

Agenda Item: 8:25-B

**Churchill County  
Agenda Report**

Date Submitted: 10/19/07

Agenda Date Requested: 11/01/07  
Time Requested: Appointment

To: Honorable County Commissioners  
From: Eleanor Lockwood, Planning Director  
Subject Title: Consideration and possible action re: Request for extension of time on Parcel Maps for Michael A. & Claudia C. Casey (Trento Lane, TCID # 06-119, 06-120 & 06-121)

Type of Action Requested: () Formal Action/Motion () Other (Specify)  
Does this action require a Business Impact Statement? ( ) Yes ( x ) No

Recommended Board Action: Motion to approve the request and grant a one-year extension on the Michael A. & Claudia C. Casey parcel maps (Trento Lane, TCID # 06-119, 06-120 & 06-121).

Discussion:  
Attached are the request for extension and the NOFA from December 20, 2006 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: 10/12/07

Reviewed By: Eleanor Lockwood  
(Department Head)

Date: 10/15/07

[Signature]  
(County Manager)

Date: 18 Oct 07

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

Date: 10/22/2007

Board Action Taken:  
Motion: \_\_\_\_\_

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

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

**APPLICATION FOR PARCEL MAP TIME EXTENSION**

Map Name: Michael A. & Claudia C. Casey, (Trento Lane) ..... TCID Number: 06-119, 120 & 121

Is this a second/subsequent parcel map? Yes  No

If yes: Date of Tentative Parceling Map Approval: 11/08/04

Applicant's Name: Michael A. & Claudia C. Casey

Mailing Address: 53601 Austin Highway

Property Address: off Trento Lane

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.

decline in real estate activity single  
family housing-

We also discovered a large deposit  
concrete sand, we may have to  
deal with = Possibly - sand sales

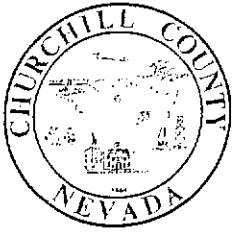
Estimated date for map recordation: Oct 2008

<b><u>Progress to date</u></b>	<b><u>Date Completed</u></b>
<u>Survey and soil Test</u>	<u>Summer 2006</u>

Estimated percentage of project completion: 5%

Signature Michael A Casey

Date Oct 8 2007



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

December 21, 2006

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

*Michael A. Casey*

**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) # 1821, 1822, 1823  
TCID No.(s) 06-119; 06-120, and 06-121, Trento Lane

Notice is hereby given that the Churchill County Board of Commissioners approved your map at their regular meeting held on the **20th day of December 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 construction of the following paved road to Cash Street with a temporary turnaround, from Anson Road east approximately 3300' constructed to County Code and Orange Book Standards or submittal of a performance agreement and adequate security. Also subject to further recommendations of the Building Department regarding septic systems and compliance with Churchill County Code.

**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 Thatche*

cc: Planning Dept, Road Dept, Lumos

Parcel Map #1821, 1822, 1823

**ACKNOWLEDGMENT OF RECEIPT OF  
NOTICE OF FINAL ACTION AND AGREEMENT  
OF TERMS PLACED ON PROJECT**

BY SIGNING BELOW, I HEREBY STATE THAT I AM IN AGREEMENT AND FULL UNDERSTANDING OF THE TERMS AND CONDITIONS PLACED ON THE ABOVE NAMED DEVELOPMENT. MY MAP WILL NOT BE RECORDED UNTIL SUCH TIME AS ALL OF THE ABOVE CONDITIONS HAVE BEEN COMPLIED WITH. I HAVE **ONE YEAR** AFTER THE DATE OF APPROVAL BY THE CHURCHILL COUNTY COMMISSIONERS TO COMPLETE THE NECESSARY REQUIREMENTS ON MY MAP. **A ONE YEAR EXTENSION** CAN BE APPLIED FOR AT A COST OF \$100, WHICH MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS. AN APPLICATION WILL BE FORWARDED TO ME WHEN MY MAP IS ABOUT TO REACH THE TERMINATION DATE. **Failure to return the signed agreement within 10 working days of receipt may cause the project to be further reviewed by the Board of County Commissioners.**

1.22.07  
DATE

Michael A. Casey  
Michael A. Casey

Claudia C. Casey  
Claudia C. Casey

Map File Record No. \_\_\_\_\_