



STAFF REPORT

Report To: Board of Supervisors

Meeting Date: March 15, 2018

Staff Contact: Lee Plemel, Community Development Director

Agenda Title: For Possible Action: To grant an extension of Building Permit No. 12-52 and associated Fire permits 12-265 and 14-556 for construction of the Ormsby House, located at 600 South Carson Street.

Staff Summary: The subject building permits will expire on March 15, 2018, unless the Board of Supervisors grants an extension. Building permits are valid for 18 months from the date of issuance, and the Building Official may grant two 18-month administrative extensions, after which any further extensions require Board of Supervisors approval. The applicant has already been granted the two permitted administrative extensions and one 18-month extension by the Board of Supervisors. Approval of the extension would allow construction to continue under the current building permit. Should the permit expire, a new permit would need to be issued for any unfinished work and new permit fees would apply.

Agenda Action: Formal Action/Motion

Time Requested: 20 minutes

Proposed Motion

I move to grant an 18-month extension of Building Permit No. 12-52 and associated Fire permits 12-265 and 14-556 for the Ormsby House, located at 600 South Carson Street, extending the permits' expiration dates to September 15, 2019, subject to the property owner providing an update to the Board of Supervisors every six months regarding efforts to market the property and complete construction.

Board's Strategic Goal

Safety

Previous Action

September 15, 2016: The Board of Supervisors approved an 18-month extension of the subject permits.

March 16, 2017 & September 7, 2017: The Permittee gave updates on the status of the improvements and marketing efforts to sell the property in compliance with the requirements of the permit extension.

Background/Issues & Analysis

Pursuant to CCMC 15.05.105(5), building permits are valid for 18 months from the date of issuance, and the Building Official may grant two 18-month administrative extensions, after which any further extensions require Board of Supervisors approval.

The subject building permits have already received the two permitted administrative extensions and one 18-month extension by the Board of Supervisors. The permits will expire on March 15, 2018, unless the Board of Supervisors grants an extension. Approval of the extension would allow construction to continue under the current building permit. Should the current permit expire, a new permit would need to be issued for any unfinished work and new permit fees would apply. In addition, any new proposed construction that is different from the current plans would require a new, separate building permit and applicable permit fees.

The following is a history of the primary permits that have been issued for the reconstruction of the Ormsby House (other minor permits have been issued for specific aspects of work but are not included on this list):

- June 20, 2002 - The initial remodel permit was issued (02-842).
- March 8, 2007 - Permit 02-842 expired.
- October 3, 2008 - Permit 08-85 was issued to continue construction.
- July 7, 2011 - Permit 08-85 expired.
- March 30, 2012 - The subject permit, 12-52, was issued to continue construction.
- October 10, 2013 - The first 18-month administrative extension was granted.
- April 8, 2015 - The second 18-month administrative extension was granted.
- September 15, 2016 - The Board of Supervisors granted an 18-month extension.

Following is the Carson City Municipal Code (CCMC) section pertaining to the expiration of permits:

105.5 Expiration. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee.

Any permittee holding an unexpired permit may apply for an extension of the time within which work may commence under that permit when the permittee is unable to commence work within the time required by this section for good and satisfactory reasons. The building official may extend the time for action by the permittee for a period not exceeding 180 days on written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. No permit shall be extended more than once.

All permits issued by the building official under the provisions of this code expire by limitation and become null and void 18 months after the date of issuance. Any permittee holding an unexpired permit may apply for an 18-month extension when the permittee is unable to complete the permitted work within 18 months of permit issuance or within 18 months of the granting of an extension. The building official is authorized to approve not more than two 18-month extensions to a valid permit. If the permittee is unable to complete the work within the time frame allowed by the two aforementioned extensions, the permittee may make application through the Carson City Building Division for a third or subsequent extension. The third or subsequent extension request may only be approved by the Board of Supervisors.

The applicant will be present at the meeting and will provide an update on current efforts to market the property.

Contact Lee Plemel, Community Development Director, at 283-7075 or lplemel@carson.org if you have questions regarding this item.

Applicable Statute, Code, Policy, Rule or Regulation

CCMC 15.05, Building Code, Section 15.05.105, Permits.

Financial Information

Is there a fiscal impact? Yes No

If yes, account name/number: N/A

Is it currently budgeted? Yes No

Explanation of Fiscal Impact: The Carson City Building Division has already collected building permit fees associated with the proposed work under the subject permit.

Alternatives

- 1) Deny the building permit extension and allow the permit to expire.
- 2) Grant an extension for a time period of less than 18 months.

Attachments:

- 1) Letter requesting Building Permit extension
- 2) September 2016 permit extension Notice of Decision

Board Action Taken:

Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded By)



ORMSBY HOUSE
hotel/casino

February 28th 2018

Chief Building Official

Please accept this letter as our formal request for extending the building permit for 18 months. The extension of the building permit is a crucial part of selling the hotel. If the building permit is not extended, the potential buyer will incur extensive, additional cost to bring the building up to the current building codes. It is also our belief that the negative press that would generate from the loss of the building permit would be immeasurable and possibly hinder any pending deals and detour potential interest otherwise.

