



STAFF REPORT

Report To: Board of Supervisors

Meeting Date: September 7, 2017

Staff Contact: Lee Plemel, Community Development Director

Agenda Title: For Possible Action: To consider the continuation or revocation of the extension of Building Permit 12-52 and Fire Permits 12-265 and 14-556 pursuant to the Board of Supervisors' approval of an 18-month extension of the subject permits on September 15, 2016, including an opportunity for the property owner of the Ormsby House or his representative to provide the Board of Supervisors with an update on the construction and marketing efforts to sell the property. (Lee Plemel, lplemel@carson.org)

Staff Summary: The Board of Supervisors approved an extension of the Ormsby House building permits subject to the conditions that 1) all exterior civil engineering improvements (site work, driveway, etc.) must be completed by December 15, 2016, 2) the property owner or representative shall provide the Board of Supervisors an update on the project, including marketing efforts and construction, every six months with the next update on September 7, 2017, and 3) failure to comply with conditions 1 or 2 will result in the revocation of the referenced permits. The applicant completed exterior improvements in compliance with condition 1.

Agenda Action: Formal Action/Motion

Time Requested: 20 minutes

Proposed Motion

I move to approve the continuation of the extension of Building Permit 12-52 and Fire Permits 12-265 and 14-556 pursuant to the Board of Supervisors' approval of an 18-month extension of the subject permits on September 15, 2016, with the permits expiring on March 15, 2018, unless the Board of Supervisors grants an additional extension prior to that date.

Board's Strategic Goal

Safety

Previous Action

The Board of Supervisors approved the extension of the subject permits on September 15, 2016, by a 5-0 vote.

The Permittee gave an update on the status of the improvements and marketing efforts to sell the property on March 16, 2017, and the Board of Supervisors approved the continued extension of the permits.

Background/Issues & Analysis

Pursuant to CCMC 15.05.105(5), building permits are valid for 18 months from the date of issuance, and the Building Official may grant two 18-month administrative extensions, after which any further extensions require Board of Supervisors approval. The Board granted an additional 18-month extension on September 15, 2016, subject to conditions. Should the current permit expire, a new permit would need to be issued for any unfinished work and new permit fees would apply.

Following is the Carson City Municipal Code (CCMC) section pertaining to the expiration of permits:

105.5 Expiration. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee.

Any permittee holding an unexpired permit may apply for an extension of the time within which work may commence under that permit when the permittee is unable to commence work within the time required by this section for good and satisfactory reasons. The building official may extend the time for action by the permittee for a period not exceeding 180 days on written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. No permit shall be extended more than once.

All permits issued by the building official under the provisions of this code expire by limitation and become null and void 18 months after the date of issuance. Any permittee holding an unexpired permit may apply for an 18-month extension when the permittee is unable to complete the permitted work within 18 months of permit issuance or within 18 months of the granting of an extension. The building official is authorized to approve not more than two 18-month extensions to a valid permit. If the permittee is unable to complete the work within the time frame allowed by the two aforementioned extensions, the permittee may make application through the Carson City Building Division for a third or subsequent extension. The third or subsequent extension request may only be approved by the Board of Supervisors.

The following is a history of the primary permits that have been issued for the reconstruction of the Ormsby House (other minor permits have been issued for specific aspects of work but are not included on this list):

- June 20, 2002 - The initial remodel permit was issued (02-842).
- March 8, 2007 - Permit 02-842 expired.
- October 3, 2008 - Permit 08-85 was issued to continue construction.
- July 7, 2011 - Permit 08-85 expired.
- March 30, 2012 - The subject permit, 12-52, was issued to continue construction.
- October 10, 2013 - The first 18-month administrative extension was granted.
- April 8, 2015 - The second 18-month administrative extension was granted.
- September 15, 2016 - The Board of Supervisors approved an 18-month extension subject to conditions.
- March 2, 2017 - The Permittee gave an update on the status of the improvements and marketing efforts to sell the property, and the Board of Supervisors approved the continued extension of the permits.

It is expected that the property owner or representative will be at the Board of Supervisors meeting to provide the required update on construction and marketing efforts.

Attachment:

- Building Permit extension letter.

Applicable Statute, Code, Policy, Rule or Regulation

CCMC 15.05, Building Code, Section 15.05.105, Permits.

Financial Information

Is there a fiscal impact? Yes No

If yes, account name/number: N/A

Is it currently budgeted? Yes No

Explanation of Fiscal Impact: The Carson City Building Division has already collected building permit fees associated with the proposed work under the subject permit.

Alternatives

Revoke the permits.

Board Action Taken:

Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded By)



Carson City Building Division

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Carson City, Nevada 89701
(775) 887-2130
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www.carson.org

**BOARD OF SUPERVISORS
SEPTEMBER 15, 2016**

NOTICE OF DECISION

At its meeting of September 15 2016, the Board of Supervisors considered a request from Don Lehr, (Manager of the Ormsby House) to extend building permit 12-52, and fire permits 12-265 and 14-556, for property located at 600 S Carson Street, APN 003-092-03. The Board of Supervisors voted to grant an eighteen month extension subject to the conditions of approval identified below.

CONDITIONS OF APPROVAL

The following are general conditions of approval:

1. All exterior civil engineering improvements included under permit 12-52 are to be complete within 90 days of the date of Board action, which would be December 15, 2016
2. The property owner or his representative shall provide the Board of Supervisors with an update on the project, including marketing efforts and construction, every six months at a public Board of Supervisors' meeting. The first update shall occur no later than March 2, 2017.
3. Failure to comply with conditions 1 and 2 above will result in the revocation of all referenced permits.

This decision was made on a vote of 5 ayes and 0 nays.

Shawn Keating, CBO
Building Official

Mailed: 9/27/16 By: SK

**PLEASE SIGN AND RETURN THIS NOTICE OF DECISION WITHIN
TEN DAYS OF RECEIPT**

This is to acknowledge that I have read and will comply with the Conditions of Approval as approved by the Carson City Board of Supervisors.



OWNER/APPLICANT SIGNATURE

10-4-16
DATE

DONALD LEHR
PLEASE PRINT YOUR NAME HERE

RETURN TO:

Carson City Building Division
108 E. Proctor St., Carson City, NV 89701

- Enclosures: 1. Board of Supervisors Notice of Decision (2 copies)-Please sign and return only one. The second one is for your records.
2. Self-addressed stamped envelope