

Letter of Justification – Time Extension Request

Village at Grays Crossing

Proposed Request

Please consider this a formal 2 year extension request of the Development Permit and Tentative Map to allow for the continued processing and completion of the proposed Village at Gray's project

Findings – Time Extension Request

A. The time extension is:

- 1. The Permittee has made good faith efforts to exercise the permit and has exercised due diligence in seeking to establish the permit;***

The ownership group have expended significant monies and made significant efforts to complete the conditions of approval and finalize the approved tentative subdivision map requirements. Public infrastructure improvement plans with significant roadway, trail and street-scape improvements have been designed, reviewed by the Town of Truckee and permits issued and work began in May of 2021 and has been generally completed. The final map was also prepared and submitted in 2020 and has been recorded.

Townhomes 1-12 were designed permitted, constructed and completed. The four-plex affordable units have been designed, permitted, constructed and completed. Live work plans have been submitted, processed and permits are pending issuance. Lot D is expected to commence first. A Condominium Plan will follow framing to adequately depict air-space diagrams.

The Village at Grays "Scout Hotel" has undergone additional approvals, designed and grading permit issuance. Construction has commenced in June, 2025. Significant site work is underway with infrastructure with foundation work and framing to continue in Spring of 2026.

The Car Wash Development Permit was approved in 2024. Commercial design efforts for the Village have been focused on the Scout Hotel initially with car wash site to occur in the future.

To summarize, the owner/applicants have been working with the Town extensively to finalize all aspects of the Village development and design and this time extension request is specifically to finish the efforts currently underway.

2. The Land Use Permit(s) and approved use are in compliance with the Truckee Development Code, the Town of Truckee General Plan and any applicable Specific Plan or Master Plan;

The project is in compliance with the Truckee Development Code and 2040 General Plan policies including a clustered design on reasonable slopes and gradients, sensitive to local resources, preserves majority of trees and scenic concerns. It is close to services, utilities and otherwise and is well suited for development and in keeping with the 2040 Town General Plan Goals and policies.

The project will bring forth a quality mixed-use village development.

No codes, or policies have generally changed affecting the project, since previously approved.

Sincerely,

SCO PLANNING & ENGINEERING, INC.

A handwritten signature in black ink that reads "Martin Wood". The signature is written in a cursive, flowing style.

Martin D. Wood, P.L.S.
Principal

Letter of Justification – Time Extension Request

Village at Grays Crossing Hotel Amendment

Proposed Request

Please consider this a formal 2 year extension request of the Development Permit Amendment and Sign Plan for the Scout Hotel (129 unit) and Conference Center to allow for the continued processing, construction and completion of the proposed Village at Gray’s Hotel Amendment.

Findings – Time Extension Request

A. The time extension is:

- 1. The Permittee has made good faith efforts to exercise the permit and has exercised due diligence in seeking to establish the permit;***

The ownership group have expended significant monies and made significant efforts to complete the conditions of approval and finalize the approved Development Permit requirements. The hotel and conference center are significant and detailed architectural structures and the ownership has had a design team preparing the plans, specifications and working with a contractor and team of subcontractors to bring the project forward.

Working with local agencies and Town staff, a grading permit was issued and groundbreaking and construction commenced in June, 2025 where significant grading and infrastructure construction is underway.

The design team is working with the Truckee Building Dept. to finalize any comments for full building permit issuance where foundation, framing and general construction of the Hotel/Conference facility is proposed to continue construction in Spring, 2026.

To summarize, the owner/applicants have been working with the Town extensively to finalize all aspects of the design/permit issuance and this time extension request is specifically to finish the efforts currently underway.

2. The Land Use Permit(s) and approved use are in compliance with the Truckee Development Code, the Town of Truckee General Plan and any applicable Specific Plan or Master Plan;

The project is in compliance with the Truckee Development Code and 2040 General Plan policies including a clustered design on reasonable slopes and gradients, sensitive to local resources, preserves majority of trees and scenic concerns. It is close to services, utilities and otherwise and is well suited for development and in keeping with the 2040 Town General Plan Goals and policies.

The project will bring forth a quality architectural hotel and conference center which will be a significant hub and component of the mixed-use village as a whole.

No codes, or policies have generally changed affecting the project, since previously approved.

Sincerely,
SCO PLANNING & ENGINEERING, INC.

A handwritten signature in cursive script that reads "Martin Wood".

Martin D. Wood, P.L.S.
Principal

Letter of Justification – Time Extension Request

Village at Grays Crossing Car Wash

Proposed Request

Please consider this a formal 2 year extension request of the Development Permit for the Village Car Wash to allow for time to prepare the necessary design, obtain permits and begin construction.

Findings – Time Extension Request

A. The time extension is:

- 1. The Permittee has made good faith efforts to exercise the permit and has exercised due diligence in seeking to establish the permit;***

The ownership group have expended significant monies and made significant efforts to complete the conditions of approval and finalize the approved Development Permit requirements for the Village at Gray's Crossing as a whole.

At this time, the priority within the Village at Gray's Crossing following the completion of significant right of way and public infrastructure is finalizing and getting the necessary permits for the Scout Hotel to continue construction as it will be an anchor of the overall mixed-use Village.

Review of current financing and refinement of the performa of the Car Wash element is underway and design and movement towards construction is expected once the Scout Hotel permits are issued and is further along in construction.

To summarize, the owner/applicants have been working with the Town extensively on aspects of the Village overall and most concentrated on the Scout Hotel and additional focus on moving the Car Wash forward can occur once the hotel is further along.

2. The Land Use Permit(s) and approved use are in compliance with the Truckee Development Code, the Town of Truckee General Plan and any applicable Specific Plan or Master Plan;

The project is in compliance with the Truckee Development Code and 2040 General Plan policies including a clustered design on reasonable slopes and gradients, sensitive to local resources, preserves majority of trees and scenic concerns. It is close to services, utilities and otherwise and is well suited for development and in keeping with the 2040 Town General Plan Goals and policies.

The project will bring forth a quality architectural hotel and conference center which will be a significant hub and component of the mixed-use village as a whole.

No codes, or policies have generally changed affecting the project, since previously approved.

Sincerely,
SCO PLANNING & ENGINEERING, INC.

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Martin D. Wood, P.L.S.
Principal