For the past 12 months, Ted has concentrated on selling the building with the original intent of the architectural drawings - hotel, convention space and casino.

As of mid-February, we have changed the marketing strategy and eliminated casino from all of our marketing material. After doing so, we had 30,000 new hits on LoopNet and 100 new direct inquiries. Of those 100 inquiries, 4 of the parties are interested in moving forward and are in the process of extending letters of intent this week.

I should have further updated information by the Board meeting on March 15, 2018.

Please see attached update information from Ted Stover as of today. As you can see, the interest continues to increase.

Kimberly Fiegehen

Ormsby House

From: Kim Fiegehen <kimf@cubix.com>
To: Kim Fiegehen <kim@searchitinc.com>
Cc:
Date: Thursday, March 01, 2018 01:13 pm
Subject: Fwd: OH Marketing Activity

Sent from my iPhone
Kimberly Fiegehen
CFO
Cubix Corporation
775-443-0430

Begin forwarded message:

From: "Stoever, Ted (RNO)" <Ted.Stoever@colliers.com>
Date: February 28, 2018 at 5:26:37 PM PST
To: Kim <kimf@cubix.com>
Subject: Fwd: OH Marketing Activity

Sent from my iPhone

Begin forwarded message:

From: "Stoever, Ted (RNO)" <Ted.Stoever@colliers.com>
Date: February 28, 2018 at 8:34:56 AM PST
To: "kim@searchitinc.com" <kim@searchitinc.com>
Subject: OH Marketing Activity

Current activity, not including general inquiries that may lead to more potential Buyers:

[REDACTED] Client is a bay area developer who would look to finish as is (Touring March 1)
[REDACTED]: Senior Housing Developer (Touring March 14)
[REDACTED]: has been fairly active interacting with me, trying to get him to tour next week.
[REDACTED]: Says he's very interested but needs to get up here from Vegas, might be next week
[REDACTED]: Interested but moving slow, they have a lot of project in process and they are trying to get to a place where they can focus on OH

Here is a link to the online marketing efforts

<http://www.loopnet.com/listingactivityreport/Shared/U0xHSnpyZjIQMGZFeIzEajB1dEI4aTVTbW9wOWNWYm5rT1N6MVVYI1NmZmdKRfgyYWIPeIdnPT0%3d>

Ted Stoever

Senior Vice President
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Main +1 775 823 9666 | Fax +1 775 823 4699
ted.stoever@colliers.com | [Add as Contact](#)

Colliers International
100 West Liberty Street, Suite 740 | Reno, NV 89501 | United States
www.colliers.com



Attachments: Image001.png (10KB)

By searching on LoopNet, you agree to the LoopNet Terms and Conditions.



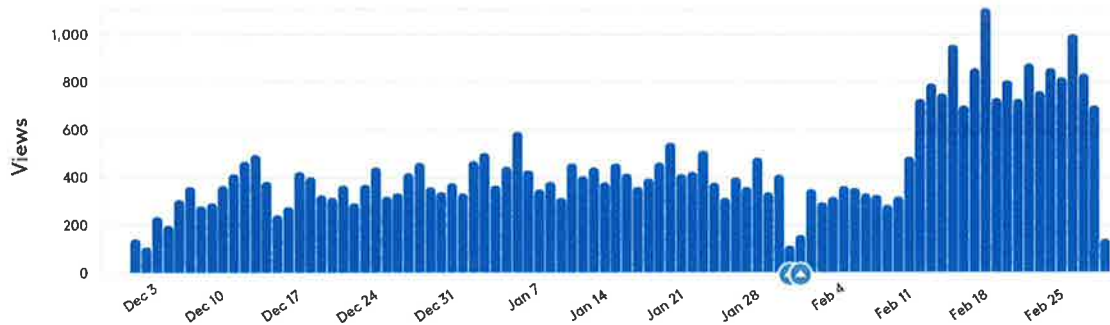
[< BACK TO MARKETING](#)

