



## STAFF REPORT

**Report To:** Board of Supervisors      **Meeting Date:** July 17, 2025

**Staff Contact:** Hope Sullivan, Community Development Department

**Agenda Title:** For Possible Action: Discussion and possible action regarding a request from Scotch Ocean, LLC ("Applicant") for an extension of time for an approved tentative subdivision map known as Blackstone Ranch South (TSM-19-054), on property within the Blackstone Ranch South Specific Plan Area ("SPA") and zoned Single Family Residential 6,000 Square Feet ("SF6-SPA"), located to the east of the eastern terminus of Railroad Drive and approximately 1,400 feet to the south of East 5th Street, Assessor's Parcel Number ("APN") 010-051-44. (SUB-2025-0293). (Heather Manzo, hmanzo@carson.org)

**Agenda Action:** Formal Action / Motion      **Time Requested:** Consent

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### **Proposed Motion**

I move to approve a three-month extension of time, expiring on October 18, 2025.

### **Board's Strategic Goal**

Quality of Life

### **Previous Action**

January 16, 2025 (Item 20.a)- The Board of Supervisors ("Board") approved SUB-2024-0434, a modification to the tentative map conditions of approval for Blackstone Ranch South to clarify the bonding requirements, to more clearly direct all construction traffic to the subject site from East 5th Street, to correct easement square footage noted in a condition, and to increase the pro-rata share for a traffic signal at Railroad Drive and East 5th Street since costs have increased since the tentative map was originally approved.

July 6, 2023 (Item 10.a)- The Board granted a two-year extension, extending the Blackstone Ranch South tentative map expiration date to July 18, 2025 (SUB-2023-0215).

July 18, 2019 (Item 25.b)- The Board approved Blackstone Ranch South (TSM-19-054), a tentative map subdivision for 103 single family residential lots.

### **Background/Issues & Analysis**

Blackstone Ranch South, a tentative subdivision map for 103 single family lots, was approved by the Board on July 18, 2019. The tentative map would have expired on July 18, 2023; however, a two-year time extension was granted by the Board on July 6, 2023, which established a new expiration date of July 18, 2025.

The Applicant is pursuing recordation of the final map and has taken several steps toward meeting all conditions of approval associated with the project as outlined in the notice of decision related to an approved condition amendment (SUB-2024-0434), attached to this report. The Applicant has requested a three-month time extension in order to work through the logistics of securing a performance bond or other acceptable form of security for the site improvements associated with the development. The Applicant believes a three-month extension will be sufficient to address the remaining outstanding items. The Community Development Director supports a time extension not to exceed three months. If approved, the tentative subdivision map will expire on October 18, 2025.

**Applicable Statute, Code, Policy, Rule or Regulation**

Carson City Municipal Code 17.06 and 18.02.050, Nevada Revised Statutes 278.350

**Financial Information**

**Is there a fiscal impact?** No

**If yes, account name/number:**

**Is it currently budgeted?** No

**Explanation of Fiscal Impact:**

**Alternatives**

Deny the time extension and/or provide alternative direction to staff.

**Attachment(s):**

[Blackstone South - FINAL MAP](#)

[Applicant Request for Time Extension](#)

[NOD SUB-2024-0434 \(Blackstone South Condition Amendment\) - 01-16-2025](#)

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

1) \_\_\_\_\_  
2) \_\_\_\_\_

Aye/Nay

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

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