

Application to Amend Conditions

For

St. James's Village

To Remove Three Parcels from the Tentative Map

Prepared For:

St. James's Village, Inc.

Prepared By:

KRATER CONSULTING Group, PC

A Nevada professional corporation

1165 Mount Rose Street

Reno, Nevada 89509

(775) 815-9561

June 9, 2025

Table of Contents

I. Supporting Letter

- A. Figure 1 – 1993 Tentative Map Showing the Lots within the 224.1 acres
- B. Figure 2 – Assessor Parcel List
- C. Figure 3 – Topographic Map for the 224.1 Acres
- D. Figure 4 – Joint St. James's Village/Sierra Reflections Site Plan
- E. Figure 5 – Parcels to be Removed from St. James's Village, Washoe County GIS
- F. Figure 6 – Dec 12 2023 WC Commission Staff Report for St James's Village DA

II. Washoe County Development Application

- 1. Checklist/Submittal Requirements
- 2. Property Owner Affidavit
- 3. Corporate Resolution

III. Assessor Parcel Maps

IV. Proof of Property Tax Payments

Supporting Letter

June 5, 2025

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

Dear Trevor:

**Subject: Amend conditions for St. James Village Tentative Map (TM5-2-92) to
Remove 224.1 acres from the project.**

The original Tentative Map for St. James Village was approved by Washoe County on August 18, 1992. When the project was originally entitled, 530 one-acre minimum size lots were approved on approximately 1,626 acres. In 2012, the I-580 freeway was completed between Reno and Carson City, splitting St. James's Village into two areas. With completion of the freeway, 69 lots on approximately 224.1 acres then lay east of the freeway and cut off from the main St. James's Village project. Note that several lots within the freeway right-of-way were also lost.

FIGURE 1 shows the area east of the freeway and the 69 originally approved one-acre minimum size lots. These lots were located between the freeway and Steamboat Creek and south of Browns Creek in a hillside area with slopes in the range of 10% to 15%. Note that the 69 lots and associated roadway take up a significant portion of the overall 224.1 acres cut off from St. James's Village by the I-580 freeway. *FIGURE 2* shows a list of assessor parcels cut off by the freeway along with the remaining undeveloped portion of St. James's Village. *FIGURE 3* shows the topography of the 224.1 acre area.

The I-580 freeway has three travel lanes in each direction, wide shoulders, and concrete barrier rails along the freeway edges. This imposing roadway structure eliminated any reason to try and keep the 224 acres within the St. James's Village development. As the ownership group of St. James's Village also owned the Sierra Reflections development, it instead made sense to incorporate the 224 acres into the Sierra Reflections development as no barriers exist under this scenario. In addition, approximately 65 ¼ to 1/3 acre Sierra Reflections lots could be located in this area far away from the freeway and mostly below Steamboat and Browns creek. The majority of land uphill from the creeks will now be common open space area (see *FIGURE 4*). *FIGURE 5* shows the 224.1 acre area to be removed overlayed on the Washoe County GIS maps. Significantly more open space will now exist within the three parcels that comprise the 224.1 acres.

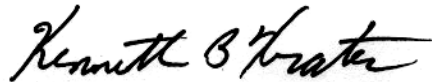
The removal of the 224.1 acres from St. James's Village and incorporation into Sierra Reflections has been acknowledged at least twice by Washoe County. This acknowledgement occurred 1st when Washoe County approved a Tentative Map for Sierra Reflections in 2006,

which included the 224.1 acres within the Sierra Reflections development and 2nd, in the staff report for a previous development agreement heard by the Washoe County Commission on December 12, 2023. As shown within the highlighted text on *FIGURE 6*, "*With construction off the I-580 freeway, the applicants now contemplate a reduction to 467 lots at full build out*".

Removal of the three parcels that total 224.1 acres from the St. James's Village will not increase lot counts, not increase density, and not decrease open space. The removal of the 224.1 acres only reflects the fact that it no longer made sense to include these parcels within the St. James's Village Tentative Map upon completion of the I-580 freeway.

Thus, we respectfully request the Planning commission to approve an amendment to the conditions to officially remove these three parcels that total 224.1 acres from the St. James's Village Tentative Map. Thank you for your assistance on this matter and please do not hesitate to contact me with any questions.

Sincerely,

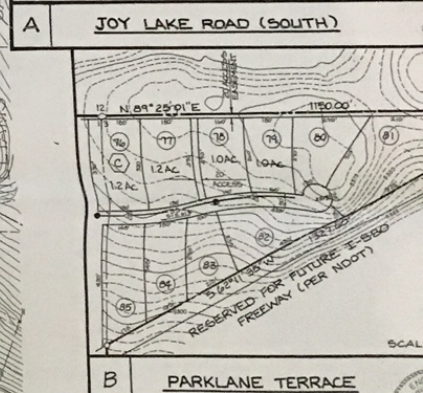
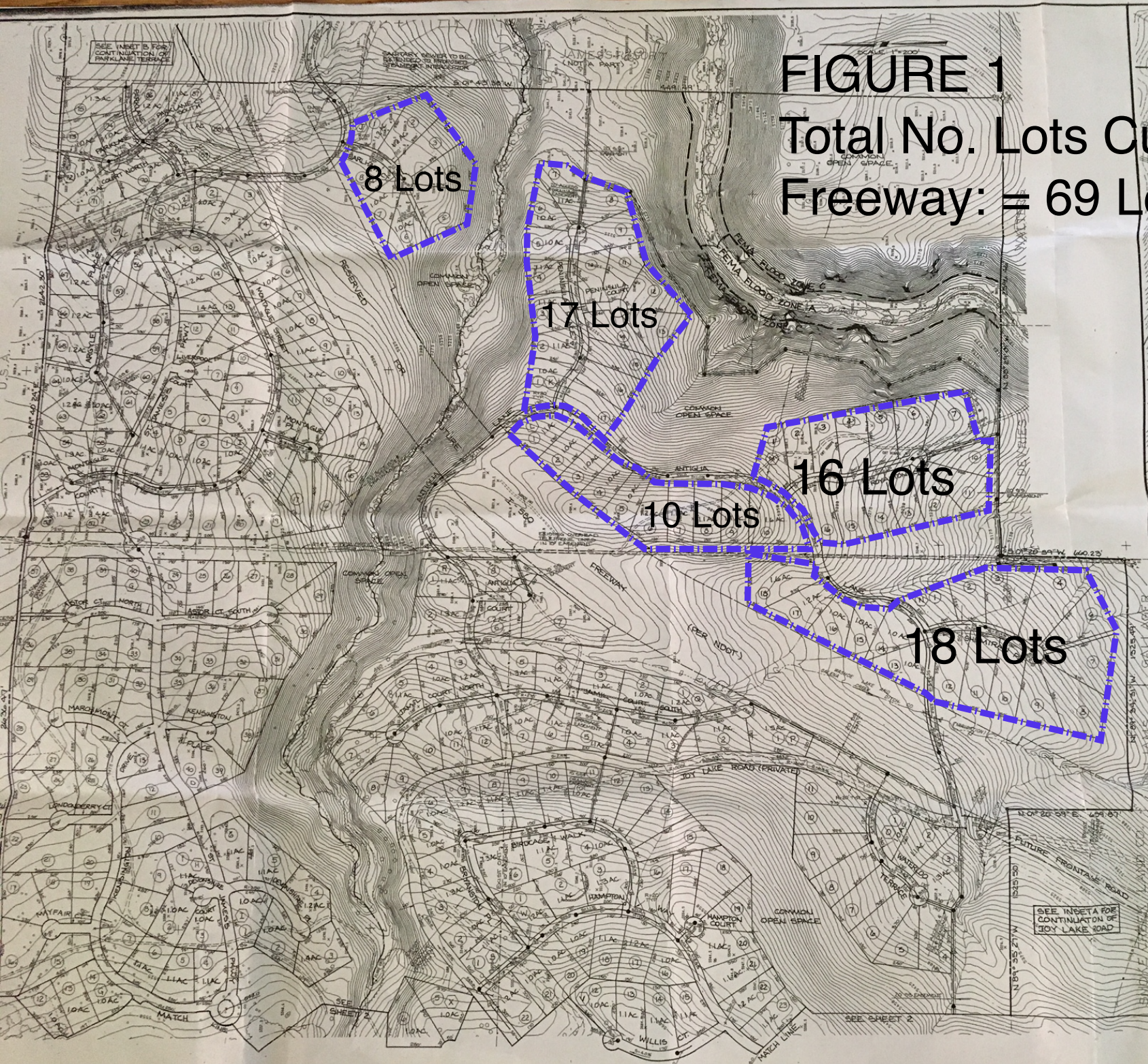
A handwritten signature in black ink, reading "Kenneth B. Krater". The signature is written in a cursive, flowing style.

