

LEMONS,
GRUNDY &
EISENBERG

June 9, 2022

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

Douglas R. Brown, Esq.
Sarah M. Molleck, Esq.
Lemons, Grundy & Eisenberg
6005 Plumas Street, Suite 300
Reno, Nevada 89519

Dear Sir or Madam:

Enclosed is our Appeal to Board of County Commissioners (BCC) Application. Also enclosed is a check #2954 in the amount of \$1,448.72 as payment for the Appeal fee.

Thank you for your assistance. If you have any questions, please do not hesitate to give me a call.

Sincerely,



DOUGLAS R. BROWN, ESQ.
SARAH M. MOLLECK, ESQ.

DRB/ag
Enclosures

Attorneys at Law

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Community Services Department
Planning and Building
APPEAL TO BOARD OF COUNTY
COMMISSIONERS (BCC)
APPLICATION



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

Telephone: 775.328.6100

Washoe County Appeal of Decision to Board of County Commissioners

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.

Appeal of Decision by (Check one)	
Note: Appeals to the Washoe County Board of County Commissioners are governed by WCC Section 110.912.20.	
<input type="checkbox"/> Planning Commission	<input type="checkbox"/> Board of Adjustment
<input type="checkbox"/> Hearing Examiner	<input checked="" type="checkbox"/> Other Deciding Body (specify) <u>Community Services Department</u>
Appeal Date Information	
Note: This appeal must be delivered in writing to the offices of the Planning and Building Division (address is on the cover sheet) within 10 calendar days from the date that the decision being appealed is filed with the Commission or Board Secretary (or Director) and mailed to the original applicant.	
Note: The appeal must be accompanied by the appropriate appeal fee (see attached Master Fee Schedule).	
Date of this appeal: <u>June 9, 2022</u>	
Date of action by County: <u>May 31, 2022</u>	
Date Decision filed with Secretary: <u>N/A</u>	
Appellant Information	
Name: World Properties, Inc. c/o Fred Woodside	Phone: 775-786-6868
Address: c/o Douglas R. Brown, Lemons Grundy & Eisenberg	Fax: 775-786-9716
6005 Plumas Street, Suite 300	Email: drb@lge.net
City: Reno State: NV Zip: 89523	Cell:
Describe your basis as a person aggrieved by the decision: Appellant is the owner of real property and easements consisting of 760 acres in Pleasant Valley, Washoe Valley, Nevada, for which a Tentative Map has been approved, commonly known as Sierra Reflections. The CSD's decision concerns Appellant's real property.	
Appealed Decision Information	
Application Number: Sierra Reflections TM06-001	
Project Name: Sierra Reflections, Merger & Re-Subdivision TM of St. James Village - May 2022	
State the specific action(s) and related finding(s) you are appealing: Decision by Washoe County CSD dated May 31, 2022 in regard to the Merger & Re-Subdivision Final Map for Sierra Reflections. The CSD rejected the submittal on two grounds: 1) The first final map was not timely, as the current development agreement requires the first final map to be recorded on or before June 14, 2022. 2) The first final map is not a minimum of five lots, as required by the current development agreement. The divisions of land submitted by the first final map do not constitute a "lot."	

Appealed Decision Information (continued)	
Describe why the decision should or should not have been made: Please see the attached Supplement to Appeal of Denial by Washoe County Community Services Department for Appellant's points and authorities supporting why denial was wrong and why the Board of County Commissioners should approve the submitted first final map.	
Cite the specific outcome you are requesting with this appeal: Reversal of the decision by the CSD rejecting Appellant's submittal of the first final map, and approval of the first final map as presented. In the alternative, grant additional time to Appellant as requested in proposed 2022 development agreement previously approved by the CSD if Board determines the CSD's decision should be upheld.	
Did you speak at the public hearing when this item was considered? <small>N/A - no public hearing occurred on first final map.</small>	<input type="checkbox"/> Yes <input type="checkbox"/> No
Did you submit written comments prior to the action on the item being appealed?	<input checked="" type="checkbox"/> Yes See attached. <input type="checkbox"/> No
Appellant Signature	
Printed Name: Fredrick D. Woodside	
Signature: <i>Fredrick D. Woodside</i>	
Date: June 9, 2022	

APPLICATIONS	COMMUNITY SERVICES DEPARTMENT FEES										HEALTH FEES		
	Planning			Engineering			Parks		Health District		TOTAL	VECTOR	
	PLANNING	NOTICING	RTF	ENGINEERING	UTILITIES	RTF	PARKS	RTF	ENVIRON	VECTOR			
EXTENSION OF TIME REQUESTS													
Subdivision	\$340	-	\$13.60	-	-	-	-	-	-	-	-	-	\$353.60
Not Subdivision	\$546	-	\$21.84	-	-	-	-	-	-	-	-	-	\$567.84
MASTER PLAN AMENDMENT													
Not Tahoe	\$3,576	\$400	\$159.04	\$54	\$2,549	\$104.12	-	-	\$457	-	-	-	\$7,299.16
Tahoe	\$3,576	\$400	\$159.04	\$54	-	\$2.16	-	-	\$457	-	-	-	\$4,648.20
NOTICING, ADDITIONAL OR RE-NOTICING AT APPLICANT'S REQUEST													
	\$52	-	-	-	-	-	-	-	-	-	-	-	\$52.00
REGULATORY ZONE AMENDMENT													
Not Tahoe	\$2,481	\$200	\$107.24	\$54	\$2,549	\$104.12	-	-	\$617	-	-	-	\$6,112.36
Tahoe	\$2,481	\$200	\$107.24	\$54	-	\$2.16	-	-	\$617	-	-	-	\$3,461.40
REGULATORY ZONE AMENDMENT (Article 442, Specific Plan)													
Not Tahoe	\$3,449	\$200	\$145.96	\$1,039	\$1,274	\$92.52	\$65	\$2.60	\$617	-	-	-	\$6,885.08
Tahoe	\$3,449	\$200	\$145.96	\$1,039	-	\$41.56	\$65	\$2.60	\$617	-	-	-	\$5,560.12
REINSPECTION FEE													
	-	-	-	-	-	-	-	-	-	-	-	-	\$50/hr.
RESEARCH/COPIES (See Note 3 for Total)													
	-	-	-	-	-	-	-	-	-	-	-	-	Note 3
REVERSION TO ACREAGE													
Not Tahoe	\$51	-	\$2.04	\$215	\$26	\$9.64	-	-	\$187	-	-	-	\$490.68
Tahoe	\$51	-	\$2.04	\$215	-	\$8.60	-	-	\$187	-	-	-	\$463.64
SIGN PERMIT INSPECTION - (Permanent or Temporary)													
													To Be Determined
SPECIAL USE PERMIT													
Residential													
Not Tahoe	\$1,162	\$200	\$54.48	\$65	\$203	\$10.72	-	-	\$617	-	-	-	\$2,312.20
Tahoe	\$1,162	\$200	\$54.48	\$65	-	\$2.60	-	-	\$617	-	-	-	\$2,101.08
With Environmental Impact Statement	\$1,162	-	\$46.48	-	-	-	-	-	-	-	-	-	\$1,208.48
Commercial, Industrial, Civic													
Minor (See Note 6)	\$2,165	\$200	\$94.60	\$130	\$203	\$13.32	-	-	\$617	\$243	-	-	\$3,665.92
Major (See Note 6)	\$2,165	\$200	\$94.60	\$520	\$203	\$28.92	-	-	\$617	\$243	-	-	\$4,071.52
Tahoe Minor (See Note 6)	\$2,165	\$200	\$94.60	\$130	-	\$5.20	-	-	\$617	\$243	-	-	\$3,454.80
Tahoe Major (See Note 6)	\$2,165	\$200	\$94.60	\$520	-	\$20.80	-	-	\$617	\$243	-	-	\$3,860.40
With Environmental Impact Statement	\$2,240	-	\$89.60	-	-	-	-	-	-	-	-	-	\$2,329.60

In accordance with Nevada Revised Statutes, application fees must be deposited the day of receipt. This does not guarantee the application is complete. Pursuant to section 110.90610 of the Washoe County Code, no fees shall be required of a governmental entity or agency thereof.

APPLICATIONS	COMMUNITY SERVICES DEPARTMENT FEES										HEALTH FEES			
	Planning					Engineering					Parks		Health District	
	PLANNING	NOTICING	RTF	ENGINEERING	UTILITIES	RTF	PARKS	RTF	ENVIRON.	VECTOR	ENVIRON.	VECTOR	TOTAL	
TENTATIVE PARCEL MAP/PARCEL MAP WAIVER														
No System	\$803	\$200	\$40.12	\$345	\$68	\$16.52	-				\$1,943	-	\$3,415.64	
1 System (Sewer)	\$803	\$200	\$40.12	\$345	\$153	\$19.92	-				\$832	-	\$2,393.04	
1 System (Water)	\$803	\$200	\$40.12	\$345	\$153	\$19.92	-				\$1,943	-	\$3,504.04	
2 Systems (Water and Sewer)	\$803	\$200	\$40.12	\$345	\$203	\$21.92	-				\$832	-	\$2,445.04	
Tahoe (Sewer)	\$803	\$200	\$40.12	\$345	-	\$13.80	-				\$832	-	\$2,233.92	
Sun Valley (No WC Utilities)	\$803	\$200	\$40.12	\$345	\$51	\$15.84	-				\$832	-	\$2,286.96	
TENTATIVE SUBDIVISION MAP (See Note 5)														
No System	\$2,422	\$200	\$104.88	\$1,299	-	\$51.96	\$129	\$5.16			\$2,552	\$400	\$7,164.00	
1 System (Sewer)	\$2,422	\$200	\$104.88	\$1,299	\$2,039	\$133.52	\$129	\$5.16			\$939	\$400	\$7,671.56	
1 System (Water)	\$2,422	\$200	\$104.88	\$1,299	\$1,019	\$92.72	\$129	\$5.16			\$2,552	\$400	\$8,223.76	
2 Systems (Water and Sewer)	\$2,422	\$200	\$104.88	\$1,299	\$3,059	\$174.32	\$129	\$5.16			\$939	\$400	\$8,732.36	
Tahoe (Sewer)	\$2,422	\$200	\$104.88	\$1,299	-	\$51.96	\$129	\$5.16			\$939	\$400	\$5,551.00	
With Hillside Ordinance - ADD	\$2,422	-	\$96.88	-	-	-	-	-			-	-	\$2,518.88	
With Significant Hydrologic Resource - ADD	\$2,422	-	\$96.88	-	-	-	-	-			-	-	\$2,518.88	
With Common Open Space - ADD	\$2,422	-	\$96.88	-	-	-	-	-			-	-	\$2,518.88	
TRUCKEE MEADOWS REGIONAL PLANNING AGENCY NOTICING FEE														
See Note 4														
VARIANCE - RESIDENTIAL/COMMERCIAL/INDUSTRIAL														
Not Tahoe	\$1,060	\$200	\$50.40	\$65	\$26	\$3.64	-				\$187	-	\$1,592.04	
Tahoe	\$1,060	\$200	\$50.40	\$65	-	\$2.60	-				\$187	-	\$1,565.00	

NOTE 0: Administrative Review Permits for Tier 2 Short-Term Rentals are exempt from Engineering and Health District fees.

NOTE 1: \$5,000 deposit on time and materials. Additional \$5,000 increments may be required.

NOTE 2: \$750 fee capped by NRS for Division of Land into Large Parcels only. (Excludes RTF)

NOTE 3: \$50 per hour after first 1/2 hour for Planner, \$20 per hour after first 1/2 hour for Clerk, Public Records Research/Copying.

NOTE 4: Fee to be established by Truckee Meadows Regional Planning Agency.

NOTE 5: Separate checks are required for the Nevada Departments of Environmental Health and Water Resources. See Submittal Requirements.

NOTE 6: The following are major permit applications: bed and breakfast inns; commercial animal slaughtering; convention and meeting facilities; destination resorts; eating and drinking establishments; gasoline sales and service stations - convenience and full service; gaming facilities; limited and unlimited; hostels; hotels and motels; liquor sales on premises; lodging services; major public facilities; recycling centers: full service and remote collection and residential hazardous substances; vacation time shares. All other uses constitute minor permits.

In accordance with Nevada Revised Statutes, application fees must be deposited the day of receipt. This does not guarantee the application is complete. Pursuant to section 110.90610 of the Washoe County Code, no fees shall be required of a governmental entity or agency thereof.

DEVELOPMENT CODE (Washoe County Code Chapter 110)
MASTER FEE SCHEDULE
Applications accepted by CSD, Engineering and Capital Projects

APPLICATIONS	COMMUNITY SERVICES DEPARTMENT FEES										HEALTH FEES		
	Planning			Engineering			Parks		Health District		ENVIRON.	VECTOR	TOTAL
	PLANNING	NOTICING	RTF	ENGINEERING	UTILITIES	RTF	PARKS	RTF	Health District				
AMENDMENT OF MAP (MINOR) (NRS 278.473)	-	-	-	\$70	-	\$2.80	-	-	-	-	-	\$72.80	
AMENDMENT OF MAP (MAJOR) (NRS 278.480) (See Note 7)													
With Sewer	\$520	-	-	\$429	-	-	-	-	-	-	\$939	\$400	
No Sewer	\$520	-	-	\$429	-	-	-	-	-	-	\$2,552	\$400	
CONSTRUCTION PLAN REVIEW (See Note 7)													
With Catch Basin	\$308	-	-	\$1,949	-	-	-	-	-	-	\$294	\$714	
Without Catch Basin	\$308	-	-	\$1,949	-	-	-	-	-	-	\$294	\$556	
FINAL SUBDIVISION MAP (See Note 8)													
Not Tahoe without Construction Plan	\$520	-	\$20.80	\$780	\$102	\$35.28	-	-	-	-	\$617	-	
Not Tahoe with Construction Plan with Catch Basin	\$828	-	\$33.12	\$2,729	\$102	\$113.24	-	-	-	-	\$617	-	
Not Tahoe with Construction Plan without Catch Basin	\$828	-	\$33.12	\$2,729	\$102	\$113.24	-	-	-	-	\$617	-	
Tahoe without Construction Plan	\$520	-	\$20.80	\$780	-	\$31.20	-	-	-	-	\$617	-	
Tahoe with Construction Plan with Catch Basin	\$828	-	\$33.12	\$2,729	-	\$109.16	-	-	-	-	\$617	-	
Tahoe with Construction Plan without Catch Basin	\$828	-	\$33.12	\$2,729	-	\$109.16	-	-	-	-	\$617	-	
With Hillside Ordinance - ADD	\$520	-	\$20.80	-	-	-	-	-	-	-	-	\$540.80	
With a Significant Hydrologic Resource - ADD	\$520	-	\$20.80	-	-	-	-	-	-	-	-	\$540.80	
With CC&Rs - ADD	\$520	-	\$20.80	-	-	-	-	-	-	-	-	\$540.80	

NOTE 7: This application applies to construction plans that are not submitted as part of a Final Subdivision Map. The stand-alone Construction Plan Review application is not currently available through the Regional License and Permit Platform (Accela), so no regional technology fees (RTF) are charged. The RTF will be added once the application is available through the Platform (Accela).

NOTE 8: Contact the Engineering and Capital Projects Division for Technical Map Check fees.

In accordance with Nevada Revised Statutes, application fees must be deposited the day of receipt. This does not guarantee the application is complete. Pursuant to section 110.90610 of the Washoe County Code, no fees shall be required of a governmental entity or agency thereof.

MASTER STORM WATER INSPECTION FEE SCHEDULE (Article 421)
Inspection of Storm Water Quality Controls

INSPECTION FEES	
CHARGES FOR PROJECT DURATION AND/OR LOCATION (See Note 9)	CHARGES PER ACRE
0 - 6 Months Construction	\$30
7 - 12 Months Construction	\$60
13 - 18 Months Construction	\$90
19 - 24 Months Construction	\$120
Over 24 Months Construction	\$190
Project within 1,000 feet of a FEMA Flood Zone A, AO, or AE	Additional \$30
Projects of less than one acre but are deemed sensitive/permitted by NDEP	Additional \$30
ADMINISTRATIVE SERVICE FEE (See Note 9)	FOR EACH APPLICATION
Per Site	\$30

NOTE 9: The above listed fees shall be doubled if the construction activity is commenced prior to the issuance of the required permit and/or installation of the storm water controls. Payment of the double fee shall not preclude the County from taking any other enforcement actions within its authority. This application is not currently available through the Regional License and Permit Platform (Accela), so no regional technology fees (RTF) are charged. The RTF will be added once the application is available through the Platform (Accela).

In accordance with Nevada Revised Statutes, application fees must be deposited the day of receipt. This does not guarantee the application is complete. Pursuant to section 110.90610 of the Washoe County Code, no fees shall be required of a governmental entity or agency thereof.

DEVELOPMENT CODE (Washoe County Code Chapter 110)
Short-Term Rental (STR) Applications

		COMMUNITY SERVICES		DEPT. FEES		FIRE FEES		Tech Fees	
				Base Fee	Planning	Building	Fire District	RTF	TOTAL
APPLICATIONS									
SHORT-TERM RENTAL (Article 319) (See Notes 10 & 11)									
Truckee Meadows Fire Protection District (TMFPD)	Initial Permit (See Note 12)	\$384	\$90	\$180	\$170	\$17.60	\$841.60		
	Initial Permit (with licensed property manager as local responsible party)	\$346	\$81	\$180	\$170	\$17.24	\$794.24		
	Renewal with Inspection	\$384	\$45	\$90	\$80	\$8.60	\$607.60		
	Renewal with Inspection (with licensed property manager as local responsible party)	\$346	\$40.50	\$90	\$80	\$8.42	\$564.92		
	Renewal with Self-Certification (See Note 13)	\$384	\$45	\$45	\$0	\$3.60	\$477.60		
	Renewal with Self-Certification (with licensed property manager as local responsible party)	\$346	\$40.50	\$45	\$0	\$3.42	\$434.92		
North Lake Tahoe Fire Protection District (NLTFPD)	Initial Permit (See Note 12)	\$384	\$90	\$180	\$174	\$17.76	\$845.76		
	Initial Permit (with licensed property manager as local responsible party)	\$346	\$81	\$180	\$174	\$17.40	\$798.40		
	Renewal with Inspection	\$384	\$45	\$90	\$87	\$8.88	\$614.88		
	Renewal with Inspection (with licensed property manager as local responsible party)	\$346	\$40.50	\$90	\$87	\$8.70	\$572.20		
	Renewal with Self-Certification (See Note 13)	\$384	\$45	\$45	\$0	\$3.60	\$477.60		
	Renewal with Self-Certification (with licensed property manager as local responsible party)	\$346	\$40.50	\$45	\$0	\$3.42	\$434.92		
APPEAL OF STR ADMINISTRATIVE HEARING ORDER/DECISION									
to Board of County Commissioners (See Note 14)		-	\$250	-	-		\$250.00		
INVESTIGATIVE FEE (per hour for relevant agencies)		-	-	-	-		\$90/hr.		

NOTE 10: These fees are for a standard short-term rental (STR) permit only. Tier 2 and Tier 3 STRs require a supplemental Administrative Review Permit or Administrative Permit as identified in Article 302.

NOTE 11: Planning, Building and Fire District fees are based on a standardized rate; final Fire District fees subject to adoption by each district's governing board and may vary.

Note 12: The Fire fee is charged for STR properties located in Extreme and/or High IWUJ Fire Risk Ratings (per adopted Fire Code/Amendments and GIS mapping) only. This fee does not include repeated fire inspections. The need for Fire Inspections are determined by the applicable Fire District and fire fees are subject to adoption by each district's governing board and may vary.

Note 13: Renewals in which self-certification of building/fire inspections are applicable shall be reduced to 1/2 hour.

Note 14: This appeal fee is for Tier 1 permits only. Appeals related to planning applications required by Tier 2 and Tier 3 STR's will pay the appeal fees applicable to all planning applications.

In accordance with Nevada Revised Statutes, application fees must be deposited the day of receipt. This does not guarantee the application is complete or that a permit will be issued.

APPEAL NO. _____

RE: SIERRA REFLECTIONS, TM06-001

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**COMMUNITY SERVICES DEPARTMENT
PLANNING AND BUILDING**

APPEAL TO THE BOARD OF COUNTY COMMISSIONERS (BCC) APPLICATION

APPELLANT INFORMATION

WORLD PROPERTIES, INC.
c/o Douglas R. Brown, Esq.
Sarah M. Molleck, Esq.
6005 Plumas Street, Suite 300
Reno, NV 89523
(775) 786-6868
(775) 786-9716
drb@lge.net, smm@lge.net

**SUPPLEMENT TO APPEAL OF DENIAL
BY WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT**

I. COUNTY ACTION FROM WHICH SIERRA REFLECTIONS APPEALS.

This is an appeal to the Washoe County Board of County Commissioners from a decision by the Washoe County Community Services Department rejecting the submitted application for the first final map in the above-referenced project, commonly known as “Sierra Reflections.” On May 31, 2022, the Washoe County Community Services Department (CSD) issued a letter rejecting submittal of the Merger and Re-Subdivision Final Map for Sierra Reflections (“the first final map”). The letter cited two reasons for denial: (1) the first final map was not timely submitted, and (2) the first final map did not contain the minimum five (5) lots required by the 2020 Development Agreement. *See, Exhibit 1, 2020 Development Agreement, Washoe County Ordinance No. 1649.*

For reasons stated herein, this decision was in error and the Board should approve the first final map. World Properties expressly reserves its right to present additional evidence and argument to the Board at any hearing in this matter and/or upon a request for further information from the Board.

II. STATEMENT OF FACTS AND PROCEDURAL HISTORY.

World Properties, Inc. is the owner of real property and easements located in Washoe County, Nevada, which is commonly known as Sierra Reflections, a 938-lot residential and common open-space subdivision encompassed as Tentative Map TM06-001. The zoning for the property was initially designated as resort hotel/tourist commercial, but to avoid possible annexation by the City of Reno, was “down-zoned” to a residential use in conformance with the Comprehensive Master Plan for Washoe County and found to be in conformance with the Regional Plan. This use was approved by multiple boards and committees throughout the years.

