

**City of Carson City
Agenda Report**

Date Submitted: December 7, 2010

Agenda Date Requested: December 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 Industrial Subdivision map known as Arrowhead Business Park (property owner: CNM Family LLC) located at 4500 Ryan Way. (File TSM-06-031) (Lee Plemel)

Staff Summary: The current Planned Unit Development approval will expire on January 18, 2011. This request would extend the Final Map to January 18, 2013 to allow time to coordinate the project and complete the final design.

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 a one-year extension of the Final map on January 5, 2009 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 Industrial Subdivision map known as Arrowhead Business Park (property owner: CNM Family LLC) located at 4500 Ryan Way.

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 January 18, 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) Staff memo
2) Request for extension
3) BOS minutes January 18, 2007

Prepared By: Janice Brod, Management Assistant V

Reviewed By:  Date: 12-6-10
(Planning Division Director)
 Date: 12-6-10
(Public Works Director)
 Date: 12/2/10
(City Manager)
 Date: 12/7/10
(District Attorney's Office)

Board Action Taken:

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

(Vote Recorded By)



Carson City Planning Division

108 E. Proctor Street

Carson City, Nevada 89701

(775) 887-2180

Plandiv@carson.org

www.carson.org

MEMO TO: Mayor and Board of Supervisors

FROM: Planning Division

DATE: December 02, 2010

SUBJECT: Action to approve a request for a two-year extension of the Tentative Map, known as Arrowhead Business Park, which consists of an Industrial Subdivision of 45 lots on 7.84 acres, located at 4500 Ryan Way. (File: TPUD-06-031)

Susan Door, on behalf of Manhard Consulting, Ltd., is requesting a two year extension for the filing timeframe of Arrowhead Business Park from January 18, 2011 to January 18, 2013. The project was originally approved in 2006 as an industrial subdivision project. Per the applicant, due to difficulties with the final coordination of the project, the final map will not be recorded prior to the expiration date. This two-year extension request is the eighth of several such requests, under the recently adopted ordinance.

The creation of individual industrial parcels will have no other impact to the development of the site, than to allow the property owner to develop an industrial project to sell individual industrial units within the center.