Kenneth Krater, P.E.

cc: Fred Woodside, St. James Village
Doug Flowers, Holland and Hart

FIGURE 1

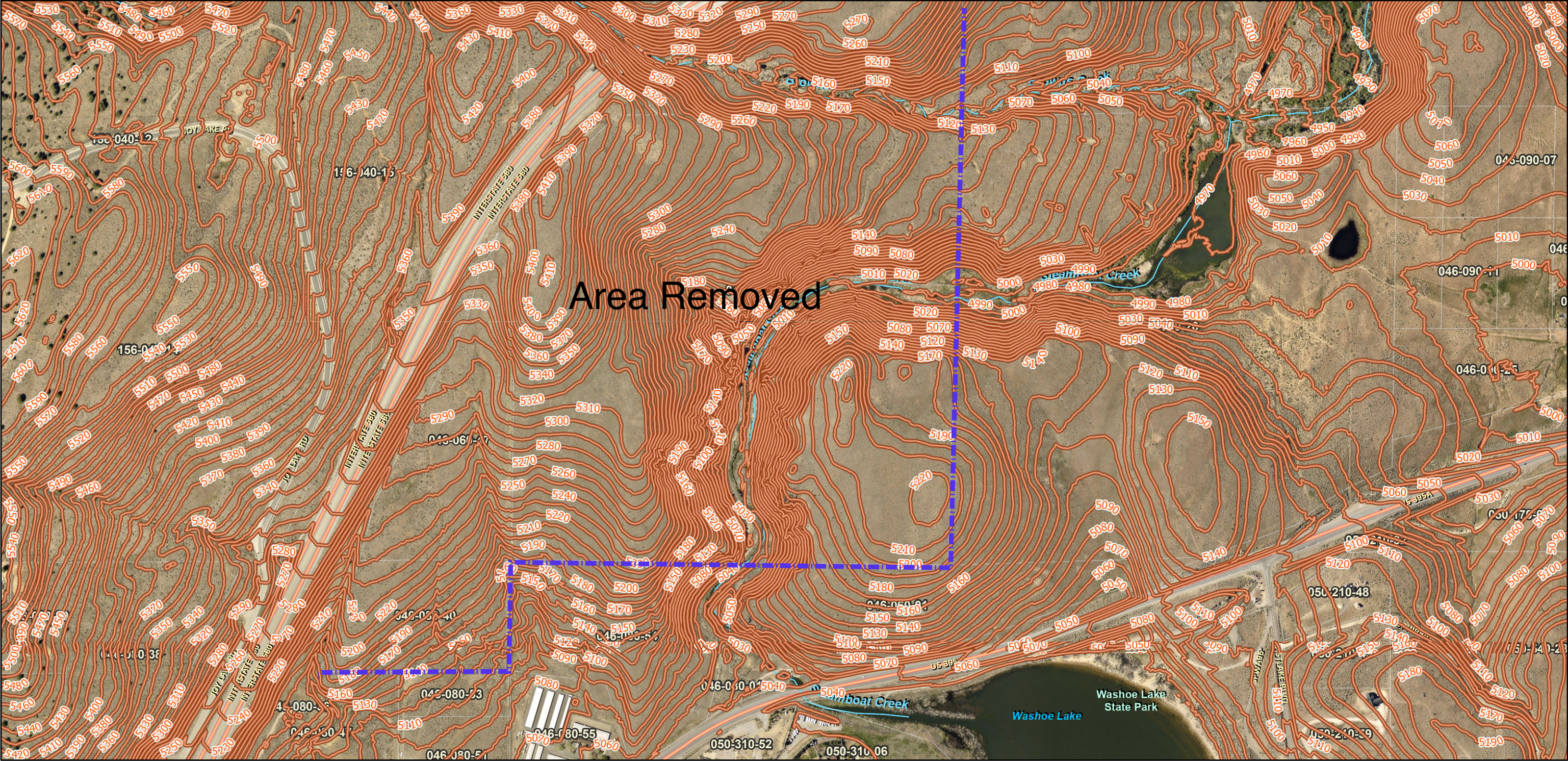
Total No. Lots Cut off by the Freeway: = 69 Lots



St. James Village - Assessor Parcels
(Excludes recorded residential lots)

