



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: August 19, 2025

DATE: July 18, 2025

TO: Board of County Commissioners

FROM: Julee Olander, Planner, Planning and Building Division, Community Services Department, 775-328-3627, jolander@washoecounty.gov

THROUGH: Kelly Mullin, AICP, Division Director, Planning & Building Division, Community Services Department, 328-3619, kmullin@washoecounty.gov

SUBJECT: Public Hearing: Second reading and possible adoption of an ordinance pursuant to Nevada Revised Statutes 278.0201 through 278.0207 approving Amendment of Conditions Case Number WAC25-0008, to amend the development agreement between Washoe County and Mesa View Reno, LLC (previous landowner), which was originally approved on July 16, 2024 (WAC24-0005). This amended development agreement is between Washoe County and Mesa View by Desert Wind LP, and its purpose is to extend the deadline for presenting the fourth final map to the Director of Planning and Building for final signature from April 28, 2025, to April 28, 2026, with all subsequent final maps being subject to the deadlines set forth in NRS 278.360.

The project was originally approved in 2004 as Tentative Subdivision Map Case No. WTM04-001 (Sun Mesa), and is a residential subdivision located along the eastern terminus of Sun Mesa Drive and Rising Ridge Drive in Sun Valley. The project encompasses a total of approximately 70.28 acres, and the total number of residential lots allowed by the approved tentative map is 207 with 149 lots recorded and 58 lots remaining to be recorded. The parcels are located within the Sun Valley Planning Area and Washoe County Commission District No. 3. (APN: 504-460-03).

If approved, authorize the Chair of the Board of County Commissioners to sign the Development Agreement. (Commission District 3.) FOR POSSIBLE ACTION

SUMMARY

The Washoe County Commission is asked to conduct a second reading and possibly adopt an ordinance amending a development agreement for Sun Mesa, an approved 207-lot, single-family residential subdivision. The proposed development agreement, included as an attachment to the ordinance, is for the purpose of extending the deadline for one (1) year from April 28, 2025, to April 28, 2026 to present the next final map for the Director of Planning and Building's final signature for Phase 4 of approved Tentative Subdivision Map Case No. WTM04-001 (Sun Mesa) within the Sun Valley Planning Area.

AGENDA ITEM # _____

Washoe County Strategic Objective supported by this item: Meets the Need of Our Growing Community and Support a Thriving Community.

PREVIOUS ACTION

July 8, 2025 - The Board heard the introduction and first reading of an ordinance to amend the development agreement to record the next final map for Phase 4 of the subdivision from April 28, 2025, to April 28, 2026.

July 16, 2024 - The Board approved Amendment of Conditions Case Number WAC24-0005, which approved a development agreement to extend the deadline to record the next final map for Phase 4 of the subdivision to April 28, 2025, and to adopt some amended conditions of approval.

February 1, 2022 – The Washoe County Planning Commission approved a two (2) year Extension of Time Request for the subdivision until April 28, 2024.

April 21, 2020 – Phase 3 (45 lots) of the tentative subdivision map was recorded as Tract Map #5371.

April 9, 2019 – The Board approved Amendment of Conditions Case Number WAC19-0001, which updated the development agreement so that the deadline to record the next final map for Phase 3 of the subdivision was extended to April 28, 2020.

August 27, 2013 – The Board approved Amendment of Conditions Case Number AC13-006, which updated the development agreement so that the deadline to record the next final map was extended to April 28, 2019.

April 28, 2009 – The Board approved Development Agreement DA09-002 through Ordinance No. 1399, which extended the deadline to file the next final map to April 28, 2014.

May 7, 2008 – The Planning Commission approved a one (1) year Extension of Time Request for the subdivision.

May 16, 2007 – Phase 2 (54 lots) of the tentative subdivision map was recorded as Tract Map #4780, Document No. 3533088.

February 6, 2007 – The Planning Commission approved a one (1) year Extension of Time Request for the subdivision.

March 14, 2006 – Phase 1 (50 lots) of the tentative subdivision map was recorded as Tract Map #4618, Document No. 3360640.

April 20, 2004 – Tentative Subdivision Map TM04-001 for Sun Mesa was approved by the Washoe County Planning Commission for 207 lots.

BACKGROUND

The Sun Mesa tentative subdivision map was approved in 2004 and consists of approximately 70.28 acres being subdivided into 207 residential lots ranging from 6,534 square feet (0.15 acres) to 35,719 square feet (0.82 acres). To date, a total of 149 residential lots have been recorded and 58 residential lots remain to be recorded.

The first final map was recorded in 2006 and the second final map was recorded in 2007. As a result of the down-turn in the housing market starting in 2008, Washoe County entered into a development agreement with the property owner to extend expiration of the tentative

map. The third final map was recorded in 2020. Thereafter, the Planning Commission approved a 2-year extension of time, and Washoe County entered into another development agreement with the property owner to extend expiration of the tentative map. The current expiration date under that agreement was April 28, 2025. However, this application was submitted to Washoe County prior to the expiration date so the request for a development agreement is timely.

