

Item # 6

**City of Carson City
Agenda Report**

Date Submitted: January 9, 2007

Agenda Date Requested: January 18, 2007
Time Requested: 15 minutes

To: Mayor and Board of Supervisors

From: Planning and Community Development

Subject Title: Action to approve a Tentative Subdivision Map application known as Arrowhead Business Park from Silver State Consultants (property owner: Arrowhead Business Park LLC) to allow an industrial subdivision development of 7.84 acres resulting in 45 lots, on property zoned Air Industrial Park (AIP), located at 4500 Ryan Way, APN's 008-403-26 and 008-403-10, based on 12 findings and subject to 56 conditions of approval. File TSM-06-031

Staff Summary: The request would allow subdivision of the property resulting in 45 industrial parcels (44 lots ranging from 1,280 square feet to 5,600 square feet and one 5.17 acre common area lot).

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 6 Ayes, 0 Nays and 1 absent at the regularly scheduled Planning Commission meeting of December 20, 2006.

Recommended Board Action: I move to approve a Tentative Subdivision Map application known as Arrowhead Business Park from Silver State Consultants (property owner: Arrowhead Business Park LLC) to allow an industrial subdivision development of 7.84 acres into 45 lots, on property zoned Air Industrial Park (AIP), located at 4500 Ryan Way, APN's 008-403-26 and 008-403-10, based on 12 findings and subject to 56 conditions of approval in the staff report.

Explanation for Recommended Board Action: With the recommended conditions of approval, the proposed subdivision meets all the City requirements for subdivision of property within the Air Industrial Park zoning district. 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 (Review).

Fiscal Impact: N/A