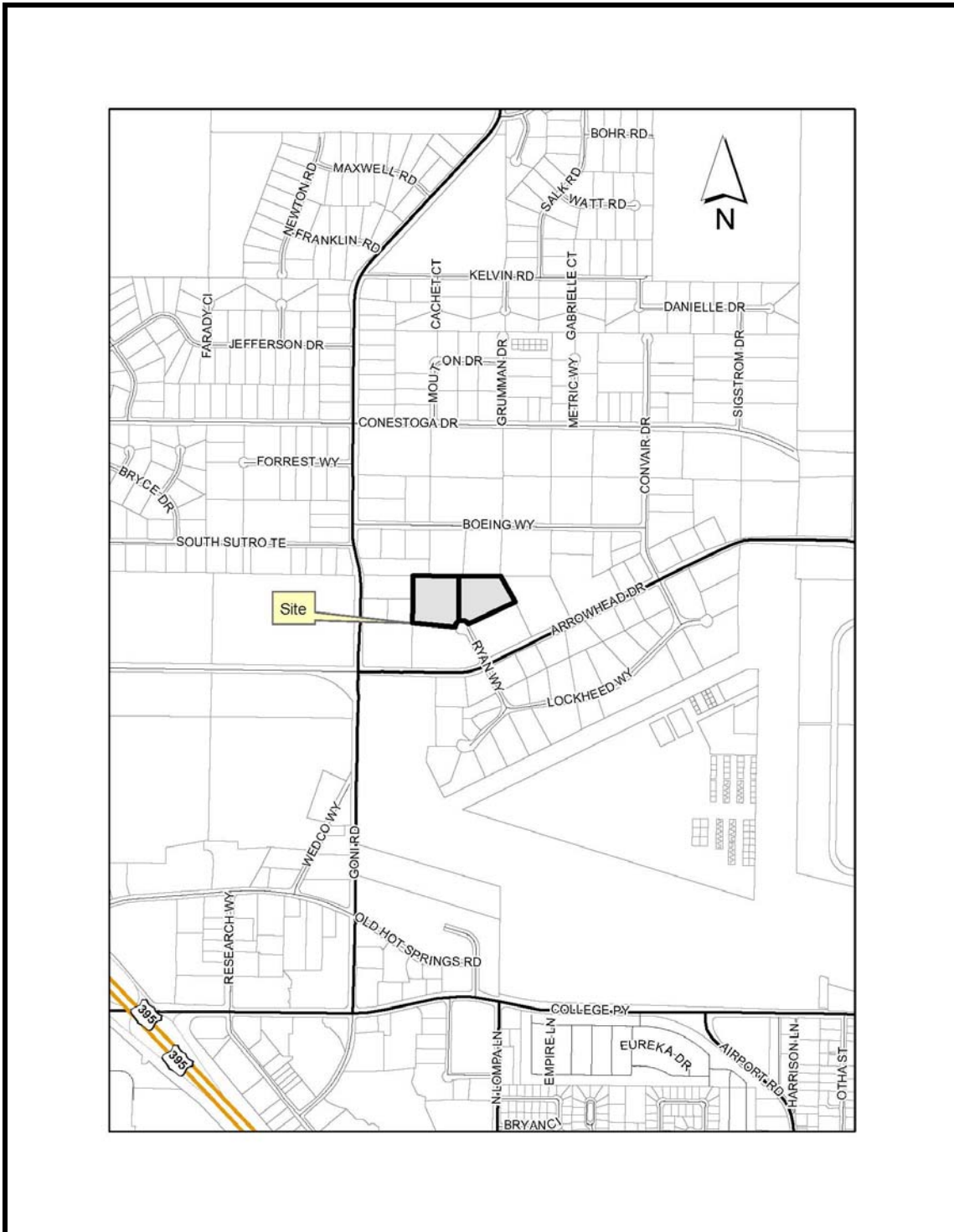
NRS 278.325 contains provisions for the subdividing of commercial and/or industrial properties. Specifically, the law allows the creation of individual parcels by records of survey once a final map showing the exterior commercial subdivision boundary has been recorded. This allows a property owner to create individual parcels for sale within the commercial subdivision **without** further reviews.

At the time of the Planning Commission and BOS review and approval, the applicant had identified small business owners, such as painting, plumbing, electrical, sheet-metal, general contractors and small manufacturing companies as potential buyers. It is known that these businesses typically lease or rent space, but have the desire to own their own business property. This tentative map will allow the ownership to take place. The benefit to Carson City is that these small business owners can afford to stay within the City where most of their business is conducted.

It is the recommendation of staff that the BOS approve a two-year extension for Arrowhead Business Park. If this extension is approved the new expiration date for recordation of a Final Map for Arrowhead Business Park will be January 18, 2013.

RECOMMENDATION

Recommended Motion: "I move to approve a request for a two-year extension of the Final Map for a Tentative Industrial Subdivision map known as Arrowhead Business Park (property owner: CNM Family LLC) located at 4500 Ryan Way."





ARROWHEAD



BUSINESS PARK



RECEIVED

NOV 18 2010

CARSON CITY
PLANNING DIVISION

Civil Engineering
Surveying
Water Resources Management
Water & Wastewater Engineering
Supply Chain Logistics
Construction Management
Environmental Sciences
Landscape Architecture
Land Planning

November 16, 2010

Mr. Lee Plemel, AICP, Planning Division Director
Carson City Development Services
108 E. Proctor Street
Carson City, NV 89701

RE: Arrowhead Business Park (TSM-06-031) Tentative Map Extension
(APNs 08-403-10 and 08-403-26)

Dear Mr. Plemel:

On behalf of CNM, Inc., Manhard Consulting, Ltd. respectfully requests an extension of time for the Arrowhead Business Park Tentative Subdivision Map (TSM-06-031) from the current January 18, 2011 expiration date to January 18, 2013.

The Arrowhead Business Park Tentative Map was approved on January 18, 2007 and extensions have been subsequently approved to bring the map to its current expiration date of January 18, 2011. These extensions include the automatic time extension granted under Carson City Zoning Code Amendment ZCA-09-056 and Assembly Bill 74. Notices of Decision for each approval have been attached to this letter for your reference.

