

APNs: 041-650-07, 041-650-03, 041-671-02 & 041-662-12

Mail Tax Statements To:

Ridges Development Inc / Ridges at Hunter Creek III LLC

attn: Ranson Webster and Rebecca Dickson

4345 Eagle Valley Circle

Reno, NV 89519

Recording Requested By County Clerk.

When recorded, copy to Community Services Department.

Attention: Planning and Building Division

Notice: Per NRS 239B.030, this document does not contain personal information as defined in NRS 603A.040

“ORDINANCE APPROVING A DEVELOPMENT AGREEMENT BETWEEN WASHOE COUNTY AND RIDGES DEVELOPMENT INC / RIDGES AT HUNTER CREEK III LLC, REGARDING TENTATIVE SUBDIVISION MAP CASE NUMBER TM16-005 (RIDGES AT HUNTER CREEK)”

SUMMARY: Approves a Development Agreement between Washoe County and Ridges Development Inc / Ridges at Hunter Creek III LLC, regarding Tentative Subdivision Map Case Number TM16-005 (Ridges at Hunter Creek) which approved (on July 5, 2016) development of a 53-lot, single-family residential, common open space subdivision. Lots range in size from ±0.37 acres (±16,117 square feet) to ±2.3 acres (±100,188 square feet). This agreement extends the deadline for filing the first in a series of final subdivision maps from July 5, 2020 to July 5, 2022.

BILL NO. _____

ORDINANCE NO. _____

TITLE:

AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT BETWEEN WASHOE COUNTY AND RIDGES DEVELOPMENT INC / RIDGES AT HUNTER CREEK III LLC, REGARDING TENTATIVE SUBDIVISION MAP CASE NUMBER

**Development Agreement regarding Tentative Subdivision Case Number TM16-005
(Ridges At Hunter Creek)**

TM16-005 (RIDGES AT HUNTER CREEK) WHICH APPROVED (ON JULY 5, 2016) DEVELOPMENT OF A 53-LOT, SINGLE-FAMILY RESIDENTIAL, COMMON OPEN SPACE SUBDIVISION. LOTS RANGE IN SIZE FROM ± 0.37 ACRES ($\pm 16,117$ SQUARE FEET) TO ± 2.3 ACRES ($\pm 100,188$ SQUARE FEET). THIS AGREEMENT EXTENDS THE DEADLINE FOR FILING THE FIRST IN A SERIES OF FINAL SUBDIVISION MAPS FROM JULY 5, 2020 TO JULY 5, 2022. THE SUBJECT SITE IS LOCATED SOUTH OF WOODCHUCK CIRCLE AND HUNTERS PEAK ROAD AND WEST OF HAWKEN DRIVE. THE SUBJECT SITE CONSISTS OF FOUR PARCELS TOTALING ± 155.01 ACRES IN SIZE. THE MASTER PLAN DESIGNATIONS INCLUDE SUBURBAN RESIDENTIAL (SR), RURAL RESIDENTIAL (RR) AND RURAL (R). THE REGULATORY ZONES INCLUDE GENERAL RURAL (GR), LOW DENSITY SUBURBAN (LDS) AND HIGH DENSITY RURAL (HDR). THE PARCEL IS LOCATED WITHIN THE SOUTHWEST TRUCKEE MEADOWS AREA PLAN, AND IS SITUATED IN PORTIONS OF SECTIONS 19 AND 30, T19N, R19E, MDM, WASHOE COUNTY, NEVADA. (APNS: 041-650-07, 041-650-03, 041-671-02 & 041-662-12).

WHEREAS:

- A. A tentative subdivision map for the proposed Ridges at Hunter Creek Subdivision was approved by the Washoe County Planning Commission on July 5, 2016 as TM16-005; and
- B. The deadline for filing a final map under NRS 278.360 is July 5, 2020.
- C. On a petition timely filed before the expiration date, for good cause appearing, the property owner and the Board of County Commissioners desire to extend the deadline for filing a final map to July 5, 2022; and
- E. The Board determines that this action is being taken under NRS 278.0205, and therefore is not a rule within the meaning of NRS 237.060;

NOW THEREFORE, THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF WASHOE DOES HEREBY ORDAIN:

SECTION 1.

The DEVELOPMENT AGREEMENT attached hereto as Exhibit A is hereby APPROVED by this ordinance. The Chairman is

Development Agreement regarding Tentative Subdivision Case Number TM16-005
(Ridges At Hunter Creek)

authorized to execute and deliver it for recording in the official records of Washoe County.

SECTION 2. General Terms.

1. All actions, proceedings, matters and things heretofore taken, had and done by the County and its officers not inconsistent with the provisions of this Ordinance are ratified and approved.
2. The Chairman of the Board and the officers of the County are authorized and directed to take all action necessary or appropriate to effectuate the provisions of this ordinance. The District Attorney is authorized to make non-substantive edits and corrections to this Ordinance and the attached agreement.
3. All ordinances, resolutions, bylaws and orders, or parts thereof, in conflict with the provisions of this ordinance are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any ordinance, resolution, bylaw or order, or part thereof, heretofore repealed.
4. Each term and provision of this ordinance shall be valid and shall be enforced to the extent permitted by law. If any term or provision of this ordinance or the application thereof shall be deemed by a court of competent jurisdiction to be in violation of law or public policy, then it shall be deemed modified, ipso facto, to bring it within the limits of validity or enforceability, but if it cannot be so modified, then it shall be excised from this ordinance. In any event, the remainder of this ordinance, or the application of such term or provision to circumstances other than those to which it is invalid or unenforceable, shall not be affected.

Passage and Effective Date: ORDINANCE APPROVING A DEVELOPMENT AGREEMENT BETWEEN WASHOE COUNTY AND RIDGES DEVELOPMENT INC / RIDGES AT HUNTER CREEK III LLC, REGARDING TENTATIVE SUBDIVISION MAP CASE NUMBER TM16-005 (RIDGES AT HUNTER CREEK)

Proposed on _____ (month) _____ (day), 2020.

Proposed by Commissioner _____.

Passed on _____ (month) _____ (day), 2020.

Vote:

Ayes:

Nays:

Absent:

Bob Lucey, Chair
County Commission

ATTEST:

Nancy Parent, County Clerk

This ordinance shall be in force and effect from and after the 21st day of the month of August of the year 2020.

Development Agreement regarding Tentative Subdivision Case Number TM16-005
(Ridges At Hunter Creek)