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**Legacy Village Townhomes
Tentative Map Extension
Project Description**

Executive Summary

Ward #: 4
Applicant: Paradiso Legacy Village Inc.
APN Number: 552-530-01
Request: A request has been made for:
1) A Tentative Map extension to allow for an additional two years to record a subsequent final map on up to ninety six (96) remaining lots
Location: The 9.513± acre site is located at 0 Lemmon Drive, along the west side of Lemmon Drive approximately 1,750 feet north of the intersection with Military Road.

Project Location

The remaining areas of the Legacy Village Townhomes tentative map is located on APN 552-530-01. This parcel was created as Parcel A of Tract Map 5472, Legacy Village Townhomes – Unit 1. The property is along the west side of Lemmon Drive and to the east of the termini of Petal Blossom Drive and Green Lily Drive. A Vicinity Map showing the subject parcel is provided with this application.

Project Background

The approved Legacy Village Townhomes Tentative Map (LDC21-00011) was approved by the City Council November 4, 2020. The approved tentative map consisted of 264 single family attached/townhome housing units. In accordance with Nevada Revised Statutes, the developer had four (4) years to record the first final map. The first final map (TM5472) was approved and recorded February 8th, 2022, and consisted of 168 units. The next subsequent final map must now be recorded by February 8, 2024.

Project Request

Due to current economic and housing market conditions, home construction on the 168 units recorded with Unit 1 has not commenced, although the site improvements are mostly complete. Therefore, a subsequent phase/map has not been designed or prepared for submittal, and will not be presented prior to February 8, 2024, so an extension is requested in accordance with NRS 278.360. This will enable the developer to continue the development of this project when economic and housing market conditions improve.