



# Planning Commission Staff Report

Meeting Date: October 5, 2021

Agenda Item: 8A

TENTATIVE SUBDIVISION MAP CASE NUMBER: TM5-2-92 (St. James Village)

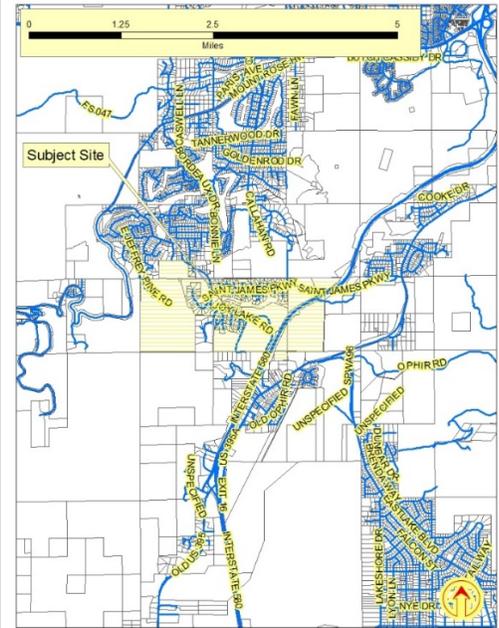
BRIEF SUMMARY OF REQUEST: Extension of Time Request for Tentative Subdivision Map Case Number TM5-2-92

STAFF PLANNER: Planner's Name: Roger Pelham, MPA, Senior Planner
Phone Number: 775.328.3622
E-mail: rpelham@washoecounty.gov

### CASE DESCRIPTION

Extension of Time Request for Tentative Subdivision Map Case Number TM5-2-92 (St James Village) – For possible action, hearing, and discussion to approve an extension of time for expiration of the approval of the subdivision, for two years, from October 16, 2021 until October 16, 2023. The subdivision was originally approved by the Planning Commission on August 18, 1992 for 530 single-family lots. The planning commission may grant an extension of not more than 2 years for the presentation of any final map after the 2-year period for presenting a successive final map has expired, in accordance with NRS 278.360.

Applicant: St James's Village, Inc.
Property Owner: St James's Village, Inc.
Location: Joy Lake Road, approximately 2 miles southeast of its intersection with Mount Rose Highway
APNs: 046-060-45, 046-060-47, 046-080-40, 046-132-06, 046-180-14, 156-040-09, 156-040-14, 156-040-15, 156-111-23, 156-141-04
Parcel Size: ± 1626 acres
Master Plan: Suburban Residential (SR) and Open Space (OS)
Regulatory Zone: Low Density Suburban (LDS) and Open Space (OS)
Area Plan: Forest Area
Development Code: Authorized in Article 608 Tentative Subdivision Maps
Commission District: 2 – Commissioner Lucey



### STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

### POSSIBLE MOTION

I move that the Washoe County Planning Commission approve the two-year Extension of Time Request until October 16, 2023, for Tentative Subdivision Map Case Number TM5-2-92 for the St. James's Village Subdivision, subject to the attached conditions of approval, as previously amended, having made the findings that the conditions of approval ensure consideration of the items enumerated in NRS 278.360, that the original findings remain valid, and that the circumstances have not appreciably changed since the original approval.

**Staff Report Contents**

Extension of Tentative Subdivision Map ..... 2

Project Evaluation..... 3

Recommendation..... 3

Motion..... 3

Appeal Process..... 3

**Exhibits Contents**

Extension of Time Application..... Exhibit A

**Extension of Tentative Subdivision Map**

**Section 110.608.30 Expiration Date.** If the subdivider fails to record a final map for any portion of the tentative map within the time required by NRS 278, all proceedings are terminated and a new application is required. **The Planning Commission may grant extensions as allowed by NRS.**

**NRS 278.360 Requirements for presentation of final map or series of final maps; extensions of time.**

1. Unless a longer time is provided in an agreement entered into pursuant to NRS 278.0201 or 278.350:

(a) Unless the time is extended, the subdivider shall present to the governing body, or the Planning Commission or the Director of Planning or other authorized person or agency if authorized to take final action by the governing body, within 4 years after the approval of a tentative map:

(1) A final map, prepared in accordance with the tentative map, for the entire area for which a tentative map has been approved; or

(2) The first of a series of final maps covering a portion of the approved tentative map. If the subdivider elects to present a successive map in a series of final maps, each covering a portion of the approved tentative map, the subdivider shall present to the governing body, or the planning commission or the director of planning or other authorized person or agency if authorized to take final action by the governing body, on or before the second anniversary of the date on which the subdivider recorded the first in the series of final maps:

(I) A final map, prepared in accordance with the tentative map, for the entire area for which the tentative map has been approved; or

(II) The next final map in the series of final maps covering a portion of the approved tentative map.

(b) If the subdivider fails to comply with the provisions of paragraph (a), all proceedings concerning the subdivision are terminated.

(c) **The governing body or planning commission may grant an extension of not more than 2 years for the presentation of any final map after the 2-year period for presenting a successive final map has expired.**

2. If the subdivider is presenting in a timely manner a series of final maps, each covering a portion of the approved tentative map, no requirements other than those imposed on each of the final maps in the series may be placed on the map when an extension of time is granted unless the requirement is directly attributable to a change in applicable laws which affect the public health, safety or welfare.

**Project Evaluation**

The tentative map remains valid at this time after a long series of final maps, extensions, and a development agreement. The applicant has submitted the next final map for review by Washoe County; however, it is unlikely for that map to be recorded prior to the expiration date in October, although it appears likely that it may be recorded shortly thereafter. Based upon the current valid approval, staff recommends that Planning Commission grant a two-year extension, until October 16, 2023, in accordance with WCC110.608.30 and NRS278.360.

**Recommendation**

After a thorough analysis and review, extension of Tentative Subdivision Map Case Number TM5-2-92 for the St. James’s Village is being recommended for extension of time with the original conditions of approval. Staff offers the following motion for the Board’s consideration.

**Motion**

I move that the Washoe County Planning Commission approve the two-year Extension of Time Request until October 16, 2023, for Tentative Subdivision Map Case Number TM5-2-92 for the St. James’s Village Subdivision, subject to the attached conditions of approval, as previously amended, having made the findings that the conditions of approval ensure consideration of the items enumerated in NRS 278.360, that the original findings remain valid, and that the circumstances have not appreciably changed since the original approval.

**Appeal Process**

Planning Commission action will be effective 10 calendar days after the written decision is filed with the Secretary to the Planning Commission, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Planning Commission and mailed to the applicant.

Applicant / Owner: Attn: Fred Woodside  
St. James Village, Inc.  
4100 Joy Lake Road  
Reno, NV 89511

Representatives: Ken Krater  
901 Dartmouth Drive  
Reno, NV 89509

## Exhibit A

# Application to Extend a Tentative Map

For

## St. James Village

Prepared For:

**St. James Village, Inc.**

Prepared By:

**KRATER CONSULTING Group, PC**

A Nevada professional corporation  
901 Dartmouth Drive  
Reno, Nevada 89509  
(775) 815-9561

**August 2, 2021**

# Table of Contents

- I. **Supporting Letter**
- II. **Location Map – 8.5”X11”**
- III. **Assessor Parcel Maps**
- IV. **Washoe County Development Application**
  - 1. Owner Affidavit
  - 2. Applicant Affidavit
- V. **Original Tentative Map**
- VI. **Final Map Currently in Process**
- VII. **Proof of Property Tax Payment**

# Supporting Letter

August 2, 2021

Trevor Lloyd, Planning Manager  
Washoe County Community Services Department  
1001 E. Ninth Street, Bldg A  
Reno, NV 89512

Dear Trevor:

**Subject: Extension of Time for St. James Village Tentative Map (TM5-2-92).**

The original Tentative Map for St. James Village was approved by Washoe County on August 18, 1992. Numerous final maps have been recorded since that time. In addition, development agreements have been approved by Washoe County and the Washoe County Planning Commission approved an amendment to the St. James Village Tentative Map on October 23, 2003. Three final maps were reverted to acreage including Tract Map #4567 for Sloane Court that was subsequently reverted to acreage in June 2011 during the great recession (Tract Map #4994).

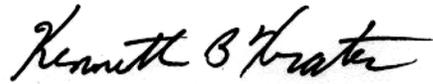
The last final map recorded was Tract Map #5331 recorded on June 21, 2019. Per the Community Development Certificate located on the Jurat Sheet, the next Final Map for TM5-2-92 must be approved and accepted for recordation by October 16<sup>th</sup>, 2021, or an Extension of Time must be approved by the Washoe County Planning Commission on or before the October 16, 2021 date. A new final map has been prepared for the Sloane Court Cul-De-Sac with the full intention of having the map recorded prior to the expiration date.

At this point, we do not anticipate the possibility of having the next final map recorded by the expiration date. The only issue remaining is related to water and obtaining agreement by the Truckee Meadows Water Authority (TMWA) for a Water Project. We have been working closely with TMWA on this issue and entered into a contract with Lumos Engineering in April 2021 to prepare a water study for submission to TMWA that would allow a water project to be approved and final map recorded by October 2021. Note that there are only a handful of firms in our area that have the technical expertise and experience to work on such a large-scale water project. Unfortunately, Lumos like all other local consultants is extremely busy and St. James Village has been delayed and we now do not anticipate being able to obtain TMWA approval of a water project in order to record a map by the expiration date. Note that we are extremely anxious to record another final map as there are no lots left in inventory for sale.

Thus, we respectfully request the Planning commission to approve an extension of the Tentative Map so we can resolve the water project issue with TMWA that will not only allow the

next final map to record but provide a path forward for development of the remainder of the project. Thank you for your help on this matter and please do not hesitate to contact me with any questions.

