

**City of Carson City  
Agenda Report**

**Date Submitted:** August 11, 2009

**Agenda Date Requested:** August 20, 2009

**Time Requested:** 5 minutes

**To:** Mayor and Board of Supervisors

**From:** Public Works - Planning Division

**Subject Title:** Action to adopt Bill No. 118, on second reading, Ordinance No.\_\_\_\_, an ordinance amending Carson City Municipal Code Title 17, Division of Land, Subdivision of Land, Chapter 17.06, Final Maps, Section 17.06.015, Time Limit for Recording, to increase the time for filing final maps from two years to four years after the initial tentative approval, and to increase the time for filing subsequent phase maps from one year to two years; and amending Carson City Municipal Code Title 17, Division of Land, Subdivision of Land, Chapter 17.09, Planned Unit Development, Section 17.09.055, Time Limits for Filing Application for Final Approval, to increase the time for filing final maps from two years to four years after the initial tentative approval, and to increase the time for filing subsequent phase maps from one year to two years, and other matters properly related thereto. (ZCA-09-056) (Lee Plemel)

**Summary:** The proposed ordinance would create standards consistent with the provisions of the recently amended Nevada Revised Statutes related to approval periods for Tentative Subdivision Maps.

**Type of Action Requested:**

- |   |  |
|---|--|
| <input type="checkbox"/> Resolution           | <input checked="" type="checkbox"/> Ordinance-Second Reading |
| <input type="checkbox"/> Formal Action/Motion | <input type="checkbox"/> Other (Specify)                     |

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

**Planning Commission Action:** Recommended approval on July 29, 2009 by a vote of 6 ayes, 0 nays and 1 absent.

**Prior Board Action:** Recommended approval on August 6, 2009 by a vote of 5 ayes, 0 nays, and 0 absent.

**Recommended Board Action:** I move to adopt Bill No. 118, on second reading, Ordinance No.\_\_\_\_, an ordinance amending Title 17, Division of Land, Subdivision of Land, Chapter 17.06, Subdivision Final Maps, section 17.06.015, Time Limit for Recording, and Chapter 17.09, Planned Unit Development, section 17.09.055, Time Limits for Filing Application for Final Approval, to increase the time for filing final maps from two years to four years after the initial tentative approval, and to increase the time for filing subsequent phase maps from one year to two years, and other matters properly related thereto.

**Explanation for Recommended Board Action:** The Board of Supervisors, pursuant to Carson City Municipal Code, is required to take final action on all code amendments.

**Applicable Statute, Code, Policy, Rule or Regulation:** 18.02.075 Zoning Code Amendments

**Fiscal Impact:** N/A


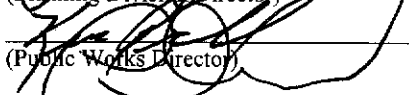


**Explanation of Impact:** N/A

**Funding Source:** N/A

**Alternatives:** 1) Refer back to staff and Planning Commission for further review  
2) Do not introduce the ordinance (leave the code requirements the same as they are now).

**Supporting Material:** 1) Ordinance

**Prepared By:** Janice Brod, Management Assistant V

**Reviewed By:**  Date: 8.11.09  
(Planning Division Director)  
 Date: \_\_\_\_\_  
(Public Works Director)  
 Date: 8/11/09  
(City Manager)  
 Date: 8-11-09  
(District Attorney's Office)

**Board Action Taken:**

Motion: \_\_\_\_\_ 1) \_\_\_\_\_ Aye/Nay  
2) \_\_\_\_\_ \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
(Vote Recorded By)

BILL NO. 118

ORDINANCE NO. 2009-\_\_\_

AN ORDINANCE AMENDING CARSON CITY MUNICIPAL CODE TITLE 17, DIVISION OF LAND, SUBDIVISION OF LAND, CHAPTER 17.06, FINAL MAPS, SECTION 17.06.015, TIME LIMIT FOR RECORDING, TO INCREASE THE TIME FOR FILING FINAL MAPS FROM TWO YEARS TO FOUR YEARS AFTER THE INITIAL TENTATIVE APPROVAL, AND TO INCREASE THE TIME FOR FILING SUBSEQUENT PHASE MAPS FROM ONE YEAR TO TWO YEARS; AND AMENDING CARSON CITY MUNICIPAL CODE TITLE 17, DIVISION OF LAND, SUBDIVISION OF LAND, CHAPTER 17.09, PLANNED UNIT DEVELOPMENT; SECTION 17.09.055, TIME LIMITS FOR FILING APPLICATION FOR FINAL APPROVAL, TO INCREASE THE TIME FOR FILING FINAL MAPS FROM TWO YEARS TO FOUR YEARS AFTER THE INITIAL TENTATIVE APPROVAL, AND TO INCREASE THE TIME FOR FILING SUBSEQUENT PHASE MAPS FROM ONE YEAR TO TWO YEARS, AND OTHER MATTERS PROPERLY RELATED THERETO.

