

Item # 12C + D

**City of Carson City  
Agenda Report**

**Date Submitted:** May 8, 2007

**Agenda Date Requested:** May 17, 2007

**Time Requested:** 40 minutes

**To:** Mayor and Board of Supervisors

**From:** Planning Division, Development Services Department

**Subject Title:** Action to consider a Tentative Subdivision Map application known as Combs Canyon Phase II, from Lumos Engineers for Barton Properties, Inc., (property owner: Combs Canyon, LLC) to review a subdivision map that consists of 19 lots on approximately 25 acres, on property zoned Single Family One Acre(SF1A) located on Combs Canyon Road, APN 007-091-72. (File TSM-07-027)

**Staff Summary:** This Tentative Subdivision Map is a request to allow the proposed residential development known as Combs Canyon II. The request would result in the subdivision of the subject property into 19 single-family residential lots. The proposed lot sizes for the Combs Canyon II Subdivision request is from one acre to 1.81 acres, with an average lot size of 1.31 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 4 Ayes, 2 Nays and 1 Absent at the regularly scheduled Planning Commission Meeting of March 28, 2007.

**Board Of Supervisor's Action:** On April 19, 2007 continued the Tentative Map application to May 03, 2007 BOS meeting. On May 3, 2007 continued the Tentative Map application to Ma7 17, 2007.

**Recommended Board Action:**

(A) I move to approve a Tentative Subdivision Map application known as Combs Canyon Phase II, from Lumos Engineers for Barton Properties, Inc., (property owner: Combs Canyon, LLC) to review a subdivision map that consists of 19 lots on approximately 25 acres, on property zoned Single Family One Acre(SF1A) located on Combs Canyon Road, APN 007-091-72, subject to the conditions of approval and any stipulations made by the applicant or his representative and based on findings of fact contained in the staff report.

(B) I move to **Deny** a Tentative Map application known as Combs Canyon II based on the findings of fact as provided by the staff.