At the time of the initial approval of the tentative map, certain infrastructure needed development to service both Sierra Reflections and to reflect the Master Plan of providing infrastructure support to existing homes and businesses in Washoe County. From the outset, World Properties has been compliant with and coordinated the development of all necessary infrastructure in conjunction with the Washoe County Community Services Department. This has included a series of Development Agreements that were required in order to ensure the appropriate infrastructure was in place.

1 The present 2020 Development Agreement, as adopted by Washoe County Ordinance
2 No. 1649, has an expiration date of June 14, 2022 by which World Properties is to submit the
3 next in the series of final maps. The Ordinance and the 2020 Development Agreement set forth
4 the pertinent procedural history of the project. The language of the Development Agreement
5 provides that, “the Landowner must cause a final map (the “Final Map”) **to be submitted** prior
6 to the expiration of the current recorded Development Agreement by June 14, 2022.”
7 *Development Agreement*, p. 1 (emphasis added).¹

8 For reasons that were no fault of World Properties due to unforeseen requirements by
9 state agencies and other factors that increased the scope of services for the project, the
10 development and construction of certain infrastructure was delayed.² Specifically, construction
11 on the “Reach 3” Sanitary Sewer line, a responsibility of Washoe County, did not occur within
12 the timeframe initially anticipated. Reach 3 was deemed by Washoe County as “necessary to
13 respond to new development in the STMWRF service territory,” and the design and construction
14 of Reach 3 was expected to be the sole responsibility of Washoe County, whereas the design and
15 construction of Reach 4 would be the responsibility of World Properties. The delayed
16 construction of Reach 3 is what culminated in the request for a two-year extension to the
17 development agreement to complete Reach 3. *See fn. 1, supra*. As early as February 10, 2022,
18 World Properties worked with county staff on an extension to the development agreement. *See*
19 *Exhibit 6, email correspondence dated Feb. 10, 2022 re: extension to development agreement*.

20 In the meantime, representatives of World Properties met with Washoe County CSD staff
21 in late 2021 to commence work on the first final map for Sierra Reflections based on
22 representation that Reach 3 was nearing the start of construction. *See Exhibit 7, email*
23 *correspondence dated Nov. 15, 2021 re: final map for Sierra Reflections*. On December 8, 2021,
24 World Properties representatives participated in a pre-development program meeting with the
25

26 ¹ On March 25, 2022, the Community Services Department issued its Staff Report that
27 recommended a renewed development agreement to extend the deadline for World Properties to
28 file the first final map to June 14, 2022. *See Exhibit 2*. This recommendation, however, was not
approved by the Board of County Commissioners. *See Exhibit 3, Board Minutes, April 26, 2022*.

² *See Exhibit 4*, August 31, 2020 Community Services Department Staff Report to Washoe
County Commissioners; *Exhibit 5, Board Minutes*, January 15, 2019, p. 7, Agenda item 13.

1 CSD, along with staff from other county departments and state agencies to continue work on the
2 final map. *See Exhibit 8, email correspondence dated December 8, 2021 and attached contact*
3 *list.*

4 On February 23, 2022, World Properties representatives met again with CSD to discuss
5 the first final map. Key participants in that meeting were Messrs. Dwayne Smith and Wes Rubio,
6 along with staff from other county departments. At that time, World Properties presented a
7 concept final map for the first Village #1 within Sierra Reflections, with a plan to subdivide the
8 large 1-acre lots that will buffer the existing large lots on Pagni Lane. With the Reach 3 Sanitary
9 Sewer line not yet under construction by the County, World Properties proposed an alternative
10 option for the first final map: that the large 1-acre lots could initially operate with septic systems
11 but with dry sewer lines to connect to public sewer as soon as available. With this plan, World
12 Properties would have easily recorded a first final map on or before the June 14, 2022 deadline.

13 Unfortunately, at that meeting, World Properties learned that Washoe County District
14 Health regulations only allow septic system on 1-acre lots via a parcel map process. Staff clearly
15 appeared to support World Properties' efforts, because it was well underway with planning and
16 engineering for the project, including the following: major water studies, design of the Reach 4
17 Sanitary Sewer Interceptor line, hydrology studies, sewer studies, and traffic studies. In addition,
18 World Properties had received verbal confirmation from NDEP that it would approve the
19 additional septic systems proposed. With the amount of work already completed and underway,
20 it appeared the best plan of action was to proceed with parcel maps that would allow lots with 1-
21 acre septic systems. World Properties never received any contrary indication from Washoe
22 County CSD that this plan would not work. Concurrently, both CSD and World Properties
23 agreed it would be appropriate to submit a renewed development agreement for one final 2-year
24 extension to allow Reach 3 to be constructed, which all parties fully anticipated happening within
25 the next two-year window. That extension would permit World Properties to submit a first final
26 map before 2024 that would include plans for Reach 4 along with the start of a permanent water
27 system for Sierra Reflections, supported by the two major studies already completed.

28 ///

1 World Properties acted in good faith reliance on the representations of CSD and Planning
2 Commission staff regarding the foregoing plan for the first final map. Consequently, when the
3 Board decided to not introduce a first reading on an ordinance for approval of the proposed 2022
4 Development Agreement, World Properties promptly moved forward with an alternate final map.

5 Accordingly, World Properties presented the Merger & Re-subdivision final map that
6 fully complies with Nevada Revised Statutes, county requirements, and the 2020 Development
7 Agreement, as follows:

- 8 1. The map includes five lots, comprised of one superpad for future five one-
9 acre lots, and four common area parcels. The four common area parcels
10 are each a distinct parcel of land greater than 5 acres in size. The four
11 common area parcels were offered to the County for dedication (intent to
12 transfer ownership), along with the ability to access the parcels via St.
13 James Parkway and via a future public trail system. The trail system is an
14 important component of the Washoe County Parks Master Plan, as
15 planned via the original tentative map, to connect Little Washoe Lake to
16 the Galena Creek trail systems. Each parcel will indeed have an assessor
17 parcel number assigned to it by the Washoe County Assessor's Office.
- 18 2. The four common area parcels preserve and protect the critical and
19 sensitive stream area for the majority of Steamboat Creek with the offer
20 of dedication to Washoe County to comply with Section 2.1.11 of the
21 Development Agreement.
- 22 3. The offer to dedicate the four common area parcels complies with Section
23 2.1.6 of the Development Agreement.
- 24 4. All other provisions of the Development Agreement will be complied
25 with.

26 World Properties is prepared to and will submit civil engineering improvement plans by
27 June 13, 2022 that will include all required reports, studies, and calculations.

28 **III. THE FIRST FINAL MAP COMPLIES WITH THE NRS, THE COUNTY CODE,
AND THE DEVELOPMENT AGREEMENT.**

A. *The first final map was timely submitted.*

Section 278.360 of the Nevada Revised Statutes provides, in pertinent part, that "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... [t]he first of a series of final maps covering a portion of the approved tentative map."
NRS 278.360(1)(a)(2) (emphasis added).

1 Similarly, the 2020 Development Agreement provides that “the Landowner must cause a
2 final map (the “Final Map”) to be **submitted** prior to the expiration of the current recorded
3 Development Agreement by June 14, 2022.” (emphasis added).

4 In this case, both the statute and the development agreement provide that World
5 Properties shall “present” or “submit” a first final map before the June 14, 2022 deadline. World
6 Properties has, and will have, complied with both NRS 278.360 and the Development Agreement
7 by presenting and submitting the first final map for consideration before expiration of the
8 deadline. “It is well settled in Nevada that words in a statute should be given their plain meaning
9 unless this violates the spirit of the act.” *McKay v. Bd. of Sup'rs of Carson City*, 102 Nev. 644,
10 648, 730 P.2d 438, 441 (1986). The word “present,” in its plain meaning, is “to offer to view, to
11 bring to someone’s attention,” or “to bring before the public.” See “Present.” MERRIAM-
12 WEBSTER.COM DICTIONARY, MERRIAM-WEBSTER, [https://www.merriam-](https://www.merriam-webster.com/dictionary/present)
13 [webster.com/dictionary/present](https://www.merriam-webster.com/dictionary/present) (last accessed Jun. 8, 2022). World Properties has complied with
14 the plain language of the statute regarding its presentation of the first final map.

15 There is no statutory requirement that World Properties “record” the final map before the
16 deadline of the Development Agreement. Moreover, the Development Agreement and
17 Ordinance themselves contain conflicting language on “filing,” “recording,” and “submitting”
18 that should not be construed against World Properties, especially in light of the foregoing history
19 of this project. Compare §1.5 of the Development Agreement with § 2.1.9. The requirement
20 imposed by Washoe County Code section 110.610.45 is inconsistent with the plain language of
21 NRS 2778.360 and is based on an arbitrary timeline regarding submittal versus recording of a
22 final map.

23 Because World Properties has submitted a first final map before expiration of the June
24 14, 2022 deadline as required by the Development Agreement and has timely “presented” the
25 same for consideration in accordance with the statute, the Board should overturn the CSD’s
26 decision to reject the first final map.

27 ///

28 ///

1 ***B. The first final map substantively complies with the five-lot requirement.***

2 The second reason the CSD rejected the first final map is because it believed the common
3 space parcels are not considered “lots” as defined by Washoe County Code. This was an
4 erroneous interpretation of the Code.

5 A lot is defined by statute as “a distinct part or parcel of land which has been divided to
6 transfer ownership or to build. The term does not include a parcel of land used or intended solely
7 for use as a location for a water well.” NRS 278.0165. The WCC similarly defines lot as “a
8 distinct part or parcel of land divided with the intent to transfer ownership or for building
9 purposes, which abuts upon a permanent means of access and is assigned a single parcel number
10 by the Washoe County Assessor’s Office.” WCC 110-902-14, “Lot.” Notably, there is no
11 statutory or code requirement that a “lot” be a residential lot intended to be purchased by a
12 residential buyer. Instead, both provisions simply require a “transfer of ownership.” *Id.*

13 In this case, the first final map contains one superpad comprised of a greater than five-
14 acre lot upon which five future one-acre lots will be comprised upon further subdivision. As
15 explained above, this is to conform to Washoe County Health District regulations that require a
16 five-acre minimum size lot for septic systems when subdivided by a final map. Parcel maps allow
17 for septic systems on one-acre minimum size lots. This is required because Reach 3 construction
18 is still underway. This superpad abuts upon Pagni Lane and will be assigned, at the minimum, a
19 single parcel number by the Washoe County Assessor’s Office. *See also*, § 2.1.4 of the 2020
20 Development Agreement.

21 The common area parcels also meet the statutory and code definition of “lots” for
22 purposes of the Development Agreement. Specifically, the common area parcels have been
23 offered for dedication to Washoe County for the common-space public trail planned pursuant to
24 Section 2.1.6 and 2.1.11 of the 2020 Development Agreement. *See also* NRS 278.374. This is
25 an intent to transfer ownership to the County and expressly falls within the definition of WCC
26 110-902-14. Moreover, the offer to dedicate these common-space parcels, a.k.a, transfer their
27 ownership to the County, is a material term of the Development Agreement.

28 ///

1 The common space parcels further satisfy the requirement that the lot abut upon a
2 permanent means of access. Specifically, consistent with creation of the public trail system, the
3 lots are accessed at the west end of St. James Parkway, where “Common Area 2” begins. Each
4 common area follows the protected critical stream area along the future public trail system, as
5 seen on pages 3 through 6 of the submitted first final map. Finally, each common area parcel
6 will have a parcel number assigned by the Washoe County Assessor.

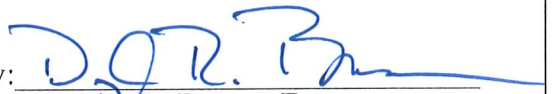
7 Consequently, the CSD’s determination that the first final map’s parcels did not constitute
8 “lots” is error. The parcels satisfy both statutory and Washoe County Code requirements, as well
9 as requirements of the 2020 Development Agreement

10 **IV. THE DECISION BY THE COMMUNITY SERVICES DEPARTMENT SHOULD**
11 **BE REVERSED; THE FIRST FINAL MAP SHOULD BE APPROVED.**

12 This Board should reverse the decision by the CSD to reject World Properties’ first final
13 map. Instead, this Board should approve the first final map as presented, to permit this project
14 to move forward consistent with the goals of all parties to the Development Agreement. In the
15 alternative, if the Board finds that the first final map does not satisfy procedural and/or
16 substantive requirements, the Board should grant additional time to World Properties as
17 requested in the proposed 2022 Development Agreement that was previously approved and
18 recommended by the CSD on March 25, 2022. World Properties would respectfully request this
19 Board approve an extension and enter a new development agreement through June 14, 2024 if
20 the Board determines that alternate relief is appropriate.

21 Dated this 9 day of June, 2022.

22
23 **LEMONS, GRUNDY & EISENBERG**

24
25 By: 
26 Douglas R. Brown, Esq.
27 Sarah M. Molleck, Esq.
28 *Attorneys for World Properties, Inc.*

INDEX OF EXHIBITS

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

NO.	DESCRIPTION	PAGES
1.	2020 Development Agreement, Washoe County Ordinance No. 1649	35
2.	March 25, 2022 WC Staff Report Approving Development Agreement Extension	87
3.	April 26, 2022 Board Minutes	23
4.	August 31, 2020 Community Services Department Staff Report to Washoe County Commissioners	3
5.	January 15, 2019 Board Minutes	15
6.	February 10, 2022 Email Correspondence Regarding Extension to Development Agreement	2
7.	November 15, 2021 Email Correspondence Regarding Final Map For Sierra Reflections.	3
8.	December 8, 2021 Email Correspondence and Attached Contact List	4



WASHOE COUNTY

Integrity Communication Service

www.washoecounty.gov

STAFF REPORT

BOARD MEETING DATE: April 26, 2022

DATE: March 25, 2022

TO: Board of County Commissioners

FROM: Julee Olander, Planner, Planning and Building Division, Community Services Department, 328-3627, jolander@washoecounty.us

THROUGH: Mojra Hauenstein, Arch., Planner, Division Director, Planning & Building Division, Community Services Department, 328-3619, mhauenstein@washoecounty.us

SUBJECT: Introduction and first reading of an ordinance pursuant to NRS 278.0201 through 278.0207 approving an "Amended and Restated Development Agreement (Sierra Reflections)" between Washoe County and World Properties, Inc. for Sierra Reflections, a residential subdivision originally approved in 2006 (Tentative Map TM06-001). The project is a 938-lot, single-family residential, common open space subdivision as authorized in Article 408 of the Washoe County Development Code. This agreement extends the deadline for filing the first final map from June 14, 2022 to June 14, 2024.

The project is bordered on the north by Pagni Lane, on the east by old US Highway 395, on the south and as far south as Little Washoe Lake in the Pleasant Valley area. The project encompasses 29 parcels that total approximately 759.6 acres. The parcels are located within the South Valleys Area Plan and Washoe County Commission District No. 2. (Assessor's Parcel Numbers: 046-080-40; 046-060-45, 47, & 55; 046-100-02, 03, 04, 07, & 10; 046-090-01, and 04 through 18, and 23 through 26).

And, if approved, schedule a public hearing, second reading and possible adoption of the ordinance for May 24, 2022 and authorization for the Chair to execute the Amended and Restated Development Agreement. (Commission District 2.)

SUMMARY

The Washoe County Commission is asked to introduce and conduct a first reading and possibly set the second reading and public hearing to adopt an ordinance approving an Amended and Restated Development Agreement for Sierra Reflections, a 938-lot, single-family residential, common open space subdivision. The Amended and Restated Development Agreement, included as part of the ordinance, is for the purpose of extending the time to record the first final map for an approved tentative subdivision map within the South Valleys Area Plan.

AGENDA ITEM # _____

Washoe County Strategic Objective supported by this item: Safe, secure and healthy communities.

PREVIOUS ACTION

On April 28, 2020, the Board of County Commissioners (Board) approved an amendment and restatement of the 2008 development agreement, thereby extending the deadline in NRS 278.360 for filing a final map until June 14, 2020. At that time, the Board also approved amended conditions of approval for Tentative Subdivision Map Case Number TM06-001 (Sierra Reflections). The filing deadline was further extended in accordance with that agreement by the Director of Planning and Building until June 14, 2022.

On March 5, 2020, the applicant presented an update to the South Truckee Meadows/Washoe Valley CAB regarding the applicant's desire to renew the development agreement to extend the deadline to record a final map until June 14, 2022, and to update the original conditions of approval. The CAB recommended approval of these proposals.

On May 13, 2014, the Board of County Commissioners (Board) approved an amendment and restatement of the 2008 development agreement, thereby extending the deadline in NRS 278.360 for filing a final map until June 14, 2018. The filing deadline was further extended in accordance with that agreement by the Director of Planning and Building until June 14, 2020.

On May 25, 2010, the Board approved an amendment and restatement of the 2008 development agreement, extending the deadline in NRS 278.360 for filing a final map until June 14, 2012. The filing deadline was further extended in accordance with that agreement by the Director of Planning and Building until June 14, 2014.

On March 18, 2008, the Board approved a development agreement extending the deadline in NRS 278.360 for filing a final map until June 14, 2009, the filing deadline was further extended in accordance with that agreement by the Director of Planning and Building until June 14, 2010.

On June 14, 2006, the project received final approval from the Truckee Meadows Regional Planning Commission, as a project of regional significance, due to the number of lots approved.

On May 2, 2006, the Washoe County Planning Commission unanimously approved the Tentative Subdivision Map for Sierra Reflections, Case Number TM06-001.

BACKGROUND

The approved subdivision is the end result of a process and a series of approvals that date back more than twenty years. In 1984, the applicant received approval for a project, also called Sierra Reflections, that included a 250-room hotel, a casino and a 550-unit condominium complex. The land use designation for the property at that time was Resort Hotel and later Tourist Commercial. Later, the project was amended to include a golf course with the resort. During the 2002 Truckee Meadows Regional Plan Update the City of Reno proposed to include the project within their Sphere of Influence (SOI). The City of Reno and Washoe County finally came to the agreement that if the property were "down-zoned" to a less intense residential use, then the city would agree to roll back the SOI from this property as well as from properties to the south within the South Valleys Area Plan.

Washoe County initiated a Comprehensive (Master) Plan Amendment to re-designate the area as residential. That Comprehensive Plan Amendment was reviewed and unanimously recommended for approval by the Galena/Steamboat Citizen Advisory Board in May of 2004. The Comprehensive Plan Amendment was approved by the Washoe County Planning Commission in July of 2004, with the total number of 1,090 dwelling units over the entire property. The Washoe County Commission held a public hearing in August of 2004, and a subsequent hearing in September of 2004, which resulted in an approval of land use designations allowing 938 dwelling units. That Comprehensive Plan Amendment was then reviewed by the Truckee Meadows Regional Planning Agency and was found to be in conformance with the Regional Plan. In August of 2005, the Planning Commission held a public hearing on a request for a Special Use Permit to construct a sanitary sewer line to serve this project. That Special Use Permit was again heard by the Planning Commission in September of 2005 and was approved.

The approved Tentative Subdivision Map allows a 938-lot, single-family residential, common open space subdivision as authorized in Article 408, Common Open Space Development, of the Washoe County Code Chapter 110 (Development Code). Lot sizes range from 8,000 square feet to 43,445 square feet, with an average of 13,722 square feet for detached homes. Included in the 938 lots are 147 townhouses with a footprint of 1,102 square feet.

The applicant has applied for the original 2008 Development Agreement and three extensions. This has resulted in approval of four development agreements which were entered into on March 18 2008, May 25, 2010, May 13, 2014 and April 28, 2020. The most recent Development Agreement is currently valid until June 14, 2022.

The applicant is now seeking an approval of an amended and restated development agreement to extend the statutory deadline for filing and recording the first final map to June 14, 2024. The applicant requests the extension for the following reasons:

- Need for construction of the Reach 3 and 4 sanitary sewer lines through Pleasant Valley and South Meadows and connection of these lines;
- Need for initial design of Truckee Meadows Water Authority (TMWA) water facilities and system.

The applicant indicates that significant work has been completed, however, there are still key issues that need to be resolved. The length of time to complete Reach 3 and 4 sewer lines was not anticipated. According to the applicant the “completion will solve a large public sewer issue that has long been outstanding in the South Valley's area.” The submitted application further explains and details these issues. *See Attachment B.* Although the development is reliant on the completion of the sewer line, the tentative map was approved nearly 16 years ago. The County Commission shall determine if an additional extension is appropriate or if a new review is warranted.

PROCESS TO AMEND THE DEVELOPMENT AGREEMENT

Pursuant to NRS 278.0205 and Washoe County Code (WCC) Section 110.814.40, an amendment to a development agreement must be made by ordinance after special notice and a public hearing. Included as Attachment A is the proposed Ordinance and included as Attachment A-1 is the Amended and Restated Development Agreement which extends the potential date for recording the first final map until June 14, 2024 and provides that the tentative map will terminate if the final map is not recorded by that date.

If the Board introduces and conducts a first reading, the County Clerk will publish the title of the ordinance and the required notice of intent to adopt the ordinance, and schedule a public hearing for the second reading and possible adoption in accordance with NRS 244.100 and Washoe County Code.

PERIODIC REVIEW OF DEVELOPER’S COMPLIANCE

As required by WCC Section 110.814.35, the Director of Planning and Building has reviewed the current Development Agreement and the status of the project and believes that the developer is in good faith compliance with the terms of that agreement.

COMPLIANCE WITH MASTER PLAN

NRS 278.0205(2) and WCC Section 110.814.40(b) require that when Development Agreements are amended, there must be a finding that the agreement is consistent with the Master Plan.

When the Tentative Subdivision Map was approved, the Planning Commission determined that the development was consistent with the Master Plan. The Amended and Restated Development Agreement does not change any uses, standards or policies that would be inconsistent with the Master Plan. Only the time schedule for development is being changed.