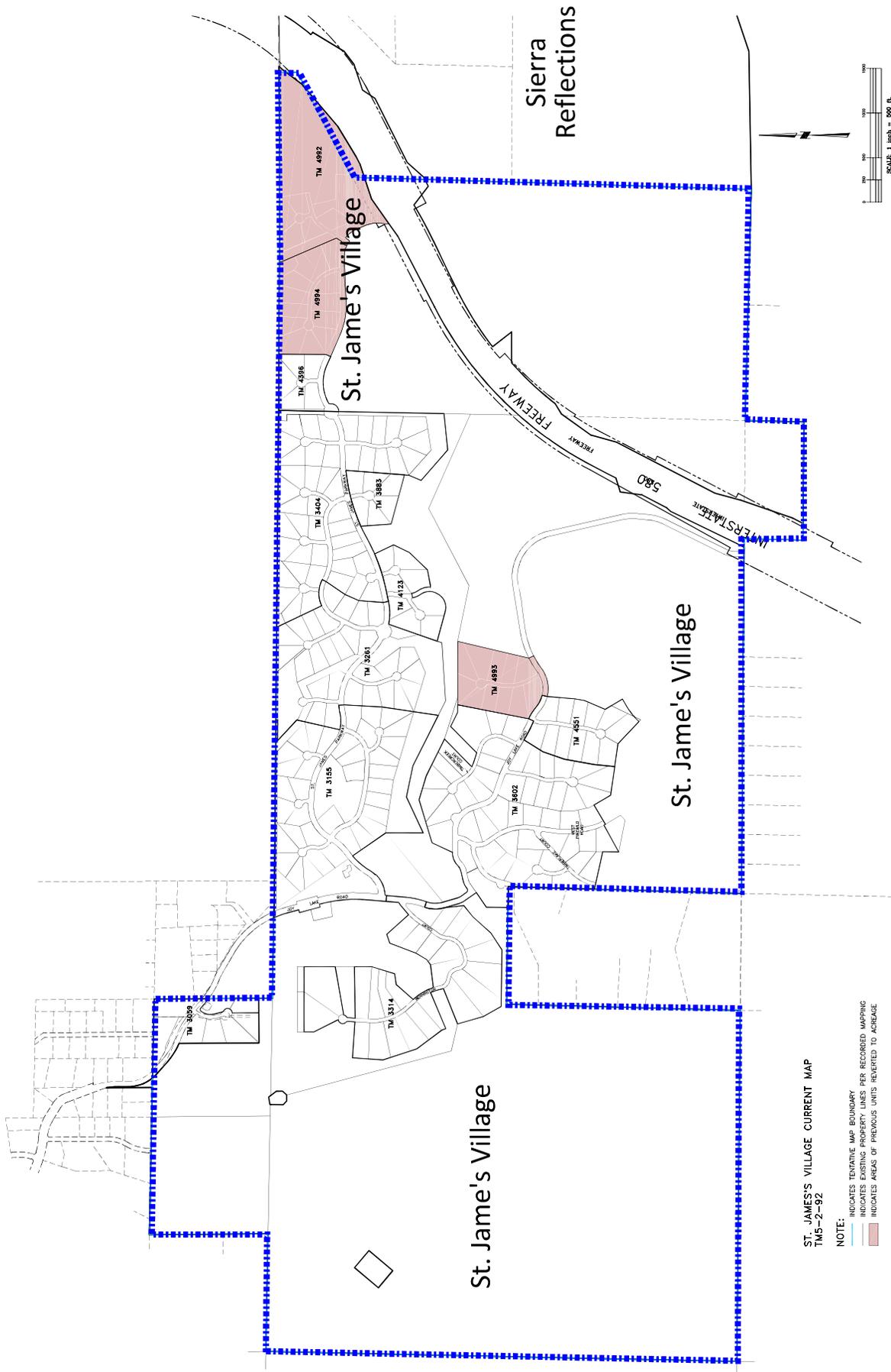
Sincerely,

A handwritten signature in black ink that reads "Kenneth B. Krater". The signature is written in a cursive style with a large, stylized initial 'K'.

Kenneth Krater, P.E.

cc: Fred Woodside, St. James Village  
Doug Brown, Lemons, Grundy & Eisenberg

# Location Map



ST. JAMES'S VILLAGE CURRENT MAP  
TM5-2-92

- NOTE:
- INDICATES TENTATIVE MAP BOUNDARY
  - INDICATES EXISTING PROPERTY LINES PER RECORDED MAPPING
  - INDICATES AREAS OF PREVIOUS UNITS REVERTED TO ACREAGE

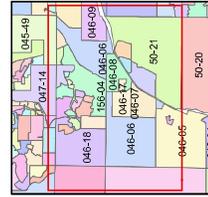
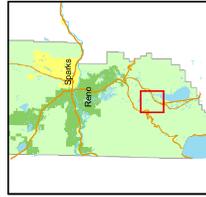
# Assessor Parcel Maps

Assessor's Map Number  
**046-06**

STATE OF NEVADA  
**WASHOE COUNTY**  
**ASSESSOR'S OFFICE**  
Joshua G. Wilson, Assessor  
1001 East Ninth Street  
Building D  
Reno, NV 89412  
(775) 328-2331

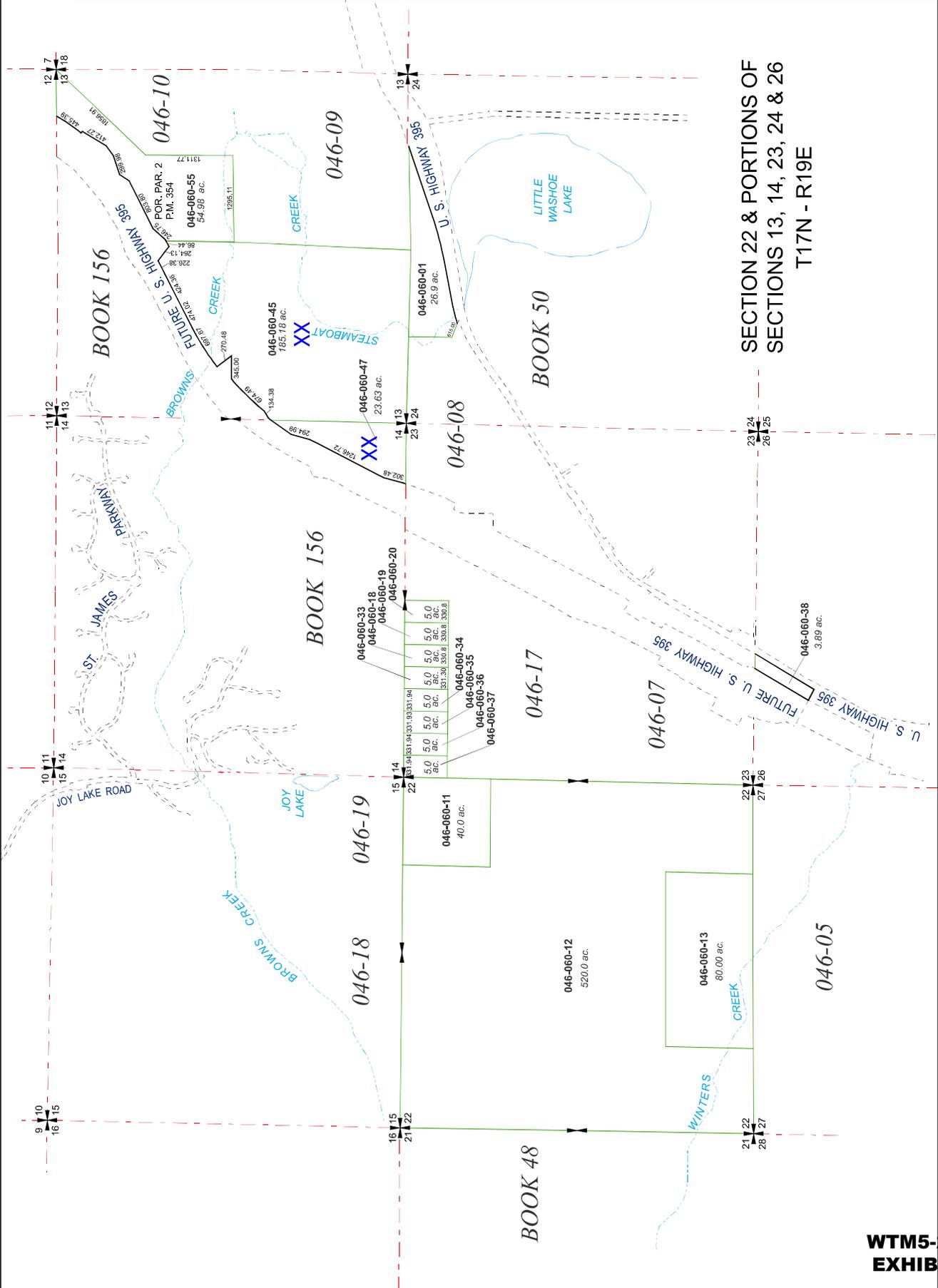


Scale: Feet  
0 330 660 990 1,320  
1 inch = 1,320 feet



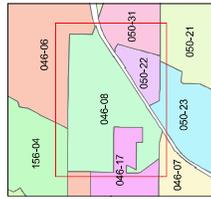
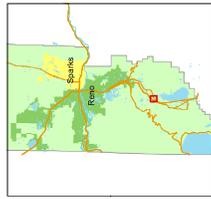
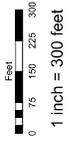
created by: KSB 12/15/09  
last updated:  
area previously shown on map(s)  
045-25, 51 & 046-05, 10

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent any other process or procedure. No warranty is made as to the sufficiency or accuracy of the data delineated hereon.



Assessor's Map Number  
**046-08**

STATE OF NEVADA  
**WASHOE COUNTY**  
**ASSESSOR'S OFFICE**  
1001 East Ninth Street, Building D  
Reno, Nevada 89512  
(775) 328-2231

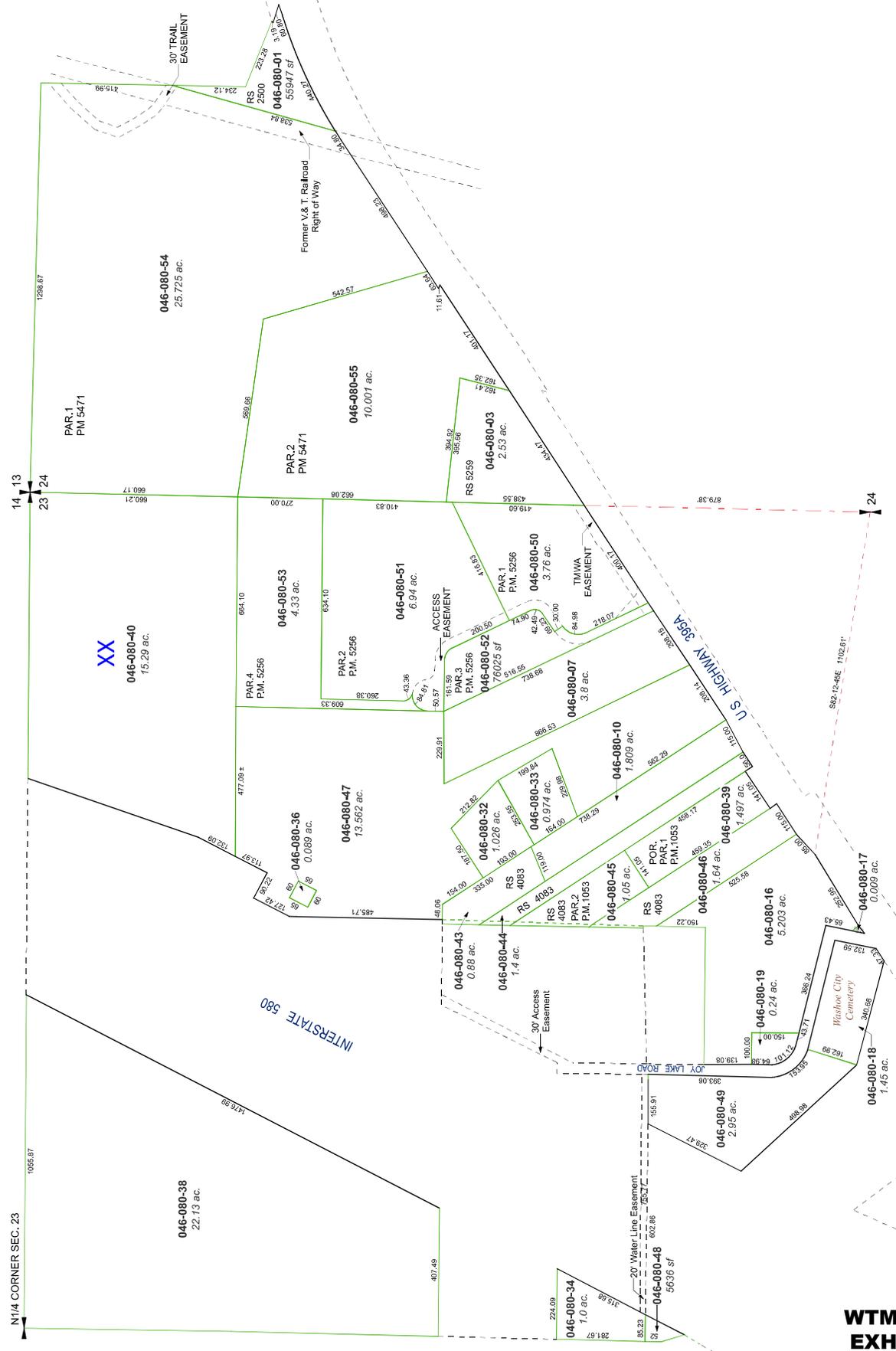


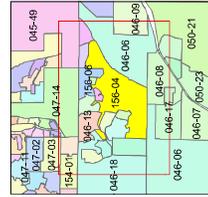
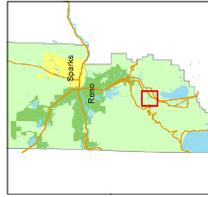
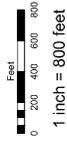
created by: CFB 07/09/2010  
updated: SR 11/02/16 SR 01/23/18  
SR 07/01/20

area previously shown on maps(s):

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey. No warranty is made as to the sufficiency or accuracy of the data delineated herein.