Parcels to be Removed from the St. James's Village Tentative Map	
APN#	Acreage
046-060-45	185.18
046-060-47	23.63
046-080-40	15.29
Total Area of Parcels to be Removed.	224.1
Remaining Parcels for the St. James's Village Tentative Map	
APN#	Acreage
046-080-40	15.29
046-060-45	185.18
046-060-47	23.63
046-131-24	6.52
046-132-06	6.013
046-133-15	7.308
046-133-17	9.94
046-180-12	439.754
046-180-14	7.797
046-180-15	44.08
156-040-09	57.028
156-040-10	43.854
156-040-14	175.21
156-040-15	85.82
156-111-23	19.48
156-141-04	34.26
Remaining Acreage (excluding recorded SFR lots)	1161.164

Figure 2 - List of Assessor Parcels



June 4, 2025

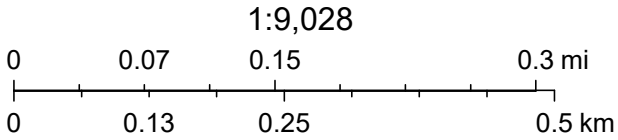


Figure 3

Washoe County, Washoe County GIS, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

LEGEND

RECORDED / SOLD LOTS

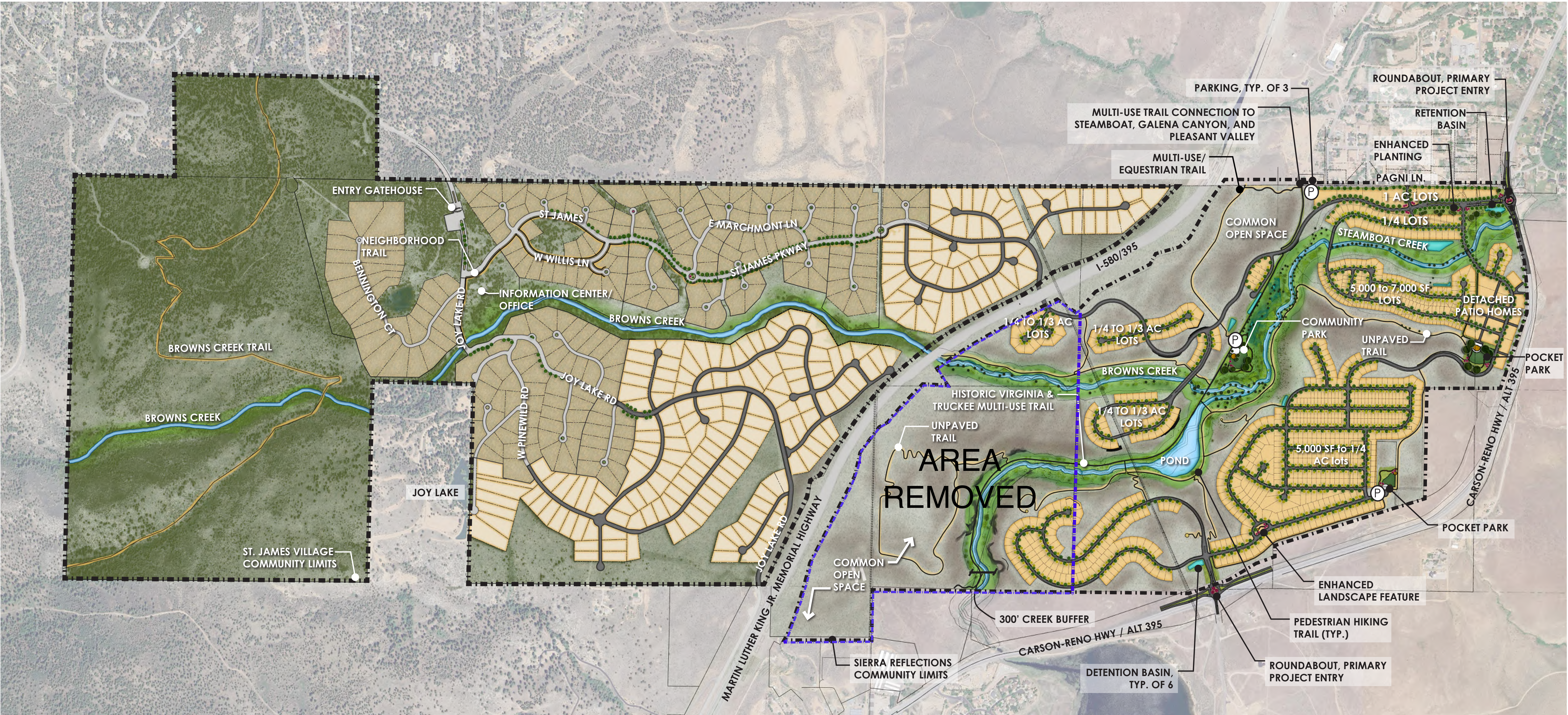
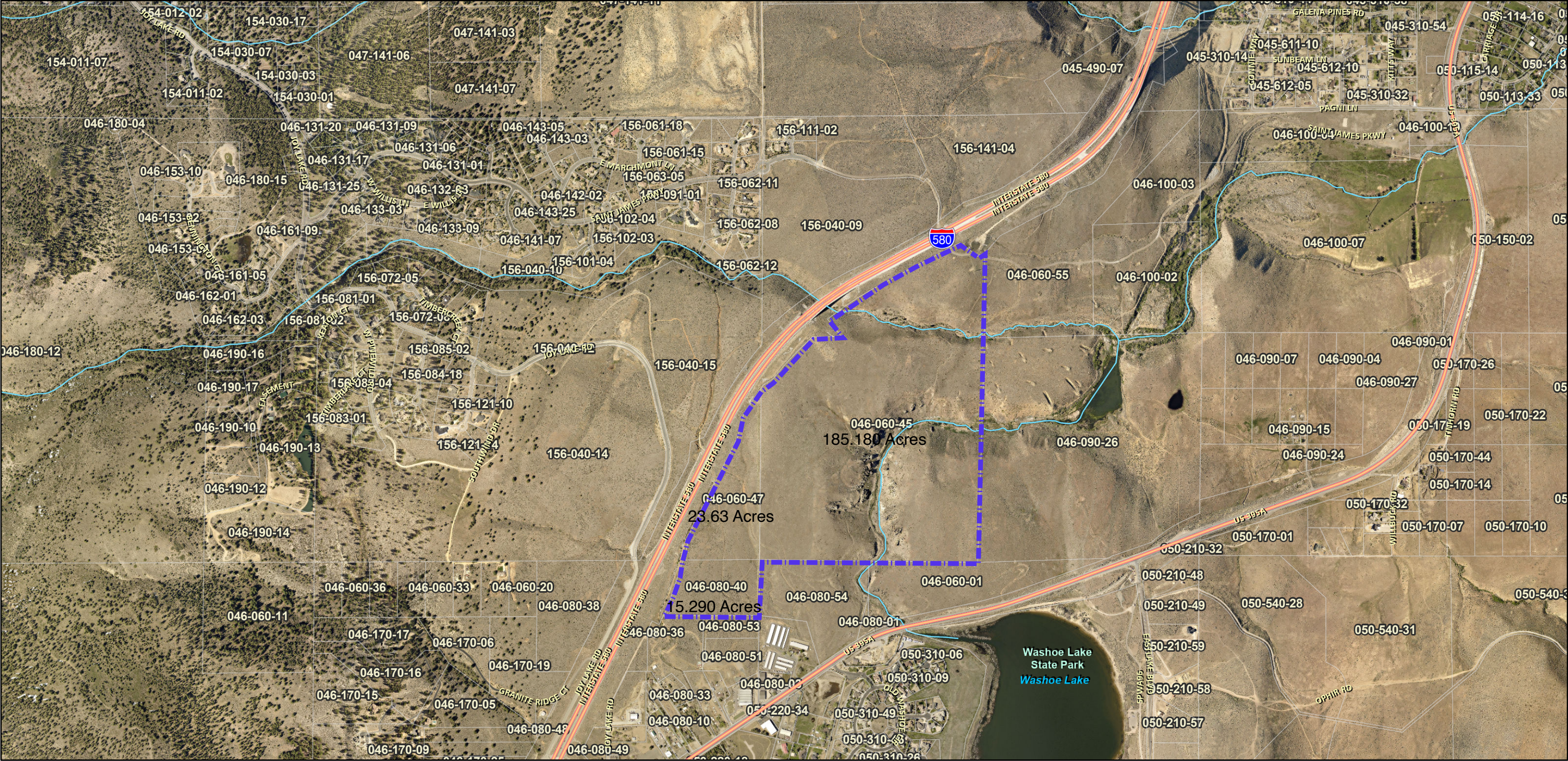
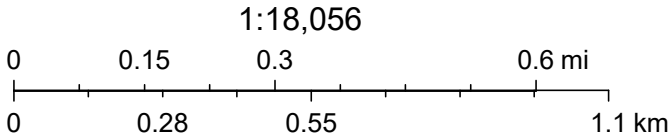
LOTS TO BE RECORDED/ DEVELOPEDCURRENT AVAILABLE LOTS (APPROVED TENTATIVE MAP)FUTURE ROADSEXISTING ROADSST. JAMES VILLAGE OWNED OPEN SPACESIERRA REFLECTIONS OPEN SPACEPROPERTY LINESLIMITS OF ST. JAMES COMMUNITY AND SIERRA REFLECTIONS COMMUNITY

