

Agenda Item: 8:50 E

**Churchill County
Agenda Report**

Date Submitted: 9/18/07

Agenda Date Requested: 10/01/07

Time Requested: New business

To: Honorable County Commissioners

From: Eleanor Lockwood, Planning Director

Subject Title: Consideration and possible action re: Request for extension of time on Parcel Map for Michael A. & Claudia C. Casey (Annette Avenue, TCID # 06-089)

Type of Action Requested: () Formal Action/Motion () Other (Specify)

Does this action require a Business Impact Statement? () Yes () No

Recommended Board Action: Motion to approve the request and grant a one-year extension on the Michael A. & Claudia C. Casey parcel map(Annette Avenue, TCID # 06-089).

Discussion:

Attached are the request for extension and the NOFA outlining the conditions of recordation. An extension of time will not create any adverse impacts to any adjoining property owners. Staff recommends approval.

Fiscal Impact: 0

Explanation of Impact:

Funding Source:

Alternatives: Deny the request thus requiring the property owner to re submit the parcel map. Conditions of approval at a later date will not be different from the conditions in place today

Prepared By: Debi Kissick

Date: 09/18/07

Reviewed By: Eleanor Lockwood
(Department Head)

Date: 09/19/07

[Signature]
(County Manager)

Date: 20 Sep 07

[Signature]
(District Attorney, as to legality and form only)

Date: 20 Sep 2007

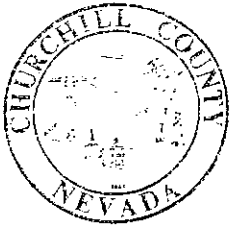
Board Action Taken:

Motion: _____

1) _____ Aye/Nay

2) _____

(Vote Recorded By)



Gwen Washburn, Chair
Lynn Pearce, Commissioner
Norm Frey, Commissioner

Office of the
Churchill County Commissioners
155 No. Taylor St. Suite 110
Fallon, Nevada 89406-2763
775-423-4092

November 13, 2006

THE UNDERSIGNED HEREBY AFFIRMS THAT THERE IS NO
FEDERAL SOCIAL SECURITY NUMBER CONTAINED IN THIS
DOCUMENT.

**NOTICE OF FINAL ACTION BY CHURCHILL COUNTY
BOARD OF COMMISSIONERS FOR: PARCEL MAPS,
AMENDED PARCEL MAPS, FINAL PLANNED UNIT
DEVELOPMENTS, FINAL SUBDIVISION MAPS,
TENTATIVE CLUSTER DEVELOPMENTS OR
CLUSTER DEVELOPMENTS**

TO: Michael A. and Claudia C. Casey
53601 Austin Hwy
Fallon, NV 89406-9712

Parcel Map(s) # 1812
TCID No.(s) 06-089, Annette Ave

Notice is hereby given that the Churchill County Board of Commissioners approved your map at their regular meeting held on the **13th day of November 2006**, subject to all provisions of existing Ordinances and Codes and the following conditions being completed:

- All current fiscal year taxes being paid in full on the subject parcel of land being divided or amended **through the fiscal year**, that the map has been complied with and is actually ready to be recorded in.
NOTE: If the map is not recorded prior to July 1st, the developer will be responsible for paying the complete fiscal year taxes of the new fiscal year.
- **CONDITIONS:** subject to all provisions of Churchill County Code, including water right dedication; and further recommendations of County Building Department regarding septic; and construction of a paved road to County standards from the end of the existing pavement on Trento Lane to the intersection with Annette Ave. Annette will be paved from the intersection with Trento Lane through Parcel 62. A paving schedule will be submitted to, and approved by, the Road Department to indicate the paving that will be completed with each parcel map. Flood mitigation and prevention measures will be installed on Trento Lane north of Annette Ave where the road washed out in the last flood.

FOR SPECIFICATIONS REGARDING CONSTRUCTION OF ROADS AND/OR BRIDGES OR CERTIFICATION OF EXISTING ROADS AND/OR BRIDGES, PLEASE CONTACT THE CHURCHILL COUNTY ROAD DEPARTMENT AT (775) 423-4133, 330 NO. BROADWAY STREET, FALLON, NEVADA.

At such time as all of the above noted conditions have been met or if you have any questions regarding the above matter, please contact Rose at the County Clerk's Office, 155 No. Taylor Street, Suite 110, Fallon, Nevada 89406. Telephone number is (775) 423-4092.

BY: Rosanne Thatcher

cc: Planning Dept, Road Dept, Lumos

APPLICATION FOR PARCEL MAP TIME EXTENSION

Map Name: Annette Avenue TCID Number: 06-089

Is this a second/subsequent parcel map? Yes ___ No

If yes: Date of Tentative Parceling Map Approval: _____

Applicant's Name: Michael A + Claudia Casey

Mailing Address: 53601 Quattrini Way

Property Address: _____

Assessor Parcel Number: 007-122-93

Requesting Extension under what section of Churchill County Code or NRS: 16.12.040.2(A.3)

Reason for extension of time

The developer must demonstrate just cause for the extension to be approved.

Actually Two Reasons:
#1 Discovery of a large deposit of
clean cement sand - on property.
#2 A slump in housing market,

Estimated date for map recordation: 1 year

<u>Progress to date</u>	<u>Date Completed</u>
<u>Survey of lots and roadway</u>	

Estimated percentage of project completion: 2%

Signature Michael Casey

Date Sept 15-07

RECEIVED

SEP 14 2007

CHURCHILL CO.
PLANNING DEPT.

Pd
#100