



Attachment A

Date: May 31, 2022

To: World Properties, Inc. via e-mail: fred.woodside@att.net  
C/O Fred Woodside  
4100 Joy Lake Road  
Reno, NV 89511

From: Dave Solaro, Washoe County Community Services Director

Subject: Sierra Reflections WTM06-001  
Identified on the submittal as "Merger & Re-subdivision TM of St. James Village – May 2022"

The Washoe County Community Services Department (CSD) received the "merger and re-subdivision" final map for Sierra Reflections at the end of day Wednesday, May 25<sup>th</sup>, 2022. The submittal is titled Merger and Subdivision Tract Map of St. James Village, Inc.

The Community Services Department is rejecting your submittal due to timing of submittal and substantive issues.

**Timing:**

In accordance with Washoe County Code ("WCC") Chapter 110 Section 610.45(a), which is provided below, the preliminary submittal of the first final map for Sierra Reflections must have been submitted, with the required items below, **a minimum of 60 days** prior to filing with the Community Services Department, i.e., prior to the deadline for recordation. However, the preliminary submittal of the first final map was not submitted to Washoe County Community Services Department until Wednesday, May 25, 2022— which is only 20 days prior to the recordation deadline. The Sierra Reflections Development Agreement approved by the Board of County Commissioners ("BCC") on April 28, 2020, and which is currently in effect, provides that the Tentative Map is set to expire on June 14, 2022 and that the first final map must be **recorded** on or before that date. This deadline has not been further extended, as the BCC declined to enter into a subsequent development agreement at the BCC's April 26, 2022 meeting. Accordingly, pursuant to WCC 110.610.45(a), the deadline to submit the first final map to the County to begin its review was Friday, April 15, 2022. The Sierra Reflections submittal missed this deadline.

**Section 110.610.45 Preliminary Submittal.** *The Preliminary Submittal procedures for the final map shall be as set forth in this section.*

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*(a) Submittal Requirements. **Not less than sixty (60) days prior to the filing of any final map** with the Department of Community Development, the subdivider shall submit to the County Engineer:*

- (1) Three (3) prints of the proposed final map accompanied by the map checking fee;*
- (2) Data concerning closure calculations, constructions plans, estimates of quantities and the like, if the situation warrants;*
- (3) Plans and specifications for subdivision street improvements;*
- (4) Plans, profiles, specifications and necessary details of the proposed construction for streets, curb and gutter, water mains, culverts, bridges, sanitary sewers or storm drains which are to be installed as part of the subdivision; and*
- (5) Faithful performance bond estimate prepared by a Nevada registered engineer.*

### **Substantive Issues:**

The Sierra Reflections Development Agreement, dated April 28, 2020, extended the deadline to record the first final map for a 938-lot, single-family residential, common open space subdivision. Section 2.1.9 of the Development Agreement, which is provided below, states that the first final map, to include a minimum of five (5) lots, must be recorded on or before June 14, 2022. The packet received and referenced above contains six (6) common open spaces, two (2) utility parcels and one (1) road parcel. These divisions of land do not meet the Development Agreement requirements as they do not qualify as “a minimum of five lots”. A “lot” is defined in WCC 110.902.15 as “a distinct part or parcel of land divided with the intent to transfer ownership or for building purposes, which abuts upon a permanent means of access and is assigned a single parcel number by the Washoe County Assessor’s Office.” The areas of land proposed as common open space parcels are not considered “lots” within the meaning of Washoe County Code Chapter 110 and are not considered for the five (5) lot requirement in section 2.1.9. Accordingly, the submittal is also rejected as it does not comply with the Sierra Reflections Development Agreement Section 2.1.9.

*Development Agreement section 2.1.9 **The next final map, to be a minimum of five lots, shall be recorded on or before the date of expiration of this Agreement [June 14, 2022]. All successive final maps, if the Landowner chooses to record in a series, must include a minimum of five lots. Unless otherwise provided herein, the deadlines for any final maps shall be governed by NRS 278.360.***

Staff has performed a preliminary review of the submittal and while this review should not be construed as a complete and final review, there are infrastructure requirements under WCC 110.610.45 and requirements within the tentative map conditions including utilities, street improvements, studies, etc. that are not identified with plans,

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specifications, and the necessary details for a complete review. There may be other deficiencies not identified in this preliminary review.

Based on both the procedural and substantive issues noted above, the Community Services Department rejects your application and submittal.

Please let me know if you have any questions.



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