



Community Development Department

Community Development Summary

Report – June 2026

BOCC – July 2nd, 2026



Mission Statement

The Lyon County Community Development Department is committed to promoting safe, sustainable, and vibrant communities by providing responsive, transparent, and professional services in planning, building, code enforcement, and economic development. We strive to guide growth in a manner that preserves the county's unique character, ensures public health and safety, supports responsible development, and fosters a thriving local economy for current and future generations.

- Lyon County Community Development Team



May/June 2026 Building – Residential Data

Residential Building Permit Type	Number of Permits
New Single Family - Residential	7
New Single Family - Addition	1
New Manufacture Home	4
New Single Family – Repeats	34
Accessory Structures	22
Master/Stock Plans	3
Road Encroachment Permits	24
Utility Permits	5
Miscellaneous Permits	41

- Lyon County Building Department has received a total of **223** permits for May and June 2026.
- Lyon County Building Inspectors completed **621** inspections for the month of May and June.
- **Current Building Permit Plan Review Time 2-3 weeks for the month of May and June**



May/June 2026 Building – Commercial Data

Commercial Building Permit Type	Number of Permits
Commercial – New Construction	1
Commercial – Wireless Communication Facility	4
Commercial – Tenant Improvement	1
Commercial – Site Improvement/Grading	1

- Lyon County Building Department has received a total of **24** commercial permit applications for the month of May and June 2026.
- **New Construction Permits:**
 - 26-0652 – 111 Airpark Vista Blvd, Dayton, NV -> New Pump House Building



May/June 2026 Building – Updates

■ Plan Review Timelines

- Current Plans Review timeline are **2-3 weeks for the month of June.** Staff will continue to maintain this timeline extending into the future pending any future staff shortages.

■ Building Department Projects

- Staff has gone through the **second** round of staff level review regarding the MOU with CLFPD. In conversation with the CLFPD Fire Marshall, the plan moving forward is to bring the MOU to the respective boards for discussion and possible action to make further amendments or approve as proposed. MOU will be on the July 16th BOCC agenda.
- Staff is working with software provider to create a feedback system in the online portal software (IN PROGRESS)
- Staff is continuing to make adjustments to the current software program in an effort to make it more customer friendly and efficient for staff (IN PROGRESS)
- Staff has completed a residential and commercial checklist and attached it to the building department application. The checklists are also separately uploaded to the building department webpage. The goal of the checklists is have applicants provide more complete permit package submittals and plan submittals to avoid or reduce review comments.



Community Development Department

May/June 2026 Planning Data (Intake)

Planning Application Type	Number of Applications
Temporary Use Permit, Events	3
Certificate of Amendment	1
Planned Unit Development, Tentative	1
Planned Unit Development, Final	1
Planned Unit Development, Amendment	1

