



## STAFF REPORT

**Report To:** Board of Supervisors **Meeting Date:** November 17, 2022

**Staff Contact:** Heather Ferris, Planning Manager

**Agenda Title:** For Possible Action: Discussion and possible action regarding an application from Manhard Consulting (“Applicant”) for a two-year extension of time for the approved tentative subdivision map known as Plateau (TSM-18-154) on property zoned Single-family 6,000 (“SF6”), General Commercial (“GC”), Multi-Family Apartment (“MFA”) and Public Regional (“PR”), located south of Highway 50 E and east of N Deer Run Road within the V&T Specific Plan Area, Assessor’s Parcel Numbers (“APNs”) 008-522-23; -24; -25; -26; -27; -28; -29; -30; & -31. (Heather Ferris, hferris@carson.org)

Staff Summary: The Board of Supervisors (“Board”) approved the tentative subdivision map on December 20, 2018. The developer has been working towards recording the first phase of the map; however, the conditions of approval require the developer to obtain Carson City and Nevada Department of Transportation (“NDOT”) approval of the required Highway 50 intersection improvements. The NDOT approvals have been unexpectedly delayed. The Applicant is seeking Board approval for a two-year extension of time for the tentative subdivision map to allow the first phase of the map to be recorded no later than December 20, 2024.

**Agenda Action:** Formal Action / Motion **Time Requested:** consent

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### **Proposed Motion**

I move to approve the extension of time.

### **Board's Strategic Goal**

N/A

### **Previous Action**

December 20, 2018 (Item 18B): The Board approved the tentative subdivision map (TSM-18-154) by a vote of 5-0, subject to conditions of approval outlined in the attached Notice of Decision.

### **Background/Issues & Analysis**

The Board approved the tentative subdivision map on December 20, 2018. The developer has been working towards recording the first phase of the map; however, the conditions of approval require the developer to obtain Carson City and NDOT approval of the required Highway 50 intersection improvements. NDOT approvals have been unexpectedly delayed, which has made it impossible to meet the conditions of approval prior to the map expiring. Per NRS 278.350(1)(a) an extension of time for a tentative or final map may be agreed upon by mutual consent of the subdivider and the governing body. The Applicant is seeking Board approval of an extension of time for the tentative subdivision map to allow the first phase of the map to be recorded no later than December 20, 2024. The conditions of approval associated with TSM-18-154 remain valid and the final map(s) will need to demonstrate compliance with each of the conditions of approval.

**Applicable Statute, Code, Policy, Rule or Regulation**

NRS 278.350

**Financial Information**

Is there a fiscal impact? No

If yes, account name/number:

Is it currently budgeted? No

Explanation of Fiscal Impact:

**Alternatives**

Approve the extension of time for a different period of time, deny the Applicant's request for an extension of time and/or provide alternative direction.

**Attachments:**

[VICINITY MAP.pdf](#)

[Extension Request.pdf](#)

[signed NOD.pdf](#)

**Board Action Taken:**

Motion: \_\_\_\_\_

1) \_\_\_\_\_

2) \_\_\_\_\_

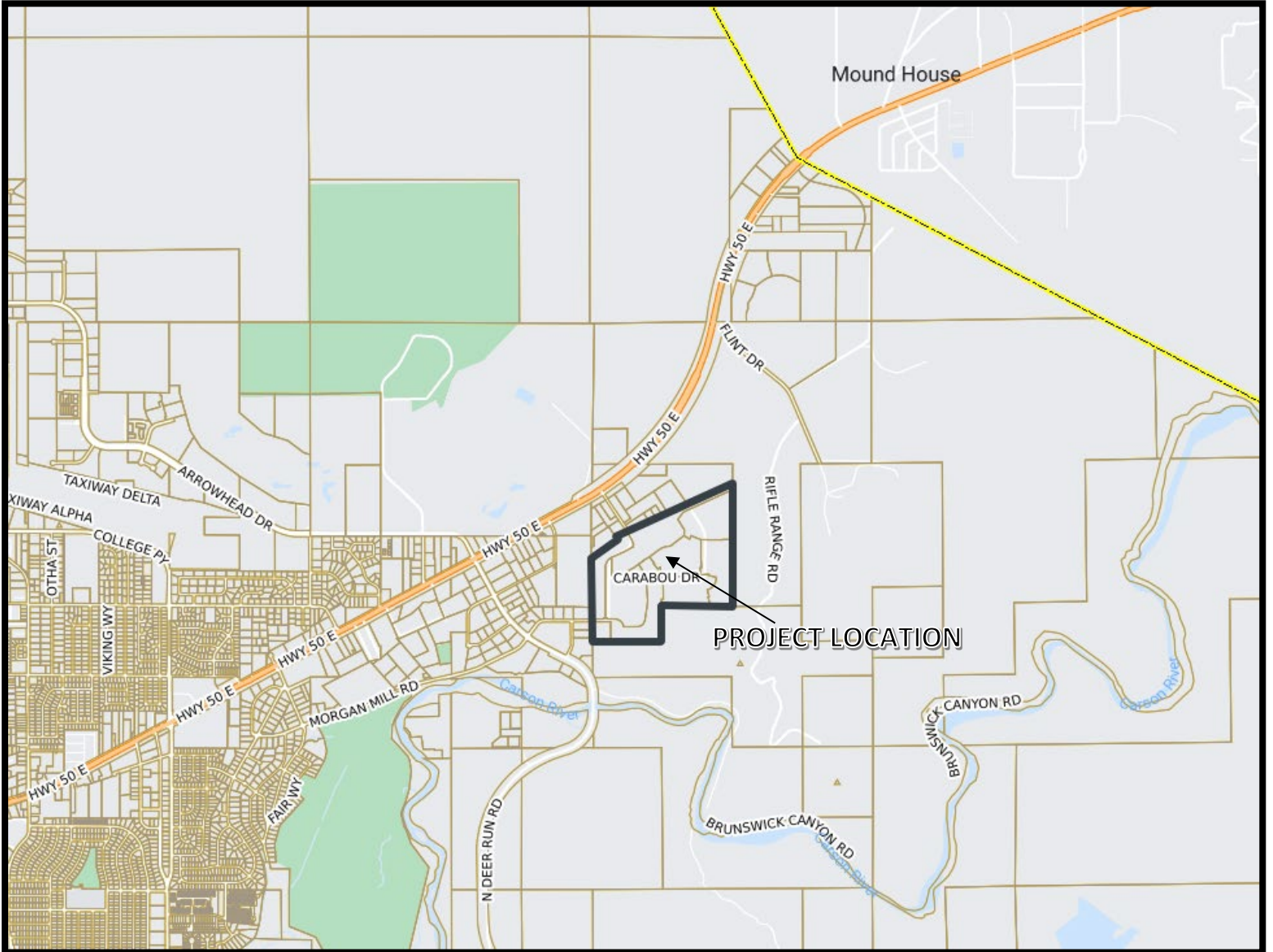
Aye/Nay

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
(Vote Recorded By)

# VICINITY MAP

*TSM-18-154 (PLATEAU)*



October 28, 2022

Ms. Heather Ferris, Planning Manager  
Carson City Community Development  
108 E. Proctor Street  
Carson City, NV 89701

**RE: EXTENSION OF PLATEAU TENTATIVE SUBDIVISION MAP TSM-18-154**

Dear Ms. Ferris,

On behalf of Tahoe IV, LLC, Manhard Consulting is requesting a one-time extension of the approved Plateau Tentative Subdivision Map TSM-18-154 (current APNs 008-522-23 to -31; prior APNs 008-521-54, -55, -89, -90, 008-522-16, -17, -18, 008-531-59, and -60), as approved by the Carson City Board of Supervisors on December 20, 2018 (Notice of Decision attached).

The sole purpose of this request is to extend the approved Tentative Subdivision two years in accordance with NRS 278.350 which allows the time limit for action on a tentative map to be extended by mutual consent of the subdivider and the governing body.

*Circumstances Requiring Extension of Time to File Map*

The Tentative Map was approved on December 20, 2018 and a Final Map has not yet been recorded. Since the project was initially approved, the applicant has worked diligently towards recording a Final Map and meeting all of the approved Conditions of Approval (attached).

