



# Planning Commission Staff Report

Meeting Date: September 2, 2025

Agenda Item: 8B

AMENDMENT OF CONDITIONS CASE  
NUMBER:

WAC25-0010 (St James's Village) for  
TM5-2-92

BRIEF SUMMARY OF REQUEST:

To remove three parcels from St  
James's Village tentative map

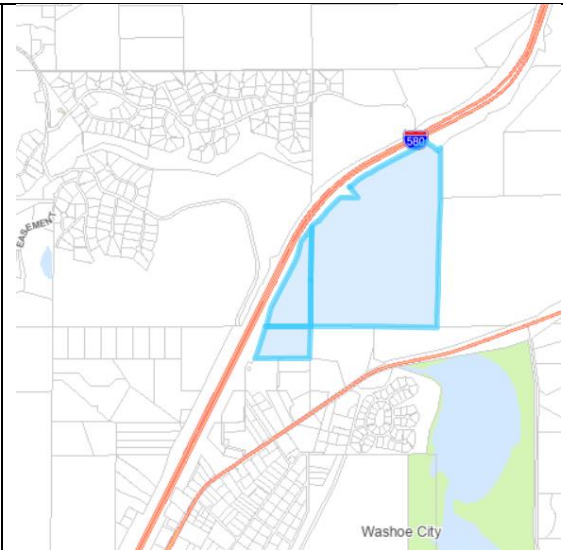
STAFF PLANNER:

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## **CASE DESCRIPTION**

For hearing, discussion, and possible action to approve an amendment of conditions for Tentative Subdivision Map Case Number TM5-2-92 to remove three parcels from the St. James's Village Tentative Map that total 224.10 acres that were cut off from the project when the I-580 Freeway was constructed. This request will also result in a reduced total unit count for the St. James's Village Tentative Subdivision Map from 510 lots to 450 lots. The parcels to be removed have the following APN's: 046-060-45, 046-060-47, and 046-080-40.

Applicant:	St James Village, Inc.
Property Owner:	St James Village, Inc.
Location:	4100 Joy Lake Road (Sales Office)
APNs:	046-060-45, 046-060-47, and 046-080-40
Parcel Size:	185.18, 23.63, and 15.29 Acres.
Master Plan:	Suburban Residential (SR), Rural (R)
Regulatory Zone:	(APN: 046-060-45) Public / Semi-Public Facilities (PSP) (3%), Low Density Suburban (LDS) (28%); General Rural (GR) (69%); (APN: 046-060-47) PSP (8%), LDS (56%), GR (36%); (APN: 046- 080-40) PSP (3%), LDS (56%), GR (41%)
Planning Area:	Forest





Development Code:	Authorized in Article 608, Tentative Subdivision Maps	
Commission District:	2 – Commissioner Clark	

**STAFF RECOMMENDATION**

**APPROVE**

**APPROVE WITH CONDITIONS**

**DENY**

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### **Amendment of Conditions**

An amendment of conditions application is necessary in order to change a condition(s) of an approved discretionary permit, such as a special use permit, a variance, an abandonment of an easement or a tentative subdivision map. Some examples of why an amendment of conditions application is submitted are listed below:

- Change in operating hours
- Physical expansion
- Extend the expiration date of the discretionary permit
- Extend the time to complete phases of the approved project

The amendment of conditions request is required to be heard by the same board that considered the original application and only the specific amendment may be discussed and considered for approval. The amendment of conditions application is processed in the same manner as the original discretionary permit application, including a public hearing, noticing, agency review and analysis, and satisfying the required findings. If the Planning Commission grants an approval of the amendment of conditions request, an amended Action Order is created along with any amended conditions of approval.

The conditions of approval for Amendment of Conditions Case Number WAC25-0010 are attached to this staff report as Exhibit A and will be included with the amended action order.







## **Background**

- **2023 Development Agreement:** On December 12, 2023, the Washoe County Board of County Commissioners approved a development agreement for St. James's Village (Tentative Map Case Number TM5-2-92) and adopted amended conditions of approval (WAC23-0013). The agreement extended the deadline to record the next final map to October 16, 2025.
- **2021 Extension of Time:** On October 7, 2021, the Washoe County Planning Commission approved a 2-year extension moving the tentative map's expiration date from October 16, 2021, to October 16, 2023.
- **Tract Map Recording:** On June 21, 2019, Subdivision Tract Map #5331 for St. James's Village was recorded, extending the expiration date for approval of the next final map to October 16, 2021.
- **Director's Extension:** On May 26, 2016, the Director of the Planning and Building Division approved an extension for Tentative Subdivision Map Case Number TM5-2-92 in accordance with Development Agreement Case Number DA12-001, extending the deadline to record the next final map until October 16, 2020.
- **First Development Agreement:** On September 25, 2012, the Washoe County Board of County Commissioners approved Development Agreement Case No. DA12-001 for St. James's Village (Tentative Map Case Number TM5-2-92). The agreement extended the deadline to record the next final map to October 16, 2016, with an option to further extend it to October 16, 2020, at the discretion of the Director of Community Development.
- **First Amendment of Conditions Appeal:** On July 10, 2007, the Board approved an appeal overturning the Planning Commission's denial, to amend conditions 29 and 30 requiring Joy Lake Road, instead of St. James's Village Parkway, as the second access to the subdivision before issuing a building permit for the 151st home.
- **First Amendment of Conditions:** On May 1, 2007, the Washoe County Planning Commission denied Amendment of Conditions Case Number AC07-002, which proposed modifying conditions 29 and 30 to require the construction of Joy Lake Road instead of St. James's Village Parkway as the second access route.
- **Original Approval:** Tentative Subdivision Map Case Number TM5-2-92 for St. James's Village was approved by the Board on August 18, 1992. Since the original approval, the applicant has recorded several final subdivision maps for different phases of the project and has obtained multiple time extensions in accordance with Nevada Revised Statutes.

## **Evaluation of Amendment Request**

The applicant is requesting that the Washoe County Planning Commission amend the original tentative map to remove three parcels for St. James's Village (Case No. TM 05-2-92) and formalize the reduce lot count to reflect the density for the remaining St. James's Village development. The original project included approximately 1,626 acres



and was approved for 530 residential lots, located south of Galena Forest. However, construction of the I-580 freeway separated the land east of the freeway from the rest of the development. With the removal of the 3 parcels, it will result in a density reduction of 76, but the applicants are proposing a reduction of 80 with the revised project proposing 450 lots on approximately 1,161 acres.

The original Tentative Map for St. James's Village was approved by Washoe County on August 18, 1992, allowing for 530 one-acre minimum lots across approximately 1,626 acres. In 2012, the completion of the I-580 freeway between Reno and Carson City divided the St. James Village project into two sections. As a result, 69 lots on about 224.1 acres were isolated on the east side of the freeway, separated from the main development. Additionally, several lots were lost due to the freeway right-of-way.

The I-580 freeway is a six-lane roadway, with three travel lanes in each direction, wide shoulders, and concrete barriers along the freeway edges, which create a significant physical divide, making it impractical to keep the 224-acre area within the St. James's Village development. Since the same ownership group also owns the adjacent Sierra Reflections development, the applicants chose to incorporate the 224 acres into Sierra Reflections, where no such barriers exist. The 224-acre area can accommodate approximately 65 residential lots, each ranging from  $\frac{1}{4}$  to  $\frac{1}{3}$  of an acre, situated away from the freeway and mostly below Steamboat and Browns Creeks. The applicant plans to preserve much of the land above the creeks as common open space.

There are no anticipated impacts to public health, safety, or welfare resulting from this amendment. The change simply removes three parcels, totaling 224.1 acres, that were physically separated from St. James's Village by the construction of the I-580 freeway, from the St. James Village tentative map. The removal of the three parcels totaling 224.1 acres from St. James's Village will not increase the number of lots, increase density, or reduce open space. The removal of the 3 parcels reduces the allowed density by 76 units; however, the applicant is proposing a reduction of 80 units. Due to the freeway's significant barrier, including these parcels in the original development is no longer practical.

### **Reviewing Agencies**

The following agencies/individuals received a copy of the project application for review and evaluation.



## Washoe County Planning Commission

Agencies	Sent to Review	Responded	Provided Conditions	Contact
Environmental Protection	X			
NDF - Endangered Species	X			
NDOT (Transportation)	X			
NDOW (Wildlife)	X			
Washoe County Building & Safety	X			
Washoe County District Attorney, Civil Division	X			
Washoe County Parks & Open Space	X			
Washoe County Traffic	X			
Washoe County Water Rights Manager (All Apps)	X			
Washoe County Engineering (Land Development) (All	X	X		
NNPH Environmental Health	X	X	X	Jim English, jenglish@washoecounty.gov; Wes Rubio, wrubio@washoecounty.gov; David Kelly, dakelly@washoecounty.gov
TMFPD	X	X		
Truckee Meadows Water Authority	X			

All conditions required by the contacted agencies can be found in Exhibit A, Conditions of Approval.

### **Recommendation**

After a thorough review and analysis, Amendment of Conditions Case Number WAC25-0010 is being recommended for approval with no new conditions. Staff offers the following motion for the Commission's consideration.

### **Motion**

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Amendment of Conditions Case Number WAC25-0010 for St. James Village Inc, with the previously approved conditions included as Exhibit A to this matter, having made all ten findings in accordance with Washoe County Code Section 110.608.25:

- Plan Consistency.** That the proposed map is consistent with the Master Plan and any specific plan;
- Design or Improvement.** That the design or improvement of the proposed subdivision is consistent with the Master Plan and any specific plan;
- Type of Development.** That the site is physically suited for the type of development proposed;
- Availability of Services.** That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System;
- Fish or Wildlife.** That neither the design of the subdivision nor any proposed improvements is likely to cause substantial environmental damage, or substantial and avoidable injury to any endangered plant, wildlife or their habitat;
- Public Health.** That the design of the subdivision or type of improvement is not likely to cause significant public health problems;



- g) Easements. That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of property within, the proposed subdivision;
- h) Access. That the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles;
- i) Dedications. That any land or improvements to be dedicated to the County is consistent with the Master Plan; and
- j) Energy. That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

### **Appeal Process**

Planning Commission action will be effective 10 calendar days after the written decision is filed with the Secretary to the Planning Commission and mailed to the applicant(s), unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Planning Commission and mailed to the applicant(s).



**CONDITIONS FOR  
ST. JAMES'S VILLAGE TENTATIVE SUBDIVISION MAP  
CASE NUMBER TM5-2-92  
(As amended, effective in November 4, 1997)**

**\*\*\*IMPORTANT GENERAL INSTRUCTIONS—PLEASE READ\*\*\***

**\*\*\*IMPORTANT—PLEASE READ\*\*\***

ALL CONDITIONS MUST BE MET OR FINANCIAL ASSURANCES SHALL BE PROVIDED IN AN APPROPRIATE FORM AND AMOUNT, TO THE SATISFACTION OF THE PUBLIC WORKS DEPARTMENT PRIOR TO RECORDATION OF THE FINAL MAP, UNLESS OTHERWISE STATED.

COMPLIANCE WITH THE CONDITIONS OF THIS TENTATIVE MAP IS THE RESPONSIBILITY OF THE DEVELOPER, ITS SUCCESSOR IN INTEREST, AND ALL OWNERS, ASSIGNEES, AND OCCUPANTS OF THE PROPERTY AND THEIR SUCCESSORS IN INTEREST.

A COPY OF ALL AGREEMENTS, EASEMENTS, OR OTHER DOCUMENTATION REQUIRED BY THESE CONDITIONS SHALL BE FILED WITH THE DEPARTMENT OF COMMUNITY DEVELOPMENT.

PRIOR TO FILING A FINAL MAP FOR RECORDATION, THE DEVELOPER SHALL MEET WITH THE ENGINEERING DIVISION AND THE DEPARTMENT OF COMMUNITY DEVELOPMENT AT LEAST FOUR (4) WEEKS BEFORE THE ANTICIPATED RECORDATION DATE TO REVIEW REQUIREMENTS, FINAL CONSTRUCTION DRAWINGS, AND DOCUMENTATION NECESSARY TO ADEQUATELY COMPLY WITH THE CONDITIONS OF APPROVAL.

