

**Carson City
Agenda Report**

Date Submitted: October 9, 2012

Agenda Date Requested: October 18, 2012

To: Board of Supervisors

Time Requested: 10 minutes

From: Public Works – Planning Division

Subject Title: For Possible Action: To approve an extension of time for acting on the filing of a final map for the Tentative Subdivision Map known as Combs Canyon I, consisting of 23 lots on approximately 57 acres, located approximately 400 feet northwest of the intersection of Combs Canyon Road and Timberline Drive, extending the time by which a final map must be filed to January 17, 2013, in order to allow time for the developer and the City to enter into a development agreement to provide for further extensions of time. (Lee Plemel)

Staff Summary: The Combs Canyon I subdivision was originally approved in October 2006 and the Board of Supervisors granted two-year extension of the approval in 2010. The subdivision approval will expire on October 19, 2012, unless the Board of Supervisors approves an extension.

Type of Action Requested:

(check one)

Resolution

Ordinance

Formal Action/Motion

Other (Specify)

Does This Action Require a Business Impact Statement: Yes No

Recommended Board Action: I move to approve the allocation of \$72,876 from the Redevelopment Revolving Capital Outlay/ Undesignated Projects account (number 603-0000-463-77-99) to assist with the funding of the replacement of the Community Center sign with an LED message board.

Explanation for Recommended Board Action: NRS 278.350 allows a time extension for acting on a final map by “mutual consent” of the City and subdivider. This request is to extend the approval of the tentative map for approximately three months in order to allow the City and developer to work on a development agreement pursuant to the requirements of NRS and the Carson City Municipal Code.

Applicable State, Code, Policy, Rule or Regulation: CCMC 17.06 (Final Maps), NRS 278.0201, 278.350, 278.360.

Fiscal Impact: N/A

Explanation of Impact: N/A

Funding Source: N/A


Alternatives:

- 1) Do not approve an extension of time, allowing the tentative map approval to expire.

Supporting Material:

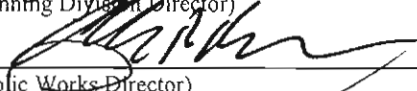
- 1) Staff memo
- 2) Applicant's request for extension
- 3) Tentative Subdivision Map
- 4) 2006 Notice of Decision/Approval

Prepared By: Lee Plemel, Planning Director

Reviewed By: 

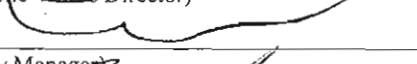
(Planning Director)

Date: 10-9-12



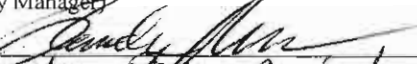
(Public Works Director)

Date: 10-9-12



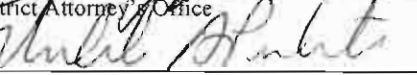
(City Manager)

Date: 10/9/12



(District Attorney's Office)

Date: 10/9/12



(Finance Director)

Date: 10/9/12

Board Action Taken:

Motion: _____

1) _____

Aye/Nay

2) _____

(Vote Recorded By)



Carson City Planning Division

108 E. Proctor Street
Carson City, Nevada 89701
(775) 887-2180 – Hearing Impaired: 711
planning@carson.org
www.carson.org/planning

