

Washoe County Board of County Commissioners



Development Agreement Amendment (St. James's Village TM5-2-92)

October 14, 2025

Request



A development agreement amendment between Washoe County and St. James's Village, Inc. for St. James's Village, a residential subdivision (Tentative Subdivision Map Case No. TM5-2-92).

The purpose of the development agreement amendment is to extend the deadline for recording the next final map from October 16, 2025, to October 16, 2027.

Further extension by Director of the Community Services Department to October 16, 2029, if construction of the Reach IV Sanitary Sewer Interceptor Line has commenced but has not progressed to allow the next final map to be recorded.

Vicinity Map

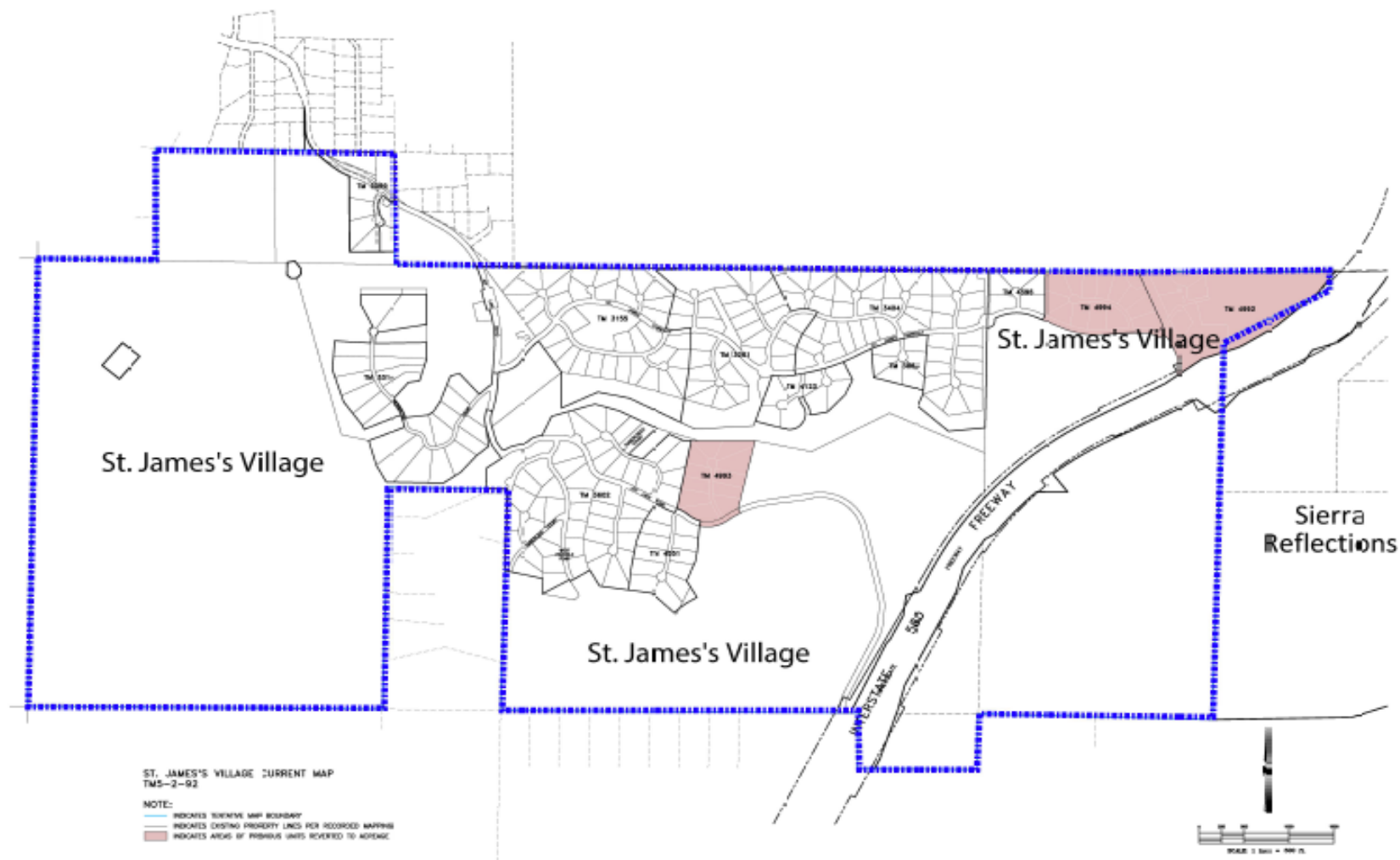


Background

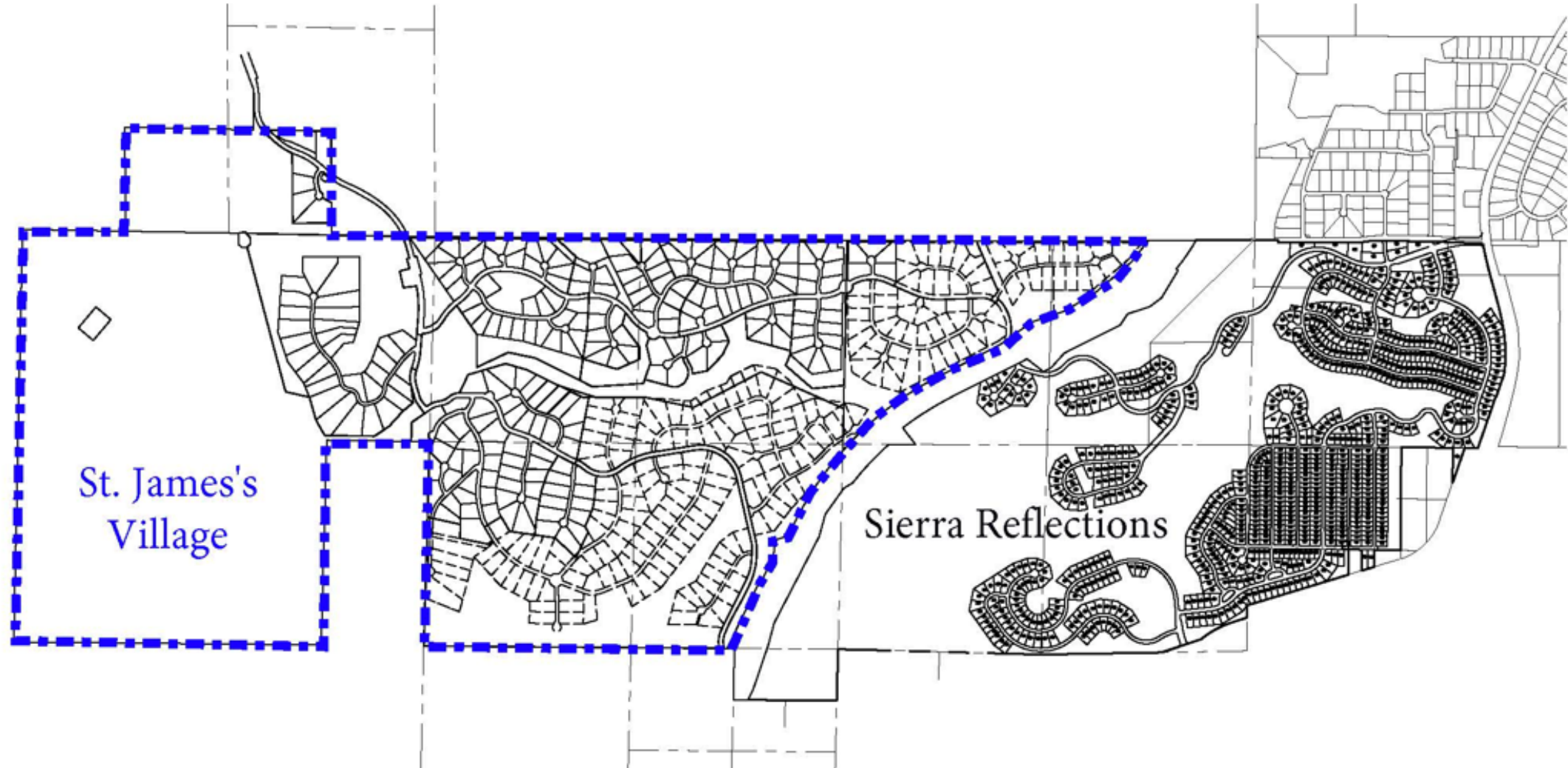


- St. James's Village was originally approved on August 18, 1992, for 530 residential lots.
- On September 2, 2025, the Washoe County Planning Commission approved Amendment of Conditions Case Number WAC25-0010, which removed three parcels (APNs: 046-080-40, 046-060-45 and 046-060-47) consisting of 224.1 acres from the tentative map area.
- Maximum buildout is 450 residential lots – current buildout is 227 residential lots.
- The tentative map has had numerous final maps recorded, extensions, and a development agreement.

St. James's Village – Original Site Boundary



St. James's Village - Site Plan at Buildout



Findings & Recommended Motion



- Staff is able to make all four (4) findings as detailed on the pages 4 and 5 of the staff report and recommends approval of the development agreement amendment.
- The motion can be found on page 5 of the staff report.

Thank you

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