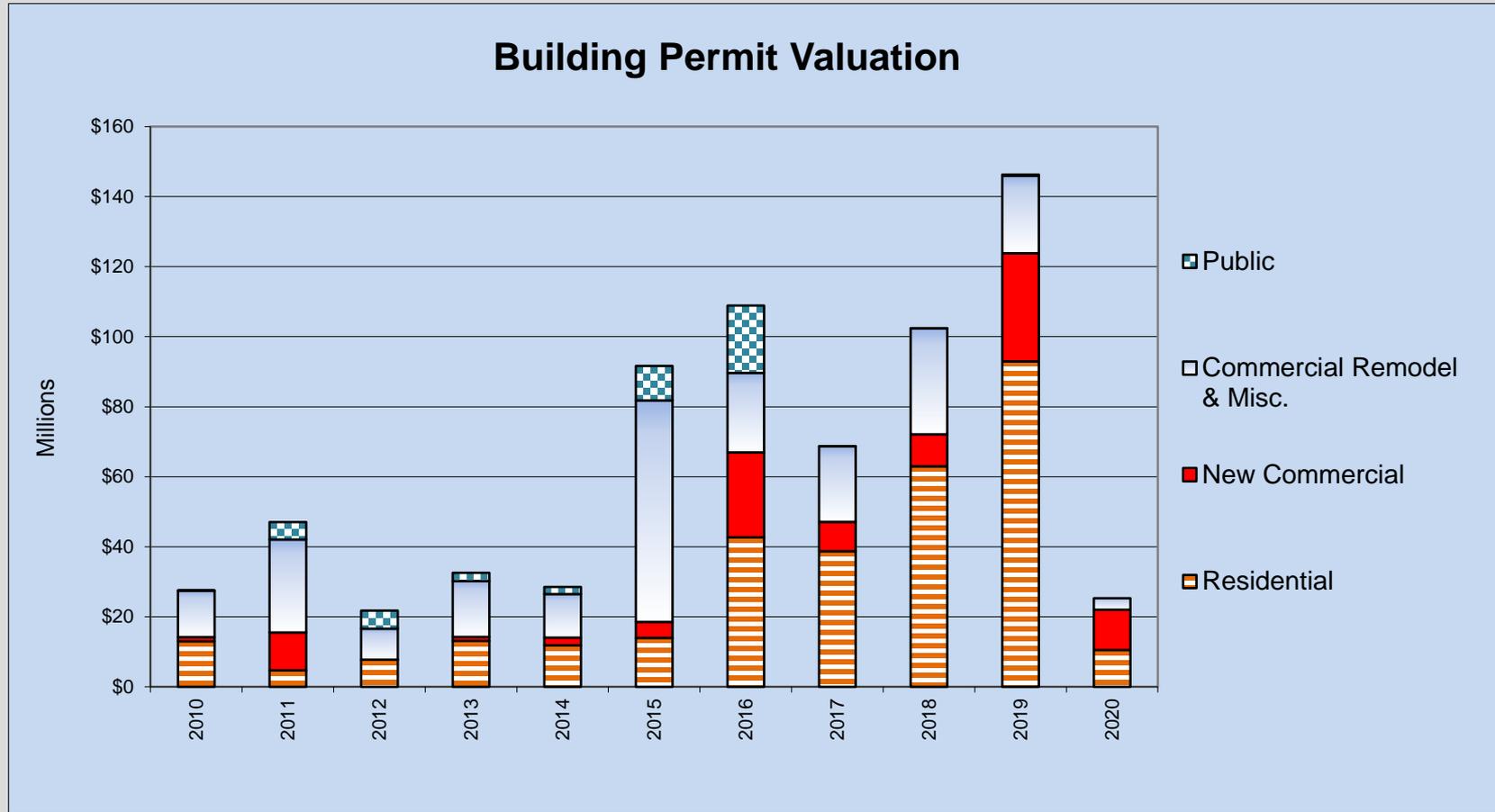
COMMUNITY DEVELOPMENT REPORT

FEBRUARY 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.