MEMORANDUM

TO: Board of Supervisors
Meeting of October 18, 2012

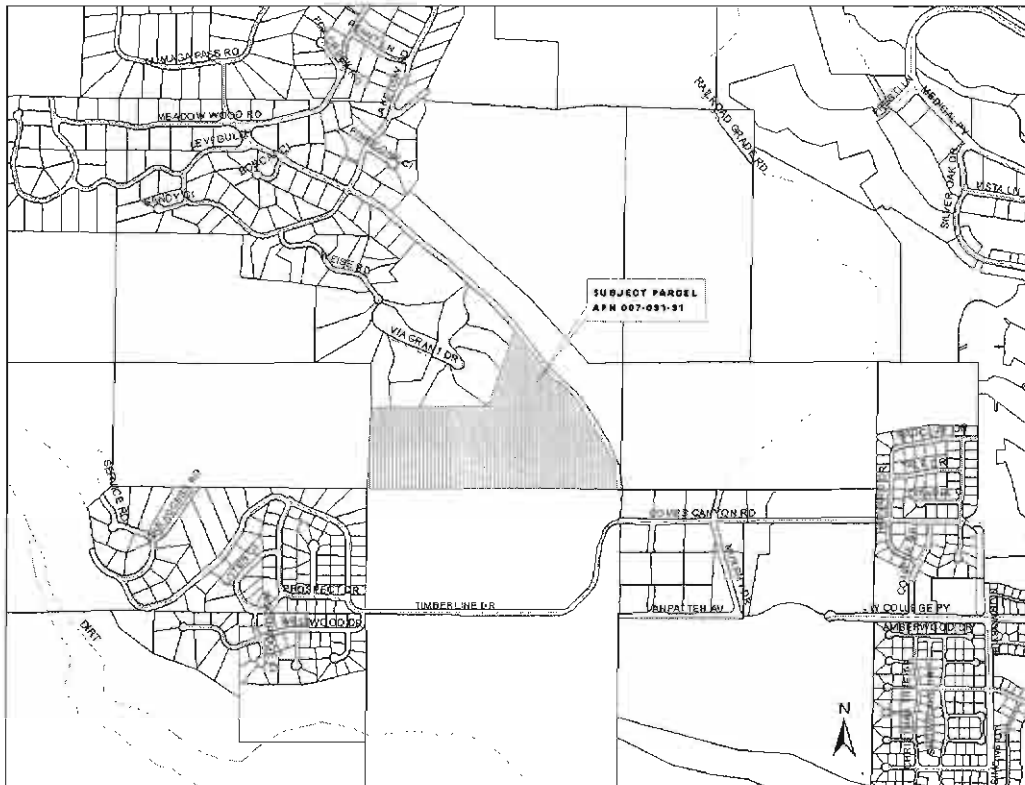
FROM: Lee Plemel, Planning Director

DATE: October 5, 2012

SUBJECT: Combs Canyon I Tentative Subdivision Map Extension

The Combs Canyon I Tentative Subdivision Map was approved by the Board of Supervisors in October 2006. The proposed subdivision is located northwest of the intersection of Combs Canyon Road and Timberline Drive. The subdivision would consist of 23 lots on approximately 57 acres, with each lot meeting the minimum one-acre lot size required by the Single Family One Acre zoning district in which the property is located.

Vicinity Map



The subdivision was originally approved in October 2006, and an extension of two years was granted in 2010. No final maps have been recorded for the subdivision, to date. The current Tentative Subdivision Map approval will expire on October 19, 2012, unless an extension is granted by the Board of Supervisors by that date.

Extensions are typically granted by development agreement after the first Board-approved extension time period has expired. Due to the late request for extension by the applicant, there was not enough time to review and adopt an ordinance approving a development agreement for the subject subdivision. NRS 278.350 allows the time limit for acting on a final map to be extended by "mutual consent" of the City and subdivider. Therefore, staff recommends extending the Tentative Subdivision Map approval, at the applicant's request, for approximately three months to allow time for staff to work with the applicant on a development agreement to bring back to the Board of Supervisors. This time period will also allow staff to further research the applicable provisions of State law related to the extension of subdivision maps and bring that information back the Board, as well.

Extensions for subdivision approvals have routinely been granted in the past. Numerous subdivisions were approved between 2005 and 2008, but the housing market has resulted in most of these subdivisions not moving forward with final maps. Some subdivision approvals have expired by inaction, while others remain valid or have entered into development agreements with the City to keep the approvals valid.

Please contact Lee Plemel at 283-7075 or lplemel@carson.org if you have any questions regarding this item.