FISCAL IMPACT

No fiscal impact.

RECOMMENDATION

It is recommended that the Board introduce and conduct the first reading of an ordinance approving an Amended and Restated Development Agreement between Washoe County and World Properties, Inc. for Sierra Reflections, a residential subdivision originally approved in 2006 (Tentative Map TM06-001). This agreement extends the deadline for filing the first final map to June 14, 2024.

And if approved, schedule a public hearing, second reading and possible adoption of the ordinance for May 24, 2022.

POSSIBLE MOTION

Should the Board agree with staff’s recommendation, a possible motion would be:

“Move to introduce Bill Number (insert bill number as provided by the County Clerk) and set the public hearing and second reading of the Ordinance for possible adoption during the meeting of May 24, 2022.”

Attachments:

- Attachments A & A-1 – Ordinance with Proposed Amended and Restated Development Agreement
 - Attachment B – Application
-

cc:

Owner /Applicant: World Properties Inc, 4100 Joy Lake Road, Reno, NV, 89511,
Email: fred.woodside@att.com

Consultant: Krater Consulting Group PC, 226 California Avenue, Reno, NV 89509,
Email: ken@kenkraterconsultinggroup.com

Consultant: Lemons, Grundy & Eisenberg, 6005 Plumas Street, Third Floor, Reno, NV,
89519, Email: drb@lge.net

DRAFT: March 25, 2022

WORKING COPY
INFORMATION ONLY

REGULAR TEXT: NO CHANGE IN LANGUAGE

~~STRIKEOUT TEXT: DELETED LANGUAGE~~

BOLD TEXT: NEW LANGUAGE

Notice: Per NRS 239B.030, this document does not contain personal information as defined in NRS 603A.040

Summary: *Amended and Restated Development Agreement to extend the deadline for filing the first final map for the Sierra Reflections subdivision (Tentative Map Case Number TM06-001) to June 14, 2024.*

BILL NO. _____

ORDINANCE NO. _____

TITLE: An ordinance pursuant to Nevada Revised Statutes 278.0201 through 278.0207 approving an "Amended and Restated Development Agreement (Sierra Reflections)" between Washoe County and World Properties, Inc. for Sierra Reflections, a residential subdivision originally approved in 2006 (Tentative Map TM06-001). The project is a 938-lot, single-family residential, common open space subdivision as authorized in Article 408 of the Washoe County Development Code. This agreement extends the deadline for filing the first final map from June 14, 2022 to June 14, 2024.

The project is bordered on the north by Pagni Lane, on the east by old US Highway 395, on the south and as far south as Little Washoe Lake in the Pleasant Valley area. The project encompasses 29 parcels that total approximately 759.6 acres. The parcels are located within the South Valleys Area Plan and Washoe County Commission District No. 2. (Assessor's Parcel Numbers: 046-080-40; 046-060-45, 47, & 55; 046-100-02, 03, 04, 07, & 10; 046-090-01, and 04 through 18, and 23 through 26).

WHEREAS:

- A. A tentative subdivision map for the proposed Sierra Reflections Subdivision was approved on or about May 2, 2006 as TM06-001; and

DRAFT: March 25, 2022

- B. The deadline for filing a final map in accordance with NRS 278.360 was originally extended under a Development Agreement entered into and approved by the Board of County Commissioners on March 18, 2008 and recorded on May 2, 2013 as Document 4232960, Official Records of Washoe County; and
- C. The deadline for filing a final map was further extended to June 14, 2014, under an Amended and Restated Agreement, as approved by the Board of County Commissioners on May 25, 2010 and recorded on June 10, 2010 as Document 3889997; and
- D. The deadline for filing a final map was further extended to June 14, 2018, with a possible further extension to June 14, 2020, at the discretion of the Director of Planning and Development for Washoe County, under an Amended and Restated Agreement, as approved by the Board of County Commissioners on May 13, 2014 and recorded on May 16, 2014 as Document 4354830;
- F. The deadline for filing a final map was further extended to June 14, 2020, with a possible further extension to June 14, 2022, at the discretion of the Director of Planning and Building for Washoe County, under an Amended and Restated Agreement, as approved by the Board of County Commissioners on April 28, 2020, along with the approval of Amended Conditions of Approval for TM06-001; and
- G. For good cause appearing, the Board of County Commissioners desires to amend and restate the development agreement entered into on April 28, 2020 to further extend the deadline for filing a final map to June 14, 2024; and
- H. The Board has determined that the proposed amendment is consistent with the Master Plan for Washoe County.
- I. The Board determines that this action is being taken under NRS 278.0205, and therefore is not a rule within the meaning of NRS 237.060;

NOW THEREFORE, THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF WASHOE DOES HEREBY ORDAIN:

SECTION 1.

The "Amended and Restated Development Agreement (Sierra Reflections)" which also incorporates the amended conditions of approval previously

DRAFT: March 25, 2022

approved by the Board on April 28, 2020, and which is attached hereto as Attachment A-1 is hereby APPROVED by this ordinance. The Chair is authorized to execute and deliver it for recording in the official records of Washoe County.

SECTION 2. General Terms.

1. All actions, proceedings, matters and things heretofore taken, had and done by the County and its officers not inconsistent with the provisions of this Ordinance are ratified and approved.
2. The Chair of the Board and the officers of the County are authorized to take all action necessary or appropriate to effectuate the provisions of this ordinance. The District Attorney is authorized to make non-substantive edits and corrections to this Ordinance.
3. All ordinances, resolutions, bylaws and orders, or parts thereof, in conflict with the provisions of this ordinance are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any ordinance, resolution, bylaw or order, or part thereof, heretofore repealed.
4. Each term and provision of this ordinance shall be valid and shall be enforced to the extent permitted by law. If any term or provision of this ordinance or the application thereof shall be deemed by a court of competent jurisdiction to be in violation of law or public policy, then it shall be deemed modified, ipso facto, to bring it within the limits of validity or enforceability, but if it cannot be so modified, then it shall be excised from this ordinance. In any event, the remainder of this ordinance, or the application of such term or provision to circumstances other than those to which it is invalid or unenforceable, shall not be affected.

Proposed on _____ (month) _____ (day), _____ 2022.

Proposed by Commissioner _____.

Passed _____ (month) _____ (day), _____ 2022.

Vote:

Ayes: Commissioners _____

DRAFT: March 25, 2022

Nays: Commissioners _____
Absent: Commissioners _____.

Attest:

Janis Galassini, County Clerk

Vaughn Hartung, Chair
Washoe County Commission

This ordinance shall be in force and effect from and after the 3rd
day of the month of June of the year 2022.

DRAFT

When recorded, return to:
World Properties Inc.
4100 Joy Lake Road
Reno, NV, 89511

APNs: 046-080-40; 046-060-45, 47, & 55; 046-100-02, 03, 04, 07, & 10; 046-090-01, and 04 through 18, and 23 through 26

Recorder Affirmation Statement: The undersigned hereby affirms that this document, including any exhibit, hereby submitted for recording does not contain the social security number of any person or persons (per NRS 239B.030(2)).

Attachment A-1

AGREEMENT

THIS AGREEMENT (“Agreement”) is made by and between **WORLD PROPERTIES, INC.**, a Nevada corporation (the “Landowner”), and the **COUNTY OF WASHOE**, a political subdivision of the State of Nevada, (“County”).

1. GENERAL.

1.1 Property. The Landowner is the owner of real property located in Washoe County, Nevada consisting of approximately 760 acres in Pleasant Valley (the “Property”) as more particularly described in Exhibit A, attached hereto.

1.2. Tentative Map. The Property has a County land use designation including General Rural, Medium Density Rural, Low Density Suburban, Medium Density Suburban, and Public/Semi Public Facilities with a total number of residential dwelling units allowed by the existing land use designations being 1,087. On May 5, 2006, the County issued its Action Order approving a tentative map application of the Landowner for the Property known as Tentative Subdivision Map Case File No. TM06-001 (Sierra Reflections) (the “Tentative Map”) attached hereto as Exhibit B, including the Amended Conditions of Approval approved by the Board of County Commissioners on April 28, 2020. The Tentative Map was a project of Regional Significance and received its final approval from the Truckee Meadows Regional Planning Commission on June 14, 2006. The development of the Property must be conducted pursuant to the provisions of the Tentative Map and the Washoe County Development Code (the “Code”).

1.3 Previous Final Maps. Landowner has not recorded a final map for any portion of the project.

1.4 Prior Development Agreements. On March 18, 2008, June 14, 2010, May 13, 2014, and April 28, 2020 the parties entered into Agreements concerning the development of land (the "Prior Agreements") authorized by NRS 278.0201 and Article 814 of the Code. The Prior Agreements among other things provides for an extension of time for Landowner to record the first final map (the "Final Map") to June 14, 2022. The Prior Agreements are amended, restated and superseded in their entirety by this Agreement, and this Agreement constitutes an amendment to a development agreement(s) authorized by NRS 278.0205 and Section 110.814.40 of the Code. By approving this Agreement upon recommendation of the Director of Planning and Building, the Board of County Commissioners has reviewed the Prior Agreements and agreed to amend them, hereby as provided in NRS 278.0205 and Section 110.814.35 of the Code. Pursuant to Section 110.814.35 of the Code, County acknowledges notice that the terms and conditions of the Prior Agreements have been complied with, and Landowner has demonstrated its good faith compliance with the terms of the Prior Agreements.

1.5 Next Final Map Requirement. Pursuant to NRS 278.360(1), unless the parties have entered into this agreement concerning the development of land authorized by NRS 278.0201, the Landowner must cause a final map (the “Final Map”) to be submitted prior to the expiration of the current recorded Development Agreement by June 14, 2022.

1.6 Circumstances Requiring an Extension of Time and Benefit to the County. Additional time is requested to work through several issues related to this development which benefits both the developer and County. Key issues include 1) Completion of construction of the Reach 3 and Reach 4 sanitary sewer lines through Pleasant Valley and South Meadows that will

require an amendment to the current approved reimbursement agreement with the county regarding surcharge payments based on current proposed connection plans from Reach 4 to Reach 3 south of Towne Drive. In addition, Reach 4 is planned for the west side of SR 430 through Pleasant Valley where the Nevada Department of Transportation (NDOT) is currently working with the Regional Transportation Commission on a joint use path along the west side of the highway. NDOT has expressed concern in reviewing Reach 4 plans before the alignment is set, and 2) Initial Design of TMWA water facilities and systems to serve the Property; with the absorption of Washoe County Water Resources into the Truckee Meadows Water Authority, a new water plan must be developed to meet TMWA requirements that is compatible with TMWA facilities and systems. Major studies have been completed but we still await a key TMWA discovery at the time of filing of this agreement.

The parties believe it is in the public interest to enter into this Agreement and provide, among other matters, additional time to design and establish phasing and financing for the infrastructure and construction of the development.

2. AGREEMENT CONCERNING DEVELOPMENT OF LAND.

2.1 Compliance with NRS 278.0201 and Code. This Agreement is an agreement concerning the development of land under NRS 278.0201 and Article 814 of the Code. The Landowner is the owner of fee title to the Property, and therefore has a legal interest in the Property. In compliance with NRS 278.0201(1), the following covenants, terms and conditions are set forth:

2.1.1. The land which is subject to this Agreement is approximately 760 acres in Pleasant Valley, more particularly described in Exhibit A: Legal Description.

2.1.2. The duration of this Agreement shall be until June 14, 2024, provided that all the terms of this Agreement shall remain binding and enforceable regarding construction or development commenced, and any related permits, on any portion of the Property subject to a tentative map, a recorded final map or any use permit in existence at the time of expiration of this Agreement.

2.1.3. This agreement shall terminate and all of the amended conditions of approval dated April 28, 2020 for TM06-001 shall be in full force and effect upon recordation of the final map or the first final map in a series. Changes in federal, state or county law concerning public health, safety or welfare will apply to any final map or other permit. Final maps must then be filed in accordance with NRS 278.360.

2.1.4. The permitted uses on the Property and the density or intensity of its use, are as provided in the Tentative Map and the Code. The permitted use of the Property pursuant to the Tentative Map is a 938-lot single family dwelling development on 760 acres, which complies with the Property's land use designation.

2.1.5. The maximum height and size of the proposed buildings will comply with the Tentative Map.

2.1.6. The provisions for the dedication of any portion of the Property for public use are as provided in the Tentative Map and the Code. As part of this common open

space development there is a public trail planned through the Project that will provide access to and through common areas to adjoining properties. With the approval of this Agreement, the Landowner agrees to grant to the County a non-exclusive public trail easement as generally depicted on the Tentative Map on terms and conditions mutually acceptable to the County and the Landowner specifically reserving to the Landowner the right to relocate this easement as development of the Project proceeds.

2.1.7. Terms and conditions relating to construction and financing of necessary public improvements and facilities are in accordance with and as provided for in the Tentative Map and the Code, and will also be in accordance with any subdivision improvement agreements for future final maps.

2.1.8. Phasing and deadline dates for project grading and development with information on required bonding or other acceptable guarantees of performance and completion (Article 110.610 Washoe County Development Code) for each development phase or stage will be addressed with the submittal of each final map.

2.1.9 The next final map, to be a minimum of five lots, shall be recorded on or before June 14, 2024. All successive final maps, if the Landowner chooses to record in a series, must include a minimum of five lots. Unless otherwise provided herein, the deadlines for any final maps shall be governed by NRS 278.360.

2.1.10 Development standards for the Project are set forth in the conditions and requirements of the Tentative Map, the Board of County Commission's Action Order dated May 5, 2006 attached hereto as Exhibit B, and future final maps.

2.1.11 No disturbance of any kind shall occur within any sensitive or critical stream zone buffer without an approved Special Use Permit.

2.2 Code and Changes to the Law. The parties agree that changes in federal, state or county law concerning public health, safety or welfare will apply to any final map or other permit.

2.3 Public Notice. Any and all public notices required to be given in connection with this amendment to the Prior Agreements shall be given in accordance with Section 110.814.25 of the Code.

2.4 Assumption of Risk. The Landowner acknowledges and agrees that the Landowner is proceeding voluntarily and at its own risk in entering into this Agreement and without advice, promises or guarantees of any kind from the County, other than as expressly set forth herein. The Landowner waives any claims for damages against the county that might arise out of, or relate to, a subsequent court determination that this Agreement or any provision in it is invalid and/or unenforceable, including any claim based on NRS 278.0233(1) regarding the requirements, limitations, or conditions imposed pursuant to this Agreement.

2.5 Default and Termination of Agreement. This Agreement shall become null and void, in the event of noncompliance with any term or deadline set forth in this Agreement if the breaching party fails to fully cure such noncompliance after reasonable written notice and opportunity to cure,

and all proceedings concerning the Tentative Map shall be terminated , provided that all the terms of this Agreement shall remain binding and enforceable regarding construction or development commenced, and any related permits, on any portion of the Property subject to a tentative map, a recorded final map or any use permit in existence at the time of termination of this Agreement.

3. **MISCELLANEOUS PROVISIONS.**

3.1 Time is of the Essence. Time is of the essence of this Agreement.

3.2 Waivers. No waiver of any breach of any covenant or provision herein contained shall be deemed a waiver of any preceding or succeeding breach thereof, or of any other covenant or provision herein contained. No extension of time for performance of any obligation or act shall be deemed an extension of time for performance of any other obligation or act except those of the waiving party, which shall be extended by a period of time equal to the period of the delay.

3.3 Assignability of the Agreement. This Agreement shall be binding upon and inure to the benefit of all future successors in interest of the Property as described in Exhibit A (Legal Description), and the successor shall assume the duties and obligations under this Agreement.

3.4 Entire Agreement. This Agreement is the final expression of, and contains the entire agreement between, the parties with respect to the subject matter hereof and supersedes all prior understandings with respect thereto.

3.5 Governing Law. The parties hereto acknowledge that this Agreement has been negotiated and entered into in the State of Nevada. The parties hereto expressly agree that this Agreement shall be governed by, interpreted under, and construed and enforced in accordance with the laws of the State of Nevada and venue for any action shall be solely in state district court for Washoe County, Nevada.

3.6 Days of Week. If any date for performance herein falls on a Saturday, Sunday or holiday, pursuant to the laws of the State, the time for such performance shall be extended to 5:00 p.m. on the next business day.

3.7 Written Amendments. Amendments to this Agreement, if any shall be approved as provided in NRS 278.0205.

3.8 Future Cooperation. Each party shall, at the request of the other, at any time, execute and deliver to the requesting party all such further instruments as may be reasonably necessary or appropriate in order to effectuate the purpose and intent of this Agreement.

3.9 Third Party Beneficiary Rights. This Agreement is not intended to create any third-party beneficiary rights in any person not a party hereto.

3.10 Interpretation. The parties hereto acknowledge and agree that each has been given the opportunity to review this Agreement with legal counsel independently. The parties have equal bargaining power and intend the plain meaning of the provisions herein. In the event of an

ambiguity in or dispute regarding the interpretation of the Agreement, the interpretation of this Agreement shall not be resolved by any rule of interpretation providing for interpretation against the party who causes the uncertainty to exist, or against the draftsmen.

3.11. Counterparts. This instrument may be executed in two or more counterparts, which, when taken together, shall constitute one and the same instrument. Any signature page of this instrument may be detached from any counterpart without impairing the legal effect of any signatures thereon, and may be attached to another counterpart identical in form thereto, but having attached to it one or more additional signature pages.

[Signatures appear on following page]

[Signature page to Development Agreement]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date above last written below.

LANDOWNER:

WORLD PROPERTIES, INC., a Nevada CORPORATION

By: _____

Date: _____

Name: _____

Title: _____

COUNTY:

COUNTY OF WASHOE, a political subdivision of the State of Nevada, by its BOARD OF WASHOE COUNTY COMMISSIONERS

By: _____,
_____, Chairman

Date: _____

ATTEST:

_____, County Clerk

STATE OF NEVADA)
)ss.
COUNTY OF WASHOE)

This instrument was acknowledged before me on _____, 20____, by
_____ as a _____ of World Properties, Inc., a Nevada corporation.

My Commission Expires: _____

STATE OF NEVADA)
)ss.
COUNTY OF WASHOE)

This instrument was acknowledged before me on April _____, 2009, by
_____, as Chair of the Washoe County Commission, County of Washoe.

Notary Public
My Commission Expires: _____

Exhibit "A"

LEGAL DESCRIPTION OF PROJECT PROPERTY

DESCRIPTION

SIERRA REFLECTIONS SUBDIVISION

A parcel of land situated within Sections 13, 14 and 23, T17N, R19E, and Section 18, T17N, R20E, MDM, Washoe County, Nevada; more particularly described as follows:

Beginning at the northwest corner of said Section 18;
thence along the north line of said Section 18, S 89°25'39" E, 330.12 feet to the terminus of Pagni Lane;
thence along said terminus, S 02°52'29" E, 36.38 feet;
thence along the south line of said Pagni Lane the following five (5) courses and distances:
N 89°44'46" E, 1012.27 feet;
on the arc of a 612.12 foot radius curve to the left through a central angle of 10°13'50" a distance of 109.30 feet to a point of reverse curvature;
on the arc of a 561.11 foot radius curve to the right through a central angle of 11°03'25" a distance of 108.28 feet to a point on the said north line of Section 18;
along said north line of Section 18, S 89°25'39" E, 730.02 feet;
S 87°36'44" E, 667.25 feet to a point on the westerly line of U. S. Highway 395;
thence along said westerly line the following nine (9) courses and distances:
on the arc of a 2050.00 foot radius curve to the left from a tangent bearing S 08°32'54" E through a central angle of 05°50'57" a distance of 209.28 feet;
S 14°23'51" E, 743.62 feet;
on the arc of a 1950.00 foot radius curve to the right through a central angle of 22°10'10" a distance of 754.51 feet;
S 19°07'09" W, 262.20 feet;
on the arc of a 1180.00 foot radius curve to the left through a central angle of 02°04'41" a distance of 42.80 feet;
N 70°50'30" W, 6.58 feet;
S 19°09'30" W, 703.91 feet;
N 89°16'28" W, 167.75 feet;
S 19°09'30" W, 472.78 feet to a point on the north-south centerline of said Section 18;
thence along said north-south centerline N 00°28'08" E, 448.53 feet to the center of said Section 18;
thence along east-west centerline of said Section 18, N 89°16'28" W, 660.01 feet to the northeast corner of the NW1/4 NE1/4 SW1/4 of said Section 18;
thence along the north-south centerline of the said NE1/4 SW1/4 of said Section 18, S 00°28'08" W, 1322.21 feet to the southeast corner of the SW1/4 NE1/4 SW1/4 of said Section 18;
thence along the east-west centerline of the SW1/4 of said Section 18, N 89°09'42" W, 333.42 feet to the northeast corner of the W1/2 NW1/4 SE1/4 SW1/4 of Section 18;
thence along the east line of said W1/2 NW1/4 SE1/4 SW1/4 of Section 18, S 00°29'00" W, 217.31 feet to a point on the northwesterly line of said U. S. Highway 395;
thence along said northwesterly line the following five (5) following courses and distances:
S 73°05'49" W, 1702.62 feet to a point on the west line of said Section 18;
along said west line of Section 18, S 00°46'13" W, 156.71 feet;
S 72°39'10" W, 176.57 feet;
on the arc of a non-tangent 1250.00 foot radius curve to the left from a tangent bearing

on the arc of a non-tangent 1250.00 foot radius curve to the left from a tangent bearing
S 72°58'25" W through a central angle of 22°01'32" a distance of 480.52 feet;
S 71°25'58" W, 529.92 feet to a point on the south line of said Section 13;
thence along said south line, S 89°00'31" W, 1548.93 feet to the south one quarter corner of said
Section 13;
thence N 88°28'49" W, 2596.63 feet to the southwest corner of said Section 13;
thence along the east line of said Section 23, S 01°20'54" W, 660.14 feet to the southeast corner
of the N1/2 NE1/4 NE1/4 of said Section 23;
thence along said south line of said N1/2 NE1/4 NE1/4 of Section 23, N 89°31'48" W, 1138.21
feet to a point on the easterly line of U. S. Highway 395 Freeway;
thence along said easterly line the following twenty-four (24) courses and distances:
N 27°25'39" E, 132.09 feet;
N 18°58'21" E, 613.62 feet;
N 14°53'55" E, 302.48 feet;
N 27°25'39" E, 1246.72 feet;
N 15°22'17" E, 294.99 feet;
N 35°22'52" E, 410.04 feet;
N 58°33'47" E, 134.38 feet;
on the arc of a non-tangent 3789.36 foot radius curve to the right from a tangent bearing
N 38°01'22" E through a central angle of 10°11'54" a distance of 674.49 feet;
S 89°51'17" E, 345.00 feet;
N 37°39'12" W, 270.48 feet;
on the arc of a non-tangent 3838.57 foot radius curve to the right from a tangent bearing
N 52°20'48" E through a central angle of 10°25'00" a distance of 697.87 feet;
N 62°45'48" E, 474.02 feet;
N 63°15'50" E, 650.74 feet;
S 52°30'22" E, 264.13 feet;
N 63°15'48" E, 86.44 feet;
N 63°15'00" E, 28.39 feet;
N 41°48'56" E, 246.74 feet;
N 63°15'48" E, 803.80 feet;
N 33°56'51" E, 170.99 feet;
N 71°45'55" E, 299.98 feet;
N 53°09'00" E, 185.70 feet;
N 31°03'47" E, 412.27 feet;
N 49°19'32" W, 32.81 feet;
on the arc of a non-tangent 2165.35 foot radius curve to the left from a tangent bearing
N 40°40'28" E through a central angle of 11°47'07" a distance of 445.39 feet to a point on the
north line of said Section 13;
thence along said north line, N 89°25'57" E, 717.68 feet to the point of beginning.
Containing 758.99 acres, more or less.



