

Item #8B

**City of Carson City
Agenda Report**

Date Submitted: September 9, 2008

Agenda Date Requested: September 18, 2008
Time Requested: 5 minutes

To: Mayor and Board of Supervisors

From: Planning Division

Subject Title: Action to approve a Final Subdivision Map application known as Jet Ranch, from KCXP Investments, LLC, to allow a subdivision map resulting in 11 air space lots and one common area lot on property zoned Public Regional (PR), located at the Carson City Airport, 2600 College Parkway, APN 005-021-04. (FSUB-08-071)

Staff Summary: The Jet Ranch Subdivision will create sub-lease parcels for airplane hangars. A final map must be approved and recorded to create legal parcels.

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 Final Subdivision Map application known as Jet Ranch, from KCXP Investments, LLC, to allow a subdivision map resulting in 11 air space lots and one common area lot on property zoned Public Regional (PR), located at 2600 College Parkway, APN 005-021-04 based on the fulfillment of 13 conditions of approval.

Explanation for Recommended Board Action: The Board of Supervisors, pursuant to the Carson City Municipal Code, is required to take final action on all Final Map applications. The Board of Supervisors recommended approval of the tentative map for Jet Ranch by a vote of 4 ayes and 0 nays and 1 absent at the Board of Supervisors meeting of June 19, 2008. The applicant has met the 13 conditions of approval of the tentative map.

Applicable Statute, Code, Policy, Rule or Regulation: NRS Chapter 116 (Common-Interest Ownership—Uniform Act), NRS Chapter 278 (Subdivision of Land: Final Maps), CCMC 17.06 (Subdivision Final Maps),

Fiscal Impact: N/A

Explanation of Impact: N/A

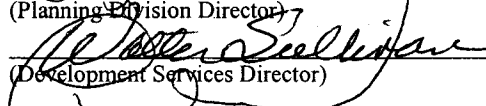
Funding Source: N/A

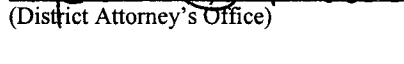
Alternatives: 1) If the Board finds that one or more of the conditions of approval have not been met, deny the final map.

Supporting Material: 1) Staff memo
2) Final Map application

Prepared By: Janice Brod, Management Assistant I

Reviewed By:


(Planning Division Director)

(Development Services Director)

(City Manager)

(District Attorney's Office)

Date: 9-9-08
Date: 9-8-08
Date: 9-5-08
Date: 9-9-08

Board Action Taken:

Motion: _____ 1) _____ Aye/Nay
2) _____

(Vote Recorded By)



Carson City Planning Division
2621 Northgate Lane, Suite 62
Carson City, Nevada 89706
(775) 887-2180

