

Washoe County Board of County Commissioners



Development Agreement (Sun Mesa TM04-001)

July 16, 2024

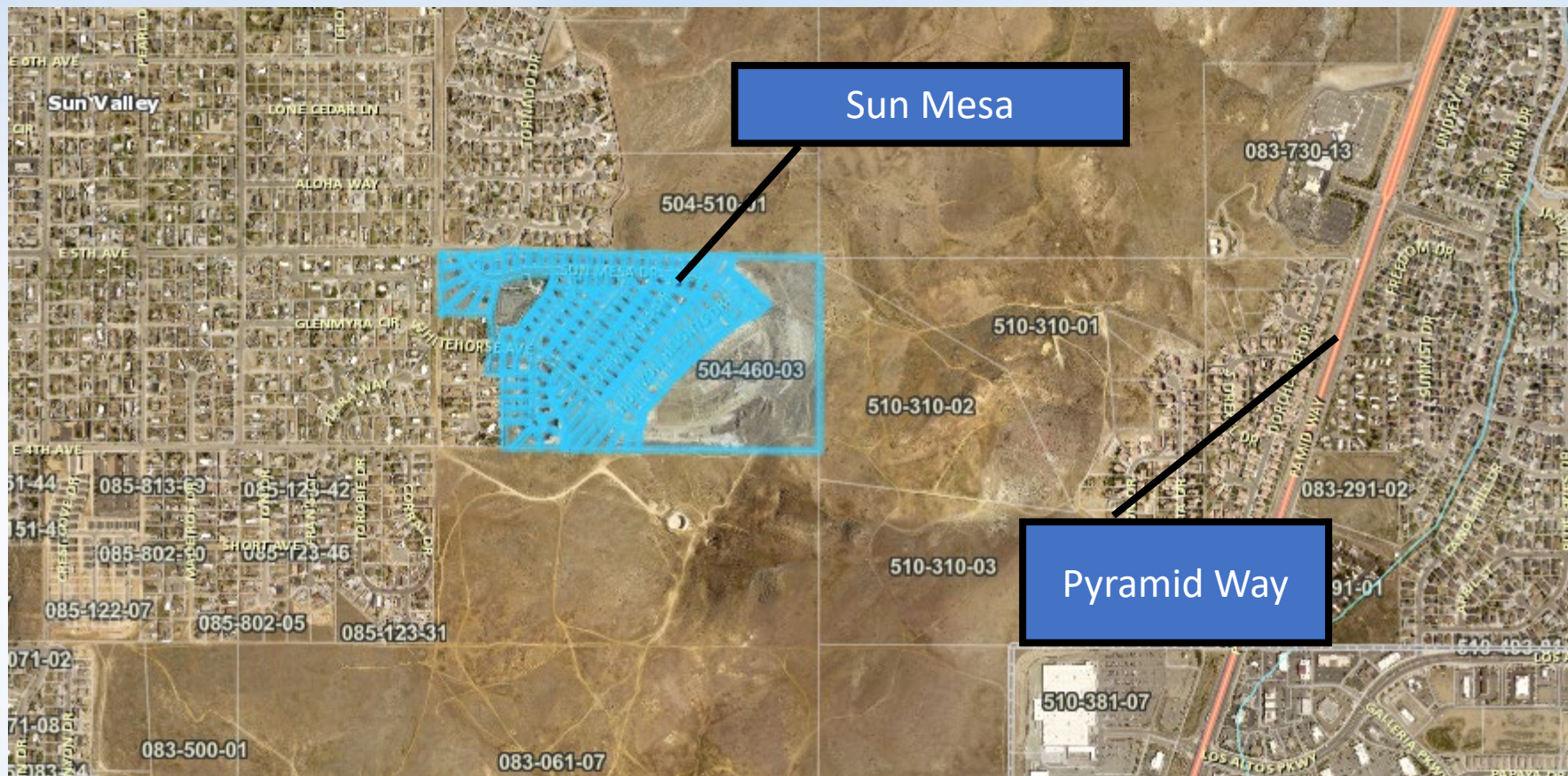
Request



A development agreement between Washoe County and Mesa View Reno, LLC, for Sun Mesa, a residential subdivision (Tentative Subdivision Map Case No. TM04-001).

The purpose of the development agreement is to extend the deadline for recording the first final map from April 28, 2024, to April 28, 2025, and amend conditions of approval.