A REQUEST FOR AN EXTENSION OF TIME FOR THE RECORDING OF A FINAL MAP, WHICH PERMITS THE ADDITION, DELETION, OR AMENDMENT OF CONDITIONS, MUST BE SUBMITTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT AT LEAST 60 DAYS PRIOR TO THE EXPIRATION DATE OF THE TENTATIVE SUBDIVISION MAP; SAID EXPIRATION BEING ONE YEAR FROM THE DATE OF THE BOARD OF COUNTY COMMISSIONERS APPROVAL OF THE TENTATIVE MAP OR A SUBSEQUENT FINAL MAP.



### **GENERAL CONDITIONS**

1. Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations, and policies in effect at the time of approval of the tentative map or any subsequent extension date.
2. Final maps shall be in substantial compliance with all plans and documents submitted with and made part of this tentative map request, as may be amended by action of the final approving authority. All documentation necessary to satisfy the conditions noted below shall accompany the final map when submitted to the Engineering Division and the Department of Community Development.
3. Conditions, Covenants, and Restrictions (CC&Rs) shall be reviewed and approved by the District Attorney's office and the Department of Community Development. Washoe County shall be made a party to the applicable provisions of the CC&Rs to the satisfaction of the District Attorney's office. Said CC&Rs shall specifically address the potential for liens against the property and the individual property owner's responsibilities for the funding of the maintenance, replacement, and perpetuation of the following items, at a minimum:
  - a. Private roads within the subdivision.
  - b. Recreation center.
  - c. Staffing of maintenance and security forces.
  - d. Common area landscaping.
  - e. Entrance gates.
  - f. Snow removal and storage areas.
  - g. Streetscapes.
  - h. Fire and fuelbreaks on open space.
  - i. Detention basins and the accumulated sediment.
  - j. Equestrian trails.
  - k. Bicycle and pedestrian paths.

At a minimum, the CC&Rs shall also specifically address the following items:

- a. Requirement to abide by Community Design Guidelines.
- b. Requirement to locate all structures, including fences, within the building envelope submitted with final map.
- c. Limitation of disturbance of site to 20% of lot area.
- d. Specifications on the limitation of turf area.
- e. Requirement to properly abandon individual septic disposal system and to connect to community sewer when available
- f. Requirement of the homebuilder to install the house plumbing so that it can be easily connected to the community system
- g. Waiver of protest of inclusion into a sewer district
- h. Notice of requirement to pay future sewer user fees
- i. Mandatory provision of greenbelt requirements.
- j. Prohibition of private fencing outside of building envelope, other than "invisible" pet control fencing.
- k. Minimum defensible space requirements.
- l. Snow storage areas.



- m. Requirement to adhere to National Electric Safety Code setbacks for existing overhead power lines.
  - n. Potential for conservation easements or dedication of open space.
  - o. Prohibition of motorized vehicles in open space.
  - p. Areas with potential for equestrian traffic.
  - q. Requirement of open space remaining open to pedestrian and bicycle traffic.
  - r. Notice of equestrian easements to abutting properties.
  - s. Notice of S-alignment to abutting properties.
  - t. Notice of the preservation requirements for lots containing or abutting the rock dams of the ice ponds.
4. Prior to the first final map, the developer shall submit the detailed set of Community Design Guidelines to the Design Review Committee of the Washoe County Planning Commission for review and approval. At a minimum, the Community Design Guidelines shall address the items specified within the application plus the homeowners variance procedures, if any.
5. At the time of recordation of each phase, the developer shall submit a site plan for each individual lot to the Building and Safety Division and the Department of Community Development. The site plan shall be at an appropriate scale for an 8.5" x 11" sheet and shall indicate the lot and block number, the building envelope, the maximum structure height, location of sewer lateral stub-out, and, if applicable, driveway location, protected areas, retained trees, individual septic disposal system and leachfield areas, etc.
6. Educational materials for wildlife protection, water conservation, historic preservation, or similar issues that are supplied to prospective buyers or lot owners shall be submitted to the Department of Community Development.
7. A note shall be placed on all construction drawings stating:
- NOTE
- Should any prehistoric or historic remains/artifacts be discovered during site development, work shall temporarily be halted at the specific site and the Department of Conservation and Natural Resources, Division of Historic Preservation and Archeology, shall be notified to record and photograph the site. The period of temporary delay shall be limited to a maximum of two (2) working days from the date of notification.
8. Prior to ground disturbing activity of any specific phase of development, the developer shall provide an archaeological/historical survey for that phase to the Department of Conservation and Natural Resources, Division of Historic Preservation and Archeology for review.



9. Prior to acceptance of public improvements and release of any financial assurances, the developer shall furnish to the Utility Division and/or Engineering Division a complete set of reproducible 'as built' construction drawings prepared by a civil engineer registered in the State of Nevada, when field conditions mandate construction other than that shown in the original drawing.
10. The developer shall participate in any applicable General Improvement District or Special Assessment District formed by Washoe County to the satisfaction of the applicable division of the Department of Public Works.
11. The final map shall designate potentially-active (Holocene) fault lines on the record map and shall contain the following note to the satisfaction of the Department of Community Development:

NOTE

No habitable structures shall be located on a potentially-active (Holocene) fault line.

12. The developer is to provide written approval of the plans for the installation of mail delivery facilities from the US Postal Service. The system must be shown on the project construction plans and installed as part of the on-site improvements to the satisfaction of the Engineering Division and the US Postal Service.
13. All new utilities are to be placed underground to the satisfaction of the Engineering Division.
14. The developer and all successors shall direct any potential purchaser of the project site to meet with the Department of Community Development to review conditions of approval prior to the final sale of the site. Any subsequent purchasers of the site shall notify the Department of Community Development of the name, address, telephone number, and contact person of the new purchaser within 30 days of the final sale.
15. The Washoe County Planning Commission certificate on the final map shall be stated as follows:

The tentative map of this subdivision, TM5-2-92, was approved by the Washoe County Planning Commission on the 8th day of July, 1992. This final map is in substantial compliance with the tentative map and all conditions of approval have been met.

The signature block for the certificate shall be prepared for date and signature by the Director of the Washoe County Department of Community Development.



## **TRAFFIC**

16. All roadway improvements (including but not limited to, curb, gutter, signage, snow removal and storage, sidewalk, and street lighting at major intersections) necessary to serve the project, that are to be dedicated to Washoe County, shall be designed and constructed to county specifications (60' right-of-way, 36' curb face to curb face, and collector pavement thickness) and/or financial assurances in an appropriate form and amount shall be provided to the satisfaction of the Engineering Division.
17. All roadway improvements (including but not limited to, drainage, signage, snow removal and storage, project gates, and street lighting at major intersections) that are within the project and not to be dedicated to Washoe County, shall be designed and constructed to the satisfaction of the Engineering Division (cul-de-sacs may have an improved section of 20 feet) and/or financial assurances in an appropriate form and amount shall be provided to the satisfaction of the Engineering Division.
18. Approved Occupancy Permits shall be obtained from the Nevada Department of Transportation (NDOT), for access to and from roads and highways maintained by NDOT and a copy of the said permit sent to the Engineering Division. These Occupancy Permits shall be required for Joy Lake Road at US 395 and Mount Rose Highway (SR 431) prior to the recordation of the first phase. The Occupancy Permit for St. James's Village Parkway/Pagni Lane and US 395 shall be required prior to construction of the roadway.
19. The applicant shall comply with the NDOT requirements for acceleration/-deceleration lanes and intersection designs for access to US 395 and Mount Rose Highway (SR 431) to the satisfaction of the Engineering Division.
20. The Construction Traffic Haul Route Plan, which shall utilize St. James's Village Parkway, is to be submitted to the Engineering Division and the Department of Community Development for review and approval. Roads that will be used as construction haul routes and are not designated truck routes must be evaluated by a geotechnical study to determine the existing structural section and its load supporting capability. If the pavement section is inadequate to support the proposed construction loadings, the roadway must be reconstructed as needed to provide a 20-year design life in accordance with the AASHTO Interim Guide for Flexible Pavements.
21. The minimum pavement structural section shall be 4 inches of asphalt over 6 inches of gravel base (Type B) for roadways with a right-of-way of 60 feet in width and shall be 3 inches of asphalt over 6 inches of gravel base (Type B) for roadways with a right-of-way of 50 feet in width to the satisfaction of the Engineering Division.
22. The developer shall seal all asphalt concrete pavement surfaces in accordance with Washoe County specifications to the satisfaction of the Engineering Division.



23. The developer shall submit a detailed Geotechnical Analysis and Report which gives pavement design recommendations based upon the estimated traffic loadings for a 20-year design life in accordance with the AASHTO Interim Guide for Flexible Pavements to the Engineering Division for review and approval. The report shall include assumptions concerning the distribution of trucks, including project construction traffic. The pavement thickness determined by the Geotechnical Analysis must be used if it indicates a stronger structural section than the minimum is required.
24. The developer shall submit construction drawings which include all soil boring logs to the satisfaction of the Engineering Division.
25. For the portions not already offered for dedication, the developer shall acquire and dedicate full width right-of-way for Joy Lake Road north of the project site prior to the recordation of the first final map. All dedications and improvements shall be to the satisfaction of the Engineering Division. If the right-of-way cannot be acquired by the developer at a reasonable price as determined by the county, then the county may attempt to condemn the property. If the state court allows the condemnation, the developer shall pay the cost of the award and its appraisal fee.
26. The developer shall construct or provide financial assurances for the construction of Joy Lake Road north of the project site to collector standards to the satisfaction of the Engineering Division prior to recordation of the first final map.
27. The developer shall construct or provide financial assurances for the improvements to the intersection of Joy Lake Road and Mount Rose Highway (SR 431) to the satisfaction of the Engineering Division prior to recordation of the first final map.
28. Prior to the recordation of the final map for the 151st lot, the developer shall demonstrate that the entire alignment of St. James's Village Parkway, from US 395 to St. James's Village Unit 4, is under his control and available for future construction. The County Engineer and the Department of Community Development shall be responsible for determining compliance with this condition.
29. Prior to the recordation of the 151st lot, the developer shall provide financial assurances for the construction of St. James's Village Parkway to the satisfaction of the Engineering Division. Prior to the issuance of the 151st building permit, the developer shall construct the remaining unbuilt portion of St. James's Village Parkway to the satisfaction of the Engineering Division. The developer shall provide quarterly reports on the number of building permits issued to the County Engineer and the Department of Community Development.
30. Prior to the recordation of the 286th lot, the developer shall provide financial assurances for the construction of Joy Lake Road to the I-580 Winters Ranch Interchange to the satisfaction of the Engineering Division. Those improvements may utilize the West Side Frontage Road that is proposed by the Nevada Department of Transportation (NDOT) for the construction of the I-580 Winters Ranch Interchange. Prior to the issuance of the 286th building permit, the



developer shall construct Joy Lake Road to connect to the west frontage road of the freeway to the satisfaction of the Engineering Division.

31. On a quarterly basis, the developer shall provide the Engineering Division and the Department of Community Development an accounting of the number of building permits issued for St. James's Village.
32. The developer shall install regulatory signs at the juncture of all public streets with a private street to the satisfaction of the Engineering Division. Said sign shall state: "PRIVATE STREET NOT MAINTAINED BY COUNTY".
33. The developer shall reserve the right-of-way for the future I-580 Extension (US 395 bypass) for acquisition by the Nevada Department of Transportation(NDOT). The Department of Community Development shall be responsible for determining compliance with this condition.
34. Street names shall be reviewed and approved by the Regional Street Naming Coordinator.
35.
  - a) To the satisfaction of the Engineering Division, the wording on the final maps shall be modified to reflect the fact that the streets within the subdivision are private and not offered for dedication to Washoe County.
  - b) The developer, the homeowners association, and the county have entered into an agreement to have the proposed mitigation measures for Joy Lake Road evaluated. The developer shall be required to participate in the implementation of the appropriate mitigation measures to the satisfaction of the Department of Community Development.