# PORTIONS OF SECTIONS 23 & 24 T17N - R19E

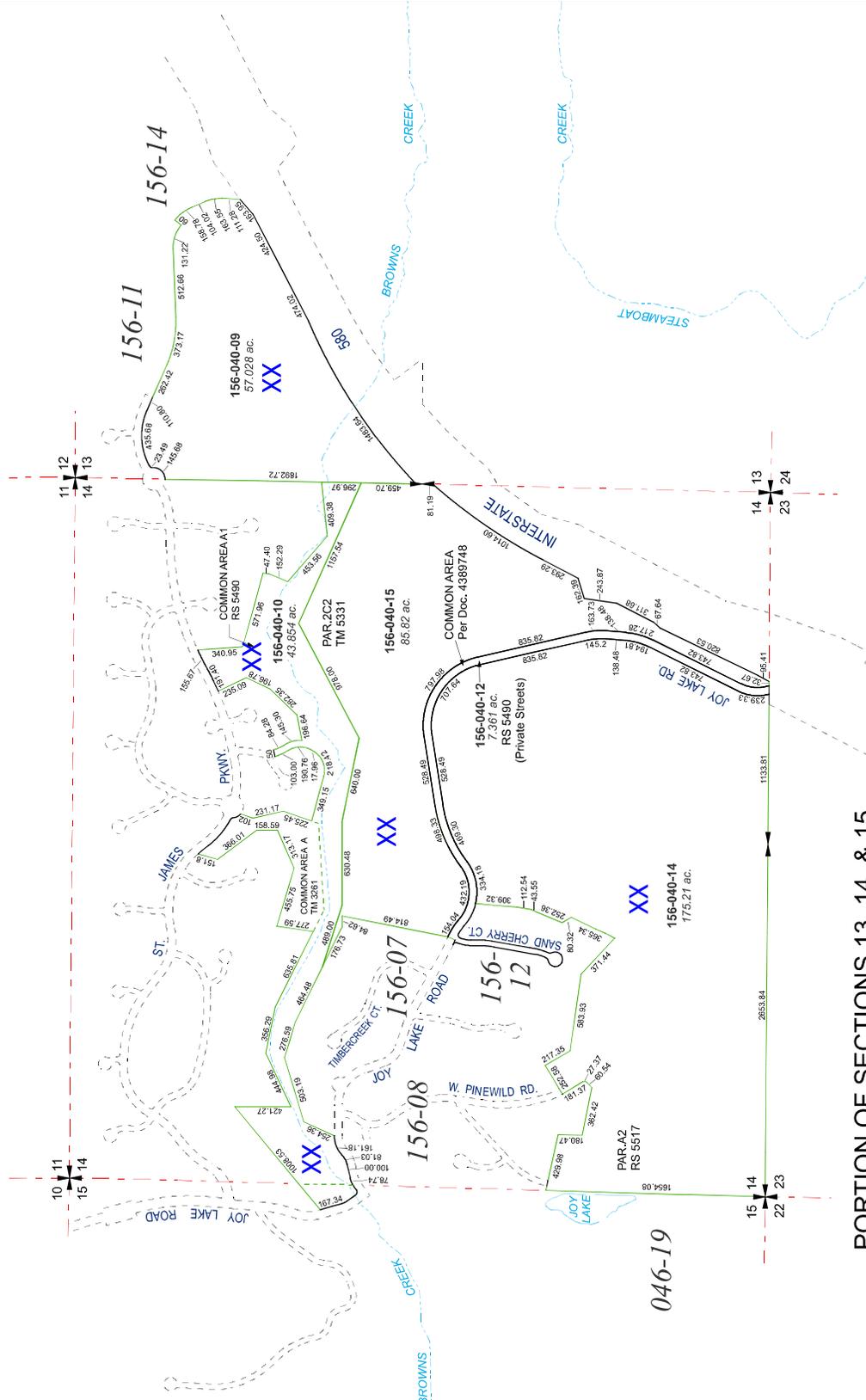




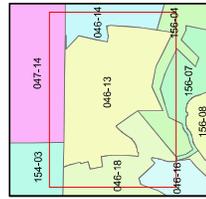
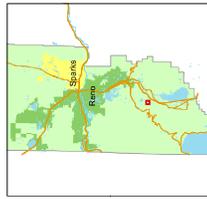
created by: NLFH 04/01/2009  
updated: CFB 09/26/13, SR 06/28/19

area previously shown on map(s):  
**046-06**

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a warranty of any kind. No liability is assumed as to the sufficiency or accuracy of the data delineated herein.

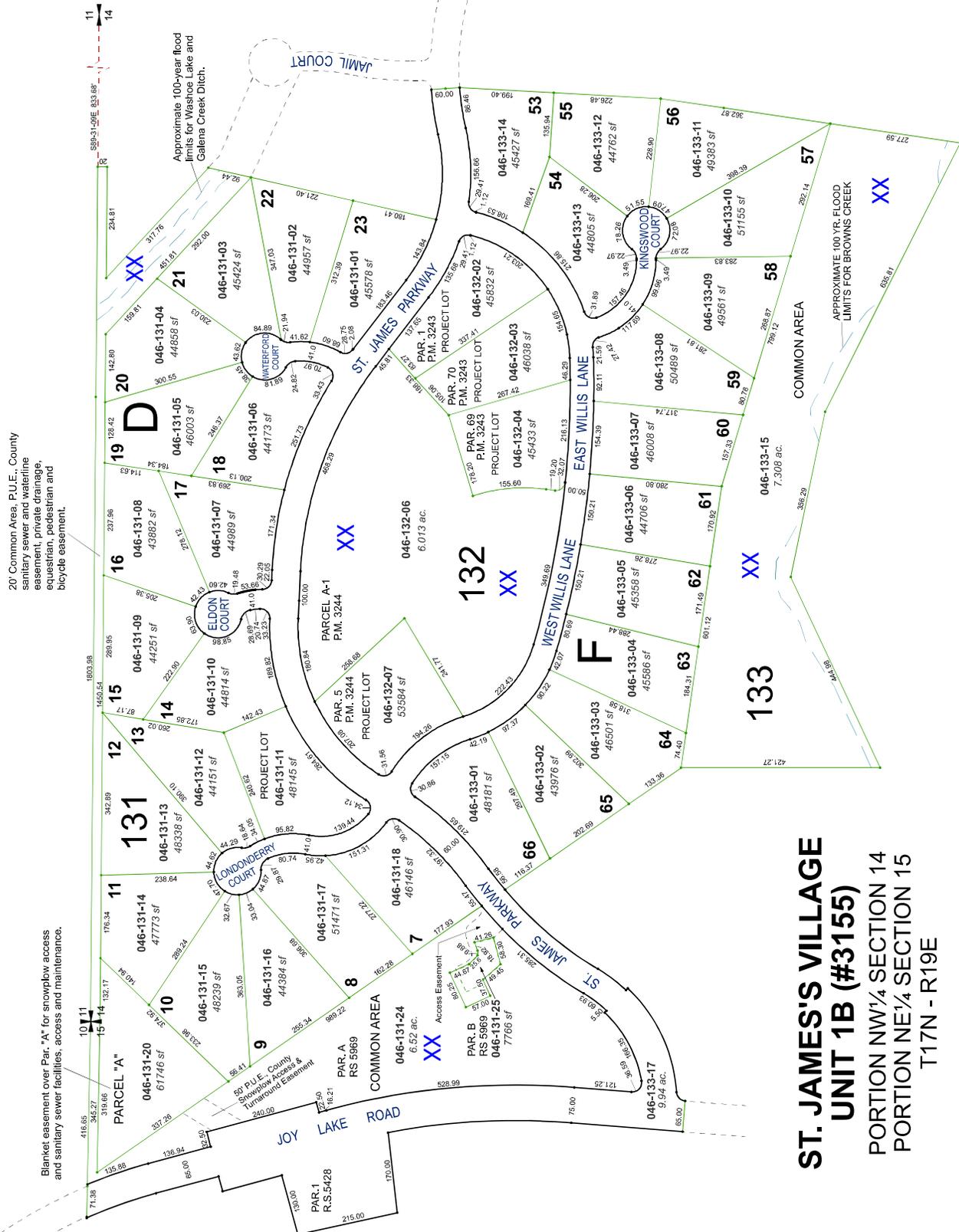


**PORTION OF SECTIONS 13, 14 & 15  
T17N - R19E**



created by: TWT 11/20/2009  
last updated: CFB 6/6/12 JFK 6/26/18  
area previously shown on map(s)  
046-06

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent and should not be used for any other purpose as to the sufficiency or accuracy of the data delineated herein.



20' Common Area, P.U.E., County sanitary sewer and waterline easement, private drainage, equestrian, pedestrian and bicycle easement.

Blanket easement over Par. "A" for snowplow access and sanitary sewer facilities, access and maintenance.

Approximate 100-year flood limits for Washoe Lake and Galena Creek Ditch.

APPROXIMATE 100 YR. FLOOD LIMITS FOR BROWNS CREEK

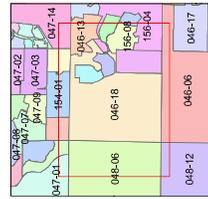
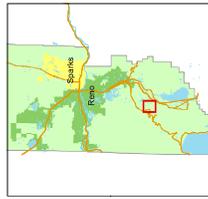
**ST. JAMES'S VILLAGE**  
**UNIT 1B (#3155)**  
PORTION NW<sup>1</sup>/<sub>4</sub> SECTION 14  
PORTION NE<sup>1</sup>/<sub>4</sub> SECTION 15  
T17N - R19E

Assessor's Map Number  
**046-18**

STATE OF NEVADA  
**WASHOE COUNTY**  
**ASSESSOR'S OFFICE**  
1001 East Ninth Street, Building D  
Reno, Nevada 89512  
(775) 328-2231