Figure 4



June 2, 2025

FIGURE 5
Parcels to be Removed from St. James's Village



Washoe County GIS, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

FIGURE 6

PREVIOUS ACTION

On October 7, 2021, the Washoe County Planning Commission granted a 2 year extension to extend the October 16, 2021, expiration date of the tentative map until October 16, 2023.

On June 21, 2019, subdivision tract map #5331 for St. James's Village was recorded which extended the expiration date for approval of the next final map to October 16, 2021.

On May 26, 2016, the Director of the Planning and Building Division of the Washoe County Community Services Department approved an extension of Tentative Subdivision Map Case Number TM5-2-92 in accordance with Development Agreement Case Number DA12-001, extending the deadline to record the next final map until October 16, 2020.

On September 25, 2012, the Washoe County Board of County Commissioners (Board) approved Development Agreement Case Number DA12-001 for St. James's Village (Tentative Subdivision Map Case No. TM5-2-92). The purpose of the Development Agreement was to extend the deadline to record the next final map until October 16, 2016, with the possible extension of the expiration date until October 16, 2020, at the discretion of the Director of Community Development.

On July 10, 2007, the Board approved the appeal and overturned the Planning Commission's denial thereby approving the amended conditions of approval numbers 29 and 30 to require construction of Joy Lake Road, rather than St. James's Village Parkway, as a second access to the subdivision, prior to the issuance of a building permit for the 151st residential lot.

On May 1, 2007, the Washoe County Planning Commission denied The Amendment of Conditions Case Number AC07-002 to amend conditions of approval number 29 and 30 requiring construction of Joy Lake Road, rather than St. James's Village Parkway.

On August 18, 1992, the Board approved Tentative Subdivision Map Case Number TM5-2-92 for St. James's Village. Since that time the applicant has recorded multiple final subdivision maps for various phases of the development as well as multiple time extensions as provided for in the Nevada Revised Statutes.

BACKGROUND

St. James's Village Inc. is asking Washoe County to approve a development agreement to grant an extension of time for the approved Tentative Map for St. James's Village (Case Number TM 05-2-92). Specifically, the development agreement provides an extension of the deadline to record the next in a series of final maps from October 16, 2023 to October 16, 2025. St. James's Village consists of approximately 1,626 acres, located south of Galena Forest, and was originally approved in 1992 for 530 residential lots. With construction of the 1-580 freeway, the applicants now contemplate a reduction to 467 lots at full build out. The approved subdivision is still active as a result of a series of final map recordings, time extension approvals by the Planning Commission and a previously approved development agreement. The applicants have submitted final map applications to Washoe County for units 1H and 2C which are currently in review.

The applicants are asking for additional time in order to work with the Truckee Meadows Water Authority (TMWA) to come to agreement on a water project which will be utilized for the provision of water to serve the remainder of the property. When the tentative map was originally approved, Washoe County Water Resources Department approved a water "tree" system in which water lines would run down St. James Parkway and Joy Lake Road.

Washoe County Development Application

St. James's Village Inc.

Community Services Department

Planning and Building

AMENDMENT OF CONDITIONS APPLICATION



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

Telephone: 775.328.6100

Application to Officially Remove 224.1 Acres
from the Approved Tentative Map

Amendment of Conditions Development Application Submittal Requirements

Applications are accepted on the 8th of each month. If the 8th falls on a non-business day, applications will be accepted on the next business day.

