



# Planning Commission Staff Report

Meeting Date: April 7, 2026

Agenda Item: 8A

EXTENSION OF TIME CASE NUMBER: TM20-001 (Ladera Ranch)

BRIEF SUMMARY OF REQUEST: Extension of Time Request for Tentative Subdivision Map Case Number WTM20-001

STAFF PLANNER: Tim Evans, Planner  
775.328.2314  
TEvans@washoecounty.gov

### CASE DESCRIPTION

**Extension of Time Request for Tentative Subdivision Map Case Number WTM20-001 (Ladera Ranch)** – For hearing, discussion, and possible action to approve an extension of time for WTM20-001, for two years, from August 4, 2026 to August 4, 2028. The subdivision was originally approved by the Planning Commission on August 4, 2020. 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:	Ladera Ranch LLC
Property Owner:	Ladera Ranch LLC
Location:	0 Unspecified
APN:	502-250-33
Parcel Size:	177.298 acres
Master Plan:	Open Space; Rural Residential
Regulatory Zone:	Open Space (OS) (34%); Medium Density Suburban (MDS) (10%); Low Density Suburban (LDS) (21%); High Density Rural (HDR) (35%)
Planning Area:	Sun Valley
Development Code:	Article 408, Common Open Space Development and Article 608, Tentative Subdivision Maps
Commission District:	3– Commissioner Garcia

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<b>STAFF RECOMMENDATION</b>		
<b>APPROVE</b>	<b>APPROVE WITH CONDITIONS</b>	<b>DENY</b>

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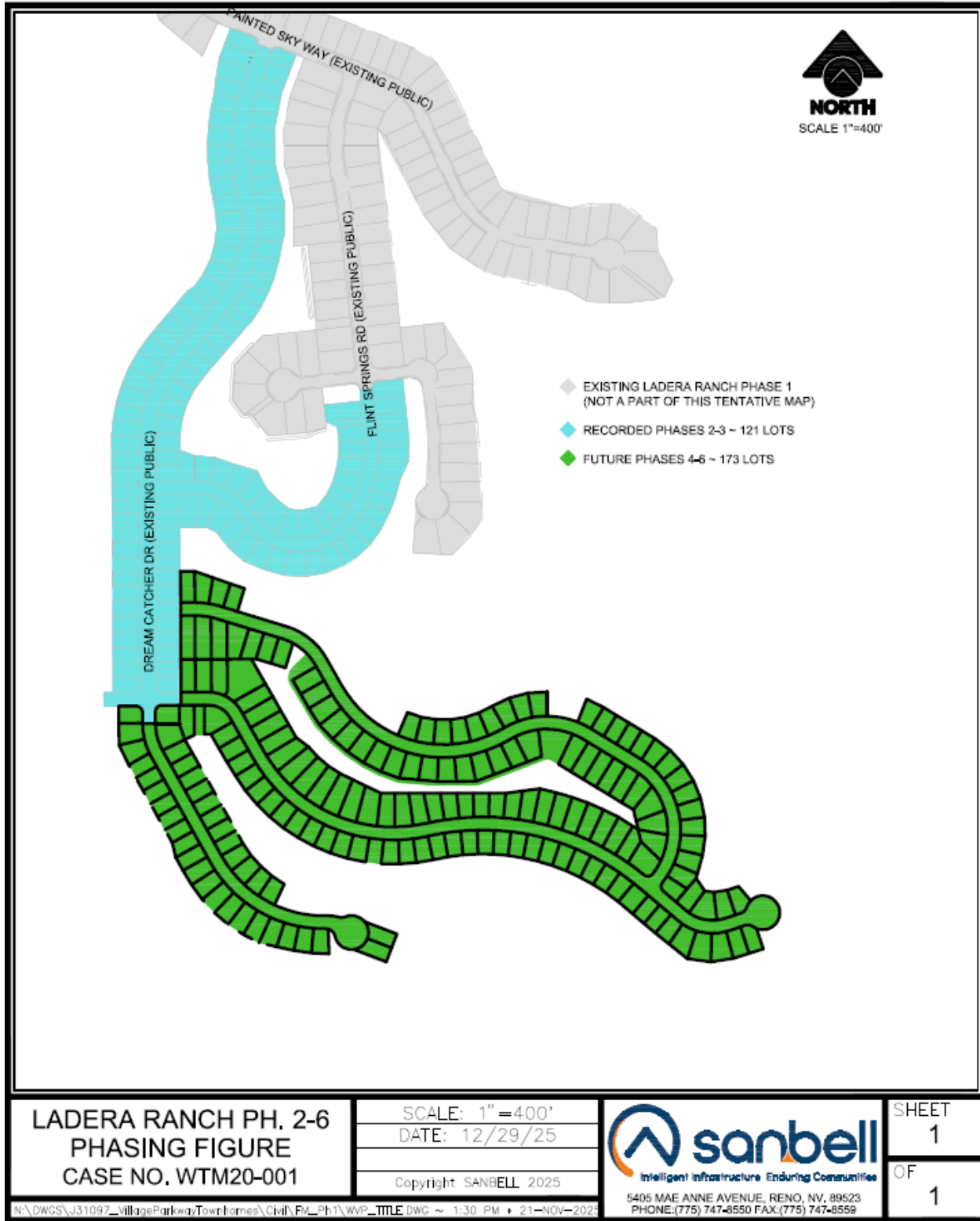
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Site Plan