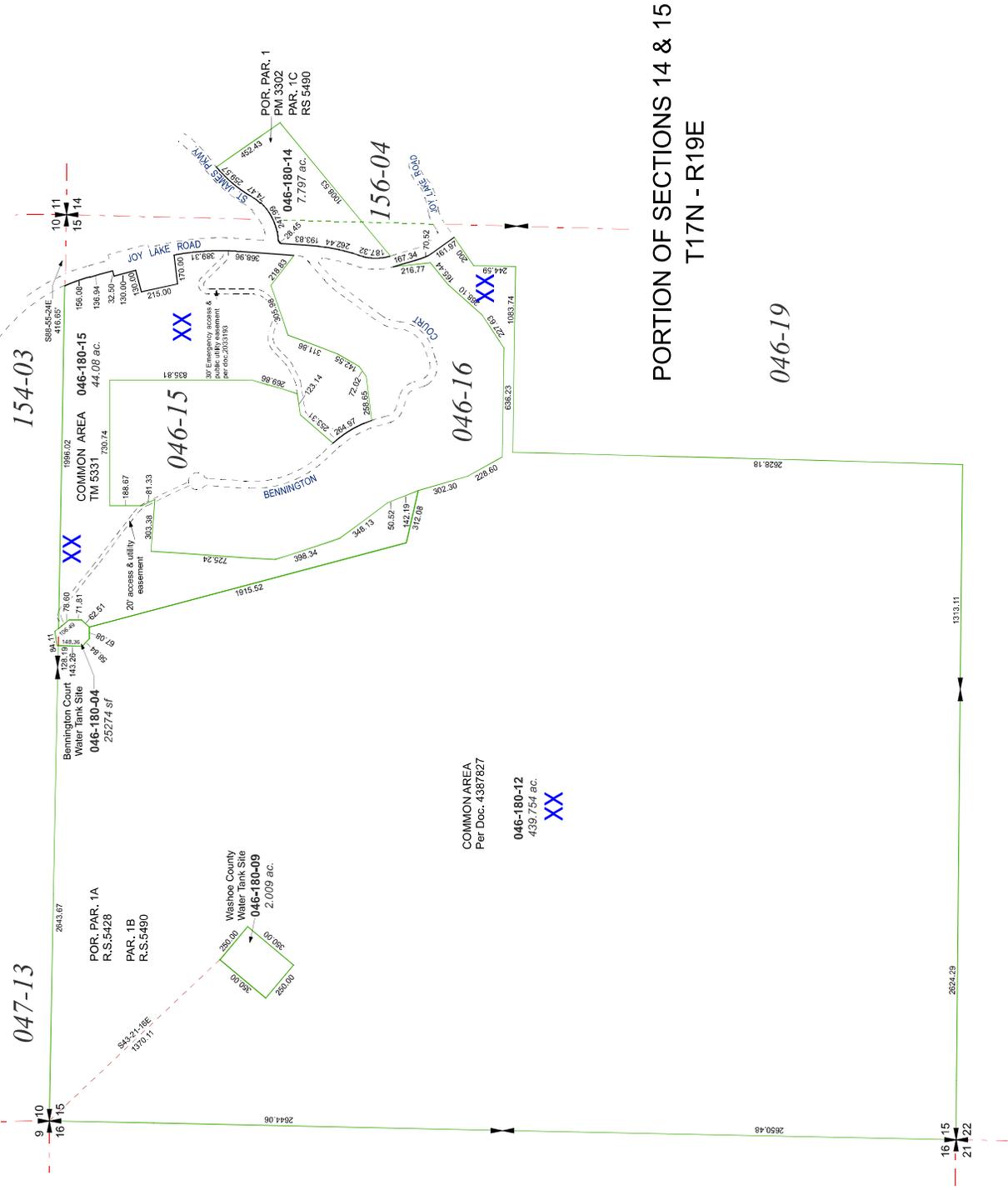


Feet  
0 150 300 450 600  
1 inch = 600 feet



created by CFB 03/21/2012  
updated: CFB 06/06/12 KSB 06/12/13  
SR 07/02/19

area previously shown on map(s)  
NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent any other authority. No warranty is made as to the sufficiency or accuracy of the data delineated herein.

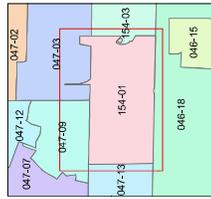
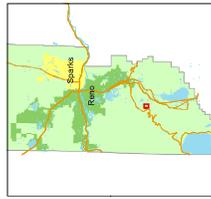
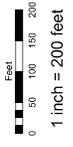


PORTION OF SECTIONS 14 & 15  
T17N - R19E

046-19

Assessor's Map Number  
**154-01**

STATE OF NEVADA  
**WASHOE COUNTY**  
**ASSESSOR'S OFFICE**  
1001 East Ninth Street, Building D  
Reno, Nevada 89512  
(775) 328-2231



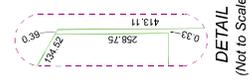
created by: KSB\_3/07/2012  
updated: KSB 5/08/15\_JRA 6/15/21

area previously shown on map(s):  
**047-01, 047-03**

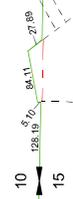
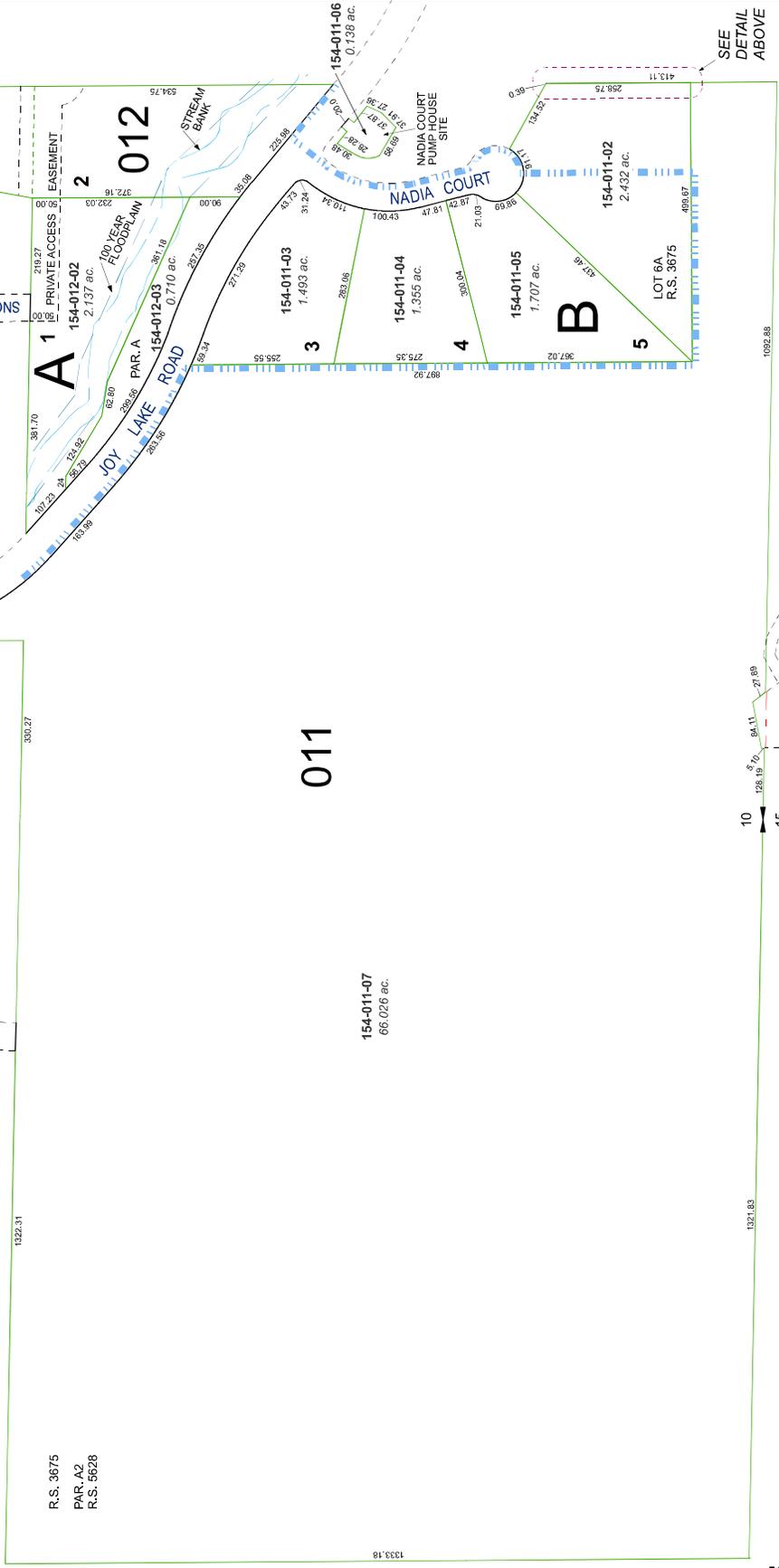
NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey or other professional service. It is intended as to the sufficiency or accuracy of the data delineated hereon.

**PORTION OF S<sup>1</sup>/<sub>2</sub> SECTION 10  
T17N - R19E**

**NADIA COURT SUBDIVISION  
(#3059)**



GREEN ASH RD.



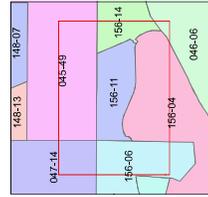
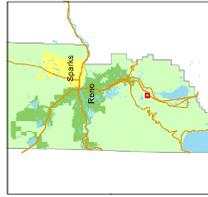
BENNINGTON COURT WATER TANK SITE

Assessor's Map Number  
**156-11**

STATE OF NEVADA  
**WASHOE COUNTY**  
**ASSESSOR'S OFFICE**  
1001 East Ninth Street, Building D  
Reno, Nevada, 89512  
(775) 326-2231



Feet  
0 50 100 150 200  
1 inch = 200 feet

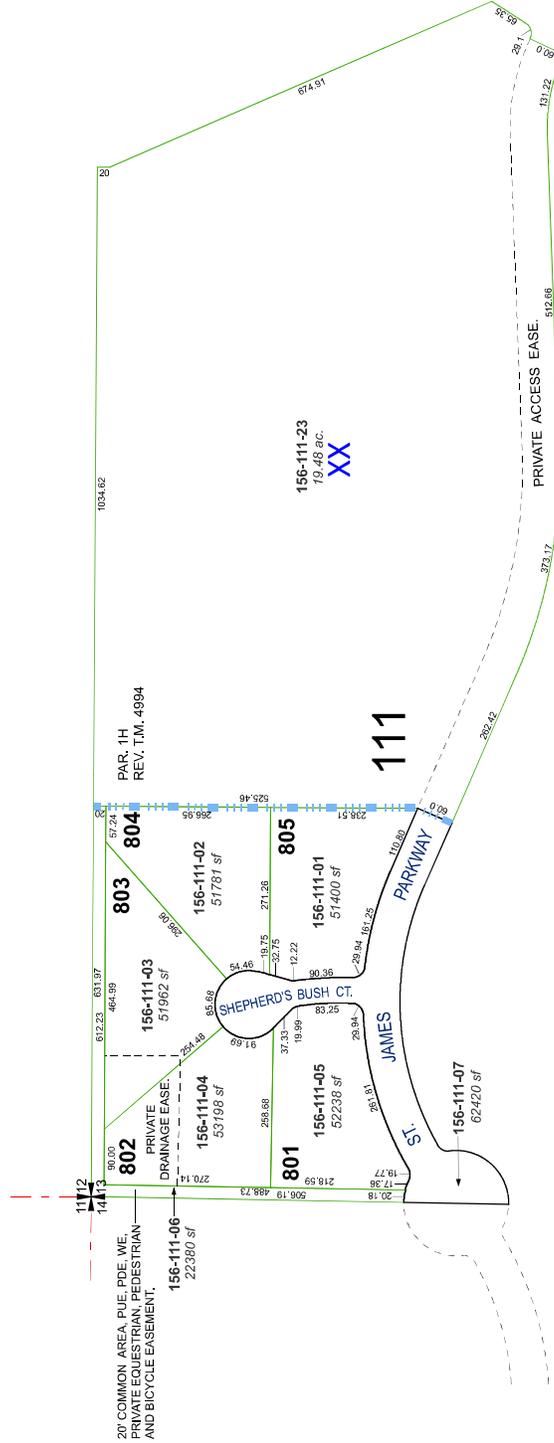


created by: NLH 04/01/2009  
updated: NLH 07/05/11 SR 01/14/21

area previously shown on map(s):  
046-06 & 156-04

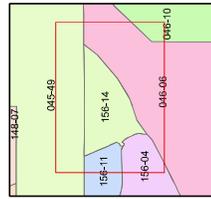
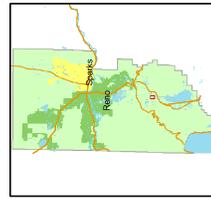
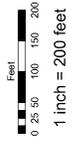
NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey. No warranty is made as to the sufficiency or accuracy of the data delineated hereon.

