



# Planning Commission Staff Report

Meeting Date: May 5, 2026

Agenda Item: 8A

EXTENSION OF TIME CASE NUMBER: TM16-009 (Ascente)

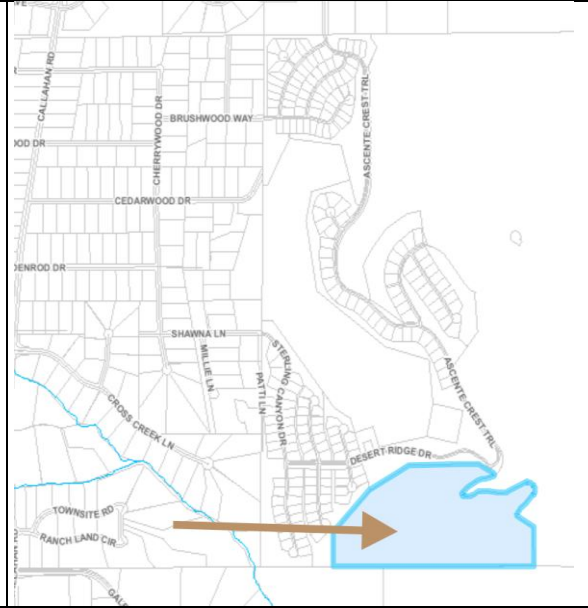
BRIEF SUMMARY OF REQUEST: Extension of Time Request for Tentative Subdivision Map Case Number TM16-009 (Ascente)

STAFF PLANNER: Eric Young, Senior Planner  
775.328.3613  
eyoung@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 Tentative Subdivision Map Case Number TM16-009 (Ascente) for two years from May 6, 2026 to May 6, 2028. 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:	NNV1 Partners, LLC
Property Owner:	NNV1 Partners, LLC
Location:	Desert Ridge Dr and Ascente Crest Trail
APN:	045-252-20
Parcel Size:	40.37
Master Plan:	Suburban Residential
Regulatory Zone:	Low Density Suburban 94%, Open Space 6%.
Planning Area:	Southwest
Development Code:	Authorized in Article 608, Tentative Subdivision Maps
Commission District:	2 – Commissioner Clark



### STAFF RECOMMENDATION

APPROVE

**APPROVE WITH CONDITIONS**

DENY

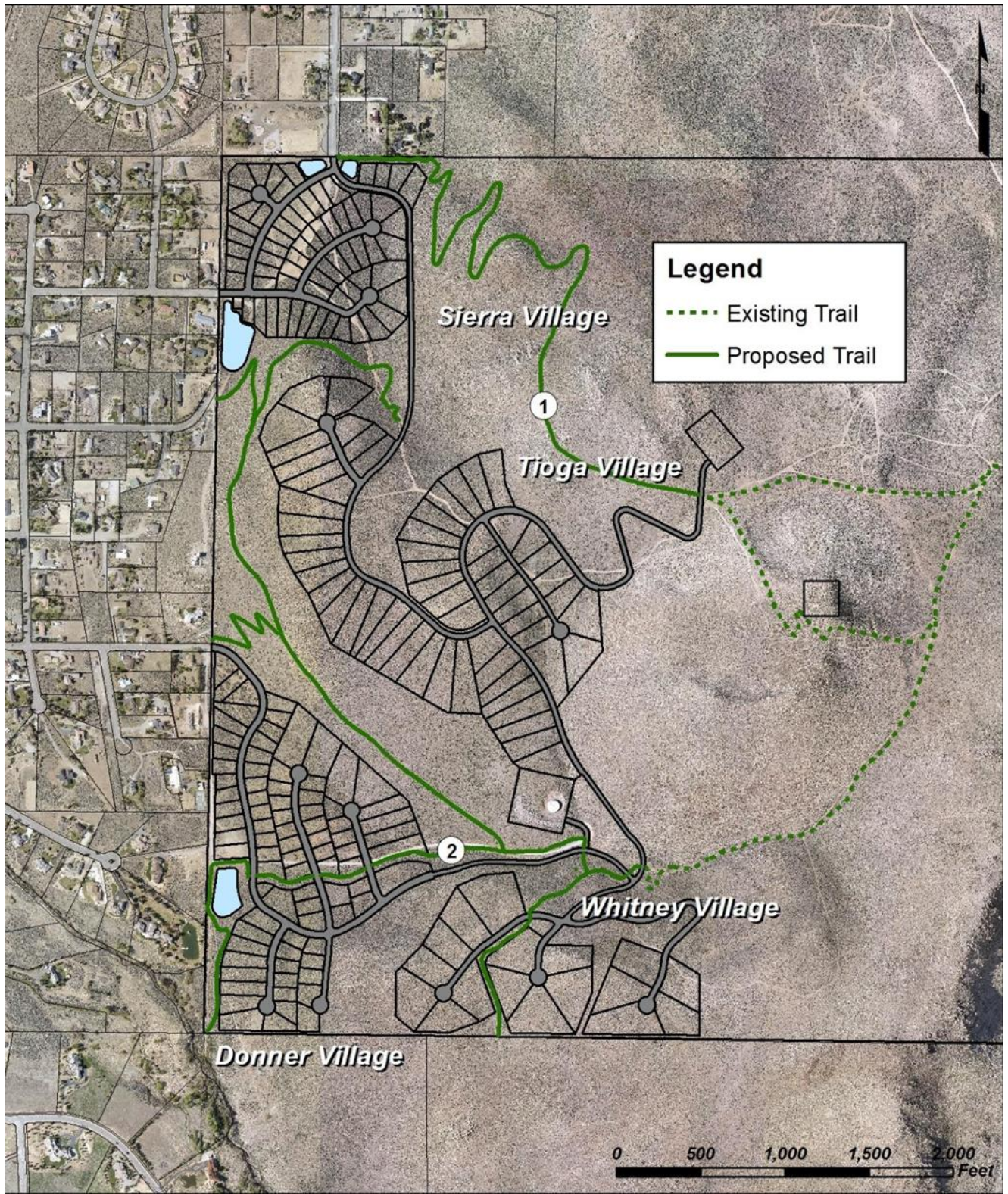
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**Exhibits Contents**