**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 August 4, 2020, the Planning Commission approved phase 2 through 6 for Ladera Ranch (WTM20-001 and WPVAR20-0002) for a 294-lot common open space residential subdivision.

The first final map for WTM20-001 for 121 lots was recorded on August 5, 2024, under final map number 5575. The applicant stated the following concerning the submission of the next final map to be recorded.

*“The developer is currently conducting due diligence research and has indicated that recordation of the next final map will begin shortly.”*

*“I believe the next phase will be in the 50 lot range, and the following phases will likely be the same depending on the absorption rate....”*

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 August 4, 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 WTM20-001 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 August 4, 2028, for Tentative Subdivision Map Case Number WTM20-001 (Ladera Ranch), having determined that the final map for TM20-001 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:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets <b>AND</b> 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).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:                      Fax:		Phone:                      Fax:	
Email:		Email:	
Cell:                              Other:		Cell:                              Other:	
Contact Person:		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name:		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):	



January 5, 2026

Washoe County Community Services Department

1001 E. Ninth St, Bldg, A

Reno, NV 89512

Re: Ladera Ranch Phases 2-6 Tentative Map (WTM20-001)

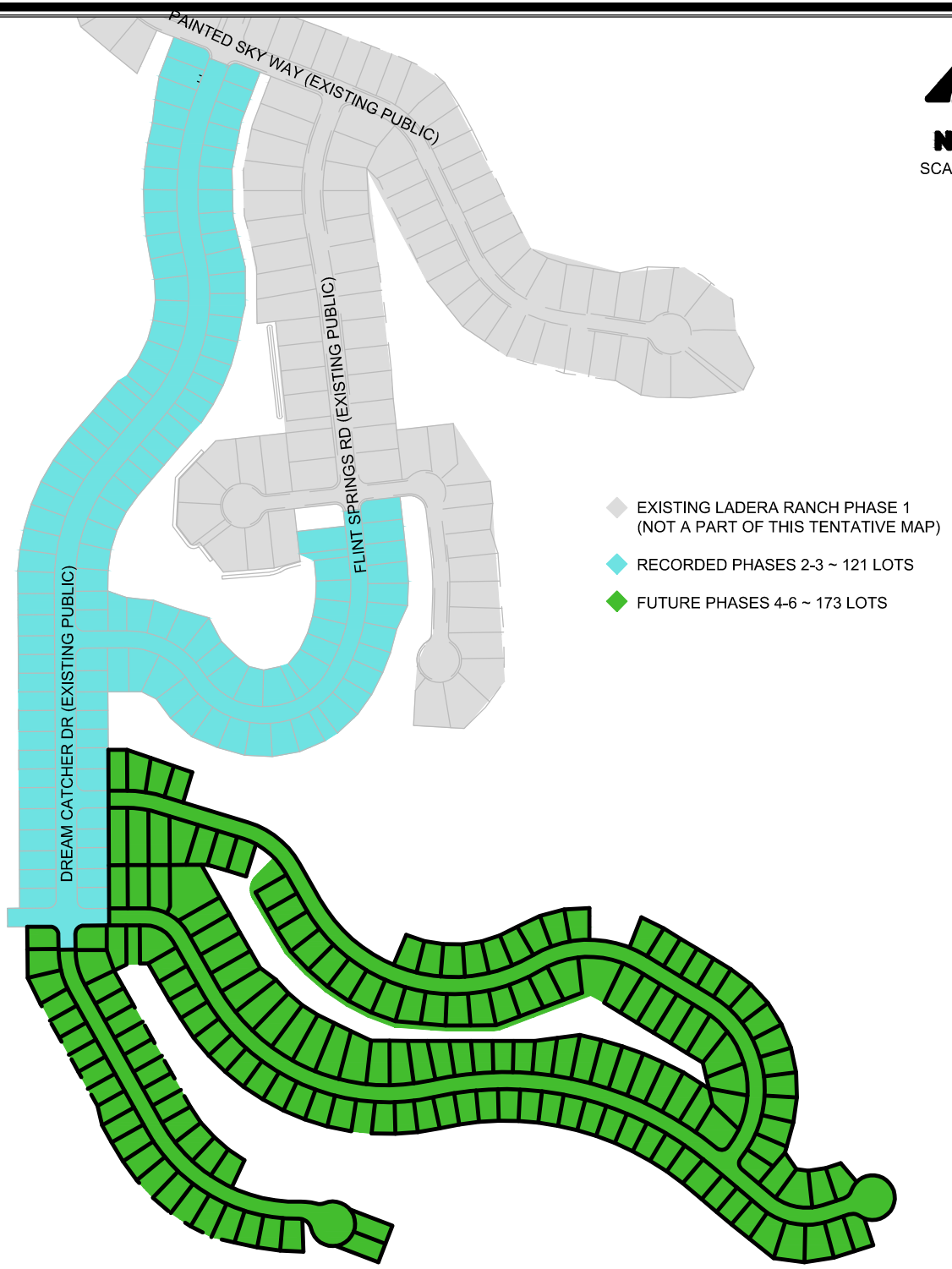
To whom it may concern,

This letter is to provide clarification for submitting a tentative map extension request for the Ladera Ranch Phases 2-6 Tentative Map (WTM20-001)/ The original decision date for the tentative map was on 8/7/2020. The tentative map for this subdivision consists of 294 lots. Of the approved 294 lots, 121 lots have been recorded and are currently under construction. An extension for the tentative map is being requested to complete the recordation of the remaining 173 lots of the approved tentative map. This is due to the unfavorable economic climate, and the downturn in the housing market, along with the increase in construction costs.

Thank you,

A handwritten signature in blue ink, appearing to read 'S. De La Torre'.

