

City of Carson City  
Agenda Report

Item # 11A, B & C

Date Submitted: September 12, 2006

Agenda Date Requested: September 21, 2006

Time Requested: 1-1/2 hours

Evening Session

To: Mayor and Board of Supervisors

Item 1 of 3

From: Planning Division

**Subject Title:** Action to consider a Tentative Planned Unit Development application known as Clear View Ridge from Randall Long, Lumos and Associates, Inc. (property owner: Ernesto Flores), consisting of 75 single family dwelling units and common open space on 3.84 acres, located at Roventini Way, Assessor's Parcel Number(s) 009-263-02, -03, -04 & -05, based upon 12 findings and subject to the conditions of approval in the staff report. File TPUD-06-146

**Staff Summary:** This Tentative Planned Unit Development Map is a request to allow the proposed residential development known as Clear View Ridge. The Clear View Ridge Planned Unit Development (PUD) is a residential development consisting of 75 detached dwelling units on 3.84 acres with proposed Right-of-Way Abandonment with 36% of the site devoted to 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 denial 6 ayes and 1 nay at the Planning Commission Meeting of August 30, 2006.

**Recommended Board Action:** I move to deny a Tentative Map Planned Unit Development application known as Clear View Ridge from Randall Long, Lumos and Associates, Inc. (property owner: Ernesto Flores), consisting of 75 single family dwelling units and common open space on 3.84 acres, located at Roventini Way, Assessor's Parcel Number(s) 009-263-02, -03, -04 & -05, based upon 5 findings for denial as provided by the Planning Commission.

**Alternate Recommended Board Action:** I move to approve a Tentative Map Planned Unit Development application known as Clear View Ridge from Randall Long, Lumos and Associates, Inc. (property owner: Ernesto Flores), consisting of 75 single family dwelling units and common open space on 3.84 acres, located at Roventini Way, Assessor's Parcel Number(s) 009-263-02, -03, -04 & -05, based upon 12 findings and subject to the conditions of approval in the staff report and modifications of Condition of approval 41, 51 and 52.

**Explanation for Recommended Board Action:** In order to subdivide the property to allow for separate ownerships of individual residential and dwelling 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 and improvement plans must then be approved by the staff prior to dividing the property and recording the new proposed parcels.