



WASHOE COUNTY

Integrity Communication Service
www.washoecounty.gov

STAFF REPORT

BOARD MEETING DATE: November 18, 2025

DATE: September 26, 2025

TO: Board of County Commissioners

FROM: Tim Evans, Planner, Planning and Building Division, Community Services Department, 328-2314, tevans@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 a development agreement between Washoe County and Toiyabe Investment Co., a Nevada corporation, Helvetica CTV Crossbow, LLC, a Nevada limited liability company, Helvetica Tampa 24, LLC, a Delaware limited liability company, and Passive Creek, LLC, a Nevada limited liability company for Montreux 2000, a residential subdivision (Tentative Subdivision Map Case No. TM0007-002).

The purpose of the development agreement is to extend the deadline for recording the next final map from July 24, 2025, to July 24, 2026, and to adopt amended conditions of approval (WAC25-0016).

The project is located south of Mount Rose Highway at Bordeaux Drive. The project encompasses a total of approximately 411.11 acres and a 37.01-acre portion of the project is subject to the development agreement, and the total number of residential lots allowed by the approved tentative map is 357 with 301 lots recorded and 34 lots remaining to be recorded. The parcels are located within the Forest Planning Area and Washoe County Commission District No. 2. (APNs: 148-010-60, 148-351-08).

If approved, authorize the Chair of the Board of County Commissioners to sign the development agreement. (Commission District 2.) **FOR POSSIBLE ACTION**

SUMMARY

The Washoe County Commission is asked to hold a second reading and possibly adopt an ordinance approving a development agreement for Montreux 2000, a 357-lot, single-family residential, subdivision. The proposed development agreement, included as an attachment to the ordinance, is for the purpose of extending the deadline to record the next final map until July 24, 2026, for an approved tentative subdivision map (Montreux 2000) within the Forest 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

On October 14, 2025, the Board of County Commissioners (Board) introduced and conducted a first reading of an ordinance approving the aforementioned development agreement between Washoe County and Toiyabe Investment Co., a Nevada corporation, Helvetica CTV Crossbow, LLC, a Nevada limited liability company, Helvetica Tampa 24, LLC, a Delaware limited liability company, and Passive Creek, LLC, a Nevada limited liability company for Montreux 2000, a residential subdivision originally approved in 2000 (Tentative Subdivision Map Case Number TM0007-002).

On May 2, 2023, an extension of time request was approved by the Planning Commission extending the deadline for presenting the next in a series of final maps to July 24, 2025, in accordance with NRS 278.360.

On May 8, 2019, the Development Agreement was extended and amended to further extend the deadline for presenting for approval the next in a series of final maps to July 24, 2021, with the approval of the Director and Planning and Building Division.

On July 13, 2010, the Washoe County Board of County Commissioners (Board) approved Development Agreement Case Number DA10-001 for Montreux 2000 (Tentative Subdivision Map Case No. TM0007-002). The purpose of the Development Agreement was to extend the deadline to record the next final map until July 24, 2012, with the possible extension of the expiration date until July 24, 2014, at the discretion of the Director of Community Development.

On September 20, 2000, the Board approved Tentative Subdivision Map Case Number TM0007-002 for Montreux 2000. Since that time the applicant has recorded multiple final subdivision maps for various phases of the development as well as received multiple time extensions as provided for in the Nevada Revised Statutes.

BACKGROUND

The Montreux 2000 tentative subdivision map was approved in 2000 and consists of approximately 411.11 acres being subdivided into 357 residential lots ranging in size from a minimum 8,000 square feet to ± 1 acre and an average $\pm 23,207$ square feet.

The first final map was recorded in 2000 and over the last 25 years a total of 14 final maps have been recorded, with the most recent final map being recorded in 2021 for a current total of 301 recorded residential lots. The most recent final map for the subdivision, Montreux Unit 8B, for 23 residential lots was submitted in September 2024 and is awaiting Truckee Meadows Water Authority (TMWA) approval before recordation can occur. While going through the final map approval and signature process, the one-year TMWA approval expired on May 15, 2025. TMWA has since requested additional changes which have been re-submitted and are under review. TMWA approval is required before other agencies (Washoe County and Northern Nevada Public Health (NNPH)) can approve applications or sign the final map.

Toiyabe Investment Co., a Nevada corporation, Helvetica CTV Crossbow, LLC, a Nevada limited liability company, Helvetica Tampa 24, LLC, a Delaware limited liability company, and Passive Creek, LLC, a Nevada limited liability company is asking Washoe County to approve a development agreement to grant an additional extension of time for

the submission of the next final map relating to the approved Tentative Subdivision Map for Montreux 2000. Specifically, the development agreement provides an extension of the deadline to record the next in a series of final maps from July 24, 2025, to July 24, 2026. Washoe County Planning and Engineering staff have reviewed the request to extend the deadline for recording the next final map from July 24, 2025, to July 24, 2026, and are supportive of the request.

The proposed development agreement was sent to reviewing agencies, which included the Nevada Department of Wildlife, Washoe County Building and Safety, Washoe County Parks and Open Space, Washoe County Sewer, Washoe County Traffic, Washoe County Water Rights, Washoe County Engineering, Northern Nevada Public Health, Truckee Meadows Fire Protection District, AT&T, NV Energy, Truckee Meadows Water Authority, and Spectrum Cable. Washoe County Engineering requested an additional condition. Engineering has requested that due to the extensive time that has passed since the original approval of the tentative map for this development, a condition be added to ensure that any future final map submittals comply with current Washoe County Development Codes. Truckee Meadows Fire Protection District requested. The additional conditions from the Engineering Division and Truckee Meadows Fire Protection District are included as Attachment D, Amended Conditions.

PROCESS FOR ADOPTING A DEVELOPMENT AGREEMENT

Pursuant to NRS 278.0203(1) and Washoe County Code (“WCC”) 110.814.25, a development agreement must be entered into 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.

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 and amended, the Planning Commission and/or Board of County Commissioners 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 subdivision 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 approving an development agreement between Washoe County and Toiyabe Investment Co., a Nevada corporation, Helvetica CTV Crossbow, LLC, a Nevada limited liability company, Helvetica Tampa 24, LLC, a Delaware limited liability company, and Passive Creek, LLC, a Nevada limited liability company for Montreux 2000, a residential subdivision originally approved in 2000 (Tentative Subdivision Map Case Number TM0007-002). This agreement extends the deadline for recording the next final map from July 24, 2025, to July 24, 2026. Washoe County Planning and Engineering staff have reviewed the request to extend the deadline for recording the next final map from July 24, 2025, to July 24, 2026, and are supportive of the request.

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 to NRS 278.0201 through 278.0207 approving a development agreement between Washoe County and Toiyabe Investment Co., a Nevada corporation, Helvetica CTV Crossbow, LLC, a Nevada limited liability company, Helvetica Tampa 24, LLC, a Delaware limited liability company, and Passive Creek, LLC, a Nevada limited liability company for Montreux 2000, a residential subdivision originally

approved in 2000 (Tentative Subdivision Map Case Number TM0007-002). 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 – Montreux Application for a Development Agreement

cc:

Owner /Applicant: Toiyabe Investment Co

 Helvetica CTV Crossbow, LLC

 Helvetica Tampa 24, LLC

 Passive Creek, LLC

Consultant: Manhard Consulting, Ltd.