Additional time is necessary to work through final design and coordination on the project, and it will not be possible to record a final map prior to the expiration date. Therefore, we would like to request that a two-year extension be granted.

If you have any questions regarding this request please feel free to contact me at (775) 332-4716 or via email at sdorr@manhard.com.

Sincerely,

Susan Dorr
Planning & Entitlement Manager

Attachments

cc: Mr. Claude Cognian – CNM, Inc.

**DEVELOPMENT
SERVICES
DEPARTMENT**

■ **ADMINISTRATION**

3505 Buttl Way
Carson City, NV 89701-3498
Ph: 775-887-2355
Fx: 775-887-2112

■ **BUILDING and
SAFETY DIVISION
PERMIT CENTER**

2621 Northgate Lane, Suite 6
Carson City, NV 89706-1319
Ph: 775-887-2310
Fx: 775-887-2202

■ **CAPITAL PROJECTS**

3505 Buttl Way
Carson City, NV 89701-3498
Ph: 775-887-2355
Fx: 775-887-2112

■ **CONTRACTS**

3505 Buttl Way
Carson City, NV 89701-3498
Ph: 775-887-2355
Fx: 775-887-2112

■ **ENGINEERING DIVISION**

2621 Northgate Lane, Suite 54
Carson City, NV 89706-1319
Ph: 775-887-2300
Fx: 775-887-2283

■ **FLEET SERVICES**

3303 Buttl Way, Building 2
Carson City, NV 89701-3498
Ph: 775-887-2356
Fx: 775-887-2258

■ **PLANNING DIVISION**

2621 Northgate Lane, Suite 62
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Ph: 775-887-2180
Fx: 775-887-2278

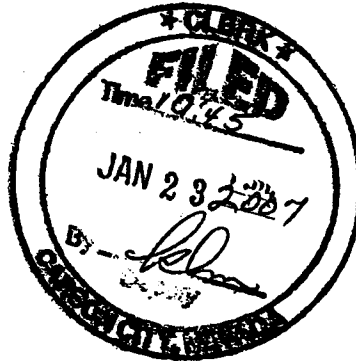
■ **PUBLIC WORKS OPERATION**

(Water, Sewer, Wastewater,
Streets, Landfill, Environmental)
3505 Buttl Way
Carson City, NV 89701-3498
Ph: 775-887-2355
Fx: 775-887-2112

■ **TRANSPORTATION**

3505 Buttl Way
Carson City, NV 89701-3498
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Fx: 775-887-2112

CARSON CITY NEVADA
Consolidated Municipality and State Capital



BOARD OF SUPERVISORS
January 18, 2007

NOTICE OF DECISION

A request for approval of a Tentative Subdivision Map, TSM-06-031, known as Arrowhead Business Park, from Silver State Consultants (property owner: Arrowhead Business Park, LLC) to allow an industrial subdivision development of 7.48 acres resulting in 45 lots, on property zoned Air Industrial Park (AIP), located at 4500 Ryan Way, APN 008-403-26 and 008-403-10, pursuant to the requirements of the Carson City Municipal Code.

The Board of Supervisors conducted a public hearing on January 18, 2007 with City and State legal requirements, and approved the Tentative Subdivision Map TSM-06-031 based on the findings contained in the staff report and subject to the following conditions.

RECOMMENDED CONDITIONS OF APPROVAL:

The following shall be specific revisions to the Tentative Map:

1. The tentative map shall show the extensions of water and sewer mains to serve the development.
2. The tentative map and the final map shall contain the following note: "Building doors and/or garage openings facing upstream to the flood plain flow shall be water resistant and able to withstand hydraulic forces."
3. The tentative map and final map shall clearly delineate which areas are reserved for flood flow passage between buildings.

4. The tentative map and the final map shall include the following note to restrict storage and non-vehicle use from areas reserved for flood flow passage between buildings: "Storage, mounting of equipment and all other non vehicular uses are not permitted in areas reserved for flood flow passage between buildings".
5. The tentative map shall show the complete water and sewer layout.
6. The tentative map shall show the completion of the paving of Ryan Way.
7. The revised Tentative Map shall be reviewed and signed by the Planning Director and City Engineer.

