



Planning Commission Staff Report

Meeting Date: May 2, 2023

Agenda Item: 8A

TENTATIVE SUBDIVISION MAP CASE NUMBER: TM0007-002 (Montreux 2000)

BRIEF SUMMARY OF REQUEST: Extension of Time Request for Tentative Subdivision Map Case Number TM0007-002

STAFF PLANNER: Roger Pelham, MPA, Senior Planner, Phone Number : 775.328.3622 E-Mail: rpelham@washoecounty.gov

CASE DESCRIPTION

Extension of Time Request for Tentative Subdivision Map Case Number TM0007-002. For possible action, hearing, and discussion to approve an extension of time for expiration of the approval of the subdivision, for two years, from July 24, 2023 until July 24, 2025. The subdivision was originally approved by the Planning Commission on September 21, 2000 for 357 single-family lots. 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.

Applicant: Montreux Development Group, LLC.

Property Owner: Montreux Development Group, LLC.

Location: Bourdeaux Drive, approximately 1/4 mile south of its intersection with Mount Rose Highway

APNs: 148-010-60, 148-351-08

Parcel Size: ± 37 acres

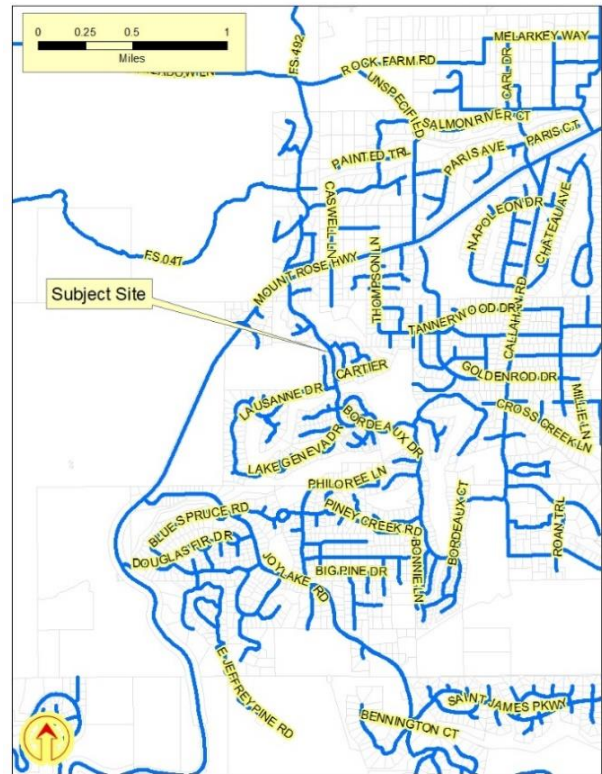
Master Plan: Suburban Residential (SR) and Rural (R)

Regulatory Zone: Low Density Suburban (LDS) and General Rural (GR)

Area Plan: Forest Area

Development Code: Authorized in Article 608 Tentative Subdivision Maps

Commission District: 2 – Commissioner Clark



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 July 24, 2025, for Tentative Subdivision Map Case Number TM0007-002 for the Montreux 2000 Subdivision, subject to the Conditions of Approval, as previously amended, having made the findings that the Conditions of Approval ensure consideration of the items enumerated in NRS 278.360, that the original findings remain valid, and that the circumstances have not appreciably changed since the original approval.

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Exhibits Contents

Extension of Time Application Exhibit A

Extension of Tentative Subdivision Map

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 remains valid at this time after a long series of final maps, extensions, and a development agreement. Based upon the current valid approval, staff recommends that Planning Commission grant a two-year extension, until July 24, 2025, in accordance with WCC110.608.30 and NRS278.360.

Recommendation

After a thorough analysis and review, extension of Tentative Subdivision Map Case Number TM0007-002 for the Montreux 2000 Subdivision is being recommended for extension of time with the original Conditions of Approval. Staff offers the following motion for the Commission's consideration.

Motion

I move that the Washoe County Planning Commission approve the two-year Extension of Time Request until July 24, 2025, for Tentative Subdivision Map Case Number TM0007-002 for the Montreux 2000 Subdivision, subject to the Conditions of Approval, as previously amended, having made the findings that the Conditions of Approval ensure consideration of the items enumerated in 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.

Applicant / Owner: Montreux Development Group, LLC, attn: Stan Jaksick, 20 Sharps Circle, Reno, NV 89519

Representatives: Mahard Consulting, attn: Karen Downs, 241 Ridge Street, Suite 400, Reno, NV 89501

Others: Orville Power & Chad Mestler, 5927 Balfour Ct., Carlsbad, CA 92080



Civil Engineering
Surveying
Water Resources Management
Construction Management
Landscape Architecture
Land Planning

April 10, 2023

Mr. Trevor Lloyd, Planning Manager
Washoe County Community Services Department
Planning and Building
1001 E. Ninth Street, Bldg. A
Reno, NV 89512

RE: EXTENSION OF SUBDIVISION EXPIRATION DATE FOR RECORDING A SUBSEQUENT FINAL MAP FOR THE MONTREUX 2000 SUBDIVISION (TM0007-002)

Dear Mr. Lloyd,

On behalf of the applicant, Montreux Development Group, LLC, et al, Manhard Consulting appreciates your consideration of the enclosed application for an Extension of Subdivision Expiration Date. The applicant is requesting a two year extension for recording a subsequent Final Map to July 24, 2025, in accordance with NRS 278.360 and Subsection 2.3 of the Montreux 2000 Development Agreement.

The original Tentative Map for the Montreux 2000 Subdivision was approved by Washoe County in 2000, in addition to a Development Agreement originally approved in 2010 (DA10-001). Numerous final maps have been recorded since project approval. The most recent Final Map for the Montreux Subdivision (TM0007-002) was approved on June 14, 2021, extending the expiration date to July 24, 2023. The project is eligible for a two-year extension to July 24, 2025, with approval of the Washoe County Planning Commission.

The applicant is in the process of preparing a Final Map with the full intention of recording the next Final Map prior to July 25, 2025.

The reason for the extension request is as follows:

- The only issue remaining for recording a Final Map is related to water and obtaining water rights. Typically, these are obtained from Truckee Meadows Water Authority (TMWA), but they are not currently available for purchase. The applicant is working to secure water rights from a private party for the remaining phases of the Montreux Subdivision (APNs 148-010-60 and 148-351-08). This extension is requested to allow additional time to negotiate and secure water rights.

The applicant is prepared to record another Final Map for Montreux once the water rights issue has been resolved and we respectfully request that the Planning Commission approve a two year extension of the expiration for recording a subsequent Final Map.

This Extension of Subdivision Expiration Date application package includes the following:

- Application Fee (\$353.60)
- Development Application
- Owner Affidavit
- Proof of Property Tax Payment
- Tentative Map project area
- Montreux remaining phases; parcel maps (APNs 148-010-60 and 148-351-08)

Thank you for your assistance with this application request. If you need any further information, please feel free to contact me at 775-321-6538 or kdowns@manhard.com.

Sincerely,
MANHARD CONSULTING



Karen Downs
Senior Planner/Project Manager

Community Services Department
Planning and Building
EXTENSION OF SUBDIVISION
EXPIRATION DATE
APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Telephone: 775.328.6100

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.

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:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
For Office Use Only			
Date Received: Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

