

Item # 8A

**City of Carson City  
Agenda Report**

**Date Submitted:** October 10, 2006

**Agenda Date Requested:** October 19, 2006

**Time Requested:** 10 minutes

**To:** Mayor and Board of Supervisors

**From:** Planning and Community Development

**Subject Title:** Action to approve a Tentative Subdivision Map application known as Combs Canyon, LLC from Lumos Engineering (property owner: Combs Canyon, LLC c/o Selinger, Steve with Barton Properties, Inc.) To subdivide approximately 57 acres into 23 residential lots, on property zoned Single Family 1 Acre (SF1A), located approximately 350 feet northwest of the intersection of Timberline Drive and Combs Canyon Road, APN 007-091-91. (File TSM-06-168)

**Staff Summary:** This Tentative Subdivision Map is a request to allow the proposed residential development known as Combs Canyon. The request would result in the subdivision of the subject property into 23 single-family residential lots. The proposed lot sizes for the Combs Canyon Subdivision request is from one acre to 16 acres, with an average lot size of 2.48 acres.

**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 and 0 Nays on September 27, 2006

**Recommended Board Action:** I move to approve a Tentative Subdivision Map application known as Combs Canyon, LLC from Lumos Engineering (property owner: Combs Canyon, LLC c/o Selinger, Steve with Barton Properties, Inc.) To subdivide approximately 57 acres into 23 residential lots, on property zoned Single Family 1 Acre (SF1A), located approximately 350 feet northwest of the intersection of Timberline Drive and Combs Canyon Road, APN 007-091-91, subject to the findings and conditions of approval contained in the staff report. (File TSM-06-168).

**Explanation for Recommended Board Action:** Approval of the tentative subdivision map by the Board of Supervisors will allow the developer to proceed to the next level of designing improvement plans and final maps. Once those plans are approved, dwelling units and/or lots units can be sold.

**Applicable Statute, Code, Policy, Rule or Regulation:** CCMC 17.05 (Tentative Maps), 18.02.050 (Review).

**Fiscal Impact:** N/A

**Explanation of Impact:** N/A