**(#4396)**  
**ST. JAMES'S VILLAGE - UNIT 1G**  
A POR. OF THE NW 1/4 OF SEC. 13  
T17N - R19E



Assessor's Map Number  
**156-14**

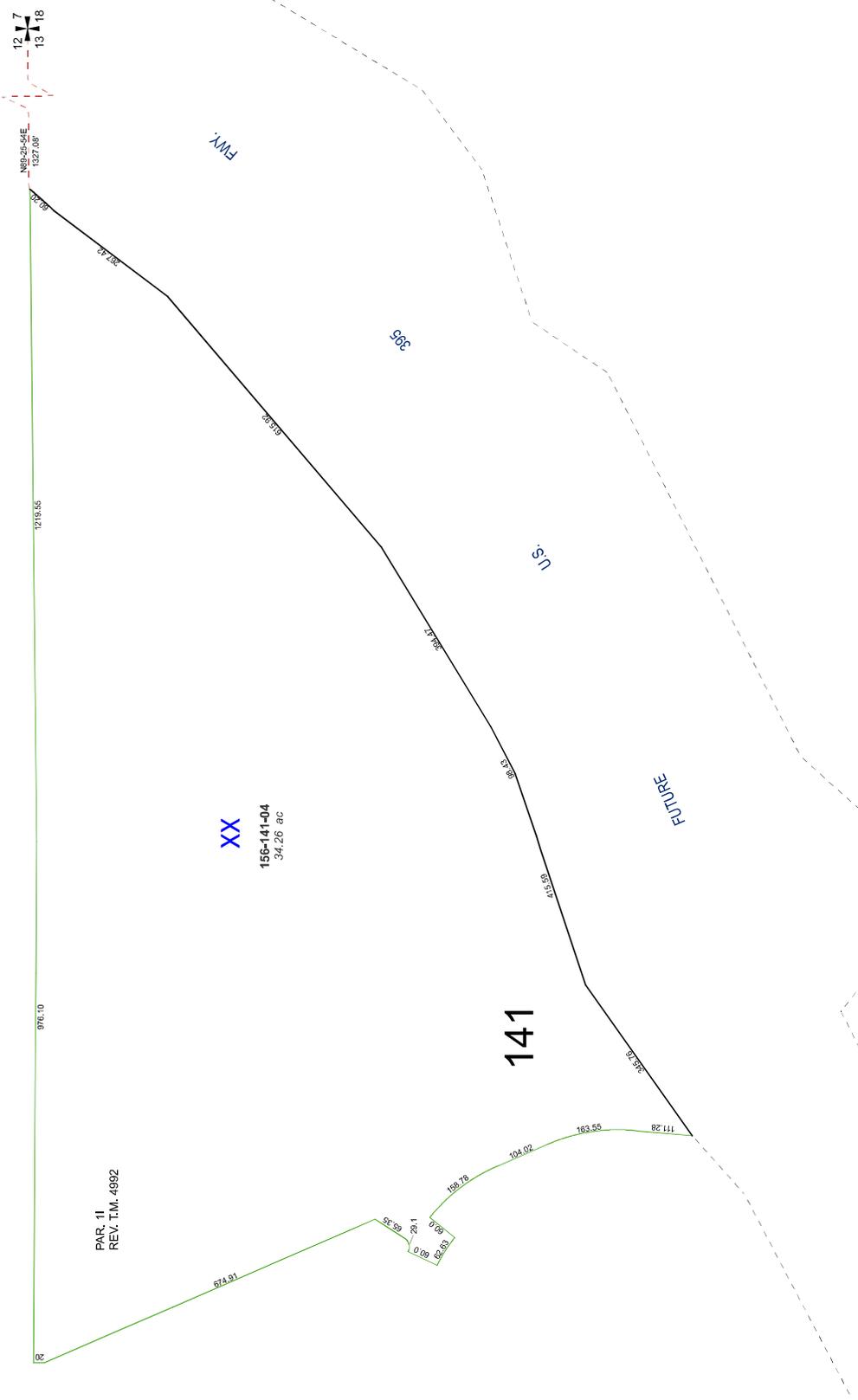
STATE OF NEVADA  
**WASHOE COUNTY**  
**ASSESSOR'S OFFICE**  
Joshua G. Wilson, Assessor  
1001 East Ninth Street  
Building D  
Reno, NV 89412  
(775) 328-2331



created by: NLH 10/17/2008  
last updated: NLH 4/10/09 NLH 7/05/11  
area previously shown on map(s)  
156-04

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent any other purpose. No warranty is made as to the sufficiency or accuracy of the data delineated hereon.

**A POR. OF THE N 1/2 OF SEC. 13  
T17N - R19E**



PAR. 11  
REV. T.M. 4992

**XX**  
156-141-04  
34.26 ac

**141**

# **Washoe County Development Application**

Community Services Department  
Planning and Building  
EXTENSION OF SUBDIVISION  
EXPIRATION DATE  
APPLICATION



Community Services Department  
Planning and Building  
1001 E. Ninth St., Bldg. A  
Reno, NV 89512-2845

Telephone: 775.328.6100

## Extension of Subdivision Expiration Date for Approved Applications Submittal Requirements

- XX 1. **Fees:** See Master Fee Schedule. **Bring payment with your application to Community Services Department (CSD). Make check payable to Washoe County.**
- XX 2. **Development Application:** A completed Washoe County Development Application form.
- XX 3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
- XX 4. **Proof of Property Tax Payment:** The applicant must provide a written statement from the Washoe County Treasurer's Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.
- XX 5. **Letter:** A letter shall accompany the application that delineates the circumstances that have prevented the initiation or completion of the project within the approved timeframe.
- XX 6. **Packets:** Four (4) packets and a flash drive – any digital documents need to have a resolution of 300 dpi. One (1) packet must be labeled "Original" and contain a signed and notarized Owner Affidavit. Each packet shall include an 8.5" x 11" reduction of any applicable site plan, development, and/or application map. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8.5" x 11" display. Three (3) of the application packets shall include large format maps; the rest of the packets shall include either 8.5" x 11" or 11" x 17" maps. Large format sheets should be included in a slide pocket. Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

---

Notes:       **Labels:** If there is a mobile home park within five hundred (500) feet of the proposed project, the applicant is required to submit three (3) sets of mailing labels for every tenant residing in the mobile home park.

## Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: St. James Village			
Project Description: An approved Tentative Map with the Last Final Map, T5331 approved on June 21, 2019. Per an approved Development Agreement, a new map or time extension must be approved by October 16, 2021 (See attached).			
Project Address: 4100 Joy Lake Road (Sales Office)			
Project Area (acres or square feet): 1,626 Acres, Original T.M. Approval			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): St. James Village is located on the south end of Joy Lake Road and includes Saint James Parkway. The project is generally located northwest of the I-580 Freeway.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
Multiple - See attached.			
Indicate any previous Washoe County approvals associated with this application: Case No.(s). TM5-2-92, DA12-001			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: ST JAMES'S VILLAGE INC		Name: Krater Consulting Group, PC	
Address: 4100 JOY LAKE RD		Address: 901 Dartmouth Drive	
Reno, NV	Zip: 89511	Reno, NV	Zip: 89509
Phone: (775) 849-9070	Fax:	Phone: (775) 815-9561	Fax: 775-786-2702
Email: fred.woodside@att.net		Email: ken@kraterconsultinggroup.com	
Cell: (775) 722-1499	Other:	Cell: (775) 815-9561	Other:
Contact Person: Fred Woodside		Contact Person: Ken Krater	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: ST JAMES'S VILLAGE INC		Name:	
Address: 4100 JOY LAKE RD		Address:	
Reno, NV	Zip: 89511		Zip:
Phone: (775) 849-9070	Fax:	Phone:	Fax:
Email: fred.woodside@att.net		Email:	
Cell: (775) 722-1499	Other:	Cell:	Other:
Contact Person: Fred Woodside		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

# Property Owner Affidavit

**Applicant Name:** St James's Village Inc

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA     )  
  )  
COUNTY OF WASHOE    )

I, Frederick D Woodside  
(please print name)

being duly sworn, depose and say that I am the owner\* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

**(A separate Affidavit must be provided by each property owner named in the title report.)**

Assessor Parcel Number(s): \_\_\_\_\_

Printed Name Frederick D Woodside

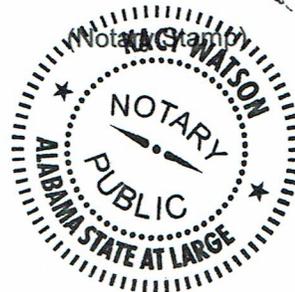
Signed Frederick D Woodside

Address 2915 whiteford dr SW  
Decatur AL 35603

Subscribed and sworn to before me this  
28 day of July, 2021.

Kang Watson Morgan Co, Alabama  
Notary Public in and for said county and state

My commission expires: My Commission Expires 01/11/2025



\*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

**CORPORATE RESOLUTION AND AUTHORIZATION OF CORPORATE  
REPRESENTATIVE OF ST. JAMES VILLAGE, INC.**

The Board of Directors of St. James Village, Inc., a Nevada corporation (the "Corporation") through its Board of Directors hereby resolves and authorizes Frederick D. Woodside to act as the authorized agent of the Corporation to execute on behalf of the Corporation any and all real estate related documents, including but not limited to: (1) execution of documents from a state or local regulatory agency for land use, entitlements or water use; or (2) execution of documents related to the sale of individual lots at St. James Village. This authorization does not extend to the bulk sale of the St. James Village lots.

Dated March 4, 2019

ST. JAMES VILLAGE, Inc., a Nevada corporation

By: \_\_\_\_\_

Ghassan Al Dahlawi, Chairman and President

STATE OF NEVADA    )  
                                  ) ss.  
COUNTY OF WASHOE )

This instrument was acknowledged before me on March 4, 2019 by Ghassan Al Dahlawi, as Chairman and President of St. James's Village, Inc.