#### **DRAINAGE**

36. A final, detailed hydrology/hydraulic report, prepared by a registered engineer, shall be submitted to the Nevada Department of Transportation and the Engineering Division for approval. The report shall include the locations, points of entry and discharge, and rates of 10 and 100 year storm flows impacting both the site and off-site areas and the methods for handling those flows. The report shall include all storm drain pipe and ditch sizing calculations and a discussion of any impacts on existing off-site drainage facilities.
37. A master storm drainage plan, based upon the approved hydrology/ hydraulic report, shall be submitted to the Nevada Department of Transportation and Engineering Division prior to the finalization of any portion of the subdivision. All drainage improvements shall be designed and constructed to the satisfaction of the District Health Department and the Engineering Division. All drainage structures under roadways and crossings of Browns and Steamboat Creeks shall be designed to pass the 100-year storm. Consideration will be given to minor culverts passing a portion of the 100-year storm over the roadway if the roadway is designed to not be washed out and to remain passable through the 100-year storm. The developer may arrange for financial assurances, acceptable to the Engineering Division, for all or part of these improvements.



38. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted to the Engineering Division for approval prior to finalization of any portion of the subdivision. Grading shall comply with best management practices and shall eliminate the potential for mosquito breeding within graded areas. Detention basins with controlled outlet facilities shall be shown on the plan.
39. Washoe County will only maintain drainage easements which are at least 15 feet wide and piped to the satisfaction of the Engineering Division.
40. Standard reinforced concrete headwalls or other approved alternatives shall be placed on the inlet and outlet of all drainage structures and rip-rap shall be used to prevent erosion at the inlets and outlets of all pipe culverts to the satisfaction of the District Health Department and the Engineering Division.
41. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage from the site or into Steamboat or Browns Creek to the satisfaction of the Engineering Division.
42. The developer shall submit to the District Health Department a letter approving the proposed methods of erosion control and soil stabilization from the Washoe-Storey Conservation District.
43. The developer shall provide easements to all existing irrigation and diversion ditch owners to the satisfaction of the Engineering Division. Any proposed modifications to the ditches must be approved in writing by the ditch owners.

#### **WATER AND WASTEWATER**

44. The project shall be constructed with a dry sanitary sewer system within the boundaries of the subdivision. The sewer system shall be designed, constructed, and inspected to the satisfaction of the District Health Department and the Utility Division.
45. All minor infrastructure for sewer collection shall be designed, constructed, and inspected to the satisfaction of the District Health Department and the Utility Division.
46. The project shall be designed to accommodate a gravity flow sanitary sewer system within the boundaries of the subdivision. The sanitary sewer collection system shall be designed to accommodate potential service to existing and future developments. The design, construction, bonding, and inspection shall be to the satisfaction of the District Health Department and the Utility Division.
47. The design engineer shall submit a plan for the periodic inspection of the construction of the sewer service system to the District Health Department. The design engineer shall, pursuant to the approved inspection plan, periodically certify in writing to the District Health Department that the improvements are being installed in accordance with the approved plans and recognized practices of the trade.



48. The developer shall either construct or provide financial assurances for the construction of the sewer system facilities. The financial assurances must be in a form and amount satisfactory to the Utility Division.
49. In the event that the off-site sewage transmission and treatment facilities are not available at the time of final map recordation, interim individual septic disposal systems may be reviewed and approved by the District Health Department, the Utility Division, and the Nevada Department of Environmental Protection. No more than 230 lots will be allowed to use interim individual septic disposal systems.
50. Should interim individual septic disposal systems be considered for use, evidence shall be submitted that a restrictive covenant in the county's favor has been recorded. This restrictive covenant shall include the waiver of protest of inclusion into the district, the notice of the requirement to pay user fees, and the requirement of the proper abandonment (pumping, filling, etc.) of the interim individual septic disposal system, and connection to the sanitary sewer system within 120 days of notice by the Department of Public Works that service from the provider is available.
51. All sewage disposal fields shall be located in the exact locations of the approved test holes to the satisfaction of the District Health Department.
52. The developer shall install the sewer service laterals with an acceptable plug and cap to a location a minimum of 10 feet within the property line to the satisfaction of the Utility Division.
53. All privilege connection (hookup) fees for sewer service for the area within the final map will be paid to the satisfaction of the Utility Division, including any credits given in accordance with Condition 46.
54. The sanitary sewer collection system must be offered for dedication to Washoe County to the satisfaction of the Utility Division.
55. The sanitary sewer collection system shall be designed to accommodate potential service to existing and future developments of the project to the satisfaction of the Utility Division.
56. A letter, which can be a will-serve letter, from the appropriate provider committing sewer service, must be submitted to the District Health Department and Utility Division. This letter shall indicate that the treatment facility will not be brought beyond its permitted capacity by this service.
57. The final subdivision map shall show a dedicated, all-weather easement, with access, over the development's sanitary sewer lines, to the satisfaction of the Utility Division.
58. The final map shall contain the following note to the satisfaction of the Department of Community Development:



#### NOTE

No Certificate of Occupancy shall be issued until the sewer facilities have been completed and accepted by resolution of the Board of County Commissioners.

59. All minor infrastructure for potable water distribution shall be designed, constructed, and inspected to the satisfaction of the District Health Department and the Utility Division.
60. The project shall be designed to accommodate a community water system within the boundaries of the subdivision and shall be designed to accommodate potential service to existing and future developments. The design, construction, bonding, and inspection shall be to the satisfaction of the District Health Department and the Utility Division.
61. The design engineer shall submit a plan for the periodic inspection of the construction of the water supply system to the District Health Department. The design engineer shall, pursuant to the approved inspection plan, periodically certify in writing to the District Health Department that the improvements are being installed in accordance with the approved plans and recognized practices of the trade.
62. The developer shall either construct or provide financial assurances for the construction of the water system facilities directly related to the project. Credits in accordance with Condition 60 may accrue at this time. The financial assurances must be in a form and amount satisfactory to the Utility Division.
63. The water system facilities must be offered for dedication to Washoe County to the satisfaction of the Utility Division.
64. Prior to approval of the first final map, the developer shall be responsible for the processing the necessary change applications to reflect the points of diversion and the place and manner of use actually intended for water service, to the satisfaction of the Utility Division.
65. A letter, which can be a will-serve letter, from the appropriate provider committing water service must be submitted to the District Health Department. This letter shall indicate that the facility will not be brought beyond its permitted capacity by this service.
66. The developer shall submit to the Utility Division, water quality test results from a laboratory certified in the State of Nevada for any new water sources. The water quality sampling and testing shall comply with the State of Nevada Regulations for Public Water Systems, Nevada Administrative Code Chapter 445.



67. The water source shall meet both primary and secondary (NAC 445.248 subsections 1 and 4) standards of the State of Nevada Regulations for Public Water Systems, Nevada Administrative Code Chapter 445. If the water quality does not meet these standards, water treatment facilities must be on-line and functioning prior to the issuance of any building permits to the satisfaction of the Utility Division.
68. If the water usage monitoring demonstrates that the water rights previously dedicated to Washoe County prove to be insufficient to support the recordation of any phase of the subdivision, the developer shall be required to dedicate additional rights to support that phase to the satisfaction of the Utility Division.
69. The developer shall submit documentation demonstrating the availability of adequate water resource to serve the proposed project to the satisfaction of the Utility Division.
70. Any wells on the property not in use for production or monitoring purposes, shall be properly abandoned in accordance with the applicable regulations governing Water Wells and Related Drilling to the satisfaction of the Utility Division and District Health Department.
71. The final map owner's certificate shall contain language indicating that the developer and his assignees agree to the use of residential water meters.
72. The final map shall contain the following note to the satisfaction of the Department of Community Development:

**NOTE**

No Certificate of Occupancy shall be issued until the water facilities have been completed and accepted by resolution of the Board of County Commissioners.

**FIRE PROTECTION**

73. The plans submitted with a building permit application shall show evidence of compliance with the recommendations of the Nevada Division of Forestry. Those concerns are access (primary and emergency), security gates, fire flows, fire hydrant number and location, sequential phasing of firebreaks during development, permanent firebreaks, minimum defensible space, use of fire resistant construction and/or roof material, sprinklering of structures, and spark arrestors in chimneys. Access and fire flows shall be addressed to the satisfaction of the fire protection agency prior to the introduction of any combustible materials to the site.
74. The developer shall construct and dedicate a fire station to the satisfaction of the Nevada Division of Forestry prior to the issuance of any building permits for private structures.

**Washoe County Planning and Building Division – Parks Program**

1. The following conditions are requirements of Planning and Building, which shall be responsible for determining compliance with these conditions.

**Contact Name – Faye-Marie Pekar, Park Planner, 775.328.3627, [jolander@washoecounty.gov](mailto:jolander@washoecounty.gov)**

- a. The applicant shall dedicate a 15-foot wide non-motorized, multi-use public



trail easement and maintenance agreement over APN 046-18-12 and APN 046-180-15 as shown in Exhibit 1 and 2 for the Brown's Creek Trail. The easement shall be identified on the Final Map.

- b. The applicant shall work with Washoe County Parks staff to determine how best to protect the natural and cultural resources along Steamboat Creek in APN 046-060-45. This shall include a public access trail easement or dedication of open space to Washoe County.
- c. The project shall provide trail connections to adjacent public lands and areas identified for future trail systems as follows:
  - i. An east-west trail connection along Brown's Creek that connects from Joy Lake Road or Saint James Parkway through APN 156-040-10 and/or 046-133-15 and/or 156-040-10 to the east side of the St. James Village development.
  - ii. A north-south connection through APN 156-040-09 and 156-111-23 or 156-141-04, connecting to the Forest Service (USA) property to the north at APN 045-490-09.
  - iii. At least one trail connection linking (a.) and (b.) described above to the east side of the St. James Village development where it can feasibly run under I-580 and connect into future developments to the east. This connection shall be located north of Brown's Creek.
  - iv. At least one trail connection linking (a.), (b.), and (c.) described above to a proposed trail along Steamboat Creek in APN 046-060-45. This connection shall be located south of Brown's Creek.
- j. Any trails that occur on dedicated open space parcels accepted by Washoe County shall be maintained by Washoe County. All other trails shall be constructed and maintained by the developer and/or homeowner's association in perpetuity.
- k. All trail construction specifications, easement descriptions, areas to be offered for open space dedication and supporting conditions shall be included on the approved construction drawings accompanying the final map. The open space and trails shall be offered for dedication to Washoe County with each adjacent final map. The applicant shall submit a set of construction drawing plans to the Regional Parks and Open Space Department staff for final review.

**Washoe County Engineering and Capital Projects – General Land Development**

- 2. The following conditions are requirements of the Washoe County Engineering and Capital Projects Division which shall be responsible for determining compliance with these conditions.

**Contact Name: Janelle Thomas, P.E. (775) 328-3603;  
jkthomas@washoecounty.gov**

Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations, and policies in effect at the time of approval of the final map. Additionally, individual parcel building, grading, and/or wall permits shall comply with applicable building code requirements at the time of approval of the permits.





Date: July 1, 2025

To: Chris Bronczyk, Senior Planner

From: Janelle K. Thomas, P.E., Senior Licensed Engineer  
Robert Wimer, P.E., Licensed Engineer

Re: Amendment of Conditions Case WAC25-0010 for TM5-2-92 St. James Village  
APN: 046-060-45, 046-060-47, and 046-080-40

## GENERAL COMMENTS

Washoe County Engineering staff have reviewed the above referenced application. The Amendment of Conditions case is to approve an Amendment of Conditions to remove three parcels from the original Tentative Subdivision Map case number TM5-2-92. The Engineering and Capital Projects Division recommends approval with no additional comments or conditions of approval based upon our review of the site and the application prepared by Krater Consulting Group, PC.