Specific Conditions to be included in the Design of the Improvement Plans

8. Paving of Ryan Way, including the cul-de-sac, is required. These improvements shall be shown on the improvement plans.
9. In accordance with CCDS 12.10 and 12.11.10, pavement sections shall be based on subgrade strength values determined by Resistance Value or California Bearing Ratio (CBR) as shown in the Soils Engineering Report. Refer to CCDS Division 17 for soils report requirements. In no case shall the proposed pavement section be less than the minimum section prescribed in standard drawing C-1.11.
10. Storm drainage facility improvements shall be designed in accordance with CCDS Division 14. A Technical Drainage Study is required with submittal of Improvement Plans in accordance with CCDS 14.9 through 14.10.
11. On site storm runoff detention shall be sized to limit flows from a 5-year storm (Q5) to their pre-developed condition, in accordance with CCDS 14.1.8.
12. The storm drainage design will need to consider routing of the potential upstream 100-year flood through the site. A minimum value of 500 cfs shall be assumed to enter the site along the north property line.
13. Building finish floors shall be set to one-foot above the 100-year flood plain using a modified flow of 500 cfs. Elevation certificates and supporting documents shall be submitted with improvement or building permit applications.

14. In accordance with CCDS 15.3, offsite water mains shall be analyzed to determine system capability to provide adequate flows and pressures, and sewer mains shall be analyzed to determine system capability to provide capacity for the ultimate tributary population. These analyses shall be prepared by qualified Nevada Civil Engineers.
15. A water main extension is required to serve the project. Water shall be extended from the intersection of Ryan Way and Arrowhead Dr. to the development. All main extensions shall be done pursuant to City and State standards. The main extension shall be shown on the improvement plans.
16. A sewer main extension is required to serve the project. Sewer shall be extended from the intersection of Ryan Way and Arrowhead Dr. to the development. All main extensions shall be done pursuant to City and State standards. The main extension shall be shown on the improvement plans.
17. Coordinate with the local postmaster for details and locations of mailboxes.
18. All parking areas shall comply with Carson City Standard Detail C-3.0.
19. A grading plan which complies with Division 19 is required.
20. An erosion control plan is required.
21. All water sewer and storm drain systems shall comply with City standards.

The following shall be Completed Prior to Submitting for Construction Permit of Final Map:

22. Final improvement plans for the development shall be prepared in accordance with CCDS Division 19 and the Standard Specifications and Details for Public Works Construction, as adopted by Carson City.
23. The applicant shall obtain a dust control and stormwater pollution prevention permit from the Nevada Division of Environmental Protection (NDEP). The site grading must incorporate proper dust control and erosion control measures.

24. A detailed storm drainage analysis, water system analysis, and sewer system analysis shall be submitted to the Development Engineering Department prior to approval of a final map.

General Conditions

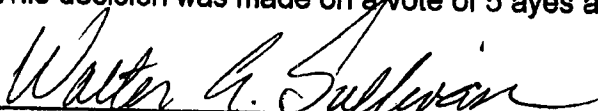
25. Prior to the recordation of the final map, the associated improvements must either be constructed and approved by the city, or the specific performance of said work secured by providing the city with a proper surety in the amount of 150 percent of the engineers estimate. In either case, upon acceptance of the improvements by the city, the developer shall provide the city with a proper surety in the amount of 10 percent of the engineers estimate to secure the Developers obligation to repair defects in workmanship and materials which appear in the work within one year of acceptance by the city.
26. The final map need not show any division of the land within the industrial subdivision but only must show the exterior boundary of the industrial subdivision pursuant to NRS 278.325.
27. Individual parcels within the industrial subdivision may be created pursuant to the provisions of NRS 278.325. (Mapping for industrial or commercial development).
28. The commercial subdivision shall function as an industrial center unit for the purposes of the Carson City Municipal Code, Title 18, Zoning, and the Development Standards, including but not limited to parking, signs, landscaping, access, site improvements, etc.
29. Provisions for maintenance of fire lines and associated equipment, landscaping, parking areas, and drainage shall be provided for in a common site maintenance agreement.
30. Hours of construction shall be limited to 7:00 a.m. to 7:00 p.m., Monday through Friday, and 7:00 a.m. to 5:00 p.m. on Saturday and Sunday. If the hours of construction are not adhered to, the Carson City Building Department will issue a warning for the first violation, and upon a second violation, will have the ability to cause work at the site to cease immediately.
31. This project shall meet all codes and ordinances pertinent to the building type and occupancy classification as required by the Fire Department and Building Division.

