

City of Carson City
Agenda Report

Item # 5G & H

Date Submitted: September 12, 2006

Agenda Date Requested: September 21, 2006

Time Requested: 15 minutes

1 of 2

To: Mayor and Board of Supervisors

From: Planning Division

Subject Title: Action to approve a Tentative Planned Unit Development application known as Newport Village, from Ascend 2006, LLC c/o Jim Kiernan at Northern Nevada Title (property owner: Jeanette M. Jensen), to allow a Planned Unit Development of 43 residential lots on property zoned Mobile Home 12,000 (MH12), located at 3860 East Nye Lane, Assessor's Parcel Number 008-192-69, based on the 11 findings and subject to the recommended 42 conditions of approval contained in the staff report. File TPUD-06-143

Staff Summary: The Newport Village Planned Unit Development (PUD) is a residential development consisting of 43 detached dwelling units on 5.4 acres with 31% of the site devoted to common open space.

Type of Action Requested:

Resolution

Ordinance

Formal Action/Motion

Other (Specify)

Does This Action Require A Business Impact Statement: Yes No

Planning Commission Action: Recommended approval 7 ayes and 0 nay at the Planning Commission Meeting of August 30, 2006.

Recommended Board Action: I move to approve a Tentative Map Planned Unit Development application known as Newport Village, from Ascend 2006, LLC c/o Jim Kiernan at Northern Nevada Title (property owner: Jeanette M. Jensen), to allow a Planned Unit Development of 43 residential lots on property zoned Mobile Home 12,000 (MH12), located at 3860 East Nye Lane, Assessor's Parcel Number 008-192-69, based on the 11 findings and subject to the 42 recommended conditions of approval contained in the staff report.

Explanation for Recommended Board Action: In order to subdivide the property to allow for separate ownerships of individual residential units, a Tentative Planned Unit Development Map must be approved by the Board of Supervisors. Upon approval of the Tentative Planned Unit Development Map, a Final Subdivision Map must then be approved by the staff prior to dividing the property and recording the new proposed parcels.

Applicable Statute, Code, Policy, Rule or Regulation: NRS Chapter 278A (Planned Development), CCMC Section 17.09 (Planned Unit Development), CCMC Section 18.02.080 (Special Use Permits), CCMC 17.05 (Planning Commission Review of Proposed Subdivisions),