If you are submitting your application online, you may do so at [OneNV.us](https://www.onenv.us)

- XX 1. **Fees:** See Master Fee Schedule. **Most payments can be made directly through the OneNV.us portal.** If you would like to pay by check, please make the check payable to Washoe County and bring your application and payment to the Community Services Department (CSD).
- 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. **Application Materials:** The completed Amendment of Conditions Application materials.
- XX 6. **Site Plan Specifications:**
 - a. Lot size with dimensions drawn using standard engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500') showing all streets and ingress/egress to the property.
 - b. Show the location and configuration of all proposed buildings (with distances from the property lines and from each other), all existing buildings that will remain (with distances from the property lines and from each other), all existing buildings that will be removed, and site improvements on a base map with existing and proposed topography expressed in intervals of no more than five (5) feet.
 - c. Show the location and configuration of wells, septic systems and leach fields, overhead utilities, water and sewer lines, and all easements.
 - d. Show locations of parking, landscaping, signage and lighting.
- N/A 7. **Application Map Specifications:** Map to be drawn using standard engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500') clearly depicting the area subject to the request, in relationship to the exterior property lines. All dimensions and area values shall be clearly labeled and appropriate symbols and/or line types shall be included in the map legend to depict the map intent.
- N/A 8. **Building Elevations:** All buildings and structures, including fences, walls, poles, and monument signs proposed for construction within the project shall be clearly depicted in vertical architectural drawings provided in accurate architectural scale. Architectural elevations of all building faces shall be presented.
- XX 9. **Submission Packets:** One (1) packet and a flash drive. Any digital documents need to have a resolution of 300 dpi. If materials are unreadable, you will be asked to provide a higher quality copy. The packet shall include one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. Labeling on these reproductions should be no smaller than 8 point on the 8.5" x 11" display. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

Notes:

- (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.

- (ii) Appropriate map engineering and building architectural scales are subject to the approval of the Planning and Building and/or Engineering and Capital Projects.
- (iii) All oversized maps and plans must be folded to a 9" x 12" size.
- (iv) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies that clarify the potential impacts and potential conditions of development in order to minimize or mitigate impacts resulting from the project. No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Building.
- (v) **Labels:** If the assigned planner determines the abandonment will affect the access to a mobile home park, the applicant will be required to submit a list of mailing addresses 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.

Project Information		Staff Assigned Case No.: _____	
Project Name:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND 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: WAC23-0013 Case No.(s). TM5-2-92, DA12-001, Extension of Time Request for Tent. Sub. Map Case # TM5-2-92			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: ST JAMES'S VILLAGE INC		Name: Krater Consulting Group, PC	
Address: 4100 JOY LAKE RD		Address: 1165 Mount Rose Street	
Reno, NV	Zip: 89511	Reno, NV 89509	Zip:
Phone: (775) 849-9070	Fax:	Phone: (775) 815-9561	Fax:
Email: fred.woodside@att.net		Email: ken@kcgnev.com	
Cell: (775) 722-1499	Other:	Cell: (775) 815-9561	Other:
Contact Person: Fred Woodside		Contact Person: Ken Krater	
Applicant/Developer:		Other Persons to be Contacted:	
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:	
For Office Use Only			
Date Received: _____		Initial: _____	
County Commission District:		Planning Area:	
CAB(s):		Master Plan Designation(s):	
		Regulatory Zoning(s):	

Amendment of Conditions Application Supplemental Information

(All required Information may be separately attached)

Required Information

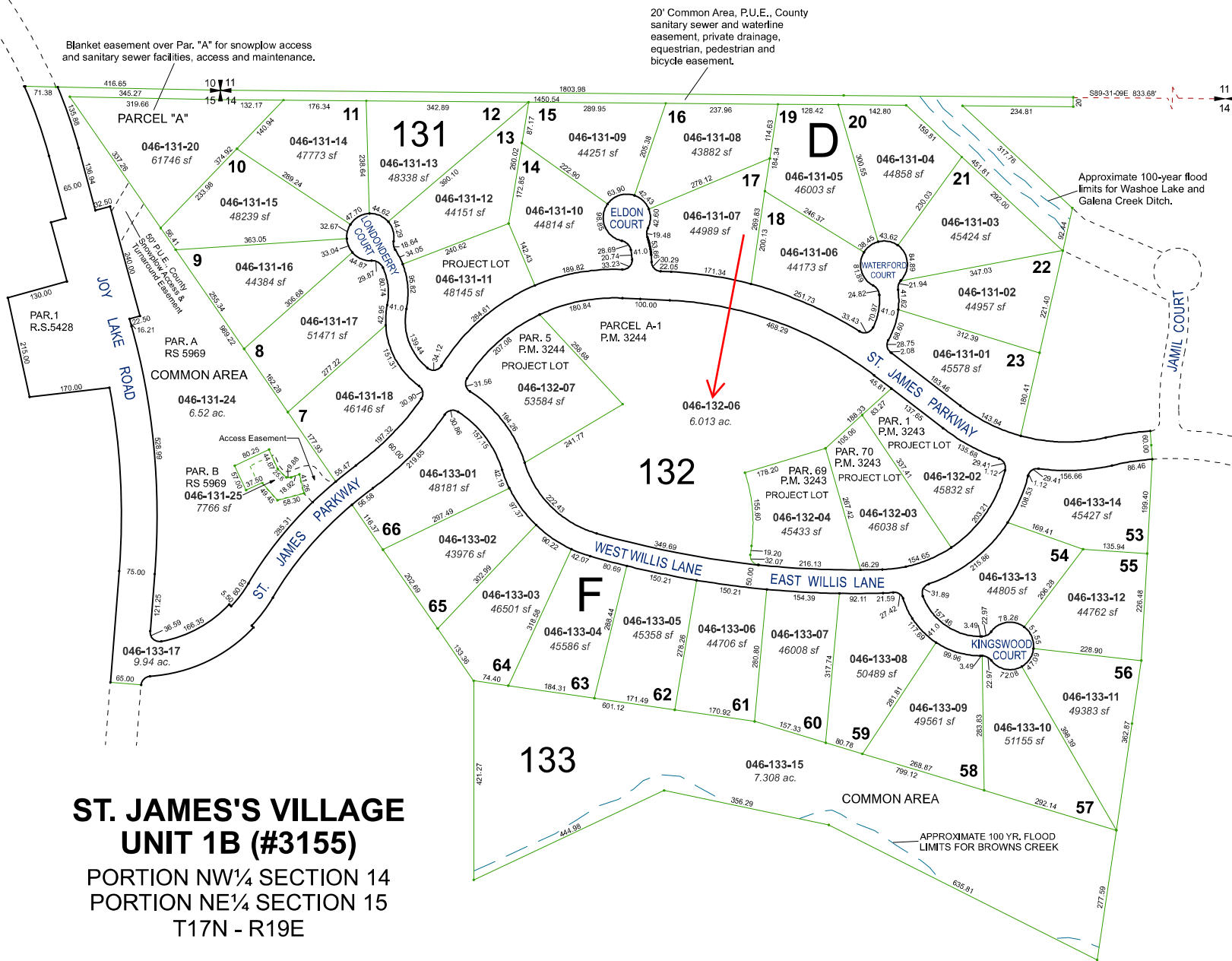
1. The following information is required for an Amendment of Conditions:
 - a. Provide a written explanation of the proposed amendment, why you are asking for the amendment, and how the amendment will modify the approval.
 - b. Identify the specific Condition or Conditions that you are requesting to amend.
 - c. Provide the requested amendment language to each Condition or Conditions, and provide both the ***existing*** and ***proposed condition(s)***.

