

Preliminary Plat Approval Period. The approval or conditional approval shall be valid for not more than three (3) calendar years. At the end of this period the governing body may, at the request of the subdivider, extend its approval for a mutually agreed-upon period of time. Any mutually agreed-upon extension must be in writing and dated and signed by the governing body and the subdivider or subdivider's agent. The governing body may issue more than one extension.

When considering a request for an extension of the preliminary plat approval period, the governing body may use the following criteria to evaluate the request:

1. Changes to the subdivision regulations since the original approval and whether the subdivision as originally approved is essentially compliant with the new regulations;

There have not been any subdivision regulation updates that will alter the requirements of this preliminary plat of High Sierra Subdivision 20th filing.

2. Progress to date in completing the subdivision as a whole and any phases;

The developer has been installing and developing the area around this filing in preparation to continue developing as planned with the High Sierra Subdivision 20th Filing.

3. Phasing of the subdivision and the ability for the existing development to operate without the delayed development;

This proposed subdivision did not anticipate any phasing of the subdivision.

4. Dependence of infrastructure development on the subdivision;

Infrastructure will be installed within the extension period being requested.

5. Duration of the requested extension;

The applicant is requesting a 2-year extension from the original approved preliminary plat period.

6. Demonstrated ability of the subdivider to complete the subdivision.

The subdivider has developed previous filings of High Sierra subdivision and will be able to develop this proposed subdivision at the future time requested.

7. Such other factors or criteria as deemed material in the discretion of the governing body.

There are no other known issues to believe this subdivision filing will not be able to be developed.