



**Community Development Department**

**Community Development Summary  
Report – July 2026**

BOCC – August 20<sup>th</sup>, 2026



# Mission Statement

Community Development Department

**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**

Planning

Building

Engineering

Code Enforcement

Economic Development



# July 2026 Building – Residential Data

| Residential Building Permit Type | Number of Permits |
|----------------------------------|-------------------|
| New Single Family - Residential  | 2                 |
| New Single Family - Addition     | 1                 |
| New Manufacture Home             | 9                 |
| New Single Family – Repeats      | 16                |
| Accessory Structures             | 10                |
| Road Encroachment Permits        | 16                |
| Miscellaneous Permits            | 56                |

- Lyon County Building Department has received a total of **110** permits for July 2026.
- Lyon County Building Inspectors completed **1,064** inspections for the month of July 2026.
- **Current Building Permit Plan Review Time 3-5 weeks for the month of July 2026.**



# July 2026 Building – Commercial Data

| Commercial Building Permit Type              | Number of Permits |
|----------------------------------------------|-------------------|
| Commercial – New Construction                | 3                 |
| Commercial – Wireless Communication Facility | 2                 |
| Commercial – Tenant Improvement              | 1                 |
| Commercial – Site Improvement/Grading        | 1                 |

- Lyon County Building Department has received a total of **15** commercial permit applications for the month of July 2026.
- **New Construction Permits:**
  - 26-0823 – 0 Hwy 50, Mark Twain, NV -> New Chevron Truck Stop (Six Mile Canyon Road)
  - 26-0750 - 76 Miles Road, Mound House, NV → NEW 2,160 sf Warehouse



# July 2026 Building – Updates

Community Development Department

## ■ Plan Review Timelines

- Current Plans Review timeline are 3 -5 weeks for the month of July. Building Department experienced slight staff shortages during the month of July.

## ■ Building Department Projects

- 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 is working with software provider to make the overall design and aesthetics more palatable for the building community while also making the permitting platform easier to navigate.
- 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.
- Staff is also conducting research on potentially developing a policy to allow a Master Stock Plan process for pre-fabricated accessory structures in an effort to expedite the permitting process.