A Site Improvement Permit application package and a draft Final Map application have been submitted to and reviewed by Carson City staff. The Site Improvement Permit is ready to be issued. However, the following circumstances require an extension of time to final a Final Map:

- NDOT Encroachment Permit: NDOT's encroachment permit process has been unexpectedly delayed and has made it impossible to meet Condition No. 25 (below) before the Tentative Map expires.
  25. The developer must obtain NDOT and Carson City approval of the HWY 50 intersection improvements prior to issuing a site improvement permit. The approved intersection must bring intersection LOS into compliance with Code.
- An "Amendment to Tentative Subdivision Map" application has been submitted requesting to amend Condition No. 25 so that NDOT approval is not required as a Condition of Approval prior to the issuance of the Site Improvement Permit, however the amendment will not be considered before the Tentative Map expires and will require an extension of the Tentative Map.

The property owner remains dedicated to filing a Final Map and developing the project in accordance with the approved Tentative Subdivision Map.

Thank you for your consideration of this request to extend the Tentative Subdivision Map for two years. We would also like to request that this item be heard at the next available Board of Supervisors Meeting.

If you have any questions or need any additional information, please contact me at 775-321-6538 or [kdowns@manhard.com](mailto:kdowns@manhard.com).

Yours truly,

**MANHARD CONSULTING, LTD.**



Karen Downs

Senior Planner/Project Manager

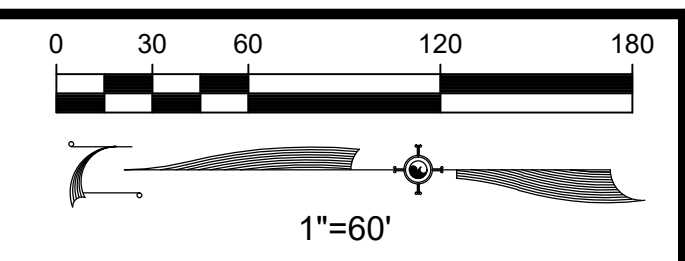






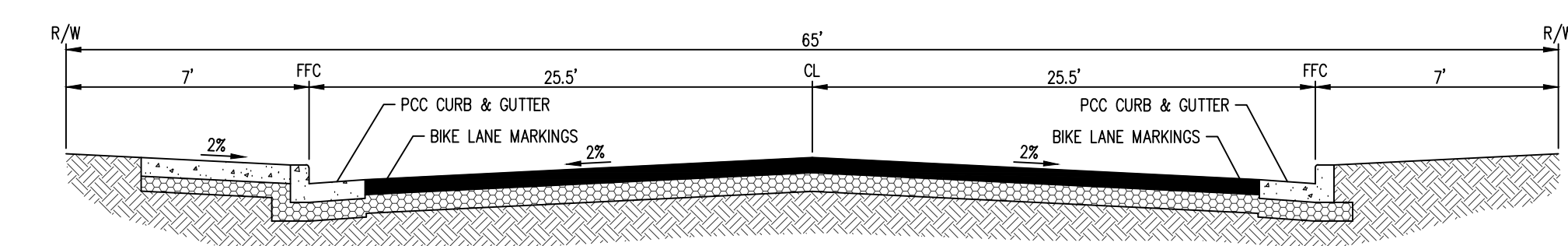
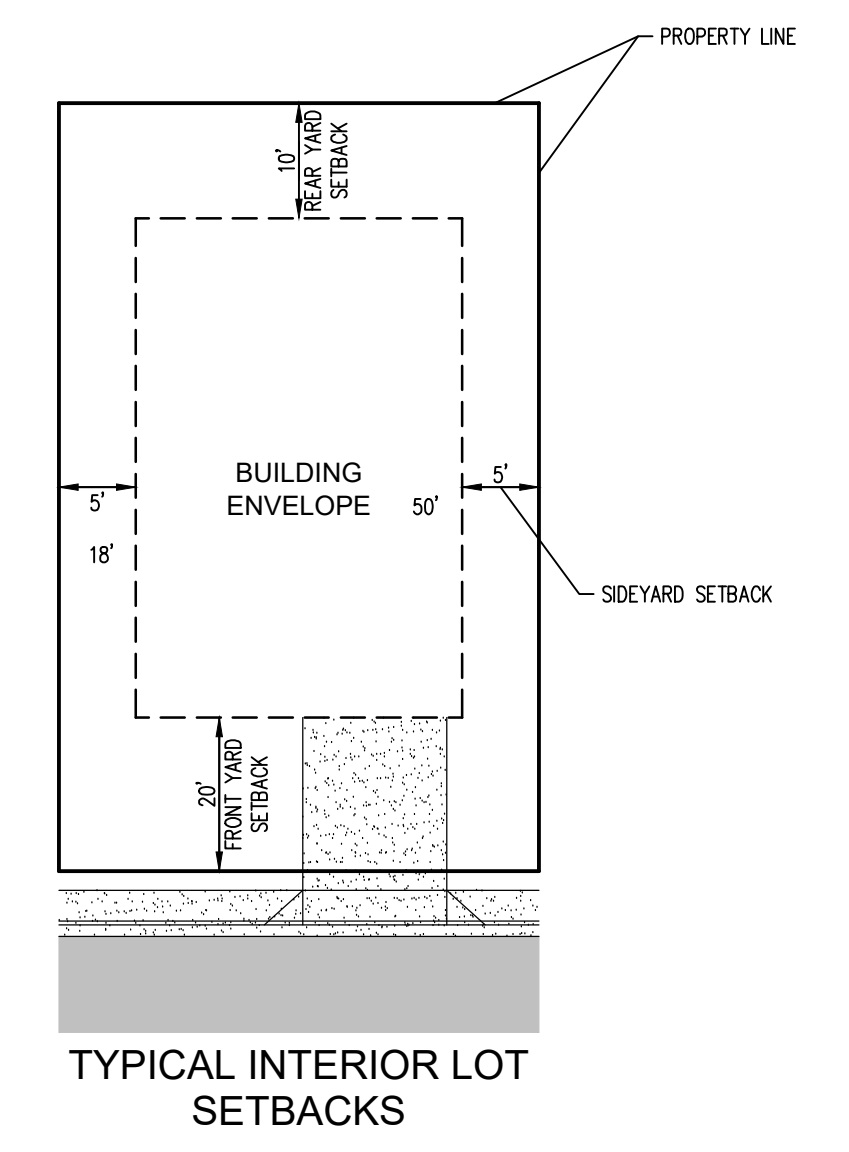
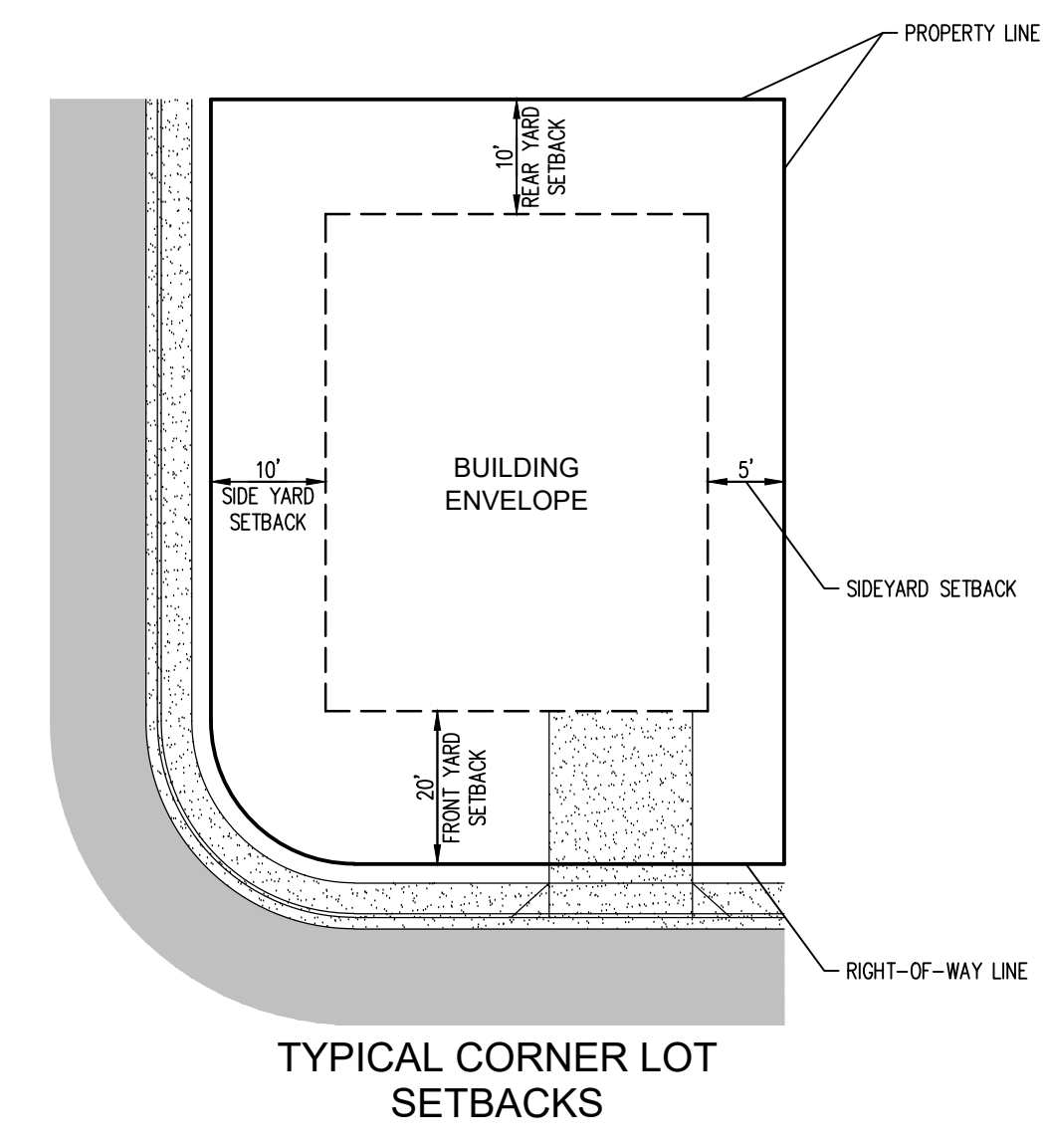
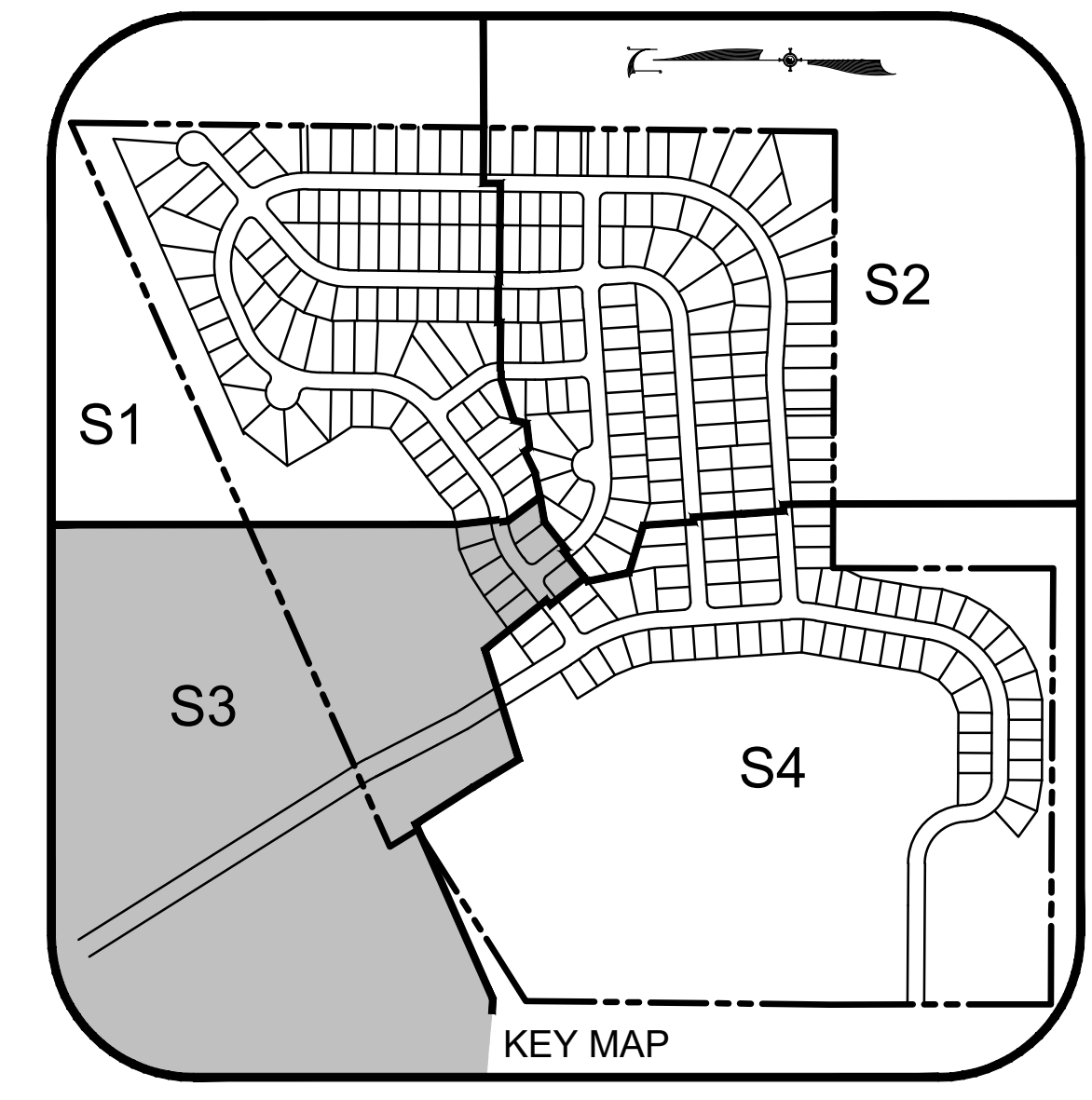




