

Item # 4-4

**City of Carson City  
Agenda Report**

**Date Submitted:** April 10, 2007

**Agenda Date Requested:** April 19, 2007

**Time Requested:** Consent

**To:** Mayor and Board of Supervisors

**From:** Planning and Community Development

**Subject Title:** Action to approve a Tentative Subdivision Map application known as Summer Hawk from Capital Engineering (property owners: Stanton Park Development and Hansler, LLC), to allow modification of the placement of the proposed building envelope ONLY in relation to the construction of 201 single family residential units with approximately 86.2% common areas/open space on approximately 548.2 acres on property zoned Conservation Reserve (CR)/Single Family 12,000 (SF12) located on Rhodes Street and Curry Street, APN'S 009-021-02, 009-031-01, 009-031-29, 009-031-07 and 009-151-01, based on the conditions of approval contained in the staff report. (File TSM-06-203)

**Staff Summary:** Capital Engineering has submitted a request to adjust the building envelopes to have a minimum of a five foot side setback from the previously approved 10 foot side yard setback (see attached diagram). The single family dwelling units will continue to have a distance of 20 feet between the proposed structures. This request is to accommodate a (four foot wide to six foot wide) rockery wall within the side yards between the proposed lots. This request will not result in an increase of density nor a decrease in the proposed open space for Summer Hawk Subdivision as previously presented and approved by the Board of Supervisors on December 21, 2006.

**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 of the proposed revised Tentative Map to the Board of Supervisors, 6 Ayes, 0 Nays and 1 Absent as an item on the consent agenda at the regularly scheduled Planning Commission Meeting of March 28, 2007.

**Recommended Board Action:** I move to approve a revised Tentative Subdivision Map application known as Summer Hawk from Capital Engineering (property owners: Stanton Park Development and Hansler, LLC), to allow modification of the placement of the proposed building envelope ONLY in relation to the construction of 201 single family residential units with approximately 86.2% common areas/open space on approximately 548.2 acres on property zoned Conservation Reserve (CR)/Single Family 12,000 (SF12) located on Rhodes Street and Curry Street, APN'S 009-021-02, 009-031-01, 009-031-29, 009-031-07 and 009-151-01, based on the conditions of approval contained in the staff report.