# July 2026 Planning Data (Intake)

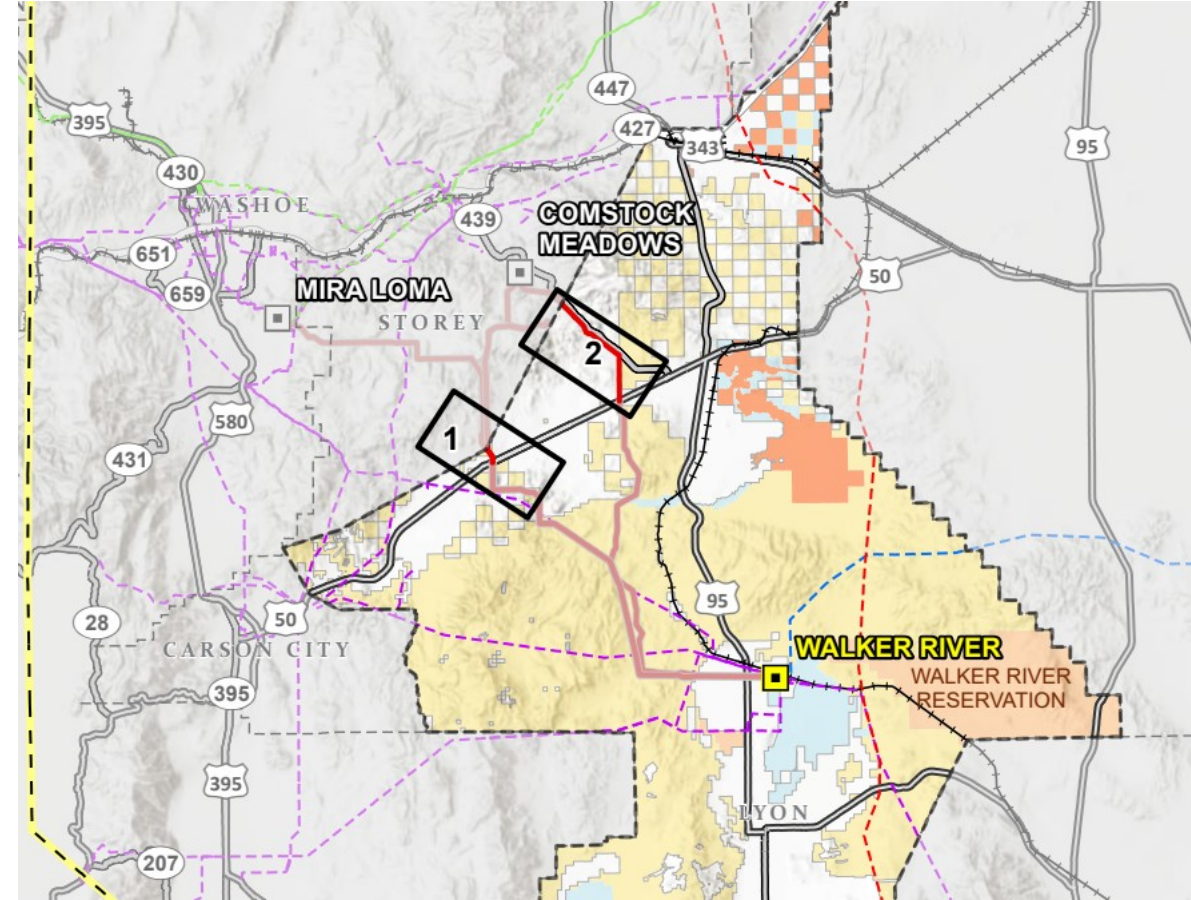
| Planning Application Type           | Number of Applications |
|-------------------------------------|------------------------|
| Temporary Use Permit, Events        | 2                      |
| Conditional Use Permit              | 1                      |
| Parcel Map, Tentative               | 2                      |
| Zoning Map Amendment                | 2                      |
| Planned Unit Development, Amendment | 1                      |



# July 2026 - Planning Data (Intake)

- **PLZ-2026-051 – NV Energy Conditional Use Permit Amendment, Common Tie Facilities**

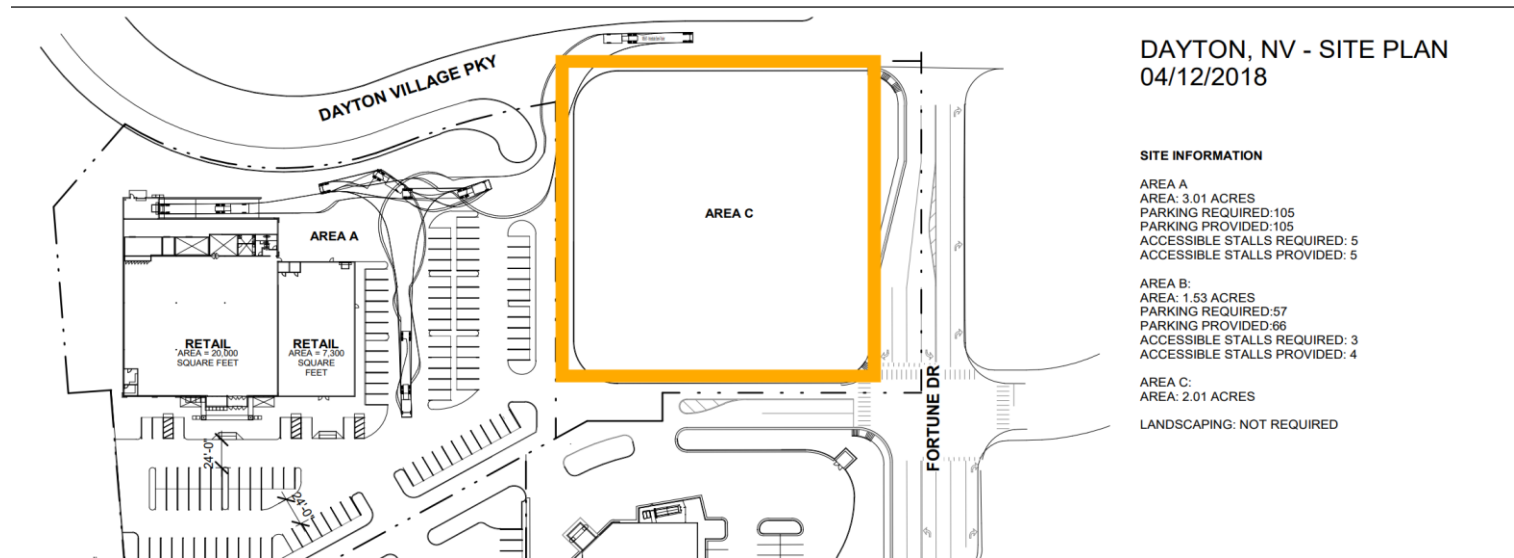
- **Located:** North of Hwy 50
- **Description:** Three (3) aboveground, single-circuit 345-kilovolt (kV) electric power transmission lines. All 3 lines originate at Walker River Substation and extend west and northwest to Storey County. This amendment is for the portion of the lines north of Hwy 50 to the Storey County Line.
- **Status:** Public Hearing August 20<sup>th</sup>, 2026