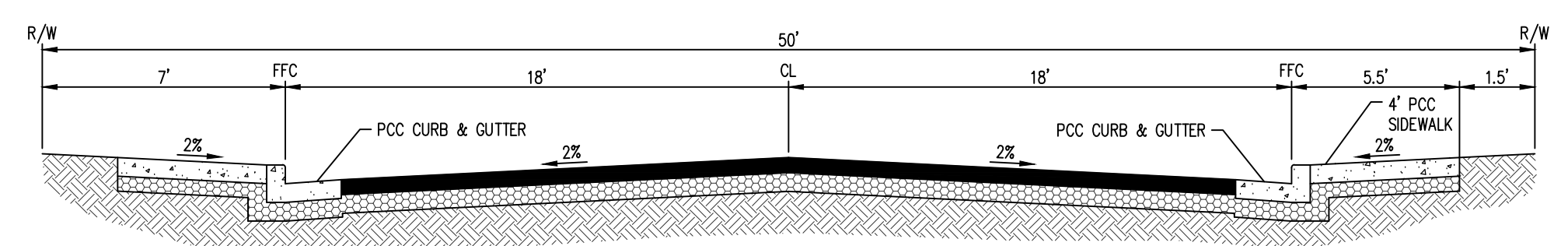


**LEGEND**

	PROPOSED A.C. PAVEMENT AREA
	PROPOSED CONCRETE AREA
	PROJECT BOUNDARY
148	LOT NUMBER
[6,100]	LOT AREA IN SQUARE FEET



65' RIGHT-OF-WAY (INDUSTRIAL COLLECTOR WITH BIKE LANES)