Attachments:

- 1) Letter requesting extension
- 2) Tentative Subdivision Map
- 3) 2006 subdivision notice of approval

Lee Plemel - Combs Canyon I and Combs Canyon II tentative map renewals

From: Andie Wilson & Brad Bonkowski <brandie.llc@prodigy.net>
To: Lee Plemel <LPlemel@carson.org>
Date: 10/5/2012 5:50 PM
Subject: Combs Canyon I and Combs Canyon II tentative map renewals
CC: Larry Werner <lwerner@carson.org>

Lee,

Please accept this as an official notice, on behalf of Steve Selinger, of Steve's intent to renew and extend the tentative map approvals on both Combs Canyon I and Combs Canyon II subdivisions.

Please put us on the October 18th agenda for the Board of Supervisors meeting, which I will attend on behalf of Steve. He understands that the approval will be contingent upon the execution of a development agreement within a specified time-frame from Board approval. If you have a development agreement draft, please forward it at your earliest convenience.

Regards,

Brad Bonkowski, CCIM
Principal, Commercial Sales & Leasing
Coldwell Banker Commercial Premier Brokers
223 S. Division St., Carson City, Nevada 89703
Andie: (775) 888-6168/ cell: (775) 721-2980
Brad: (775) 888-6166/ cell: (775) 721-2057
Office: (775) 888-6200 / Fax: (775) 888-6201

For information about us or our listings, simply click here or cut and paste:
<http://www.loopnet.com/profile/10281734820/Andie-Wilson-CCIM/>

DEVELOPMENT
SERVICES
DEPARTMENT

ADMINISTRATIVE
3505 Butti Way
Carson City, NV 89701-3498
Ph: 775-887-2355
Fx: 775-887-2112

BUILDING and
SAFETY DIVISION
PERMIT CENTER
2621 Northgate Lane, Suite 6
Carson City, NV 89706-1319
Ph: 775-887-2310
Fx: 775-887-2202

CAPITAL PROJECTS
3505 Butti Way
Carson City, NV 89701-3498
Ph: 775-887-2355
Fx: 775-887-2112

CONTRACTS
3505 Butti Way
Carson City, NV 89701-3498
Ph: 775-887-2355
Fx: 775-887-2112

ENGINEERING DIVISION
2621 Northgate Lane, Suite 54
Carson City, NV 89706-1319
Ph: 775-887-2300
Fx: 775-887-2283

FLEET SERVICES
3303 Butti Way, Building 2
Carson City, NV 89701-3498
Ph: 775-887-2356
Fx: 775-887-2258

PLANNING DIVISION
2621 Northgate Lane, Suite 262
Carson City, NV 89706-1319
Ph: 775-887-2180
Fx: 775-887-2278

PUBLIC WORKS OPERATION
(Water, Sewer, Wastewater,
Streets, Landfill, Environmental)
3505 Butti Way
Carson City, NV 89701-3498
Ph: 775-887-2355
Fx: 775-887-2112

TRANSPORTATION
3505 Butti Way
Carson City, NV 89701-3498
Ph: 775-887-2355
Fx: 775-887-2112

RECEIVED
OCT 30 2006

CARSON CITY
COMMUNITY DEVELOPMENT

CARSON CITY NEVADA

Consolidated Municipality and State Capital



BOARD OF SUPERVISORS OCTOBER 19, 2006

NOTICE OF DECISION



A request for approval of a Tentative Subdivision Map, TSM-06-168, known as Combs Canyon, LLC from Lumos Engineering (property owner: Combs Canyon, LLC c/o Selinger, Steve with Barton Properties, Inc.) to subdivide approximately 57 acres into 23 residential lots, on property zoned Single Family 1 Acre (SF1A), located approximately 350 feet northwest of the intersection of Timberline Drive and Combs Canyon Road, APN 007-091-91, pursuant to the requirements of the Carson City Municipal Code.

The Board of Supervisors conducted a public hearing on October 19, 2006 in conformance with City and State legal requirements, and approved the Tentative Subdivision Map TSM-06-168 based on the findings contained in the staff report and subject to the following conditions.