# July 2026 - Planning Data (Intake)

- **PLZ-2026-052 – Temporary Use Permit, Event**
  - **Located:** 7 Dayton Village Parkway, Dayton, NV
  - **Description:** A 20-vehicle display to raise donations for “Independence From Hunger.” This is a company wide initiative in July and Trunk or Treat car show in October.
  - **Guest Count:** Approx. 150





- **PLZ-2026-052 – Parcel Map, Tentative**
  - **Located:** 20 Miley Road, Mason Valley, NV
  - **Description:** 10.68 acre parcel to be split in to two parcels. Pre-existing residence on the northern portion of the parcel and would like to create a new vacant parcel.





# July 2026 Planning – Updates

Community Development Department

## ■ 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 (PRELIMINARY).

### ■ Data Center Ordinance

- Workshop was held on August 3<sup>rd</sup>, 2026
- Staff is currently review comments from the public and commissioners and looks to make the appropriate changes.

### ■ Development Agreement Ordinance

- Staff will work with Government Affairs Director, Taylor Allision, to propose an ordinance to amend Title 15 Chapter 110 creating adequate procedures and standards for larger development projects.

## ■ 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.
- Staff is working with DRI to develop the Lyon County Water Resources Plan. Section 1 -3 have been drafted. Section 4 is the next section in process in which staff and DRI will review the Supply vs. Demand through the County.



# 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.
  - Water Lateral Service Approved
  - Sewer Later Approved



# Active Development Projects

Community Development Department

- **NV Energy Laydown Yard (7625 Blackhawk Road, 74 acre laydown yard)**
  - Grading Permit (ISSUED)
  - Temporary Use Permit (ISSUED)
  - NV energy also applied for electrical permits to provide temporary power to job trailers and security lights.
- **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 CLFPD and Lyon County Utilities to approve permit.
- **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 approved.
  - Construction Anticipated to begin end of August.
- **Silver Springs Waste Management Station**
  - Location: 2425 Almond Drive, Silver Springs, NV
  - Staff issued a Temporary Certificate of Occupancy for the project. The site has met the necessary requirements to protect the public and employees and the allow the transfer station to open. Remaining items to be completed include:
    - Landscaping
    - Commercial Well
    - Completion of the Modular Office Building

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# Floodplain Development Projects

Community Development Department

- **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.
  - US army Corps of Engineers is currently conducting the modeling to extend from Hoyo Canyon to the terminus near Julián Lane in North Mason Valley.