2. Describe any potential impacts to public health, safety, or welfare that could result from granting the amendment. Describe how the amendment affects the required findings as approved.

Assessor Parcel Maps

Parcels to Remain a Part of the Tentative Map

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



**ST. JAMES'S VILLAGE
UNIT 1B (#3155)**
PORTION NW¼ SECTION 14
PORTION NE¼ SECTION 15
T17N - R19E

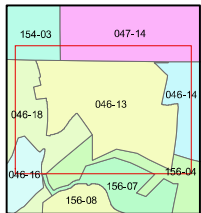
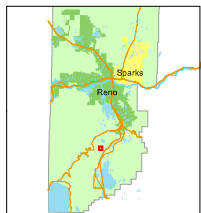
Assessor's Map Number
046-13

STATE OF NEVADA
**WASHOE COUNTY
ASSESSOR'S OFFICE**
Michael E. Clark, Assessor

1001 East Ninth Street
Building D
Reno, Nevada 89512
(775) 328-2231



Feet
0 40 80 120 160 200
1 inch = 200 feet

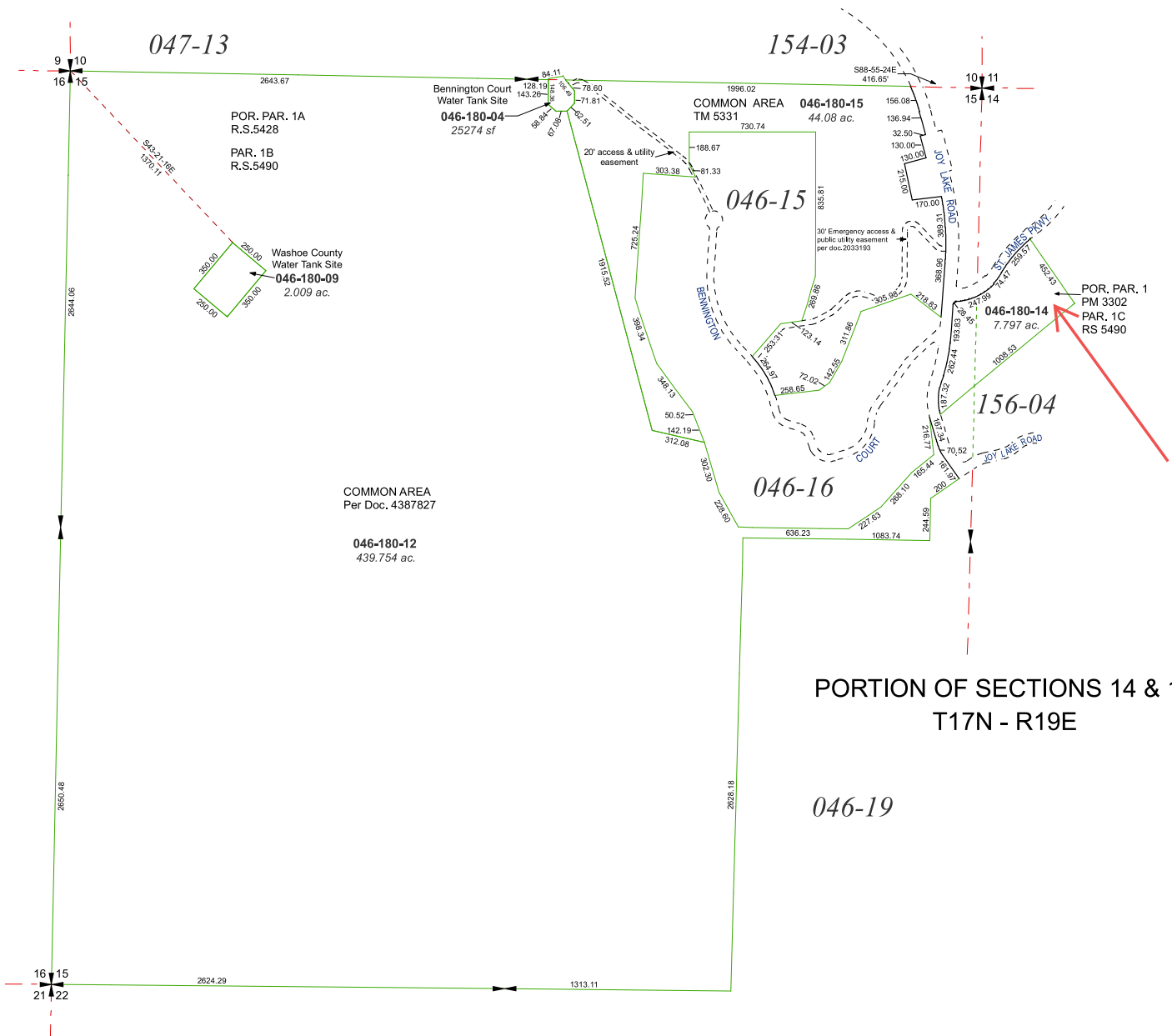


created by: TWT 11/20/2009
last updated: CFB 6/6/12 JKF 6/26/18

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 a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.

This map/plot is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



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Assessor's Map Number

156-04

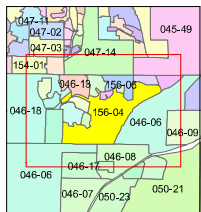
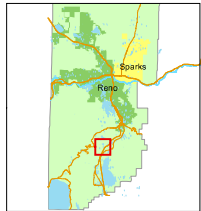
STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE

1001 East Ninth Street, Building D
Reno, Nevada 89512
(775) 328-2231



Feet
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1 inch = 800 feet



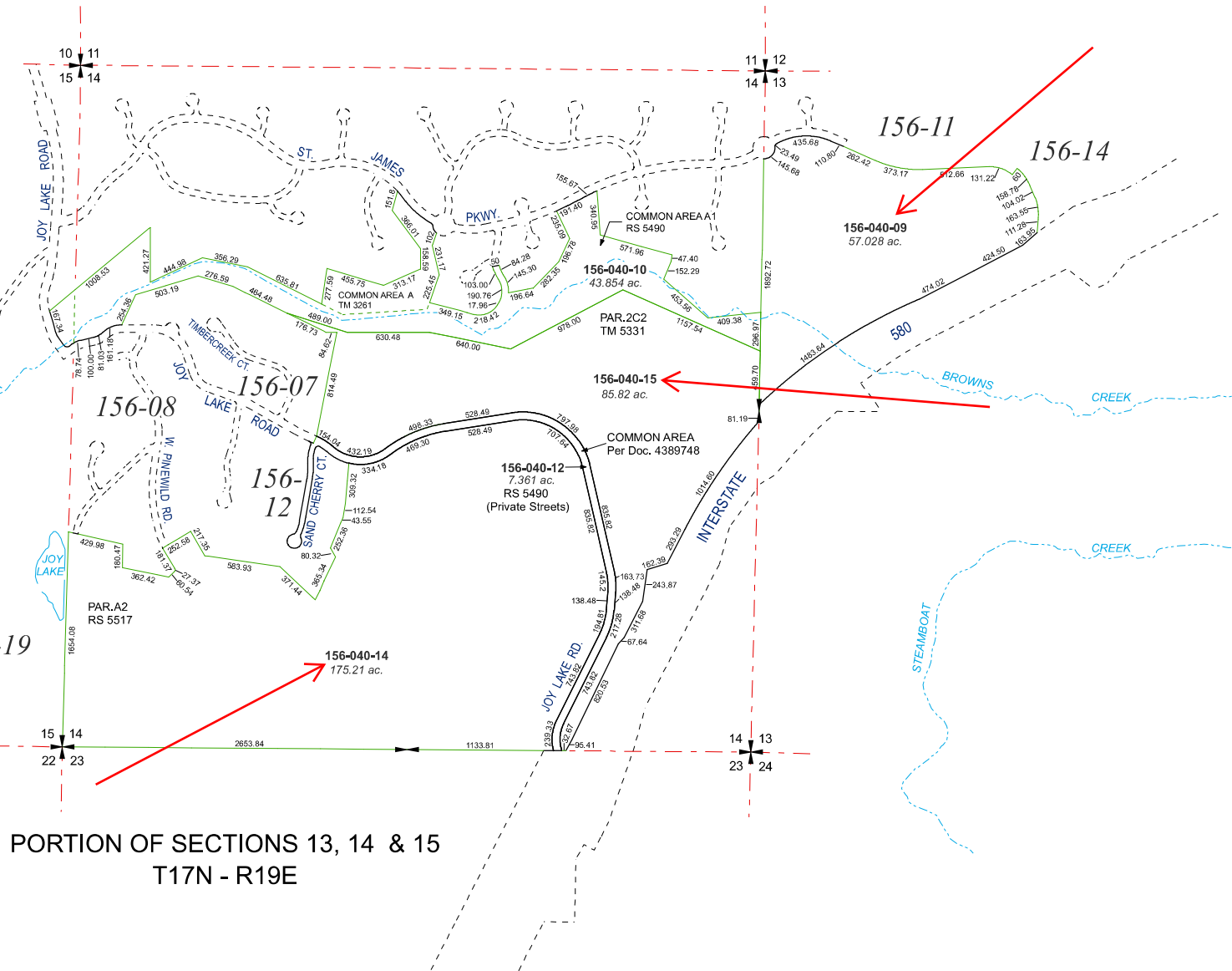
created by: NLH 04/01/2009

updated: CFB 09/26/13 SR 06/28/19

area previously shown on map(s):

046-06

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PORTION OF SECTIONS 13, 14 & 15
T17N - R19E

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A POR. OF THE N ½ OF SEC. 13
T17N - R19E

Assessor's Map Number

156-14

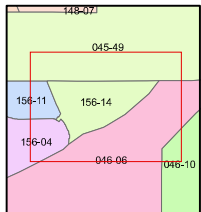
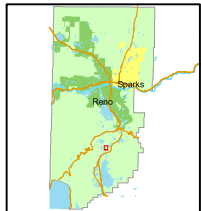
STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Joshua G. Wilson, Assessor

1001 East Ninth Street
Building D
Reno, Nevada 89512
(775) 328-2231



Feet
0 25 50 100 150 200

1 inch = 200 feet



created by: NLH 10/17/2008

last updated: NLH 4/01/09 NLH 7/05/11

area previously shown on map(s)

156-04

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PAR. 11
REV. T.M. 4992

156-141-04
34.26 ac

141

FWY.

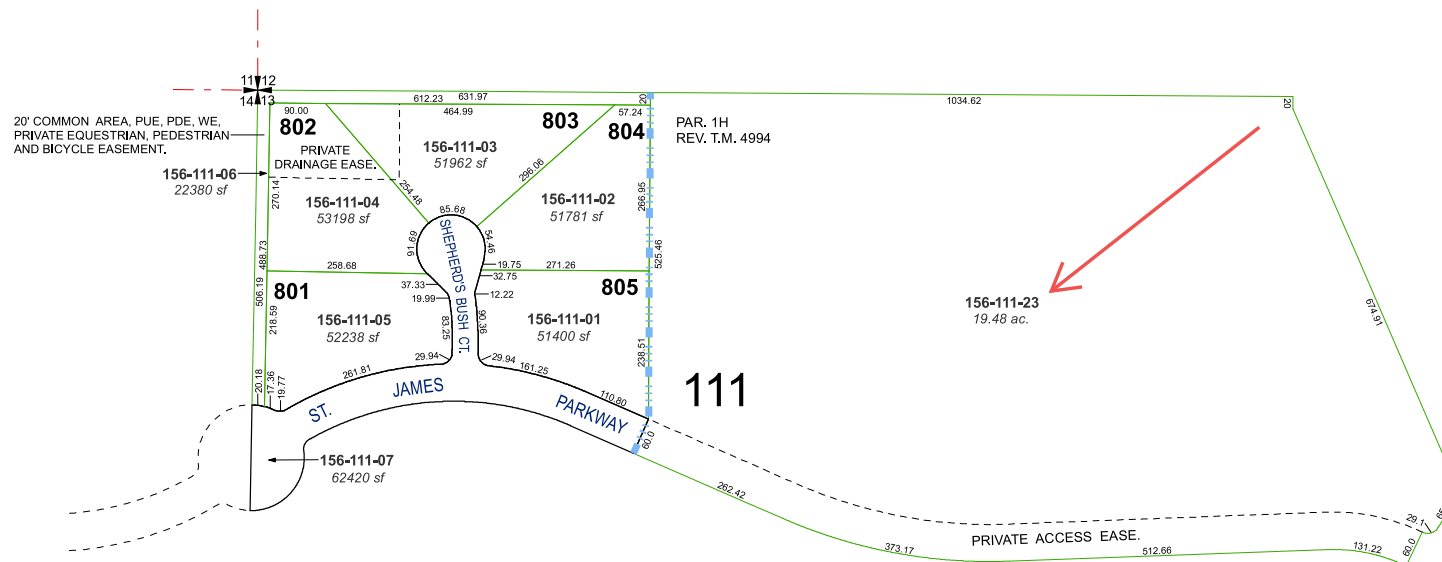
395

U.S.

