



Planning Commission Staff Report

Meeting Date: May 7, 2024

Agenda Item: 8B

TENTATIVE SUBDIVISION MAP CASE NUMBER: TM16-005 (The Ridges at Hunter Creek)

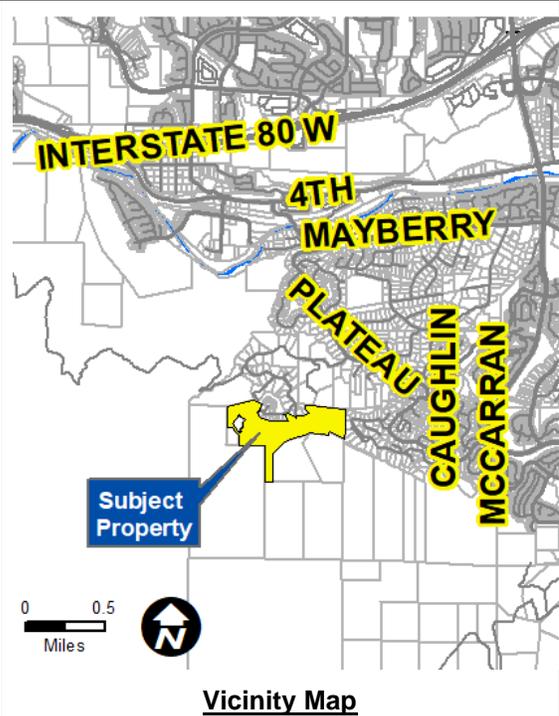
BRIEF SUMMARY OF REQUEST: Extension of Time Request for Tentative Subdivision Map Case Number TM16-005

STAFF PLANNER: Katy Stark, Planner
Phone: 775.328.3618
Email: krstark@washoecounty.gov

CASE DESCRIPTION

Extension of Time Request for Tentative Subdivision Map Case Number TM16-005 (The Ridges at Hunter Creek) – For hearing, discussion, and possible action to approve an extension of time for the approval of the subdivision, for two years, from June 28, 2024, until June 28, 2026. The subdivision was originally approved by the Planning Commission on July 5, 2016. 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:	New Edge Living
Property Owner:	Hunter Creek Reno Owner LLC
Location:	0 Hunter Falls Circle, Reno, NV 89519
APN:	041-671-04
Parcel Size:	91.096 acres
Master Plan:	Rural Residential & Suburban Residential
Regulatory Zone:	52% High Density Rural (HDR), 18% Low Density Suburban (LDS) & 30% General Rural (GR)
Area Plan:	Southwest Truckee Meadows
Development Code:	Authorized in Article 608 Tentative Subdivision Maps
Commission District:	1 – Commissioner Hill



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 June 28, 2026, for Tentative Subdivision Map Case Number TM16-005 (The Ridges at Hunter Creek), subject to the conditions of approval, as previously amended, having determined that the final map for TM16-005 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.

(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 July 5, 2016. The project went before the Board of County Commissioners (BCC) on August 18, 2020, and the BCC approved a development agreement (Ordinance 1656) allowing a two-year extension until July 5, 2022, to record the first final map. A final map for The Ridges at Hunter Creek, Phase 2 – Unit 1 was recorded on June 28, 2022, Tract Map #5495. The current expiration date for the next (second) final map is June 28, 2024.

The tentative map remains valid at this time. The applicant states that the developer continues to work diligently on the project but has experienced unanticipated delays related to the permitting for mass grading and construction of the guard house. 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 June 28, 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 TM16-005 (The Ridges at Hunter Creek) is being recommended for an extension of time from June 28, 2024, until June 28, 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 June 28, 2026, for Tentative Subdivision Map Case Number TM16-005 (The Ridges at Hunter Creek), subject to the conditions of approval, as previously amended, having determined that the final map for TM16-005 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.

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.

Prepared for

Prepared by



WOOD RODGERS

DEVELOPING INNOVATIVE DESIGN SOLUTIONS
5440 Reno Corporate Drive Tel: 775.823.4068
Reno, NV 89511 Fax: 775.823.4066

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):	



March 8, 2024

Trevor Lloyd, Planning Manager
Washoe County Community Services Department
1001 E. Ninth Street
Reno, NV 89520

RE: Extension of Time Request for Tentative Subdivision Case No TM16-005

Dear Trevor,

Enclosed is a development application, owner affidavit and a check for an Extension of Time Request for the Ridges at Hunter Creek Tentative Map.

The project was approved by the Washoe County Planning Commission on July 5, 2016. The Board of County Commissioners approved a Development Agreement (Ordinance #1656) on August 18, 2020 providing a two year extension until July 5, 2022 to record the first final map. The Washoe County Planning Commission approved an Amendment of Conditions (WAC22-0001) and Special Use Permit (WSUP22-0007) on June 7, 2022 allowing a new and different lot configuration, adding a guardhouse at the entry and a clubhouse as a common area amenity, and major grading associated with project. Following the amendment of conditions, a final map for The Ridges at Hunter Creek, Phase 2 – Unit 1 was recorded on June 28, 2022, Track Map #5495, making the current expiration date for the next (second) final map June 28, 2024.