July 2, 2025

Washoe County Community Services  
Planning and Development Division

RE: St. James Village Amendment of Conditions Case for TM5-2-92  
Amendment Conditions; WAC25-0010

Dear Washoe County Staff:

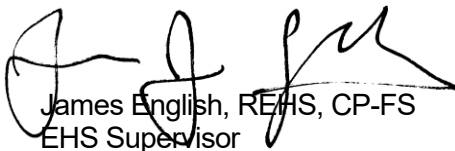
The following conditions are requirements of Northern Nevada Public Health (NNPH), Environmental Health Division, (EHS) which shall be responsible for determining compliance with these conditions.

**Contact Name – James English - [jenglish@washoecounty.us](mailto:jenglish@washoecounty.us)**

- a) Condition #1: EHS has reviewed the application as submitted and has no concerns with the approval of the application as submitted.
- b) Condition #2: All other conditions associated with the Health District approval of the final map are still valid and required.
- c) Condition #3: If the application is approved all subsequent building plans and permits must be routed to EHS for review and subsequent approval. The project must meet the most current applicable regulations related to sewage disposal and well construction.

If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at [jenglish@washoecounty.us](mailto:jenglish@washoecounty.us) regarding all NNPH comments.

Sincerely,



James English, REHS, CP-FS  
EHS Supervisor  
Environmental Health Services  
Northern Nevada Public Health





**From:** [Way, Dale](#)  
**To:** [Bronczyk, Christopher](#)  
**Subject:** WAC25-0010 (St James Village) for TM5-2-92  
**Date:** Monday, June 23, 2025 2:11:21 PM

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Chris,

TMFPD has no specific comments or conditions for this case.

Thank you.

**Dale Way**

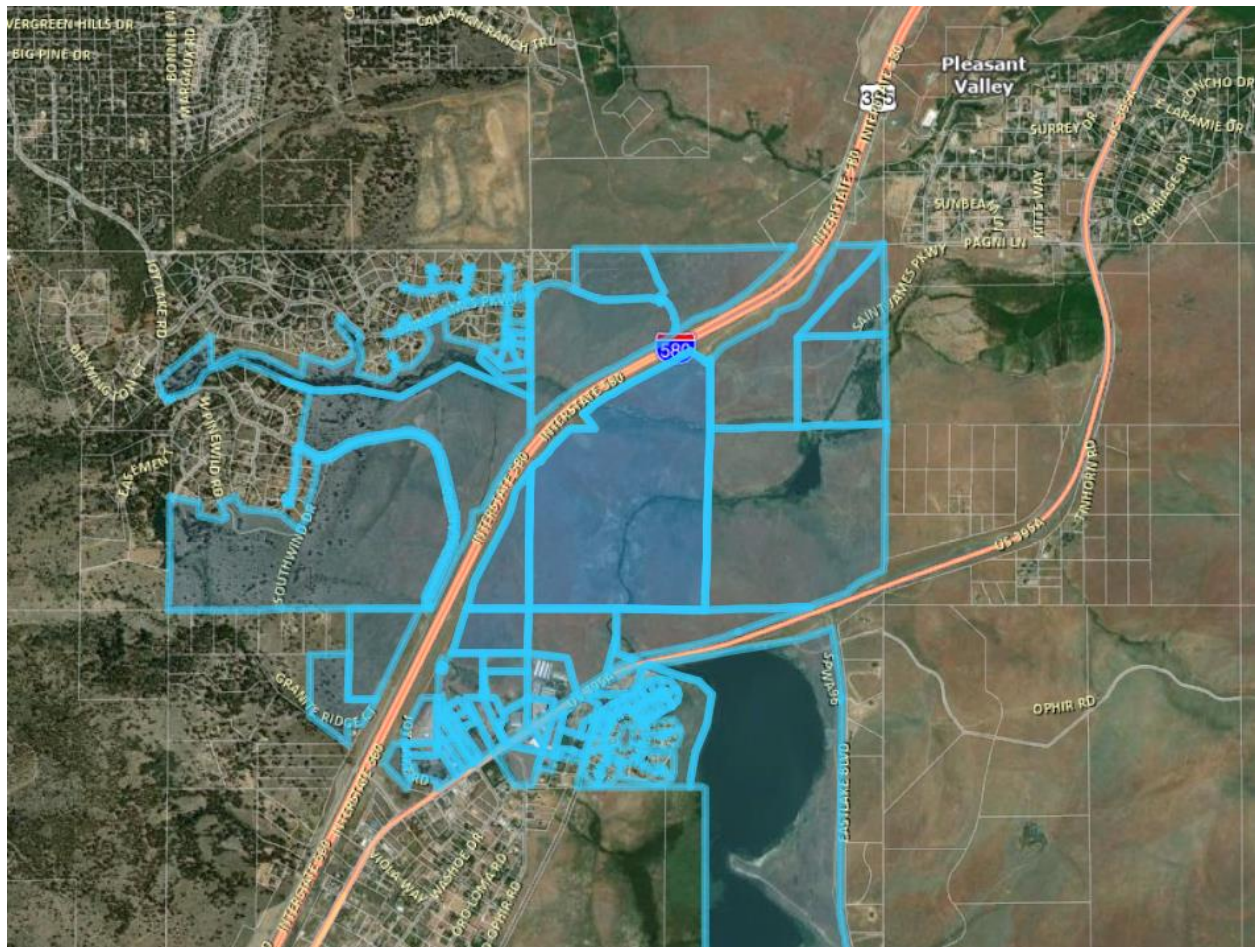
**Interim Fire Chief / CEO – Fire Marshal | Truckee Meadows Fire & Rescue**

[dway@tmfpd.us](mailto:dway@tmfpd.us) | Office: 775.326.6000

3663 Barron Wy, Reno, NV 89511







74 Parcels within 1,500 Feet



# Application to Amend Conditions

For

## St. James's Village

To Remove Three Parcels from the Tentative Map

Prepared For:

**St. James's Village, Inc.**

Prepared By:

**KRATER CONSULTING Group, PC**

A Nevada professional corporation  
1165 Mount Rose Street  
Reno, Nevada 89509  
(775) 815-9561

June 9, 2025



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## **II. Washoe County Development Application**

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- 2. Property Owner Affidavit
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## **III. Assessor Parcel Maps**

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# Supporting Letter



June 5, 2025

Trevor Lloyd, Planning Manager  
Washoe County Community Services Department  
1001 E. Ninth Street, Bldg A  
Reno, NV 89512

Dear Trevor:

**Subject: Amend conditions for St. James Village Tentative Map (TM5-2-92) to  
Remove 224.1 acres from the project.**

The original Tentative Map for St. James Village was approved by Washoe County on August 18, 1992. When the project was originally entitled, 530 one-acre minimum size lots were approved on approximately 1,626 acres. In 2012, the I-580 freeway was completed between Reno and Carson City, splitting St. James's Village into two areas. With completion of the freeway, 69 lots on approximately 224.1 acres then lay east of the freeway and cut off from the main St. James's Village project. Note that several lots within the freeway right-of-way were also lost.

*FIGURE 1* shows the area east of the freeway and the 69 originally approved one-acre minimum size lots. These lots were located between the freeway and Steamboat Creek and south of Browns Creek in a hillside area with slopes in the range of 10% to 15%. Note that the 69 lots and associated roadway take up a significant portion of the overall 224.1 acres cut off from St. James's Village by the I-580 freeway. *FIGURE 2* shows a list of assessor parcels cut off by the freeway along with the remaining undeveloped portion of St. James's Village. *FIGURE 3* shows the topography of the 224.1 acre area.

The I-580 freeway has three travel lanes in each direction, wide shoulders, and concrete barrier rails along the freeway edges. This imposing roadway structure eliminated any reason to try and keep the 224 acres within the St. James's Village development. As the ownership group of St. James's Village also owned the Sierra Reflections development, it instead made sense to incorporate the 224 acres into the Sierra Reflections development as no barriers exist under this scenario. In addition, approximately 65 ¼ to 1/3 acre Sierra Reflections lots could be located in this area far away from the freeway and mostly below Steamboat and Browns creek. The majority of land uphill from the creeks will now be common open space area (see *FIGURE 4*). *FIGURE 5* shows the 224.1 acre area to be removed overlayed on the Washoe County GIS maps. Significantly more open space will now exist within the three parcels that comprise the 224.1 acres.

The removal of the 224.1 acres from St. James's Village and incorporation into Sierra Reflections has been acknowledged at least twice by Washoe County. This acknowledgement occurred 1st when Washoe County approved a Tentative Map for Sierra Reflections in 2006,

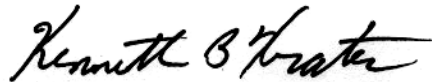


which included the 224.1 acres within the Sierra Reflections development and 2<sup>nd</sup>, in the staff report for a previous development agreement heard by the Washoe County Commission on December 12, 2023. As shown within the highlighted text on *FIGURE 6*, "*With construction off the I-580 freeway, the applicants now contemplate a reduction to 467 lots at full build out*".

Removal of the three parcels that total 224.1 acres from the St. James's Village will not increase lot counts, not increase density, and not decrease open space. The removal of the 224.1 acres only reflects the fact that it no longer made sense to include these parcels within the St. James's Village Tentative Map upon completion of the I-580 freeway.

Thus, we respectfully request the Planning commission to approve an amendment to the conditions to officially remove these three parcels that total 224.1 acres from the St. James's Village Tentative Map. Thank you for your assistance on this matter and please do not hesitate to contact me with any questions.

Sincerely,

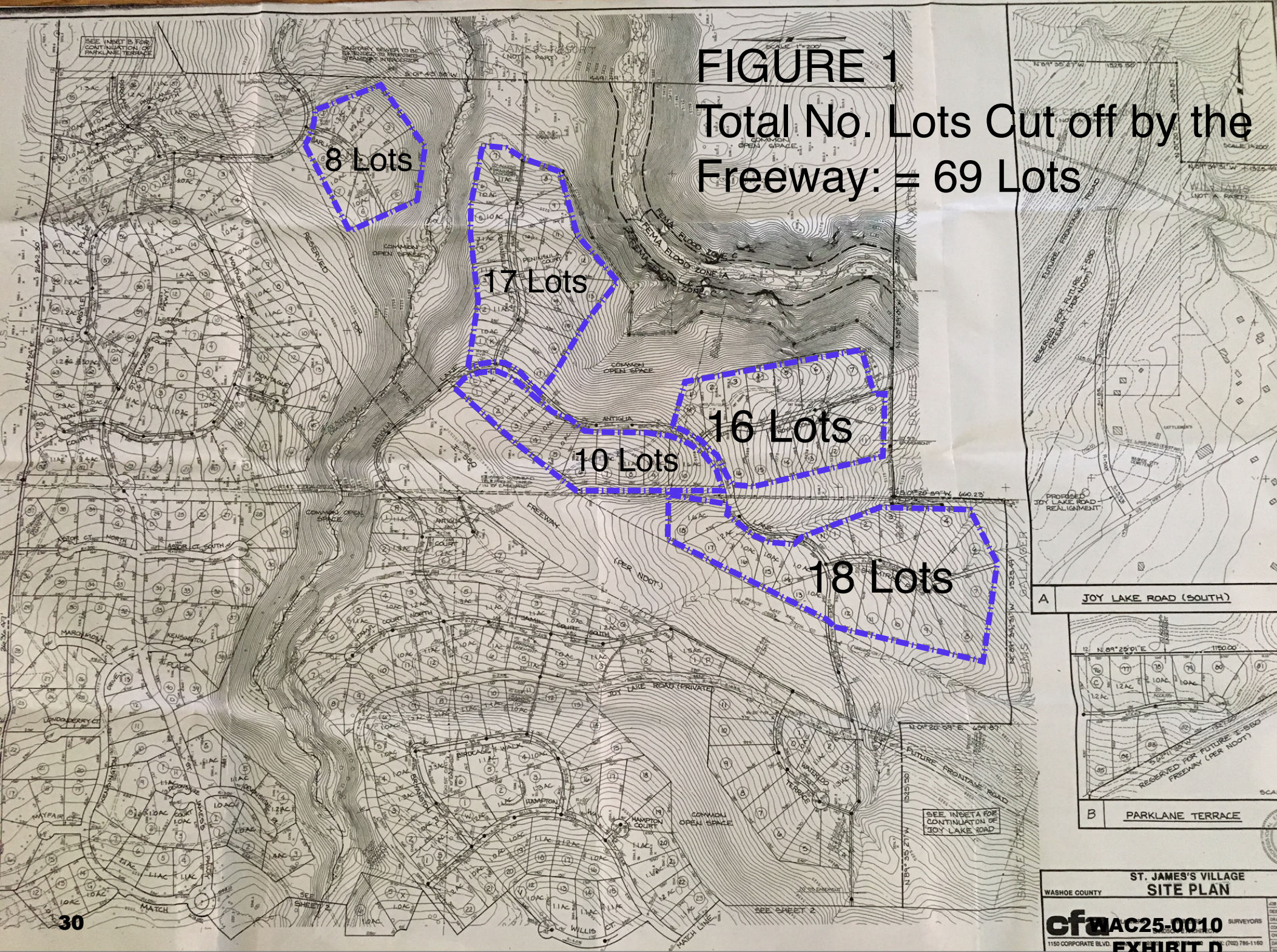
A handwritten signature in black ink, reading "Kenneth B. Krater". The signature is written in a cursive, flowing style.