32. Lights must be recessed or shielded with a 90-degree cutoff so that light is projected downward and not horizontally or upward. Light sources or refractors shall not extend below the bottom of the shield. Any lighting facilities shall be so installed as to project light downward and away from adjoining properties and glare to the sky. (Development Standards Division 1.3). Exterior light fixture details must be submitted with a building permit application for review and approval by the Planning and Community Development Department prior to installation.
33. Screening of roof-mounted equipment from view must be integrated into the building design. All equipment shall be located below the highest vertical element of the building. Wall mounted air conditioning units shall be integrated into the design and/or screened.
34. Materials and finishes shall be selected for architectural harmony and enhancement of the architectural theme as well as aesthetic quality, durability and ease of maintenance. Materials, finishes and colors shall be varied where appropriate to provide architectural interest.
35. Exterior building colors should blend with surrounding development and not cause abrupt changes. Primary building surfaces (excluding trim areas) should be muted or earthtone in color. Bold colors shall be avoided except when used as accent or trim.
36. Variations of building details, form, line, color and materials shall be employed to create visual interest. Variations in wall planes are encouraged to prevent monotonous appearance in buildings. Large expanses of walls devoid of any articulation or embellishment shall be avoided.
37. A lot line deletion or merger and re-subdivision is required.
38. Completion of the paving of Ryan Way, including the cul-de-sac, is required.
39. Extensions of water and sewer mains are required to serve the development.
40. The project shall not interfere and alter the flow path of existing channels upstream and downstream of the project, unless the respective property owners agree to allow modifications.
41. Building doors and/or garage openings facing upstream to the flood plain flow shall be water resistant and able to withstand hydraulic forces.

42. The final map shall restrict storage and non-vehicle use from areas reserved for flood flow passage between buildings.
43. A storm water flow of 500 cfs shall be assumed to enter the site from the north property line for all calculations.
44. All onsite water, sewer and storm drain systems shall be privately maintained.
45. All parcel maps or preferably final maps shall be in substantial accord with the approved tentative map.
46. Prior to submittal of any parcel map or preferably final map, the Development Engineering Department shall approve all on-site and off-site improvements. The applicant shall provide construction plans to the Development Engineering Department for all required on-site and off-site improvements, prior to any submittals for approval of a final map. The plan must adhere to the recommendations contained in the project soils and geotechnical report.
47. Lots not planned for immediate development shall be left undisturbed and mass grading and clearing of natural vegetation shall not be allowed. Any and all grading shall comply with City standards. A grading permit from the Nevada Division of Environmental Protection shall be obtained prior to any grading. Noncompliance with this provision shall cause a cease and desist order to halt all grading work.
48. With the submittal of any parcel map or preferably final maps, the applicant shall provide evidence to the Planning and Community Development Department from the Health and Fire Departments indicating the agencies' concerns or requirements have been satisfied. Said correspondence shall be included in the submittal package for any parcel map or preferably final maps and shall include approval by the Fire Department of all hydrant locations.
49. The following note shall be placed on all parcel maps or preferably final maps stating:
 - A. "These parcels are subject to Carson City's Growth Management Ordinance and all property owners shall comply with provisions of said ordinance."
 - B. "All development shall be in accord with Tentative Map (TSM-06-031)."

50. All other departments' conditions of approval, which are attached, shall be incorporated as conditions of this report.
51. Placement of all utilities, including AT&T Cablevision, shall be underground within the subdivision. Any existing overhead facilities shall be relocated prior to the submittal of a parcel map or preferably final maps.
52. The applicant must sign and return the Notice of Decision for conditions for approval within ten (10) days of receipt of notification after the Board of Supervisors meeting. If the Notice of Decision is not signed and returned within ten (10) days, then the item will be rescheduled for the next Planning Commission meeting for further consideration.
53. The applicant shall adhere to all City standards and requirements for water and sewer systems, grading and drainage, and street improvements.
54. A "will serve" letter from the water and wastewater utilities shall be provided to the Nevada Health Division prior to approval of a final map.
55. The District Attorney and Planning Division shall approve any CC&R's prior to recordation of the first final map.
56. A Final Subdivision Map for the property must be recorded within one year 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 to 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 Planning and Community Development Director upon written request at least 30 days prior to the tentative map expiration date.