Plandiv@ci.carson-city.nv.us
www.carson-city.nv.us

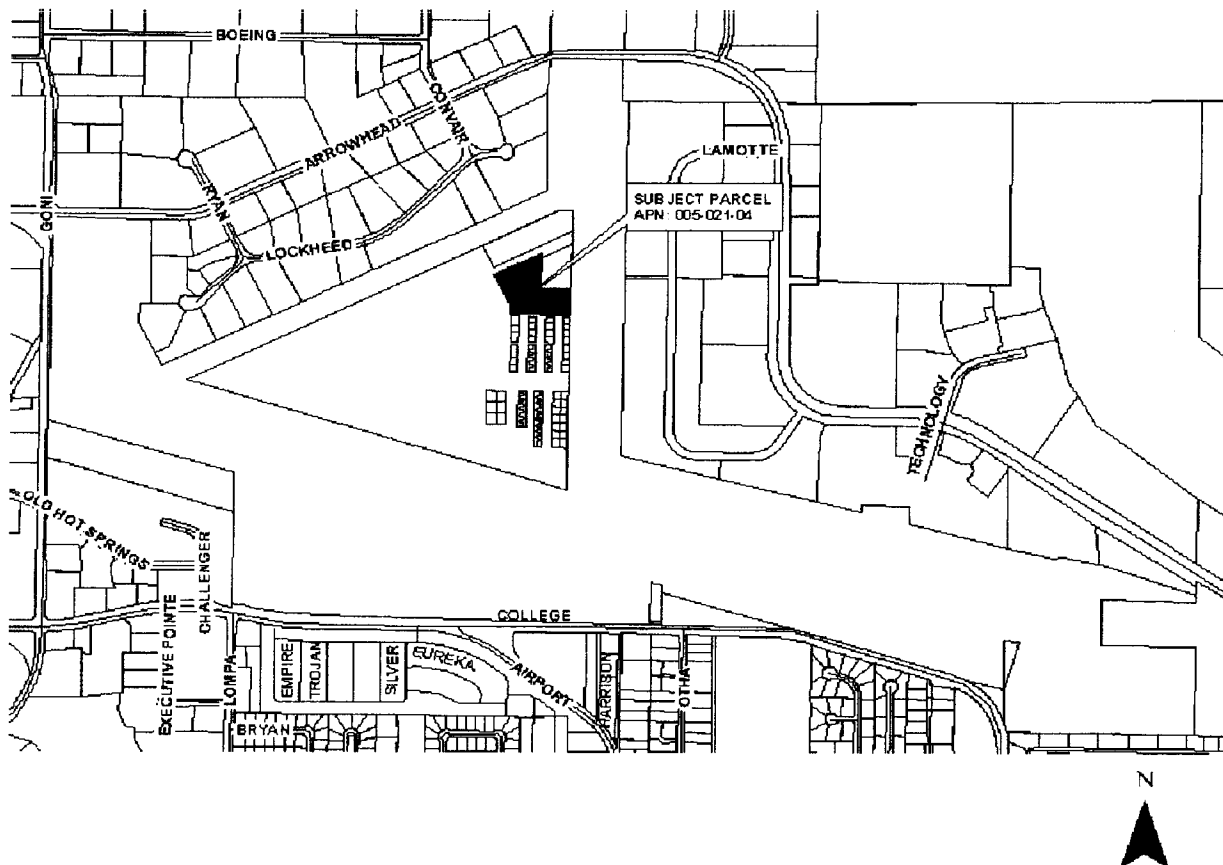
MEMO TO: Mayor and Board of Supervisors

FROM: Planning Division

DATE: September 18, 2008

SUBJECT: FSM-08-071, A Final Subdivision Map known as Jet Ranch from KCXP Investments, LLC (property owner: KCXP Investments, LLC) resulting in 11 air space lots and one common area lot, on property zoned Public Regional (PR), located at 2600 College Parkway, APN 005-021-04.

In order for the Board of Supervisors to consider approval of the final map, the status of fulfillment of the conditions of approval must be reviewed. Tentative Map TSM-08-047 conditions of approval have been reviewed by staff and satisfied by the applicant.



TENTATIVE SUBDIVISION MAP 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 for conditions of approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item will be rescheduled for the next Planning Commission meeting for further consideration.

The applicant signed the Notice of Decision on June 30, 2008 and returned it to the Planning Division.

2. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval.

The site improvements and buildings have been built in accordance with plans approved by Carson City. This condition of approval was monitored by staff through the building permit process by verifying that the submitted plans met the standards of the approved Special Use Permit and Tentative Map.

3. All on- and off-site improvements shall conform to City standards and requirements.

Improvements were built in accordance with City standards and requirements. The applicant has applied for six building permits through the Building Division and will meet all standards and requirements before Certificate of Occupancy is granted.

4. A Final Subdivision Map for the property must be recorded within 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 with 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.

The applicant intends to record the Final Map before the June 19, 2010 map expiration date.

5. A Final Map application must be reviewed, approved and recorded prior to parceling of the individual units.

The applicant submitted a Final Map application that was reviewed and approved by City staff. The applicant is now seeking approval from the Board of Supervisors so that the map can be recorded and the individual air space created.

6. The applicant must meet and maintain all of the requirements and conditions of approval of the Carson City Airport Authority.

Carson City Airport Authority requirements and conditions have been met. The project architect verified in writing that the exterior building colors met the approval of the Airport Authority. The Airport Authority reviewed the Jet Ranch Final Subdivision Map at their meeting on June 26, 2008.

7. The applicant must meet all fire codes and ordinances as they apply towards this request. Additionally, a homeowner's group association must be created for shared maintenance of the community fire protection system.

Fire codes have been met or will be met prior to certificate of occupancy for the buildings. A homeowner's association will be created upon recordation of CC&Rs created for this project.

8. Prior to the recordation of the final map for any phase of the project, the improvements associated with said phase 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 one hundred fifty percent (150%) of the engineer's 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 ten percent (10%) of the engineer's estimate to secure the Developer's obligation to repair defects in workmanship and materials which may appear in the work within one year of acceptance by the city.