600 S Carson St

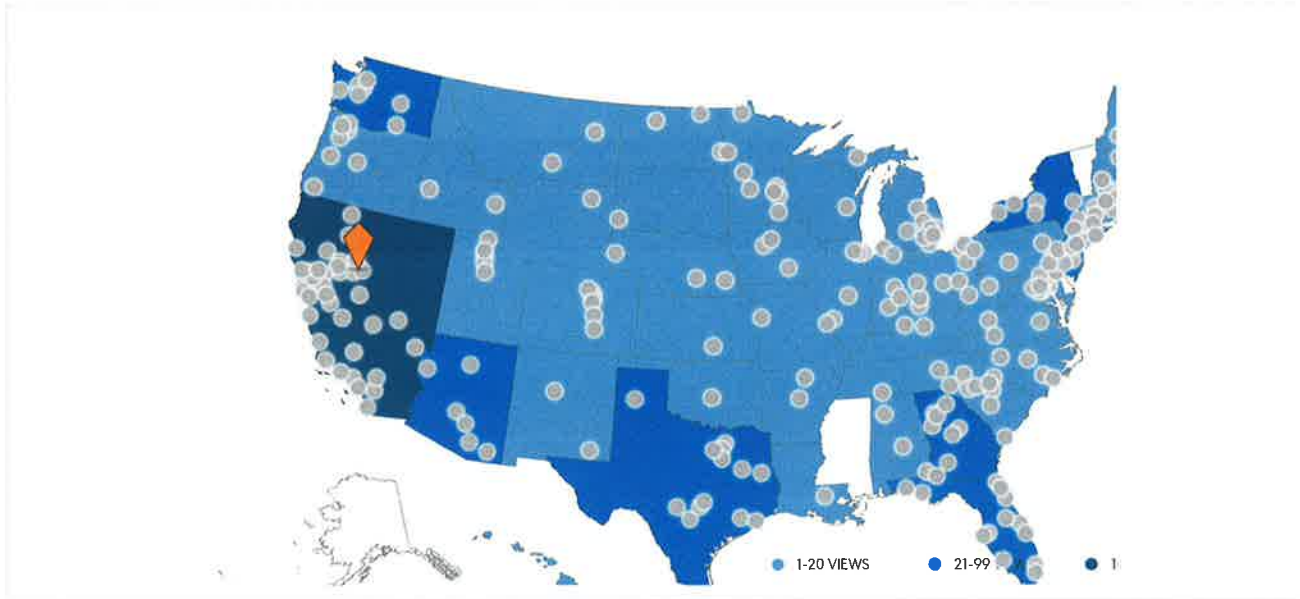
Total Listing Views in the last 90 days

Exposure Scores

Views (LAST 90 DAYS)
4,036



Visitor Map



Visitor Details

<p>INSIDE OF LISTING'S COUNTY</p> <p>0%</p> <p>OWNERS, INVESTORS, PRINCIPALS</p>	<p>OUTSIDE OF LISTING'S COUNTY</p> <p>4%</p> <p>OWNERS, INVESTORS, PRINCIPALS</p>	<p>OTHER</p> <p>92%</p> <p>UNKNOWN ROLES</p>
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0%
BROKERS, AGENTS

By searching on LoopNet, you agree to the [LoopNet Terms and Conditions](#).

4%
BROKERS, AGENTS

Company	City	State	Date Viewed	Role
N/A	LOS ANGELES	CA	12/01/2017	Unknown
N/A	EUGENE	OR	12/01/2017	Unknown
N/A	DUBLIN	CA	12/01/2017	Unknown
N/A	CRESTVIEW	FL	12/01/2017	Unknown
N/A	BAKERSFIELD	CA	12/01/2017	Unknown
N/A		TO	12/01/2017	Unknown
N/A	SPARKS	NV	12/02/2017	Unknown
N/A	PALM SPRINGS	CA	12/02/2017	Unknown
N/A	ORLANDO	FL	12/02/2017	Unknown
N/A	NEWPORT BEACH	CA	12/02/2017	Unknown

1 - 10 of 880 records

< 1 2 3 4 5



Carson City Building Division

108 E. Proctor St.
Carson City, Nevada 89701
(775) 887-2130
bldgdiv@carson.org
www.carson.org

**BOARD OF SUPERVISORS
SEPTEMBER 15, 2016**

NOTICE OF DECISION

At its meeting of September 15 2016, the Board of Supervisors considered a request from Don Lehr, (Manager of the Ormsby House) to extend building permit 12-52, and fire permits 12-265 and 14-556, for property located at 600 S Carson Street, APN 003-092-03. The Board of Supervisors voted to grant an eighteen month extension subject to the conditions of approval identified below.

CONDITIONS OF APPROVAL

The following are general conditions of approval:

1. All exterior civil engineering improvements included under permit 12-52 are to be complete within 90 days of the date of Board action, which would be December 15, 2016
2. The property owner or his representative shall provide the Board of Supervisors with an update on the project, including marketing efforts and construction, every six months at a public Board of Supervisors' meeting. The first update shall occur no later than March 2, 2017.
3. Failure to comply with conditions 1 and 2 above will result in the revocation of all referenced permits.

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

Shawn Keating, CBO
Building Official

Mailed: 9/27/16 By: SK

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

This is to acknowledge that I have read and will comply with the Conditions of Approval as approved by the Carson City Board of Supervisors.



OWNER/APPLICANT SIGNATURE

10-4-16
DATE

DONALD LEHR
PLEASE PRINT YOUR NAME HERE

RETURN TO:

Carson City Building Division
108 E. Proctor St., Carson City, NV 89701

- Enclosures: 1. Board of Supervisors Notice of Decision (2 copies)-Please sign and return only one. The second one is for your records.
2. Self-addressed stamped envelope