FUTURE

(#4396)
ST. JAMES'S VILLAGE - UNIT 1G

A POR. OF THE NW ¼ OF SEC. 13
 T17N - R19E



Assessor's Map Number

156-11

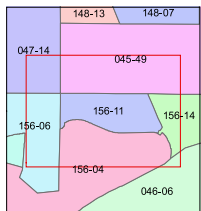
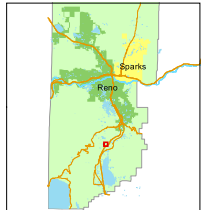
STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE

1001 East Ninth Street, Building D
 Reno, Nevada 89512
 (775) 328-2231



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

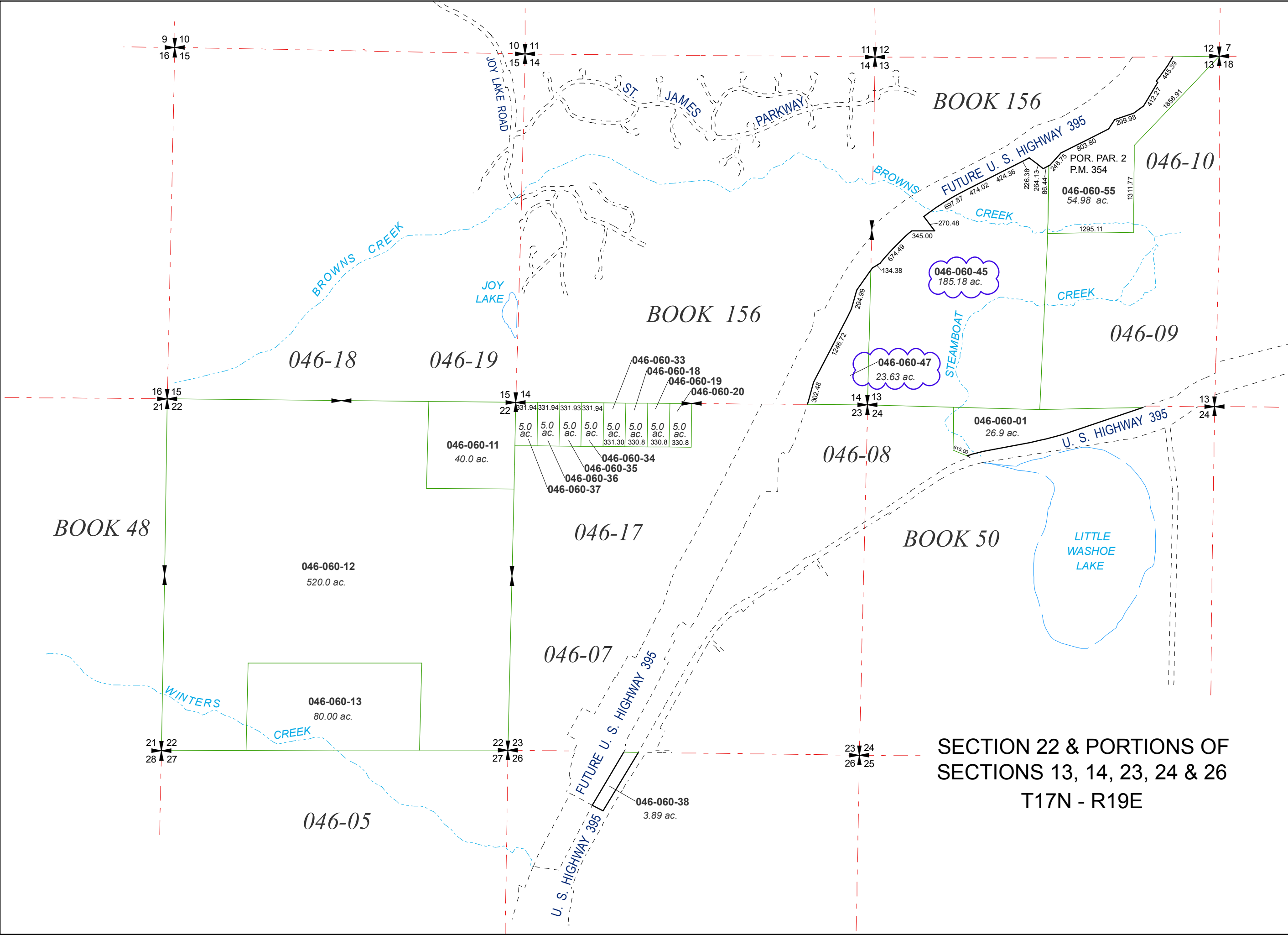
area previously shown on map(s):
046-06 & 156-04

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

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Assessor Parcel Maps

Parcels to be Removed from the Tentative Map

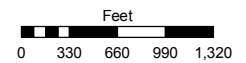


Assessor's Map Number

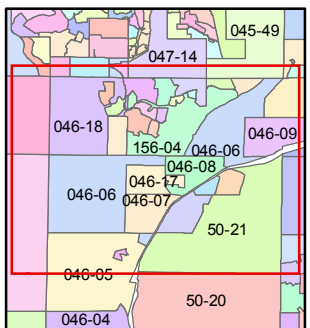
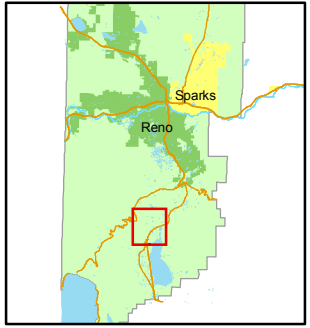
046-06

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Joshua G. Wilson, Assessor

1001 East Ninth Street
Building D
Reno, Nevada 89512
(775) 328-2231



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

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PORTIONS OF SECTIONS 23 & 24
T17N - R19E

Assessor's Map Number

046-08

STATE OF NEVADA

WASHOE COUNTY
ASSESSOR'S OFFICE

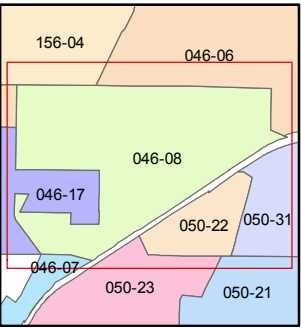
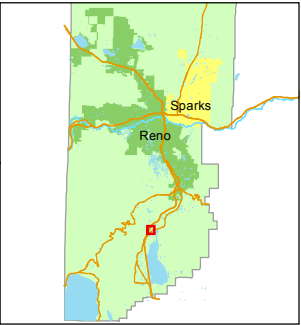
Michael E. Clark, Assessor

1001 East Ninth Street
Building D
Reno, Nevada 89512
(775) 328-2231



Feet
0 75 150 225 300

1 inch = 300 feet



created by: CFB 07/09/2010

last updated: SR 11/02/16

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 a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.