According to Jeff Sharp P.E., Carson City Engineer, all required improvements for Jet Ranch have been completed.

The following shall be submitted with any associated permit application:

9. The applicant shall submit a copy of the signed Notice of Decision and conditions of approval with any associated permit application.

The applicant has submitted six building permits and staff placed a copy of the signed Notice of Decision with each permit application.

The following are general requirements:

10. The applicant must provide full compliance with State of Nevada dust control measures to mitigate dust at all hours within the construction limits.

The applicant has provided compliance with all State of Nevada dust control measures. The project contractor obtained a dust control permit.

11. The primary building color must meet Airport Authority design requirements and be similar to the existing surrounding buildings.

The color palette of blue and gray was reviewed and approved by the Airport Authority. This was verified through a color verification letter stamped by the project architect.

12. The Final Map shall comply with all applicable standards including NRS 116, NRS 278 and CCMC Title 17.

The Final Map, as submitted and reviewed, will comply with NRS 116, NRS 278 and CCMC Title 17.

13. Dust and erosion control shall be a high priority for the owner and contractor during and after the project's construction so as not to negatively impact the two Parks and Recreation regional facilities that are located in this area.

The project is still under the final construction phase and the owner and contractor are mitigating dust and erosion so as not to negatively impact the two park facilities within the area.

RECOMMENDATION

Staff recommends that the Board of Supervisors "move to approve a Final Subdivision Map known as Jet Ranch from KCXP Investments, LLC resulting in 11 air space lots and one common area lot, on property zoned Public Regional (PR), located at 2600 College Parkway, APN 005-021-04."

HH/
Attachment



Land Information Solutions

TRI STATE SURVEYING, LTD.

425 E. Long Street
Carson City, Nevada 89706
Telephone (775) 887-9911 ♦ FAX (775) 358-3664
Toll Free: 1-800-411-3752

September 3rd, 2008
Job No. 08071.01.CM

Heidi Eskew-Herrmann, AICP
Carson City Planning Division
2621 Northgate Lane
Carson City, Nevada 89721

**SUBJECT: Final Map FSUB-08-07 – Jet Ranch
Board of Supervisors Scheduling Request**

Dear Ms. Eskew-Herrmann,

We are requesting that the Jet Ranch Final Map (FSUB-08-07) be scheduled for final approval at the September 18th Board of Supervisors Meeting. The submittal has been deemed complete and all improvements have been built. Thank you for your consideration.

Sincerely
TRI STATE SURVEYING, LTD.

Charles Ken Iwamura, P.L.S
Nevada Certificate No. 12991

RECEIVED

SEP 03 2008

CARSON CITY
PLANNING DIVISION

Carson City Planning Division
2621 Northgate Lane, Suite 62 • Carson City NV 89706
Phone: (775) 887-2180 • E-mail: plandept@ci.carson-city.nv.us

APPLICANT PHONE #
KCXP INVESTMENTS LLC (702) 260-0292

MAILING ADDRESS, CITY, STATE, ZIP
134 LAKES BLVD, DAYTON NV 89403

ENGINEER PHONE # FAX #
TRISTATE SURVEYING 887-9911 887-9915

MAILING ADDRESS, CITY, STATE, ZIP
425 E LONG ST, CARSON CITY, NV 89706

E-MAIL ADDRESS
kiwomura@tristate1td.com

PROPERTY ADDRESS, CITY, STATE, ZIP 89703
2600 COLLEGE PARKWAY, CARSON CITY NV

PRESENT ZONING APN(S)
PR 5-021-04

FOR OFFICE USE ONLY:

FSUB - 08 - 071

FINAL MAP FOR SUBDIVISION

FEE: \$1,800.00 per phase

SUBMITTAL PACKET

- ☒ 10 Maps and documentation (1 Original + 9 Copies)
☒ Documentation of Taxes Paid-to-Date
☒ Copy Tentative Map conditions of approval
☒ Letter documenting compliance of Tentative Map conditions of approval
☐ Documentation of Improvement Plan Approval from Development Engineering

Application Reviewed and Received By:

Kathy Green

Submittal Deadline: Anytime during business hours.

Note: Submittals must be of sufficient clarity and detail such that all departments are able to determine if they can support the request. Additional information may be required.

