

Item #18A

**City of Carson City
Agenda Report**

Date Submitted: September 7, 2010

Agenda Date Requested: September 16, 2010

Time Requested: 5 minutes

To: Mayor and Board of Supervisors

From: Public Works, Planning Division

Subject Title: Action to approve a request for a two-year extension of the Final Map for a Tentative Subdivision map known as Combs Canyon II (property owner: Combs Canyon, LLC.) that consists of 19 lots on approximately 25 acres located on Combs Canyon Road. (File TSM-07-027) (Lee Plemel)

Staff Summary: The current subdivision approval will expire on May 17, 2011. This request would extend the Final Map recordation to May 17, 2013 to allow time for the housing market to improve.

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 at the March 28, 2007 meeting by a vote of 4 ayes, 2 nays and 1 absent.

Prior Board Action: Approved the Tentative Subdivision map on May 17, 2007 with a vote of 5 Ayes and 0 Nays.

Recommended Board Action: I move to approve a request for a two-year extension of the Final Map for a Tentative Subdivision map known as Combs Canyon II (property owner: Combs Canyon, LLC.), that consists of 19 lots on approximately 25 acres located on Combs Canyon Road.

Explanation for Recommended Board Action: The applicant is submitting his request at least 30 days prior to the tentative map expiration per the CCMC 17.06. Staff recommends that the Board of Supervisors approve the two-year extension of the Final Map recordation requirement to May 17, 2013.

Applicable Statute, Code, Policy, Rule or Regulation: CCMC 17.05 (Tentative Maps), 18.02.050 (Review), CCMC 17.06 (Time Limit for Recording), and CCMC 17.09 (Planned Unit Development).

Fiscal Impact: N/A

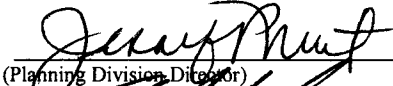
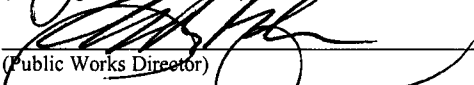
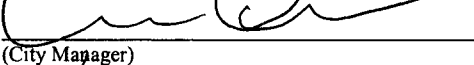
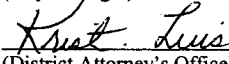
Explanation of Impact: N/A

Funding Source: N/A

Alternatives: 1) Deny request

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

Prepared By: Janice Brod, Management Assistant V

Reviewed By:  Date: 9-3-11
(Planning Division Director)
 Date: 9/7/10
(Public Works Director)
 Date: 9/2/10
(City Manager)
 Date: 9/7/10
(District Attorney's Office)

Board Action Taken:

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

(Vote Recorded By)

BP

RECEIVED

Barton Properties, Inc.

Stephen R. Selinger, President

AUG 30 2010

CARSON CITY
PLANNING DIVISION

August 27, 2010

Mr. Lee Plemel
Planning Director, Carson City

Re: Extension request for Combs Canyon I (TSM -06-168) and Combs Canyon II (TSM 07-027)

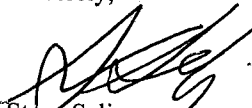
Dear Mr. Plemel,

I would like to request a two year extension for each of the above subject projects. The real estate and financial market do not permit development at the present time.

I will not be able to be at the meeting of October 7 but am available by phone or email before then if yourself or staff have any questions.

Thank you.

Sincerely,



Steve Selinger, manager for Combs Canyon LLC



Carson City Planning Division

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MEMO TO: Mayor and Board of Supervisors

FROM: Planning Division

DATE: September 16, 2010

SUBJECT: Action to consider an extension of two years for the filing of a final map for the Tentative Subdivision known as Combs Canyon II (TSM-07-027).

The owner, Steve Selinger, is requesting a two year extension for the filing timeframe of Combs Canyon II Subdivision from May 17, 2011 to May 17, 2013. The project was originally approved in 2007 as a single family subdivision project. Per the applicant the real estate and financial market do not permit development at the present time.

Passage of Assembly Bill 74 in 2009 has provided relief for Subdivisions and Planned Unit Developments (PUD) throughout the state of Nevada, to allow initial approvals to increase from two to four years and to allow extensions to be granted for up to two additional years. 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 sixth of several such requests, under the recently adopted ordinance.

It is the recommendation of staff that the BOS approve a two-year extension for Combs Canyon II Subdivision. If this extension is approved the new expiration date for recordation of a Final Map for the Combs Canyon II will be May 17, 2013.

RECOMMENDATION

Recommended Motion: "I move to approve a request for a two-year extension of the Final Map for a Tentative Subdivision map known as Combs Canyon II (property owner: Combs Canyon, LLC.), that consists of 19 lots on approximately 25 acres located on Combs Canyon Road"

