Hem# 11B

City of Carson City Agenda Report

Date Submitted: February 10, 2009 Agenda Date Requested: February 19, 2009

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 Planned Unit Development known as Ross Park PUD, located at 4749 Snyder Avenue, APN 009-193-01. (TPUD-07-010)

Staff Summary: Tentative Map approvals remain valid for two years for recording of a final map. 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 March 15, 2010.

TABE OF WEIGHT MEDIESIEU	Type	e of Action	Requested	l:
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() Resolution	() Ordinance
(X) Formal Action/Motion	() Other (Specify)

Does This Action Require A Business Impact Statement: () Yes (X) No

Recommended Board Action: I move to approve an extension of one year for filing of a final map from March 15, 2009 to March 15, 2010 for a Planned Unit Development known as Ross Park PUD located at 4749 Snyder Avenue, APN 009-193-01. (TPUD-07-010).

Explanation for Recommended Board Action: The project engineer, Randall Long, P.E. Lumos & Associates, states that due to the fact that the current residential market in Carson City is stagnant or non-existent, a Final Map cannot be recorded prior to the expiration date. Approval of the one year extension will allow the Ross Park PUD approval to remain valid until March 15, 2010.

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

Board Action Report TPUD-07-010 Ross Park PUD February 19, 2009 Page 2

M	eny tentative map exte arch 15, 2009, the tent RS.			
Supporting Materi	al: 1) Written reques	st from applicant	t	
Prepared By: Jenn	nifer Pruitt, Principal I	Planner		
(Dev (City	ming Directors relopment Services Dir Manager Larict Attorney's Office	ta		: 2/9/09 : 2-11-03 : 2-10-09 : 2-10-09
Board Action Take	en:			
	D)	1)2)	Aye/	Nay
(Vote Recorded)	By)			



Carson City Planning Division

2621 Northgate Lane, Suite 62 Carson City, Nevada 89706 (775) 887-2180

<u>Plandiv@ci.carson-city.nv.us</u> <u>www.carson-city.nv.us</u>

MEMO TO: Mayor and Board of Supervisors

FROM: Development Services, Planning Division

DATE: February 19, 2009

SUBJECT: Action to consider an extension of one year for the filing of a final map for

Planned Unit Development known as Ross Park PUD. (TPUD-07-010)

Pursuant to the Carson City Municipal Code Title 17.06.015, <u>Time Limits for Recording</u>, 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.

The project engineer, Randall Long, P.E. Lumos & Associates, states that due to the fact that the current residential market in Carson City is stagnant or non-existent, a Final Map cannot be recorded prior to the expiration date. The applicant is requesting the final map filing timeframe to be extended from March 15, 2009 to March 15, 2010.

The Ross Park Planned Unit Development is a residential development consisting of 23 detached dwelling units on 1.24 acres with 36% of the subject site devoted to open space.

The Planning Division has consulted with Kevin McCoy of the Compliance Division and there are no active or previous compliance issues related to the subject site.

RECOMMENDATION

Recommended Motion: "I move to approve a one-year extension to allow the Ross Park PUD approval to remain valid, and the filing timeframe to be extended from March 15, 2009 to March 15, 2010, pursuant to the Carson City Municipal Code."



January 27, 2009

Mr. Lee Plemel, AICP Director Carson City Community Development 2621 Northgate Lane, Suite #62 Carson City, NV 89706

Subject:

Request for Extension of Time

Ross Park PUD Tentative Map (TPUD-07-010)

RECEIVED

FEB 0 4 2009

CARSON CITY PLANNING DIVISION

Dear Mr. Plemel:

The Board of Supervisors ("Board") approved the above referenced tentative map on March 15, 2007 in conjunction with a zoning map abandonment and right of way abandonment request. The Board officially approved the zoning map amendment on April 5, 2007. The tentative map, therefore, is due to expire on March 15, 2009.

It is ultimately the intent of Ross Park, LLC to proceed with development; however, the current residential market in Carson City is stagnant or non-existent. A total 13 residential permits for new construction were issued by Carson City during 2008. Therefore, Ross Park, LLC respectfully requests a one-year extension to record its final map for the planned development.

Thank you for your attention to this matter, and if you have any questions, do not hesitate to contact me.

Sincerely,

Randall M. Long, P.E.

Location Principal

cc:

Ernesto Flores, Ross Park, LLC Mark Neuffer, Ross Park, LLC Tom Vasquez, Ross Park, LLC