Planning

Building

Engineering

Code Enforcement

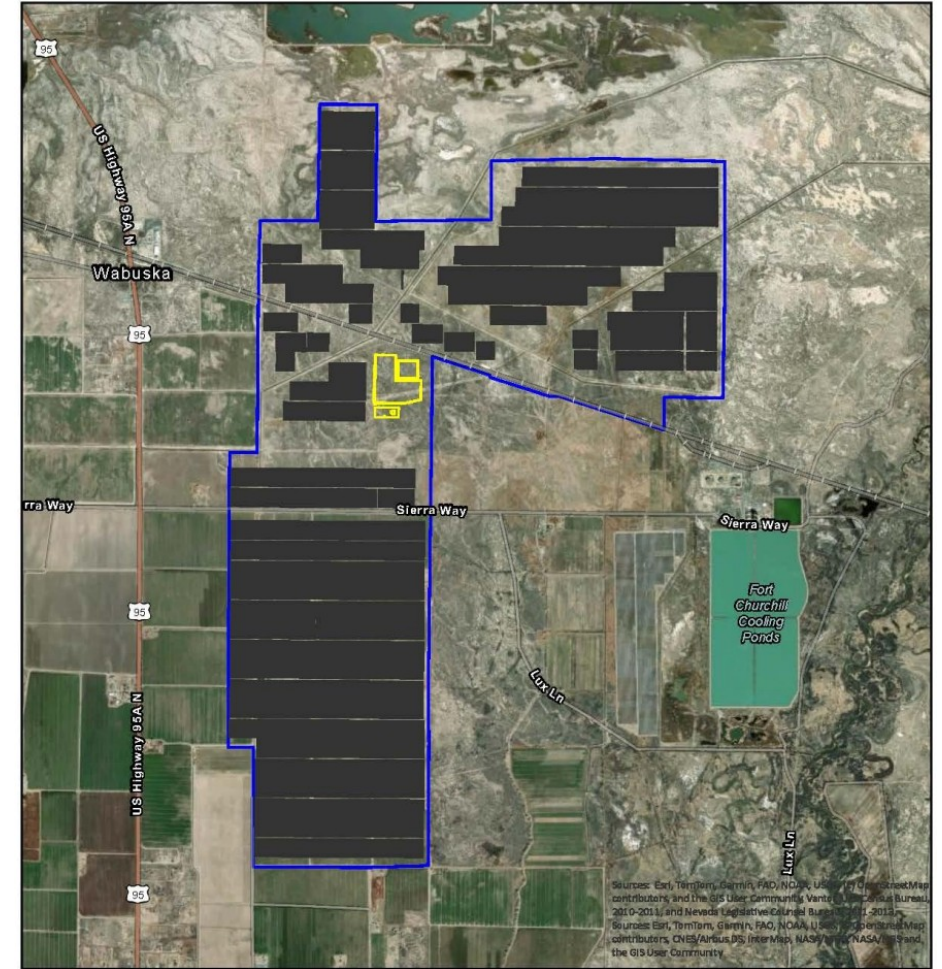
Economic Development



Community Development Department

May/June 2026 - Planning Data (Intake)

- **PLZ-2026-040 – PUD (FINAL) – Winston Solar**
 - Located: North Mason Valley access from Sierra Way
 - Proposed 400 MW Solar Energy Facility with Battery Energy Storage Systems on approx. 2,374.5 acres.
 - Status: Staff has issued the final approval based on the Tentative PUD Approval

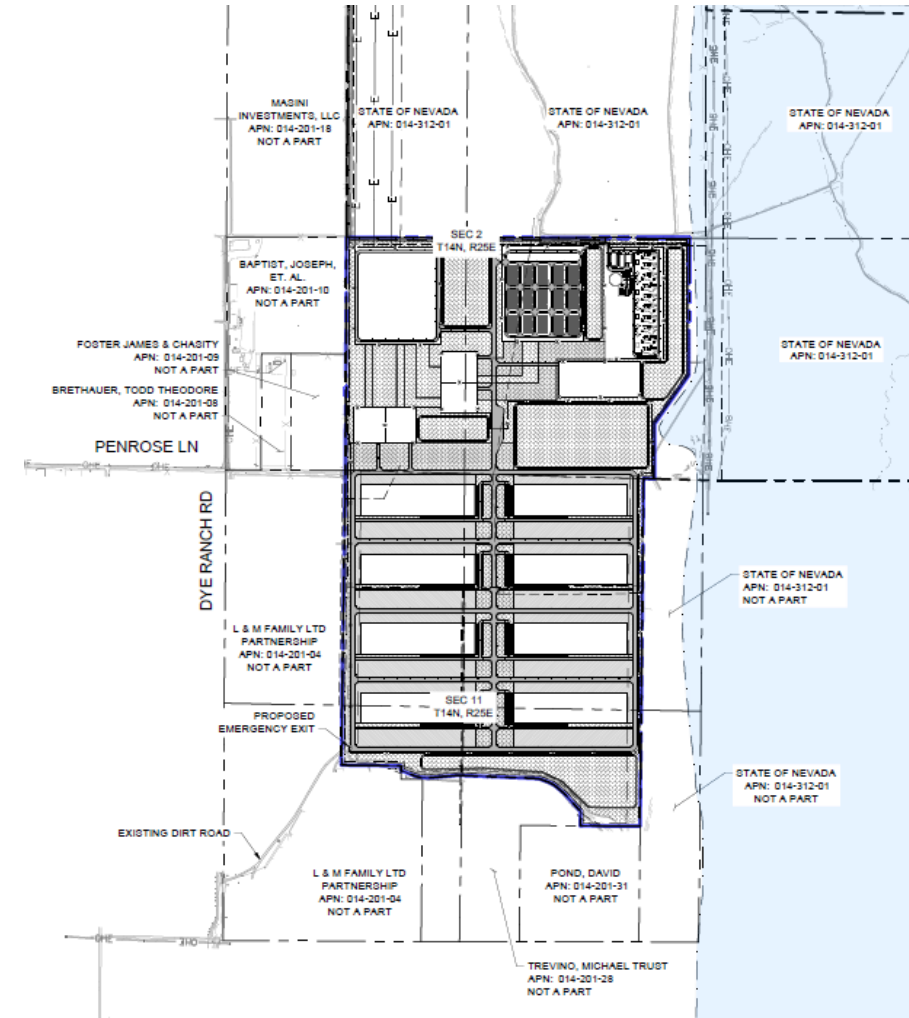




May/June 2026 - Planning Data (Intake)