50' RIGHT-OF-WAY STREET

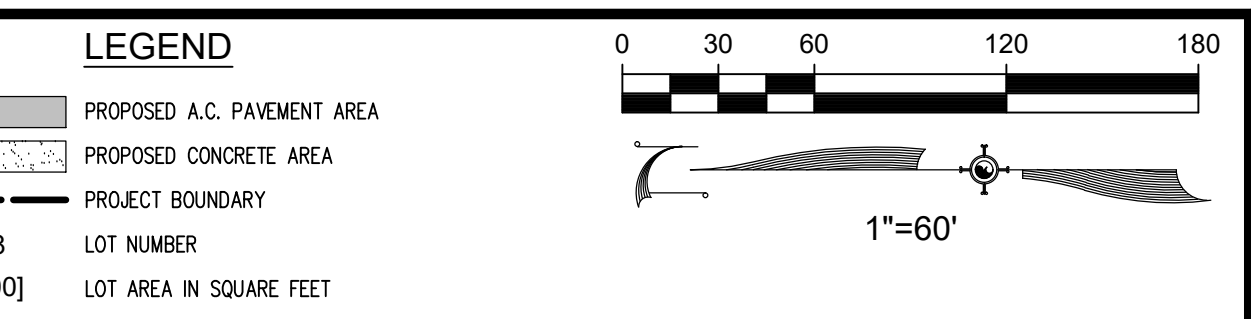
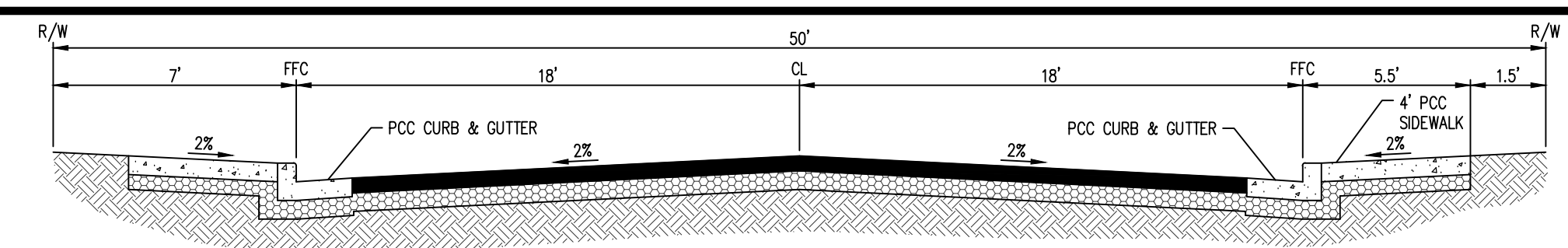
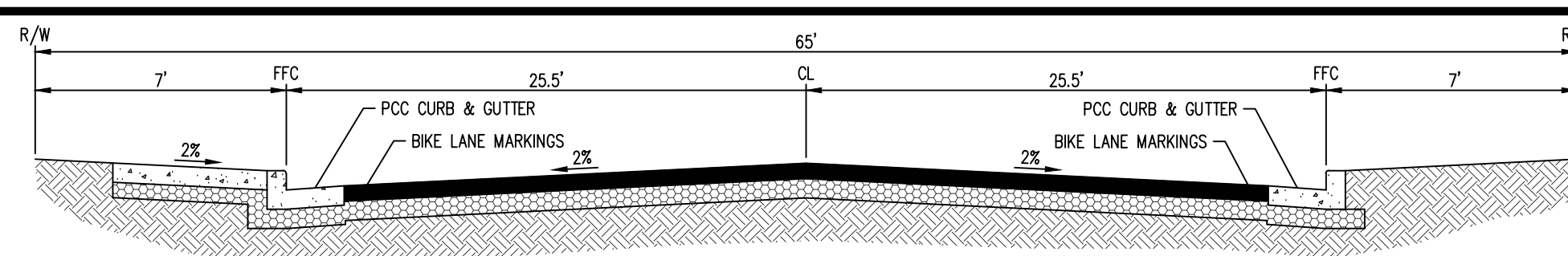
DATE	REVISIONS	FORN BY	CHECK BY

**Manhard CONSULTING LTD.**  
 844 High Street, Carson City, NV 89401  
 775.746.8800  
 Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers  
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

PLATEAU DEVELOPMENT  
 CARSON CITY, NEVADA  
 PRELIMINARY SITE PLAN

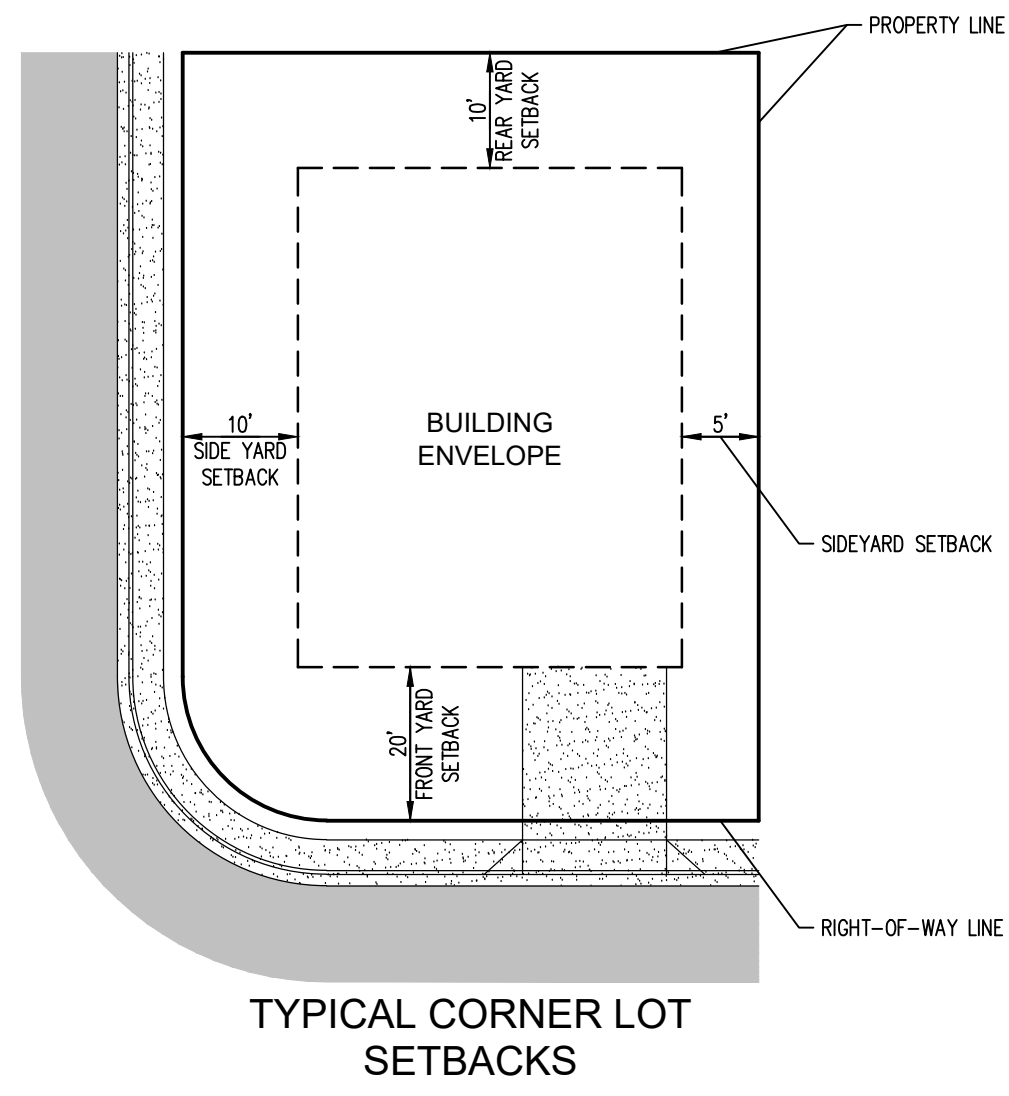
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 PROJ. ARCH.: SDP  
 DRAWN BY: KCK  
 DATE: OCT. 2018  
 SCALE: 1"=60'  
 SHEET  
**S3** OF 14  
 TIVCCNV01

