

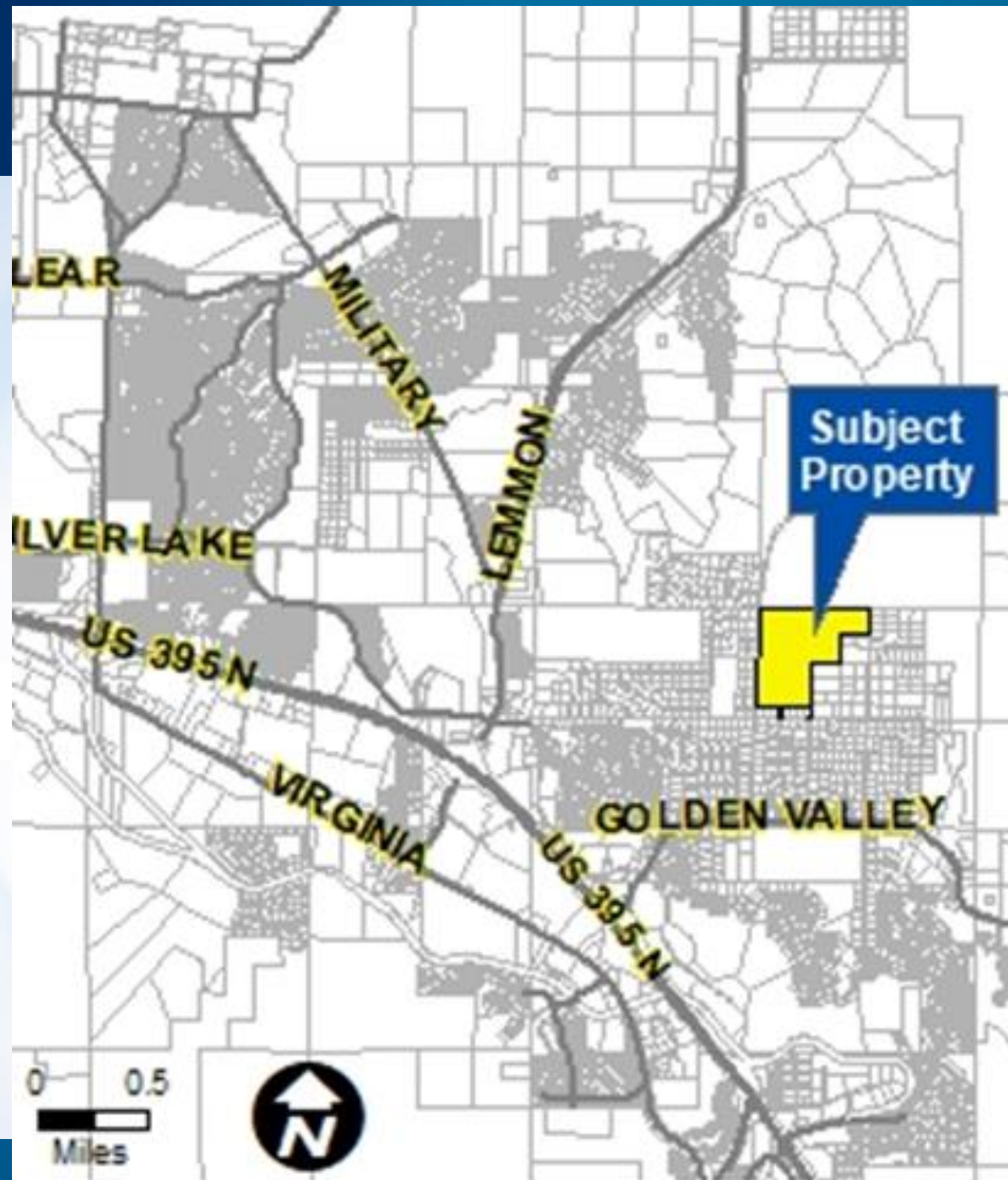
Washoe County Planning Commission



**Extension of Time Request for Tentative
Subdivision Map Case Number WTM18-002 (Prado
Ranch North)**

June 4, 2024

Vicinity Map



Legal Provisions – Extensions of Time – TM



- **WCC Section 110.608.30** – The PC may grant extensions as allowed by NRS.
- **NRS 278.360** – A final map must be presented w/in 4 years after the approval of a tentative map. – If presenting a series of final maps, then the next final map must be presented w/in the 2 years following the previous final map.
- **NRS 278.360(1)(c)** – The governing body or planning commission may grant an extension of not more than 2 years for the presentation of any final map after the 2-year period for presenting a successive final map has expired.

Legal Provisions – Extensions of Time – SUP



- **WCC Section 110.810.65** – Expiration of Special Use Permit
 - a) A special use permit expires at the time specified in the permit or 2 years from the final date of approval.
 - b) The time period may be extended by the PC, BOA, or a hearing examiner if the request is submitted in writing prior to expiration.

Background



- Tentative Subdivision Map Case Number WTM18-002 was originally approved by the Washoe County Board of County Commissioners on September 11, 2018.
- A final map for the first phase of the project, consisting of 7 lots, was recorded on September 9, 2022, as Tract Map #5507.
- The current expiration date for the next (second) final map is September 9, 2024. The tentative map remains valid at this time.
- The approved subdivision was for 490 lots, as 7 lots have been recorded, there are 483 lots remaining.

Request



- The applicant states that 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 delay has caused submitting and recording final maps to take longer. And the applicant is requesting an extension to record the next (second) final map.
- Based upon the current valid approval, staff recommends that the Planning Commission grant a two-year extension, until **September 9, 2026**, in accordance with WCC 110.608.30 and NRS 278.360(1)(c).

Possible Motion



I move that the Washoe County Planning Commission approve the two-year Extension of Time Request until September 9, 2026, for Tentative Subdivision Map Case Number WTM18-002 (Prado Ranch North), subject to the conditions of approval, having determined that the final map for TM18-005 has progressed in accordance with NRS 278.360, that the original findings remain valid, and that the circumstances have not appreciably changed since the original approval.

Thank you

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