Community Development Department

- **PLZ-2026-041 – PUD (Tentative) – Monarch Data Center**
 - Located: 155-150 Penrose Lane, Mason Valley, NV
 - 1,000 MW Data Center Facility with 500 MW Battery Energy Storage and 500 MW Natural Gas Power Plant



Planning

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May/June 2026 Planning – Updates

■ Ordinances

■ Code Enforcement

- Ordinance is currently under legal review with District Attorney's Office prior to being brought forward to the board.

■ Event Ordinance

- Staff is in the final stages of creation and review (IN PROGRESS).
- Staff is working to simplify the changes and do a code analysis to make sure any reference sections have consistent and accurate information. If not, staff will need to propose changes to those sections as well.

■ Land Use Table

- Staff continues to work at proposed updates to the land use table to potentially create accessory uses in the land use tables, modify uses, and add new uses.

■ Data Center Ordinance

- Data Center Ordinance Workshop scheduled for **August 3rd, 2026 at 9:00 am in the BOCC Chambers**

■ Other Projects:

- Staff is working with Utilities, County Engineer, and Roads Department to develop Design Criteria and Improvement Standards Manual.
 - This Manual will be a living document which will guide development projects during design to meet County standards.



Active Development Projects

■ **Libra Solar Project (South Mason Valley)**

- Access Road Permit has been issued for improvements to a portion of E Walker Road/Reese River Road - (ISSUED)
 - Contractor has begun paving E Walker Road per the approved Conditional Use Permit.
- Received Building Permit for the Gen-Tie Line – (ISSUED)
- Received TUP's for two material/laydown yards (ISSUED)
- **E Walker to Walker River State Recreation Area has been paved and is under the Road Maintained Agreement with the County. Acceptance of improvements will be deferred until construction is completed within Mineral County.**

■ **Rural Nevada Counseling – Silver Springs (ISSUED)**

- The project consists of a proposed 10,594 square foot (sf) building in the middle of three lots proposed for the development located at the southwest corner of the intersection of Lake Avenue and Hwy 95A in Silver Springs.
- The proposed building will be on APN 018-413-02 with additional parking, stormwater drainage and landscaping proposed on APN 018-413-01.
- Future development which may include a future building, additional landscaping and parking may be considered on APN 018-413-03
- **Progress Update:**
 - Footings and under flood slab and plumbing have been inspected and approved.



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Active Development Projects

- **NV Energy Laydown Yard (7625 Blackhawk Road, 74 acre laydown yard)**
 - Grading Permit (ISSUED)
 - Temporary Use Permit (ISSUED)
 - Waiting on Road Maintenance Agreement for Black Hawk Road before Grading Activities can commence. Contractor allowed to proceed with limited movement on site.
 - Contractor will be at the July 1st Stagecoach Citizen Advisory Board for a presentation.
- **Comstock Metals Corp. - Recycling Storage Yard (Grading and New Office Building – Silver Springs)**
 - Location: 800 Lake Avenue, Silver Springs
 - Grading Permit is issued for the site. Storage of material cannot commence until office building is approved and constructed per the CUP.
 - New Office Building (200 sq-ft). (PERMIT ISSUED)
- **Comstock Metals Corp. - Tenant Improvement (Silver Springs)**
 - Location: 600 Lake Avenue, Silver Springs, NV
 - 5,000 sq-ft Tenant Improvement located 600 Lake Avenue, Silver Springs, NV (IN PROCESS)
 - Waiting on Review Comment Response from Applicant
- **Microsoft Data Center Campus (Silver Springs)**
 - Location: North of HWY 50 and West of Hwy 95A (North of NDOT Maintenance Yard) in Silver Springs, NV.
 - Administrative design review for the project has been completed and **issued on 4/24/2026**
 - Grading Permit Plans for the Data Center Campus and Substation Projects are in review with the County Engineer.

Planning

Building

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Floodplain Development Projects

Community Development Department

- **Carson Water Subconservancy District Projects**
 - **Gold Canyon Area Drainage Master Plan**
 - BOCC has approved the adoption of the Gold Canyon Area Drainage Master Plan
- **Smith Valley/Wellington – Walker River Flood Inundation Study**
 - Staff has met with Walker River Irrigation District and US Army Corps of Engineers to kick-off the project.
 - Staff has provided field tours of the Walker River Basin to inform the flood inundation study.