

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.