

**Item 7:
Staff Report**

**Master Plan
Update**

State of Nevada building purchases 2023 -2024

- 3850 Arrowhead Dr (Formerly Harley Davidson Financial)
96,000 sq ft Loss of Property Tax Revenue \$213,591.62+ (depending on date of purchase)
- 4070 Silver Sage Dr. (formerly GNCU Mortgage)
18,966 sq ft Loss of property Tax revenue \$29,644.24+ (depending on date of purchase)
- ❖ Pending 10375 Professional Circle Reno Nevada 79,248 Sq Ft

Leased State of Nevada and or other user office/buildings vacated or pending vacation 2023-2025

- 1550 E. College Parkway 49,168 sq ft Zoned LI
- 3427 Goni 14,400 sq ft Zoned LI
- 202 N Carson St. 12,146 sq ft Zoned DTMU
- 206 N Carson 13,000 sq ft Zoned DTMU
- Frontier Plaza N. Carson St. 42,908 sq ft Zoned RC
- 1000 E. Williams 10,000 sq ft Zoned GC
- 400 West King 30,117 sq ft Zoned RO
- 1200 Mountain St 20,632 sq ft Zoned RO
- 1350 S. Curry 26,500 sq ft Zoned RC
- 3665-3883 S. Carson (Buffalo Wild Wings) 17,712 sq ft Zoned GC

236583 sf

Vacant Space in major corridors:

- 800 N Carson 45,468 sq ft (City Center Motel) Zoned DTMU
- 600 S. Carson 184,184 sq ft plus additional 9,057 sq ft = 193,241 sq ft plus parking garage (Ormsby House) Zoned DTMU
- 3641 GS Richards Parkway 10,645 sq ft (Renown Office Building) Zoned RCP
- 3719 N Carson 18,500 sf (Carson Home Center) Zoned RC
- 3456 N Carson 170,000 sf ft (Kmart)Zoned RCP
- 3228 N Carson 70,000 sq ft (Center adjacent to Kmart) Zoned RCP
- 123 W. Nye Lane 16,823 sq ft Zoned RC
- 600 E. Williams 16,059 sq ft (Bank of America on Hwy 50) Zoned RC
- 755 N Roop 10, 548 sq ft Zoned GO
- 504 E. Musser 9,350 sq ft (Employer Insurance) Zoned GO
- 1350 S. Curry 13,650 sq ft Zoned RC
- 3390 S. Carson St 15,149 sq ft (Car Wash) Zoned GC
- 4450 S Carson St 19,200 sq ft (Terrible Herbst) Zoned MFA/GC

599,576 sf

Vacant Warehouse

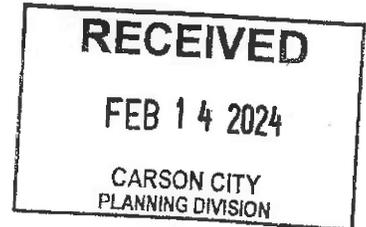
- 5221 Sigstrom 13,120 sq ft Zoned LI
- 4022 Technology Way 15,675 sf Zoned LI
- 4851 Goni 40,000 sq ft Zoned GI
- 1744 Forrest 23,400 sq ft Zoned LI
- 2144 College Parkway 9,641 sq ft Zoned LI
- 5228 Hwy 50 7,400 sq ft Zoned GI
- 1440 S. Curry 6,250 sq ft Zoned RC
- 550 Mallory 70,000 Zoned LI
- 2025 Kansas 30,529 sq ft Zoned LI