Project Application..... Exhibit A



Original Site Plan

**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.

## **Background**

On June 8, 2017, the Planning Commission approved TM16-009 (Ascente) for a 225-lot single-family common open space residential subdivision.

The first recorded final map for this tentative map was presented for approval prior to June 8, 2021, and was recorded May 19, 2022. A subsequent final map was recorded May 6, 2024. The applicant stated the following concerning the submission of the next final map to be recorded.

*This is the last property to be developed within the Ascente project. The precipitating final maps by Toll Brothers, final plans by NV Energy gas and TMWA booster pump stations, and tanks delayed moving forward with the civil improvement and backbone infrastructure design for the custom lots. Now that the backbone infrastructure design is finalized and being constructed, the final map and infrastructure plans can be completed, but will extend past the tentative map expiration.*

The applicant is requesting an extension to present the next final map. Staff recommends that the Planning Commission grant a two-year extension, until May 6, 2028, in accordance with WCC 110.608.30 and NRS 278.360(1)(c).

## **Recommendation**

After a thorough review and analysis, the extension of time for TM16-009 is being recommended for 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 May 6, 2028, for Tentative Subdivision Map Case Number TM16-009 (Ascente), having determined that the recording of a series of final maps 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 and mailed to the applicant(s), 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(s).

## 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>Whitney Village at Ascente</b>			
Project Description: <b>Gated village, 23-custom lots</b>			
Project Address: N/A			
Project Area (acres or square feet): 40.37 Acres			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): Within the Ascente development, the confluence of Desert Ridge Dr & Ascente Crest Trail			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
045-252-20	40.37		
<b>Indicate any previous Washoe County approvals associated with this application:</b> Case No.(s). TM16-009 (Tentative Map) & WBLD25-104083 (Access for Geotechnical In			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: NNV1 Partners, LLC		Name: Odyssey Engineering, Inc.	
Address: 985 Damonte Ranch Parkway Ste. 210		Address: 895 Roberta Ln. Ste. 104	
Reno, NV	Zip: 89521	Sparks, NV	Zip: 89431
Phone: 775-843-4300	Fax:	Phone: 775-236-0542	Fax:
Email: mbarnes@stonegatereno.com		Email: gabe@odysseyreno.com	
Cell: 775-843-4300	Other:	Cell: 775-690-0991	Other:
Contact Person: Michael R. Barnes		Contact Person: Gabe Wittler, P.E.	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: SAME		Name:	
Address:		Address:	
	Zip:		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		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):	

Washoe County Planning Commission  
1001 East Ninth St.  
Reno, NV 89512

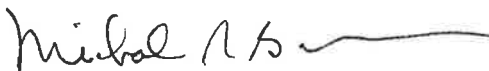
March 6, 2026

Re: Extension of Subdivision Expiration Date

Honorable Planning Commissioners,

NNV1 Partners, LLC requests an extension to Tentative Map TM16-009 to complete the final map for APN 045-252-20, the remaining 40.37-acre parcel planned for twenty-three custom lots. This is the last property to be developed within the Ascenté project. The precipitating final maps by Toll Brothers, final plans by NV Energy gas and TMWA booster pump stations, and tanks delayed moving forward with the civil improvement and backbone infrastructure design for the custom lots. Now that the backbone infrastructure design is finalized and being constructed, the final map and infrastructure plans can be completed, but will extend past the tentative map expiration.

Thank you for your consideration.



Michael R. Barnes  
NNV1 Partners, LLC  
Manager/Member

# 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://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.