

City of Carson City Agenda Report

Date Submitted: April 08, 2008

Agenda Date Requested: April 17, 2008

Time Requested: consent

To: Mayor and Board of Supervisors

From: Development Services, Planning Division

Subject Title: Action to consider an extension of one year for filing of a final map for the Planned Unit Development known as Clearview Ridge PUD, located at West Roventini Way.

Staff Summary: Tentative Planned Unit Development Map approvals remain valid for two years for recording of a final map. A one year extension may be granted by the Board of Supervisors for filing of a final map. The applicant at this time is requesting a one year extension from the timeframe noted in the September 21, 2006 Board of Supervisors approval. It is the recommendation of staff that the BOS approve the requested one year extension. If this extension is approved the new expiration date for the Tentative Map approval will be September 21, 2009.

Type of Action Requested:

Does This Action Require A Business Impact Statement: Yes No

Recommended Board Action: I move to approve an extension of one year for filing of a final map for the Planned Unit Development known as Clearview Ridge PUD located at West Roventini Way, to remain valid until September 21, 2009. “

Explanation for Recommended Board Action: The applicant states it is the intent of Clearview Ridge PUD to complete the related improvement plans and final map for the first phase of the project as defined in the tentative map. At the time of the tentative map approval public sewer was not available to the south. As outlined in the Sanitary Sewer Capacity Analysis provided during the tentative map process, Clearview Ridge could direct sewer effluent from approximately 65 % of the development to the existing sewer facilities to the north. The remaining 35% of the development would have to direct sewer effluent to the south due to topographical constraints. Approval of the one year extension will allow the Clearview Ridge approval to remain valid until September 21, 2009.

Applicable Statute, Code, Policy, Rule or Regulation: NRS Chapter 278A (Planned Development), CCMC Section 17.09 (Planned Unit Development), 17.09.055 (Time Limits for Filing Application for Final Approval)

Fiscal Impact: N/A

Explanation of Impact: N/A

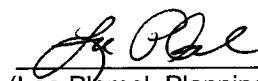
Funding Source: N/A

Alternatives: 1) Deny or, 2) Refer back to staff and Planning Commission for further review.

Supporting Material: Written request from applicant

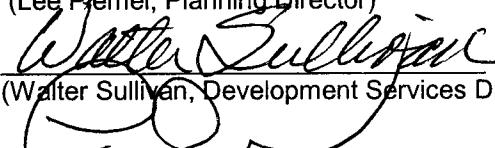
Prepared By: Jennifer Pruitt, Senior Planner

Reviewed By:



Date: 4/8/08

(Lee Plemel, Planning Director)



Date: 4/8/08

(Walter Sullivan, Development Services Director)



Date: 4-8-08

(Larry Werner, City Manager)



Date: 4-8-08

(District Attorney)

Board Action Taken:

Motion: _____

1) _____

Aye/Nay

2) _____

(Vote Recorded By)



Carson City Planning Division
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MEMO TO: Mayor and Board of Supervisors

FROM: Planning Division *JP*

DATE: April 17, 2008

SUBJECT: Action to consider an extension of one year for filing of a final map for the Planned Unit Development known as Clearview Ridge PUD, located at West Roventini Way.

A Final Subdivision Map for the property must be recorded within two years 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 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 at this time is requesting a one year extension from the timeframe noted in the September 21, 2006, Board of Supervisors approval. It is the recommendation of staff that the BOS approve the requested one year extension. If this extension is approved the new expiration date for recordation of a Final Map for Clearview Ridge PUD will be September 21, 2009.

RECOMMENDATION

Recommended Motion: "I move to approve an extension of one year for filing of a final map for the Planned Unit Development known as Clearview Ridge PUD located at West Roventini Way, to remain valid until September 21, 2009."



April 2, 2008

Mr. Lee Plemel, AICP
Director Carson City Community Development
2621 Northgate Lane, Suite #62
Carson City, NV 89706



**Subject: Request for Extension of Time
Clearview Ridge PUD Tentative Map (TPUD-06-146)**

Dear Lee:

The Board of Supervisors ("Board") approved the above referenced tentative map on September 21, 2006 in conjunction with a zoning map abandonment and right of way abandonment request. The Board officially approved the zoning map amendment on October 5, 2006. The tentative map, therefore, is due to expire on September 21, 2008 or in approximately six months.

As outlined in the Sanitary Sewer Capacity Analysis provided during the tentative map application, Clearview Ridge could direct sewer effluent from approximately 65% of the development to existing sewer facilities to the north. The remaining 35% of the development would have to direct sewer effluent to the south due to topographical constraints. At the time of the tentative map approval, public sewer was not available to the south. The extent of public sewer was located on the east side of US 395 and south of Appion Way.

By a private and public development agreement between the Ribeiro Companies and Carson City, the sewer main was to be extended west across US 395, north along Junction Drive, west along Appion Way, and north along Cochise Street to its termination point at the Clearview Ridge project boundary. The attached exhibit depicts the aforementioned extension routing for reference. Completion of this extension will provide gravity sewer to approximately 35% of the Clearview Ridge project.

A construction permit was obtained for the extension of the public sewer main across US 395 in November 2006. The construction of the extension was completed in the fall of 2007.

It is the intent of Clearview Ridge to complete the related improvement plans and final map for the first phase of the project as defined in the tentative map, however, Roventini, LLC respectfully requests a one-year extension to record its final map for its first phase.

Thank you for your attention to this matter, and if you have any questions, do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink that reads 'Randall Long'. Below the signature, the name 'Randall M. Long, P.E.' is printed in a smaller, sans-serif font, followed by 'Location Principal'.

Attachment:

cc: Ernesto Flores, Roventini, LLC