216,015 sf

1,052,174 sf

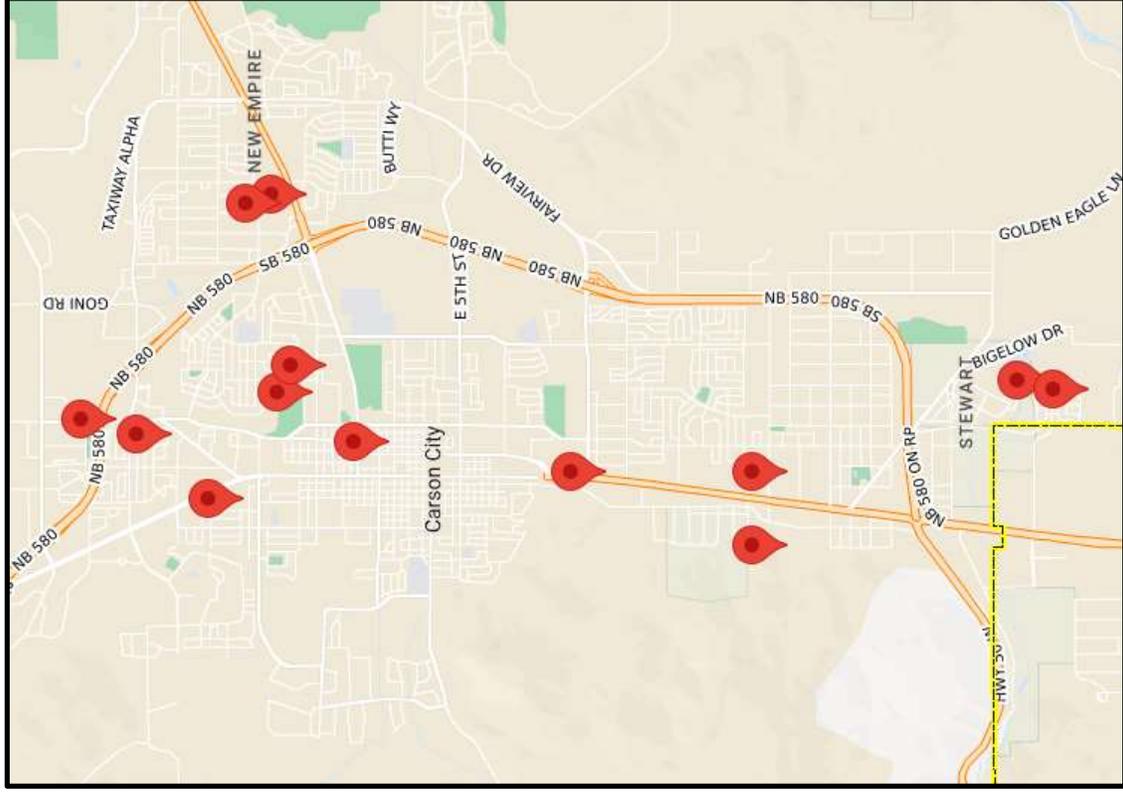
less Ormsby House, City Center and Kmart **-408,709**

643,465 11 football fields

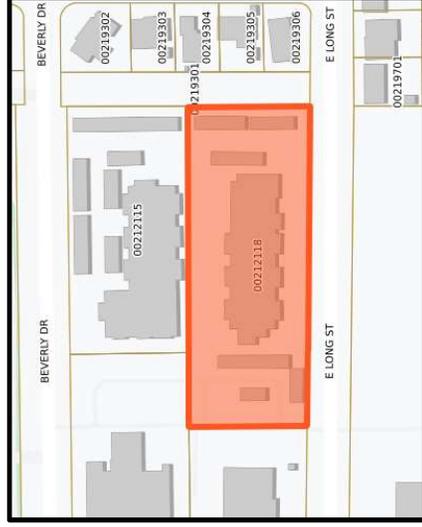


*RCVD from Teri
Preston*

Residential Projects Fully Constructed

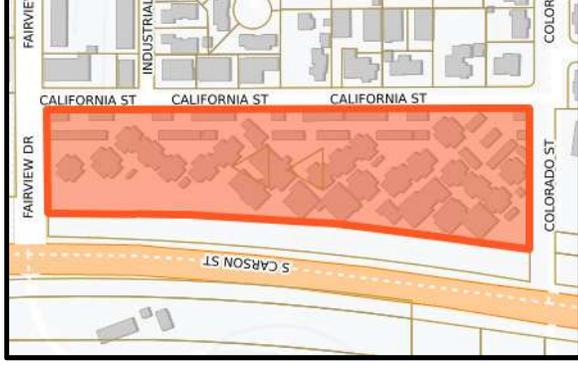


Autumn Village Senior Apartments



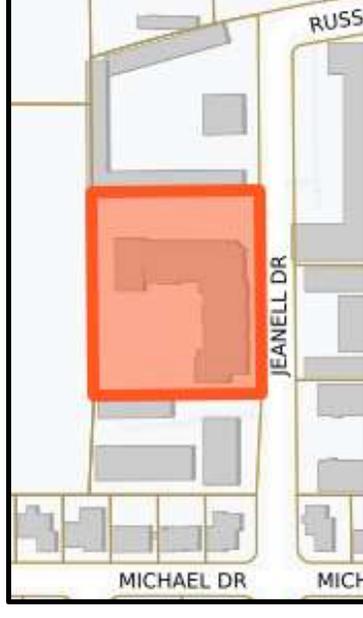
- 1150 E Long Street
- 42 units
- Entitlement: 11/30/2005
- Year Built: 2007

Southgate Apartments



- 2100 California Street
- Expansion of 48 additional units to existing property
- Entitlement: 12/19/2007
- Nevada Rural Housing
- Year Built: 2009

