



# Planning Commission Staff Report

Meeting Date: May 7, 2024

Agenda Item: 8A

TENTATIVE SUBDIVISION MAP CASE NUMBER: TM16-009 (Ascente)

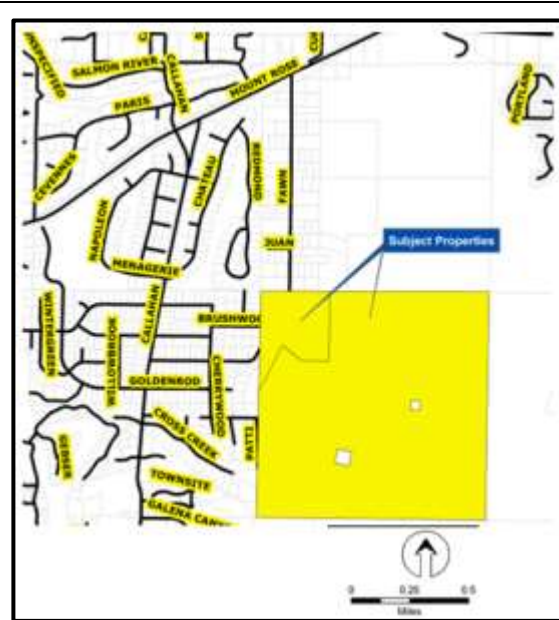
BRIEF SUMMARY OF REQUEST: Extension of Time Request for Tentative Subdivision Map Case Number TM16-009

STAFF PLANNER: Courtney Weiche, Senior Planner  
Phone: 775.328.3608  
Email: [cweiche@washoecounty.gov](mailto:cweiche@washoecounty.gov)

### CASE DESCRIPTION

**Extension of Time Request for Tentative Subdivision Map Case Number TM16-009 (Ascente)** – For hearing, discussion, and possible action to approve an extension of time for the approval of the subdivision, for two years, from May 19, 2024, until May 19, 2026. The subdivision was originally approved by the Planning Commission on June 6, 2017. The 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, in accordance with NRS 278.360(1)(c).

Applicant: Toll Brothers  
 Property Owner: DRP NV 2, LLC  
 Location: 15408 A Palisade Peak Lane  
 Reno, NV 89519  
 APN: 045-741-01  
 045-742-01 & -02  
 045-751-01  
 045-252-18 & -19  
 045-753-01, -02, -03, -04 & -05  
 Parcel Size: 632 acres  
 Master Plan: Suburban Residential & Open Space  
 Regulatory Zone: Low Density Suburban, Medium Density Suburban & Open Space  
 Area Plan: Forest  
 Development Code: Authorized in Article 608  
 Tentative Subdivision Maps  
 Commission District: 2 – Commissioner Clark



Vicinity Map

**STAFF RECOMMENDATION**

**APPROVE**

**APPROVE WITH CONDITIONS**

**DENY**

**POSSIBLE MOTION**

I move that the Washoe County Planning Commission approve the two-year Extension of Time Request until May 19, 2026, for Tentative Subdivision Map Case Number TM16-009 (Ascente), subject to the original conditions of approval, having determined that the final map for TM16-009 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.

*(Motion with Findings on Page 4)*

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### **Legal Provisions Governing Extensions of Tentative Subdivision Maps**

**Section 110.608.30 Expiration Date.** If the subdivider fails to record a final map for any portion of the tentative map within the time required by NRS 278, all proceedings are terminated and a new application is required. The Planning Commission may grant extensions as allowed by NRS.