TENTATIVE MAP

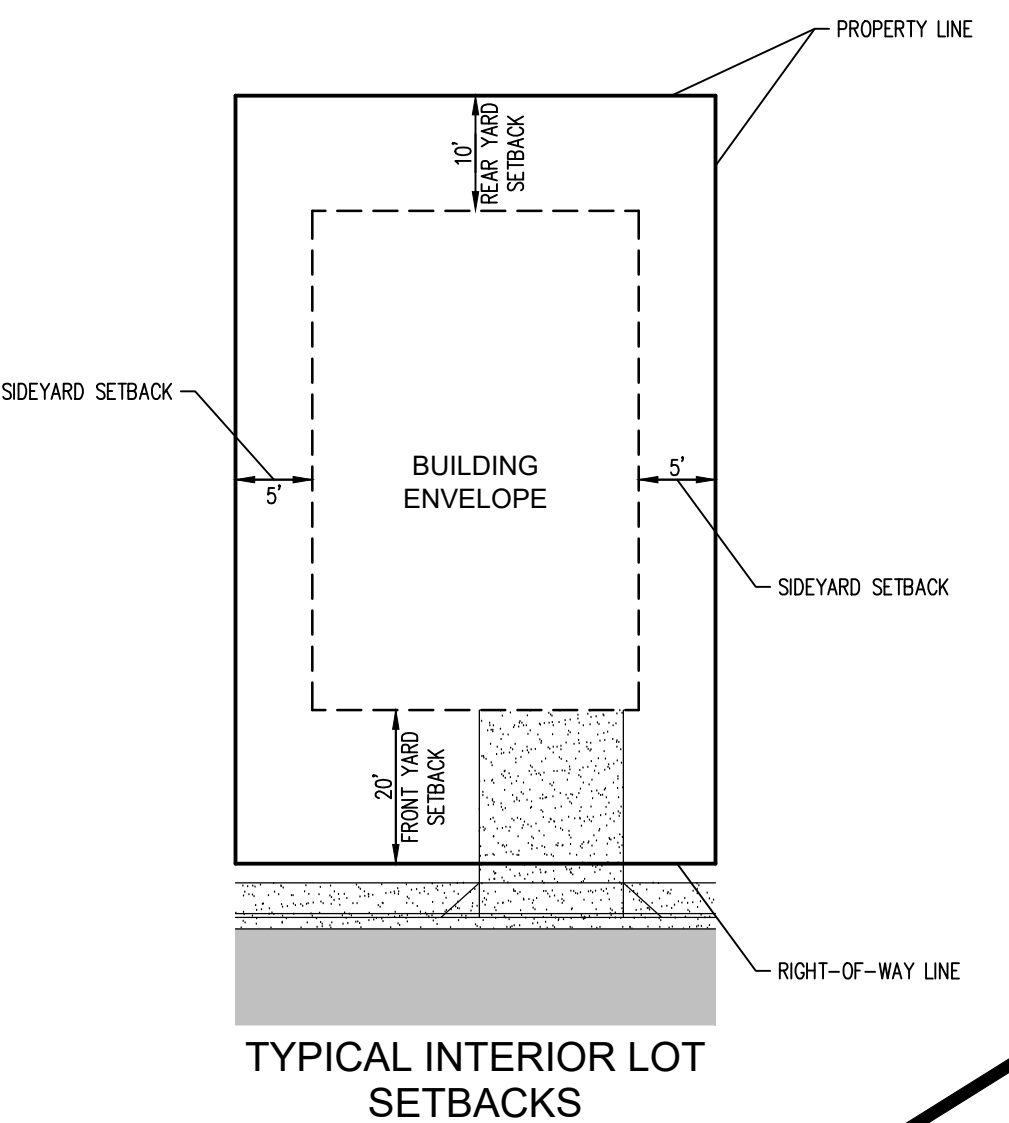


65' RIGHT-OF-WAY (INDUSTRIAL COLLECTOR WITH BIKE LANES)

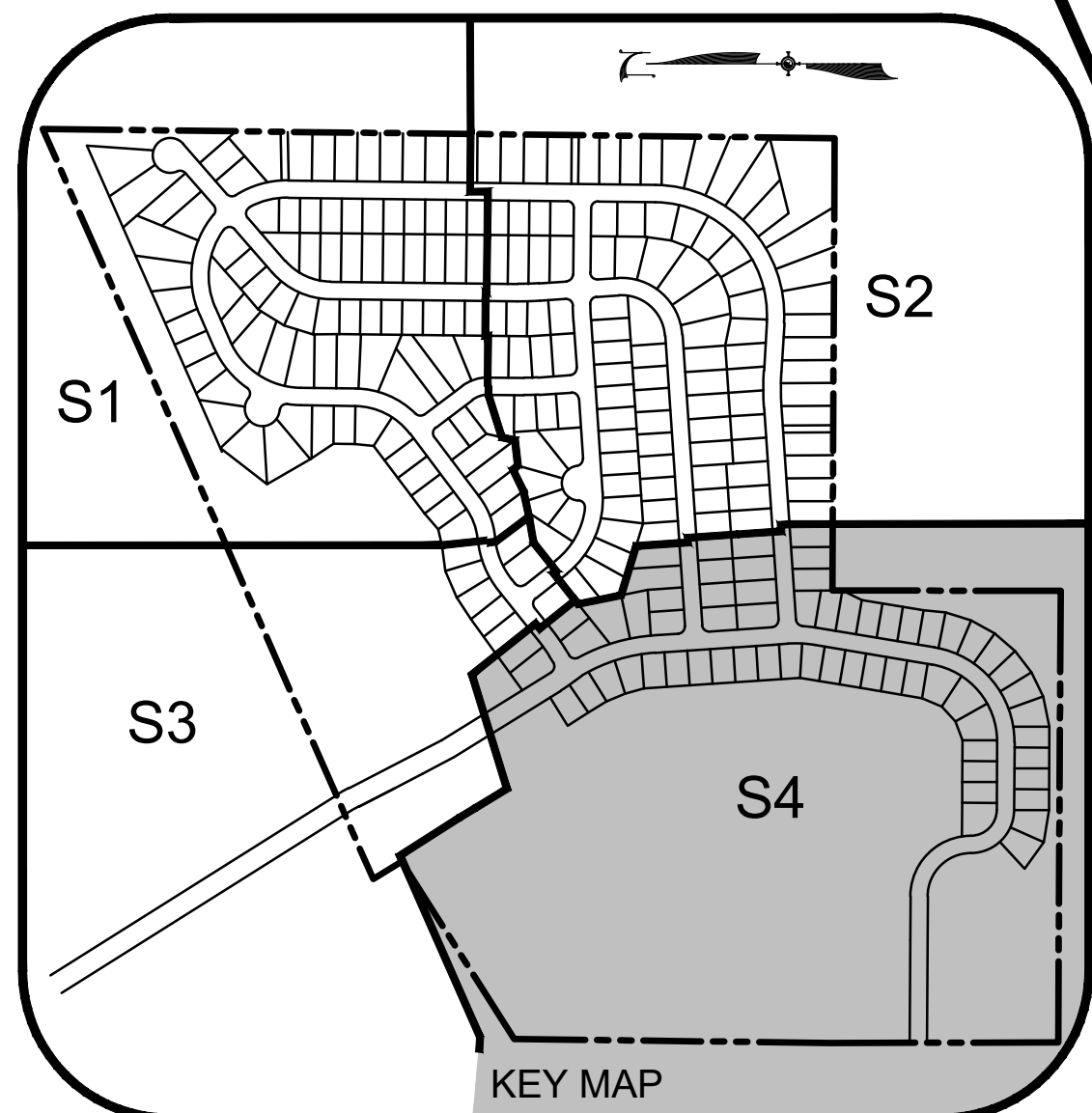
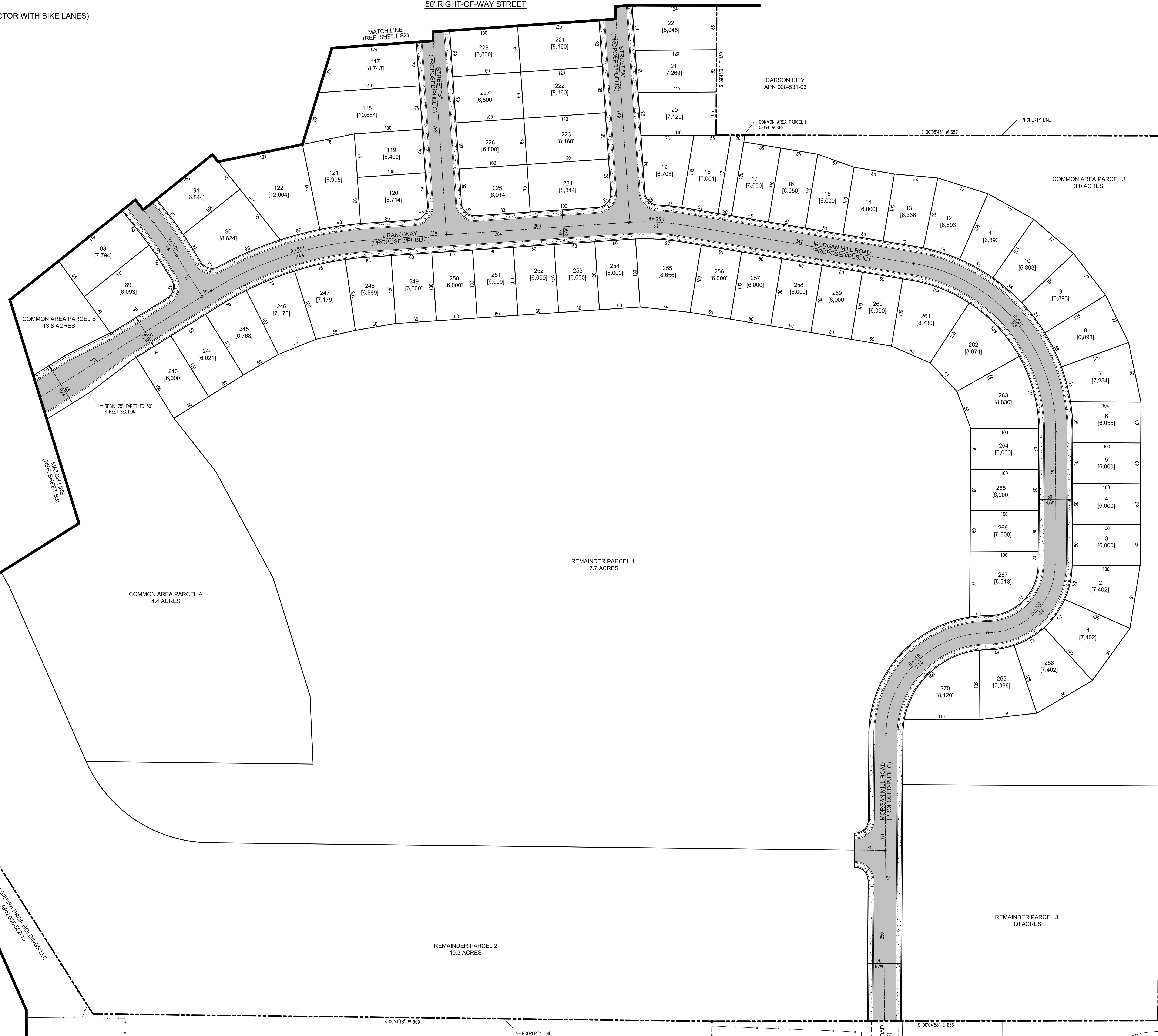
50' RIGHT-OF-WAY STREET