RECEIVED

JUN 27 2008

CARSON CITY
PLANNING DIVISION

REQUEST: In accordance with the provisions of Title 17 of the Carson City Municipal Code, application is hereby made for a Final Map.

Subdivision Name: JET RANCH HANGARS

Number of Lots: 12

PROPERTY OWNER'S AFFIDAVIT

Tom Gonzales, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application.

Tom Gonzales
Signature

134 Lakes Blvd Dayton, NV
Address

6-12-08
Date

Use additional page(s) if necessary for other names.

STATE OF NEVADA)
COUNTY)



Brandon shawn Norris
Commission #DD332235
Expires: Jun 24, 2008
Bonded Thru

On 06/12, 2008, personally appeared before me, a notary public, Tom Gonzales, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

Brandon Shawn Norris
Notary Public

NOTE: In order to avoid unnecessary time delays in processing your project, it is important that it be as complete as possible when submitted. A checklist is available to assist you and your engineer. If you have further questions regarding your application, please call the Planning Division at 775-887-2180.

1/08

Conditions of Approval Documentation

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

- 1 The applicant must sign and return the Notice of Decision for conditions of approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item will be rescheduled for the next Planning Commission meeting for further consideration.

Client will sign return Notice of Decision upon receipt and review.

- 2 All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval.

Site improvements and building have been built in accordance with plans approved by Carson City.

- 3 All on- and off-site improvements shall conform to City standards and requirements.

Improvements were built in accordance to City standards and requirements.

- 4 A Final Subdivision Map for the property must be recorded within 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 with 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.**

- 5 A Final Map application must be reviewed, approved and recorded prior to parceling of the individuals units.

- 6 The applicant must meet and maintain all of the requirements and conditions of approval of the Carson City Airport Authority.

Carson City Airport Authority requirements and conditions have been met.

- 7 The applicant must meet all fire codes and ordinances as they apply towards this request. Additionally, a homeowner's group association must be created for shared maintenance of the community fire protection system.

FSUB-08-071

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CARSON CITY
PLANNING DIVISION

Fire codes have been met or will be met. A homeowners association will be created upon recordation of CCRs created for this project.

- 8 Prior to the recordation of the final map for any phase of the project, the improvements associated with said phase 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 one hundred fifty percent (150%) of the engineer's 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 ten percent (10%) of the engineer's estimate to secure the Developer's obligation to repair defects in workmanship and materials which may appear in the work within one year of acceptance by the city.

Improvements have been constructed and are currently under review by Carson City Engineering.

The following shall be submitted with any association permit application

- 9 The applicant shall submit a copy of the signed Notice of Decision and conditions of approval with any associated permit application.

The following are general requirements:

- 10 The applicant must provide full compliance with State of Nevada dust control measures to mitigate dust at all hours within the construction limits.
- 11 The primary building color must meet Airport Authority design requirements and be similar to the existing surrounding buildings.
- 12 The Final Map shall comply with all applicable standards including NRS 116, NRS 278, CCMC Title 17.
- 13 Dust and erosion control shall be a high priority for the owner and contractor during and after the project's construction so as not to negatively impact the two Parks and Recreation regional facilities that are located in this area.

Requirements 10, 11 and 13 have been complied with. Requirements 9 and 12 will be complied with.



CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL
DEVELOPMENT SERVICES

RECEIVED

JUL 03 2008

CARSON CITY
PLANNING DIVISION

★ CLERK ★
FILED

Time 12:40p

JUN 26 2008

By K. King
Deputy
Carson City, Nevada

**BOARD OF SUPERVISORS
JUNE 19, 2008**

NOTICE OF DECISION

A request for approval of a Tentative Subdivision Map application was made by KCXP Investments & Tri State Surveying to subdivide approved airport hangar space known as Jet Ranch, on property zoned Public Regional, located at 2600 College Parkway, Carson City Airport, APN 005-021-04.

The Board of Supervisors conducted a public hearing June 19, 2008, in conformance with City and State legal requirements, and approved the Tentative Subdivision Map Application (TSM-08-047) based on the findings of fact contained in the staff report and subject to the conditions of approval.

