



STAFF REPORT

Report To: Board of Supervisors **Meeting Date:** December 19, 2024

Staff Contact: Hope Sullivan, Community Development Director

Agenda Title: For Possible Action: Discussion and possible action regarding the final subdivision map for the development known as Blackstone Ranch North, Phase 1, a common open space development resulting in the creation of 64 residential lots, common open space areas, drainage channel parcels and rights-of-way on a 28.71 acre portion of an overall 41.07 acre parcel zoned Multifamily Duplex and Multifamily Apartment, located within the Lompa Ranch North Specific Plan Area ("MFD-SPA and MFA-SPD"), and the creation of right-of-way off-site that is necessary to support this project, located to the north of East Robinson Street and to the west of Interstate-580 ("I-580"), Assessor Parcel Numbers ("APNs") 010-041-42, 010-041-43 and 010-041-52 (SUB-2024-0201). (Heather Manzo, hmanzo@carson.org)

Staff Summary: The Board of Supervisors ("Board") granted approval of the Tentative Subdivision Map known as SUB-2021-0399 – East Robinson Street and North Saliman Road - Blackstone Ranch, on January 20, 2022. Since that time, AMH NV17 Development, LLC ("Applicant") has obtained a site improvement permit and has commenced construction of the improvements. To the extent improvements are not completed, the developer has provided a subdivision improvement performance bond. As noted on the map, acceptance of the streets and drainage parcels is being deferred with this map. Per Carson City Municipal Code ("CCMC") 17.06.005, the Board has the authority to approve a final map and may direct that it be recorded and entered as a legal document in the records of Carson City.

Agenda Action: Formal Action / Motion **Time Requested:** 10 minutes

Proposed Motion

I move to approve the final subdivision map as presented.

Board's Strategic Goal

Quality of Life

Previous Action

On January 20, 2022, the Board approved SUB-2021-0399 subject to conditions of approval.

Background/Issues & Analysis

Final subdivision maps must be reviewed and approved by the Board. Approval of the final subdivision

map is required to allow the applicant to subdivide the property pursuant to the provisions of Carson City Municipal Code ("CCMC") and Nevada Revised Statutes ("NRS"). All conditions of approval must be met. Compliance with the conditions of approval is addressed in the attached staff memo.

Applicable Statute, Code, Policy, Rule or Regulation

CCMC Chapter 17.06 and 18.02.050

Financial Information

Is there a fiscal impact? No

If yes, account name/number:

Is it currently budgeted? No

Explanation of Fiscal Impact:

Alternatives

If the applicant has not met the conditions of approval of the tentative subdivision map:

- 1. Deny the final subdivision map; or
- 2. Continue the item.

Attachment(s):

[BLACKSTONE RANCH PHASE 1 FINAL MAP SHEETS - 12.11.2024.pdf](#)

[SUB-2024-0201 \(American Homes 4 Rent - 1st Phase\) BOS_CONDITIONS SUMMARY.pdf](#)

[Applicant Condition Narrative - 12-2-2024](#)

[1-20-2022 - Fully Executed NOD - SUB-2021-0399 \(Robinson & Saliman\)](#)

Motion: _____

- 1) _____
- 2) _____

Aye/Nay

(Vote Recorded By)