Richard's Crossing Apartments



- 430 Jeanell Drive
- 39 units
- Entitlement: 3/25/2015
- Year Built: 2016

Schulz Ranch Subdivision



- Race Track Road
- 416 total lots
- Final Map
Recordation –

Phase 1: 8/07/2014 100 lots Phase 3: 11/16/2017 111 lots

Phase 2: 7/21/2016 105 lots Phase 4: 10/04/2019 100 lots

Schulz Ranch Phase 5 Subdivision



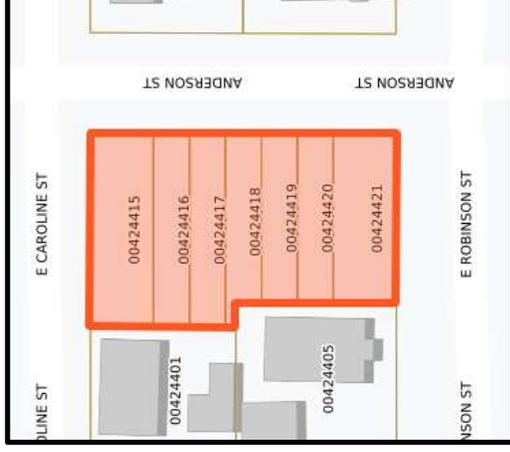
- Wheeler Peak Drive
- 29 lots
- Final Map
Recordation: 12/17/2020
- Year Built: 2021-2022

Bella Lago Apartments



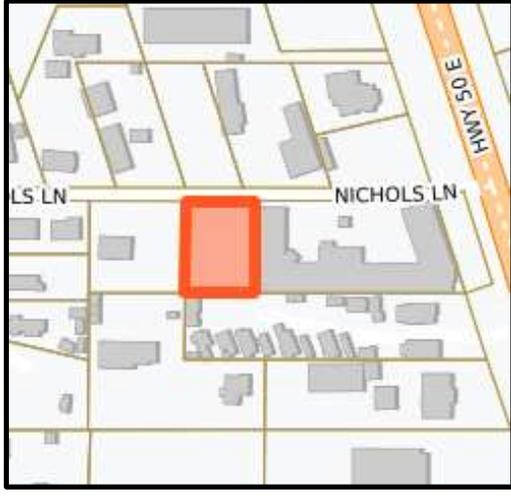
- 1600 Airport Road
- Expansion of 64 additional units to existing 175 units
- Entitlement: 4/27/2016
- Year Built: 2016

Anderson Street Townhomes



- E Robinson Street & Anderson Street
- 7 lots
- Final Map Recordation: 12/16/2015
- Year Built: 2017

Nichols Lane Apartments



- 1770 Nichols Lane
- 8 units
- Building Permit Issued: 4/10/2018
- Year Built: 2018

Valley Springs Apartments



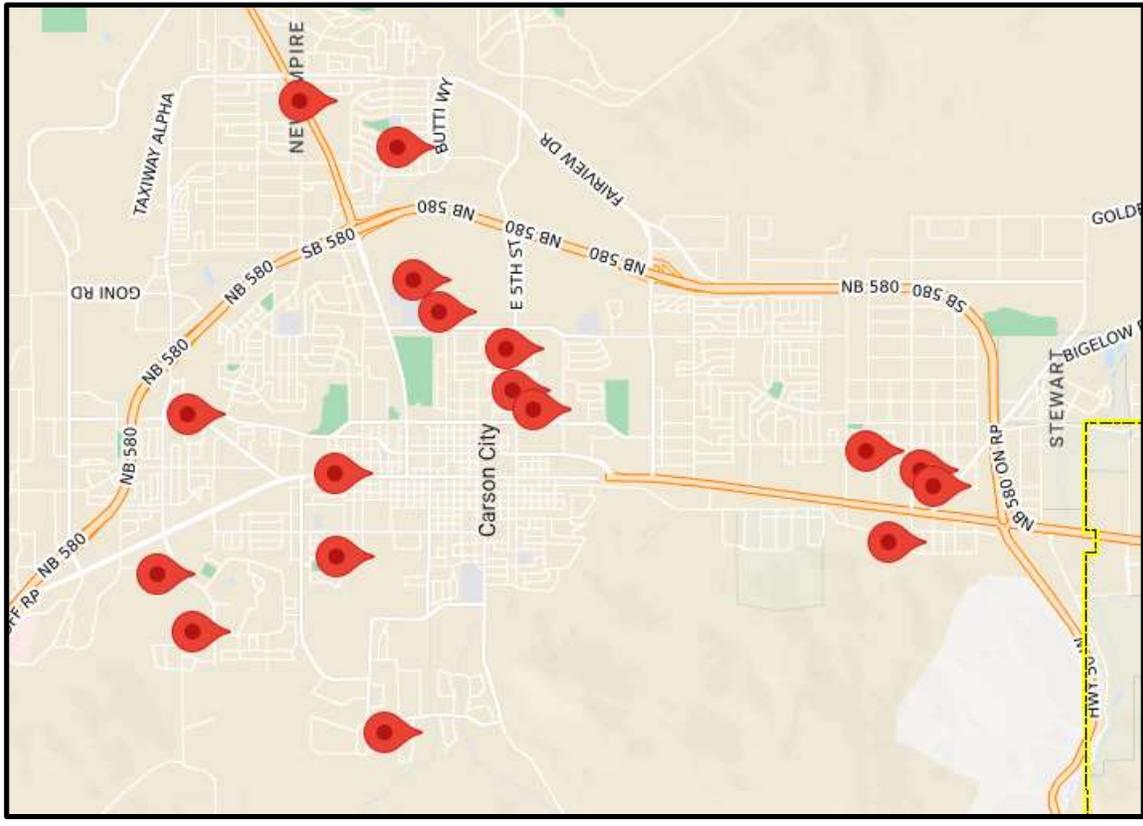
- 680 Hot Springs Road
- 62 units
- Building Permit Issued: 6/09/2020
- Year Built: 2021-2022