VARIANCE RECOMMENDED CONDITIONS OF APPROVAL:

The following shall be completed prior to commencement of the use:

1. The applicant must sign and return the Notice of Decision conditions of approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, the item will be rescheduled for the next Planning Commission meeting for further consideration.
2. The applicant shall meet all the conditions of approval and commence the use (obtain and maintain a valid building permit) for which this permit is granted within two years of the date of final approval. A single, one-year extension of time may be granted if requested in writing to the Planning and Community Development Division thirty days prior to the one year expiration date. Should this Variance not be initiated within two years and

no extension granted, the Variance shall become null and void.

Conditions required to be incorporated into the proposed development plan.

3. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by the conditions of approval herein.
4. Approval of this Variance does not supersede the prohibition of building in any public utility easement(s) or drainage easements, which, if applicable.
5. This Variance is specific to allow an increase of the required maximum lot depth for 11 identified lots (Lots 5-15).

The following shall be submitted or included as part of a building permit application:

6. The applicant must obtain a building permit from the Carson City Building and Safety Division for the proposed construction.
7. The applicant must submit a copy of the Notice of Decision / conditions of approval, signed by the applicant and owner.

TENTATIVE SUBDIVISION MAP RECOMMENDED CONDITIONS OF APPROVAL:

The following shall be completed prior to submittal of construction/improvement plans or final map. These are specific revisions to the Tentative Map:

1. The revised map must be reviewed and signed by the Planning Director and City Engineer.
2. Revise the Combs Canyon Road section to show 17 foot half street pavement width for collector with bike lane in accordance with Carson City Dwg. No. C-1.11.
3. Show the proposed emergency access gate on the northern access road, and coordinate with Carson City Fire Department on appropriate lock or strobe actuation system to open the gate. The emergency access approach should be designed as

a curb cut rather than having radii at the returns. This will help prevent the public from wanting to turn in there thinking that it is a public access.

4. Show street lighting at the Aspen Way and Combs Canyon Road intersection.
5. The applicant must sign and return the Notice of Decision for conditions for approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, the item may be rescheduled for the next Planning Commission meeting for further considerations.
6. All street names shall be reviewed and approved by Carson City Development Services. The approved names shall be shown on the map.
7. The Tentative Map shall reflect a building envelope per each parcel and shall include all dimensions and square footage of building envelopes.
8. The map shall reflect lots 15 and 16 must be a minimum of one acre or 43,560 sf in size.

The following are specific conditions to be included in the design of the Improvement Plans:

9. There is an existing sight distance problem at the intersection of Combs Canyon and Timberline Roads. Vehicles turning east from Combs Canyon Road have limited visibility to oncoming vehicles coming down the hill from Timberline. One possible solution may be to cut down the hillside on the south side of the intersection in order to increase sight distance. This should be corrected prior to approval of the final map.
10. Frontage improvements along Combs Canyon Road should be designed to urban standard for collector with bike lanes in accordance with Dwg. No. C-1.11, requiring 17 foot half street pavement width.
11. Street grades shall be designed in accordance with Carson City development Standards (CCDS) 12.11.1. Grades at intersection shall be in accordance with CCDS 12.11.2.
12. Street lighting should be provided at the proposed Aspen Way intersection with

Combs Canyon Road in accordance with Carson City Development Standards (CCDS) 12.14.

13. In accordance with CCDS 12.10 and 12.11.10, pavement sections shall be based on subgrade strength values determined by Resistance ® Value or California Bearing Ratio (CBR) as shown in the Soils Engineering Report. Refer to CCDS Division 17 for soils report requirements. In no case shall the proposed pavement section be less than the minimum section prescribed in standard drawing C-1.11.
14. Storm drainage facility improvements shall be designed in accordance with CCDS Division 14. A Technical Drainage Study is required with submittal of Improvement Plans in accordance with CCDS 14.9 through 14.10.
15. In accordance with CCDS 15.3 sewer mains shall be analyzed to determine system capability to provide capacity for the ultimate tributary population. This analysis shall be prepared by a qualified Nevada Civil Engineer.