This decision was made on a vote of 5 ayes and 0 nays.


Walter A. Sullivan, Planning Director

Mailed 1/23/07, By RMT



CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL
DEVELOPMENT SERVICES

November 28, 2007

Lewis Pierce, Project Manager
Pacific Rim Asset Group
1198 Coral Way
Carson City, NV 89703

RE: Arrowhead Business Park Tentative Map (TSM-06-031) extension
request.

Dear Mr. Pierce:

This letter is in response to your written extension request dated November 27, 2007, see attached.

The Carson City Planning Division has received your request for a one year extension for Arrowhead Business Park (TSM-06-031) and the Planning Director has approved the requested extension until January 18, 2009.

Thank you for your cooperation and willingness to work with City staff regarding this matter. If you have further questions or would like to arrange a meeting to discuss this further, please contact our office at your earliest convenience at (775) 887-2180.

Sincerely,
Development Services, Planning Division

Jennifer Pruitt
Jennifer Pruitt, AICP
Senior Planner

/jp
Attachment

c: File
Jeff Sharp, Deputy City Engineer

H:\PingDept\JenniferP\Letters\LETTERS\2007\TSM-06-031 one year extension.wpd

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

PACIFIC RIM ASSET GROUP

Hawaii
Oregon
Nevada



November 27, 2007

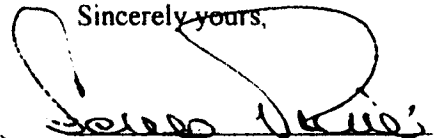
Mr. Walter A. Sullivan
Planning Director
2621 Northgate Lane Suite 62
Carson City, NV 89706

Mr. Sullivan:

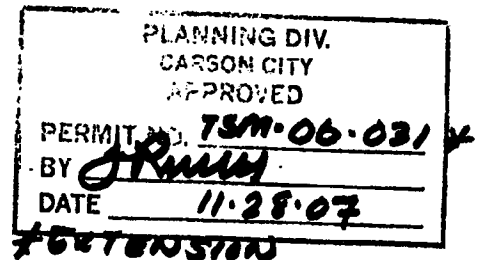
This is a request for an extension for Arrowhead Business Park, for one year. The Tentative Subdivision Map TSM-06-031 was approved on January 18, 2007 by the Board of Supervisors.

Thank you for your assistance with this matter.

Sincerely yours,



Lewis Pierce, Project Manager
Pacific Rim Asset Group



CNMCCN

copy: SUSAN-KE
YVONNE-CC



CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL
DEVELOPMENT SERVICES

★ CLERK ★
FILED

Time 10:03

JAN - 8 2009

By K. King
Deputy
Carson City, Nevada

**BOARD OF SUPERVISORS
JANUARY 5, 2009**

NOTICE OF DECISION

A request for approval was received for a one-year extension of the Final Map for a Tentative Industrial Subdivision known as Arrowhead Business Park (TSM-06-031), located at 4500 Ryan Way, pursuant to the requirements of the Carson City Municipal Code.

The Board of Supervisors conducted a public hearing on January 5, 2009, in conformance with the City and State legal requirements, and approved the one year extension for the Final Map of the Tentative Industrial Subdivision known as Arrowhead Business Park (TSM-06-031), to remain valid until January 18, 2010, pursuant to the requirements of the Carson City Municipal Code.

This decision was made on a vote of 5 Ayes, 0 Nays.