### **NRS 278.360 Requirements for presentation of final map or series of final maps; extensions of time.**

1. Unless a longer time is provided in an agreement entered into pursuant to NRS 278.0201 or 278.350:
  - (a) Unless the time is extended, the subdivider shall present to the governing body, or the planning commission or the director of planning or other authorized person or agency if authorized to take final action by the governing body, within 4 years after the approval of a tentative map:
    - (1) A final map, prepared in accordance with the tentative map, for the entire area for which a tentative map has been approved; or
    - (2) The first of a series of final maps covering a portion of the approved tentative map. If the subdivider elects to present a successive map in a series of final maps, each covering a portion of the approved tentative map, the subdivider shall present to the governing body, or the planning commission or the director of planning or other authorized person or agency if authorized to take final action by the governing body, on or before the second anniversary of the date on which the subdivider recorded the first in the series of final maps:
      - (I) A final map, prepared in accordance with the tentative map, for the entire area for which the tentative map has been approved; or
      - (II) The next final map in the series of final maps covering a portion of the approved tentative map.
  - (b) If the subdivider fails to comply with the provisions of paragraph (a), all proceedings concerning the subdivision are terminated.
  - (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.
2. If the subdivider is presenting in a timely manner a series of final maps, each covering a portion of the approved tentative map, no requirements other than those imposed on each of the final maps in the series may be placed on the map when an extension of time is granted unless the requirement is directly attributable to a change in applicable laws which affect the public health, safety or welfare.

### **Project Evaluation**

The tentative map was originally approved by the Washoe County Planning Commission on June 6, 2017. A final map for Ascente, Sierra Village Phase 1 was recorded on May 19, 2022, Tract Map #5489. The current expiration date for the subject final map is May 19, 2024.

The tentative map remains valid at this time. The applicant states that the developer continues to work diligently on the project but has stated the complicated infrastructure phasing and

topography of the site has taken longer to process the subject final map. The applicant goes on to state they have been working with County staff to resolve the infrastructure and grading challenges and that comments have been predominantly resolved. The applicant is, therefore, requesting an extension to record the next final map. Based upon the current valid approval, staff recommends that the Planning Commission grant a two-year extension, until May 19, 2026, in accordance with WCC 110.608.30 and NRS 278.360(1)(c).

### **Recommendation**

After a thorough analysis and review, Tentative Subdivision Map Case Number TM16-009 (Ascente) is being recommended for an extension of time from May 19, 2024, until May 19, 2026. Staff offers the following motion for the Commissions' consideration.

### **Motion**

I move that the Washoe County Planning Commission approve the two-year Extension of Time Request until May 19, 2026, for Tentative Subdivision Map Case Number TM16-009 (Ascente), subject to the original conditions of approval, having determined that the final map for TM16-009 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.

### **Appeal Process**

Planning Commission action will be effective 10 calendar days after the written decision is filed with the Secretary to the Planning Commission, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Planning Commission and mailed to the applicant.

January 30, 2024

Washoe County, Planning Division  
1001 E. 9<sup>th</sup> St., Building A  
Reno, Nevada 89512

Re: Ascente – Request for Extension of Subdivision Expiration Date

Dear Mr. Lloyd,

Toll Brothers recorded its first final map on the Ascente project on May 19, 2022. Pursuant to NRS 278.360(1)(a)(2), Toll's successive final map ("Subject Final Map") must be presented to the County by May 19, 2024. Toll Brothers hereby requests an extension of the presentation deadline for the Subject Final Map to May 19, 2026, as allowed under NRS270.360(1)(c). The Subject Final Map is for 202 lots and was submitted on November 15, 2022, six months following the recordation of the first final map. Given the complicated infrastructure phasing and topography of the site, it has taken longer to process the Subject Final Map than a typical final map. Over the last 15 months we have been working with County staff to resolve these infrastructure and grading challenges. At this time, comments have been predominantly resolved. The remaining comments are minor and can be addressed without significant changes to the project design. At this point, we are pending final review by County Utilities, TMWA, NDEP and Washoe County Health before the map can achieve final sign-off and recordation. We anticipate this may take 2 to 3 months from the date of this letter. While we are close to final approval and recordation of the Subject Final Map, any minor delays could push the map recordation beyond the Subject Final Map presentation deadline of May 19, 2024. Therefore, out of an abundance of caution we are requesting this extension of the date to present the Subject Final Map to ensure there is adequate time to fully address all remaining agency comments and process the Subject Final Map through the timely signature gathering process while maintaining the validity of the entitlements.