Kenneth Krater, P.E.

cc: Fred Woodside, St. James Village  
Doug Flowers, Holland and Hart



# Total No. Lots Cut off by the Freeway: = 69 Lots



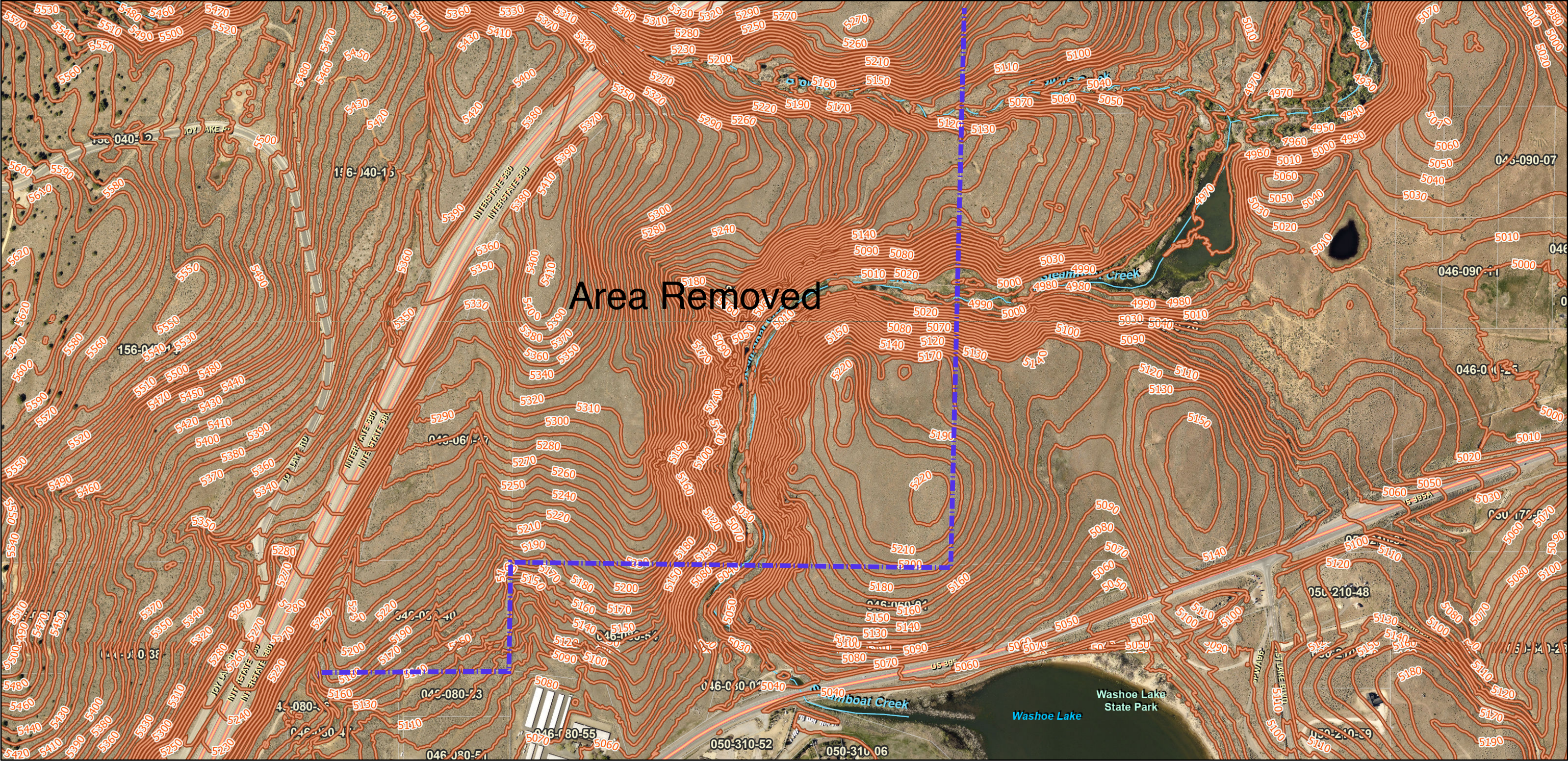


**St. James Village - Assessor Parcels**  
(Excludes recorded residential lots)

<b>Parcels to be Removed from the St. James's Village Tentative Map</b>	
<b>APN#</b>	<b>Acreage</b>
046-060-45	185.18
046-060-47	23.63
046-080-40	15.29
Total Area of Parcels to be Removed.	224.1
<b>Remaining Parcels for the St. James's Village Tentative Map</b>	
<b>APN#</b>	<b>Acreage</b>
046-080-40	15.29
046-060-45	185.18
046-060-47	23.63
046-131-24	6.52
046-132-06	6.013
046-133-15	7.308
046-133-17	9.94
046-180-12	439.754
046-180-14	7.797
046-180-15	44.08
156-040-09	57.028
156-040-10	43.854
156-040-14	175.21
156-040-15	85.82
156-111-23	19.48
156-141-04	34.26
Remaining Acreage (excluding recorded SFR lots)	1161.164

**Figure 2 - List of Assessor Parcels**





June 4, 2025

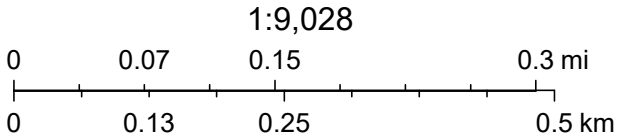
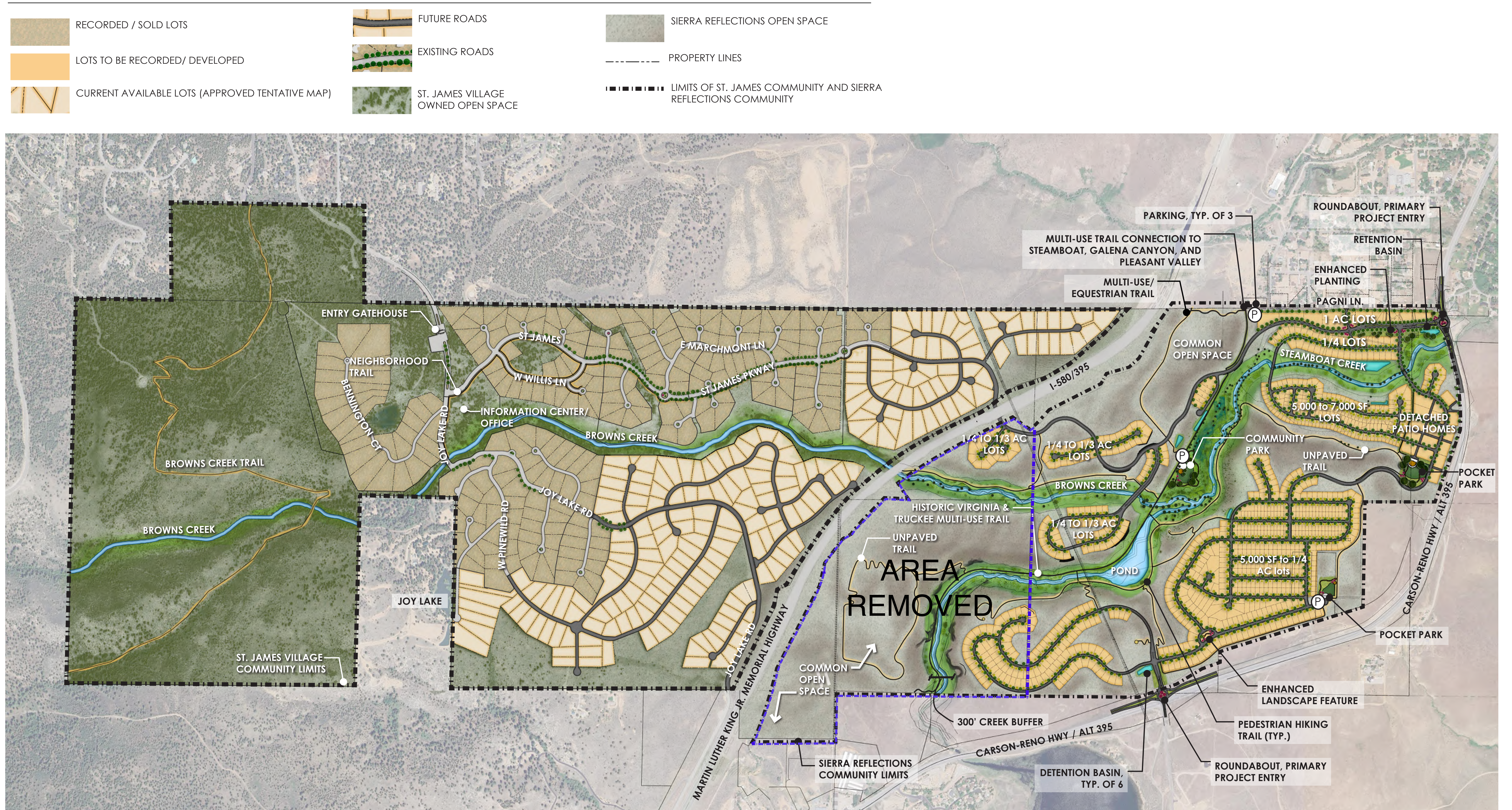


Figure 3

Washoe County, Washoe County GIS, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