2/18/22

Basis of bearings is Nevada State Plane Coordinate System, West Zone Grid, NAD83/94.

C and M Engineering
5488 Reno Corporate Drive, Suite 200B
Reno, NV 89511

Exhibit "B"

Action Order



Community Development

"Dedicated to Excellence in Public Service"
Adrian P. Freund, AICP, Community Development Director



ACTION ORDER

May 5, 2006

Fred Woodside
World Properties
4100 Joy Lake Road
Reno, NV 89511

Dear Applicant:

As filed with the Department of Community Development, the Washoe County Planning Commission, at its regular meeting of May 2, 2006, approved the following, with ninety-six (96) conditions:

TENTATIVE SUBDIVISION MAP CASE NO. TM06-001 (SIERRA REFLECTIONS) – To develop a 938-lot, single-family residential, common open space subdivision as authorized in Article 408 of the Washoe County Development Code. Lot sizes range from 8,000 square feet to 43,445 square feet, with an average of 13,722 square feet for detached homes. Included in the 938 lots are 147 townhouses on a footprint of 1,102 square feet. Due to the number of lots proposed to be created, this is a project of regional significance. The project is bordered on the north by Pagni Lane, on the east by US Highway 395 South and as far south as Little Washoe Lake in the Pleasant Valley area. The project encompasses a total of 29 parcels that total approximately 759.6 acres. The parcels have mixed land use designations including; General Rural (GR ±251.66 acres), Medium Density Rural (MDR ±96.46 acres), Low Density Suburban (LDS ±73.39 acres), Medium Density Suburban (MDS ±329.59 acres) and Public and Semi-Public Facilities (PSP ±8.51 acres), the total number of residential dwellings allowed by the existing land use designations is 1087. The parcels are located within the South Valleys Area Plan, and are situated in portions of Sections 13, 14 and 23, T17N, R19E, and Section 18, T17N, R20E MDM, Washoe County, Nevada. The property is located within the Citizen Advisory Board boundaries of Galena-Steamboat and West Washoe Valley and within Washoe County Commission District No. 2. (APNs 046-060-45 and 47; 046-080-40; 046-090-01, 04 through 18, and 23 through 26; and 046-100-02 through 04, 07, 09 and 10)

The approval of the tentative subdivision map was based on the following findings:

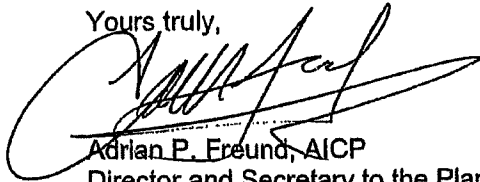
1. Plan Consistency. That the proposed map is consistent with the Comprehensive Plan and any specific plan;
2. Design or Improvement. That the design or improvement of the proposed subdivision is consistent with the Comprehensive Plan and any specific plan; and that the recent comprehensive plan amendment for that property anticipated the development of residential rather than commercial development.

Letter to: Fred Woodside, World Properties
Subject: Tentative Subdivision Map No. TM06-001
Date: May 5, 2006
Page: 2

3. Type of Development. That the site is physically suited for the type of development proposed; and the common open space design protects two significant hydrologic resources (as defined by Article 418 of the Washoe County Development Code) and historic resources, being two railroad trestles from the Virginia and Truckee Railroad;
4. Availability of Services. That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System;
5. Fish or Wildlife. That neither the design of the subdivision nor any proposed improvements is likely to cause substantial environmental damage, or substantial and avoidable injury to any endangered plant, wildlife or their habitat, and in fact facilitates their co-existence with the built environment.
6. Public Health. That the design of the subdivision or type of improvement is not likely to cause significant public health problems;
7. Easements. That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of property within, the proposed subdivision;
8. Access. That the design of the subdivision provides any necessary access to surrounding, adjacent lands, with easements to two adjacent parcels, and provides two accesses to US Highway 395 South;
9. Dedications. That any land or improvements to be dedicated to the County is consistent with the Comprehensive Plan;
10. Energy. That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision; and
11. Reasoned Consideration. That the Planning Commissioners gave reasoned consideration to the information contained within the staff report and information received during the meeting.

Unless appeals are filed in the time period stipulated in the Washoe County Development Code, the decision by the Planning Commission is final.

Yours truly,



Adrian P. Freund, AICP
Director and Secretary to the Planning Commission

APF/RP-GJ/cm (TM06-001f1)

xc: Ken Krater, K. Krater Consulting, 571 Ridge Street, Reno, NV 89501
Sam Chacono, C&M Engineering, 9498 Double R Boulevard, Suite B, Reno, NV 89501

Letter to: Fred Woodside, World Properties
Subject: Tentative Subdivision Map No. TM06-001
Date: May 5, 2006
Page: 3

xc: Blaine Cartlidge, Civil Division, District Attorney's Office; Douglas Coulter, Environmental Division, District Health Department; Marge Clausen, Assessor's Office (CAAS); Theresa Wilkins, Chief Appraiser, Assessor's Office; David Lindsey, Department of Water Resources; Engineering Division; Reno Fire Department, Daniel Birkel, Fire Protection Plans Examiner, Fire Protection Bureau; Nevada Division of Forestry, 885 Eastlake Boulevard, Carson City, NV 89701-9167; Regional Transportation Commission, Attn: Debra Goodwin, 600 Sutro Street, Reno, NV 89502; Vanessa Dunnican, Public Policy, Accountability & Assessment, Washoe County School District, PO Box 30425, Reno, NV 89520-3425; Truckee Meadows Regional Planning Agency, Chamber Towers, 1 East First Street, Suite 900, Reno, NV 89501-1625; Chair, East Washoe Valley Citizen Advisory Board; Chair, West Washoe Valley Citizen Advisory Board; Chair, Galena-Steamboat Citizen Advisory Board; Karena Miller, Community Outreach Coordinator



Conditions of Approval

Tentative Subdivision Map Case Number TM06-001

The project approved under Tentative Subdivision Map Case Number TM06-001 shall be carried out in accordance with the conditions of approval granted by the Board of County Commission on April 28, 2020. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

Unless otherwise specified, all conditions related to the approval of this tentative subdivision map shall be met or financial assurance must be provided to satisfy the conditions of approval prior to the recordation of a final parcel map. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the conditions of approval related to this tentative subdivision map is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the tentative parcel map may result in the institution of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this tentative subdivision map should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, "may" is permissive and "shall" or "must" is mandatory.

Conditions of approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to recordation of a final map.
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some "conditions of approval" are referred to as "operational conditions." These conditions must be continually complied with for the life of the project.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.**

- The REGIONAL TRANSPORTATION COMMISSION (RTC) is directed and governed by its own Board. Conditions recommended by the RTC may be required, at the discretion of Washoe County.

STANDARD CONSIDERATIONS FOR SUBDIVISIONS
Nevada Revised Statutes 278.349

Pursuant to NRS 278.349, when contemplating action on a tentative subdivision map, the governing body, or the planning commission if it is authorized to take final action on a tentative map, shall consider:

- (a) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal;
- (b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision;
- (c) The availability and accessibility of utilities;
- (d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks;
- (e) Conformity with the zoning ordinances and master plan, except that if any existing zoning ordinance is inconsistent with the master plan, the zoning ordinance takes precedence;
- (f) General conformity with the governing body's master plan of streets and highways;
- (g) The effect of the proposed subdivision on existing public streets and the need for new streets and highways to serve the subdivision;
- (h) Physical characteristics of the land such as floodplain, slope and soil;
- (i) The recommendations and comments of those entities reviewing the tentative map pursuant to NRS 278.330 and 278.335; and
- (j) The availability and accessibility of fire protection, including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires, including fires in wild lands.

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Building Division

1. The following conditions are requirements of the Planning and Building Division, which shall be responsible for determining compliance with these conditions.

Contact: Julee Olander, Planner, 775.328.3627, jolander@washoecounty.us

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this tentative subdivision map.
- b. The subdivision shall be in substantial conformance with the provisions of Washoe County Development Code Article 604, Design Requirements, and Article 608, Tentative Subdivision Maps.
- c. Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations and policies in effect at the time of submittal of the tentative

map or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the final map.

- d. In accordance with NRS 278.360, the sub-divider shall present to Washoe County a final map, prepared in accordance with the tentative map, for the entire area for which a tentative map has been approved, or one of a series of final maps, each covering a portion of the approved tentative map, within four years after the date of approval of the tentative map or within one year of the date of approval for subsequent final maps. On subsequent final maps, that date may be extended by two years if the extension request is received prior to the expiration date.
- e. Final maps shall be in substantial compliance with all plans and documents submitted with and made part of this tentative map request, as may be amended by action of the final approving authority.
- f. All final maps shall contain the applicable portions of the following jurat:

THE TENTATIVE MAP FOR **TM case number for map name** WAS APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON **DATE**.

THIS FINAL MAP, **MAP NAME AND UNIT/PHASE #**, MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS, IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP, AND ALL CONDITIONS HAVE BEEN MET.

[Omit the following paragraph if this is the first and last (only) final map.]

THE NEXT FINAL MAP FOR **<TM CASE NUMBER>** MUST BE APPROVED AND ACCEPTED FOR RECORDATION BY THE PLANNING AND BUILDING DIRECTOR ON OR BEFORE THE EXPIRATION DATE, THE ____ DAY OF _____, 20____, OR AN EXTENSION OF TIME FOR THE TENTATIVE MAP MUST BE APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON OR BEFORE SAID DATE.

THIS FINAL MAP IS APPROVED AND ACCEPTED FOR RECORDATION **THIS ____ DAY OF _____, 20____** BY THE PLANNING AND BUILDING DIRECTOR. THE OFFER OF DEDICATION FOR **STREETS, SEWERS, ETC.** IS REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NRS CHAPTER 278.

MOJRA HAUENSTEIN, DIRECTOR
 PLANNING AND BUILDING

Jurat for ALL SUBSEQUENT FINAL MAPS

THE TENTATIVE MAP for **<TM CASE NUMBER>** APPROVED **<denied>** BY THE WASHOE COUNTY PLANNING COMMISSION ON **<date>**. **[If the TM had been appealed to the BCC --- Add:]** THE WASHOE COUNTY COMMISSION APPROVED THE TENTATIVE MAP ON APPEAL ON **<date>**.

THE FIRST FINAL MAP FOR THIS TENTATIVE MAP WAS APPROVED AND ACCEPTED FOR RECORDATION ON *<date of Planning and Building Director's signature on first final map>*. [Omit the following if second map.] THE MOST RECENTLY RECORDED FINAL MAP, *<subdivision name and prior unit/phase #>* FOR THIS TENTATIVE MAP WAS APPROVED AND ACCEPTED FOR RECORDATION ON *<date of Planning and Building Director's signature on most recent final map>* [If an extension has been granted after that date – add the following]: A TWO YEAR EXTENSION OF TIME FOR THE TENTATIVE MAP WAS APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON *<date of last Planning Commission action to extend the tentative map>*.

THIS FINAL MAP, *<subdivision name and unit/phase #>*, MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP; AND ALL CONDITIONS HAVE BEEN MET.

[Omit the following paragraph if this is the last final map.]

THE NEXT FINAL MAP FOR *<TM CASE NUMBER>* MUST BE APPROVED AND ACCEPTED FOR RECORDATION BY THE PLANNING AND BUILDING DIRECTOR ON OR BEFORE THE EXPIRATION DATE, THE ____ DAY OF _____, 20____, *<add two years to the current expiration date unless that date is more than two years away>* OR AN EXTENSION OF TIME FOR THE TENTATIVE MAP MUST BE APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON OR BEFORE SAID DATE.

<Insert Merger and Re-subdivision option as applicable>

THIS FINAL MAP IS APPROVED AND ACCEPTED FOR RECORDATION THIS ____ DAY OF _____, 20____ BY THE WASHOE COUNTY PLANNING AND BUILDING DIRECTOR. THE OFFER OF DEDICATION FOR *<streets, sewers>* IS REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NRS CHAPTER 278.

MOJRA HAUENSTEIN, DIRECTOR,
PLANNING AND BUILDING DIVISION

- g. A note shall be placed on all grading plans and construction drawings stating:

NOTE

Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff's Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.

- h. The final map shall designate faults that have been active during the Holocene epoch of geological time, and the final map shall contain the following note:

NOTE

No habitable structures shall be located on a fault that has been active during the Holocene epoch of geological time.

- i. The developer shall be required to participate in any applicable General Improvement District or Special Assessment District formed by Washoe County.
- j. The developer shall provide written approval from the U.S. Postal Service concerning the installation and type of mail delivery facilities. The system, other than individual mailboxes, must be shown on the project construction plans and installed as part of the on-site improvements.
- k. The developer and all successors shall direct any potential purchaser of the site to meet with the Planning and Building Division to review conditions of approval prior to the final sale of the site. Any subsequent purchasers of the site shall notify the Planning and Building Division of the name, address, telephone number and contact person of the new purchaser within thirty (30) days of the final sale.
- l. The minimum side yard setback for all dwellings within this subdivision shall be eight feet, the minimum front and rear yard setbacks shall be twenty feet, with the exception of the approved town homes which shall be located within a $\pm 1,102$ square-foot pad. Compliance with this condition shall be determined by the Department of Community Services during building permit review.
- m. Construction hours shall be limited to 7AM to 6PM, Monday through Saturday only. Machinery and construction vehicles shall not be started, or arrive on site, prior to 7AM, with the exception of concrete pours. Interior finish work, within enclosed structures may proceed at all hours, provided that there are no noise emissions audible at any subdivision property line, developed with a residence. Compliance with this condition shall be determined by the Department of Community Services.
- n. Lots adjacent to Pagni Lane shall match the size of adjacent parcels to the north (1 acre minimum). Compliance with this condition shall be determined by the Department of Community Services.
- o. Conditions, covenants, and restrictions (CC&Rs), including any supplemental CC&Rs, shall be submitted to Planning and Building staff for review and subsequent forwarding to the District Attorney for review and approval. The final CC&Rs shall be signed and notarized by the owner(s) and submitted to Planning and Building with the recordation fee prior to the recordation of the final map. The CC&Rs shall require all phases and units of the subdivision approved under this tentative map to be subject to the same CC&Rs with the exception that individual developments may have additional specific CC&R's. Washoe County shall be made a party to the applicable provisions of the CC&Rs to the satisfaction of the District Attorney's Office. Said CC&Rs shall specifically address the potential for liens against the properties and the individual property owners' responsibilities for the funding of maintenance, replacement, and perpetuation of the following items, at a minimum:
 1. Maintenance of public access easements, common areas, and common open spaces. Provisions shall be made to monitor and maintain, for a period of three (3) years regardless of ownership, a maintenance plan for the common open space area. The maintenance plan for the common open space area shall, as a minimum, address the following:
 - a. Vegetation management;
 - b. Watershed management;

- c. Debris and litter removal;
 - d. Fire access and suppression; and
 - e. Maintenance of public access and/or maintenance of limitations to public access.
2. All drainage facilities and roadways not maintained by Washoe County shall be privately maintained and perpetually funded by the homeowner's association.
 3. All open space identified as common area on the final map shall be privately maintained and perpetually funded by the homeowner's association. The deed to the open space and common area shall reflect perpetual dedication for that purpose. The maintenance of the common areas and related improvements shall be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
 4. The project and adjacent to undeveloped land shall maintain a fire fuel break of a minimum 30 feet in width until such time as the adjacent land is developed.
 5. Locating habitable structures on potentially active (Holocene) fault lines, whether noted on the recorded map or disclosed during site preparation, is prohibited.
 6. All outdoor lighting on buildings and streets within the subdivision shall be down-shielded.
 7. No motorized vehicles shall be allowed on the platted common area with the exception of vehicles required to perform maintenance work and/or emergency vehicles.
 8. Washoe County will not assume responsibility for maintenance of the private street system of the development nor will Washoe County accept the streets for dedication to Washoe County unless the streets meet those Washoe County standards in effect at the time of offer for dedication.
 9. Mandatory solid waste collection.
 10. Fence material (if any), height, and location limitations, and re-fencing standards. Replacement fence must be compatible in materials, finish and location of existing fence.
 11. Overflight of aircraft by the District Health Department for Vector Control activities.
 12. Problems associated with insects breeding in wetlands.
 13. Maintenance of detention basins, open drainage ways and diversion channels to District Health Vector Control Standards.
- p. The trail system and the ±440 acres of common open space shown on the tentative map shall be shown as "Common Open Space" and, as offered in the public hearing of the project by the owner's representative, offered for dedication as Open Space (OS) in perpetuity to Washoe County. The deed shall be presented with the CC&Rs for review by the Planning and Building Division staff and the District Attorney.
 - q. The applicant shall install signage prohibiting motorized vehicle access at the entrance to all open space offered for dedication to Washoe County areas, and at all trail access points, signage shall be included in the construction drawings. Compliance with this condition shall be determined by the Department of Community Services prior to the approval of a final map.
 - r. A certification letter or series of letters by a landscape architect registered in the State of Nevada shall be submitted to the Department of Community Services. The letter(s) shall certify that all applicable landscaping provisions of Articles 408, 410 and 412 of the

Development Code have been met. Any landscaping plans and the letter shall be wet-stamped. The letter shall indicate any provisions of the code that the Director of Planning and Building has waived.

- s. Prior to any ground disturbing activity or finalization of a final map, the developer shall submit a landscaping/architectural design plan to the Department of Community Services for review and approval by the Design Review Committee. Said plan shall address, but not be limited to:
- type and color of building materials,
 - general architectural design of proposed dwellings,
 - fencing,
 - landscaping material (if plant material: type, size at time of planting, maturation size at full growth, period of time between planting and full growth),
 - common area landscaping location,
 - entry landscaping,
 - landscaping irrigation system,
 - entry signage,
 - common area signage,
 - financial assurances that landscaping will be planted and maintained,
 - neo-traditional design elements,
 - town home design, including roof design, parking garage configuration, and exterior building design and articulation,
 - playground/park design and amenities.
- t. The applicant shall submit plans for the neo-traditional portion of the project that include the use of rock or brick elements in the construction of each home, no front yard fencing, garages set back at least half of the depth of the house from the front of the homes or detached in the rear yard, a landscaped strip, with trees between the back of the curb and the sidewalk, a variety of driveway types and materials such as split (Pasadena) driveways, the use of paving stones and bricks, as well as traditional concrete driveways. Each home within this area shall incorporate at least three of the design elements listed above. This provision shall be included in the CC&Rs for the neo- traditional portion of the subdivision.
- u. Access to the proposed trail system shall be provided to the Sunrise Estates subdivision near the intersection of Pagni Lane and Connie Way. Compliance with this condition shall be determined by the Director of Planning and Building.
- v. All retaining walls and all cuts into stable rock material that do not require stabilization by means of retaining walls shall be treated with "Permeon" simulated desert varnish or an equivalent rock stain product to ensure that all newly exposed rock surfaces and all rockery walls match the color of the surrounding hillside as closely as practicable. Final construction drawings shall include a note indicating compliance with this condition. Compliance with this condition shall be determined by the Department of Community Services prior to the final inspection of the grading and rockery walls by the Planning and Building Division.

- w. Financial assurances for completion of all landscaping, and improvement of all pedestrian/equestrian paths shall be included in the Subdivision Improvement Agreement. Compliance with this condition shall be determined by the Department of Community Services prior to the approval of a final map.

Washoe County Engineering and Capital Projects

- 2. The following conditions are requirements of the Engineering and Capital Projects, which shall be responsible for determining compliance with these conditions.

