

**City of Carson City
Agenda Report**

Date Submitted: June 7, 2011

Agenda Date Requested: June 16, 2011

Time Requested: consent

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 Planned Unit Development known as Silver Oak, located in the northwest portion of Carson City, to remain valid and the filing timeframe for a Final Map to be extended to July 27, 2013, 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 for the filing of a Final Map can be requested by the applicant. This request would extend the Final Map recordation to July 27, 2013 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 two years for filing of a final map from July 27, 2009 to July 27, 2011 on September 17, 2009, 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 Planned Unit Development known as Silver Oak, located in the northwest portion of Carson City, to remain valid and the filing timeframe for a Final Map to be extended to July 27, 2013, 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, 2013.

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

Fiscal Impact: N/A

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 two years
2) Deny request

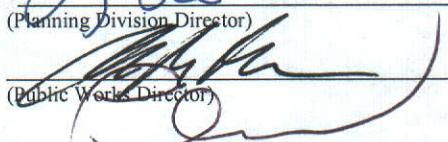
Supporting Material: 1) Request for extension
2) Staff Memo

Prepared By: Janice Brod, Management Assistant V

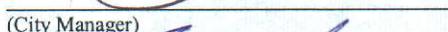
Reviewed By:


(Planning Division Director)

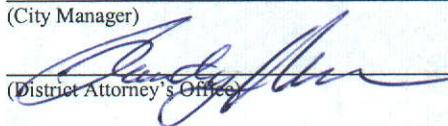
Date: 6-7-11


(Public Works Director)

Date: 6-7-11


(City Manager)

Date: 6/7/11


(District Attorney's Office)

Date: 6/7/11

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

May 25, 2011

Carson City Planning and Community Development

Lee Plemel

108 E. Proctor Street

Carson City, NV 89701

Dear Lee:

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

We are slowly reducing our inventory in Phase 16 and estimate our current lot supply at roughly two years.

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



Carson City Planning Division
108 E. Proctor Street
Carson City, Nevada 89701
(775) 887-2180
www.carson.org
www.carson.org/planning

MEMORANDUM

Board of Supervisors Meeting of June 16, 2011

TO: Mayor and Board of Supervisors

FROM: Planning Division

DATE: June 2, 2011

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

In 2009 Silver Oak obtained a two year extension to July 27, 2011, noting that 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 time frame to July 27, 2013, to allow time for the interest in new residential housing to return.

The applicant notes that Silver Oak is reducing their inventory in Phase 16 and estimates their current lot supply at roughly two years.

RECOMMENDATION:

Recommended Motion: "I move to approve a request for a two-year extension for the Tentative PUD known as Silver Oak located in the northwest portion of Carson City, to remain valid and the filing timeframe for a Final Map to be extended to July 27, 2013, pursuant to the approved and recorded development agreement."

Silver Oak PUD