## LEGEND

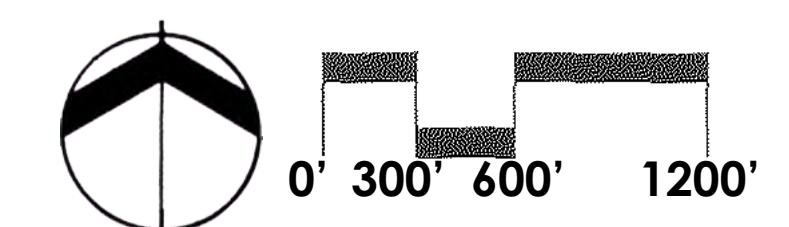


## Figure 4

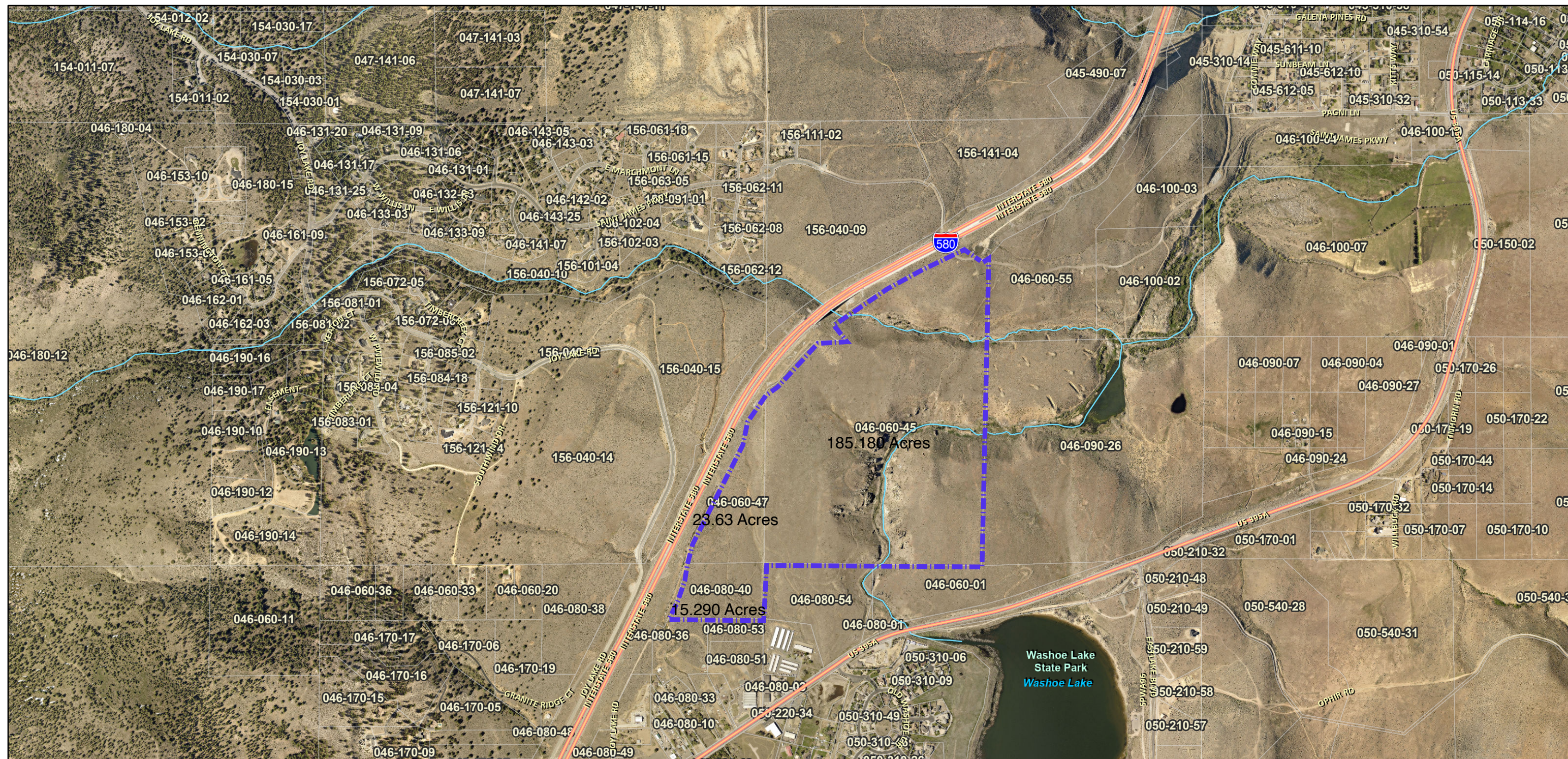
# OVERALL PLAN

## WASHOE COUNTY, NV

DATE: 04.04.2025 | VCH NEVADA, LLC



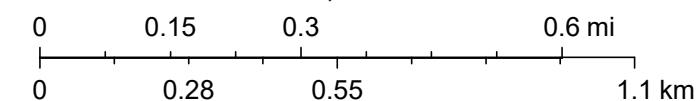




June 2, 2025

FIGURE 5  
Parcels to be Removed from St. James's Village

1:18,056



Washoe County GIS, Source: Esri, Maxar, Earthstar Geographics,  
and the GIS User Community



## **FIGURE 6**

### **PREVIOUS ACTION**

On October 7, 2021, the Washoe County Planning Commission granted a 2 year extension to extend the October 16, 2021, expiration date of the tentative map until October 16, 2023.

On June 21, 2019, subdivision tract map #5331 for St. James's Village was recorded which extended the expiration date for approval of the next final map to October 16, 2021.

On May 26, 2016, the Director of the Planning and Building Division of the Washoe County Community Services Department approved an extension of Tentative Subdivision Map Case Number TM5-2-92 in accordance with Development Agreement Case Number DA12-001, extending the deadline to record the next final map until October 16, 2020.

On September 25, 2012, the Washoe County Board of County Commissioners (Board) approved Development Agreement Case Number DA12-001 for St. James's Village (Tentative Subdivision Map Case No. TM5-2-92). The purpose of the Development Agreement was to extend the deadline to record the next final map until October 16, 2016, with the possible extension of the expiration date until October 16, 2020, at the discretion of the Director of Community Development.

On July 10, 2007, the Board approved the appeal and overturned the Planning Commission's denial thereby approving the amended conditions of approval numbers 29 and 30 to require construction of Joy Lake Road, rather than St. James's Village Parkway, as a second access to the subdivision, prior to the issuance of a building permit for the 151<sup>st</sup> residential lot.

On May 1, 2007, the Washoe County Planning Commission denied The Amendment of Conditions Case Number AC07-002 to amend conditions of approval number 29 and 30 requiring construction of Joy Lake Road, rather than St. James's Village Parkway.

On August 18, 1992, the Board approved Tentative Subdivision Map Case Number TM5-2-92 for St. James's Village. Since that time the applicant has recorded multiple final subdivision maps for various phases of the development as well as multiple time extensions as provided for in the Nevada Revised Statutes.

### **BACKGROUND**

St. James's Village Inc. is asking Washoe County to approve a development agreement to grant an extension of time for the approved Tentative Map for St. James's Village (Case Number TM 05-2-92). Specifically, the development agreement provides an extension of the deadline to record the next in a series of final maps from October 16, 2023 to October 16, 2025. St. James's Village consists of approximately 1,626 acres, located south of Galena Forest, and was originally approved in 1992 for 530 residential lots. With construction of the 1-580 freeway, the applicants now contemplate a reduction to 467 lots at full build out. The approved subdivision is still active as a result of a series of final map recordings, time extension approvals by the Planning Commission and a previously approved development agreement. The applicants have submitted final map applications to Washoe County for units 1H and 2C which are currently in review.

The applicants are asking for additional time in order to work with the Truckee Meadows Water Authority (TMWA) to come to agreement on a water project which will be utilized for the provision of water to serve the remainder of the property. When the tentative map was originally approved, Washoe County Water Resources Department approved a water "tree" system in which water lines would run down St. James Parkway and Joy Lake Road.



# **Washoe County Development Application**



# St. James's Village Inc.

Community Services Department

Planning and Building

## AMENDMENT OF CONDITIONS APPLICATION



Community Services Department  
Planning and Building  
1001 E. Ninth St., Bldg. A  
Reno, NV 89512-2845

Telephone: 775.328.6100

Application to Officially Remove 224.1 Acres  
from the Approved Tentative Map



## Amendment of Conditions Development Application Submittal Requirements

Applications are accepted on the 8<sup>th</sup> of each month. If the 8<sup>th</sup> falls on a non-business day, applications will be accepted on the next business day.

**If you are submitting your application online, you may do so at [OneNV.us](https://www.onenv.us)**

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- XX 1. **Fees:** See Master Fee Schedule. **Most payments can be made directly through the OneNV.us portal.** If you would like to pay by check, please make the check payable to Washoe County and bring your application and payment to the Community Services Department (CSD).
- XX 2. **Development Application:** A completed Washoe County Development Application form.
- XX 3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
- XX 4. **Proof of Property Tax Payment:** The applicant must provide a written statement from the Washoe County Treasurer's Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.
- XX 5. **Application Materials:** The completed Amendment of Conditions Application materials.
- XX 6. **Site Plan Specifications:**
  - a. Lot size with dimensions drawn using standard engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500') showing all streets and ingress/egress to the property.
  - b. Show the location and configuration of all proposed buildings (with distances from the property lines and from each other), all existing buildings that will remain (with distances from the property lines and from each other), all existing buildings that will be removed, and site improvements on a base map with existing and proposed topography expressed in intervals of no more than five (5) feet.
  - c. Show the location and configuration of wells, septic systems and leach fields, overhead utilities, water and sewer lines, and all easements.
  - d. Show locations of parking, landscaping, signage and lighting.
- N/A 7. **Application Map Specifications:** Map to be drawn using standard engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500') clearly depicting the area subject to the request, in relationship to the exterior property lines. All dimensions and area values shall be clearly labeled and appropriate symbols and/or line types shall be included in the map legend to depict the map intent.
- N/A 8. **Building Elevations:** All buildings and structures, including fences, walls, poles, and monument signs proposed for construction within the project shall be clearly depicted in vertical architectural drawings provided in accurate architectural scale. Architectural elevations of all building faces shall be presented.
- XX 9. **Submission Packets:** One (1) packet and a flash drive. Any digital documents need to have a resolution of 300 dpi. If materials are unreadable, you will be asked to provide a higher quality copy. The packet shall include one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. Labeling on these reproductions should be no smaller than 8 point on the 8.5" x 11" display. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

---

### Notes:

- (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.



- (ii) Appropriate map engineering and building architectural scales are subject to the approval of the Planning and Building and/or Engineering and Capital Projects.
- (iii) All oversized maps and plans must be folded to a 9" x 12" size.
- (iv) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies that clarify the potential impacts and potential conditions of development in order to minimize or mitigate impacts resulting from the project. No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Building.
- (v) **Labels:** If the assigned planner determines the abandonment will affect the access to a mobile home park, the applicant will be required to submit a list of mailing addresses for every tenant residing in the mobile home park.



## Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

<b>Project Information</b>		<b>Staff Assigned Case No.:</b> _____	
Project Name:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): St. James Village is located on the south end of Joy Lake Road and includes Saint James Parkway. The project is generally located northwest of the I-580 Freeway.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
Multiple - See attached.			
<b>Indicate any previous Washoe County approvals associated with this application:</b> WAC23-0013 Case No.(s). TM5-2-92, DA12-001, Extension of Time Request for Tent. Sub. Map Case # TM5-2-92			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: ST JAMES'S VILLAGE INC		Name: Krater Consulting Group, PC	
Address: 4100 JOY LAKE RD		Address: 1165 Mount Rose Street	
Reno, NV	Zip: 89511	Reno, NV 89509	Zip:
Phone: (775) 849-9070	Fax:	Phone: (775) 815-9561	Fax:
Email: fred.woodside@att.net		Email: ken@kcgnev.com	
Cell: (775) 722-1499	Other:	Cell: (775) 815-9561	Other:
Contact Person: Fred Woodside		Contact Person: Ken Krater	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: ST JAMES'S VILLAGE INC		Name:	
Address: 4100 JOY LAKE RD		Address:	
Reno, NV	Zip: 89511	Zip:	
Phone: (775) 849-9070	Fax:	Phone:	Fax:
Email: fred.woodside@att.net		Email:	
Cell: (775) 722-1499	Other:	Cell:	Other:
Contact Person: Fred Woodside		Contact Person:	
<b>For Office Use Only</b>			
Date Received: _____		Initial: _____	
County Commission District:		Planning Area:	
CAB(s):		Master Plan Designation(s):	
		Regulatory Zoning(s):	



# Amendment of Conditions Application Supplemental Information

(All required Information may be separately attached)

## Required Information

1. The following information is required for an Amendment of Conditions:
  - a. Provide a written explanation of the proposed amendment, why you are asking for the amendment, and how the amendment will modify the approval.
  - b. Identify the specific Condition or Conditions that you are requesting to amend.
  - c. Provide the requested amendment language to each Condition or Conditions, and provide both the ***existing*** and ***proposed condition(s)***.

