

Washoe County Planning Commission



WAC25-0010 (St. James Village) for TM5-2-92

September 2, 2025

Request

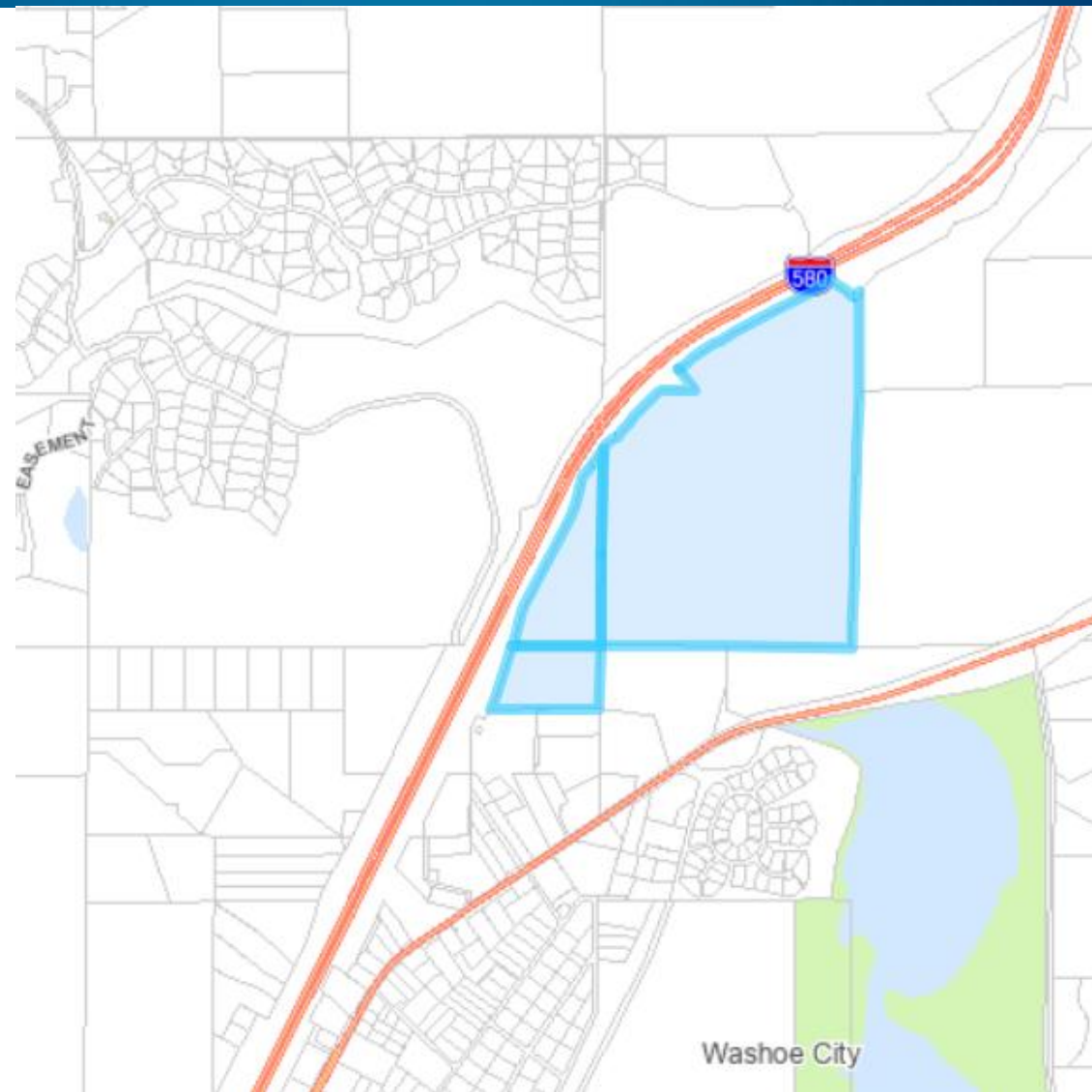


This is a request to approve an amendment of conditions for Tentative Subdivision Map Case Number TM5-2-92 (St James Village) to remove 3 parcels from the St James Village map that total 224.10 acres. These 3 parcels were cut off from when the I-580 Freeway was constructed.