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 for conditions of approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item will be rescheduled for the next Planning Commission meeting for further consideration.
2. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval.
3. All on- and off-site improvements shall conform to City standards and requirements.
4. A Final Subdivision Map for the property must be recorded within 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 with all

PLANNING DIVISION • 2621 Northgate Lane, Suite 62 • Carson City, Nevada 89706
Phone: (775) 887-2180 Fax: (775) 887-2278 E-mail: plandiv@ci.carson-city.nv.us

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.**

5. A Final Map application must be reviewed, approved and recorded prior to parceling of the individual units.
6. The applicant must meet and maintain all of the requirements and conditions of approval of the Carson City Airport Authority.
7. The applicant must meet all fire codes and ordinances as they apply towards this request. Additionally, a homeowner's group association must be created for shared maintenance of the community fire protection system.
8. Prior to the recordation of the final map for any phase of the project, the improvements associated with said phase 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 one hundred fifty percent (150%) of the engineer's 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 ten percent (10%) of the engineer's estimate to secure the Developer's obligation to repair defects in workmanship and materials which may appear in the work within one year of acceptance by the city.

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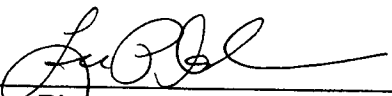
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The following are general requirements:

10. The applicant must provide full compliance with State of Nevada dust control measures to mitigate dust at all hours within the construction limits.
11. The primary building color must meet Airport Authority design requirements and be similar to the existing surrounding buildings.
12. The Final Map shall comply with all applicable standards including NRS 116, NRS 278 and CCMC Title 17.

13. Dust and erosion control shall be a high priority for the owner and contractor during and after the project's construction so as not to negatively impact the two Parks and Recreation regional facilities that are located in this area.

This decision was made on a vote of 4 ayes, 0 nays, and 1 absent.



Lee Plemel
Planning Director

Mailed 6/26/08 By RMT

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



APPLICANT and/or OWNER SIGNATURE

6/31/2008

DATE

Tom Gonzales

(Applicant and/or Owner Printed Name)

RETURN TO:

Carson City Planning Division
2601 Northgate Lane, Suite 62
Carson City, NV 89706

IDENTICAL TO RECORD OF SURVEY NO. 2688, DOCUMENT NO. 37785-H
IN THE OFFICIAL RECORDS OF CARSON CITY, NEVADA.

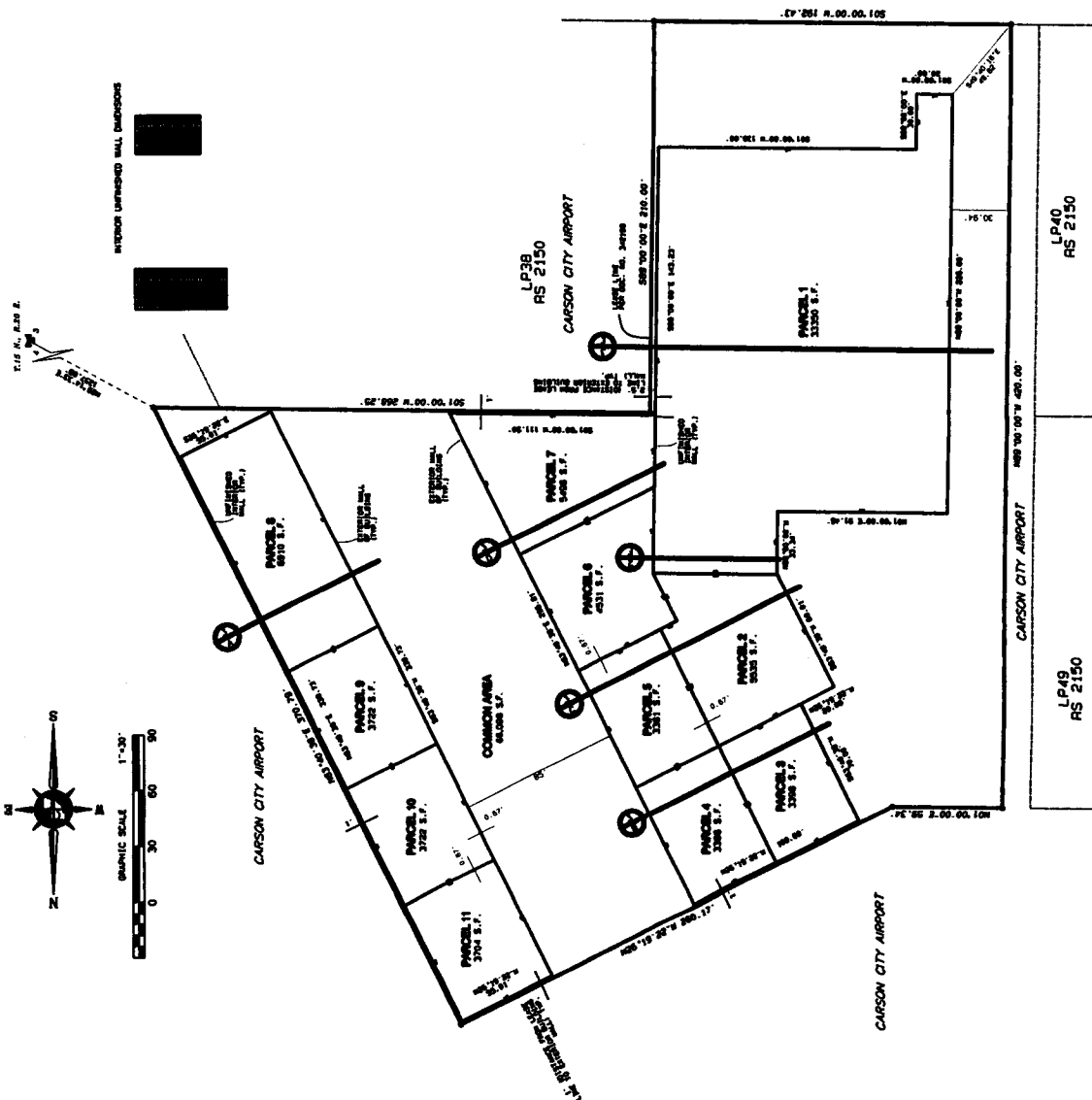
1. LEASE DOCUMENT NO. _____
2. COMB DOCUMENT NO. _____
3. RECORD OF SURVEY NO. 2576, DOCUMENT NO. 374940
4. RECORD OF SURVEY NO. 2576, DOCUMENT NO. 374940

