

Item #70

**City of Carson City
Agenda Report**

Date Submitted: April 10, 2007

Agenda Date Requested: April 19, 2007

Time Requested: 35 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 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, and a Variance to allow for greater lot depth than allowed per City municipal code on four of the proposed lots on property zoned Single Family One Acre(SF1A) located on Combs Canyon Road, APN 007-091-72, based on the conditions of approval contained in the staff report. (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.

Recommended Board Action: 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, and a Variance to allow for greater lot depth than allowed per City municipal code on four of the proposed lots on property zoned Single Family One Acre(SF1A) located on Combs Canyon Road, APN 007-091-72, based on the findings and conditions of approval contained in the staff report.

Explanation for Recommended Board Action: With the recommended conditions of approval, the tentative subdivision meets all the city requirements of the Subdivision Ordinance. Therefore, the Planning Commission and staff recommend that the Board of Supervisors approve the Tentative Subdivision Map. See attached Planning Commission staff report for more information.

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