Vicinity Map



- South Valleys Planning Area
- East of I-580
- 3 Parcels being removed to become part of Sierra Reflections Subdivision



Background



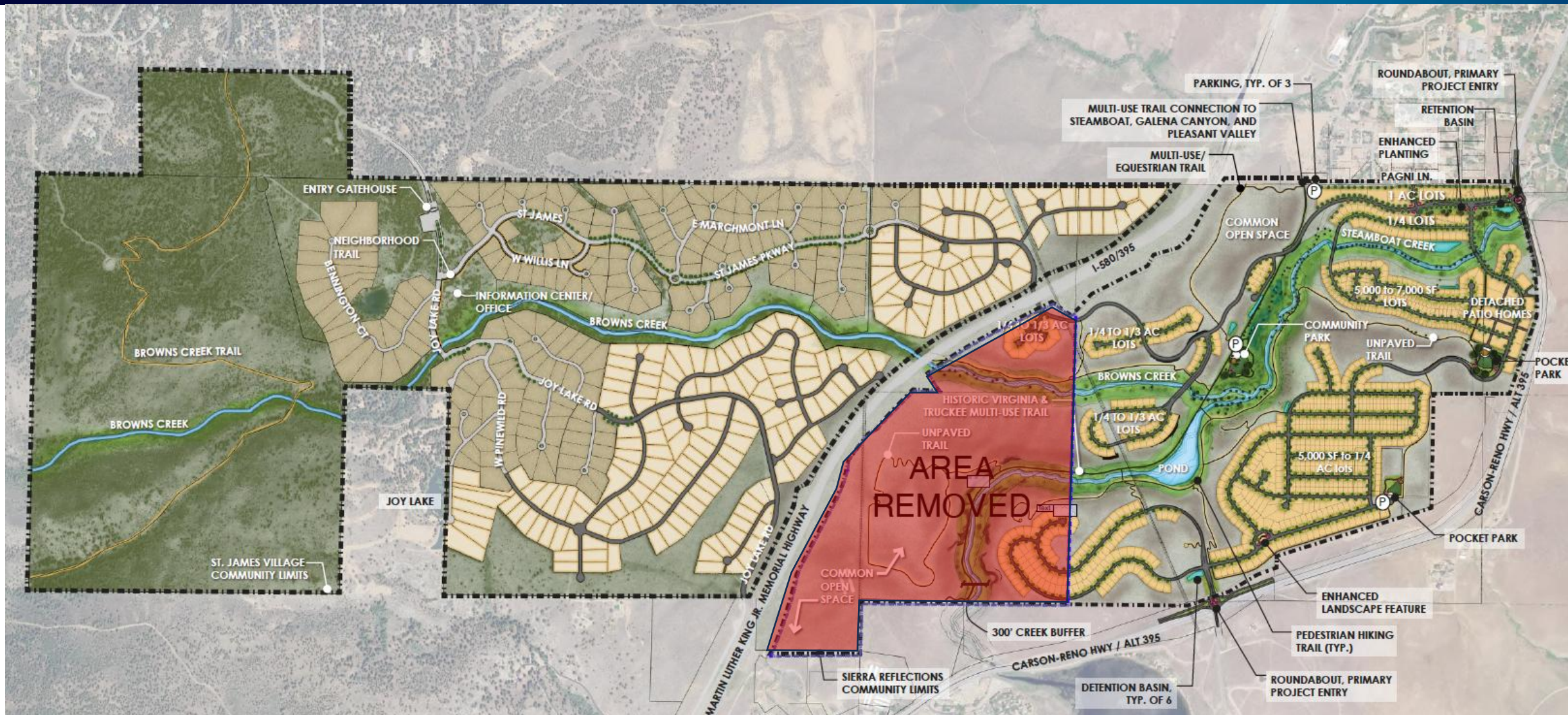
- **Original Approval:** Tentative Subdivision Map Case Number TM5-2-92 for St. James's Village was approved by the Board on August 18, 1992. Since the original approval, the applicant has recorded several final subdivision maps for different phases of the project and has obtained multiple time extensions in accordance with Nevada Revised Statutes.
- **Has had Amendment of Conditions approved:**
 - May 1, 2007
 - September 25, 2012
 - June 21, 2019
 - October 7, 2021
 - December 12, 2023
- **Has had Director's Extensions or Final Map Recordations on:**
 - May 26, 2016
 - June 21, 2019

Evaluation of Amendment of Conditions Request



- The change removes three parcels, totaling 224.1 acres, that were physically separated from St. James's Village by the construction of the I-580 freeway, from the St. James Village tentative map.
- The removal of the 3 parcels reduces the allowed density by 76 units; however, the applicant is proposing a reduction of 80 units.