OFFICIAL RECORDS OF CARSON CITY, NEVADA.

1. PARKED AREAS ARE MEASURED TO THE UNIMPROVED INTERIOR WALLS OF THE BUILDING. ALL AREAS WITHIN THE WALL SPACE ARE PART OF THE COMMON AREA.
2. PUBLIC UTILITY EASEMENTS AND ACCESS EASEMENTS ARE HEREBY GRANTED OVER AND ACROSS COMMON AREA OUTSIDE OF BUILDINGS.
3. PRIVATE UTILITY EASEMENTS ARE HEREBY GRANTED OVER AND ACROSS COMMON AREA WHERE BUILDING WALLS
4. UNIMPROVED BUILDING WALLS ARE 8' (6.67') IN WIDTH.

[illegible]

TOTAL NO. OF UNITS = 11
COMMON AREA = 66008 S.F. (1.52 ACRES)
PARCEL AREA = 77109 S.F. (1.77 ACRES)
TOTAL AREA = 143247 S.F. (3.29 ACRES)



FINAL MAP OF JET RANCH AIRPORT HANGARS

A LEASEHOLD COMMINGLED COMMON INTEREST COMMUNITY
ISSUING A DIVISION OF LEASE PARCEL 807 OF THE CLARKSON CITY
ALBERT COUNTY
LOCATED WITHIN THE E 1/3 OF SECTION 4, TOWNSHIP 18 NORTH
RANGE 20 EAST, N.D.

MSV/AM

FEDERAL BUREAU OF SURVEYING, LTD.

425 EAST LONG STREET
CAMDEN CITY, NEW JERSEY 08103-2418
(775) 887-9911 • FAX / 887-9915

F SUB - 08 - 071

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CARSON CITY
PLANNING DIVISION

FINAL MAP OF
JET RANCH AIRPORT EASEMENTS
A LEGAL DESCRIPTION OF THE JET RANCH AIRPORT EASEMENTS
BEING A PORTION OF THE JET RANCH AIRPORT EASEMENTS
SITUATE WITHIN THE 2 1/2 SE 1/4 OF SECTION 16, TOWNSHIP 16 NORTH,
RANGE 12 EAST, N.M.S.

THE STATE SURVEYING, LTD.
REGISTERED PROFESSIONAL SURVEYOR
CARSON CITY, NEVADA
(702) 881-7441 FAX (702) 881-7442

NETAM
CARSON CITY
SHEET 3 OF 3

F SUB - 08 - 071

