

Agenda Item: NB-A

**Churchill County  
Agenda Report**

**Date Submitted:** 02/05/08

**Agenda Date Requested:** 2/20/08  
**Time Requested:** New business

**To:** Honorable County Commissioners

**From:** Eleanor Lockwood, Planning Director

**Subject Title:** Consideration and possible action re: Request for an extension of time on the Matthew & Kenia Biddinger Cluster Development parcel map (TCID#06-092, St. Clair Road)

**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 for extension of the Matthew & Kenia Biddinger Cluster Development parcel map (TCID#06-092, St. Clair Road) for one year.

**Discussion:** The Biddinger parcel map was approved with conditions on 1<sup>st</sup> March 2007. Per Churchill County Code 16.12.040C, a parcel map must be recorded within 1 year of parcel map approval unless an extension of no more than one year is granted and that just cause is provided. The Biddingers' property is located off St. Clair Road and required construction of a paved cul-de-sac (Fairhaven Court) per County Code and Orange Book Standards and recordation of a conservation easement deed for the ag reservation parcel with a 99-year term and no additional development within the 11.55-acre agricultural reservation; further recommendations of the County Building Department regarding septic systems; and compliance with Churchill County Code.

The cul-de-sac has been established and weed control has been implemented on the property; the applicant estimated that approximately 15% of the project has been completed.

**Fiscal Impact:** none

**Alternatives:** deny the extension and require the developer to resubmit.

**Prepared By:** Debi Kissick

Date: 02/05/08

**Reviewed By:** Eleanor Lockwood  
(Department Head)

Date: 02/06/08

[Signature]  
(County Manager)

Date: 06 Feb 08

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

Date: 6 Feb 08

**Board Action Taken:**

Motion: \_\_\_\_\_

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

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

# APPLICATION FOR PARCEL MAP TIME EXTENSION

Map Name: Matthew and Kenia Biddinger Cluster Development TCID Number: 06-092

Parcel Map Approval Date: March 1, 2007

Is this a second/subsequent parcel map? Yes  No

If yes: Date of Tentative Parceling Map Approval: n/a

Applicant's Name: Matthew & Kenia Biddinger

Mailing Address: PO Box 5206, Fallon, NV 89407-5206

Property Address: 4705 St. Clair Rd

Assessor Parcel Number: 006-271-05

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.

(see attached letter)

Estimated date for map recordation: 3/1/2009

### **Progress to date**

### **Date Completed**

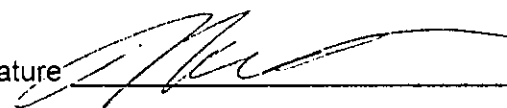
Cui de sac established

~15% of work done

Estimated percentage of project completion: 15%

Signature

Date



2/5/2008

***Biddinger Properties LLC.***

P.O. Box 5206, Fallon, NV 89407  
Phn: (775) 217-9639 Fax: (775)423-5034

Fairhaven PUD Extension.

Due to economic situations in the real estate market the project is behind schedule.

Substantial work has been done on the property. A cul-de-sac has been established as well as retaining the property with its agricultural integrity.

In addition weed control has been implemented.  
At this point it is estimated that 15% of the projects complete.

We are looking foreword to completing endeavor and are excited to have the opportunity.

Thank you,

  
Matt Biddinger