

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):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
For Office Use Only			
Date Received: Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	



Civil Engineering
Surveying
Water Resources Management
Construction Management
Landscape Architecture
Land Planning

April 10, 2023

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

RE: EXTENSION OF SUBDIVISION EXPIRATION DATE FOR RECORDING A SUBSEQUENT FINAL MAP FOR THE MONTREUX 2000 SUBDIVISION (TM0007-002)

Dear Mr. Lloyd,

On behalf of the applicant, Montreux Development Group, LLC, et al, Manhard Consulting appreciates your consideration of the enclosed application for an Extension of Subdivision Expiration Date. The applicant is requesting a two year extension for recording a subsequent Final Map to July 24, 2025, in accordance with NRS 278.360 and Subsection 2.3 of the Montreux 2000 Development Agreement.

The original Tentative Map for the Montreux 2000 Subdivision was approved by Washoe County in 2000, in addition to a Development Agreement originally approved in 2010 (DA10-001). Numerous final maps have been recorded since project approval. The most recent Final Map for the Montreux Subdivision (TM0007-002) was approved on June 14, 2021, extending the expiration date to July 24, 2023. The project is eligible for a two-year extension to July 24, 2025, with approval of the Washoe County Planning Commission.

The applicant is in the process of preparing a Final Map with the full intention of recording the next Final Map prior to July 25, 2025.

The reason for the extension request is as follows:

- The only issue remaining for recording a Final Map is related to water and obtaining water rights. Typically, these are obtained from Truckee Meadows Water Authority (TMWA), but they are not currently available for purchase. The applicant is working to secure water rights from a private party for the remaining phases of the Montreux Subdivision (APNs 148-010-60 and 148-351-08). This extension is requested to allow additional time to negotiate and secure water rights.

The applicant is prepared to record another Final Map for Montreux once the water rights issue has been resolved and we respectfully request that the Planning Commission approve a two year extension of the expiration for recording a subsequent Final Map.

This Extension of Subdivision Expiration Date application package includes the following:

- Application Fee (\$353.60)
- Development Application
- Owner Affidavit
- Proof of Property Tax Payment
- Tentative Map project area
- Montreux remaining phases; parcel maps (APNs 148-010-60 and 148-351-08)

Thank you for your assistance with this application request. If you need any further information, please feel free to contact me at 775-321-6538 or kdowns@manhard.com.

Sincerely,
MANHARD CONSULTING



Karen Downs
Senior Planner/Project Manager

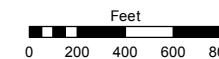
MOUNT ROSE HIGHWAY

LEGEND

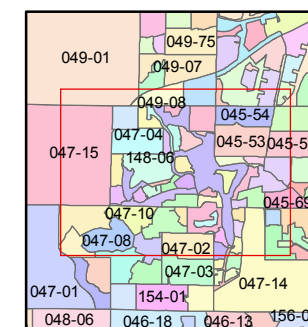
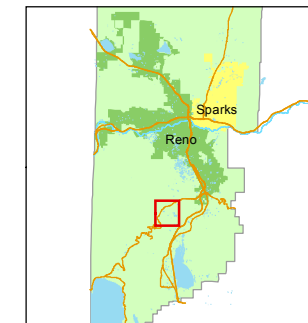
-  WATER FEATURE
-  GOLF COURSE
-  EXISTING LOTS
-  PROPOSED LOTS
-  TREES
-  TENTATIVE MAP BOUNDARY


SCALE = 1"=800'-0"