The applicant, Mesa View by Desert Wind LP, is requesting an amendment to the development agreement to grant an extension of time for the approved Tentative Map for the Sun Mesa Subdivision (Case Number WTM04-001) in order to complete the final map review for Phase 4. The final map was submitted to Washoe County and was under review by Northern Nevada Public Health (NNPH). On May 23, 2025, NNPH completed their review and granted approval of the final map. According to the applicant, once phase 4 is recorded, the tentative map will be back on the statutory timelines for recording the next phase, as clarified in WCC 110.610.50. If the development agreement is approved and the expiration date for presenting the fourth final map is extended until April 28, 2026, and that map is recorded on or prior to that date, then the expiration date for the subsequent (5th final map) will be March 14, 2028, as March 14th is the original anniversary date of the first approved final map.

The proposed development agreement was sent to reviewing agencies. No changes were proposed to the existing conditions, which are attached to the staff report as Attachment A-1, Exhibits B and C. Exhibit B is for the conditions approved for WAC19-0001 on April 9, 2019. Exhibit C is for the conditions approved for WAC24-0005 on July 16, 2024.

PROCESS FOR AMENDING A DEVELOPMENT AGREEMENT

Pursuant to NRS 278.0205(2) and Washoe County Code (“WCC”) 110.814.40, a development agreement must be amended via ordinance after special notice and a public hearing. Included as Attachment A is the proposed ordinance and included as Attachment A-1 is the proposed development agreement which extends the deadline for recording the fourth final map until April 28, 2026, and provides that the tentative subdivision map will terminate if the fourth final map is not recorded by that date.

If the Board introduces and conducts a first reading of the ordinance, then the County Clerk will publish the title of the ordinance and the required notice of intent to adopt the ordinance and schedule a public hearing for the second reading and possible adoption in accordance with NRS 244.100 and Washoe County Code.

Under WCC 110.814.25, notice of the public hearing and possible adoption of a development agreement must be sent to all property owners within three hundred (300) feet of the property which is the subject of the development agreement. Notice will also be provided in a newspaper of general circulation within Washoe County at least 10 days before the public hearing date.

COMPLIANCE WITH MASTER PLAN

NRS 278.0203(1), 278.0205(2) and WCC Section 110.814.40(b) require that when development agreements are adopted or amended, there must be a finding that the agreement is consistent with the Master Plan.

When the tentative subdivision map was approved, the Planning Commission determined that the development was consistent with the Master Plan. The proposed development

agreement does not change any uses, standards or policies that would be inconsistent with the Master Plan. Only the time schedule for development is being changed.

WCC 110.814.30(d) also requires the Board to make findings as follows:

- (d) Findings. The approval or denial of the development agreement shall be accompanied by the following findings:
- (1) The reasons why the development agreement would or would not be in the best interests of the County.
 - (2) The reasons why the development agreement would or would not promote the public interest and welfare of the County.
 - (3) The reasons why departures from Development Code regulations are or are not deemed to be in the public interest.
 - (4) In the case of a development agreement which proposes development over a period of years, the sufficiency of the terms and conditions intended to protect the interests of the public, residents and owners of the land subject to the development agreement in the integrity of the plan.

Staff believes that continuation of the tentative map is in the best interest of the County, as it promotes the public interest and welfare by maintaining a consistency in allowable development, and that sufficient terms and amended conditions of approval are in place to protect the interests of the public and the developer.

FISCAL IMPACT

No fiscal impact.

RECOMMENDATION

It is recommended that the Board conduct the second reading of an ordinance pursuant to NRS 278.0201 through 278.0207 to amend the development agreement between Washoe County and Mesa View by Desert Wind LP for Tentative Subdivision Map Case No. WTM04-001 (Sun Mesa), in order to extend the deadline for presenting the fourth final map for the Director's signature and recording that map from April 28, 2025, to April 28, 2026.

If approved, it is recommended that the Board authorize the Chair of the Board of County Commissioners to sign the Development Agreement.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be:

“Move to adopt Ordinance Number [insert ordinance number as provided by the County Clerk] adopting an ordinance pursuant NRS 278.0201 through 278.0207 to amend the development agreement between Washoe County and Mesa View by Desert Wind LP for Tentative Subdivision Map Case No. WTM04-001 (Sun Mesa), in order to extend the deadline for presenting the fourth final map for the Director's signature and recording that map from April 28, 2025, to April 28, 2026. And further move to authorize the Chair to sign the development agreement.

This approval is based on the Board's ability to make all the findings required by WCC 110.814.30(d), as well as the following finding:

That this development agreement is in the best interests of the County as it promotes the public interest and welfare by maintaining a consistency in allowable development, and that sufficient terms and amended conditions of approval are in place to protect the interests of the public and the developer."

Attachments:

Attachments A & A-1 – Ordinance with Proposed Development Agreement and Exhibits
Attachment B – Sun Mesa Application

cc:

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