



April 10, 2023

Angela Fuss, AICP
Deputy Development Services Director
City of Reno
1 East 1st Street
Reno, NV 89501

Re: LDC19-00071 (Comstock Cottages – Phase 2) Tentative Map – Time Extension Request

Dear Angela:

On behalf of Rob Fitzgerald and Northern Nevada Homes, and in accordance with NRS 278.36, this letter is our formal request for a 2-year time extension for the Comstock Cottages – Phase 2. The Tentative Map that was approved by the Reno Planning Commission on August 21, 2019 and due to expire in just over 4 months.

The Improvement Plans and Final Map have been submitted and are currently being reviewed by City of Reno staff.

The following obstacles & challenges have occurred over the last 3+ years forcing extraordinary delay in efforts to record a Final Map. Those include:

- 3rd party review times by the UP railroad (UPRR) with no statutory timelines or any ability to influence their completion date. There is a cascading effect of UPRR review timelines affecting phase 1 that now affects timing of this project.

Thank you for your consideration of this request. Please call me with any questions you may have.

Sincerely,

A handwritten signature in black ink, appearing to read 'John F. Krmpotic', is written over a light blue horizontal line.

John F. Krmpotic, AICP
KLS Planning & Design

Attachments: city of reno master app, affidavits, and city approval letter