

Item # 9B

**City of Carson City  
Agenda Report**

**Date Submitted:** August 24, 2006

**Agenda Date Requested:** September 7, 2006

**Time Requested:** 5 minutes

**To:** Mayor and Board of Supervisors

**From:** Planning and Community Development

**Subject Title:** Action to approve a Final Subdivision Map known as Sundance Ridge Phase II from Peak Consulting Engineers, LLC (property owner: Nevada West Land, LLC) resulting in 32 residential lots, on property zoned General Commercial (GC), located at 4024 and 4012 Lepire Drive and 823 North Edmonds Drive, APNs 010-351-92, -93 and -04, which fully complies with all of the conditions of approval as contained in the tentative map staff report, pursuant to the requirements of the Carson City Municipal Code. File FSM-06-104.

**Staff Summary:** The BOS granted approval of the Tentative Subdivision on November 17, 2005, a Final Subdivision Map must be approved by the Board of Supervisors prior to dividing the property.

**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 6 Ayes 0 Nays and 1 absent at the Planning Commission Meeting of October 26, 2005.

**Recommended Board Action:** I move to approve a Final Subdivision Map known as Sundance Ridge Phase II from Peak Consulting Engineers, LLC (property owner: Nevada West Land, LLC) resulting in 32 residential lots, on property zoned General Commercial (GC), located at 4024 and 4012 Lepire Drive and 823 North Edmonds Drive, APNs 010-351-92, -93 and -04, which fully complies with all of the conditions of approval as contained in the tentative map staff report, pursuant to the requirements of the Carson City Municipal Code. File: FSM-06-104.

**Explanation for Recommended Board Action:** Final maps must be reviewed and approved by the Board of Supervisors. Approval of the Final Subdivision Map is required to allow the applicant to subdivide the property pursuant to the provisions of the Carson City Municipal Code and NRS. All conditions of approval must be met.

**Applicable Statute, Code, Policy, Rule or Regulation:** CCMC 17.06 (Final Maps); 18.02.050 (Review);

**Fiscal Impact:** N/A