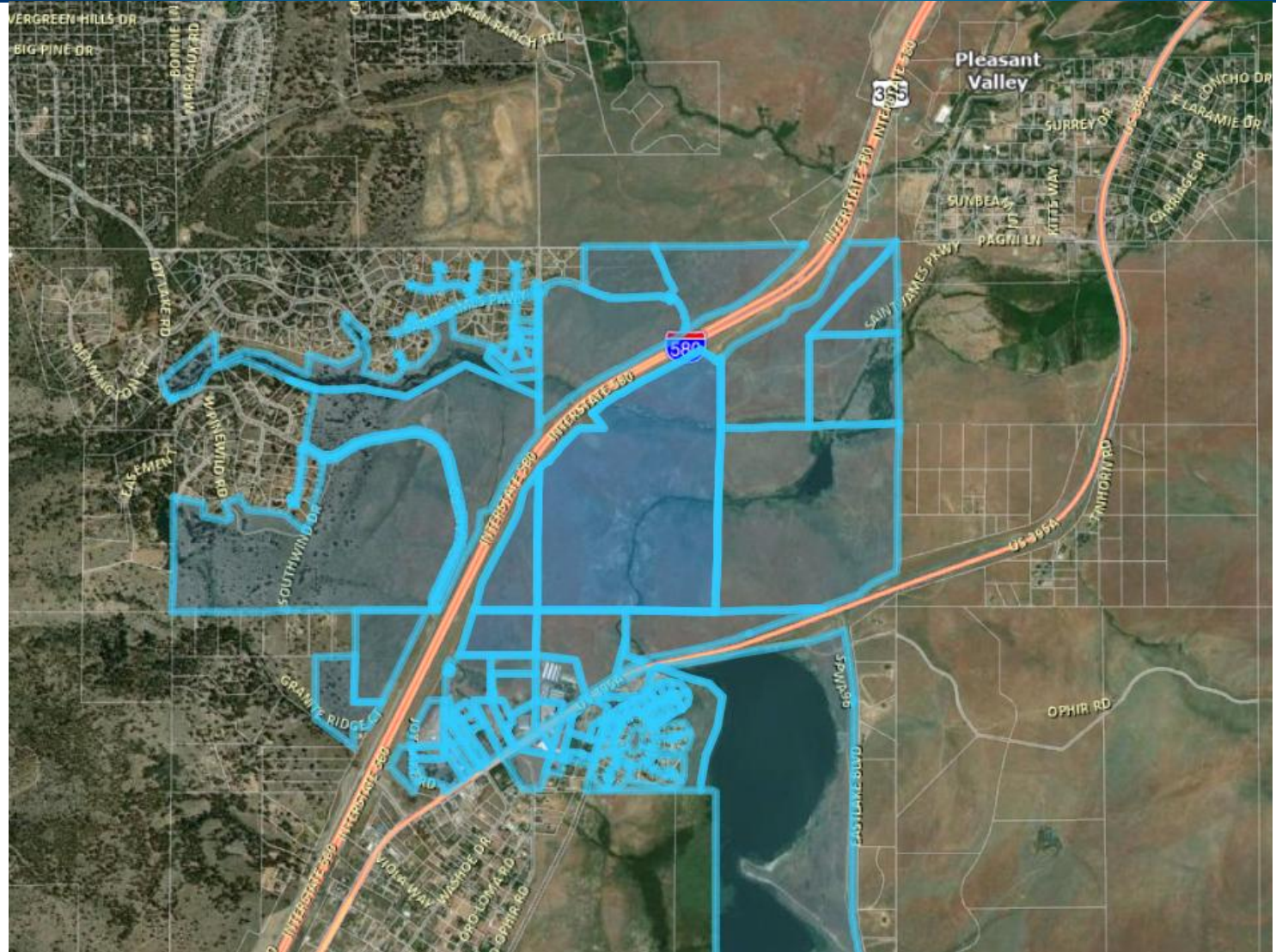
St James / Sierra Reflections Map



Noticing



- Property owners were noticed within 1,500 feet of the site.
- 66 property owners were noticed.
- No neighborhood meeting is required for an Amendment of Conditions application.



Possible Motion for Amendment of Conditions



APPROVE WITH CONDITIONS:

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Amendment of Conditions Case Number WAC25-0010 for St. James Village Inc, with the previously approved conditions included as Exhibit A to this matter, having made all ten findings in accordance with Washoe County Code Section 110.608.25:

Thank you

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