TYPICAL CORNER LOT SETBACKS



TYPICAL INTERIOR LOT SETBACKS



KEY MAP

**Manhard CONSULTING LTD.**  
 844 High Street, Carson City, NV 89701  
 Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers  
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

PLATEAU DEVELOPMENT  
 CARSON CITY, NEVADA  
 PRELIMINARY SITE PLAN

PROJ. NO.: KCK  
 PROJ. ARCH.: SF  
 DRAWN BY: KCK  
 DATE: OCT. 2018  
 SCALE: 1"=60'

PROF. SEAL: KEVIN C. KOSSOL  
 Exp. 6/30/19  
 CIVIL  
 No. 11503

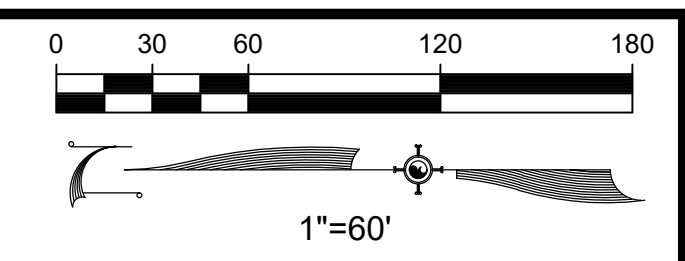
SHEET  
**S4** OF 14  
 TIVCCNV01

October 25, 2018 10:22 Data Source: \\manhard\manhard\projects\2018\10\25\Plateau Development\Plateau Development.dwg Plot Date: 10/25/2018 10:22