Contact: Leo Vesely, P.E. 775.328.2041, lveseley@washoecounty.us

- a. Prior to acceptance of public improvements and release of any financial assurances, the developer shall furnish to the water and sewer provider(s) and Engineering Division a complete set of reproducible as-built construction drawings prepared by a civil engineer registered in the State of Nevada.
- b. Any existing easements or utilities that conflict with the development shall be relocated, quitclaimed, and/or abandoned, as appropriate.
- c. Any easement documents recorded for the project shall include an exhibit map that shows the location and limits of the easement in relationship to the project.
- d. All existing overhead utility lines shall be placed underground, except electric transmission lines greater than 100 kilovolts, which can remain above ground.
- e. A complete set of construction improvement drawings, including an onsite grading plan, shall be submitted to the County Engineer for approval prior to finalization of any portion of the tentative map. Grading shall comply with best management practices (BMPs) and shall include detailed plans for grading and drainage for lots, project roadways, erosion control (including BMP locations and installation details), slope stabilization and mosquito abatement. A conceptual grading and drainage scheme shall be indicated for each lot on the grading plan. If drainage from one lot to another is proposed, then appropriate drainage easements shall be provided. Disposal of any excavated material onsite shall be indicated on the grading plans.
- f. Prior to ground-disturbing activity, a proposed Construction Traffic Haul Route Plan shall be submitted to the Engineering Division for review and approval. Any existing or proposed roads that will be used as construction haul routes and are not designated truck routes must be evaluated by a geotechnical study to determine the existing structural section and its load capacity. If the pavement section is inadequate to support the proposed construction loadings, the roadway must be redesigned or reconstructed as needed to provide a 20-year design life in accordance with the AASHTO Interim Guide for Flexible Pavement.
- g. A 10 foot Public Utilities Easement and a 10 foot easement for traffic control signage and plowed snow storage shall be granted adjacent to all street rights-of-way.
- h. Prior to recordation of the affected final map, an ASTM E1527-13 Phase I Environmental Site Assessment shall be submitted for all parcels or right-of-way dedicated to Washoe County.
- i. A design level geotechnical investigation with fault study shall be provided with the submittal of each final map.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Information: Leo Vesely, P.E. (775) 328-2041

- j. The conditional approval of this tentative map shall not be construed as final approval of the drainage facilities shown on the tentative map. Final approval of the drainage facilities

will occur during the final map review and will be based upon the final hydrology report. The referenced previous drainage reports are not accepted at this time.

- k. Prior to finalization of the first final map, a master hydrology/hydraulic report and a master storm drainage plan shall be submitted to the County Engineer for approval.
- l. Prior to finalization of any portion of the tentative map, a final, detailed hydrology/hydraulic report for that unit shall be submitted to the County Engineer. All storm drainage improvements necessary to serve the project shall be designed and constructed to County standards and specifications and/or financial assurances in an appropriate form and amount shall be provided.
- m. Standard reinforced concrete headwalls or other approved alternatives shall be placed on the inlet and outlet of all drainage structures, and grouted rock riprap shall be used to prevent erosion at the inlets and outlets of all culverts to the satisfaction of the Engineering Division.
- n. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage leaving the site to the satisfaction of the Engineering Division.
- o. The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklist and Inspection Fee shall be submitted with each final map.
- p. In medians with irrigated landscaping adjacent to the curb, a sub-drain system shall be installed a minimum of one foot behind the back face of curb to intercept drainage from the landscaping. The system shall be tied to the storm drain system or an acceptable alternative drainage system.
- q. Drainage swales that drain more than two lots are not allowed to flow over the curb into the street; these flows shall be intercepted by an acceptable storm drain inlet and routed into the storm drain system.
- r. A note on the final map shall indicate that all drainage facilities not maintained by Washoe County shall be privately maintained and perpetually funded by a homeowner's association. As an alternative to a homeowner's association, the developer may request the establishment of a County Utility Service Area under which fees would be paid for maintenance of the proposed storm drainage detention facility. The fee amount will be based on the additional service above that normally provided by the County to maintain new stormwater facilities dedicated by the developer (i.e., curb and gutter, drop inlets and piping). The County Engineer shall determine compliance with this condition. The maintenance and funding of these drainage facilities shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
- s. The maximum permissible flow velocity (that which does not cause scour) shall be determined for all proposed channels and open ditches. The determination shall be based on a geotechnical analysis of the channel soil, proposed channel lining and channel cross section, and it shall be in accordance with acceptable engineering publications/calculations. Appropriate linings shall be provided for all proposed channels and open ditches such that the 100-year flows do not exceed the maximum permissible flow velocity.
- t. All slopes steeper than 3:1 shall be mechanically stabilized to control erosion. As an alternative to riprap, an engineered solution (geofabric, etc.) may be acceptable.
- u. A note on all affected final maps shall state that the owner, buyers, assigns or interest holders of any lots hereon hereby agree that all existing irrigation flows crossing these parcels shall be perpetuated. Any legal rights to water from the ditches crossing this property shall be honored and the right of access for maintenance and operation will not be denied to valid holders of those rights.

- v. Maintenance access and drainage easements shall be provided for all existing and proposed drainage facilities.
- w. Drainage easements shall be provided across individual lots on the official map for all storm runoff that crosses more than one lot.
- x. Common Area drainage onto residential lots shall be intercepted and routed to appropriate storm drainage facilities.
- y. Maintenance access and drainage easements shall be provided for all existing and proposed drainage facilities. All drainage facilities located within Common Area shall be constructed with an adjoining minimum 12' wide gravel access road. Maintenance access road shall be provided to the bottom of proposed detention basins as well as over County owned and maintained storm drainage facilities.

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Leo Vesely, (775) 328-2041 or Mitch Fink, (775) 328-2050

- z. All roadway improvements necessary to serve the project shall be designed and constructed to County standards and specifications and/or financial assurances in an appropriate form and amount shall be provided.
- aa. Street names shall be reviewed and approved by the Regional Street Naming Coordinator.
- bb. Proposed landscaping and/or fencing along street rights-of-way and within median islands shall be designed to meet American Association of State Highway and Transportation Officials (AASHTO) sight distances and safety guidelines. No tree shall overhang the curb line of any public street.
- cc. A note on each affected final map shall state that no direct access from individual lots shall be allowed onto U.S. Highway 395. The County Engineer shall determine compliance with this condition. This note shall also be included in the CC&Rs to the satisfaction of the District Attorney's Office.
- dd. For any utilities placed in existing County streets, the streets shall be repaired to the satisfaction of the County Engineer. At a minimum, this will require full depth removal and replacement of asphalt for half the street width, or replacement with a 2" asphalt overlay for half the street width. Type II slurry seal is required for the entire street width with either option. Full width street improvements may be required if the proposed utility location is too close to the centerline of the existing street.
- ee. Streetlights shall be constructed to Washoe County standards at locations to be determined at the final design stage.
- ff. AASHTO clear zones shall be determined for all streets adjacent to retaining walls or slopes steeper than 3:1. If a recoverable or traversable clear zone cannot be provided, an analysis to determine if barriers are warranted shall be submitted for approval.
- gg. All retaining walls that are adjacent to, provide support for or retain soil from the County right-of-way shall be constructed of reinforced masonry block or reinforced concrete and designed by an engineer licensed in the State of Nevada.
- hh. No retaining walls that retain soil from the County right-of-way or private right-of-way shall be located within a plowed snow storage easement.
- ii. The portion of the project that contains the government tract lots shall be reconfigured to discourage through traffic between the northern and southern divisions of the project.
- jj. The government patent access and utility easements with in the government tract lots shall be abandoned via the Washoe County abandonment process prior to recording a final map in any area containing the government lots.

- kk. With the first unit, a detailed traffic report shall be prepared by a registered engineer and shall address traffic flow through adjacent neighborhoods, traffic flow to schools, acceleration/deceleration lanes, storage lanes, and access control.
- ll. Streets with an ADT of 2,000 or more shall be constructed to collector standards and shall not have residential driveway access. If circular driveways are used, the County Engineer may allow some lots to have residential driveway access in areas where the ADT exceeds 2,000.
- mm. The subdivision streets will be evaluated by Washoe County to determine if traffic calming is warranted. The spacing and type of traffic calming devices shall be determined at the time of final design.
- nn. Prior to the submittal of a final map, which includes Monkeyflower Drive, a traffic study shall be performed to determine if Monkeyflower Drive shall be constructed as a collector street or as a local residential street.
- oo. In accordance with the 2040 Regional Transportation Plan the paved portion of U.S. 395 which fronts the project shall be widened where necessary within NDOT right-of-way to produce a five-foot-wide attached bike lane, excluding signage and bike lane symbols, subject to NDOT approval and acceptance. The applicant shall dedicate additional right-of-way if necessary.
- pp. Twenty-foot-wide driveway access easements shall be granted to parcels 046-090-27 and 046-090-22 to allow for the development of uses permitted in the General Rural (GR) land use designation.
- qq. The intersections of Eastlake Boulevard and U.S. 395 and Pagni Lane and US 395 will be evaluated and the appropriate traffic mitigation device will be installed by the developer, with approval of NDOT. The installations will occur when the intersections meets warrants or are approved by NDOT, whichever event occurs first, if final maps remain to be recorded on the Sierra Reflections tentative map.
- rr. The High T intersection improvements at Pagni Lane and US 395 shall be completed prior to the opening of traffic onto St. James Parkway.
- ss. Sidewalks shall be constructed on both sides of the street and shall meet ADA requirements.
- tt. A 20' minimum setback is required between the back of the sidewalk and the front of the garage.

3. Washoe County Engineering Division – Utilities (County Code 422 & Sewer Ordinance)

The following utilities conditions are requirements of the Washoe County Engineering Division, which shall be responsible for determining compliance with these conditions.

Contact Information: Tim Simpson, P.E. (775) 954-4648

- a. The applicant shall conform to all conditions imposed by intergovernmental agreements required to provide sewer service to the subject project, and, if required, be a party to any such agreements.
- b. All fees shall be paid in accordance with all applicable ordinances adopted by Washoe County's Board of County Commissioners prior to the approval of each final map.
- c. Improvement plans shall be submitted and approved by the Engineering Division prior to approval of the final map. The design plans shall be in compliance with Washoe County Design Standards and be designed by a Professional Engineer licensed to practice in the State of Nevada.

- d. The applicant shall submit an electronic copy of the street and lot layout for each final map at initial submittal time. The files must be in a format acceptable to Washoe County.
- e. The applicant shall construct and/or provide the financial assurance for the construction of any on-site and off-site sanitary sewer collection systems prior to signature on each final map. The financial assurance must be in a form and amount acceptable to the Engineering Division.
- f. Approved improvement plans shall be used for the construction of on-site and off-site sanitary sewer collection system. The applicant shall be responsible to pay necessary inspection costs related to installation of the sanitary sewer.
- g. The sanitary sewer collection system must be offered for dedication to Washoe County along with the recordation of each final map.
- h. Easements and real property for all sanitary sewer collection systems and appurtenances shall be in accordance with Washoe County Design Standards and offered for dedication to Washoe County along with the recordation of each final map.
- i. Prior to the review of improvement plans, applicant shall submit an engineering analysis justifying the necessity of a sewer lift station as opposed to constructing gravity sewer service to the property.
- j. Any non-potable water used within this development shall require the applicant to prepare an update to the Washoe County South Truckee Meadows Effluent Management Plan and obtain any and all necessary permits with the State of Nevada.
- k. A master sanitary sewer report for the entire tentative map shall be prepared and submitted by the applicant's engineer at the time of the initial submittal for the first final map which addresses:
 - i. The estimated sewage flows generated by this project,
 - ii. Projected sewage flows from potential or existing development within tributary areas,
 - iii. The impact on capacity of existing infrastructure,
 - iv. Slope of pipe, invert elevation and rim elevation for all manholes,
 - v. Proposed collection line sizes, on-site and off-site alignment, and half-full velocities.
- l. No Certificate of Occupancy will be issued until all the sewer collection facilities necessary to serve each final map have been completed, accepted and engineer prepared as-built drawings are delivered to the utility. As-built must be professionally drafted by the owners engineer at the completion of the project and drawings must be in an electronic format acceptable to Washoe County.
- m. No permanent structures (including rockery or retaining walls, building's, etc.) shall be allowed within or upon any County maintained utility easement.
- n. A minimum 30-foot sanitary sewer and access easement shall be dedicated to Washoe County over any facilities not located in a dedicated right of way.
- o. A minimum 12-foot wide all weather sanitary sewer access road shall be constructed to facilitate access to off-site sanitary sewer manholes.

- p. The applicant must adhere to the most recent development agreements for the construction of Reach 3 & 4 of the Pleasant Valley Interceptor.

Washoe County Health District

4. The following conditions are requirements of the Health District, which shall be responsible for determining compliance with these conditions. The District Board of Health has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.

Contact: James English, 775.2610, jenglish@washoecounty.us

- a. Prior to any final grading or other civil site improvements, a complete water system plan and Water Project submittal for the referenced proposal must be submitted to Health District. The plan must show that the water system will conform to the State of Nevada Design, Construction, Operation and Maintenance Regulations for Public Water Systems, NAC Chapter 445A, and the State of Nevada Regulations Governing Review of Plans for Subdivisions, Condominiums, and Planned Unit Developments, NAC 278.400 and 278.410.
 - i. The application for a Water Project shall conform to the requirements of NAC 445A.66695.
 - ii. Two copies of complete construction plans are required for review. All plans must include an overall site plan, additional phases that will eventually be built to indicate that the water system will be looped, all proposed final grading, utilities, and improvements for the proposed application.
- b. Mass grading may proceed after approval of the Tentative Map and after a favorable review by this Health District of a grading permit application.
 - i. The final map submittal shall include a Truckee Meadows Water Authority annexation and discovery with the mass grading permit.
- c. Improvement plans for the water system may be constructed prior to final map submittal only after Water Project approval by this Health District.
 - i. For improvement plans approved prior to final map submittal, the Developer shall provide certification by the Professional Engineer of record that the improvement plans were not altered subsequent to final map submittal.
 - ii. Any changes to previously approved improvement plans made prior to final map submittal shall be resubmitted to this Health District for approval per NAC 278.290 and NAC 445A.66715.

The WCHD requires the following to be submitted with the final map application for review and approval:

- d. Construction plans for the development must be submitted to this Health District for approval. The construction drawings must conform to the State of Nevada Regulations Concerning Review of Plans for Subdivisions, Condominiums and Planned Unit Developments, and any applicable requirements of this Health District.
- e. Prior to approval of a final map for the referenced project and pursuant to NAC 278.370, the developer must have the design engineer or a third person submit to the satisfaction this Health District an inspection plan for periodic inspection of the construction of the systems for water supply and community sewerage. The inspection plan must address the following and be included with the final map submittal:
 - i. The inspection plan must indicate if an authorized agency, city or county is performing inspection of the construction of the systems for water supply and community sewerage;

- ii. The design engineer or third person shall, pursuant to the approved inspection plan, periodically certify in writing to this Health District that the improvements are being installed in accordance with the approved plans and recognized practices of the trade;
 - iii. The developer must bear the cost of the inspections; and
 - iv. The developer may select a third-person inspector but the selection must be approved by the Health District or local agency. A third-person inspector must be a disinterested person who is not an employee of the developer.
- f. Prior to final map approval, a "Commitment for Service" letter from the sewage purveyor committing sewer service for the entire proposed development shall be submitted to this Health District. The letter must indicate that the community facility for treatment will not be caused to exceed its capacity and the discharge permit requirements by this added service, or the facility will be expanded to provide for the added service.
 - g. A copy of this letter must be included with the final map submittal.
 - h. Prior to final map approval, a "Commitment for Water Service" letter from the water purveyor committing adequate water service for the entire proposed development must be submitted to this Health District.
 - i. A copy of this letter must be included with the final map submittal.
 - i. The final map submittal must include a letter from Nevada Division of Environmental Protection to the Health District certifying their approval of the final map.
 - j. The final map application packet must include a letter from Division of Water Resources certifying their approval of the final map.
 - k. Pursuant to NAC 278.360 of the State of Nevada Regulations Governing Review of plans for Subdivision, Condominiums, and Planned Unit Developments, the development of the subdivision must be carried on in a manner which will minimize water pollution.
 - i. Construction plans shall clearly show how the subdivision will comply with NAC 278.360.
 - l. Prior to approval of the final map, the applicant must submit to the Health District the final map fee.
 - m. All grading and development activities must be in compliance with the DBOH Regulations Governing the Prevention of Vector-Borne Diseases.

Truckee Meadows Fire Protection District

5. The following conditions are requirements of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions.

Contact: Don Coon, (775)-326-6077, dcoon@tmfpd.us

- a. All final maps shall provide for all 2012 International Fire Code and the 2012 International Wildland Urban Interface Code, as amended and adopted by Washoe County and all applicable Nevada Revised Statutes requirements regarding fire flows, hydrant type, number and location, roadway widths, turnarounds, fuel break defensible space and applicable adopted ordinances of the fire protection district having jurisdiction at the time of the final map recordation.

Regional Transportation Commission (RTC)

6. The following conditions are requirements of the Regional Transportation Commission, which shall be responsible for determining compliance with these conditions.

Contact: Rebecca Kapuler, (775)-332-0174, rkapular@rtc.com

- a. The applicant will be required to accommodate for bike lanes and the shared use facility according to the 2040 Regional Transportation Plan along US395/South Virginia Street.

*** End of Conditions ***

Application to Extend an Existing Development Agreement

For

Sierra Reflections

Prepared For:

World Properties, Inc.

c/o Fred Woodside
4100 Joy Lake Road
Reno, NV 89511

Prepared By:

KRATER CONSULTING Group, PC

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

February 14, 2022

Table of Contents

- I. Supporting Letter**
- II. Draft Development Agreement**
 - A. Ex. A – Legal Description**
 - B. Ex. B – Action Order (To come)**
- III. Amendment of Conditions Application**
 - A. Checklist**
 - B. Washoe County Development Application**
 - C. List of Assessor Parcel Numbers**
 - D. Location Map/Prelim Landscape Plan – 8.5”X11”**
 - E. Assessor Parcel Maps, Highlighted**
 - F. Owner Affidavit**
 - G. Corporate Resolution**
 - H. Supplemental Information**
- IV. Proof of Property Tax Payment**
- V. Geometric Sheets from approved Tentative Map**

Supporting Letter

LEMONS,
GRUNDY &
EISENBERG

February 17, 2022

Via Hand Delivery

Dave Solaro, Assistant County Manager
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* OF COUNSEL

**Re: St. James's Village
Development Agreement for Sierra Reflections to
Provide for an Extension of Time
Our File No. 90.8011**

Dear Dave:

I represent World Properties regarding the above-referenced matter. Accordingly, we respectfully request that Washoe County take action to approve the attached Development Agreement to grant an extension of time on the approved Tentative Map for Sierra Reflections, Case File No. TM 06-001. Sierra Reflections consists of approximately 760 acres in Pleasant Valley and is planned for 938 residential lots. On March 18, 2008, June 14, 2010, May 13, 2014, and April 28, 2020, Washoe County and World Properties, Inc. (the "Landowner") entered into agreements concerning the development of the land authorized by NRS 278.0201 and Article 814 of the Washoe County Development Code to provide an extension of time for the Landowner to record the first final map. The attached Development Agreement would provide for one more two-year extension of time such that the first final map must be recorded by June 14, 2024. I have also included a check in the amount of \$1,341.60 representing the application fee for our request.

Justification for this requested extension of time is as follows:

1. While the real estate market has finally improved to allow this important project to move forward with recordation of final maps and construction of homes, this large and complex project faces many issues that still need to be fully resolved that include:
 - a. Completion of construction of the Reach 3 and Reach 4 sanitary sewer lines through Pleasant Valley and South Meadows. *Both Reach 3 and Reach 4 projects have numerous complex issues associated with them that only recently began to be fully understood and resolved. While Reach 3 will soon be under construction (Assumed to be early 2020*

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Dave Solaro, Assistant County Manager
February 17, 2022
Page 2

when we last submitted for an extension) we were only recently able to commence work on the design of Reach 4 as we were waiting for the final alignment and all issues to be resolved with Reach 3. We have now engaged Shaw Engineering to commence work on 30% design plans for County review and comment. Upon completion of the 30% plans to the County's satisfaction, we will then move forward with final design. We have consulted with County engineering staff on the scope of work. We anticipate this work being complete this May 2022.

Based on the final design of Reach 3, we plan to connect to Reach 3 north of Town Drive in lieu of the original planned connection at the lift station located at the south end of the nearby mobile home park at 40 Zircon Drive to eliminate a creek crossing and associated Waters of the US, environmental, and cultural resource issues. This may also require an amendment to the current approved reimbursement agreement with the County regarding surcharge payments.

In addition, Reach 4 is planned for the west side of SR 430 through Pleasant Valley. NDOT has been working with the Regional Transportation Commission on a joint use path along the west side of the highway and NDOT has expressed concern in reviewing Reach 4 plans before the alignment is set. NDOT has strongly expressed the willingness to cooperate on the design and ROW permitting but we understand the need to obtain both County and NDOT approval of the alignment before final design commences. This will be achieved through the 30% plans design process.

In conclusion, Reach 3 will soon be under construction and 30% design has commenced on Reach 4. Note that with the progress made on Reach 3 and 4, we were able to receive written confirmation from the Nevada Division of Environmental Protection that additional temporary septic systems that are connected to a dry sewer system will continue to be approved for two final maps in St. James Village as well as six planned initial lots in Sierra Reflections (See further discussion below).

Completion of the Reach 3 and 4 sanitary sewer lines will also open up the potential for homeowners in the Pleasant Valley area to connect to the public sewer line. High ground water table levels in this area have long been a concern to both Washoe County Engineering and Washoe County District Health regarding the long-term viability of septic systems within Pleasant Valley.

- b. Initial Design of TMWA water facilities and systems. – We completed a major water study in the fall of 2021 that was prepared by Lumos Associates (Attached). This study was critical to understanding the overall water system for both St. James Village and Sierra Reflections as the study focused of the viability and sustainability of the wells and tanks within St. James Village that form the backbone of the overall project water system. Coupled with the previous major flow test of a nearby well (10-day pumping test) to better determine the long-term ability of the local groundwater system to*

Dave Solaro, Assistant County Manager
February 17, 2022
Page 3

accommodate the project, we now have a basis to begin a study of the future Sierra Reflections system. The Lumos study was planned to be completed in July 2021 but due to the current amount of engineering work being done in our area, staffing was not available to complete the study until November 2021. We immediately submitted a Discovery to TMWA after completion of the Lumos study but once again, due to staffing shortages, we have not yet received the completed discovery. TMWA expects that we will receive the study in the near future.