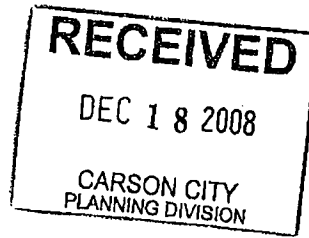


Lee Plemel, Planning Director

LP/jmb

Mailed: 1/8/09 By: RMT

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



Civil Engineers
 Surveyors
 Water Resources Engineers
 Water & Wastewater Engineers
 Construction Managers
 Environmental Scientists
 Landscape Architects
 Planners

December 18, 2008

Mr. Lee Plemel, Planning Division Director
 Carson City Development Services
 2621 Northgate Way, #62
 Carson City, NV 89706

**RE: Arrowhead Business Park (TSM-06-031) Tentative Map Extension
 (APNs 08-403-10 and 08-403-26)**

Dear Lee:

On behalf of CNM, Inc., Manhard Consulting, Ltd. respectfully requests an extension of time for the Arrowhead Business Park Tentative Subdivision map (TSM-06-031) from the current January 18, 2009 expiration date to January 18, 2010.

The Arrowhead Business Park tentative map was approved on January 18, 2007 and an administrative extension of one (1) year was granted on November 28, 2007 to bring the original conditions of approval into compliance with NRS 278.360, which states that the subdivider shall have a period of two (2) years from the date of initial approval to record a final map. This extension brought the map to its current expiration date of January 18, 2009.

We are currently working through final design and coordination on this project and expect to record a final map in the near future, however, need additional time to complete our processes. Therefore, we would like to request an extension of one (1) year to extend the tentative expiration to January 18, 2010.

If you have any questions or concerns, please feel free to contact me at (775) 332-4716 or via email at sdorr@manhard.com. Thank you for your assistance with this matter.

Sincerely,

Susan Dorr
 Planning & Entitlement Manager

Attachments

cc: Mr. Claude Cognian, CNM, Inc.



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: January 5, 2009

SUBJECT: Action to consider an extension of one year for filing of a final map for the Arrowhead Business Park, located at 4500 Ryan Way.

A Final Map for the property must be recorded within two years of the date of Tentative 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, Susan Dorr, Manhard Consulting LTD, states to allow the applicant additional time to work through final design and coordination of the project, they would appreciate the additional allowance of time to January 18, 2010, in order to better facilitate the project.

It is the recommendation of staff that the BOS approve a one year extension. If this extension is approved the new expiration date for recordation of a Final Map for Arrowhead Business Park will be January 18, 2010.

RECOMMENDATION

Recommended Motion: "I move to approve an extension of one year for filing of a final map for the Arrowhead Business Park located at 4500 Ryan Way, to remain valid until January 18, 2010. "



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

September 15, 2009

Manhard Consulting, Ltd.
Mark Rotter P.E.
3476 Executive Pointe Way, Suite 12
Carson City, NV 89706

SEP 17 2009
Mark
Susan
Quonke

Subject: Arrowhead Business Park
TSM-06-031

Dear Mr. Rotter:

This purpose of this letter is to inform you that the expiration date for the Industrial Subdivision known as Arrowhead Business Park has been extended under the Carson City Municipal Code change Zoning Code Amendment, ZCA-09-056. Carson City recently amended Title 17, Subdivision, to create standards consistent with the provisions of the recently amended Nevada Revised Statutes. This is related to approval periods for Tentative Subdivision Maps, resulting from adopted Assembly Bill 74 (AB 74).

Carson City has determined that the purpose of ZCA-09-056 as it relates to AB 74 is to extend the expiration dates of previously approved Tentative Maps and Planned Unit Developments. The extension includes an extension of time for filing final maps from a two year period of time to four years after the initial tentative approval and an increase of the time for filing subsequent phase maps from one year to two years. The opportunity of a two year extension by the Board of Supervisors is possible with a written request at least 30 days prior to the expiration date.

The amended expiration date for the Tentative Subdivision Map known as Arrowhead Business Park has been changed to January 18, 2011.

Thank you for your cooperation and willingness to work with City staff regarding this matter. If you have further questions or would like to arrange a meeting to discuss this further, please contact this office at your earliest convenience at (775) 887-2180.