Emerson Cottages Subdivision



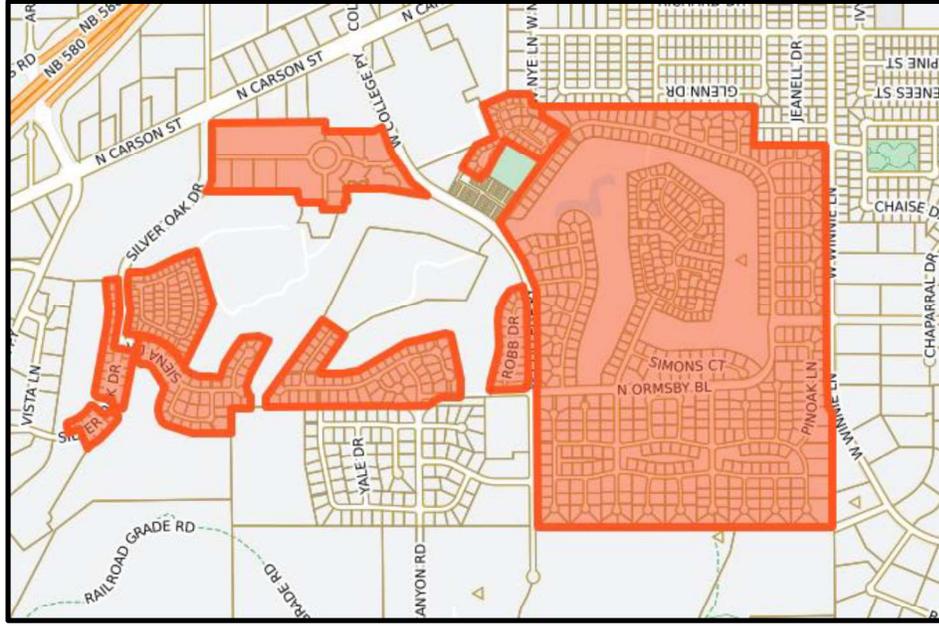
- Emerson Drive & College Parkway
- 42 lots
- Final Map Recordation: 5/20/2021
- Year Built: 2022-2023

Residential Projects Under Construction



Silver Oak Homes Subdivision

- W College Parkway
- 1,181 total lots
- Final Map
Recordation –



Phase 16: 1/06/2006
57 lots

Phase 20: 1/14/2015
17 lots

Phase 23-B: 12/14/2020
28 lots

Phase 17: 4/19/2013
15 lots

Phase 21: 5/25/2017
31 lots

Phase 24-A: 6/29/2021
35 lots

Phase 18: 5/23/2005
21 lots

Phase 22: 2/13/2018
38 lots

Phase 24-B: 10/02/2023
29 lots

Phase 19: 3/08/2007
10 lots

Phase 23-A: 4/23/2019
30 lots

Ross Park Cottages



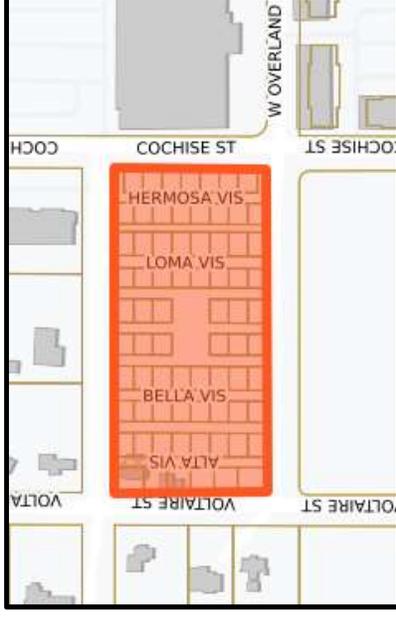
- Isabel Drive
- 23 lots
- Final Map
Recordation: 3/14/2017
- Infrastructure Complete –
no houses yet constructed

Arbor Villas Townhomes



- 1025 Arbor Road
- 147 lots
- Final Map
Recordation –
Phase 1: 4/20/2017
Phase 2: 11/05/2020