Susan G. Davis  
Notary Public

2021 PUBLIC HEARING APPLICATION AND MEETING DATES									
PLANNING COMMISSION		BOARD OF ADJUSTMENT			PARCEL MAP REVIEW COMMITTEE		MASTER PLAN AMENDMENTS		
Intake Date	Tentative Meeting Date	Intake Date	Tentative Meeting Date	Intake Date	Tentative Meeting Date	Intake Date	Tentative Meeting Date	Intake Date	Tentative PC Meeting Date
11/9/2020	1/5/2021			11/9/2020	1/14/2021				
12/8/2020	2/2/2021	12/8/2020	2/4/2021	12/8/2020	2/11/2021				
1/8/2021	3/2/2021	1/8/2021	3/4/2021	1/8/2021	3/11/2021	1/8/2021		1/8/2021	TBD
2/8/2021	4/6/2021	2/8/2021	4/1/2021	2/8/2021	4/8/2021				
3/8/2021	5/4/2021	3/8/2021	5/6/2021	3/8/2021	5/13/2021				
4/8/2021	6/1/2021	4/8/2021	6/3/2021	4/8/2021	6/10/2021				
5/10/2021	7/6/2021	5/10/2021	7/1/2021	5/10/2021	7/8/2021	5/10/2021		5/10/2021	TBD
6/8/2021	8/3/2021	6/8/2021	8/5/2021	6/8/2021	8/12/2021				
7/8/2021	9/7/2021	7/8/2021	9/2/2021	7/8/2021	9/9/2021				
8/9/2021	10/5/2021	8/9/2021	10/7/2021	8/9/2021	10/14/2021				
9/8/2021	11/2/2020	9/8/2021	11/4/2021	9/8/2021	?			9/8/2021	TBD
10/8/2021	12/7/2021	10/8/2021	12/2/2021	10/8/2021	12/9/2021				
11/8/2021	1/4/2022	11/8/2021	1/6/2022	11/8/2021	1/13/2022				
12/8/2021	2/1/2022	12/8/2021	2/3/2022	12/8/2021	2/10/2022				

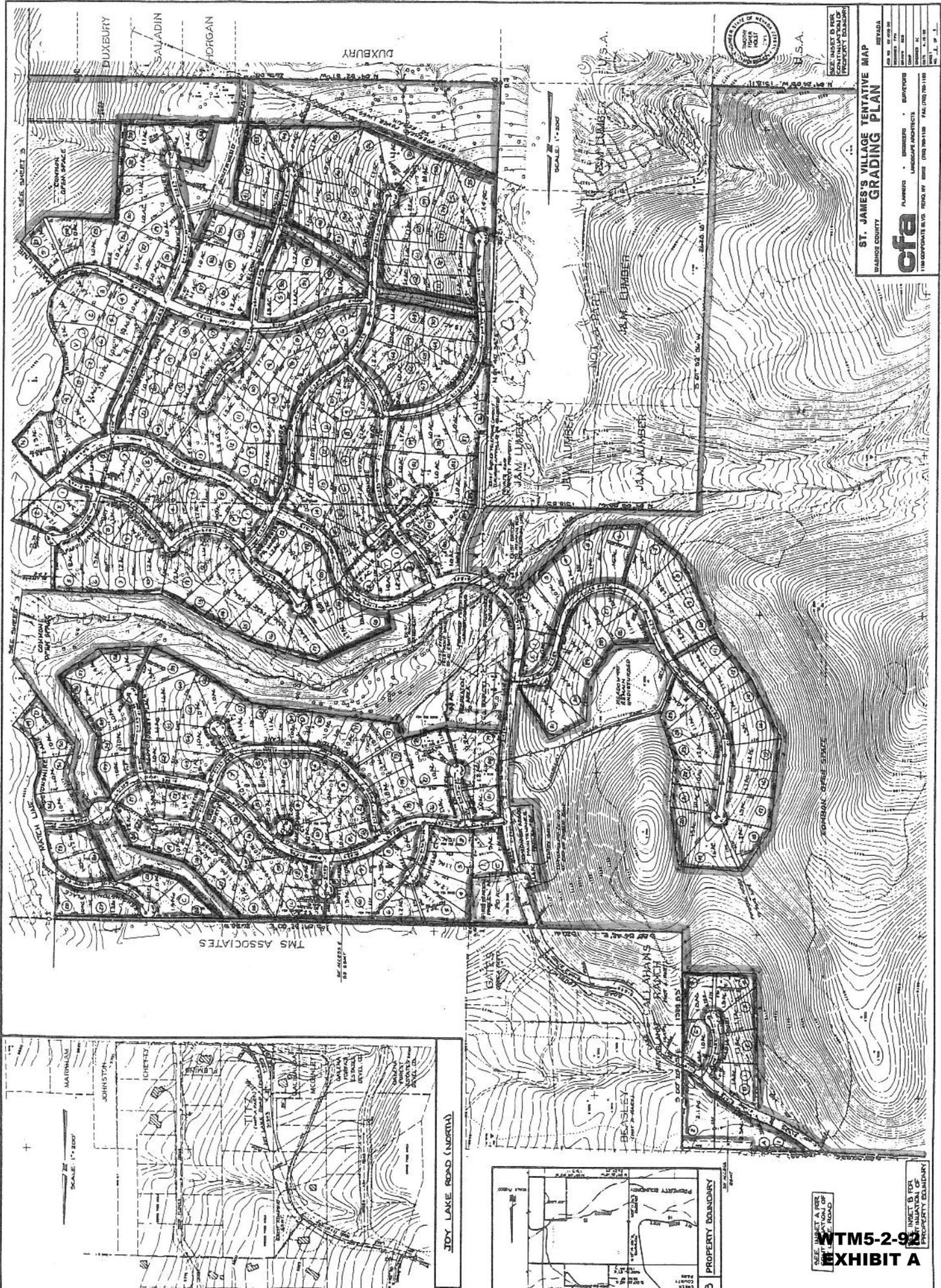
XX

APPLICATIONS	COMMUNITY SERVICES DEPARTMENT FEES											HEALTH FEES					
	Planning			Engineering				Parks		Health District		ENVIRON.	VECTOR	TOTAL			
	PLANNING	NOTICING	RTF	ENGINEERING	UTILITIES	RTF	PARKS	RTF	ENVIRON.	VECTOR							
<b>EXTENSION OF TIME REQUESTS</b>																	
Subdivision	\$340	-	\$13.60	-	-												\$353.60
Not Subdivision	\$546	-	\$21.84	-	-												\$567.84
<b>MASTER PLAN AMENDMENT</b>																	
Not Tahoe	\$3,576	\$400	\$159.04	\$54	\$2,549	\$104.12	-	-	-	\$449	-	-	-	-	-	-	\$7,291.16
Tahoe	\$3,576	\$400	\$159.04	\$54	-	\$2.16	-	-	-	\$449	-	-	-	-	-	-	\$4,640.20
<b>NOTICING, ADDITIONAL OR RE-NOTICING AT APPLICANT'S REQUEST</b>	\$52	-		-	-												\$52.00
<b>REGULATORY ZONE AMENDMENT</b>																	
Not Tahoe	\$2,481	\$200	\$107.24	\$54	\$2,549	\$104.12	-	-	-	\$607	-	-	-	-	-	-	\$6,102.36
Tahoe	\$2,481	\$200	\$107.24	\$54	-	\$2.16	-	-	-	\$607	-	-	-	-	-	-	\$3,451.40
<b>REGULATORY ZONE AMENDMENT (Article 442, Specific Plan)</b>																	
Not Tahoe	\$3,449	\$200	\$145.96	\$1,039	\$1,274	\$92.52	\$65	\$2.60	-	\$607	-	-	-	-	-	-	\$6,875.08
Tahoe	\$3,449	\$200	\$145.96	\$1,039	-	\$41.56	\$65	\$2.60	-	\$607	-	-	-	-	-	-	\$5,550.12
<b>REINSPECTION FEE</b>	-	-		-	-												\$50/hr.
<b>RESEARCH/COPIES</b>																	Note 3
<b>REVERSION TO ACREAGE</b>																	
Not Tahoe	\$51	-	\$2.04	\$215	\$26	\$9.64	-	-	-	\$184	-	-	-	-	-	-	\$487.68
Tahoe	\$51	-	\$2.04	\$215	-	\$8.60	-	-	-	\$184	-	-	-	-	-	-	\$460.64
<b>SIGN PERMIT INSPECTION - (Permanent or Temporary)</b>																	
<b>SPECIAL USE PERMIT</b>																	
<b>Residential</b>																	
Not Tahoe	\$1,162	\$200	\$54.48	\$65	\$203	\$10.72	-	-	-	\$607	-	-	-	-	-	-	\$2,302.20
Tahoe	\$1,162	\$200	\$54.48	\$65	-	\$2.60	-	-	-	\$607	-	-	-	-	-	-	\$2,091.08
With Environmental Impact Statement	\$1,162	-	\$46.48	-	-		-	-	-	-	-	-	-	-	-	-	\$1,208.48
<b>Commercial, Industrial, Civic</b>																	
Minor (See Note 6)	\$2,165	\$200	\$94.60	\$130	\$203	\$13.32	-	-	-	\$607	\$239	-	-	-	-	-	\$3,651.92
Major (See Note 6)	\$2,165	\$200	\$94.60	\$520	\$203	\$28.92	-	-	-	\$607	\$239	\$4,057.52	-	-	-	-	\$3,440.80
Tahoe Minor (See Note 6)	\$2,165	\$200	\$94.60	\$130	-	\$5.20	-	-	-	\$607	\$239	\$3,440.80	-	-	-	-	\$3,846.40
Tahoe Major (See Note 6)	\$2,165	\$200	\$94.60	\$520	-	\$20.80	-	-	-	\$607	\$239	\$3,846.40	-	-	-	-	\$2,329.60
With Environmental Impact Statement	\$2,240	-	\$89.60	-	-		-	-	-	-	-	-	-	-	-	-	\$2,329.60

To Be Determined

In accordance with Nevada Revised Statutes, application fees must be deposited the day of receipt. This does not guarantee the application is complete.

# Original Tentative Map

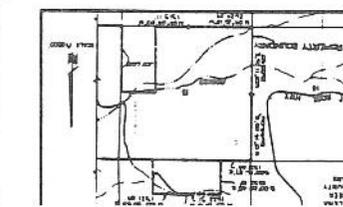
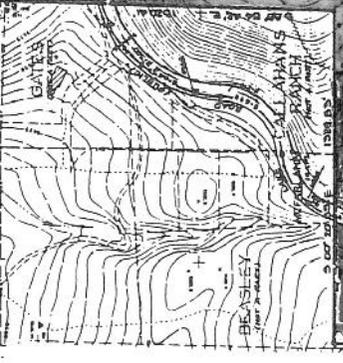
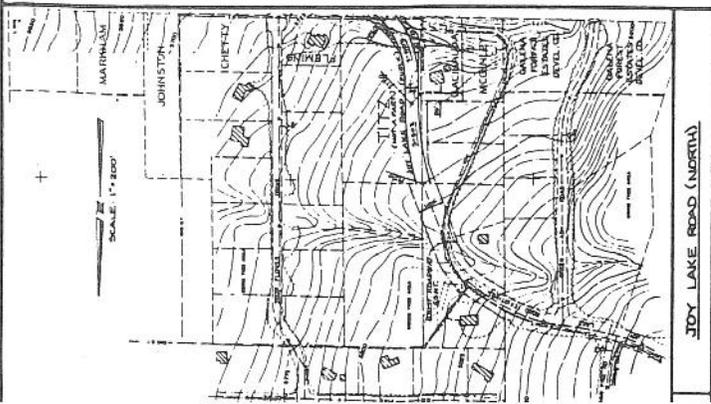


**ST. JAMES'S VILLAGE TENTATIVE MAP**  
 HADDON COUNTY  
**GRADING PLAN**

DATE: JANUARY 10, 2000  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 SCALE: 1" = 200'

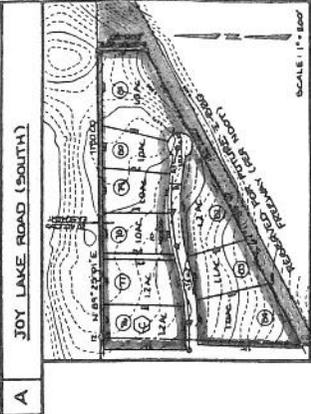
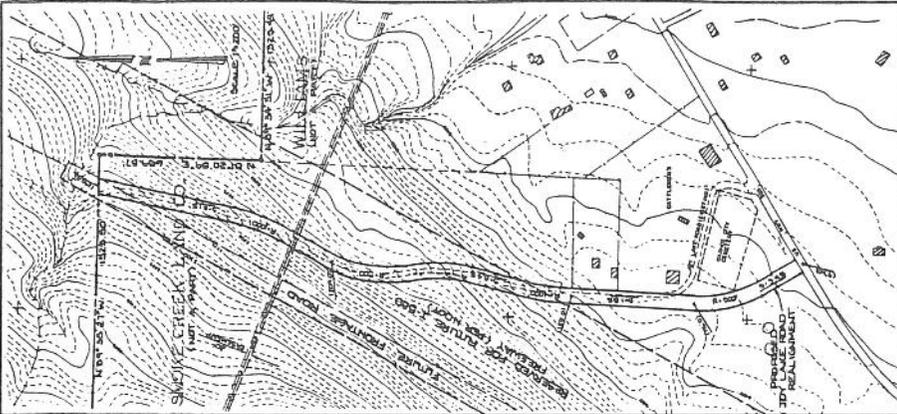
**cfa**  
 PLANNERS • ENGINEERS • SURVEYORS  
 LANDSCAPE ARCHITECTS