Sebastian De La Torre, P.E.  
Sanbell  
Associate | Project Manager



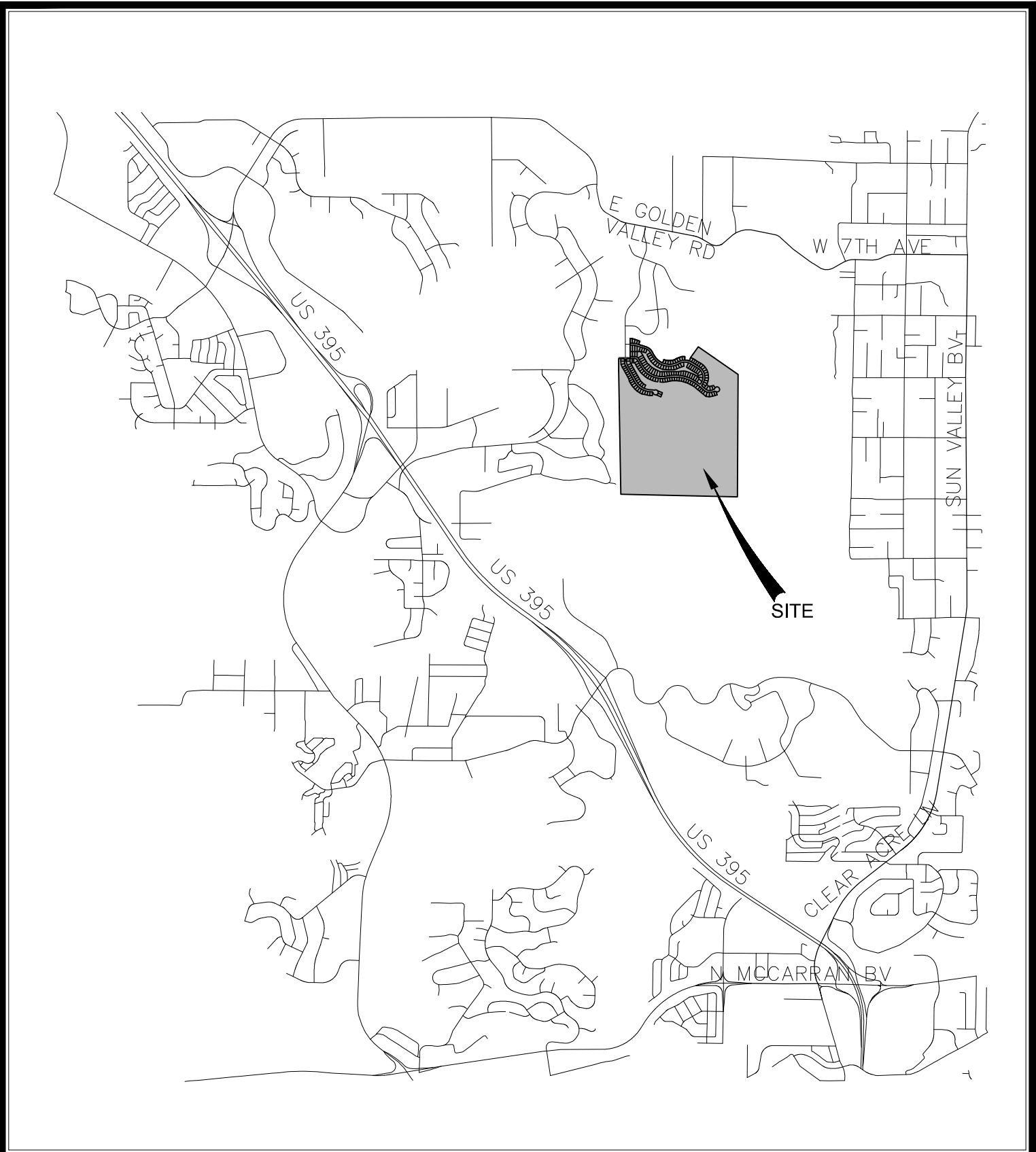
- ◆ EXISTING LADERA RANCH PHASE 1 (NOT A PART OF THIS TENTATIVE MAP)
- ◆ RECORDED PHASES 2-3 ~ 121 LOTS
- ◆ FUTURE PHASES 4-6 ~ 173 LOTS

LADERA RANCH PH. 2-6  
 PHASING FIGURE  
 CASE NO. WTM20-001

SCALE: 1" = 400'  
 DATE: 12/29/25  
 Copyright SANBELL 2025

5405 MAE ANNE AVENUE, RENO, NV. 89523  
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SHEET  
 1  
 OF  
 1  
 WTM20-0004



LADERA RANCH PH. 2-6  
VICINITY MAP  
CASE NO. WTM20-001

SCALE: N.T.S.  
DATE: 01/05/26

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