The following must be completed prior to submitting for a construction permit or final map:

16. A flood study must be prepared for the project, meeting all Carson City and FEMA requirements. The flood study must be submitted to the City for review and approval prior to submitting the improvement plans for the proposed lots (1 – 8) that fall within a mapped flood hazard area. A Conditional Letter of Map Revision (CLOMR) must be submitted to FEMA to modify the Flood Insurance Rate Map (FIRM) in order to allow houses to be constructed on the affected lots. All of the facilities and improvements necessary to perfect the CLOMR and convey the regulatory flow through this property must be shown on the improvement plans and be included in the engineer's estimate for the project. The drainage facilities and improvements needed to perpetuate the 100-year flood flows through this site must be constructed and approved by the City or the specific performance of said work secured with a proper surety prior to the recording of the final map. Additionally, an application for a Letter of Map Revision (LOMR), including as-built plans (record drawings) and all supporting documents, must be submitted to the City for transmittal to FEMA at the completion of the project.
17. Final improvement plans for the development shall be prepared in accordance with CCDS Division 19 and the Standard Specifications and Details for Public Works Construction, as adopted by Carson City.

18. The applicant shall obtain a dust control and stormwater pollution prevention permit from the Nevada Division of Environmental Protection (NDEP). The site grading must incorporate proper dust control and erosion control measures.
19. Final water, sewer and traffic reports shall reviewed and approved by the City Engineer. Recommendations of these reports shall be included in the subdivision improvements.
20. The applicant shall follow all recommendations contained in the project soils and geotechnical report. Two copies of the report shall be submitted with any improvement plans.

General conditions:

21. Lighting within the project will be limited to placement along streets and will be consistent with the development as a whole while taking into consideration the nearby Jack C. Davis Observatory located at the Western Nevada Community College. Fixtures will be a low-level residential style lighting with shields and reflectors to direct light toward the street and sidewalk areas and will be in accordance with Carson City Development Standards 12.14.
22. The Planning Director and the District Attorney's Office shall approve the development's CC & R's prior to the recording of the first final map.
23. TSM-06-168 approval is contingent upon the approval of Variance VAR-06-169.
24. Prior to the recordation of the final map, the associated improvements must either be constructed and approved by the city, or the specific performance of said work secured by providing the city with a proper surety in the amount of 150 percent of the engineers estimate. In either case, upon acceptance of the improvements by the city, the developer shall provide the city with a proper surety in the amount of 10% of the engineers estimate to secure the Developers obligation to repair defects in workmanship and materials which appear in the work within one year of acceptance by the city.
25. The improvement plans and final map must comply with the recommendations contained in the project soils and geotechnical report.
26. A "will serve" letter from the City water and wastewater utilities must be requested and obtained by the applicant. The will serve letter must be provided to the Nevada

Division of Environmental Protection prior to approval of the final map. The applicant must meet all the requirements of and obtain approval from the Nevada Division of Environmental Protection for the subdivision.

27. Animals and fowl as defined in CCMC Title 18, Section 18.03 (Definitions) are prohibited within the Combs Canyon Subdivision.
28. In order to assure the proper placement of primary structure/accessory structures, all building permit submittals shall show building envelopes and setbacks in addition to the items required for the building permit process.
29. The proposed lots shall not be further parceled, split or divided in any manner that will result in additional residential lots.
30. Placement of all proposed and existing utilities shall be underground within the subdivision.
31. Evidence from the City Health Department and Fire Department that the applicable department's requirements have been satisfied, including but not limited to the location of all fire hydrants.
32. Notes shall be added to the final map:
 - A. "These parcels are subject to Carson City's Growth Management Ordinance and all property owners shall comply with provisions of said ordinance."
 - B. "All development shall be in accord with Tentative Map (TSM-06-168)."
 - C. "All development shall be in accord with Variance (VAR-06-169)."
 - D. "There shall be no structures allowed to be constructed/erected/located outside the building envelopes shown on this map as contained in the CC&Rs."
33. Hours of construction for site improvement work are limited to 7:00 a.m. to 7:00 p.m. Monday through Friday, and 7:00 a.m. to 5:00 p.m. Saturday. Inspectors may issue cease work orders for violations of the hours of construction.

