

Washoe County Board of County Commissioners



**1st Reading of Development Agreement for Tentative
Subdivision Map WTM18-002 (Prado Ranch North)**

April 28, 2026

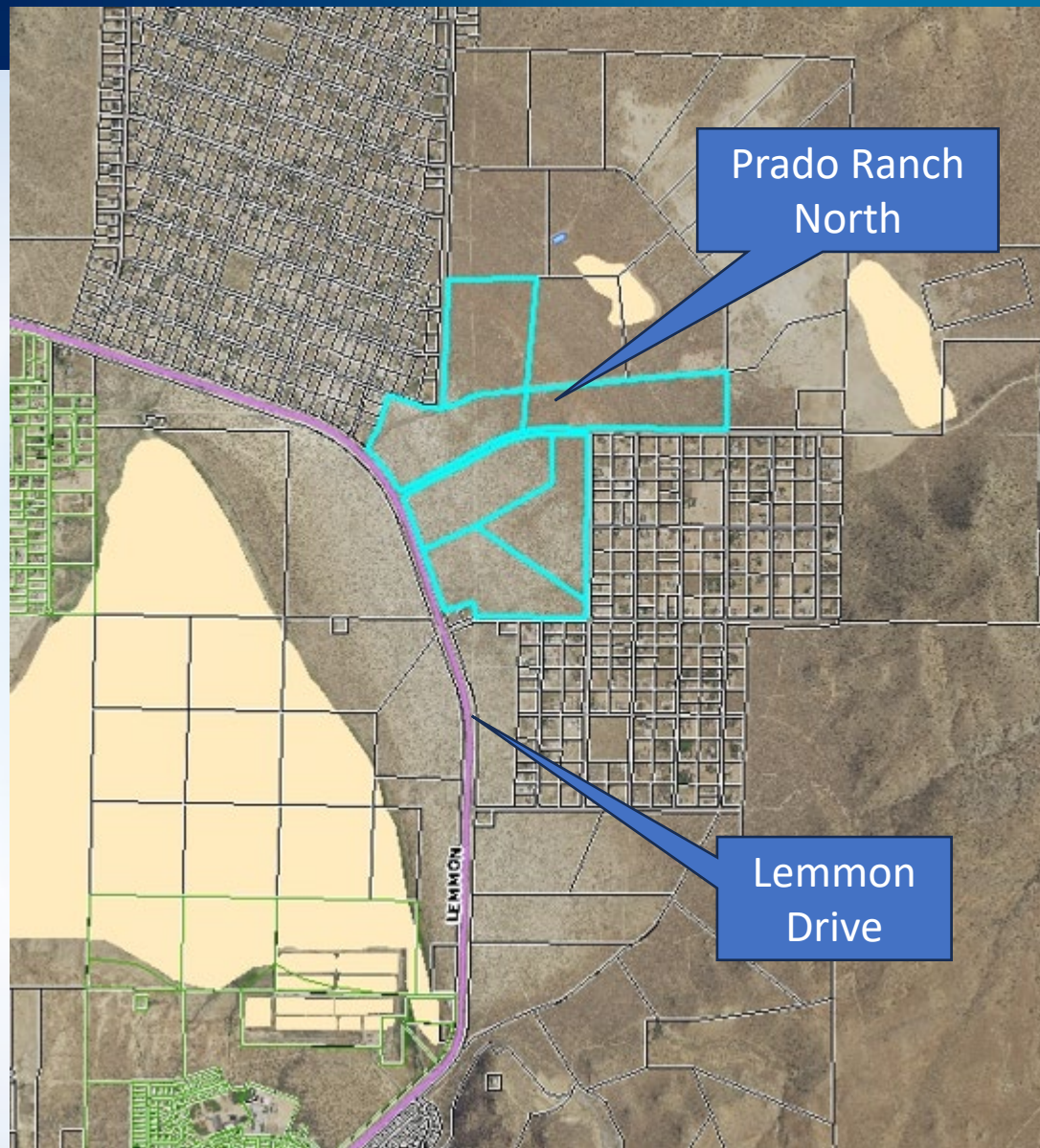
Request



First reading of a development agreement between Washoe County and Lansing-Arcus, LLC, for Prado Ranch North, a 490-lot residential subdivision.

The purpose of the development agreement is to extend the deadline for recording the first final map from September 9, 2026, to September 9, 2030.

Vicinity Map



Background



- September 11, 2018 – The Board approved WTM18-002 for Prado Ranch North.
- September 9, 2022 – Phase 1 (7 lots) of the tentative subdivision map were recorded.
- August 6, 2024 – The Washoe County Planning Commission approved a two (2) year Extension of Time Request for the subdivision until September 9, 2026.

Reason for Request



- The applicant indicates that the main issues in moving the development forward are:
 - Increased mortgage interest rates, which have impacted residential home sales; and
 - The re-alignment of Lemmon Drive, which will change access to the development. It is in the final design stages, and advertising for construction is planned in early 2027.

Possible Motion



Introduce Bill Number [insert bill number as provided by the County Clerk] and set the public hearing and second reading of the Ordinance for possible adoption during the meeting of May 26, 2026.

Thank you

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