2. Describe any potential impacts to public health, safety, or welfare that could result from granting the amendment. Describe how the amendment affects the required findings as approved.



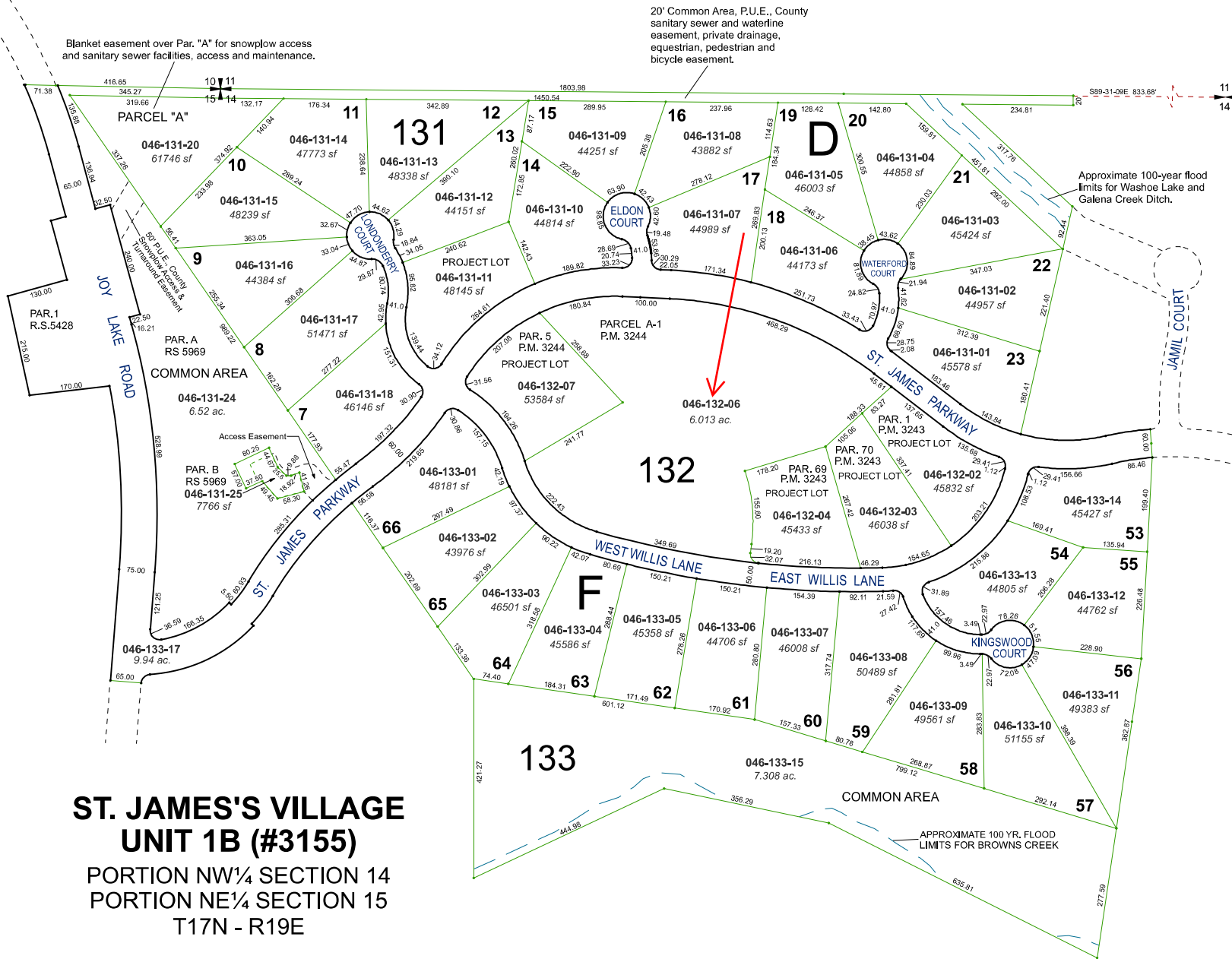
# **Assessor Parcel Maps**

**---**

## **Parcels to Remain a Part of the Tentative Map**



This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



Assessor's Map Number

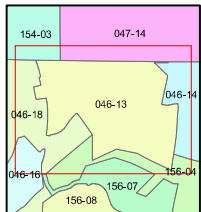
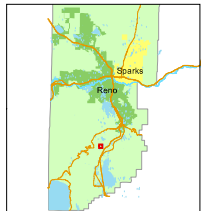
**046-13**

STATE OF NEVADA  
**WASHOE COUNTY**  
**ASSESSOR'S OFFICE**  
Michael E. Clark, Assessor

1001 East Ninth Street  
Building D  
Reno, Nevada 89512  
(775) 328-2231



Feet  
0 40 80 120 160 200  
1 inch = 200 feet



created by: TWT 11/20/2009  
last updated: CFB 6/6/12 JKF 6/26/18

area previously shown on map(s)  
046-06

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.



**046-18**

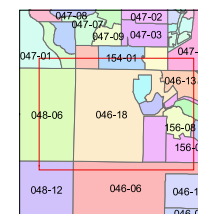
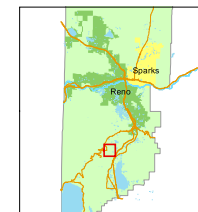
1001 East Ninth Street, Building D  
Reno, Nevada 89512  
(775) 328-2231



Feet

0 150 300 450 600

1 inch = 600 feet



created by: CFB 03/21/2012

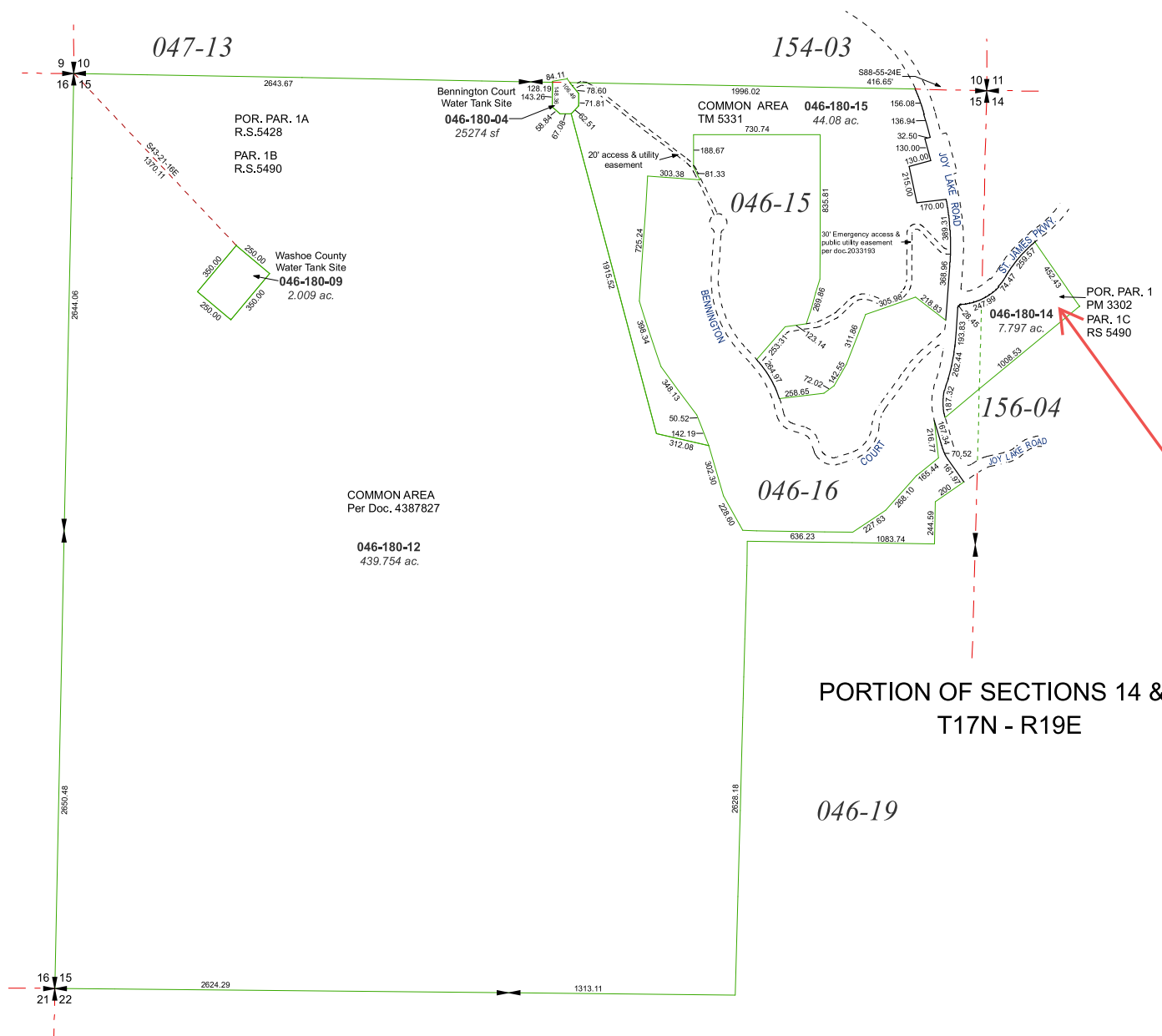
updated: CFB 06/06/12 KSB 06/12/13

SR 07/02/19

area previously shown on map(s):

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.

**WAC25-0010**  
**EXHIBIT D**



This map/plot is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



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Assessor's Map Number

**156-04**

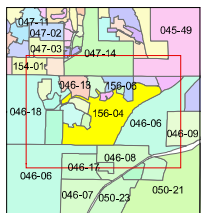
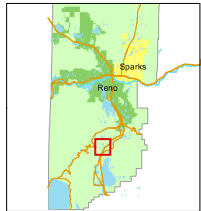
STATE OF NEVADA  
**WASHOE COUNTY**  
**ASSESSOR'S OFFICE**

