

**City of Carson City  
Agenda Report**

**Date Submitted:** September 8, 2009

**Agenda Date Requested:** September 17, 2009

**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 for a Tentative PUD known as Silver Oak located in the northwest portion of Carson City between U. S. Highway 395 on the east, the Western Nevada College campus and the University Heights subdivision on the west and the Eagle Valley Children's Home and Carson Tahoe Regional Hospital to the north, to remain valid, and the filing timeframe for a Final Map to be extended to July 27, 2011, pursuant to the approved and recorded development agreement. (P-93/94-01) (Jennifer Pruitt)

**Staff Summary:** Pursuant to the current development agreement approved by the Board of Supervisors and recorded in 1994, a two year extension can be requested by the applicant, subject to written request. This request would extend the Final Map recordation to July 27, 2011 to allow time for the interest in new residential housing to return.

**Type of Action Requested:**

<input type="checkbox"/> Resolution	<input type="checkbox"/> Ordinance
<input checked="" type="checkbox"/> Formal Action/Motion	<input type="checkbox"/> Other (Specify)

**Does This Action Require A Business Impact Statement:**  Yes  No

**Prior Board Action:** Approved an extension of one year for filing of a final map from July 27, 2008 to July 27, 2009 on March 20, 2008, with a vote of 5 Ayes and 0 Nays.

**Recommended Board Action:** I move to approve a request for a two-year extension for a Tentative PUD known as Silver Oak located in the northwest portion of Carson City between U. S. Highway 395 on the east, the Western Nevada College campus and the University Heights subdivision on the west and the Eagle Valley Children's Home and Carson Tahoe Regional Hospital to the north, to remain valid, and the filing timeframe for a Final Map to be extended to July 27, 2011, pursuant to the approved and recorded development agreement.

**Explanation for Recommended Board Action:** Due to the state of the residential housing market at this time, a Final Map cannot be recorded prior to the expiration date. Approval of the two year extension will allow the Silver Oak Subdivision approval to remain valid until July 27, 2011.

**Applicable Statute, Code, Policy, Rule or Regulation:** CCMC 17.05 (Tentative Maps), 18.02.050 (Review).

**Fiscal Impact:** N/A

**Explanation of Impact:** N/A

**Funding Source:** N/A

**Alternatives:** 1) Approve request for one year  
2) Deny request

**Supporting Material:** 1) Request for extension  
2) Staff Memo

**Prepared By:** Janice Brod, Management Assistant V

**Reviewed By:** \_\_\_\_\_ Date: \_\_\_\_\_  
(Planning Division Director)  
\_\_\_\_\_ Date: \_\_\_\_\_  
(Public Works Director)  
\_\_\_\_\_ Date: \_\_\_\_\_  
(City Manager)  
\_\_\_\_\_ Date: \_\_\_\_\_  
(District Attorney's Office)

**Board Action Taken:**

Motion: \_\_\_\_\_ 1) \_\_\_\_\_ Aye/Nay  
2) \_\_\_\_\_

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

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



# Silver Oak Development Company

Limited Partnership

430 Jeanell Dr., Suite A • Carson City, NV 89703

August 27, 2009



Carson City Planning and Community Development  
Jennifer Pruitt  
2621 Northgate Lane, Suite 62  
Carson City, NV 89706

Dear Jennifer:

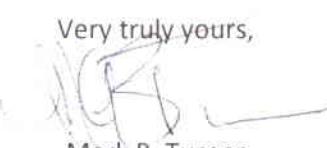
This letter shall serve as a formal request by Silver Oak Development Company for an extension of time with regards to the final map requirement contained in our PUD Agreement with the City of Carson.

As you are aware, current market conditions have severely impacted our ability to sell the existing inventory of residential lots in Silver Oak Phase 16. We have had this phase for sale since 2006 and have yet to sell half of the 57 lots contained therein even after discounting prices up to 50% from the market highs of 2006.

While it appears that demand for foreclosed homes appears to be rising, demand for new homes and lots remains stagnant. We are hopeful that as the inventory of foreclosed and short-sale homes declines, interest in new residential construction will return. Until that time Silver Oak will not be able to record a new phase of lots within the PUD.

Thank you for your assistance on this matter. As always please feel free to contact me if you need more information.

Very truly yours,



Mark B. Turner

Silver Oak Development, Ltd



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**Carson City, Nevada 89706**  
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[www.carson-city.nv.us](http://www.carson-city.nv.us)

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## MEMORANDUM

Board of Supervisors Meeting of September 17, 2009

**TO:** Mayor and Board of Supervisors

**FROM:** Planning Division

**DATE:** September 04, 2009

**SUBJECT:** Action to consider an extension of two years for the Planned Unit Development (PUD) known as Silver Oak. (P-93/94-01)

From the Planning Division records, Parcel Map, PM-06-182, was the last final map recorded for Silver Oak PUD. PM-06-182 was recorded on July 27, 2007. In 2008 the applicant obtained a one year extension to July 27, 2009, noting the slow home sales had led to a high inventory of vacant lots for the Silver Oak PUD.

Pursuant to the current development agreement approved by the Board of Supervisors and recorded by the applicant in 1994, a two-year extension can be requested by the applicant, subject to written request. This request would extend the final map recordation to July 27, 2011, to allow time for the interest in new residential housing to return.

The applicant notes that unfortunately the attention to foreclosed and short-sale homes has negatively impacted the interest in new residential construction. Until the interest in new residential home construction returns, Silver Oak PUD will not be able to record a final map within the PUD.

**RECOMMENDATION:**

Recommended Motion: "I move to approve a request for a two-year extension for a Tentative PUD known as Silver Oak located in the northwest portion of Carson City between U. S. Highway 395 on the east, the Western Nevada College campus and the University Heights subdivision on the west and the Eagle Valley Children's Home and Carson Tahoe Regional Hospital to the north, to remain valid, and the filing timeframe for a Final Map to be extended to July 27, 2011, pursuant to the approved and recorded development agreement."

A copy of the requested extension is attached.

Please contact Jennifer Pruitt, Principal Planner, with any questions regarding this item.