This work is ongoing and one additional long-term well pumping test will be required to fully understand the capabilities of the local groundwater system within Sierra Reflections proper along with additional infrastructure required to meet TMWA requirements. The work we are doing will benefit both the project and existing residents of this area by helping to develop and ultimately achieve a sustainable water delivery system.

In summary, key issues remain to be resolved and the current expiration date is such that the same key issues will likely remain outstanding on June 14, 2022. But we are confident that the granting of our request and approval and recordation of the attached development agreement will ensure the best possible project and allow development of Sierra Reflections to be the successful project that was originally envisioned for this area.

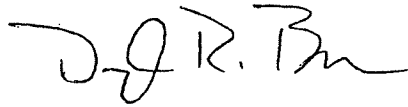
Meanwhile, in addition to the work completed and underway as discussed above, we have engaged CFA, Inc. to prepare a final parcel map and improvement plans that comply with Sierra Reflections Conditions of Approval to create the six one-acre buffer lots along Pagni Lane. We have had several meetings with County staff on this plan including planning, engineering, and District Health. Work will include master hydrology and drainage studies, sanitary sewer studies, traffic studies (prepared by Headway Transportation), and design of the entry road that connect to the old Highway 395. These six one-acre lots will use temporary septic systems as allowed with final parcel maps, but all lots will also be connected to a dry sewer system such that once Reach 3 and 4 are completed, the lots can be quickly switched over to the public sewer system similar to all of the lots in St. James Village.

The bottom line is that the owners of Sierra Reflections and St. James Village have completed significant work product with additional work underway to complete key tasks that will set the stage for the buildout of Sierra Reflections and the final completion of St. James Village. While nobody anticipated the length of time it would take to complete the Reach 3 and Reach 4 Sanitary Sewer lines that will connect St. James Village, Sierra Reflections, the Pleasant Valley area, completion will solve a large public sewer issue that has long been outstanding in the South Valley's area. Note that all existing homes in St. James Village paid their sewer connection fees prior to receipt of a building permit with all homes connected to the dry sewer system and under obligation to connect to the public sewer system

Dave Solaro, Assistant County Manager
February 17, 2022
Page 4

when it becomes operational. Thank you for your help on this matter and please do not hesitate to contact me with any questions. We look forward to moving this project forward for the betterment of the County.

Sincerely,

A handwritten signature in black ink, appearing to read "D.R. Brown". The signature is fluid and cursive, with the first letters of each name being capitalized and prominent.

Douglas R. Brown

DRB/sgd

Enclosures

c: Fred Woodside, St. James Village
Kenneth Krater, P.E.

DRAFT DEVELOPMENT AGREEMENT

AGREEMENT

THIS AGREEMENT (“Agreement”) is made by and between **WORLD PROPERTIES, INC.**, a Nevada corporation (the “Landowner”), and the **COUNTY OF WASHOE**, a political subdivision of the State of Nevada, (“County”).

1. GENERAL.

1.1 Property. The Landowner is the owner of real property located in Washoe County, Nevada consisting of approximately 760 acres in Pleasant Valley (the “Property”) as more particularly described in Exhibit A, attached hereto.

1.2. Tentative Map. The Property has a County land use designation including General Rural, Medium Density Rural, Low Density Suburban, Medium Density Suburban, and Public/Semi Public Facilities with a total number of residential dwelling units allowed by the existing land use designations being 1,087. On May 5, 2006, the County issued its Action Order approving a tentative map application of the Landowner for the Property known as Tentative Subdivision Map Case File No. TM06-001 (Sierra Reflections) (the “Tentative Map”) attached hereto as Exhibit B. The Tentative Map was a project of Regional Significance and received its final approval from the Truckee Meadows Regional Planning Commission on June 14, 2006. The development of the Property must be conducted pursuant to the provisions of the Tentative Map and the Washoe County Development Code (the “Code”).

1.3 Previous Final Maps. Landowner has not recorded a final map for any portion of the project.

1.4 Prior Development Agreements. On March 18, 2008, June 14, 2010, May 13, 2014, and April 28, 2020 the parties entered into Agreements concerning the development of land (the "Prior Agreements") authorized by NRS 278.0201 and Article 814 of the Code. The Prior Agreements among other things provides for an extension of time for Landowner to record the first final map (the "Final Map") to June 14, 2022. The Prior Agreements are amended, restated and superseded in their entirety by this Agreement, and this Agreement constitutes an amendment to a development agreement(s) authorized by NRS 278.0205 and Section 110.814.40 of the Code. By approving this Agreement upon recommendation of the Director of Planning and Development, the Board of County Commissioners has reviewed the Prior Agreements and agreed to amend them, hereby as provided in NRS 278.0205 and Section 110.814.35 of the Code. Pursuant to Section 110.814.35 of the Code, County acknowledges notice that the terms and conditions of the Prior Agreements have been complied with, and Landowner has demonstrated its good faith compliance with the terms of the Prior Agreements.

1.5 Next Final Map Requirement. Pursuant to NRS 278.360(1), unless the parties have entered into this agreement concerning the development of land authorized by NRS 278.0201, the Landowner must cause a final map (the “Final Map”) to be submitted prior to the expiration of the current recorded Development Agreement by June 14, 2022.

1.6 Circumstances Requiring an Extension of Time and Benefit to the County. Additional time is requested to work through several issues related to this development which benefits both the developer and County. Key issues include 1) Completion of construction of the Reach 3 and Reach 4 sanitary sewer lines through Pleasant Valley and South Meadows that will

require an amendment to the current approved reimbursement agreement with the county regarding surcharge payments based on current proposed connection plans from Reach 4 to Reach 3 south of Towne Drive. In addition, Reach 4 is planned for the west side of SR 430 through Pleasant Valley where the Nevada Department of Transportation (NDOT) is currently working with the Regional Transportation Commission on a joint use path along the west side of the highway. NDOT has expressed concern in reviewing Reach 4 plans before the alignment is set, and 2) Initial Design of TMWA water facilities and systems to serve the Property; with the absorption of Washoe County Water Resources into the Truckee Meadows Water Authority, a new water plan must be developed to meet TMWA requirements that is compatible with TMWA facilities and systems. Major studies have been completed but we still await a key TMWA discovery at the time of filing of this agreement.

The parties believe it is in the public interest to enter into this Agreement and provide, among other matters, additional time to design and establish phasing and financing for the infrastructure and construction of the development.

2. AGREEMENT CONCERNING DEVELOPMENT OF LAND.

2.1 Compliance with NRS 278.0201 and Code. This Agreement is an agreement concerning the development of land under NRS 278.0201 and Article 814 of the Code. The Landowner is the owner of fee title to the Property, and therefore has a legal interest in the Property. In compliance with NRS 278.0201(1), the following covenants, terms and conditions are set forth:

2.1.1. The land which is subject to this Agreement is approximately 760 acres in Pleasant Valley, more particularly described in Exhibit A: Legal Description.

2.1.2. The duration of this Agreement shall be for two (2) years from the date of signing by the Board of County Commissioners, provided that all the terms of this Agreement shall remain binding and enforceable regarding construction or development commenced, and any related permits, on any portion of the Property subject to a tentative map, a recorded final map or any use permit in existence at the time of expiration of this Agreement.

2.1.3. This agreement shall terminate and all original conditions of approval for TM06-001 shall be in full force and effect upon recordation of the final map or the first final map in a series. Changes in federal, state or county law concerning public health, safety or welfare will apply to any final map or other permit. Final maps must then be filed in accordance with NRS 278.360.

2.1.4. The permitted uses on the Property and the density or intensity of its use, are as provided in the Tentative Map and the Code. The permitted use of the Property pursuant to the Tentative Map is a 938-lot single family dwelling development on 760 acres, which complies with the Property's land use designation.

2.1.5. The maximum height and size of the proposed buildings will comply with the Tentative Map.

2.1.6. The provisions for the dedication of any portion of the Property for public use are as provided in the Tentative Map and the Code. As part of this common open

space development there is a public trail planned through the Project that will provide access to and through common areas to adjoining properties. With the approval of this Agreement, the Landowner agrees to grant to the County a non-exclusive public trail easement as generally depicted on the Tentative Map on terms and conditions mutually acceptable to the County and the Landowner specifically reserving to the Landowner the right to relocate this easement as development of the Project proceeds.

2.1.7. Terms and conditions relating to construction and financing of necessary public improvements and facilities are in accordance with and as provided for in the Tentative Map and the Code, and will also be in accordance with any subdivision improvement agreements for future final maps.

2.1.8. Phasing and deadline dates for project grading and development with information on required bonding or other acceptable guarantees of performance and completion (Article 110.610 Washoe County Development Code) for each development phase or stage will be addressed with the submittal of each final map.

2.1.9 The next final map, to be a minimum of five lots, shall be recorded on or before the date of expiration of this Agreement. All successive final maps, if the Landowner chooses to record in a series, must include a minimum of five lots. Unless otherwise provided herein, the deadlines for any final maps shall be governed by NRS 278.360.

2.1.10 Development standards for the Project are set forth in the conditions and requirements of the Tentative Map, the Board of County Commission's Action Order dated May 5, 2006 attached hereto as Exhibit B, and future final maps.

2.1.11 No disturbance of any kind shall occur within any sensitive or critical stream zone buffer without an approved Special Use Permit.

2.2 Code and Changes to the Law. The parties agree that changes in federal, state or county law concerning public health, safety or welfare will apply to any final map or other permit.

2.3 Public Notice. Any and all public notices required to be given in connection with this amendment to the Prior Agreements shall be given in accordance with Section 110.814.25 of the Code.

2.4 Assumption of Risk. The Landowner acknowledges and agrees that the Landowner is proceeding voluntarily and at its own risk in entering into this Agreement and without advice, promises or guarantees of any kind from the County, other than as expressly set forth herein. The Landowner waives any claims for damages against the county that might arise out of, or relate to, a subsequent court determination that this Agreement or any provision in it is invalid and/or unenforceable, including any claim based on NRS 278.0233(1) regarding the requirements, limitations, or conditions imposed pursuant to this Agreement.

2.5 Default and Termination of Agreement. This Agreement shall become null and void, in the event of noncompliance with any term or deadline set forth in this Agreement if the breaching party fails to fully cure such noncompliance after reasonable written notice and opportunity to cure,

and all proceedings concerning the Tentative Map shall be terminated , provided that all the terms of this Agreement shall remain binding and enforceable regarding construction or development commenced, and any related permits, on any portion of the Property subject to a tentative map, a recorded final map or any use permit in existence at the time of termination of this Agreement.

3. **MISCELLANEOUS PROVISIONS.**

3.1 Time is of the Essence. Time is of the essence of this Agreement.

3.2 Waivers. No waiver of any breach of any covenant or provision herein contained shall be deemed a waiver of any preceding or succeeding breach thereof, or of any other covenant or provision herein contained. No extension of time for performance of any obligation or act shall be deemed an extension of time for performance of any other obligation or act except those of the waiving party, which shall be extended by a period of time equal to the period of the delay.

3.3 Assignability of the Agreement. This Agreement shall be binding upon and inure to the benefit of all future successors in interest of the Property as described in Exhibit A (Legal Description), and the successor shall assume the duties and obligations under this Agreement.

3.4 Entire Agreement. This Agreement is the final expression of, and contains the entire agreement between, the parties with respect to the subject matter hereof and supersedes all prior understandings with respect thereto.

3.5 Governing Law. The parties hereto acknowledge that this Agreement has been negotiated and entered into in the State of Nevada. The parties hereto expressly agree that this Agreement shall be governed by, interpreted under, and construed and enforced in accordance with the laws of the State of Nevada and venue for any action shall be solely in state district court for Washoe County, Nevada.

3.6 Days of Week. If any date for performance herein falls on a Saturday, Sunday or holiday, pursuant to the laws of the State, the time for such performance shall be extended to 5:00 p.m. on the next business day.

3.7 Written Amendments. Amendments to this Agreement shall be defined as changes which are not in substantial compliance with the Tentative Map and this Agreement. Amendments, if any, shall be approved as provided in NRS 278.0205. Changes hereto which are in substantial compliance with the overall Tentative Map and this Agreement may be requested by Owners and approved or denied by the Director of Community Development. The Director of Community Development shall also decide whether or not a proposed change is in substantial compliance with the overall Tentative Map. The Owners may appeal an adverse decision by the Director of Community Development to the Board of County Commissioners by written notice filed with the Director of Community Development, if filed within twenty (20) days of receipt of the notice of the adverse decision unless an appeal to the Board of Adjustment is required to occur first. No oral statements or representations subsequent to the execution hereof by either party are binding on the other party, and neither party shall have the right to rely on such oral statements or representations.

3.8 Future Cooperation. Each party shall, at the request of the other, at any time, execute and deliver to the requesting party all such further instruments as may be reasonably necessary or appropriate in order to effectuate the purpose and intent of this Agreement.

3.9 Third Party Beneficiary Rights. This Agreement is not intended to create any third-party beneficiary rights in any person not a party hereto.

3.10 Interpretation. The parties hereto acknowledge and agree that each has been given the opportunity to review this Agreement with legal counsel independently. The parties have equal bargaining power and intend the plain meaning of the provisions herein. In the event of an ambiguity in or dispute regarding the interpretation of the Agreement, the interpretation of this Agreement shall not be resolved by any rule of interpretation providing for interpretation against the party who causes the uncertainty to exist, or against the draftsmen.

3.11. Counterparts. This instrument may be executed in two or more counterparts, which, when taken together, shall constitute one and the same instrument. Any signature page of this instrument may be detached from any counterpart without impairing the legal effect of any signatures thereon, and may be attached to another counterpart identical in form thereto, but having attached to it one or more additional signature pages.

[Signatures appear on following page]

[Signature page to Development Agreement]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date above last written below.

LANDOWNER:

WORLD PROPERTIES, INC., a Nevada CORPORATION

By: _____

Date: _____

Name: _____

Title: _____

COUNTY:

COUNTY OF WASHOE, a political subdivision of the State of Nevada, by its BOARD OF WASHOE COUNTY COMMISSIONERS

By: _____,
_____, Chairman

Date: _____

ATTEST:

_____, County Clerk

STATE OF NEVADA)
)ss.
COUNTY OF WASHOE)

This instrument was acknowledged before me on _____, 20____, by
_____ as a _____ of World Properties, Inc., a Nevada corporation.

My Commission Expires: _____

STATE OF NEVADA)
)ss.
COUNTY OF WASHOE)

This instrument was acknowledged before me on April _____, 2009, by
_____, as Director of Community Development, County of Washoe.

Notary Public
My Commission Expires: _____

Exhibit "A"

LEGAL DESCRIPTION OF PROJECT PROPERTY

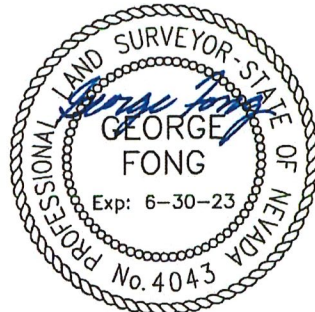
DESCRIPTION

SIERRA REFLECTIONS SUBDIVISION

A parcel of land situated within Sections 13, 14 and 23, T17N, R19E, and Section 18, T17N, R20E, MDM, Washoe County, Nevada; more particularly described as follows:

Beginning at the northwest corner of said Section 18;
thence along the north line of said Section 18, S 89°25'39" E, 330.12 feet to the terminus of Pagni Lane;
thence along said terminus, S 02°52'29" E, 36.38 feet;
thence along the south line of said Pagni Lane the following five (5) courses and distances:
N 89°44'46" E, 1012.27 feet;
on the arc of a 612.12 foot radius curve to the left through a central angle of 10°13'50" a distance of 109.30 feet to a point of reverse curvature;
on the arc of a 561.11 foot radius curve to the right through a central angle of 11°03'25" a distance of 108.28 feet to a point on the said north line of Section 18;
along said north line of Section 18, S 89°25'39" E, 730.02 feet;
S 87°36'44" E, 667.25 feet to a point on the westerly line of U. S. Highway 395;
thence along said westerly line the following nine (9) courses and distances:
on the arc of a 2050.00 foot radius curve to the left from a tangent bearing S 08°32'54" E through a central angle of 05°50'57" a distance of 209.28 feet;
S 14°23'51" E, 743.62 feet;
on the arc of a 1950.00 foot radius curve to the right through a central angle of 22°10'10" a distance of 754.51 feet;
S 19°07'09" W, 262.20 feet;
on the arc of a 1180.00 foot radius curve to the left through a central angle of 02°04'41" a distance of 42.80 feet;
N 70°50'30" W, 6.58 feet;
S 19°09'30" W, 703.91 feet;
N 89°16'28" W, 167.75 feet;
S 19°09'30" W, 472.78 feet to a point on the north-south centerline of said Section 18;
thence along said north-south centerline N 00°28'08" E, 448.53 feet to the center of said Section 18;
thence along east-west centerline of said Section 18, N 89°16'28" W, 660.01 feet to the northeast corner of the NW1/4 NE1/4 SW1/4 of said Section 18;
thence along the north-south centerline of the said NE1/4 SW1/4 of said Section 18, S 00°28'08" W, 1322.21 feet to the southeast corner of the SW1/4 NE1/4 SW1/4 of said Section 18;
thence along the east-west centerline of the SW1/4 of said Section 18, N 89°09'42" W, 333.42 feet to the northeast corner of the W1/2 NW1/4 SE1/4 SW1/4 of Section 18;
thence along the east line of said W1/2 NW1/4 SE1/4 SW1/4 of Section 18, S 00°29'00" W, 217.31 feet to a point on the northwesterly line of said U. S. Highway 395;
thence along said northwesterly line the following five (5) following courses and distances:
S 73°05'49" W, 1702.62 feet to a point on the west line of said Section 18;
along said west line of Section 18, S 00°46'13" W, 156.71 feet;
S 72°39'10" W, 176.57 feet;
on the arc of a non-tangent 1250.00 foot radius curve to the left from a tangent bearing

on the arc of a non-tangent 1250.00 foot radius curve to the left from a tangent bearing
S 72°58'25" W through a central angle of 22°01'32" a distance of 480.52 feet;
S 71°25'58" W, 529.92 feet to a point on the south line of said Section 13;
thence along said south line, S 89°00'31" W, 1548.93 feet to the south one quarter corner of said
Section 13;
thence N 88°28'49" W, 2596.63 feet to the southwest corner of said Section 13;
thence along the east line of said Section 23, S 01°20'54" W, 660.14 feet to the southeast corner
of the N1/2 NE1/4 NE1/4 of said Section 23;
thence along said south line of said N1/2 NE1/4 NE1/4 of Section 23, N 89°31'48" W, 1138.21
feet to a point on the easterly line of U. S. Highway 395 Freeway;
thence along said easterly line the following twenty-four (24) courses and distances:
N 27°25'39" E, 132.09 feet;
N 18°58'21" E, 613.62 feet;
N 14°53'55" E, 302.48 feet;
N 27°25'39" E, 1246.72 feet;
N 15°22'17" E, 294.99 feet;
N 35°22'52" E, 410.04 feet;
N 58°33'47" E, 134.38 feet;
on the arc of a non-tangent 3789.36 foot radius curve to the right from a tangent bearing
N 38°01'22" E through a central angle of 10°11'54" a distance of 674.49 feet;
S 89°51'17" E, 345.00 feet;
N 37°39'12" W, 270.48 feet;
on the arc of a non-tangent 3838.57 foot radius curve to the right from a tangent bearing
N 52°20'48" E through a central angle of 10°25'00" a distance of 697.87 feet;
N 62°45'48" E, 474.02 feet;
N 63°15'50" E, 650.74 feet;
S 52°30'22" E, 264.13 feet;
N 63°15'48" E, 86.44 feet;
N 63°15'00" E, 28.39 feet;
N 41°48'56" E, 246.74 feet;
N 63°15'48" E, 803.80 feet;
N 33°56'51" E, 170.99 feet;
N 71°45'55" E, 299.98 feet;
N 53°09'00" E, 185.70 feet;
N 31°03'47" E, 412.27 feet;
N 49°19'32" W, 32.81 feet;
on the arc of a non-tangent 2165.35 foot radius curve to the left from a tangent bearing
N 40°40'28" E through a central angle of 11°47'07" a distance of 445.39 feet to a point on the
north line of said Section 13;
thence along said north line, N 89°25'57" E, 717.68 feet to the point of beginning.
Containing 758.99 acres, more or less.



2/18/22

Basis of bearings is Nevada State Plane Coordinate System, West Zone Grid, NAD83/94.

C and M Engineering
5488 Reno Corporate Drive, Suite 200B
Reno, NV 89511

Exhibit "B"

Action Order

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

Amendment of Conditions Development Application Submittal Requirements

Applications are accepted on the 8th of each month (if the 8th is a non-work day, the first working day after the 8th)

- 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. **Application Materials:** The completed Amendment of Conditions Application materials.
- N/A 6. **Site Plan Specifications:**
- 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.
 - 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.
 - Show the location and configuration of wells, septic systems and leach fields, overhead utilities, water and sewer lines, and all easements.
 - 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. **Packets:** Three (3) 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 one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ 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 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 to clarify the potential impacts and potential conditions of development 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.
- N/A (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 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.

