

Item # 8E

**City of Carson City
Agenda Report**

Date Submitted: December 11, 2007

Agenda Date Requested: December 20, 2007

Time Requested: 30 minutes

To: Mayor and Board of Supervisors

From: Planning and Community Development Division

Subject Title: Action to consider an extension of one year for the Tentative Planned Unit Development application and a Special Use Permit application known as Eagle Village Condominium Project from Western Engineering (property owners: Michael and Judith Bray and Jonathan and Susan Warren), to develop 36 multi-family residential dwelling units (condominiums) on 3.66 acres north of Eagle Station Lane, Assessor's Parcel Number 009-123-32 based on the staff report findings and subject to the recommended conditions of approval as contained in the staff report. File TPUD-05-191 and SUP-05-192.

Staff Summary: The Eagle Village Condominium Planned Unit Development (PUD) is a proposed residential development consisting of 36 two bedroom two bathroom units grouped into six, two story 7,038 square foot buildings and is requesting tentative map approval. This proposal includes (24) 1,284 square foot ground units and (12) 1,236 second story units. The units are designed with four condo units on the ground floor and two condo units on the second floor. Each unit is proposed with an open floor plan and patios for the ground level units and private balconies for the upper units. The zoning of this property is General Commercial (GC). The applicant at this time is requesting a one year extension from the time frame noted in the January 19, 2006 Board of Supervisors approval. It is the recommendation of staff that the BOS approve the requested one year extension for the Tentative Map request and the Special Use Permit request. If these extensions are approved the new expiration date for the Tentative Map approval and the Special Use Permit approval will be January 19, 2009.

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 6 Ayes and 1 Nay at the Planning Commission Meeting of November 30, 2005.

Recommended Board Action:

- 1) I move to approve an extension of one year for the Tentative Planned Unit Development application known as Eagle Village Condominium Project from Western Engineering (property owners: Michael and Judith Bray and Jonathan and Susan Warren) to develop 36 multi-family residential dwelling units (condominiums) on 3.66 acres north of Eagle Station Lane, Assessor's Parcel Number 009-123-32 based on the staff report findings and subject to

the recommended conditions of approval as contained in the staff report.

- 2) I move to approve an extension of one year for the SUP-05-192 to allow a residential development known as Eagle Village Condominium Project from Western Engineering (property owners: Michael and Judith Bray and Jonathan and Susan Warren) to develop 36 multi-family residential dwelling units (condominiums) on 3.66 acres north of Eagle Station Lane, Assessor's Parcel Number 009-123-32 based on the staff report findings and subject to the recommended conditions of approval as contained in the staff report.

Explanation for Recommended Board Action: In order to subdivide the property to allow for separate ownerships of individual residential units, a Tentative Planned Unit Development Map must first be approved by the Board of Supervisors. Upon approval of the Tentative Planned Unit Development Map, a Final Subdivision Map must then be approved by the staff which will then allow the sub-dividing of the property and recording of the new proposed parcels.

Applicable Statute, Code, Policy, Rule or Regulation: NRS Chapter 278A (Planned Development), CCMC Section 17.09 (Planned Unit Development), CCMC Section 18.02.080 (Special Use Permits), CCMC 17.05 (Planning Commission Review of Proposed Subdivisions), CCMC 17.05.010 (Review of Tentative Maps)

Fiscal Impact: N/A

Explanation of Impact: N/A

Funding Source: N/A

Alternatives: 1) Deny or, 2) Refer back to staff and Planning Commission for further review.

Supporting Material: Written request from applicant

Prepared By: Donna Fuller, Administrative Services Manager

Reviewed By:

Walter A. Sullivan
(Walter A. Sullivan, Planning Director)

Date: 12-04-07

Larry Werner
(Larry Werner, Development Services Director)

Date: 12/14/07

Linda Ritter
(Linda Ritter, City Manager)

Date: 12-11-07

Melanie Burkett
(District Attorney)

Date: 12-11-07

Board Action Taken:

Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded By)

November 19, 2007

Mr. Walter A. Sullivan, AICP
Planning Director
Planning and Community Development Department
Carson City
2621 Northgate Lane, Suite 62
Carson City, NV 89706-1319



RE: Extension of Time Request for SUP-05-192 a Special Use Permit and;
TPUD-05-191 a Tentative Planned Unit Development known as Eagle Village
Condominium Project.
Located at 250 Eagle Station Lane, Carson City, NV; APN: 009-123-32

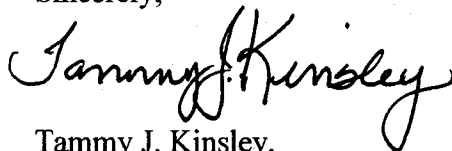
Dear Mr. Sullivan;

On behalf of our client, Ms. Suzy Warren, owner of the above referenced project site, please accept this correspondence as a formal request to go before the Board of Supervisors, to extend the above referenced Special Use Permit and Tentative Planned Unit Development Map for one year.

The Special Use Permit and the Tentative Planned Unit Development Map were presented to the Board of Supervisors and conditionally approved on January 19, 2006. *(Please refer to the attached Conditioned Letter of Approval.)* To avoid these approvals expiring on January 19, 2008, we are requesting this one year extension of time.

Thank you for your time and attention to this matter. If you have any questions or need additional information or materials, please contact me directly at (775) 884-3200.

Sincerely,



Tammy J. Kinsley,
Project Manager

cc: Suzy Warren
File 05-393

