

Item # 13B

**City of Carson City  
Agenda Report**

**Date Submitted:** March 11, 2008

**Agenda Date Requested:** March 20, 2008  
**Time Requested:** 10 minutes

**To:** Mayor and Board of Supervisors

**From:** Development Services - Planning Division

**Subject Title:** Action to approve a Master Plan Amendment application from George Szabo (property owner: Vidler Water Company, Inc.) to modify the Master Plan land use designation boundary of three parcels from Low Density Residential (5 acres) and Conservation Reserve (approximately 40 acres) to Low Density Residential (approximately 6 acres) and Conservation Reserve (approximately 39 acres), on property located at 5080 Hells Bells Road, APNs 010-581-05 and -06 and 010-582-06. (MPA-07-218)

**Staff Summary:** The proposal would amend the boundaries of the Master Plan Land Use Map to remove a portion of the current Low Density Residential (LDR) designation from the floodplain and relocate it to approximately six acres of property above the floodplain. It would also allow the LDR portion of the property to be rezoned to Single Family One Acre (SF1A).

**Type of Action Requested:**

- Resolution
- Formal Action/Motion
- Ordinance
- Other (Specify)

**Does This Action Require A Business Impact Statement:**  Yes  No

**Planning Commission Action:** Recommended approval February 27, 2008 by a vote of 7:0.

**Recommended Board Action:** I move to approve a Master Plan Amendment application from George Szabo (property owner: Vidler Water Company, Inc.) to modify the Master Plan land use designation boundary of three parcels from Low Density Residential (5 acres) and Conservation Reserve (approximately 40 acres) to Low Density Residential (approximately 6 acres) and Conservation Reserve (approximately 39 acres), on property located at 5080 Hells Bells Road, APNs 010-581-05 and -06 and 010-582-06.

**Explanation for Recommended Board Action:** The Board of Supervisors is required to take final action on all Master Plan Amendments. See the attached staff report to the Planning Commission for further information.

**Applicable Statute, Code, Policy, Rule or Regulation:** CCMC 18.02.070 (Master Plan).

**Fiscal Impact:** N/A  
**Explanation of Impact:** N/A  
**Funding Source:** N/A

**Alternatives:** 1) Deny the application, or