

Item # 4-1

**City of Carson City
Agenda Report**

Date Submitted: March 11, 2008

Agenda Date Requested: March 20, 2008

Time Requested: Consent

To: Mayor and Board of Supervisors

From: Development Services - Planning Division

Subject Title: Action to consider an extension of one year for the filing of a subsequent final map phase for the Planned Unit Development known as Silver Oak. (P-93/94-01)

Staff Summary: Tentative Planned Unit Development Map approvals remain valid for one year between the recording of final maps. A one year extension may be granted for filing of a final map.

Type of Action Requested:

☐ Resolution

☐ Ordinance

☒ Formal Action/Motion

☐ Other (Specify)

Does This Action Require A Business Impact Statement: ☐ Yes ☒ No

Recommended Board Action: "I move to approve a one year extension to allow the existing Silver Oak Planned Unit Development approval to remain valid, and the filing time frame to be extended from July 27, 2008 to July 27, 2009, pursuant to the requirements of the Carson City Municipal Code."

Explanation for Recommended Board Action: The applicant states that the slow house sales has led to a high inventory of vacant lots. Approval of the one year extension will allow the existing Silver Oak Planned Unit Development approval to remain valid.

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) Approve or, 2) Deny

Supporting Material: Written request from applicant

Prepared By: Rose Mary Johnson, Management Assistant III

Reviewed By:

[Signature]
(Planning Director)
[Signature]
(Development Services Director)
[Signature]
(City Manager)
[Signature]
(District Attorney's Office)

Date: 3/11/08
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Date: 3-11-08

Board Action Taken:

Motion: _____

- 1) _____
- 2) _____

Aye/Nay

(Vote Recorded By)



Silver Oak Development Company

Limited Partnership

430 Jeanell Dr., Suite A • Carson City, NV 89703

February 8, 2008



Walter Sullivan
Carson City Planning and Community Development
2621 Northgate Lane, Suite 62
Carson City, NV 89706

Dear Mr. Sullivan:

Please consider this letter a formal request for a one year extension to the map filing requirement contained in our PUD agreement with the City of Carson.

Current economic conditions have created an extremely weak real estate sales environment. Because of these conditions Silver Oak has been unable to move its sizeable inventory of improved lots.

The last map recorded by Silver Oak was a parcel map in July of 2007 which would technically require Silver Oak to file another parcel or final map by July of 2008 to remain in compliance with our PUD agreement.

We would kindly request a one year extension of this requirement until July of 2009.

Please feel free to contact me with any questions at 882-6302.

Very truly yours,

Mark B. Turner
Silver Oak Development