

January 30, 2024

Washoe County, Planning Division
1001 E. 9th 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.

Project Information		Staff Assigned Case No.: _____	
Project Name: Ascente - Subdivision Extension			
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 AND area locator):			
Fawn Lane			
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			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
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	
Applicant/Developer:		Other Persons to be Contacted:	
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:	
For Office Use Only			
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)

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.

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

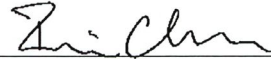
November 7, 2023

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