



June 10, 2024

Washoe County Community Services Department
1001 E. Ninth St.,
Reno, NV 89512

To whom it may concern,

This letter is to provide clarification for submitting a tentative map extension request for the Prado Ranch North tentative map (WTM18-002). The original decision date for the tentative map was September 12, 2018. The tentative map for this subdivision consists of 490 lots. Of the 490 lots, 7 have been recorded. An extension is needed because further coordination (regarding sewer and flooding issues on Lemon Drive) with agencies such as RTC, City of Reno, and Washoe County is still needed. This has prevented further recordation of final maps. Over the last 12 months there has been a concentrated effort in coordination with the City of Reno and Washoe County regarding sewer effluent and plans for expansion. There has also been an unfavorable economic climate and downturn in the housing market, along with an increase in construction costs and higher interest rates. The project was also approved before the pandemic, which caused a delay in progress for recordation and coordination. Due to these concerns, the project was not finished within the approved timeframe and a tentative map extension request is required.

Sincerely,
SUMMIT ENGINEERING CORPORATION

Sebastian De La Torre, P.E.
Project Manager

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name: Prado Ranch North (WTM18-002)			
Project Description: 490 Lot single family tentative subdivision map			
Project Address: 95 A Nectar St			
Project Area (acres or square feet): 155 ac			
Project Location (with point of reference to major cross streets AND area locator): Lemmon Valley in Washoe County at the intersection of Lemmon Dr with Nectar St and Chickadee St			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
540-051-01	116.9	080-721-04	44
080-721-03	40.8		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). WTM18-002, Tract Map T5507			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Lansing-Arcus, LLC		Name: Sebastian De La Torre	
Address: 505 Loma Santa Fe Dr, Suite 230		Address: 5405 Mae Anne Ave	
Solana Beach, CA	Zip: 92075	Reno, NV	Zip: 89523
Phone:	Fax:	Phone: 775-787-4333	Fax:
Email: wroberts@lansingcompanies.com		Email: sdelatorre@summitnv.com	
Cell:	Other:	Cell:	Other:
Contact Person: Will Roberts		Contact Person: Sebastian De La Torre	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Lansing-Arcus, LLC		Name:	
Address: 505 Loma Santa Fe Dr, Suite 230		Address:	
Solana Beach, CA	Zip: 92075		Zip:
Phone:	Fax:	Phone:	Fax:
Email: wroberts@lansingcompanies.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Will Roberts		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	