Clearview Ridge Subdivision



- Cochise Street &
W Roventini Way
- 73 lots
- Final Map
Recordation –
Phase 1 : 9/06/2019
Phase 2: 9/03/2021
Phase 3: 3/01/2023
- Infrastructure Complete –
no houses yet constructed

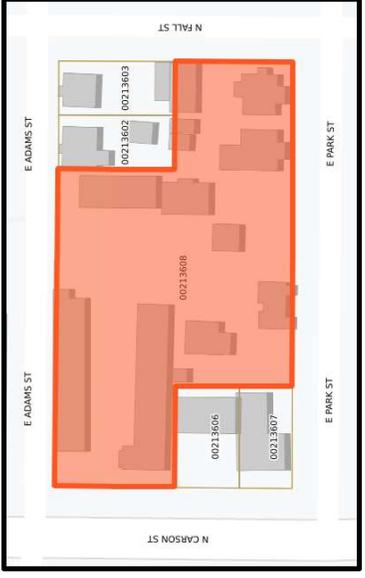
Little Lane Village Subdivision



- Little Lane & S Saliman Road
- 96 lots
- Final Map Recordation –

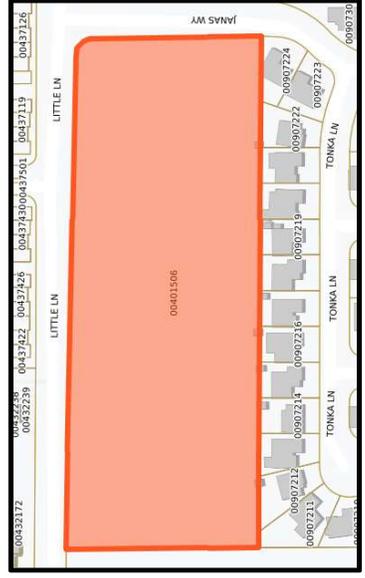
*Phase 1: 2/05/2021
Phase 2: 10/20/2022*

FISH Apartments



- 1455 N Carson Street
- 36 units
- Entitlement: 1/29/2020
- Construction Nearing Completion

Little Lane Apartments



- Little Lane & Janas Way
- 140 units
- Entitlement: 11/19/2019

Crosscreek Subdivision
Blackstone Ranch
Phase 1-A and 1-B



- N Saliman Road & E Robinson Street
- 119 lots
- Final Map Recordation –

Phase 1-A: 6/17/2021
Phase 1-B: 8/23/2022

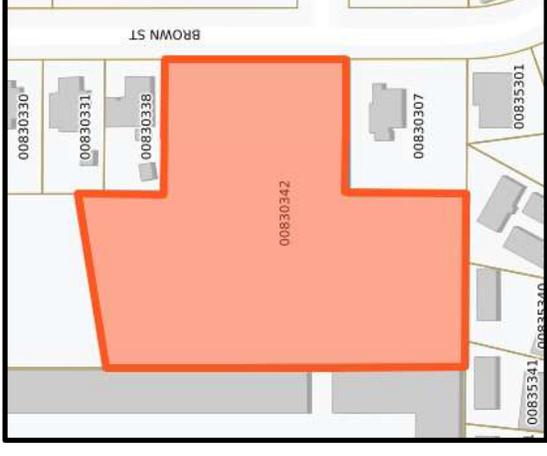
Silver View Townhomes



- Clearview Drive & Silver Sage Drive
- 34 units
- Final Map

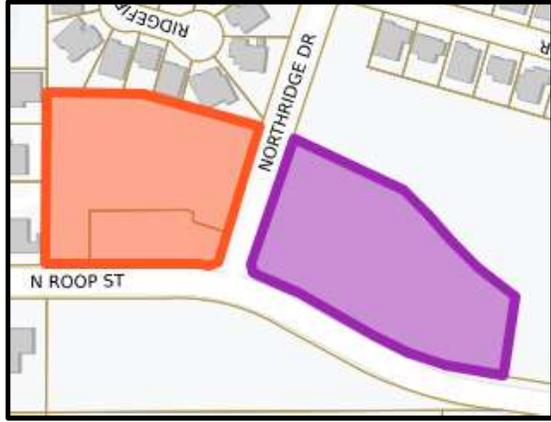
Recordation: 10/11/2021

Brown Street Apartments



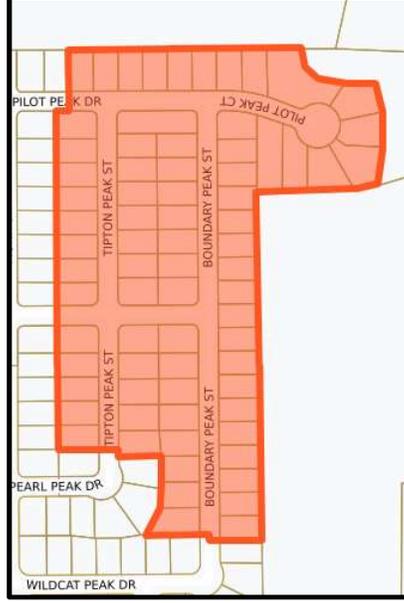
- 1630 Brown Street
- 81 units
- Entitlement: 1/26/2022

