

**PLANNING COMMISSION  
STAFF REPORT**

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**Date:** August 7, 2024

**To:** Reno City Planning Commission

**Subject:** Staff Report (For Possible Action): Case No. LDC24-00062 (Talus Valley Planning Area 23 Tentative Map Extension) – A request has been made for a two-year time extension to record a final map (set to expire on November 4, 2024) for the previously approved residential tentative map (LDC21-00008 – Daybreak PUD Planning Area 23). The ±60.54 acre site is located east of Desert Way, approximately ±2,650 feet north of the future intersection of South Meadows Parkway and Rio Wrangler Parkway. The project site is within the Planned Unit Development (Talus Valley PUD) zoning district and has a Master Plan land use designation of Single-Family Neighborhood (SF).

**From:** Daniel Martoma, Associate Planner Specialist

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**Ward #:** 3

**Case No.:** LDC24-00062 (Talus Valley Planning Area 23 Tentative Map Extension

**Applicant:** NPLC BV Investment Company, LLC

**APN:** 165-011-40

**Request:** **Tentative Map Time Extension:** To allow for a two-year time extension for a previously approved residential tentative map subdivision (LDC21-00008–Daybreak PUD Planning Area 23).

**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 Talus Valley Planning Area 23 tentative map, subject to original conditions of approval.

**Summary:** On November 4, 2020, the City Council upheld the Planning Commission’s approval of LDC21-00008 (Daybreak/Talus Valley PUD Planning Area 23); a tentative map to develop 160 single-family detached dwelling units (**Exhibit B**). Following Planning Area 23, the tentative maps for Planning Area 24 and 25 (LDC21-00009) and Planning Area 26 (LDC21-00010) were approved in December of 2020 and are currently under construction. The current construction

includes Phase 1 of the backbone roadway and sewer lift station. The roadways in this phase will extend a portion of Rio Wrangler Parkway and South Meadows Parkway, including the crossing of Steamboat Creek. The applicant notes that these improvements provide site access and infrastructure to serve the lots within Planning Area 23 but have resulted in a longer timeframe than originally anticipated. Consequently, the applicant is requesting a tentative map extension for the project in accordance with the provisions of NRS 278.360, allowing the developer additional time to permit Phase 2 of the backbone roadway which will extend infrastructure to serve the approved 160 units and allow for the first final map to be recorded (**Exhibits C and D**).

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 the granting of 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.

**General Review Criteria:** The decision-making body shall review all development applications for compliance with the applicable general review criteria stated below.

- 1) Consistency with the Reno Master Plan: The proposed development shall be consistent with the Reno Master Plan. The decision-making authority:
  - a. Shall weigh competing plan goals, policies, and strategies; and
  - b. May approve and application that provides a public benefit even if the development is contrary to some of the foals, policies, or strategies in the Reno Master Plan.
- 2) Compliance with Title 18: The proposed development shall comply with all applicable standards in this Title, unless the standard is lawfully modified or varied. Compliance with these standards is applied at the level of detail required for the subject submittal.
- 3) Mitigates Traffic Impacts: The project mitigates traffic impacts based on applicable standards of the City of Reno and the Regional Transportation Commission.
- 4) Provides Safe Environment: The project provides a safe environment for pedestrians and people on bicycles.
- 5) Rational Phasing Plan. If the application involves phases, each phase of the proposed development contains all of the required streets, utilities, landscaping, open space, and other improvements that are required to serve or otherwise accompany the completed phases of the project, and shall not depend on subsequent phases for those improvements.

**Attachments:**

Exhibit A – Case Maps

Exhibit B – Planning Commission Approval Letter

Exhibit C – Time Extension Request

Exhibit D – Subject Site