Sincerely,
Public Works Department, Planning Division

Jennifer Pruitt

Jennifer Pruitt, AICP, LEED AP
Principal Planner

cc: Jeff Sharp, City Engineer
Subdivision File
Planning Tickler File

CARSON CITY BOARD OF SUPERVISORS

Minutes of the January 18, 2007, Meeting

Page 6

AND METER SET FEES, BY INCREASING ALL CHARGES AND FEES, EXCEPT WATER CONNECTION CHARGES REMAIN THE SAME, 14% EFFECTIVE ON BILLS DATED ON OR AFTER FEBRUARY 1, 2007, AND 14% EFFECTIVE ON BILLS DATED ON OR AFTER JULY 1, 2007, AND OTHER MATTERS PROPERLY RELATED THERETO. Mayor Teixeira and Supervisor Livermore seconded the motion. Following Supervisor Staub request for an amendment, Supervisor Aldean amended the motion to include that staff will review the rates annually to determine that they are sufficient, or excessive, or if there is a deficit. Mayor Teixeira concurred. Additional comments were solicited but none were given. The motion to adopt Ordinance 2007-3 as amended was voted and carried 5-0.

6. DEVELOPMENT SERVICES - PLANNING AND ZONING - ACTION TO APPROVE A TENTATIVE SUBDIVISION MAP APPLICATION KNOWN AS ARROWHEAD BUSINESS PARK FROM SILVER STATE CONSULTANTS (PROPERTY OWNER: ARROWHEAD BUSINESS PARK LLC) TO ALLOW AN INDUSTRIAL SUBDIVISION DEVELOPMENT OF 7.84 ACRES RESULTING IN 45 LOTS, ON PROPERTY ZONED AIR INDUSTRIAL PARK (AIP), LOCATED AT 4500 RYAN WAY, APN'S 008-403-26 AND 008-403-10, BASED ON 12 FINDINGS AND SUBJECT TO 56 CONDITIONS OF APPROVAL. (FILE TSM-06-031) (9:09:32) - Senior Planner Jennifer Pruitt - Supervisor Staub moved to approve a tentative subdivision map application known as Arrowhead Business Park from Silver State Consultants, property owner: Arrowhead Business Park LLC, to allow an industrial subdivision development of 7.84 acres on 45 lots on property zoned Air Industrial Park, AIP, located at 4500 Ryan Way, APN 008-403-26 and 008-403-10, based on 12 findings and subject to 56 conditions of approval in the staff report. Supervisor Livermore seconded the motion. Motion carried 5-0.



7. DEVELOPMENT SERVICES - BUILDING - Chief Building Official Kevin Gattis

A. ACTION TO INTRODUCE, ON FIRST READING, AN ORDINANCE AMENDING CARSON CITY MUNICIPAL CODE TITLE 15, BUILDINGS AND CONSTRUCTION, CHAPTER 15.05 BUILDING CODE, SECTION 15.05.010 ADOPTION OF THE INTERNATIONAL BUILDING CODE, APPENDICES AND AMENDMENTS, SECTION 105 PERMITS 105.3.2 TIME LIMITATION OF APPLICATION BY DELETING THE EXISTING PARAGRAPH AND REPLACING IT WITH A NEW PARAGRAPH ON TIME LIMITATIONS OF APPLICATIONS, 105.5 EXPIRATION BY DELETING THE EXISTING PARAGRAPH AND REPLACING IT WITH FOUR NEW PARAGRAPHS SPECIFYING EVERY PERMIT SHALL BECOME INVALID UNLESS THE WORK HAS BEEN COMMENCED WITHIN 180 DAYS AFTER ITS ISSUANCE, OR IF WORK ON THE SITE IS SUSPENDED OR ABANDONED FOR 180 DAYS BUT LESS THAN ONE YEAR A NEW PERMIT AND A FEE OF ONE HALF OF THE PERMIT WILL BE REQUIRED, IN ORDER TO RENEW ACTION ON AN EXPIRED PERMIT A FULL PERMIT FEE IS REQUIRED, A PERMIT MAY BE EXTENDED ONE TIME ONLY, PERMITS ISSUED BY THE BUILDING OFFICIAL BECOME NULL AND VOID 18 MONTHS AFTER THE DATE OF ISSUANCE, A PERMIT MAY BE EXTENDED ONLY ONE TIME FOR NO MORE THAN 18 MONTHS, PERMITS OF A MINOR NATURE BECOME NULL AND VOID