Roop Street Apartments



- N Roop Street
- 126 units
- Entitlement: 4/27/2022
- Red – Phase 1 is under construction
- Purple – Phases 2-4 are entitled

Mills Meadow Subdivision Blackstone Ranch Phase 1-C



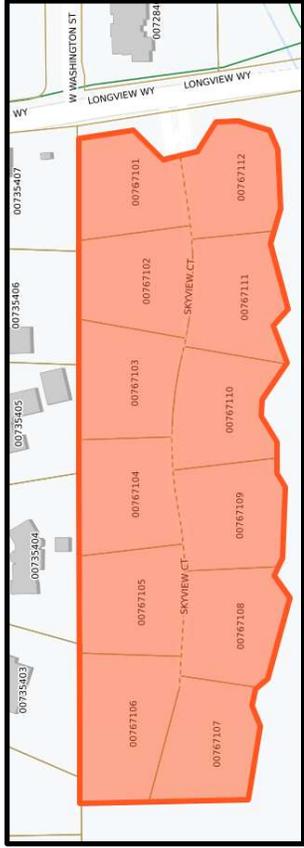
- N Saliman Road & E Robinson Street
- 70 lots
- Final Map
- Recordation: 8/23/2022

Andersen Ranch Subdivision



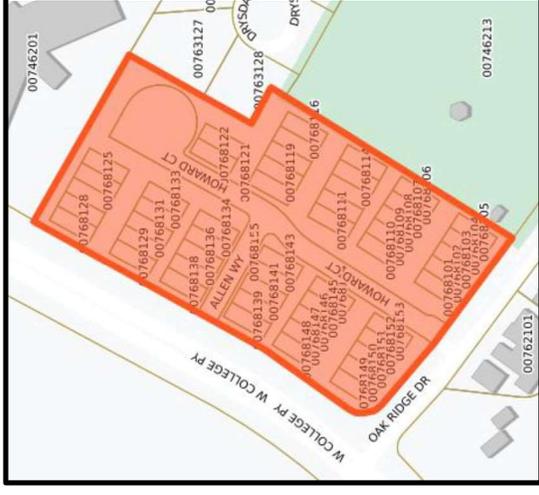
- Bravestone Avenue
- 203 lots
- Final Map
- Recordation: 8/30/2022

Adams Estates Subdivision



- Skyview Court
 - 12 lots
 - Final Map
- Recordation: 9/13/22

Roseview Townhomes



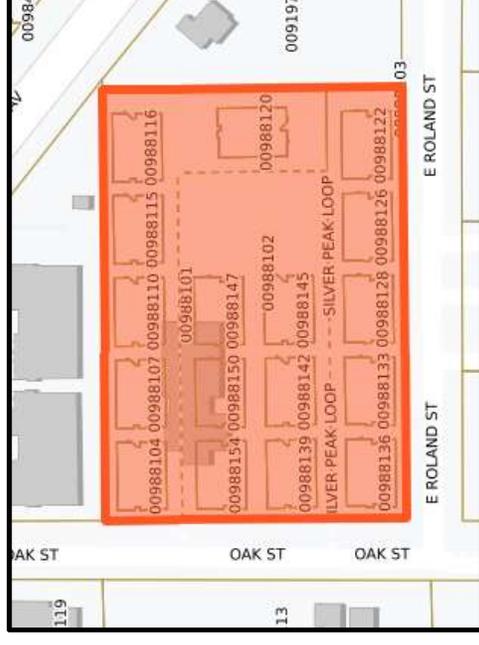
- Oak Ridge Drive & W College Parkway
 - 52 units
 - Final Map
- Recordation: 1/06/2023

