

**PLANNING COMMISSION  
STAFF REPORT**

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**Date:** February 1, 2023

**To:** Reno City Planning Commission

**Subject:** **Staff Report (For Possible Action): Case No. LDC23-00037 (Caramella Ranch Tentative Map Extension)** – A request has been made for a two-year time extension for a previously approved tentative map for 955 single-family residential lots (LDC19-00048 – Caramella Ranch Estates), of which 106 lots remain to be final mapped. The ±24.36 acre remaining portion of the original ±297.37 acre project site is located on the northwest side of Western Skies Drive between its intersection with Banta Avenue on the south and Sapphire Point Drive on the north. The project site is within the Planned Unit Development (Caramella Ranch Estates PUD) zoning district within the Southeast Neighborhood Planning Area (SENP) Overlay and has a Master Plan land use designation of Special Planning Area (SPA).

**From:** Leah Brock, Assistant Planner

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**Ward #:** 2

**Case No.:** LDC23-00037 (Caramella Ranch Tentative Map Extension)

**Applicant:** Jeff Borchardt

**APN:** 143-120-29

**Request:** **Tentative Map:** To allow for a two year time extension for a previously approved 955 lot single-family residential tentative map subdivision (LDC19-00048 – Caramella Ranch Estates Phase 5).

**Location:** See Case Maps (**Exhibit A**)

**Proposed Motion:** Based upon compliance with NRS 278.360 (Requirements for presentation of final map or series of final maps: extension of time), I move to approve a two year time extension on the Caramella Ranch Estates Phase 5 tentative map, subject to original conditions of approval.

**Background:** Caramella Ranch has been under consistent permitting and development since it was first entitled in March 2017. A history of the entitlements and recorded final maps for Caramella Ranch is included in the applicant's request for a time extension (**Exhibit B**). The last

entitlement issued was approved by the Planning Commission on May 1, 2019 (**Exhibit C**). Per NRS278.630, each successive final map must be presented within two years of the prior recorded map, unless extended by the Planning Commission. Regency Village 4 was recorded on July 7, 2021, which would result in the tentative map expiring on July 7, 2023. The final map review process generally takes about 10 to 12 months to complete. The Regency Village 5 has been under review since March of 2022, but due to current housing demand the applicant may split Phase 5 into two phases (**Exhibit D**), which will restart the final map review process and the applicant will not be able to submit by the current July 7, 2023 deadline.

Based on NRS 278.360(1)(c), the Planning Commission may grant an extension of not more than two years for the presentation of any final map after the two year period for presenting a successive final map has expired. Reno Municipal Code does not require any specific findings for granting a time extension. NRS 278.360(2) specifies 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. Staff has reviewed the original conditions of approval and no additions and/or adjustments are necessary due to a change in applicable laws affecting public health, safety, or welfare.

### **Legal Requirements**

NRS 278.349(3)	Tentative Map
NRS 278.360	Final Map Presentation and Extensions of Time

### **Attachments:**

**Exhibit A – Case Maps**

**Exhibit B – Planning Commission Approval Letter**

**Exhibit C – Time Extension Request**

**Exhibit D - Overall Community Site Plan**