110 CORPORATE BLVD. WINDY HILL, OHIO 43085-1110 FAX (614) 795-1110



SEE INSET A FOR  
 LOCATION OF  
 THIS ROAD

**WTM5-2-99**  
**EXHIBIT A**



**SCALE: 1" = 50'0"**

**SECTION B**

**PARKLANE TERRACE**

**ST. JAMES VILLAGE TOWN HOME MAP**

BLAINE COUNTY

**GRADING**

PLANNERS ENGINEERS SURVEYORS

**cfa**

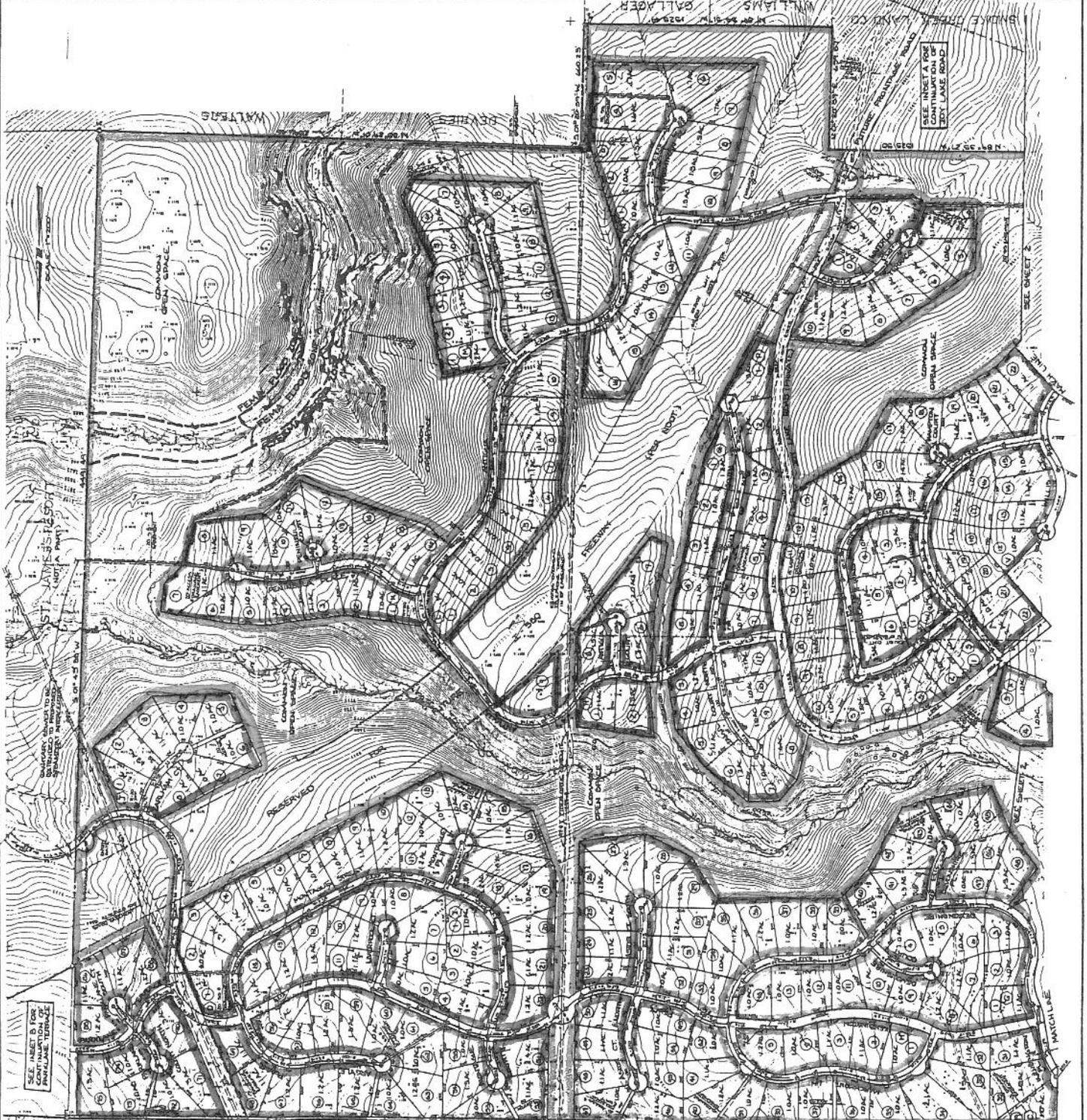
LANDSCAPE ARCHITECTS

1100 CORPORATE BLVD. SUITE 2000 BOZEMAN, MT 59717-1100

PHONE (406) 733-1100 FAX (406) 733-1105

DATE: 11.15.11

BY: J.P.



# Final Map Currently in Process



**BASIS OF BEARINGS**  
 NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE  
 GRID, NAD83/94, PER MONUMENTS AS SHOWN

**TOTAL AREA = 19.48 AC ±**  
**STREET AREA = 2.19 AC ±**  
**COMMON AREA = 47.719 SF ±**  
**PARCEL A = 10.11 AC ±**  
**(REMAINDER)**

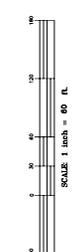
**NUMBER OF LOTS = 5**

**LEGEND**

- 901 LOT NUMBER
- MONUMENT TO BE SET
- FOUND CENTERLINE MONUMENT, PLS 3000'
- SET 5/8" REBAR, PLS 44"x4"
- FOUND 5/8" REBAR "PLS 540"
- WASHOE COUNTY SURVEY MONUMENT
- △ DIMENSION POINT - NOTHING SET
- AS SHOWN INFORMATION PER REFERENCE
- (7/8) RADIAL LINE
- PUBLIC UTILITY EASEMENT
- PRIVATE DRAINAGE EASEMENT
- CABLE TV EASEMENT
- MAINTENANCE EASEMENT (MAINTAINED BY WASHOE COUNTY PUBLIC WORKS UNDER AUTHORITY)
- SECTION CORNER

**CURVE TABLE**

CHANCE	DELTA	LENGTH
C1	82°11'19"	29.10'
C2	20°00'	20.00'
C3	27°52'45"	131.22'
C4	29°45'58"	800.00'
C5	29°45'58"	800.00'
C6	29°45'58"	800.00'
C7	29°45'58"	800.00'
C8	29°45'58"	800.00'
C9	29°45'58"	800.00'
C10	29°45'58"	800.00'
C11	29°45'58"	800.00'
C12	29°45'58"	800.00'
C13	29°45'58"	800.00'
C14	29°45'58"	800.00'
C15	29°45'58"	800.00'
C16	29°45'58"	800.00'
C17	29°45'58"	800.00'

