

**City of Carson City
Agenda Report**

Date Submitted: November 23, 2009

Agenda Date Requested: December 3, 2009

Time Requested: Consent

To: Mayor and Board of Supervisors

From: Public Works, Planning Division

Subject Title: Action to approve a request for a two-year extension for a Tentative Planned Unit Development known as Corte Reale located 4000 Murphy Drive, APN 007-091-08, to remain valid and the filing timeframe for a Final Map to be extended to February 16, 2012. (TPUD-05-229) (Jennifer Pruitt)

Staff Summary: Pursuant to the recently approved zoning code amendment, by the Board of Supervisors and the provisions of NRS, a two year extension can be requested by the applicant, subject to written request. This request would extend the Final Map recordation timeframe to February 16, 2012.

Type of Action Requested:

☐ Resolution

☐ Ordinance

☒ Formal Action/Motion

☐ Other (Specify)

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

Prior Board Action: Approved an application for the Tentative Planned Unit Development on February 16, 2006, with a vote of 5 ayes and 0 nays.

Recommended Board Action: I move to approve a request for a two-year extension for a Tentative Planned Unit Development known as Corte Reale located 4000 Murphy Drive, APN 007-091-08, to remain valid and the filing timeframe for a Final Map to be extended to February 16, 2012.

Explanation for Recommended Board Action: Due to the state of the credit market supporting multi-family housing at this time, a Final Map cannot be recorded prior to the expiration date. Approval of the two year extension will allow the Corte Reale Planned Unit Development approval to remain valid until February 16, 2012.

Applicable Statute, Code, Policy, Rule or Regulation: CCMC 17.05 (Tentative Maps), 18.02.050 (Review).

Fiscal Impact: N/A

Explanation of Impact: N/A

Funding Source: N/A

Alternatives: 1) Approve request for one year
2) Deny request

Supporting Material: 1) Request for extension
2) Staff Memo

Prepared By: Janice Brod, Management Assistant V

Reviewed By: _____	Date: _____
(Planning Division Director)	
_____	Date: _____
(Public Works Director)	
_____	Date: _____
(City Manager)	
_____	Date: _____
(District Attorney's Office)	

Board Action Taken:

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

(Vote Recorded By)

RECEIVED

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CARSON CITY
PLANNING DIVISION

November 19, 2009

Glen A. Martel, P.E.
2 Lakeview Ct.
Carson City, NV 89703

Jennifer Pruitt, Principal Planner
Carson City Planning and Community Development Department
2623 Northgate Lane, Suite 62
Carson City, NV 89706

RE: Corte Reale PUD

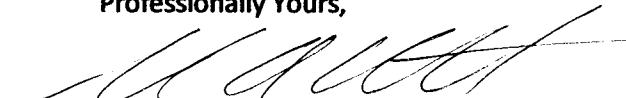
Dear Jennifer;

This letter is to request an extension of time for the final map required for Corte Reale. The current time expires in February of 2010 and the Paul H. Casey Trust would like to request an extension until February 2012.

As you are aware, the market for residential lots has declined precipitously in the last couple of years and it is hoped that the extension will allow the lots to be developed in the approved fashion when the market turns in a positive direction.

Thank you for your ongoing assistance with this project and please feel free to contact me with any questions at 720 2936 or gmartel@sbcglobal.net.

Professionally Yours,



Glen A. Martel, P.E.



Carson City Planning Division

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MEMO TO: Mayor and Board of Supervisors

FROM: Planning Division

DATE: December 03, 2009

SUBJECT: Action to consider an extension of two years for the filing of a final map for the Tentative Planned Unit Development known as Corte Reale (TPUD-05-229).

The Project Engineer, Glen Martel P.E. states that the declining market for the development of residential lots over the past few years has resulted in the unanticipated delayed construction of the Corte Reale Planned Unit Development (PUD). The applicant is requesting the filing timeframe to be extended from February 16, 2010 to February 16, 2012.

Passage of Assembly Bill 74 in 2009 has provided relief for Subdivisions and Planned Unit Developments. Without this relief, Subdivision would lose their map approvals for no reason other than the economy is in a recession and lending has slowed and in many instances has stopped, as noted by the applicant. There are subdivision projects that would expire without the recently reviewed and approved ordinance. The amendment has provided the opportunity for time extensions by the Board of Supervisors (BOS) upon request, to keep maps active for Subdivision/PUD projects.

This two-year extension request is the third of several requests, which are likely to come under review in the future in Carson City, to utilize the recently adopted ordinance. The Planning Division staff has received several inquiries regarding Subdivision and Planned Unit Development extension wishes.

It is the recommendation of staff that the BOS approve a two-year extension for Corte Reale Planned Unit Development. If this extension is approved the new expiration date for recordation of a Final Map for the Corte Reale Planned Unit Development will be February 16, 2012.

RECOMMENDATION

Recommended Motion: "I move to approve a request for a two-year extension for the Tentative Planned Unit Development known as Corte Reale located on Murphy Drive, APN 007-092-09, to remain valid and the filing timeframe for a Final Map to be extended to February 16, 2012."