34. Building permits for home construction will not be issued until streets and infrastructure improvements are deemed substantially complete by the City.
35. A Final Subdivision Map for the property must be recorded with two years of the date of Tentative Subdivision 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 to 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. All dates are pursuant to CCMC and NRS requirements.
36. Chestnut Drive should be relocated to the north between lots 3 and 4, to eliminate the four-way intersection, and to provide additional separation between the two proposed points of access to the development
37. The development shall provide a public access easement from Aspen Way to the northerly boundary of APN-007-091-80. This easement shall be located on the east side of the building envelope to lot 20, and have a width consistent with Aspen Way.
38. The applicant shall retain a qualified consultant to prepare a Fuel Management Plan for review and approval by the CCFD prior to final map approval. Enforcement of the Fuel Management Plan shall be required of the Homes Owners Association as long as the subdivision contains 13 or more habitable lots.
39. This development is within the designated "wildland urban interface" and shall comply with all codes and ordinances applicable to the development. CCMC Title 14 defines conditions for compliance such as access, water supply's, fire sprinkler systems, ignition resistant building construction, fuel modification and defensible space, spark arresters and storage and use of LPG and fuel materials.
40. Access/egress shall meet minimum design criteria of 20 feet wide roadways with a 13 feet 6 inch unobstructed height. In addition, all roadways shall comply with CCMC Title 14 requirements for residential units built within the wildland urban interface. All roadways greater than 650 feet in length will have a secondary means of egress from the development.

41. Future construction would require an application for a Building Permit, issued through the Carson City Building Division. This will necessitate a complete review of the project to verify compliance with all adopted construction codes and municipal ordinances applicable to the scope of the project.
42. Parcels located at or above 5,000 feet above sea level would require structures to be designed by a Nevada Licensed Engineer due to the snow loading.
43. Plan submittal shall meet the current Carson City Building Division requirements for residential construction.
44. Provide a Drainage Site Plan with each permit application, with the finished grade drainage around the perimeter of the proposed dwelling indicated. The finished grade must have a minimum of six inches of fall for the first 10 feet (five percent minimum) away from the foundation; however, finished grade must not allow the drainage to flow towards neighboring structures or across property lines. Drainage should either flow toward the public right of way, or provisions should be made to retain run off on the property until it is absorbed by the soil. ('03 IRC R401.3)
45. The applicant/developer shall work with the City to develop the necessary trail connectivity across this project as required by the Unified pathways Master Plan. The development shall provide a 30 foot wide public access trail easement from Combs Canyon Road to the development's western and southern boundaries. In general the routing shall extend north from Chestnut Drive, on the easterly side of the creek, to a point at which the trail will cross the creek and extend west along the existing dirt road. In cooperation with the Carson City Parks and Recreation Department, the developer shall establish a final alignment of the trail as part of the subdivision's improvement plans.
46. This development will be subject to the collection of Residential Construction Tax. The Parks and Recreation Department is willing to enter into a development agreement with the developer to use 50% of these funds to assist in the design and construction of the trail system amenities within the subdivision development and use the remaining 50% of these funds to develop other park facilities within the Lakeview Park.

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


Walter A. Sullivan, Planning Director

Mailed 10/24/06, By RM

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



APPLICANT and/or OWNER SIGNATURE

10 | 31/06

DATE

Steve Selinger

(Applicant and/or Owner Printed Name)

RETURN TO

Carson City Planning and Community Department
2601 Northgate Lane, Suite 62
Carson City, NV 89706