Hem# 7B

() Yes (X) No

City of Carson City Agenda Report

Date Submitted: November 25, 2008

Agenda Date Requested: December 4, 2008

Time Requested: 5 minutes

To: Mayor and Board of Supervisors

From: Planning and Community Development

Subject Title: Action to approve a request for a one-year extension of the Final Map for the Common Open Space Subdivision known as Summer Hawk (property owner: Stanton Park Development and Hansler, LLC) located approximately 1,030 feet west of the intersection of Rhodes and South Curry Street. (File TSM-06-203)

Staff Summary: The current subdivision approval will expire on April 19, 2009. This request would extend the Final Map recordation to April 19, 2010 to better facilitate the success of the project, which involves subdividing five parcels into 201 residential lots with approximately 473 acres as parkland and open space on a total of 548.2 acres.

Type of Action Requested:	
() Resolution	() Ordinance
(X) Formal Action/Motion	() Other (Specify)

Does This Action Require A Business Impact Statement:

Planning Commission Action: Recommended approval 6 Ayes, 0 Nays and 1 Absent at the regularly scheduled Planning Commission Meeting of November 29, 2006.

Prior Board Action: Approved the Tentative Common Open Space Subdivision Map on April 19, 2007 with a vote of 5 Ayes and 0 Nays.

Recommended Board Action: I move to approve a request for a one-year extension of the Final Map for the Common Open Space Subdivision known as Summer Hawk located approximately 1,030 feet west of the intersection of Rhodes and South Curry Street.

Explanation for Recommended Board Action: The applicants are submitting their request at least 30 days prior to the tentative map expiration per condition of approval #40 of the Tentative Common Open Space Subdivision Map. Staff recommends that the Board of Supervisors approve the one-year extension of the Final Map recordation requirement to April 19, 2010.

Applicable Statute, Code, Policy, Rule or Regulation: 18.02.050 (Review).	: CCMC 17.05 (Tentative Maps),
Fiscal Impact: N/A	
Explanation of Impact: N/A	
Funding Source: N/A	
Alternatives: 1) Deny request	
Supporting Material: 1) Request for extension	
Prepared By: Janice Brod, Management Assistant I	
Reviewed By: (Planning Division Director) (Development Sorvices) Director) (City Manager) (District Attorney's Office)	Date: ///24/08 Date:
Board Action Taken:	
Motion:	Aye/Nay
(Vote Recorded By)	



November 10, 2008

Board of Supervisors 2621 Northgate Lane, Suite 62 Carson City, Nevada 89706

Request for Extension TSM-06-203

RECEIVED

NOV 1 4 2008

CARSON CITY PLANNING DIVISION

Dear Board of Supervisors,

We respectfully submit our request for a one-year extension of the Final Map recordation requirement of TSM-06-203. Per condition of approval #40 we are submitting this request at least 30 days prior to tentative map expiration. Due to industry and market conditions beyond our control we appreciate the allowance of time to April, 19 2010 in order to better facilitate the success of the project.

Sincerely

Mike Lemke

Division President

Syncon Homes