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

Summary: To adopt an amendment to the development agreement for Montreux 2000 (Tentative Subdivision Map Case NO. TM0007-002) to extend the deadline for recording the next map to July 24, 2027 (WAC26-0008).

BILL NO. _____
ORDINANCE NO. _____

TITLE:

AN ORDINANCE PURSUANT TO NEVADA REVISED STATUTES 278.0201 THROUGH 278.0207 APPROVING AMENDMENT OF CONDITIONS CASE NO. WAC26-0008, TO AMEND THE 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 AMENDED DEVELOPMENT AGREEMENT IS TO EXTEND THE DEADLINE FOR RECORDING THE NEXT FINAL MAP FROM JULY 24, 2026, TO JULY 24, 2027. THE PROJECT IS LOCATED SOUTH OF MOUNT ROSE HIGHWAY AT BORDEAUX DRIVE. THE PROJECT ENCOMPASSES A TOTAL OF APPROXIMATELY 411.11 ACRES, AND THE TOTAL NUMBER OF RESIDENTIAL LOTS ALLOWED BY THE APPROVED TENTATIVE MAP IS 357 WITH 301 RECORDED RESIDENTIAL LOTS AND 56 LOTS REMAINING. THE PARCELS ARE LOCATED WITHIN THE FOREST PLANNING AREA AND WASHOE COUNTY COMMISSION DISTRICT NO. 2. (APNS: 148-010-60, 148-351-08).

WHEREAS:

- A. A tentative subdivision map for Montreux 2000 was approved by the Board of County Commissioners on September 19, 2000 (TM0007-002) for a 357-lot residential subdivision; and
- B. The Landowner has submitted an application for a development agreement to extend the time to record the next final map to July 24, 2027; and
- C. For good cause appearing, the Board of County Commissioners ("Board") desires to adopt the development agreement attached

hereto to extend the time to record the next final map to July 24, 2027; and

- D. The Board has determined that the proposed development agreement is consistent with the Master Plan for Washoe County.

THEREFORE:

- A. Following a first reading and publication as required by NRS 244.100(1), and after a duly noticed public hearing, this Board of County Commissioners desires to adopt this Ordinance; and
- B. This Board has determined that this ordinance is being adopted pursuant to requirements set forth in NRS 278.0205; and is therefore not a "rule" as defined in NRS 237.060 requiring a business impact statement.

SECTION 1.

The amended development agreement for Sun Mesa, attached hereto as Attachment A-1 and inclusive of all attachments, including amended conditions of approval as set forth in WAC26-0008 is hereby APPROVED by this ordinance. Montreux 2000 shall ensure that the development agreement is recorded in the Office of the Washoe County Recorder, with all requisite attachments, on or after the effective date of this ordinance. The Chair is also authorized to execute and deliver this ordinance 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 Chair of the Board and the officers of the County are authorized 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.
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.

Proposed on _____ (month) _____ (day), 2026.

Proposed by Commissioner _____.

Passed October 13, 2026.

Vote:

Ayes: Commissioners _____

Nays: Commissioners _____

Absent: Commissioners _____.

Attest:

Janis Galassini, County Clerk

Clara Andriola, Chair
Washoe County Commission

This ordinance shall be in force and effect from and after the 23rd day of the month of October of the year 2026.