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**City of Carson City
Agenda Report**

Date Submitted: April 24, 2007

Agenda Date Requested: May 3, 2007

Time Requested: 40 minutes

To: Mayor and Board of Supervisors

From: Planning Division, Development Services Department

Subject Title: Action to consider a Tentative Subdivision Map application known as Combs Canyon Phase II, from Lumos Engineers for Barton Properties, Inc., (property owner: Combs Canyon, LLC) to review a subdivision map that consists of 19 lots on approximately 25 acres, on property zoned Single Family One Acre(SF1A) located on Combs Canyon Road, APN 007-091-72. (File TSM-07-027)

Staff Summary: This Tentative Subdivision Map is a request to allow the proposed residential development known as Combs Canyon II. The request would result in the subdivision of the subject property into 19 single-family residential lots. The proposed lot sizes for the Combs Canyon II Subdivision request is from one acre to 1.81 acres, with an average lot size of 1.31 acres.

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 4 Ayes, 2 Nays and 1 Absent at the regularly scheduled Planning Commission Meeting of March 28, 2007.

Board Of Supervisor's Action: On April 19, 2007 continued the Tentative Map application to May 03, 2007 BOS meeting.

Recommended Board Action:

(A) I move to approve a Tentative Subdivision Map application known as Combs Canyon Phase II, from Lumos Engineers for Barton Properties, Inc., (property owner: Combs Canyon, LLC) to review a subdivision map that consists of 19 lots on approximately 25 acres, on property zoned Single Family One Acre(SF1A) located on Combs Canyon Road, APN 007-091-72, subject to the conditions of approval and any stipulations made by the applicant or his representative and based on findings of fact contained in the staff report.

(B) I move to **Deny** a Tentative Map application known as Combs Canyon II based on the findings of fact as provided by the staff.