Sierra Flats Apartments



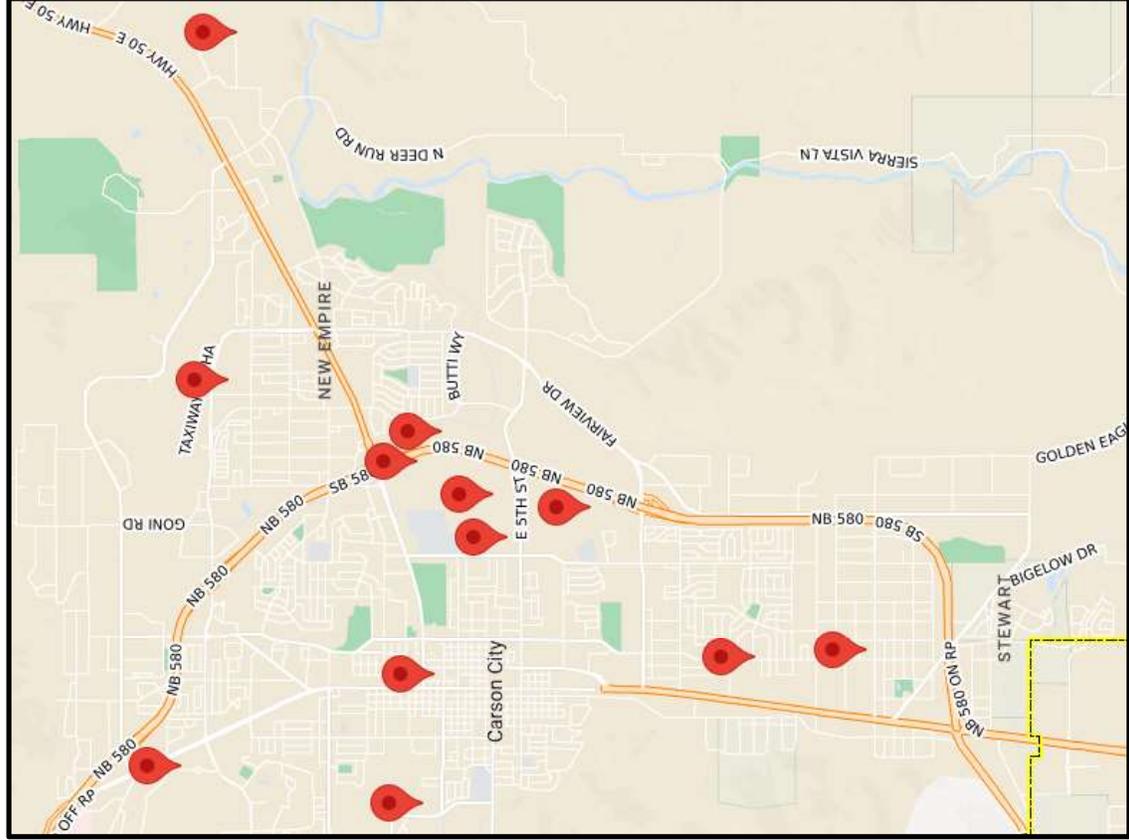
- N Butti Way & Airport Road
- 160 units
- Entitlement: 4/06/2023
- Building Permits Issued: 8/2023 & 12/2023

Silver Crest Condominiums



- 150 E Roland Street
- 51 units
- Final Map Recordation: 7/10/2023

Residential Projects: Construction Has Not Commenced

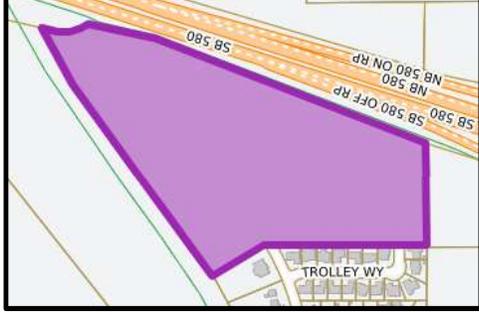


Plateau Development Subdivision



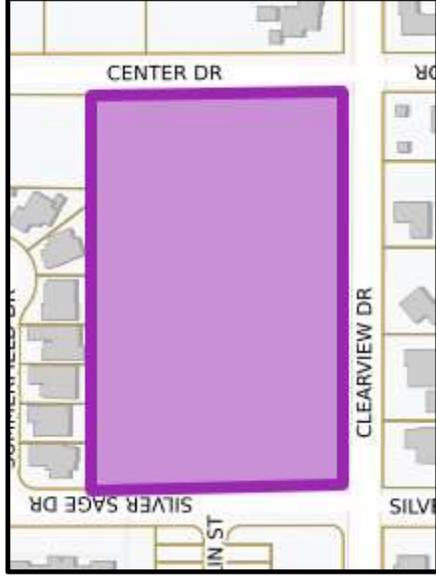
- Draco Way
- 270 lots
- Tentative Map
Approved: 12/20/2018
- Two-year Extension
Approved: 11/17/2022
- Expiration: 12/20/2024
- Building Permits: awaiting application

Blackstone Ranch South Subdivision



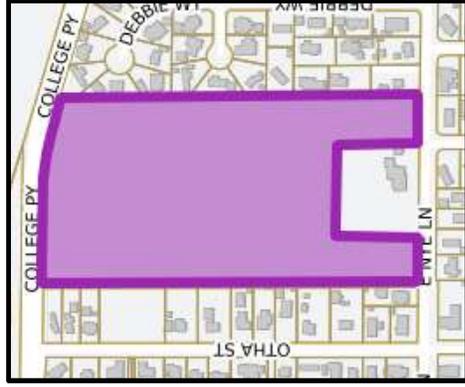
- Railroad Drive
- 103 lots
- Tentative Map
Approved: 7/18/2019
- Two-year Extension
Approved: 7/06/2023
- Expiration: 7/18/2025
- Building Permits: awaiting application

