

Item # 9-5

City of Carson City
Agenda Report

Date Submitted: April 27, 2010

Agenda Date Requested: May 6, 2010

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 Subdivision Map known as West Knoll, located at 1460 South Curry Street, APN 003-064-15, to remain valid and the filing timeframe for a Final Map to be extended to August 17, 2012. (TSM-05-082a) (Jennifer Pruitt)

Staff Summary: Pursuant to the provisions of NRS and the Carson City Municipal Code, a two year extension may be approved by the Board of Supervisors. This request would extend the Final Map recordation timeframe to August 17, 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 Subdivision Map on August 17, 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 Subdivision Map known as West Knoll, located at 1460 South Curry Street, APN 003-064-15, to remain valid and the filing timeframe for a Final Map to be extended to August 17, 2012.

Explanation for Recommended Board Action: At this time, a Final Map cannot be recorded prior to the expiration date. Approval of the two year extension will allow the West Knoll Tentative Subdivision Map approval to remain valid until August 17, 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

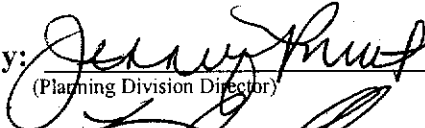
Funding Source: N/A

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

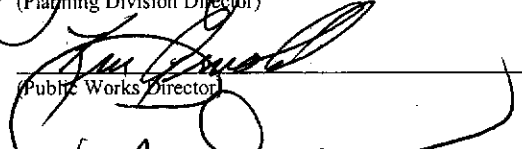
Supporting Material: 1) Request for extension
2) Staff Memo

Prepared By: Janice Brod, Management Assistant V

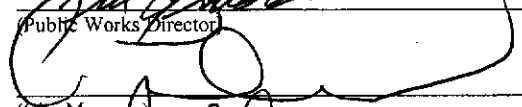
Reviewed By:


(Planning Division Director)

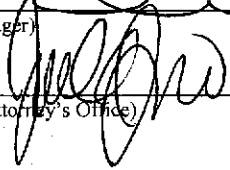
Date: 4-27-10


(Public Works Director)

Date: 4/27/10


(City Manager)

Date: 4/22/10


(District Attorney's Office)

Date: 4-27-10

Board Action Taken:

Motion: _____

1) _____ Aye/Nay

2) _____

(Vote Recorded By)



METCALF BUILDERS, INC.

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Nevada Contractors License - 0037475
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Jennifer Pruitt, Principal Planner
Carson City Planning & Community Development Dept.
2623 Northgate Lane, Suite 62
Carson City, NV 89706

April 20, 2010

RE: Westknoll Extension

Dear Jennifer,

This letter is to request an extension of time for the final map required for Westknoll on Curry Street. We would like to request the extension from August 17, 2010 to August 17, 2012.

Thank you for your assistance with this project and please feel free to contact me with any questions at 775-885-1844 or tom@metcalfbuilders.com

Very truly yours,

A handwritten signature in black ink, appearing to read "T. Metcalf", is written over the closing "Very truly yours,".

Thomas R. Metcalf

RECEIVED

APR 20 2010

CARSON CITY
PLANNING DIVISION



Carson City Planning Division

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Carson City, Nevada 89706

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MEMO TO: Mayor and Board of Supervisors

FROM: Planning Division

DATE: May 06, 2010

SUBJECT: Action to consider an extension of two years for the filing of a final map for the Tentative Subdivision known as West Knoll (TSM-05-082a).

The owner Thomas R. Metcalf, is requesting a two year extension for the filing timeframe of West Knoll Subdivision from August 17, 2010 to August 17, 2012. The project was originally approved in 2005 as a mixed use project known as Curry Village. As a result of the August 2006 revised plan approval the development was amended to include professional office only.

Passage of Assembly Bill 74 in 2009 has provided relief for Subdivisions and Planned Unit Developments (PUD) throughout the state of Nevada. Without this relief, Subdivisions would lose their map approvals for no reason other than the economy is in a recession, lending has slowed and in many instances has stopped. 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 fourth of several such 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 West Knoll Subdivision. If this extension is approved the new expiration date for recordation of a Final Map for the West Knoll Development will be August 17, 2012.

RECOMMENDATION

Recommended Motion: "I move to approve a request for a two-year extension for a Tentative Subdivision Map known as West Knoll, located at 1460 South Curry Street, APN 003-064-15, to remain valid and the filing timeframe for a Final Map to be extended to August 17, 2012."