Vicinity Map

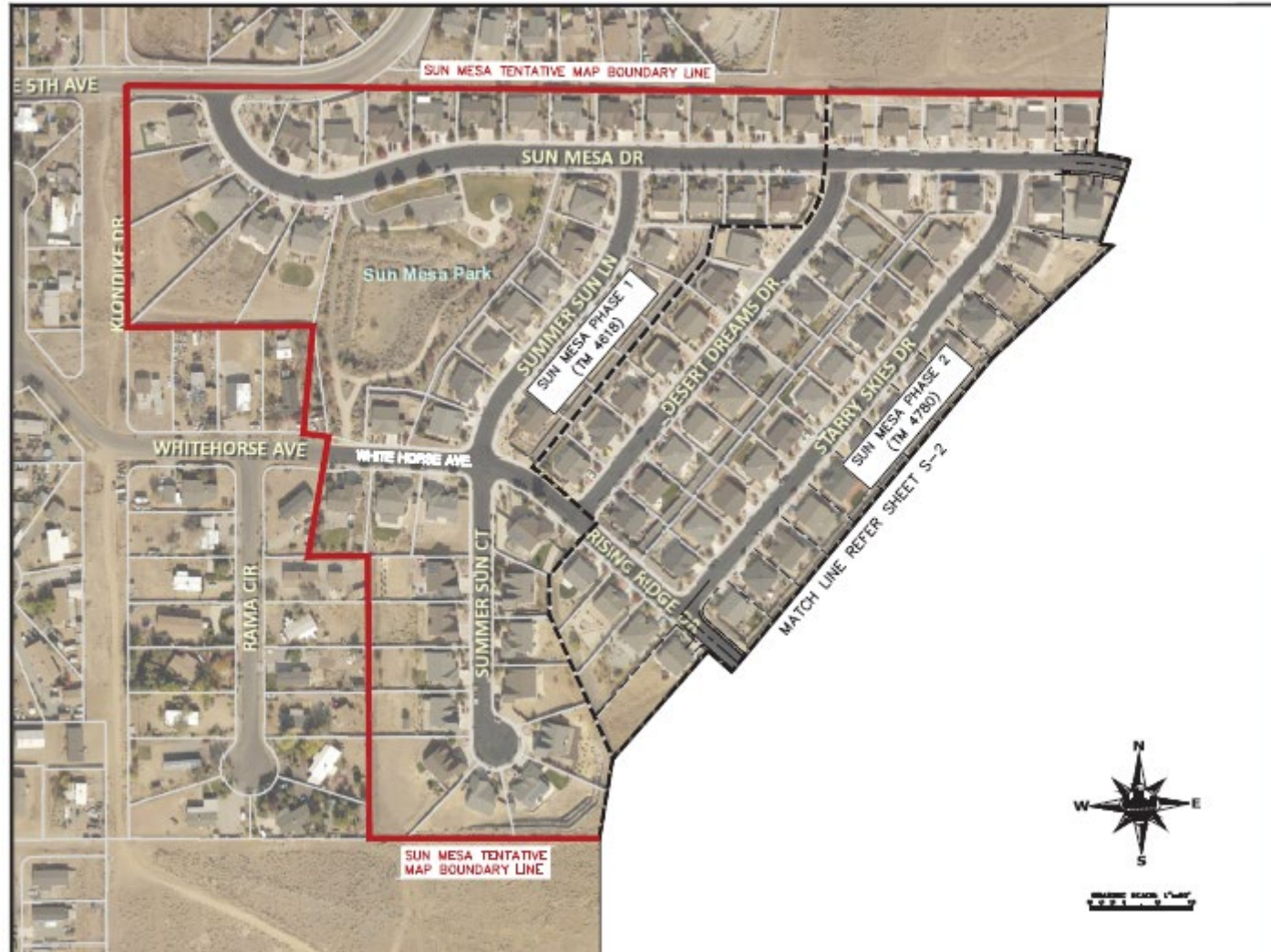


Background

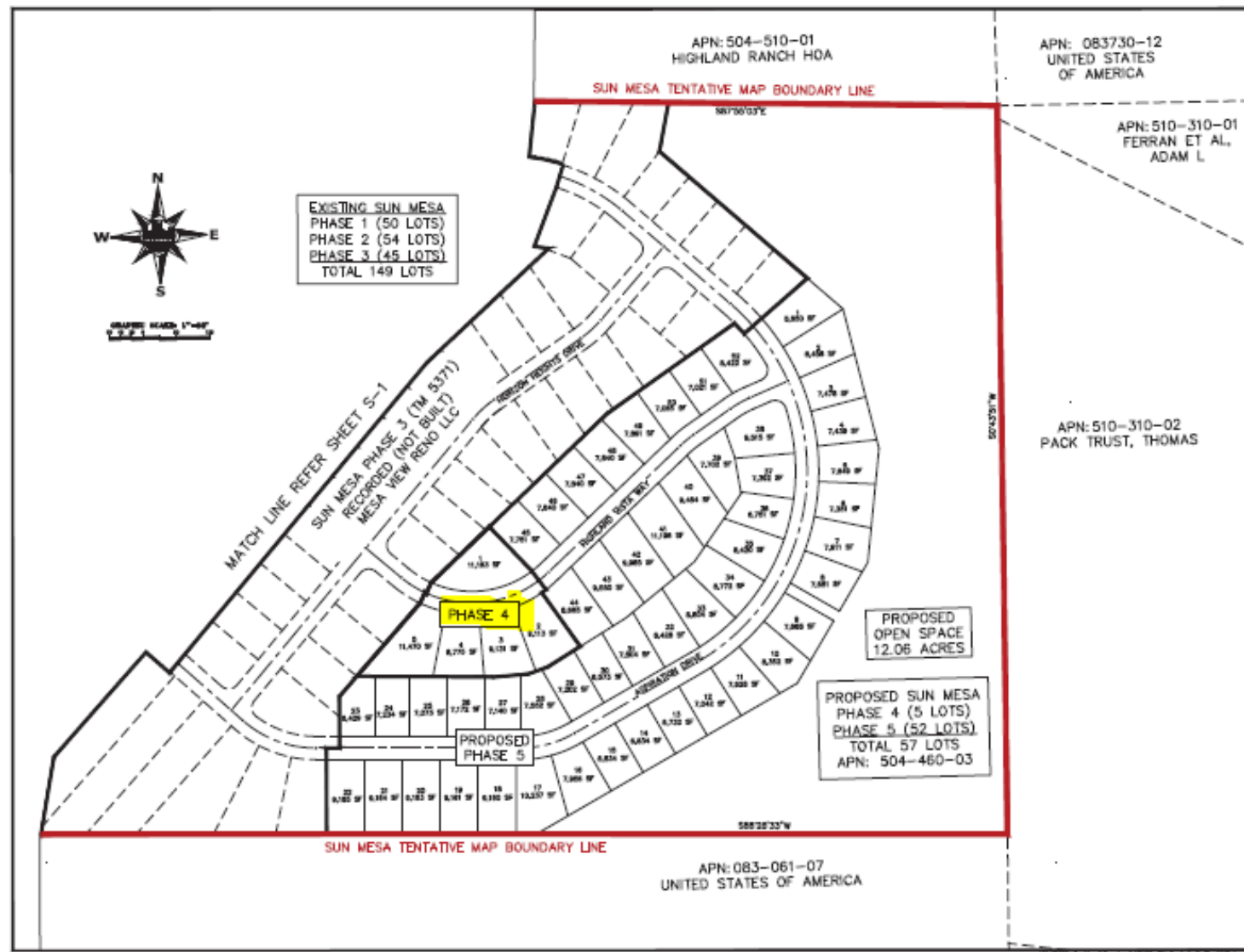


- The Development Agreement for Sun Mesa was heard for first reading at the June 18, 2024, BCC meeting and was approved unanimously.
- Sun Mesa was originally approved on April 20, 2004, for 207 residential lots.
- 149 of the 207 residential lots have been recorded – 58 lots remaining.
- The development agreement will allow the remaining lots to be recorded.
- The applicant submitted the next final map on December 11, 2023.

Sun Mesa – Existing Site Plan



Sun Mesa – Phase 4 and Future Phases



Amended/Additional Conditions



Engineering has requested the following due to the extensive time that has passed since the original approval on April 20, 2004, of the tentative map for the Sun Mesa development:

- Amended Conditions:
 - Condition 2, 3, 38, 52, 53, 61, 62 – Conformance of final map with current Washoe County Code.
- Added Condition:
 - Require the submission of an Operations and Maintenance Manual for use by the Landscape Maintenance Association (LMA), Homeowners' Association (HOA), or sub association thereof, that identifies ongoing and long-term maintenance of infrastructure items including, but not necessarily limited to, private roadways, graded slopes, private storm drainage infrastructure, landscaping, community amenities, retaining walls, rockery walls, and pedestrian sidewalks or pathways within common areas.

Findings & Recommended Motion



- Staff is able to make all four (4) findings as detailed on the pages 3 and 4 of the staff report and recommends approval of the development agreement.
- The motion can be found on page 4 of the staff report.

Thank you

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