Borda Crossing Subdivision



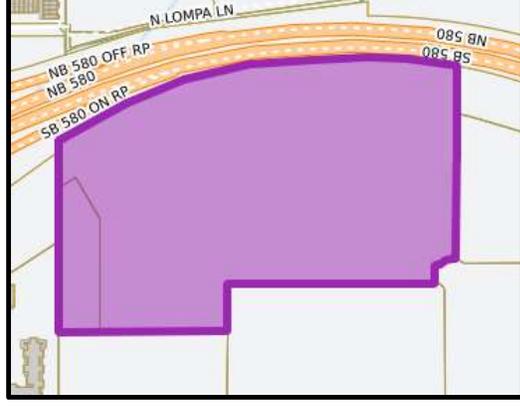
- Clearview Drive &
Silver Sage Drive
- 28 lots
- Tentative Map
Approved: 2/18/2021
- One-year Extension
Approved on: 12/07/2023
- Expiration: 2/18/2026
- Building Permits: awaiting application

East Nye Lane Subdivision



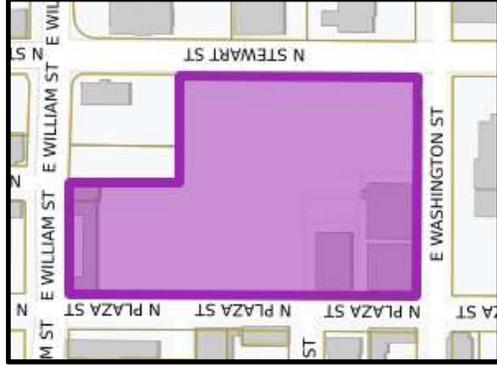
- E Nye Lane & Otha Street
- 61 lots
- Tentative Map Approved: 8/19/2021
- Expiration: 8/19/2025
- Building Permits: awaiting application

Blackstone Ranch North Phase III Subdivision



- E Robinson Street
- 137 lots
- Tentative Map Approved: 1/20/2022
- Expiration: 1/20/2026
- Building Permits: awaiting application

Altair Apartments



- 201 E William Street
- 207 units
- Entitlement: 1/26/2022
- One-year Extension Approved: 12/19/2023
- Expiration: 1/26/2025
- Building Permits: in review

Lompa Ranch West Apartments



- 1780 E 5th Street
- 360 units
- Building Permits: in review

Lompa Ranch North Apartments



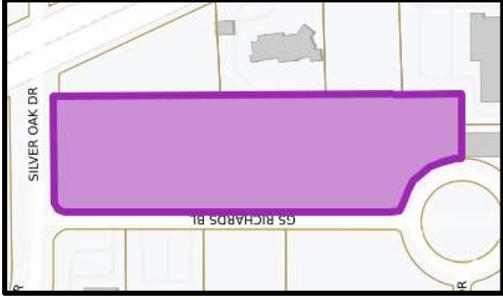
- 899 N Lompa Lane
- 306 units
- Entitlement: 12/20/2022
- Building Permits: in review

Ash Canyon Subdivision



- 1051 N Ormsby Boulevard
- 41 lots
- Tentative Map
Approved: 11/03/2022
- Expiration: 11/03/2026
- Building Permits: awaiting application

Silver Oak Apartments



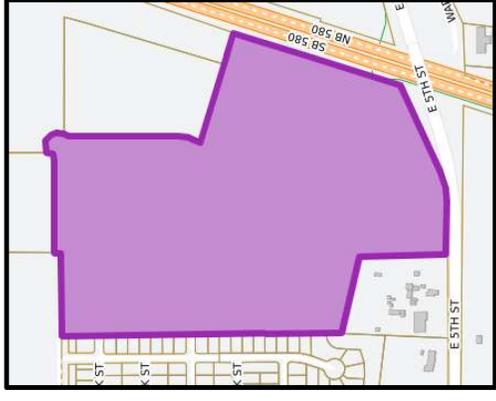
- GS Richards Boulevard
- 178 units
- Entitlement: 1/25/2023
- One-year Extension
Approved: 12/15/2023
- Expiration: 1/25/2025
- Building Permits: awaiting application

Stafford Way Apartments



- Stafford Way &
Silver Sage Drive
- 12 units
- Entitlement: 4/20/2023
- Expiration: 4/20/2024
- Building Permits: awaiting application

Blackstone Ranch Phase II Subdivision



- 2230 E 5th Street
- 204 lots
- Tentative Map
Approved: 8/17/2023
- Expiration: 8/17/2027
- Building Permits: awaiting application