
Letter of Justification – Time Extension Request

Joerger Ranch 2017-00000169/TM

Proposed Request

Please consider this a formal 5 year extension request of the Tentative Map to allow for the continued preparation, processing, construction and completion of the proposed Joerger Ranch Tentative Map required infrastructure and recordation of a Final Map.

Findings – Time Extension Request

A. The time extension is:

a. The Permittee has made good faith efforts to exercise the permit and has exercised due diligence in seeking to establish the permit;

The ownership group has made significant efforts to find a development partner and to assemble all the various required common infrastructure elements, obtain contractor bids and agreements necessary as many of the improvements require agreements and approval of other entities developing in the Joerger Ranch Masterplan area.

As multiple properties share in some of the common infrastructure, timing and order of construction, timing of contribution/reimbursement has also been an element to work through to bring the project forward towards construction.

Improvement Plans for Martis Drive and the Brockway Roundabout are continuing and will be submitted to the Town and local agencies in an anticipated start of the required infrastructure in Spring, 2026.

Joerger Ranch Tentative Map Time Extension Request

Date: August 15, 2025

To: Town of Truckee

Re: SCO Job No. 201742

b. The Land Use Permit(s) and approved use are in compliance with the Truckee Development Code, the Town of Truckee General Plan and any applicable Specific Plan or Master Plan;

The project is in compliance with the Truckee Development Code and 2040 General Plan policies including a clustered design on reasonable slopes and gradients, sensitive to local resources, preserves majority of trees and scenic concerns. It is close to services, utilities and otherwise and is well suited for development and in keeping with the 2040 Town General Plan Goals and policies.

The project will bring forth a quality development with housing opportunities and employment generating uses consistent with the approved Masterplan which is referenced in the 2040 Town General Plan.

No codes, or policies have generally changed affecting the project, since previously approved.

Sincerely,

SCO PLANNING & ENGINEERING, INC.



Martin D. Wood, P.L.S.

Principal