Fiscal effect: None

THE BOARD OF SUPERVISORS OF CARSON CITY DO ORDAIN:

SECTION I:

That the Carson City Municipal Code Chapter 17.06 (Final Maps), Section 17.06.015 (Time Limit For Recording) is hereby amended, in part, as follows:

**17.06 Final Maps.**

**17.06.015 Time Limit for Recording.**

[A]1. Except as otherwise provided in paragraph 2, a final map, prepared in accordance with the tentative map, for the entire area for which the tentative map has been approved or the first of a series of final maps covering a portion of the approved tentative map must be approved by the Board for recording within two years after the approval of a tentative map unless a longer time is provided for in an approved development agreement with the City. If the subdivider elects to present a successive map in a series of phased final maps, the successive final map must be approved by the Board within one year of the recording of the preceding final map. The Board may grant an extension of not more than one year for any successive final map after the one-year period for presenting a successive final map has expired. Failure to obtain Board approval of a final map or any phase thereof within these time limits terminates all proceedings, requiring an entirely new Tentative Map submittal.

2. From the effective date of this Ordinance until June 30, 2013, a final map, prepared in accordance with the tentative map, for the entire area for which the tentative map has been approved or the first of a series of final maps covering a portion of the approved tentative map must be approved by the

**Board for recording within four years after the approval of a tentative map unless a longer time is provided for in an approved development agreement with the City. If the subdivider elects to present a successive map in a series of phased final maps, the successive final map must be approved by the Board within two years of the recording of the preceding final map. The Board may grant an extension of not more than two years for any successive final map after the two-year period for presenting a successive final map has expired. Failure to obtain Board approval of a final map or any phase thereof within these time limits terminates all proceedings, requiring an entirely new Tentative Map submittal.**

**SECTION II:**

That the Carson City Municipal Code Chapter 17.09 (Planned Unit Development), Section 17.09.055 (Time Limits For Application for Final Approval) is hereby amended, in part, as follows:

**17.09 Planned Unit Development.**

**17.09.055 Time Limits for Filing Application for Final Approval.**

1. [~~When~~] **Except as otherwise provided in paragraph 2, when** the landowner has been granted tentative approval of a Planned Unit Development, the landowner shall file an application for final approval, for the first phase or unit, on or before a date set at the discretion of the Board or within two years from the time of tentative approval as granted by the Board. Specific Final Map filing dates for all phases may be extended, upon application to the Board, but in no event shall the dates exceed 12 months from the previously established final filing date. Tentative approval of a plan does not qualify a plat of the Planned Unit Development for recording or authorize development or the issuance of any building permits.
2. **From the effective date of this Ordinance until June 30, 2013, when the landowner has been granted tentative approval of a Planned Unit Development, the landowner shall file an application for final approval, for the first phase or unit, on or before a date set at the discretion of the Board or within four years from the time of tentative approval as granted by the Board. Specific Final Map filing dates for all phases may be extended, upon application to the Board, but in no event shall the dates exceed two years from the previously established final filing date. Tentative approval of a plan does not qualify a plat of the Planned Unit Development for recording or authorize development or the issuance of any building permits.**
- [2] **3.** Tentative approval shall be revoked for areas included in the plan for which final approval has not been given if:
  - a. The landowner elects to abandon the plan or any part thereof, and so notifies the Director in writing; or

- b. The landowner fails to file application for the final approval within the required time.

SECTION III:

No other provisions of Title 17 of the Carson City Municipal Code are affected by this ordinance.

PROPOSED on \_\_\_\_\_, 2009.  
PROPOSED BY Supervisor \_\_\_\_\_  
PASSED \_\_\_\_\_, 2009.

VOTE:

AYES:

NAYS:

ABSENT:

\_\_\_\_\_  
ROBERT L. CROWELL, Mayor

ATTEST:

\_\_\_\_\_  
ALAN GLOVER, Clerk-Recorder

This ordinance shall be in force and effect from and after the \_\_\_\_ day of the month of \_\_\_\_\_ of the year 2009.