The Developer continues to work diligently on the project but unanticipated delays related to permitting for the mass grading and constructing the guard house have delayed recording the next final map. As a result, the Developer, Hunter Creek Reno Owner, LLC, is requesting an extension until June 28, 2026 to record the next (second) final map for the above mentioned tentative map.

Please do not hesitate to contact me if you have any questions or require additional information.

Sincerely,

Wood Rodgers, Inc.

Stacie Huggins
Principal Planner

TM16-005
EXHIBIT A

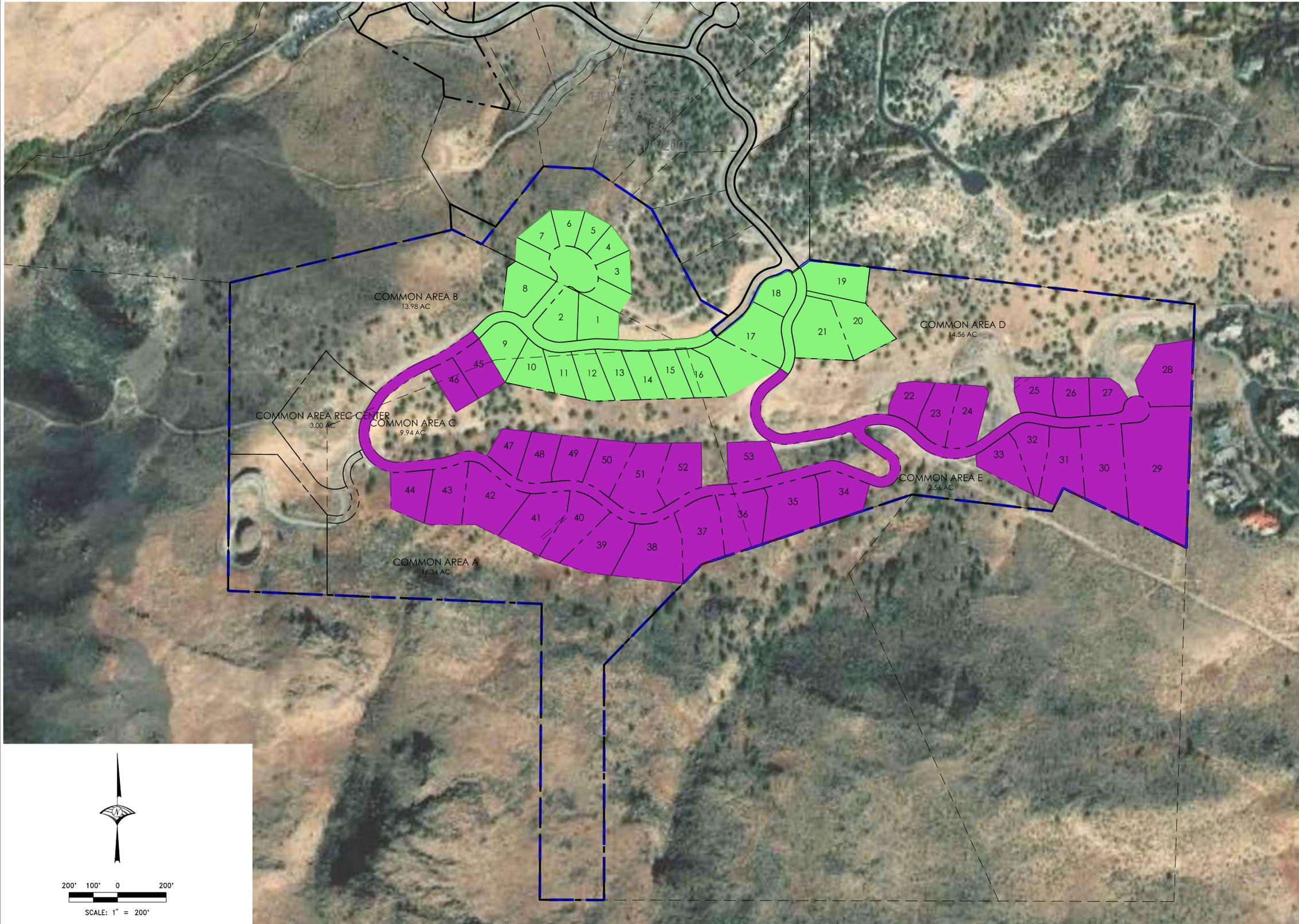
CURRENT AND PAST MAPPING

RIDGES AT HUNTER CREEK PHASE 2

RENO, NEVADA
FEBRUARY 2024

LEGEND

-  TM16-005 SITE
-  RECORDED FINAL MAP 5495 - RIDGES AT HUNTER CREEK PHASE 2 UNIT 1 - 21 LOTS
-  REMAINING LOTS - 32 LOTS



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Boulevard Reno, NV 89502
Tel 775.823.4068 Fax 775.823.4068

RIDGES AT HUNTER CREEK
TM16-005 EXHIBIT A
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