**APN List**

- 045-741-01
- 045-742-01 & -02
- 045-751-01
- 045-252-18 & -19
- 045-753-01 through -05

**Project Status**

- Mass Grading Permit – Approved. Grading in progress.
- Retaining Wall Permit – Approved
- TMWA Booster Pump Station – Approved
- Water Tank – In Final Review by TMWA
- Water Will-Serve – Received
- Sewer Will-Serve – Issued this month
- SIA & Bond – Provided to County on 1/25/2024
- Trail Easement – Scheduled for 2/27/2024 BCC Date

Sincerely,



Jeff Borchardt  
Sr. Land Entitlement Manager  
Toll Brothers

## 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.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>Ascente - Subdivision Extension</b>			
Project Description: See attached narrative.			
Project Address: 15408 A Palisade Peak Lane			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): <b>Fawn Lane</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
See attached APN List			
Indicate any previous Washoe County approvals associated with this application: Case No.(s). WFNLM21-0009; WNFLMP22-0011; TM16-009 & SW16-003			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: DRP NV 2, LLC		Name: Odyssey Engineering	
Address: 590 Madison Ave. Fl 13		Address: 895 Roberta Lane, Suite 104	
New York, NY	Zip: 10022	Sparks, NV	Zip: 89431
Phone:	Fax:	Phone:	Fax:
Email:		Email: gabe@odysseyreno.com	
Cell:	Other:	Cell:	Other:
Contact Person: Jeff Borchardt		Contact Person: Gabe Whittler	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Toll Brothers		Name:	
Address: 10345 Professional Circle		Address:	
Reno, NV	Zip: 89521		Zip:
Phone: 775-850-2441	Fax:	Phone:	Fax:
Email: jborchardt@tollbrothers.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Jeff Borchardt		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

# Extension of Subdivision Expiration Date for Approved Applications

## Development Application Submittal Requirements

If you are submitting your application online, you may do so at [OneNV.us](https://www.onenv.us)

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1. **Fees:** See Master Fee Schedule. **Most payments can be made directly through the OneNV.us portal.** If you would like to pay by check, please make the check payable to Washoe County and bring your application and payment to the Community Services Department (CSD).
2. **Development Application:** A completed Washoe County Development Application form.
3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
4. **Proof of Property Tax Payment:** The applicant must provide a written statement from the Washoe County Treasurer's Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.
5. **Letter:** A letter shall accompany the application that delineates the circumstances that have prevented the initiation or completion of the project within the approved timeframe.
6. **Submission Packets:** One (1) packet and a flash drive. Any digital documents need to have a resolution of 300 dpi. If materials are unreadable, you will be asked to provide a higher quality copy. The packet shall include one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. Labeling on these reproductions should be no smaller than 8 point on the 8.5" x 11" display. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

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### Notes:

- (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.
- (ii) All oversized maps and plans must be folded to a 9" x 12" size.
- (iii) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies that clarify the potential impacts and potential conditions of development in order to minimize or mitigate impacts resulting from the project. No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Building.
- (iv) **Labels:** If the assigned planner determines the abandonment will affect the access to a mobile home park, the applicant will be required to submit a list of mailing addresses for every tenant residing in the mobile home park.



**AUTHORIZED LIST OF SIGNATORIES**

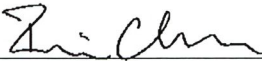
November 7, 2023

The undersigned, Houdin Honarvar, Authorized Signatory of DW General Partner, LLC, the manager of DRP NV 2, LLC, hereby certifies that each of the following individuals is duly authorized to give instructions and sign documents on behalf of DRP NV 2, LLC. The signature set forth opposite his or her name is his or her genuine signature.

**NAME**

**SIGNATURE**

Brian Clauson

  
\_\_\_\_\_

IN WITNESS WHEREOF, the undersigned has hereunto set his hand on the date first above written.

**DW GENERAL PARTNER, LLC**

By: Houdin Honarvar

Name: Houdin Honarvar

Title: Authorized Signatory