

Item # 7A

**City of Carson City
Agenda Report**

Date Submitted: July 29, 2008

Agenda Date Requested: August 7, 2008

Time Requested: 5 minutes

To: Mayor and Board of Supervisors

From: Development Services, Planning Division

Subject Title: Action to approve an extension of one year for filing of a final map for the subdivision known as Schulz Ranch, located between Center Drive and Bigelow Drive. (TSM-05-144)

Staff Summary: Tentative Map approvals remain valid for one year for recording of a subsequent final map once an initial final map is recorded. A one year extension may be granted by the Board of Supervisors for filing of a final map. If this extension is approved the new expiration date for the Tentative Map approval will be August 21, 2009.

Type of Action Requested:

Resolution

Ordinance

Formal Action/Motion

Other (Specify)

Does This Action Require A Business Impact Statement: Yes No

Recommended Board Action: I move to approve an extension of one year for filing of a final map from August 21, 2008 to August 21, 2009 for a subdivision known as Schulz Ranch, located between Center Drive and Bigelow Drive. (TSM-05-144)

Explanation for Recommended Board Action: The project planner, Paul Dalka, Manhard Consulting LTD., states that due to difficulties with the final coordination of the project and the state of the residential housing market at this time, a Final Map cannot be recorded prior to the expiration date. Approval of the one year extension will allow the Schulz Ranch approval to remain valid until August 21, 2009.

Applicable Statute, Code, Policy, Rule or Regulation: NRS Chapter 278A (Planned Development), CCMC Section 17.09 (Planned Unit Development), 17.09.055 (Time Limits for Filing Application for Final Approval)

Fiscal Impact: N/A

Explanation of Impact: N/A

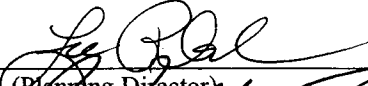

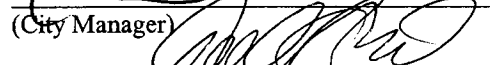
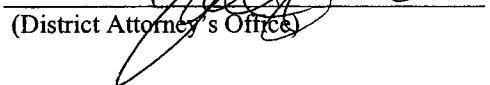
Funding Source: N/A

Alternatives:

- 2) Continue Tentative Map extension to the August 21, 2008 Board of Supervisor's meeting for action;
- 3) Deny Tentative Map extension.

Supporting Material: Written request from applicant

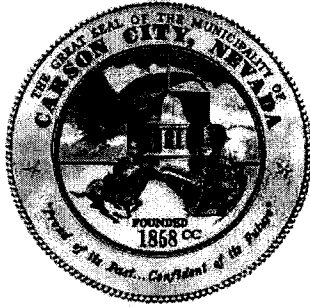
Prepared By: Rose Mary Johnson, Management Assistant III

Reviewed By:  Date: 7/28/08
(Planning Director)
 Date: 7/28/08
(Development Services Director)
 Date: 7/29/08
(City Manager)
 Date: 7/29/08
(District Attorney's Office)

Board Action Taken:

Motion: _____	1) _____	Aye/Nay
	2) _____	_____

(Vote Recorded By)



Carson City Planning Division

2621 Northgate Lane, Suite 62

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MEMO TO: Mayor and Board of Supervisors

FROM: Planning Division *LP*

DATE: July 30, 2008

SUBJECT: Action to consider an extension of one year for the filing of a subsequent final map phase for the Tentative Subdivision Map known as Schulz Ranch. (TSM-05-144)

Pursuant to the Carson City Municipal Code Title 17.06.015, Time Limits for Recording, 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.

From the Planning Division records, Parcel Map, PM-07-067, was the last final map recorded for Schulz Ranch Tentative Map; PM-07-067 was recorded on August 21, 2007. The Project Planner, Paul Dalka, Manhard Consulting LTD., states that due to difficulties with the final coordination of the project and the state of the residential housing market at this time, a Final Map cannot be recorded prior to the expiration date. The applicant is requesting the filing timeframe to be extended from August 21, 2008 to August 21, 2009.

RECOMMENDATION

Recommended Motion: "I move to approve a one-year extension to allow the Schulz Ranch Tentative Map approval to remain valid, and the filing timeframe to be extended from August 21, 2008 to August 21, 2009."



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Planners

April 28, 2008

Carson City Planning Division
Mr. Lee Plemel, AICP, Director, Principal Planner
2621 Northgate Way, Suite 62
Carson City, NV 89706

RE: Extension of Time Request for Schulz Ranch Tentative Subdivision Map (TSM-05-144)

Dear Mr. Plemel:

Schulz Ranch Developers, LLC in conjunction with Manhard Consulting, Ltd. respectfully requests an extension time for the Schulz Ranch Tentative Subdivision Map. The original approval conditioned a Common Open Space Development of 521 residential lots, as specified in the Schulz Ranch Specific Plan Area document. The property is located between Center Drive and Bigelow Drive on Assessor's Parcel Numbers 009-311-03, -08, -09, -10, -14, -15 and 47.

According to the Nevada Revised Statutes (NRS) 278.360 (1.c), a one-year extension may be granted by the Board of Supervisors upon written request submitted at least 30 days prior to the tentative map expiration date. Pursuant to conversations with Carson City Planning staff, Carson City considers the parcel maps that have been recorded on the Schulz Ranch Developers, LLC property as "final maps" for the purpose of recording maps in compliance with the tentative map approval pursuant to NRS 278.360.

The last Final Parcel Map for Schulz Ranch was recorded on August 21, 2007. The tentative map would now expire on August 21, 2008, ^{current} unless another final map is recorded by that date or an extension of one year is granted pursuant to NRS 278.360(1.c). Due to difficulties with the final coordination of the project and the state of the residential housing market at this time, a Final Map cannot be recorded prior to the expiration date.

Once again, we respectfully requests an extension time for the Schulz Ranch Tentative Subdivision Map. If you have any questions regarding this request, please do not hesitate to contact me at 882-5630 extension 4912 or via email at pdalka@manhard.com.

Sincerely,

Paul L. Dalka
Project Planner

Manhard Consulting, Ltd

3476 Executive Pointe Way, Suite 12 Carson City, Nevada 89706

tel: [775] 882-5630 ♦ fax: [775] 885-7282 ♦ www.manhard.com

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