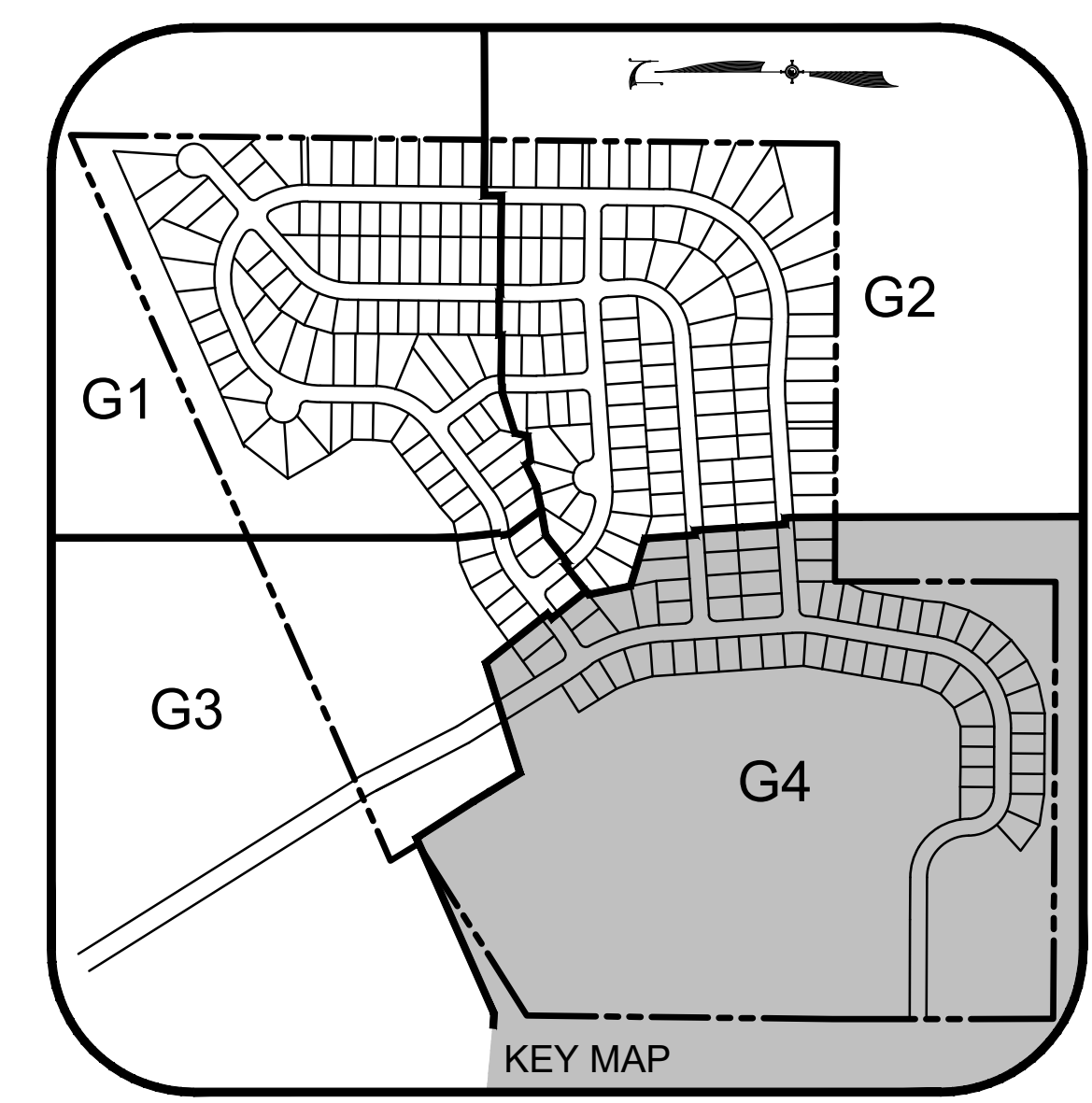




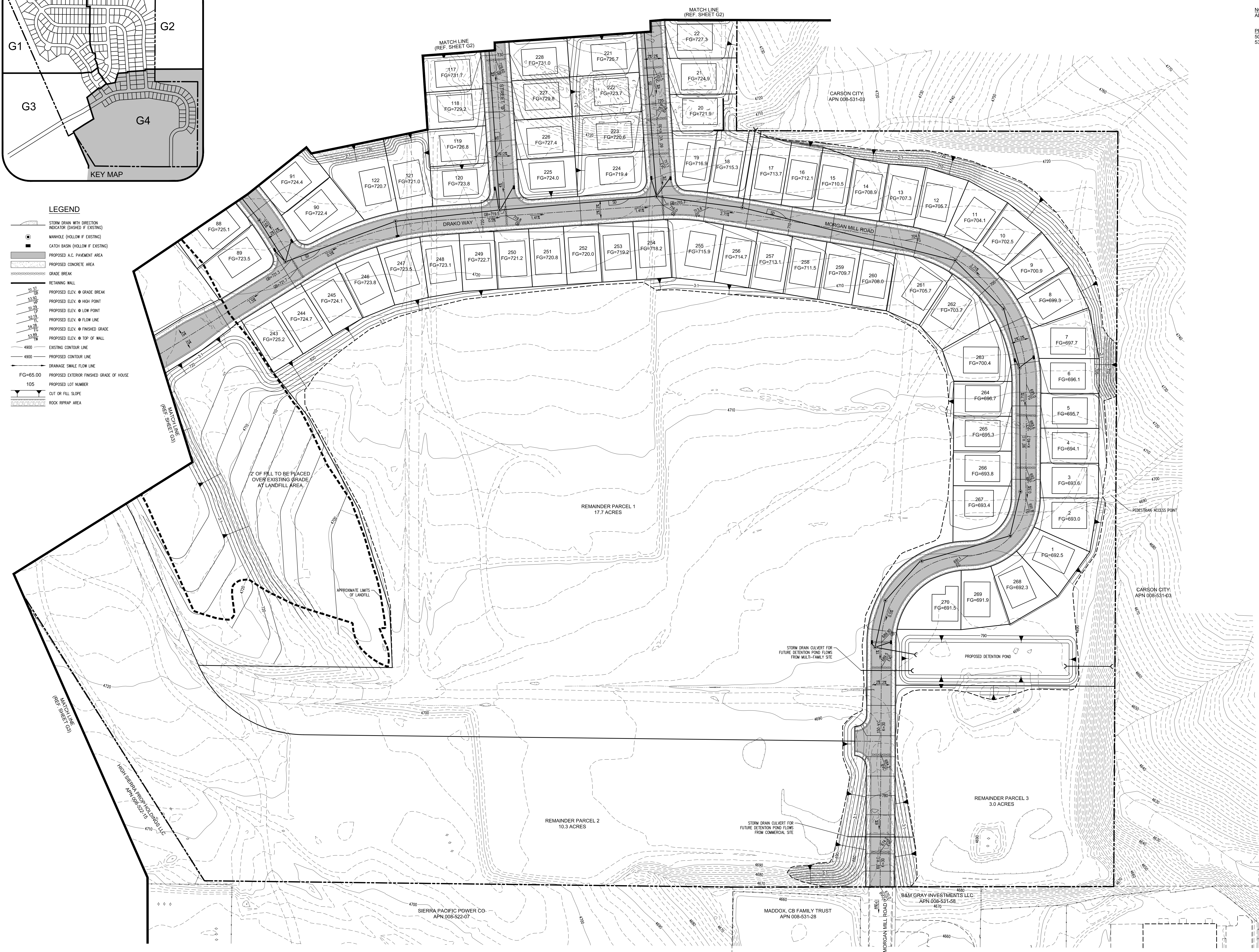


NOTE:  
ADD 4000 FEET TO ALL SPOT ELEVATIONS.

PRELIMINARY EARTHWORK VOLUMES  
502,900 CUBIC YARDS EXCAVATION  
538,700 CUBIC YARDS EMBANKMENT



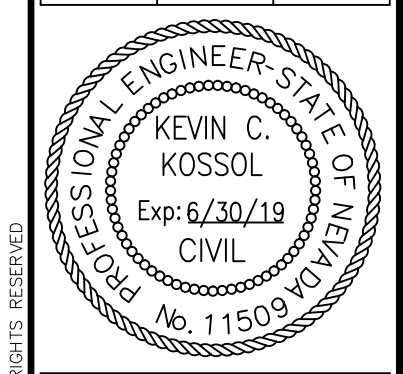
- LEGEND**
- STORM DRAIN WITH DIRECTION INDICATOR (DASHED IF EXISTING)
  - MANHOLE (HOLLOW IF EXISTING)
  - CATCH BASIN (HOLLOW IF EXISTING)
  - PROPOSED A.C. PAVEMENT AREA
  - PROPOSED CONCRETE AREA
  - GRADE BREAK
  - RETAINING WALL
  - PROPOSED ELEV. @ GRADE BREAK
  - PROPOSED ELEV. @ HIGH POINT
  - PROPOSED ELEV. @ LOW POINT
  - PROPOSED ELEV. @ FLOW LINE
  - PROPOSED ELEV. @ FINISHED GRADE
  - PROPOSED ELEV. @ TOP OF WALL
  - EXISTING CONTOUR LINE
  - PROPOSED CONTOUR LINE
  - DRAINAGE SMALL FLOW LINE
  - PROPOSED EXTERIOR FINISHED GRADE OF HOUSE
  - PROPOSED LOT NUMBER
  - CUT OR FILL SLOPE
  - ROCK RIPRAP AREA



DATE	REVISIONS	DESIGNED BY	CHECKED BY

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 844 High Street, Carson City, NV 89401  
 775.746.8800  
 Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers  
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

PLATEAU DEVELOPMENT  
 CARSON CITY, NEVADA  
 PRELIMINARY GRADING PLAN



PROJ. MGR.: KCK  
 PROJ. ARCH.: SKF  
 DRAWN BY: KCK  
 DATE: OCT. 2018  
 SCALE: 1"=60'  
 SHEET  
**G4 OF 14**  
 TIVCCNV01

TENTATIVE MAP













# Carson City Planning Division

108 E. Proctor St.  
Carson City, Nevada 89701  
(775) 887-2180  
Planning@carson.org  
www.carson.org

★ CLERK ★  
**FILED**  
Time 1:25pm  
JAN 10, 2019  
By C. Esquet  
Deputy  
Carson City, Nevada

**BOARD OF SUPERVISORS**  
**December 20, 2018**

## NOTICE OF DECISION – TSM-18-154

A request was received to approve a Tentative Subdivision Map application to create 270 single family residential lots, 9 common area parcels, 3 remainder parcels, and approximately 13.36 acres of right-of-way within a 119.1 acre project area; located southeast of US Highway 50 and north east of Deer Run Road, within the V&T Specific Plan Area, APN's 008-521-54, -55, 89, 90, 008-522-16, -17, -18, 008-531-59, and -60.

The Board of Supervisors considered a request on December 20, 2018 in conformance with the City and State legal requirements approving TSM-18-154 based on the findings contained in the staff report and subject to the conditions of approval contained in the staff report.

### RECOMMENDED CONDITIONS OF APPROVAL (TSM-18-154)

The following are general conditions of approval:

1. This Tentative Subdivision Map is approved only if the zoning map amendment (ZMA-18-155) is approved by the Board of Supervisors.

### The following are conditions of approval required per CCMC 18.02.105.5:

2. All final maps shall be in substantial accord with the approved tentative map.
3. Prior to submittal of any 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.
4. 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.
5. All lot areas and lot widths shall meet the zoning requirements approved as part of this tentative map with the submittal of any final map.
6. With the submittal of any 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 final maps and shall include approval by the Fire Department of all hydrant locations.
7. The following note shall be placed on all final maps stating:  
"These parcels are subject to Carson City's Growth Management Ordinance and all property owners shall comply with provisions of said ordinance."

8. 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 final map.
9. 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 may be rescheduled for the next Planning Commission meeting for further consideration.
10. Hours of construction will 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.
11. The applicant shall adhere to all City standards and requirements for water and sewer systems, grading and drainage, and street improvements.
12. The applicant shall obtain a dust control permit from the Nevada Division of Environmental Protection. The site grading must incorporate proper dust control and erosion control measures.
13. 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.
14. Prior to the recordation of the final map for any phase of the project, the improvements associated with the project must either be constructed and approved by Carson City, or the specific performance of said work secured, by providing the City with a proper surety in the amount of one hundred fifty percent (150%) of the engineer's 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 ten percent (10%) of the engineer's estimate to secure the developer's obligation to repair defects in workmanship and materials which appear in the work within one (1) year of acceptance by the City. Improvements associated with the Conditional Letter of Map Revision must be constructed and may not be secured for in lieu of construction.
15. 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.
16. The District Attorney shall approve any CC&R's prior to recordation of the first final map.

