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**City of Carson City  
Agenda Report**

**Date Submitted:** December 23, 2008

**Agenda Date Requested:** January 5, 2009

**Time Requested:** 5 minutes

**To:** Mayor and Board of Supervisors

**From:** Development Services, Planning Division

**Subject Title:** Action to approve a request for a one-year extension of the Final Map for a Tentative Industrial Subdivision map known as Arrowhead Business Park (property owner: CNM Family LLC) located at 4500 Ryan Way. (File TSM-06-031)

**Staff Summary:** The current subdivision approval will expire on January 18, 2009. This request would extend the Final Map recordation to January 18, 2010 to allow the applicant additional time to work through final design and coordination of the project, which involves subdividing two parcels into 45 industrial lots (44 lots ranging from 1,280 square feet to 5,600 square feet and one 5.17 acre common area lot) on a total of 7.84 acres.

**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 approval at the December 20, 2006 meeting by a vote of 6 Ayes, 0 Nays and 1 absent.

**Prior Board Action:** Approved the Industrial Subdivision Tentative map on January 18, 2007, with a vote of 5 Ayes and 0 Nays.

**Recommended Board Action:** I move to approve a request for a one-year extension of the Final Map recordation for the Arrowhead Business Park Tentative Subdivision map, located at 4500 Ryan Way.

**Explanation for Recommended Board Action:** The applicants are submitting their request at least 30 days prior to the tentative map expiration per condition of approval #56 of the Tentative Subdivision Map. Staff recommends that the Board of Supervisors approve the one-year extension of the Final Map recordation requirement to January 18, 2010.

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

**Fiscal Impact:** N/A

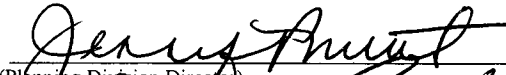
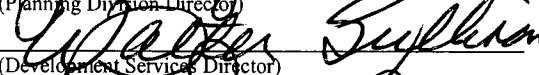
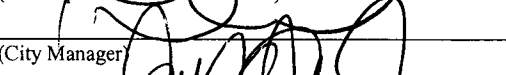
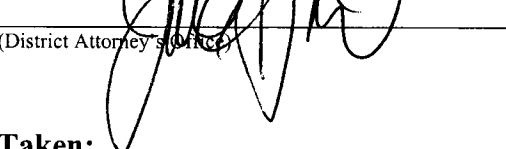
**Explanation of Impact:** N/A

**Funding Source:** N/A

**Alternatives:** 1) Deny request

**Supporting Material:** 1) Request for extension

**Prepared By:** Jennifer Pruitt, Principal Planner

**Reviewed By:**  Date: 12-23-08  
(Planning Division Director)  
 Date: 12/23/08  
(Development Services Director)  
 Date: 12/23/08  
(City Manager)  
 Date: 12/23/08  
(District Attorney's Office)

**Board Action Taken:**

Motion: \_\_\_\_\_ 1) \_\_\_\_\_ Aye/Nay  
2) \_\_\_\_\_ \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
(Vote Recorded By)



Civil Engineers  
 Surveyors  
 Water Resources Engineers  
 Water & Wastewater Engineers  
 Construction Managers  
 Environmental Scientists  
 Landscape Architects  
 Planners

December 18, 2008

Mr. Lee Plemel, Planning Division Director  
 Carson City Development Services  
 2621 Northgate Way, #62  
 Carson City, NV 89706

**RE: Arrowhead Business Park (TSM-06-031) Tentative Map Extension  
 (APNs 08-403-10 and 08-403-26)**

Dear Lee:

On behalf of CNM, Inc., Manhard Consulting, Ltd. respectfully requests an extension of time for the Arrowhead Business Park Tentative Subdivision map (TSM-06-031) from the current January 18, 2009 expiration date to January 18, 2010.

The Arrowhead Business Park tentative map was approved on January 18, 2007 and an administrative extension of one (1) year was granted on November 28, 2007 to bring the original conditions of approval into compliance with NRS 278.360, while states that the subdivider shall have a period of two (2) years from the date of initial approval to record a final map. This extension brought the map to its current expiration date of January 18, 2009.

We are currently working through final design and coordination on this project and expect to record a final map in the near future, however, need additional time to complete our processes. Therefore, we would like to request an extension of one (1) year to extend the tentative expiration to January 18, 2010.

If you have any questions or concerns, please feel free to contact me at (775) 332-4716 or via email at [sdorr@manhard.com](mailto:sdorr@manhard.com). Thank you for your assistance with this matter.

Sincerely,

Susan Dorr  
 Planning & Entitlement Manager

Attachments

cc: Mr. Claude Cognian, CNM, Inc.



## Carson City Planning Division

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**MEMO TO:** Mayor and Board of Supervisors

**FROM:** Planning Division 

**DATE:** January 5, 2009

**SUBJECT:** Action to consider an extension of one year for filing of a final map for the Arrowhead Business Park, located at 4500 Ryan Way.

A Final Map for the property must be recorded within two years of the date of Tentative Map approval by the Board of Supervisors. The applicant is responsible for complying with the required conditions of approval and submitting a final map that complies with all conditions of approval at least 30 days prior to the tentative map expiration date. A one-year extension of the tentative map approval period may be granted by the Board of Supervisors upon written request at least 30 days prior to the tentative map expiration date.

The applicant, Susan Dorr, Manhard Consulting LTD, states to allow the applicant additional time to work through final design and coordination of the project, they would appreciate the additional allowance of time to January 18, 2010, in order to better facilitate the project.

It is the recommendation of staff that the BOS approve a one year extension. If this extension is approved the new expiration date for recordation of a Final Map for Arrowhead Business Park will be January 18, 2010.

### RECOMMENDATION

Recommended Motion: "I move to approve an extension of one year for filing of a final map for the Arrowhead Business Park located at 4500 Ryan Way, to remain valid until January 18, 2010."