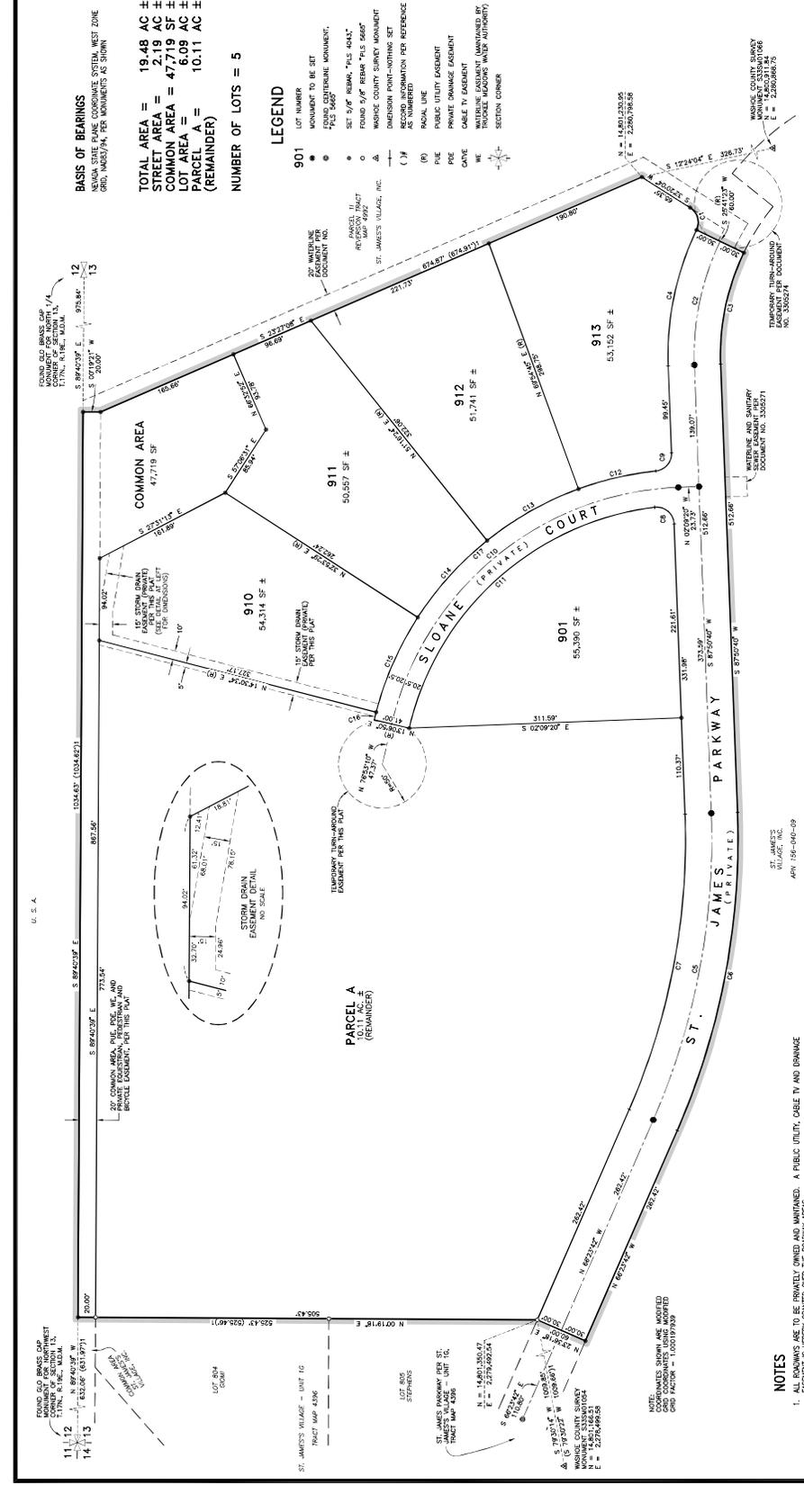


**REFERENCE:**

1. ST. JAMES VILLAGE - UNIT 1H, FILE NO. PUBSCH, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA

**NOTES**

1. ALL EASEMENTS ARE TO BE PRIVATELY OWNED AND MAINTAINED. A PUBLIC UTILITY, CABLE TV AND DRAINAGE EASEMENT IS HEREBY GRANTED OVER THE COMMON AREAS IDENTIFIED TO BEET IN WITH CONFORMANCE WITH ALL STREET RIGHTS-OF-WAY, 5 FEET IN WIDTH CONCURRENT WITH ALL OTHER EXTERIOR BOUNDARIES AND 10 FEET IN WIDTH CENTERED ON ALL INTERIOR PROPERTY LINES.
2. A PUBLIC UTILITY AND CABLE TV EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH LOT FOR THE EXCLUSIVE USE OF THE LOT AND ADJACENT LOTS FOR THE PURPOSE OF SERVING ADJACENT LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME, AND THE UTILITY AND CABLE TV COMPANIES.
3. DRAINAGE FACILITIES ARE TO BE PRIVATE AND MAINTAINED BY THE OWNERS.
4. A PRIVATE DRAINAGE EASEMENT IS HEREBY GRANTED OVER ALL COMMON AREAS.
5. A 10 FOOT PRIVATE EASEMENT SHALL BE GRANTED FOR PEDESTRIAN MONUMENT, STORAGE AND TRAFFIC CONTROL STORAGE EASEMENT IS HEREBY GRANTED ALONG ALL STREET RIGHTS-OF-WAY.
6. NO OWNER OR TENANT SHALL OBSTRUCT A DRAINAGE EASEMENT OR CHANNEL WITHIN THE TRACT.
7. NO FENCES ARE ALLOWED WITHIN OR ACROSS UTILITY EASEMENTS MAINTAINED BY WASHOE COUNTY OR PRIVATE PEDESTRIAN EASEMENTS.
8. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL THE WATER AND SEWER IMPROVEMENTS HAVE BEEN COMPLETED AND ACCEPTED BY THE TRUCKEE REGIONAL WATER AUTHORITY AND WASHOE COUNTY UTILITY DEPARTMENT OF GEOLOGICAL TIME.
9. NO IMMOVABLE STRUCTURES SHALL BE LOCATED ON A PLOT THAT HAS BEEN ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGICAL TIME.
10. NO DIRECT ACCESS FROM INDIVIDUAL LOTS SHALL BE ALLOWED ONTO ST. JAMES PARKWAY.
11. SEWER DISPOSAL IS BY INDIVIDUAL SEWER DISPOSAL SYSTEMS. DRY SANITARY SEWER SYSTEM WILL BE CONSIDERED WITHIN THIS ZONING OR ANNOYANCE ORDINANCE. THE LOCATION OF ALL SANITARY SEWER CONNECTIONS TO THE ST. JAMES VILLAGE SANITARY SEWER SYSTEM SHALL BE SHOWN ON THIS MAP.
12. EACH LOT CREATED BY THIS MAP IS REQUIRED TO HAVE A SEPARATE WATER METER AND WATER SERVICE LINE. THE WATER METER SHALL HAVE THE RIGHT TO INSTALL A WATER METER IN THE 10' PUBLIC UTILITY EASEMENT ADJACENT TO THE STREET TO SERVE EACH LOT RESPONSIBLY.



**OFFICIAL PLAT**

**ST. JAMES VILLAGE - UNIT 1H**

(A DIVISION OF PARCEL 1H OF REFERENCE TRACT MAP 4894)

SITUA TO THE PUBLIC RECORDS OF WASHOE COUNTY, NEVADA

**C & M ENGINEERING AND DESIGN, LTD**

SAR RENO CORPORATE DRIVE, SUITE 2008  
 RENO, NV 89511  
 PHONE: (775) 858-3812

JOB NO. 04-00833  
 DATE 11/29/23  
 SHEET 2 OF 2

**From:** George Fong <gfong@candmengineering.com> on behalf of George Fong  
**Sent:** Thursday, July 29, 2021 3:24 PM  
**To:** Ken Krater  
**Subject:** Fwd: st james village 1h  
**Attachments:** 1Hjur.pdf

Ken,  
Forwarded is the final comment from Matt for his approval; his original comments were done over the phone. Also attached is the jurat sheet originally sent (there were no comments on the original sent)

----- Forwarded message -----

From: **George Fong** <[gfong@candmengineering.com](mailto:gfong@candmengineering.com)>  
Date: Fri, Apr 16, 2021 at 4:00 PM  
Subject: Fwd: st james village 1h  
To: Samuel Chacon <[schacon@candmengineering.com](mailto:schacon@candmengineering.com)>

----- Forwarded message -----

From: **Philumalee, Matthew** <[MPhilumalee@washoecounty.us](mailto:MPhilumalee@washoecounty.us)>  
Date: Fri, Apr 16, 2021 at 8:08 AM  
Subject: RE: st james village 1h  
To: Handrock, Wayne <[WHandrock@washoecounty.us](mailto:WHandrock@washoecounty.us)>, gfong <[gfong@candmengineering.com](mailto:gfong@candmengineering.com)>

George,

It looks fine to me.

Thank you,

Matt



**Matthew Philumalee, P.L.S.**  
Geomatics Specialist  
CSD-Engineering and Capitol Projects  
[Mphilumalee@washoecounty.us](mailto:Mphilumalee@washoecounty.us) | Office: 775.328.2315  
1001 E. 9<sup>th</sup> Street, Reno, NV 89512



*Have some kudos to share about a Community Services Department employee or experience? email; [csdallstars@washoecounty.us](mailto:csdallstars@washoecounty.us)*

---

**From:** Handrock, Wayne <[WHandrock@washoecounty.us](mailto:WHandrock@washoecounty.us)>  
**Sent:** Thursday, April 15, 2021 10:54 AM  
**To:** Philumalee, Matthew <[MPhilumalee@washoecounty.us](mailto:MPhilumalee@washoecounty.us)>  
**Subject:** FW: st james village 1h

---

**From:** George Fong <[gfong@candmengineering.com](mailto:gfong@candmengineering.com)>  
**Sent:** Tuesday, April 13, 2021 3:15 PM  
**To:** Handrock, Wayne <[WHandrock@washoecounty.us](mailto:WHandrock@washoecounty.us)>  
**Subject:** st james village 1h

**[NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

plat with revisions as requested

# Proof of Property Tax Payments

**WASHOE COUNTY TREASURER**

PO BOX 30039  
RENO, NV 89520-3039  
775-328-2510

Received By:

agallegos

Receipt Number:

U21.3560

Location:

Treasurer's Office

Receipt Year:

2021

Session:

agallegos-0-08052021

Date Received:

08/05/2021

**PAYMENT RECEIPT**

Type	Description	Balance	Net Tax	Interest	Fees Penalties	Current Due	Current Paid	Balance Remaining
Real	Bill Number: 2021314438 Bill Year: 2021 PIN: 04606047 Primary Owner: ST JAMES'S VILLAGE INC Property Addr: UNSPECIFIED Property Desc: Township 17 Section 14 Lot Block Range 19 SubdivisionName _UNS	11.59	11.59	0.00	0.00	11.59	11.59	0.00
Real	Bill Number: 2021314483 Bill Year: 2021 PIN: 04608040 Primary Owner: ST JAMES'S VILLAGE INC Property Addr: S VIRGINIA ST Property Desc: Range 19 Township 17 SubdivisionName _UNSPECIFIED Section 23	11.60	11.60	0.00	0.00	11.60	11.60	0.00
Real	Bill Number: 2021314417 Bill Year: 2021 PIN: 04606045 Primary Owner: ST JAMES'S VILLAGE INC Property Addr: US HIGHWAY 395 S Property Desc: Block Range 19 SubdivisionName _UNSPECIFIED Township 17 Section	1,868.89	468.76	0.00	0.00	468.76	468.76	1,400.13
Real	Bill Number: 2021358508 Bill Year: 2021 PIN: 04618014 Primary Owner: ST JAMES'S VILLAGE INC Property Addr: 4100 JOY LAKE RD Property Desc: Range 19 Block SubdivisionName _UNSPECIFIED Township 17 Section	6,920.56	1,745.92	0.00	0.00	1,745.92	1,745.92	5,174.64

**W.C.T.O. 22**

**AUG 04 2021**

**PAID**

**WASHOE COUNTY TREASURER** PO BOX 30039 RENO, NV 89520-3039

By Whom Paid:

ST JAMES'S VILLAGE INC  
4100 JOY LAKE RD  
RENO NV 89511

BALANCE REMAINING	32,240.09
CHARGES	10,803.94
PAID	10,803.94
CHANGE	0.00

**WTM5-2-92  
EXHIBIT A**

**WASHOE COUNTY TREASURER**

PO BOX 30039  
RENO, NV 89520-3039  
775-328-2510

Received By: agallegos      Receipt Number: U21.3560  
Location: Treasurer's Office      Receipt Year: 2021  
Session: agallegos-0-08052021      Date Received: 08/05/2021

**PAYMENT RECEIPT**

Type	Description	Balance	Net Tax	Interest	Fees Penalties	Current Due	Current Paid	Balance Remaining
Real	Bill Number: 2021254943 Bill Year: 2021 PIN: 04613206 Primary Owner: ST JAMES'S VILLAGE INC Property Addr: UNSPECIFIED Property Desc: Range 19 Block SubdivisionName ST JAMES'S VILLAGE 1B Township 1	2,245.82	563.33	0.00	0.00	563.33	563.33	1,682.49
Real	Bill Number: 2021357210 Bill Year: 2021 PIN: 15614104 Primary Owner: ST JAMES'S VILLAGE INC Property Addr: TOTTENHAM RD Property Desc: Township 17 Section 13 Lot 11 Block Range 19 SubdivisionName _R	3,969.97	994.37	0.00	0.00	994.37	994.37	2,975.60
Real	Bill Number: 2021356163 Bill Year: 2021 PIN: 15611123 Primary Owner: ST JAMES'S VILLAGE INC Property Addr: UNSPECIFIED Property Desc: Range 19 Block SubdivisionName _REVERSION Township 17 Section 1	2,621.83	657.34	0.00	0.00	657.34	657.34	1,964.49
Real	Bill Number: 2021373652 Bill Year: 2021 PIN: 15604015 Primary Owner: ST JAMES'S VILLAGE INC Property Addr: JOY LAKE RD Property Desc: Lot 2C2 Block Range 19 SubdivisionName ST JAMES VILLAGE 2D Town	7,186.75	1,797.04	0.00	0.00	1,797.04	1,797.04	5,389.71

**W.C.T.O. 22**

**AUG 04 2021**

**PAID**

**WASHOE COUNTY TREASURER**

PO BOX 30039  
 RENO, NV 89520-3039  
 775-328-2510

Received By: agallegos      Receipt Number: U21.3560  
 Location: Treasurer's Office      Receipt Year: 2021  
 Session: agallegos-0-08052021      Date Received: 08/05/2021

**PAYMENT RECEIPT**

Type	Description	Balance	Net Tax	Interest	Fees Penalties	Current Due	Current Paid	Balance Remaining
Real	Bill Number: 2021359153 Bill Year: 2021 PIN: 15604014 Primary Owner: ST JAMES'S VILLAGE INC Property Addr: JOY LAKE RD Property Desc: Township 17 Section 14 Lot A2 Block Range 19 SubdivisionName_U	14,567.43	3,642.21	0.00	0.00	3,642.21	3,642.21	10,925.22
Real	Bill Number: 2021354628 Bill Year: 2021 PIN: 15604009 Primary Owner: ST JAMES'S VILLAGE INC Property Addr: SAINT JAMES PKWY Property Desc: Range 19 Block SubdivisionName_UNSPECIFIED Township 17 Section	3,639.59	911.78	0.00	0.00	911.78	911.78	2,727.81
<b>Totals:</b>		43,044.03	10,803.94	0.00	0.00	10,803.94	10,803.94	32,240.09
Tender Information:		Charge Summary:						
Check #99-108/4287		10,803.94	Real					10,803.94
Total Tendered		10,803.94	Total Charges					10,803.94

**W.C.T.O. 22**

**AUG 04 2021**

**PAID**