**Specific Conditions to be included in the Design of the Improvement Plans, to be met prior to approval of construction permit:**

17. All site improvements must be designed to meet the requirements of the Carson City Development Standards and Standard Details, including but not limited to the following:
  - i. Proposed street sections that meet the minimum width for a section that limits parking on one or both sides, per Carson City Standard Details, must be signed with "No Parking" signs.
  - ii. The proposed sidewalk width must be increased to the City Standard 5 foot wide sidewalk.
  - iii. Utility main locations must be updated to meet the standard detail for typical locations.
  - iv. The site improvement design engineer must coordinate the storm drain, wastewater, and water main analyses with Public Works in order to account for potential development to the northeast. These analyses must address main, pumping, and storage requirements for the development to

meet required capacities and pressure, and must address the ability to increase capacity for future developments. The water main analysis must also address the effects of pressure reducing valve assemblies that may be required to maintain separate pressure zones in the water system. It is anticipated that system improvements including additional booster capacity will be required at the developer's expense.

v. With the site improvement plans, the traffic impact study must be revised to include the following:

(i) Volume/counts must be taken when school is in session, the report notes an August month, please provide date of when the counts were collected.

(ii) NDOT counts for U.S. 50 and Deer Run Road must be used in place of Traffic Work's counts.

(iii) The growth factor must match CAMPO's 1% annual growth.

(iv) The design LOS for the new signal at Drake Way (if approved by NDOT) must be designed to a LOS C or better.

(v) Intersection Level of Service tables must be revised to provide:

a. All approaches and overall for US 50/Deer Run Road intersection.

b. All existing approaches and overall for US 50/Drako Way intersection.

c. The overall for Deer Run Road/Morgan Mill Road intersection

vi. The sewer impact report references the old d/D standard of 0.75. The new standard of 0.5 must be utilized for small mains in the sewer main analysis for the improvement plans.

vii. The developer must update the City's water model per CCDS 15.3.1. The City will provide boundary conditions and system curves based on fire flows, and will provide version information. The developer must supply a model to be incorporated into the City's model.

viii. Water mains with 15 or more services must be looped.

ix. Per CCMC 12.09.070 & 12.09.080 (4), the developer must provide base flood elevation data. In the event that this data reveals X-shaded or A flood hazard zones that will be altered by the subdivision improvements, the subdivision must receive a CLOMR determination from FEMA and provide funds to process the LOMR per 12.09.070(d).

18. The developer must incorporate "*Best Management Practices*" into construction documents and specifications to reduce the spread of noxious weeds.

19. The developer shall enter into an agreement with the City to address the following:

i. Developer to contribute at a pro-rate share to upsizing the sewer main in Airport Road from US 50 to Douglas Drive, which is at capacity; and

ii. Developer to contribute at a pro-rata share for the construction of an appropriate roadway treatment to maintain the pavement performance of Airport Road between US 50 and Woodside Drive where the sewer main must be upgraded.

20. The developer must analyze the Morgan Mill Lift Station and upgrade the lift station to meet flow and emergency storage capacity requirements if so determined by the analysis. Metering of incoming flows may be required to confirm current conditions. In the event

that additional capacity is not provided for future development, the lift station and controls improvements must be designed to be able to easily be updated.

21. The water main and storm drain must be stubbed to the north at Court "B" as shown. The sewer main at Court "B" must also be stubbed to the north property line. The water and sewer mains must extend along Drako Way to the north property line near Astro Drive.
22. The storm drain infrastructure must extend to the Carson River. This may be an open channel; however this must be designed to prevent erosion and maintenance access must be provided.
23. Natural drainages that enter the subdivision must be tied into the underground storm drain system at the subdivision, as shown, and access must be provided for maintenance.
24. The detention basin location must be analyzed by a geotechnical engineer.
25. The developer must obtain NDOT and Carson City approval of the HWY 50 intersection improvements prior to issuing a site improvement permit. The approved intersection must bring intersection LOS into compliance with Code.
26. The site improvements must meet the requests made in the NDEP Limited Phase II Environmental Site Assessment Report and Remedial Action Plan memo dated November 30, 2017. If a revised RAP is submitted to NDEP and used for the development, the site improvements must meet any applicable requests by NDEP for that RAP. Additionally, the developer must hire a certified environmental manager to supervise the remediation required by the RAP including excavation in landfill areas and disposal.
27. The water main alignment may not be altered to loop the water main to Hwy 50 unless approved by the City Engineer. If the water main is looped to the main in Hwy 50, where the water main passes through the old landfill, the soil must be excavated and replaced with imported soil within a distance equal to the minimum separation required between a water main and a sewer main, both horizontally and vertically.
28. Local streets must have a minimum asphalt thickness of 4 inches or per the geotechnical engineer's recommendations, whichever is greater.
29. Hydrants must be provided per Appendix B and Appendix C of the IFC (adopted edition) and shown on plans.
30. The developer must provide pedestrian access points to the adjacent City property and show the access points on the site improvement plans for review and approval by the Parks, Recreation and Open Space Department.
31. The developer must incorporate bike lanes into the development's street system network that connects to US Highway 50 (East) and Deer Run Road.
32. All site clearing/grubbing, grading, and construction activities, including construction worker parking, must occur on the project site, unless permissible to private property owners. No construction activities shall occur on City property. The applicant shall provide protective fencing along the property line to delineate public lands from private property during construction.
33. The developer must use a pollinator friendly dryland seed mix for any permanent erosion control and re-vegetation within any open space/ common areas within the development.
34. If it is determined that the development's water system is required to connect to existing water tanks on the City's land (east of the development), the applicant must coordinate the water line alignment with the Parks, Recreation, and Open Space Department and Development Engineering. The applicant must re-vegetate the disturbed area (except the water line's service road) to its previous condition. The dryland seed mix and treatment application specifications including temporary irrigation, weed control, and protective fencing shall be reviewed and approved by the Parks Recreation and Open Space Department.

### Conditions to be Addressed with the Final Map

35. The applicant shall provide the Community Development Department with a deed restriction for recordation at the time the first final map is submitted for recordation. The document shall state the following:  
"This property is in proximity to industrial properties, the City's Landfill, Rifle and Pistol Range, Disc Golf Course Complex, and the V & T Railroad. This disclosure is made at the request of the Carson City Board of Supervisors with the intention of protecting the industrial properties, the City's Landfill, Rifle and Pistol Range, Disc Golf Course Complex, and the V & T Railroad. These uses may affect your quality of life and may cause inconvenience or discomfort, including but not limited to noise, vibrations, fumes, odors, dust, glare and physical activity."
36. The developer must provide a public access easement for all pedestrian access corridors, off-street recreational trails and both fire access roads within the proposed development. The easement will be recorded on the final map or through a covenant, deed restriction, or similar legal instrument to ensure public access to City lands in perpetuity.
37. A Homeowners Association/Maintenance Association or similar entity must be established for the following:
  - i. Ownership and maintenance, in perpetuity, of all open space, common areas, landscaping, and off-site roadway landscaping along Drako Way from the northern portion of the site to Highway 50, and off-street trails within the development; and
  - ii. Maintenance of all on-site drainage basins and any Low Impact Design, in perpetuity.
38. The developer shall dedicated two unobstructed fire protection access easements not less than twenty (20) feet wide from the public street to the subdivision or development boundary as determined by the Fire Chief. One access shall be located at the end of the cul-de-sac between lots 58 and 59, and the other shall be located between lots 34 and 35. The emergency access must be designed and constructed to comply with the requirements of Division 12, Emergency Access Streets. Gates must be marked with "No Parking-Fire Lane" signage per Carson City Fire Code.
39. The developer shall provide a vegetation management plan for review and approval by the Fire Department.
40. Defensible space requirements and an easement stating the purpose and development limitations shall be delineated on the Final Map to ensure that all on-site development incorporates the required defensible space on site.
41. At the time of Final Map submittal, the applicant must demonstrate that the project complies with all identified conditions, as well as with the terms of any associated Development Agreement.
42. The final mylar will be presented to the State Engineer for approval and signature.

The decision was made on a vote of 5 ayes, 0 nays, 0 absent.



Hope Sullivan, AICP  
Planning Manager

HS:lr

Emailed on: 11/4/2019

By: lr



Please sign and return this notice of decision with 10 days of receipt.

I have read and acknowledge the Conditions of Approval as approved by the Carson City Board of Supervisors.

  
\_\_\_\_\_  
APPLICANT and/or OWNER SIGNATURE

1/22/19  
DATE

Keith Serpa  
\_\_\_\_\_  
(Applicant/Owner Printed Name)

**RETURN TO:**  
Carson City Planning Division  
108 E. Proctor Street  
Carson City, NV 89706