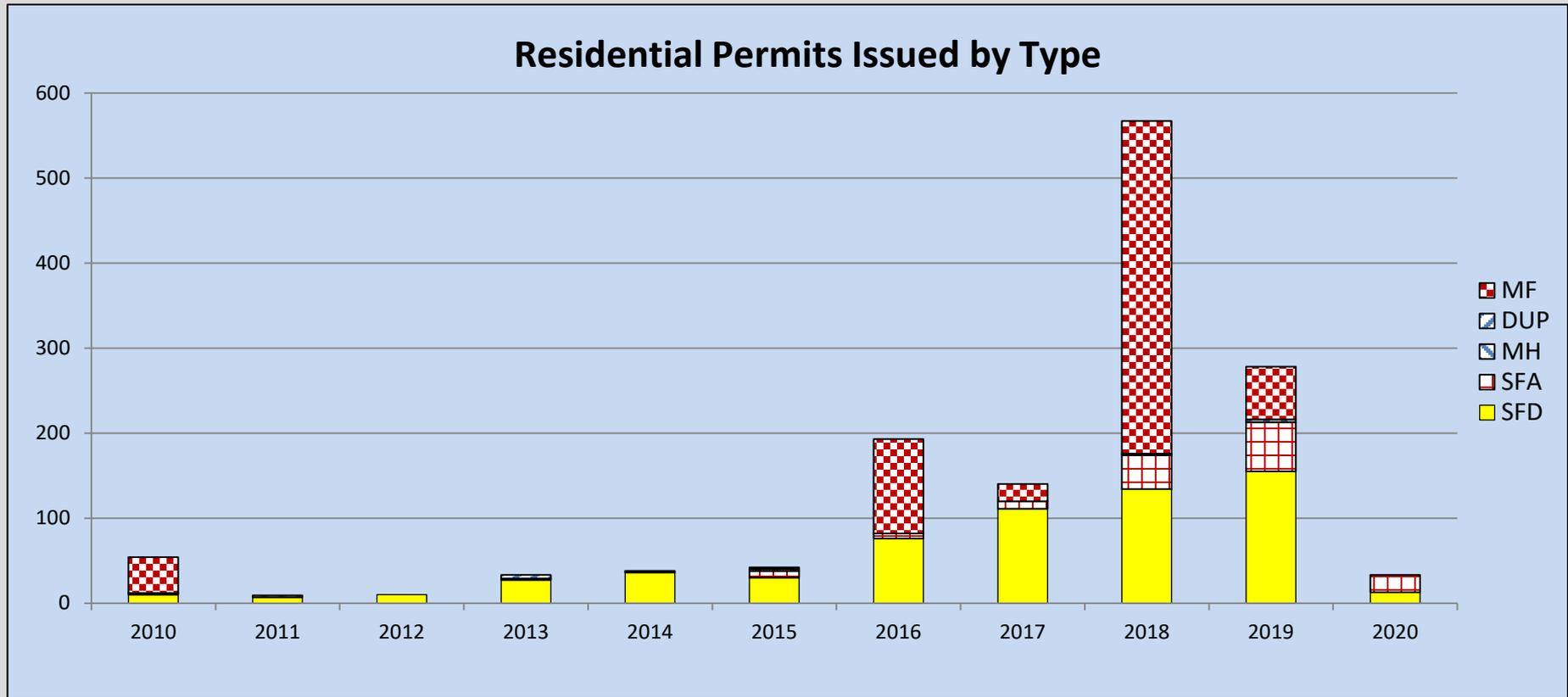


BUILDING PERMIT ACTIVITY REPORT



- Through January 2020
- January 2020 Total Permit Valuation: \$25.31 million
- 2020 YTD total: \$25.31 million

BUILDING PERMIT ACTIVITY REPORT



- 2020 YTD Total: 33 units
- January 2020 Total Housing Unit Permits:
 - 13 Single Family Detached
 - 20 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

| 813 North Carson Street |

Special Use Permit for a new freestanding sign to replace the existing exterior signage on property zoned Public Community (PC).



Scheduled for review by the [Planning Commission on February 26, 2020](#).

UNDER ZONING REVIEW

| Kelvin Road, Cachet Court, Corrinne Court, Gabrielle Court and Danielle Drive |

Zoning Map Amendment to change the zoning from Conservation Reserve to Single Family 1 Acre (SF1A) for properties created as part of the North Canyon Estates.



Scheduled for review by the [Planning Commission on February 26, 2020](#).

UNDER ZONING REVIEW

| 4110 County Line Road |

Abandonment of a right-of-way and access easement that was created for maintenance of a well, pipeline, and electrical conduits, and is no longer needed.



Scheduled for review by the [Planning Commission on February 26, 2020](#).

UNDER ZONING REVIEW

Emerson Drive & College Parkway

Tentative Subdivision Map and Special Use Permit to create 37 single-family lots, known as Emerson Townhomes, on a 5.5-acre parcel zoned Neighborhood Business. Also includes a Variance to reduce the rear yard setback for the homes abutting the south property line.



Approved by the [Planning Commission on January 29, 2020](#).

Scheduled for review by the [Board of Supervisors on February 20, 2020](#).

PLANNING COMMISSION

| OTHER AGENDA ITEMS |

SUP-10-115-2 For Possible Action: Discussion and possible action regarding the review of a Special Use Permit for an asphalt plant and aggregate crushing facility on property zoned General Industrial, located at 8013 Highway 50 East, APN 008-611-35.

Summary: On January 26, 2011, the Planning Commission approved a Special Use Permit for an asphalt plant and aggregate crushing facility on the subject property. In 2018, the Planning Commission approved an amendment to the Special Use Permit. As part of that approval, the Planning Commission requested to review the Special Use Permit in one year to determine the adequacy of the conditions of approval. At its meeting of December 17, 2019, the Planning Commission conducted its one year review, found the conditions to be inadequate to meet the findings, and modified the conditions. The applicant appealed the Planning Commission decision. Since the Planning Commission December 17, 2019 meeting, the staff has identified new information that it would like to present to the Planning Commission as part of its review of the Special Use Permit. The Planning Commission will conduct a public hearing, and may modify the existing conditions of approval of the Special Use Permit as necessary to meet the required findings of fact.

Scheduled for review by [Planning Commission on February 26, 2020.](#)



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FEBRUARY 2020

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

Community Development Department