Project Information		Staff Assigned Case No.: _____	
Project Name: Sierra Reflections			
Project Description: A request to extend an existing development agreement for two additional years on an approved 938-unit single family residential, common open space subdivision.			
Project Address: Not assigned			
Project Area (acres or square feet): 759.601 acres			
Project Location (with point of reference to major cross streets AND area locator): South of Pagni Lane, west of Old Highway 395 (SR 430) and as far south as Little Washoe Lake			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
See attached list			
Indicate any previous Washoe County approvals associated with this application: Case No.(s). TM06-001, SW06-001, and WAC19-0005			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: World Properties, Inc.		Name: Krater Consulting Group, PC	
Address: 4100 Joy Lake Road		Address: 901 Dartmouth Drive	
Reno, NV	Zip: 89511	Reno, NV	Zip: 89509
Phone: (775) 849-9070	Fax: 849-3919	Phone: (775) 815-9561	Fax:
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: Kenneth Krater, P.E.	
Applicant/Developer:		Other Persons to be Contacted:	
Name: World Properties, Inc.		Name:	
Address: 4100 Joy Lake Road		Address:	
Reno, NV	Zip: 89511		Zip:
Phone: (775) 849-9070	Fax: 849-3919	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:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Sierra Reflections

Washoe County Assessor Parcels

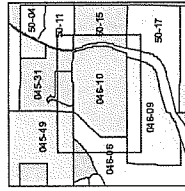
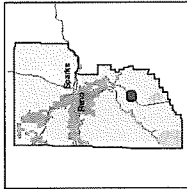
Parcel Number	Area
046-080-40	15.290 acres
046-060-45	185.180 acres
046-060-47	23.630 acres
046-060-55	54.980 acres
046-100-02	40.000 acres
046-100-03	19.446 acres
046-100-04	36.000 acres
046-100-07	146.660 acres
046-100-10	5.430 acres
046-090-01	0.800 acres
046-090-04	5.000 acres
046-090-05	5.000 acres
046-090-06	5.000 acres
046-090-07	5.000 acres
046-090-08	5.000 acres
046-090-09	4.400 acres
046-090-10	4.400 acres
046-090-11	5.000 acres
046-090-12	5.000 acres
046-090-13	2.960 acres
046-090-14	0.990 acres
046-090-15	0.870 acres
046-090-16	0.180 acres
046-090-17	5.000 acres
046-090-18	5.000 acres
046-090-23	0.910 acres
046-090-24	1.100 acres
046-090-25	16.560 acres
046-090-26	154.815 acres
	759.601 acres

Assessor's Map Number
046-10

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Joshua G. Wilson, Assessor
801 East Main Street
Reno, Nevada 89512
(775) 332-2251



0 50 100 200 300 400 Feet
1 inch = 400 feet

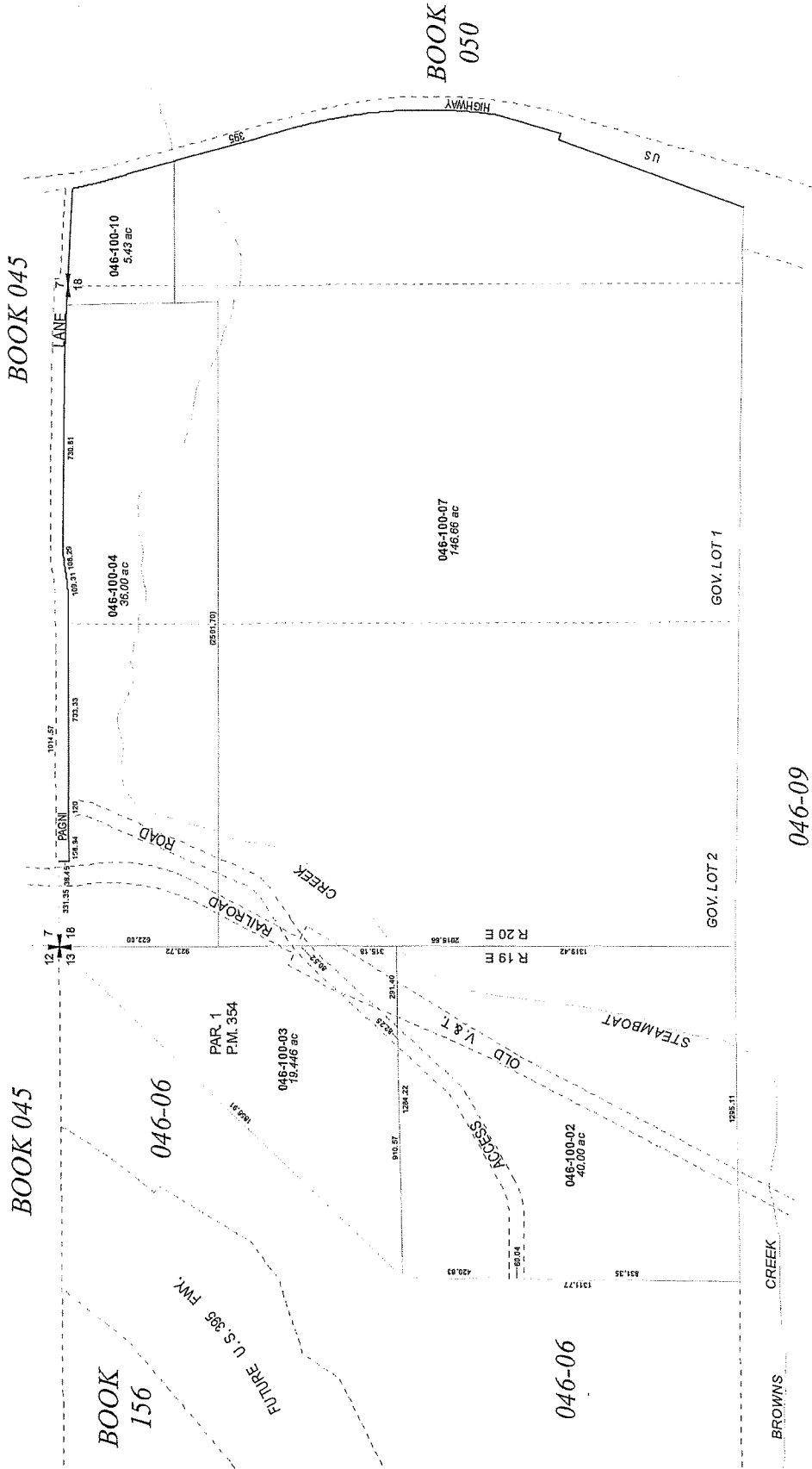


created by: N.H. 4/07/2009
last updated:

area previously shown on map(s)

NOTE: This map was prepared for the use of the Assessor's Office and is for informational purposes only. It does not represent a survey of the premises. No liability is assumed as to the efficiency or accuracy of the data contained herein.

A PORTION OF THE NE 1/4 OF SEC. 13, T17N - R19E
& A PORTION OF THE N 1/2 OF SEC. 18, T17N - R20E



Property Owner Affidavit

Applicant Name: World Properties, 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): See attached list in this application.

Printed Name Frederick D Woodside

Signed Frederick D. Woodside

4100 Joy Lake Road

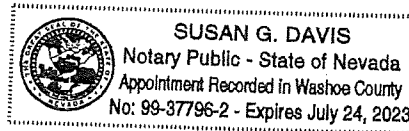
Address Reno, NV 89511

Subscribed and sworn to before me this 18th day of February, 2022

Susan G. Davis
Notary Public in and for said county and state

My commission expires: 7-24-23

(Notary Stamp)



*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 WORLD PROPERTIES, INC.**

The Board of Directors of World Properties, 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 execution of documents from a state or local regulatory agency for land use, entitlements or water use.

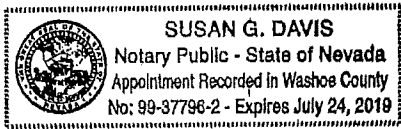
Dated Mar 4, 2019

WORLD PROPERTIES, INC., a Nevada corporation

By: [Signature]
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 World Properties, Inc.



[Signature]
Notary Public

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)**.

See attached cover letter and draft development agreement.

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.

Approval of this extension to the development agreement will help ensure timely completion of the Reach 4 Sanitary Sewer Line along the Old Highway 395 roadway alignment (shoulder of the highway) from Towne Drive to Pagni Lane to provide sanitary sewer to Sierra Reflections, St. James Village, and the Pleasant Valley neighborhood.

2022 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
11/8/2021	1/4/2022	11/8/2021	1/6/2022	11/8/2021	1/13/2022	11/8/2021	1/13/2022		
12/8/2021	2/1/2022	12/8/2021	2/3/2022	12/8/2021	2/10/2022	12/8/2021	2/10/2022		
1/10/2022	3/1/2022	1/10/2022	3/3/2022	1/10/2022	3/10/2022	1/10/2022	3/10/2022	1/10/2022	TBD
2/8/2022	4/5/2022	2/8/2022	4/7/2022	2/8/2022	4/14/2022	2/8/2022	4/14/2022		
3/8/2022	5/3/2022	3/8/2022	5/5/2022	3/8/2022	5/12/2022	3/8/2022	5/12/2022		
4/8/2022	6/7/2022	4/8/2022	6/2/2022	4/8/2022	6/9/2022	4/8/2022	6/9/2022		
5/9/2022	7/5/2022	5/9/2022	7/7/2022	5/9/2022	7/14/2022	5/9/2022	7/14/2022	5/9/2022	TBD
6/8/2022	8/2/2022	6/8/2022	8/4/2022	6/8/2022	8/11/2022	6/8/2022	8/11/2022		
7/8/2022	9/6/2022	7/8/2021	9/1/2022	7/8/2022	9/8/2022	7/8/2022	9/8/2022		
8/8/2022	10/4/2022	8/8/2022	10/6/2022	8/8/2022	10/13/2022	8/8/2022	10/13/2022		
9/8/2022	11/1/2022	9/8/2021	11/3/2022	9/8/2022	11/10/2022	9/8/2022	11/10/2022	9/8/2022	TBD
10/10/2022	12/6/2022	10/10/2022	12/1/2022	10/10/2022	12/8/2022	10/10/2022	12/8/2022		
11/8/2022	1/3/2023	11/8/2021	1/5/2023	11/8/2022	1/12/2023	11/8/2022	1/12/2023		
12/8/2022	2/7/2023	12/8/2022	2/2/2023	12/8/2022	2/9/2023	12/8/2022	2/9/2023		

DEVELOPMENT CODE (Washoe County Code Chapter 110)
MASTER FEE SCHEDULE
Applications accepted by CSD, Planning and Building

APPLICATIONS	COMMUNITY SERVICES DEPARTMENT FEES										HEALTH FEES		
	Planning			Engineering				Parks			Health District		
	PLANNING	NOTICING	RTF	ENGINEERING	UTILITIES	RTF	PARKS	RTF	ENVIRON.	VECTOR	TOTAL		
ABANDONMENT													
Not Tahoe	\$1,111	\$200	\$52.44	\$195	\$26	\$8.84	-		\$187	-	\$1,780.28		
Tahoe	\$1,111	\$200	\$52.44	\$195	-	\$7.80	-		\$187	-	\$1,753.24		
ADMINISTRATIVE PERMIT													
Not Tahoe	\$1,265	\$200	\$58.60	\$65	\$38	\$4.12	-		\$187	\$322	\$2,139.72		
Tahoe	\$1,265	\$200	\$58.60	\$65	-	\$2.60	-		\$187	\$322	\$2,100.20		
ADMINISTRATIVE REVIEW PERMIT (See Note 0)													
Not Tahoe	\$1,000	\$200	\$48.00	\$65	\$203	\$10.72	-		\$617	-	\$2,143.72		
Tahoe	\$1,000	\$200	\$48.00	\$121	-	\$4.84	-		\$617	-	\$1,990.84		
AGRICULTURAL EXEMPTION LAND DIVISION													
	\$250	-	\$10.00	\$500	-	\$20.00	-		\$1,943	-	\$2,723.00		
AMENDMENT OF CONDITIONS													
	\$700	\$200	\$36.00	\$390	-	\$15.60	-		-	-	\$1,341.60		
APPEALS/INITIATION OF REVOCATION													
No Map	\$803	\$200	\$40.12	-	-	-	-		-	-	\$1,043.12		
With Map	\$803	\$200	\$40.12	\$390	-	\$15.60	-		-	-	\$1,448.72		
Administrative/Code Enforcement Decision	-	-	-	-	-	-	-		-	-	\$0.00		
BOUNDARY LINE ADJUSTMENT													
Not Tahoe	\$51	-	\$2.04	\$268	\$38	\$12.24	-		\$187	-	\$558.28		
Tahoe	\$51	-	\$2.04	\$268	-	\$10.72	-		\$187	-	\$518.76		
COOPERATIVE PLANNING													
	\$1,230	-	\$49.20	-	-	-	-		-	-	\$1,279.20		
DEVELOPMENT AGREEMENT													
Less Than 5 Parcels	\$3,500	\$200	\$148.00	-	-	-	-		\$617	\$243	\$4,708.00		
5 or More Parcels (See Note 1)	\$5,000	\$200	\$208.00	-	-	-	-		\$617	\$243	\$6,268.00		
DEVELOPMENT CODE AMENDMENT													
	\$2,242	\$200	\$97.68	\$1,299	-	\$51.96	-		-	-	\$3,890.64		
DIRECTOR'S MODIFICATION OF STANDARDS													
	\$338	-	\$13.52	-	-	-	-		-	-	\$351.52		
DISPLAY VEHICLES													
	\$65	-	\$2.60	-	-	-	-		\$187	-	\$254.60		
DIVISION OF LAND INTO LARGE PARCELS (See Note 2)													
	\$252	-	\$10.08	\$416	\$35	\$18.04	-		\$47	-	\$778.12		

In accordance with Nevada Revised Statutes, application fees must be deposited the day of receipt. This does not guarantee the application is complete. Pursuant to section 110.906.10 of the Washoe County Code, no fees shall be required of a governmental entity or agency thereof.

SIERRA REFLECTIONS
PROOF OR PROPERTY TAX PAYMENTS

WASHOE COUNTY TREASURER

PO BOX 30039
RENO, NV 89520-3039
775-328-510

Received By: agallegos
Location: Treasurer's Office
Session: agallegos-0-02182022

Receipt Number: U21.16388
Receipt Year: 2021
Date Received: 02/18/2022

PAYMENT RECEIPT

Type	Description	Balance	Net Tax	Interest	Fees Penalties	Current Due	Current Paid	Balance Remaining
Real	Bill Number: 2021254356 Bill Year: 2021 PIN: 04609013 Primary Owner: RENO HIGHLANDS Property Addr: 23857 US HIGHWAY 395 S Property Desc: Lot Block Range 20 SubdivisionName _UNSPECIFIED Township 17 Se	100.97	100.97	0.00	0.00	100.97	100.97	0.00
Real	Bill Number: 2021254817 Bill Year: 2021 PIN: 04609014 Primary Owner: RENO HIGHLANDS Property Addr: 23855 US HIGHWAY 395 S Property Desc: Lot Block Range 20 SubdivisionName _UNSPECIFIED Township 17 Se	100.44	100.44	0.00	0.00	100.44	100.44	0.00
Real	Bill Number: 2021254601 Bill Year: 2021 PIN: 04609015 Primary Owner: RENO HIGHLANDS Property Addr: 23853 US HIGHWAY 395 S Property Desc: Lot Block Range 20 SubdivisionName _UNSPECIFIED Township 17 Se	100.97	100.97	0.00	0.00	100.97	100.97	0.00
Real	Bill Number: 2021254646 Bill Year: 2021 PIN: 04609023 Primary Owner: RENO HIGHLANDS Property Addr: US HIGHWAY 395 S Property Desc: Lot Block Range 20 SubdivisionName _UNSPECIFIED Township 17 Se	91.66	91.66	0.00	0.00	91.66	91.66	0.00

W.C.T.O. 22

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

FEB 16 2022

PAID

By Whom Paid:

RENO HIGHLANDS
4100 JOY LAKE RD
RENO NV 89511

BALANCE REMAINING	0.00
CHARGES	624.12
PAID	624.12
CHANGE	0.00

WASHOE COUNTY TREASURER

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

Received By: agallegos
 Location: Treasurer's Office
 Session: agallegos-0-02182022

Receipt Number: U21.16388
 Receipt Year: 2021
 Date Received: 02/18/2022

PAYMENT RECEIPT

Type	Description	Balance	Net Tax	Interest	Fees Penalties	Current Due	Current Paid	Balance Remaining
Real	Bill Number: 2021257749 Bill Year: 2021 PIN: 05011302 Primary Owner: RENO HIGHLAND INC Property Addr: 106 RAWHIDE DR Property Desc: Lot 26 Range 20 Section Township 17 SubdivisionName PLEASANT VA	183.32	183.32	0.00	0.00	183.32	183.32	0.00
Real	Bill Number: 2021254566 Bill Year: 2021 PIN: 04609001 Primary Owner: RENO HIGHLANDS Property Addr: US HIGHWAY 395 S Property Desc: Lot Block Range 20 SubdivisionName _UNSPECIFIED Township 17 Se	46.76	46.76	0.00	0.00	46.76	46.76	0.00
Totals:		624.12	624.12	0.00	0.00	624.12	624.12	0.00
Tender Information:		Charge Summary:						
Check #1-6/1117		624.12	Real					624.12
Total Tendered		624.12	Total Charges					624.12

W.C.T.O. 22

FEB 16 2022

PAID

WASHOE COUNTY TREASURER

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

Received By: agallegos
Location: Treasurer's Office
Session: agallegos-0-02182022

Receipt Number: 021.16390
Receipt Year: 2021
Date Received: 02/18/2022

PAYMENT RECEIPT

Type	Description	Balance	Net Tax	Interest	Fees Penalties	Current Due	Current Paid	Balance Remaining
Real	Bill Number: 2021355429 Bill Year: 2021 PIN: 04606055 Primary Owner: WORLD PROPERTIES INC Property Addr: PAGNI LN Property Desc: Range 19 Block SubdivisionName _UNSPECIFIED Township 17 Section	779.39	779.39	0.00	0.00	779.39	779.39	0.00
Real	Bill Number: 2021254815 Bill Year: 2021 PIN: 04609004 Primary Owner: WORLD PROPERTIES INC Property Addr: US HIGHWAY 395 S Property Desc: Lot Block Range 20 SubdivisionName _UNSPECIFIED Township 17 Se	128.32	128.32	0.00	0.00	128.32	128.32	0.00
Real	Bill Number: 2021254959 Bill Year: 2021 PIN: 04609005 Primary Owner: WORLD PROPERTIES INC Property Addr: US HIGHWAY 395 S Property Desc: Lot Block Range 20 SubdivisionName _UNSPECIFIED Township 17 Se	128.32	128.32	0.00	0.00	128.32	128.32	0.00
Real	Bill Number: 2021254510 Bill Year: 2021 PIN: 04609006 Primary Owner: WORLD PROPERTIES INC Property Addr: US HIGHWAY 395 S Property Desc: Lot Block Range 20 SubdivisionName _UNSPECIFIED Township 17 Se	128.32	128.32	0.00	0.00	128.32	128.32	0.00

W.C.T.O. 22

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

FEB 16 2022

PAID

By Whom Paid:

WORLD PROPERTIES INC
4100 JOY LAKE RD
RENO NV 89511

BALANCE REMAINING	0.00
CHARGES	4,321.58
PAID	4,321.58
CHANGE	0.00

WASHOE COUNTY TREASURER

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

Received By: agallegos
Location: Treasurer's Office
Session: agallegos-0-02182022

Receipt Number: U21.16390
Receipt Year: 2021
Date Received: 02/18/2022

PAYMENT RECEIPT

Type	Description	Balance	Net Tax	Interest	Fees Penalties	Current Due	Current Paid	Balance Remaining
Real	Bill Number: 2021255081 Bill Year: 2021 PIN: 04609007 Primary Owner: WORLD PROPERTIES INC Property Addr: 23887 US HIGHWAY 395 S Property Desc: Lot Block Range 20 SubdivisionName _UNSPECIFIED Township 17 Se	128.32	128.32	0.00	0.00	128.32	128.32	0.00
Real	Bill Number: 2021254698 Bill Year: 2021 PIN: 04609008 Primary Owner: WORLD PROPERTIES INC Property Addr: US HIGHWAY 395 S Property Desc: Lot Block Range 20 SubdivisionName _UNSPECIFIED Township 17 Se	128.32	128.32	0.00	0.00	128.32	128.32	0.00
Real	Bill Number: 2021254274 Bill Year: 2021 PIN: 04609009 Primary Owner: WORLD PROPERTIES INC Property Addr: US HIGHWAY 395 S Property Desc: Lot Block Range 20 SubdivisionName _UNSPECIFIED Township 17 Se	128.32	128.32	0.00	0.00	128.32	128.32	0.00
Real	Bill Number: 2021255121 Bill Year: 2021 PIN: 04609010 Primary Owner: WORLD PROPERTIES INC Property Addr: US HIGHWAY 395 S Property Desc: Lot Block Range 20 SubdivisionName _UNSPECIFIED Township 17 Se	128.32	128.32	0.00	0.00	128.32	128.32	0.00

W.C.T.O. 22

FEB 16 2022

PAID

WASHOE COUNTY TREASURER

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

Received By: agallegos
Location: Treasurer's Office
Session: agallegos-0-02182022

Receipt Number: 021.16390
Receipt Year: 2021
Date Received: 02/18/2022

PAYMENT RECEIPT

Type	Description	Balance	Net Tax	Interest	Fees Penalties	Current Due	Current Paid	Balance Remaining
Real	Bill Number: 2021254497 Bill Year: 2021 PIN: 04609011 Primary Owner: WORLD PROPERTIES INC Property Addr: US HIGHWAY 395 S Property Desc: Lot Block Range 20 SubdivisionName _UNSPECIFIED Township 17 Se	128.32	128.32	0.00	0.00	128.32	128.32	0.00
Real	Bill Number: 2021254307 Bill Year: 2021 PIN: 04609012 Primary Owner: WORLD PROPERTIES INC Property Addr: US HIGHWAY 395 S Property Desc: Lot Block Range 20 SubdivisionName _UNSPECIFIED Township 17 Se	128.32	128.32	0.00	0.00	128.32	128.32	0.00
Real	Bill Number: 2021254760 Bill Year: 2021 PIN: 04609017 Primary Owner: WORLD PROPERTIES INC Property Addr: US HIGHWAY 395 S Property Desc: Lot Block Range 20 SubdivisionName _UNSPECIFIED Township 17 Se	137.11	137.11	0.00	0.00	137.11	137.11	0.00
Real	Bill Number: 2021254419 Bill Year: 2021 PIN: 04609018 Primary Owner: WORLD PROPERTIES INC Property Addr: US HIGHWAY 395 S Property Desc: Lot Block Range 20 SubdivisionName _UNSPECIFIED Township 17 Se	128.32	128.32	0.00	0.00	128.32	128.32	0.00