1001 East Ninth Street, Building D  
Reno, Nevada 89512  
(775) 328-2231



Feet  
0 200 400 600 800

1 inch = 800 feet



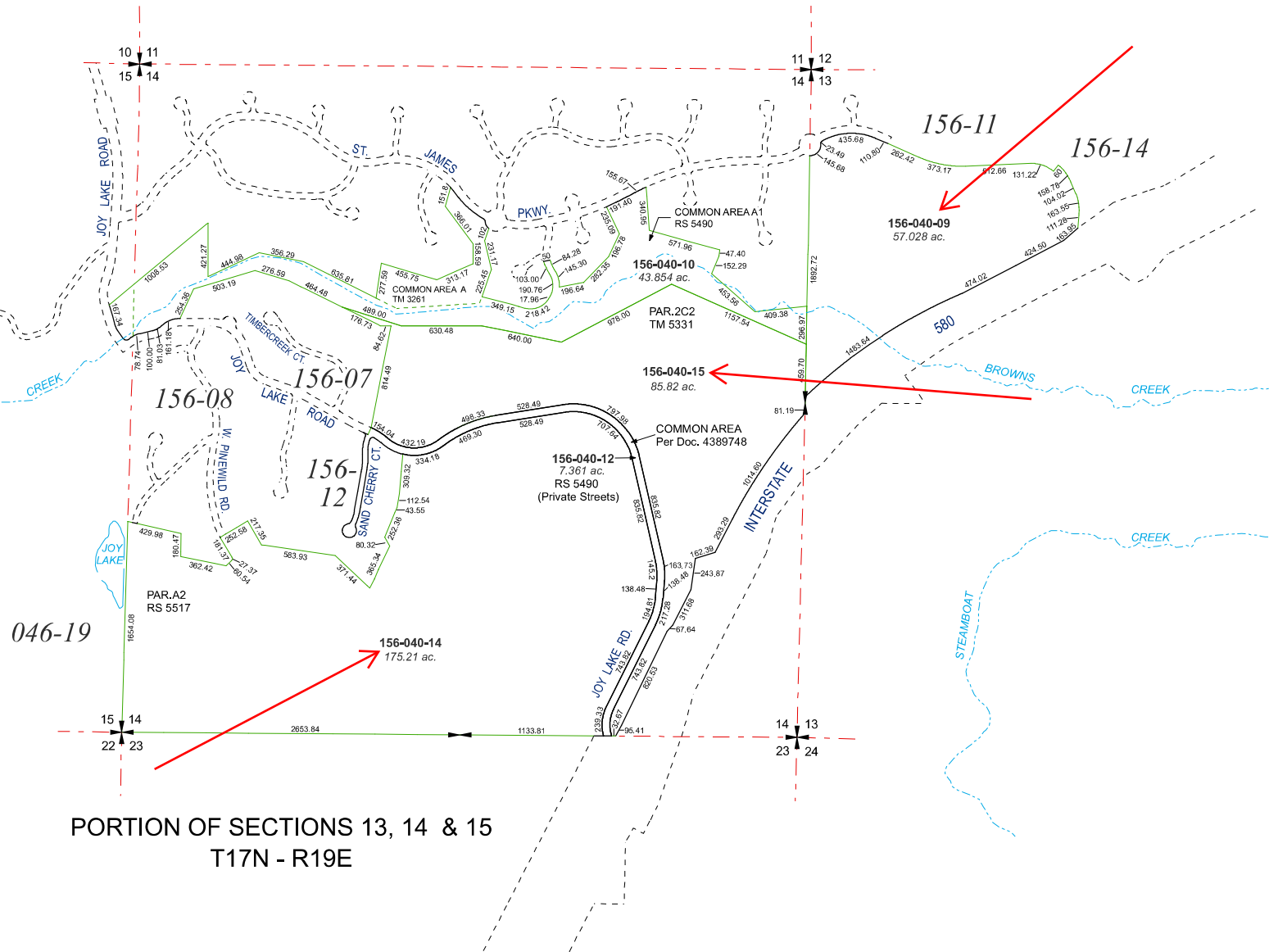
created by: NLH 04/01/2009

updated: CFB 09/26/13 SR 06/28/19

area previously shown on map(s):

046-06

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.





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A POR. OF THE N ½ OF SEC. 13  
T17N - R19E

Assessor's Map Number

**156-14**

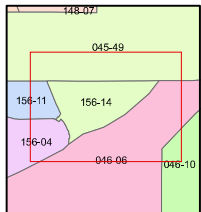
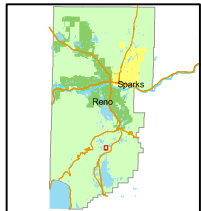
STATE OF NEVADA  
**WASHOE COUNTY**  
**ASSESSOR'S OFFICE**  
Joshua G. Wilson, Assessor

1001 East Ninth Street  
Building D  
Reno, Nevada 89512  
(775) 328-2231



Feet  
0 25 50 100 150 200

1 inch = 200 feet



created by: NLH 10/17/2008

last updated: NLH 4/01/09 NLH 7/05/11

area previously shown on map(s)

156-04

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.

PAR. 11  
REV. T.M. 4992

**156-141-04**  
34.26 ac

**141**

FWY.

395

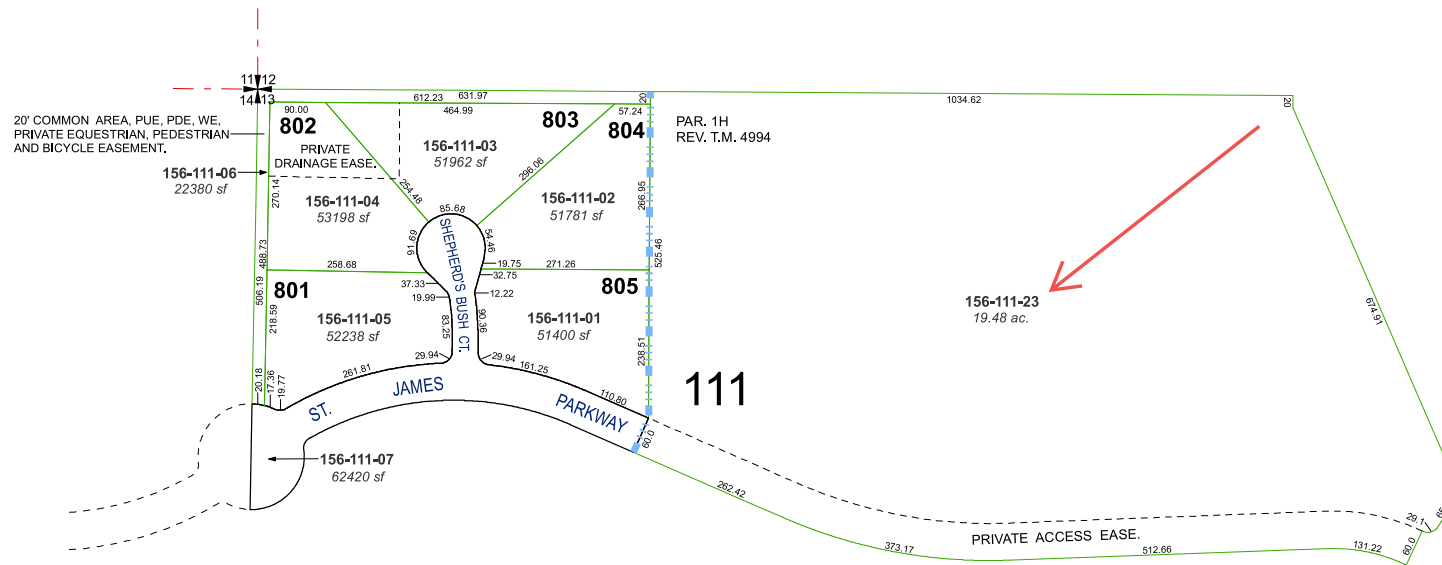
U.S.

FUTURE



**(#4396)**  
**ST. JAMES'S VILLAGE - UNIT 1G**

A POR. OF THE NW ¼ OF SEC. 13  
T17N - R19E



Assessor's Map Number

**156-11**

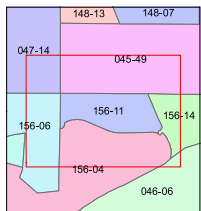
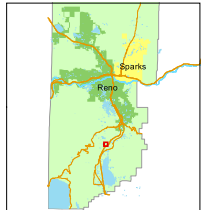
STATE OF NEVADA  
**WASHOE COUNTY**  
**ASSESSOR'S OFFICE**

1001 East Ninth Street, Building D  
Reno, Nevada 89512  
(775) 328-2231



Feet  
0 50 100 150 200

1 inch = 200 feet



created by: NLH 04/01/2009

updated: NLH 07/05/11 SR 01/14/21

area previously shown on map(s):  
046-06 & 156-04

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NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.

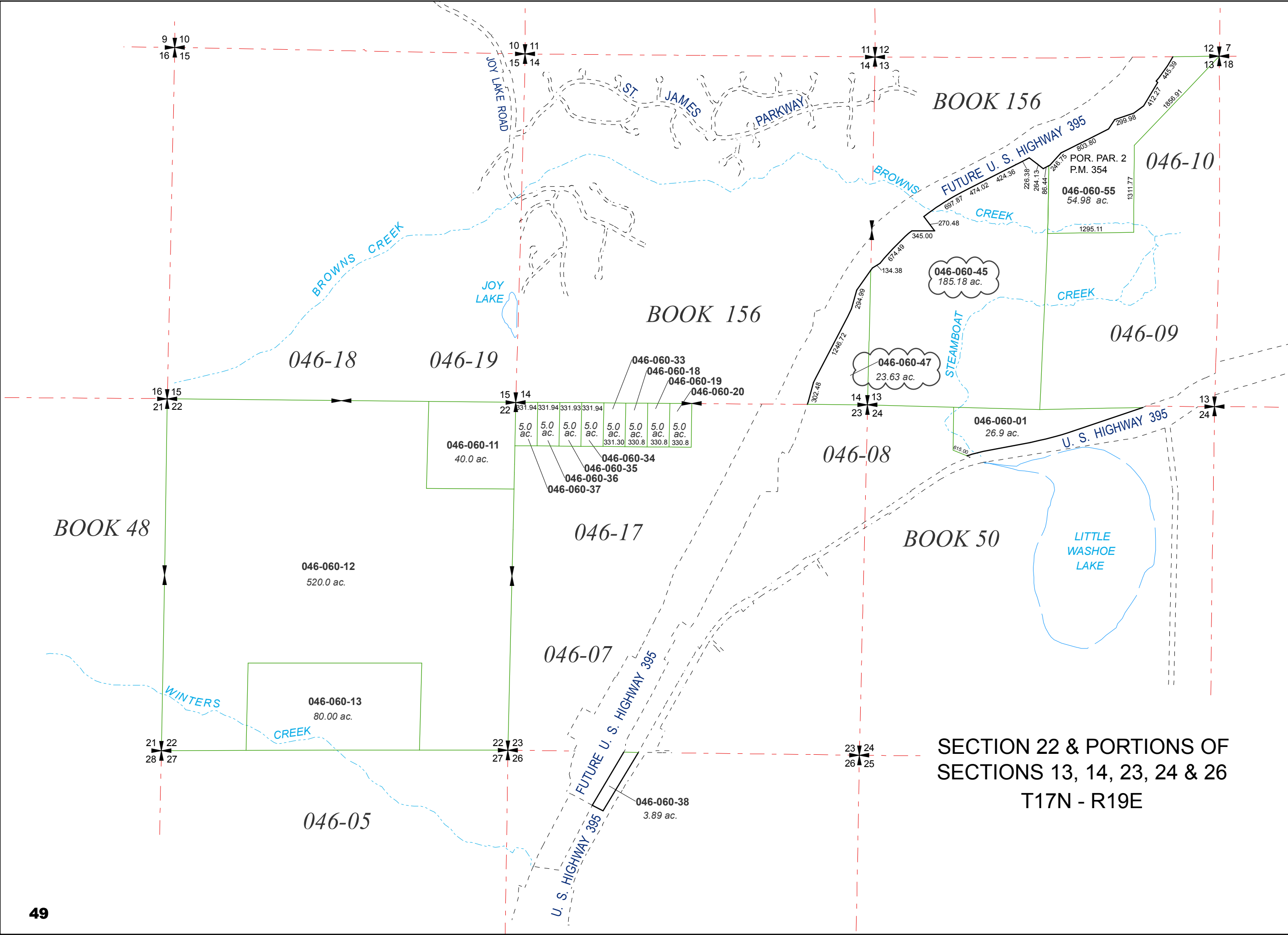


# **Assessor Parcel Maps**

**---**

## **Parcels to be Removed from the Tentative Map**







PORTIONS OF SECTIONS 23 & 24  
T17N - R19E

Assessor's Map Number

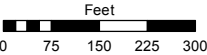
046-08

STATE OF NEVADA

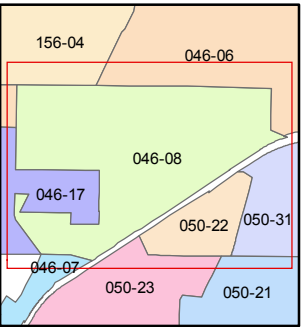
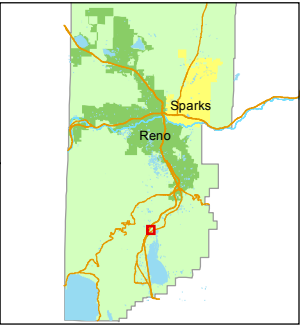
WASHOE COUNTY  
ASSESSOR'S OFFICE

Michael E. Clark, Assessor

1001 East Ninth Street  
Building D  
Reno, Nevada 89512  
(775) 328-2231



1 inch = 300 feet



created by: CFB 07/09/2010

last updated: SR 11/02/16

area previously shown on map(s)

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the status of the land or the data delineated hereon.

WAC25-0010

EXHIBIT D

