

Washoe County Board of County Commissioners



2nd Reading of Development Agreement for Ridges at Hunter Creek

August 25, 2026

Request



Second reading of a development agreement between Washoe County and Ridges at Hunter Creek, a 53-lot residential subdivision.

The purpose of the development agreement is to extend the deadline for recording the first final map from June 28, 2026, to June 28, 2028.

WASHOE COUNTY, NEVADA
1861



Background



- 2016 – Ridges at Hunter Creek was approved by the Planning Commission for 53 lots.
- 2020 - The Board of County Commissioners approved a development agreement for a two-year extension until July 5, 2022.
- 2022 – Phase 1 was recorded for 21 lots, with roadways, water and sewer connections constructed.
- 2024 – The Planning Commission approved a two-year extension until June 28, 2026.

Reason for the Request



- The applicant indicates that the main issues in moving the development forward are:
 - High interest rates have impacted residential home sales; and
 - The requested time will allow the applicant more time to market the lots to potential buyers.

Recommendation



- Staff recommends approval of this request for the following reasons:
 - Increases housing units in the area;
 - The water line has been constructed for Phase 2; and
 - For Phase 1 infrastructure improvements including water, roads & sewer have been constructed, and several houses have been built.

Thank you

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