W.C.T.O. 22

FEB 16 2022

PAID

WASHOE COUNTY TREASURER

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

Received By: agallegos
Location: Treasurer's Office
Session: agallegos-0-02182022

Receipt Number: U21.16390
Receipt Year: 2021
Date Received: 02/18/2022

PAYMENT RECEIPT

Type	Description	Balance	Net Tax	Interest	Fees Penalties	Current Due	Current Paid	Balance Remaining
Real	Bill Number: 2021254751 Bill Year: 2021 PIN: 04609024 Primary Owner: WORLD PROPERTIES INC Property Addr: 23795 US HIGHWAY 395 S Property Desc: Lot Block Range 20 SubdivisionName _UNSPECIFIED Township 17 Se	91.66	91.66	0.00	0.00	91.66	91.66	0.00
Real	Bill Number: 2021254673 Bill Year: 2021 PIN: 04609025 Primary Owner: WORLD PROPERTIES INC Property Addr: 23805 US HIGHWAY 395 S Property Desc: Lot Block Range 20 SubdivisionName _UNSPECIFIED Township 17 Se	195.01	195.01	0.00	0.00	195.01	195.01	0.00
Real	Bill Number: 2021254856 Bill Year: 2021 PIN: 04610003 Primary Owner: WORLD PROPERTIES INC Property Addr: PAGNI LN Property Desc: Range 19 Township 17 SubdivisionName _UNSPECIFIED Lot 1	250.70	250.70	0.00	0.00	250.70	250.70	0.00
Real	Bill Number: 2021254511 Bill Year: 2021 PIN: 04610004 Primary Owner: WORLD PROPERTIES INC Property Addr: 160 PAGNI LN Property Desc: Block Range 20 SubdivisionName _UNSPECIFIED Township 17 Section	274.51	274.51	0.00	0.00	274.51	274.51	0.00

W.C.T.O. 22
FEB 16 2022
PAID

WASHOE COUNTY TREASURER

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

Received By: agallegos
Location: Treasurer's Office
Session: agallegos-0-02182022

Receipt Number: U21.16390
Receipt Year: 2021
Date Received: 02/18/2022

PAYMENT RECEIPT

Type	Description	Balance	Net Tax	Interest	Fees Penalties	Current Due	Current Paid	Balance Remaining
Real	Bill Number: 2021254971 Bill Year: 2021 PIN: 04610007 Primary Owner: WORLD PROPERTIES INC Property Addr: 23455 US HIGHWAY 395 S Property Desc: Lot Block Range 20 SubdivisionName _UNSPECIFIED Township 17 Se	79.87	79.87	0.00	0.00	79.87	79.87	0.00
Real	Bill Number: 2021335117 Bill Year: 2021 PIN: 04610010 Primary Owner: WORLD PROPERTIES INC Property Addr: 120 PAGNI LN Property Desc: Range 20 Township 17 SubdivisionName _UNSPECIFIED Section 18	220.87	220.87	0.00	0.00	220.87	220.87	0.00
Real	Bill Number: 2021257564 Bill Year: 2021 PIN: 05015002 Primary Owner: WORLD PROPERTIES INC Property Addr: 23070 US HIGHWAY 395 S Property Desc: Range 20 Block SubdivisionName _UNSPECIFIED Township 17 Section	382.75	382.75	0.00	0.00	382.75	382.75	0.00
Real	Bill Number: 2021257802 Bill Year: 2021 PIN: 05015007 Primary Owner: WORLD PROPERTIES INC Property Addr: 23030 US HIGHWAY 395 S Property Desc: Range 20 Block SubdivisionName _UNSPECIFIED Township 17 Section	263.97	263.97	0.00	0.00	263.97	263.97	0.00

W.C.T.O. 22

FEB 16 2022

PAID

WASHOE COUNTY TREASURER

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

Received By: agallegos
Location: Treasurer's Office
Session: agallegos-0-02182022
Receipt Number: U21.16390
Receipt Year: 2021
Date Received: 02/18/2022

PAYMENT RECEIPT

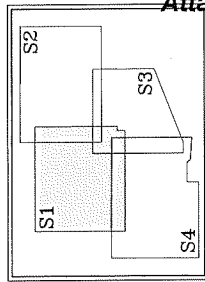
Type	Description	Balance	Net Tax	Interest	Fees Penalties	Current Due	Current Paid	Balance Remaining	
Real	Bill Number: 2021257544 Bill Year: 2021 PIN: 05017001 Primary Owner: WORLD PROPERTIES INC Property Addr: 23800 S VIRGINIA ST Property Desc: Range 20 Block 17 SubdivisionName _UNSPECIFIED Township 17 Secti	234.22	234.22	0.00	0.00	234.22	234.22	0.00	
Real	Bill Number: 2021257954 Bill Year: 2021 PIN: 05017003 Primary Owner: WORLD PROPERTIES INC Property Addr: 23750 S VIRGINIA ST Property Desc: Range 20 Block SubdivisionName _UNSPECIFIED Township 17 Section	128.32	128.32	0.00	0.00	128.32	128.32	0.00	
Totals:		4,321.58	4,321.58	0.00	0.00	4,321.58	4,321.58	0.00	
Tender Information:		Charge Summary:							
Check #15-36/1116		4,321.58	Real						4,321.58
Total Tendered		4,321.58	Total Charges						4,321.58

W.C.T.O. 22
FEB 16 2022
PAID

SIERRA REFLECTIONS

Geometric Sheets – From Approved Tentative Map

KEY PLAN



ENGINEER
GENERAL CONTRACTOR
GEOMETRICS

MADEIRA COUNTY

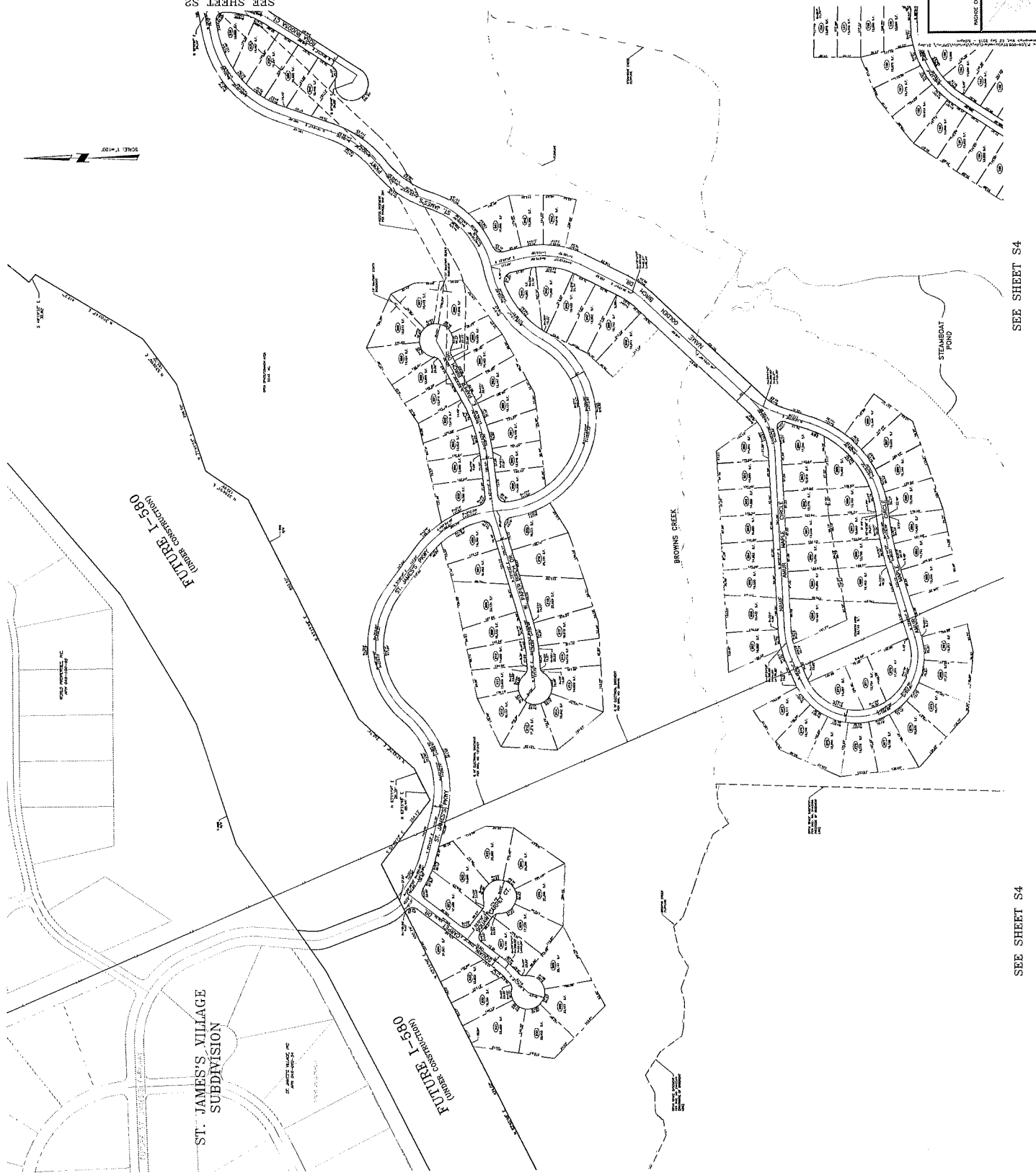
C & M ENGINEERING AND DESIGN, LTD.
1000 W. 10TH AVENUE, SUITE 100
DENVER, CO 80202
TEL: 303.733.1111 FAX: 303.733.1112

SEE SHEET S2

SEE SHEET S2

SEE SHEET S4

SEE SHEET S4



SCALE: 1" = 100'

FUTURE I-580
(UNDER CONSTRUCTION)

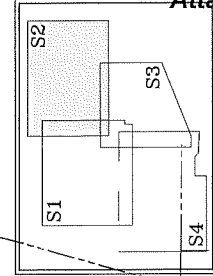
ST. JAMES'S VILLAGE
SUBDIVISION

FUTURE I-580
(UNDER CONSTRUCTION)

BROWNS CREEK

STEAMBOAT
POND

KEY PLAN



ENGINEERING AND ARCHITECTURE
SERVA ENGINEERING AND ARCHITECTURE
GEOMETRICS

INDIANA

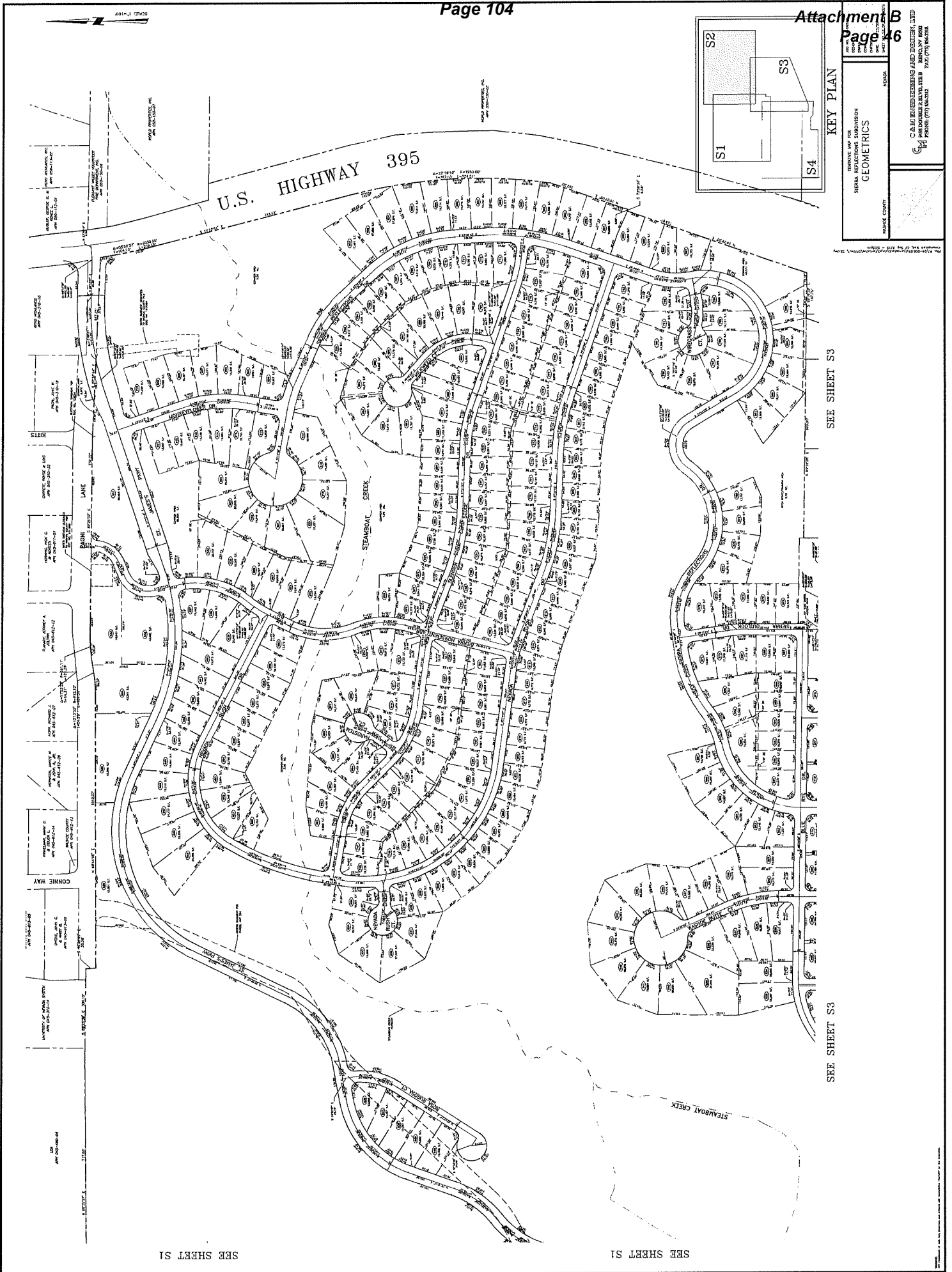
C&M ENGINEERING AND ARCHITECTURE, LTD.
1000 N. UNIVERSITY BLVD.
INDIANAPOLIS, IN 46202
TEL: (317) 634-2222 FAX: (317) 634-2222

SEE SHEET S3

SEE SHEET S3

SEE SHEET S1

SEE SHEET S1



SCALE: 1"=100'

DATE: 08/11/09

BY: [Signature]

CHECKED: [Signature]

APPROVED: [Signature]

PROJECT: [Text]

SHEET: [Text]

TOTAL SHEETS: [Text]

DATE: [Text]

BY: [Signature]

CHECKED: [Signature]

APPROVED: [Signature]

PROJECT: [Text]

SHEET: [Text]

TOTAL SHEETS: [Text]

DATE: [Text]

BY: [Signature]

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CHECKED: [Signature]

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PROJECT: [Text]

SHEET: [Text]

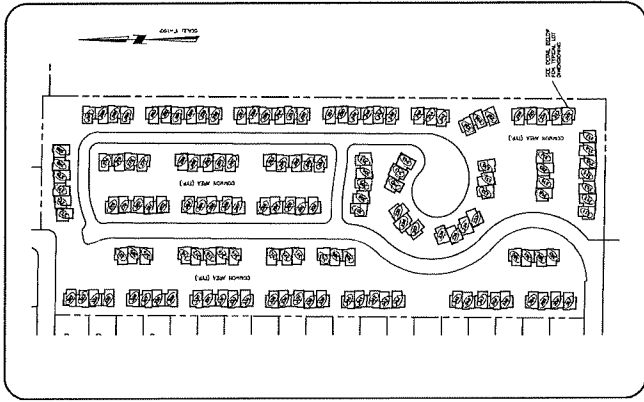
TOTAL SHEETS: [Text]

DATE: [Text]

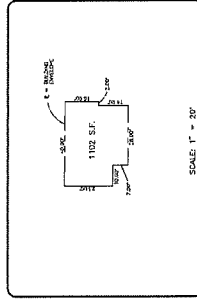
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CHECKED: [Signature]

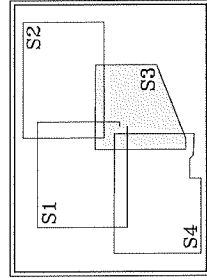
APPROVED: [Signature]



CONDO LOTS 211-357
LOT AREA AND NUMBERING
SKEMATIC



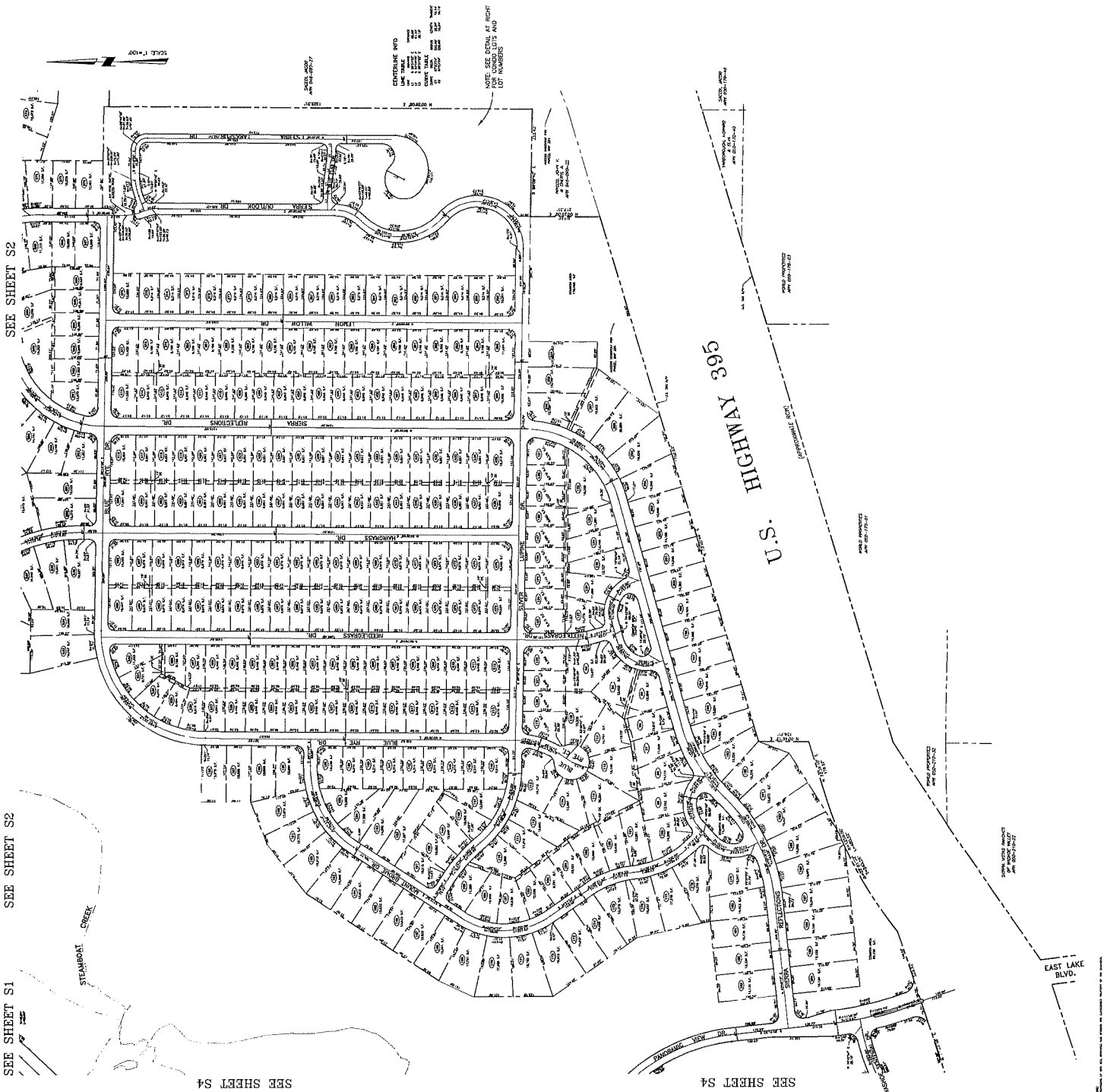
TYPICAL LOT DIMENSIONING
(LOTS 211-357)



KEY PLAN

PREPARED BY: SERVA GEOMETRICS
 PROJECT NO.: 211-357
 DATE: 10/15/10
 SCALE: AS SHOWN
 COUNTY: SHERA
 CITY: SHERA

C.S. MERRITT AND ASSOCIATES, LTD.
 ARCHITECTS
 1000 W. 10TH ST. SUITE 100
 SHERA, ONTARIO L9W 4G7
 TEL: (905) 882-1111



SEE SHEET S1

SEE SHEET S2

SEE SHEET S2

SEE SHEET S4

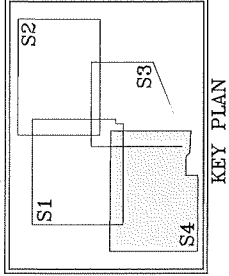
SEE SHEET S4



**Attachment B
Page 48**

REGISTERED PROFESSIONAL ENGINEER
SERENA GEOMETRICS
INDUCE COUNTY

C & R ENGINEERING AND DESIGN, LTD.
REGISTERED PROFESSIONAL ENGINEER
INDUCE COUNTY



SEE SHEET S1

SEE SHEET S1

SEE SHEET S3

SEE SHEET S3

U.S. HIGHWAY 395

EAST LAKE BLVD.

STEAMBOAT POND

OPEN SPACE/Common AREA

STEAMBOAT CREEK

Small vertical text at the bottom right corner, likely a disclaimer or reference note.