1 inch = 800 feet



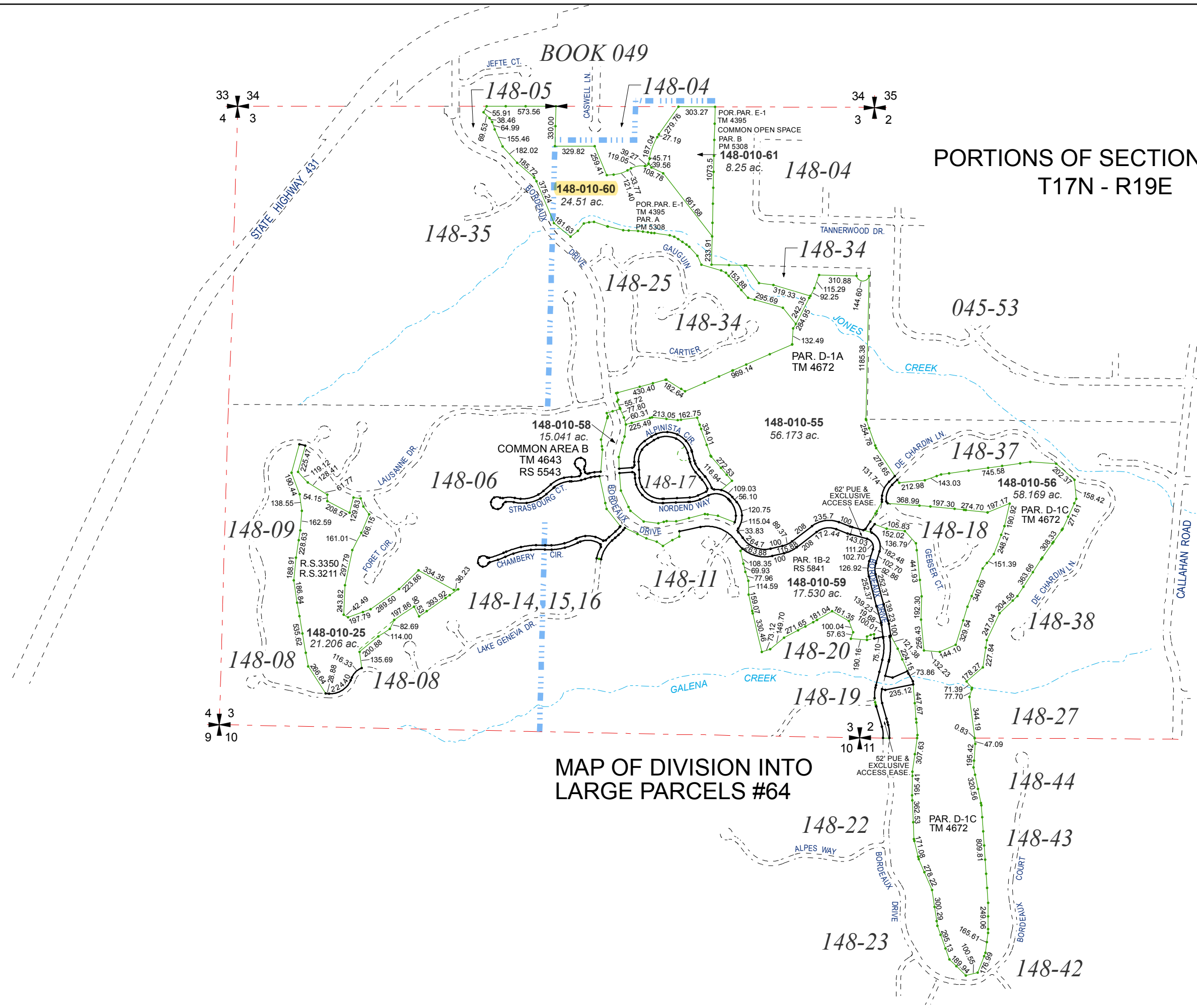
created by: KSB 04/10/2013

last updated: JMO 6/28/17 JKF 9/15/17

area previously shown on map(s)

047-04

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



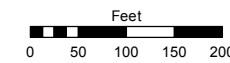
MAP OF DIVISION INTO
LARGE PARCELS #64

PORTIONS OF SECTIONS 2, 3 & 11
T17N - R19E

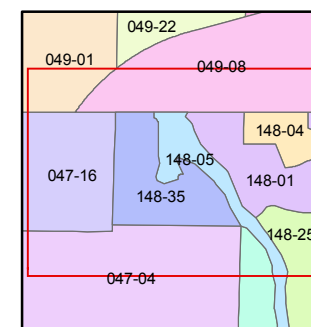
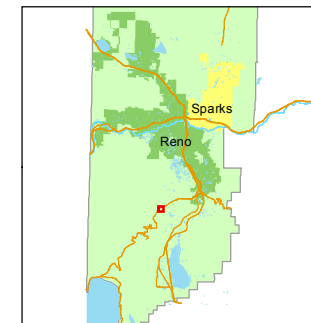
BOOK 049

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 = 200 feet



created by: KSB 10/03/2012

last updated: _____

area previously shown on map(s)

148-01

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.

(#4550)
MONTREUX - UNIT 8
A COMMON INTEREST COMMUNITY
PORTION OF N 1/2 SECTION 3
T17N - R19E

STATE ROUTE 431

MT. ROSE HIGHWAY

JEFTE CT.

BORDEAUX DRIVE

30' Right-of-Way Offered for Dedication to Washoe Co. per Doc. #1926933

351

148-351-08
12.497 ac.

PARCEL 8-1A
RS 5451

LOT 802-A
RS 5451

148-351-07
84657 sf

148-05

802
Portion of Lot 803
(Temporary Private Access Easement)

803

148-351-02
32763 sf

804

148-351-01
29147 sf

COMMON AREA
148-351-06
32635 sf

801

148-351-04
38025 sf

ROUGE DRIVE

148-352-02
41191 sf

148-05

148-352-01
2.116 ac.

805

806

352

BORDEAUX DRIVE

RUJE DU PARC

148-36

CREEK

JONES

RGPS 8
N=14,840,816.57
E= 2,291,006.64