

**DEVELOPMENT AGREEMENT  
(AMENDMENT OF CONDITIONS)  
FOR  
HIGHLAND VILLAGE**



**PHOTO OF SITE LOOKING WEST**



# Highland Village Development Agreement

**Final Map Currently In Process  
(215 Lots)**

NOTE:  
 SHOULD ANY CLAIM OF GRADE OF A NATIVE AMERICAN BE DISCOVERED DURING SITE DEVELOPMENT WORK SHALL IMMEDIATELY BE HELD AT THE DISCRETION OF THE COUNTY ENGINEER'S OFFICE AS WELL AS THE STATE HISTORIC PRESERVATION OFFICE OF THE DEPARTMENT OF CULTURAL AND NATURAL RESOURCES SHALL BE IMMEDIATELY NOTIFIED PER NRS 383.170.

# CIVIL IMPROVEMENT PLANS HIGHLANDS VILLAGE

WASHOE COUNTY, NEVADA

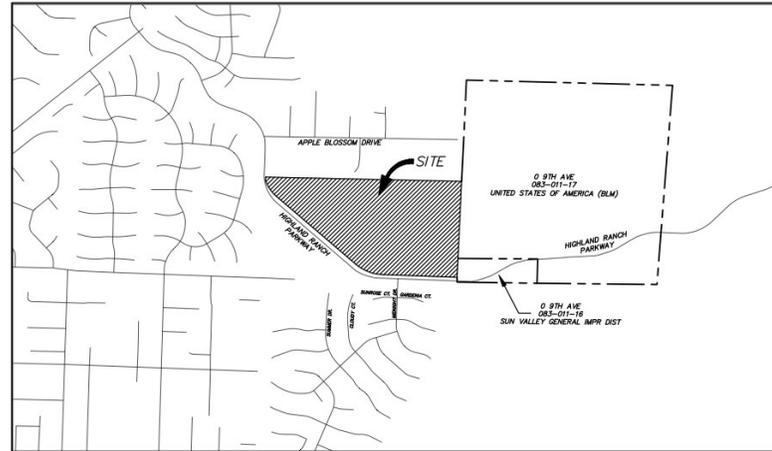


**DEVELOPER**  
 LANDCAP INVESTMENT PARTNERS, LLC  
 325 HARBOUR COVE, SUITE 219  
 SPARKS, NEVADA 89434

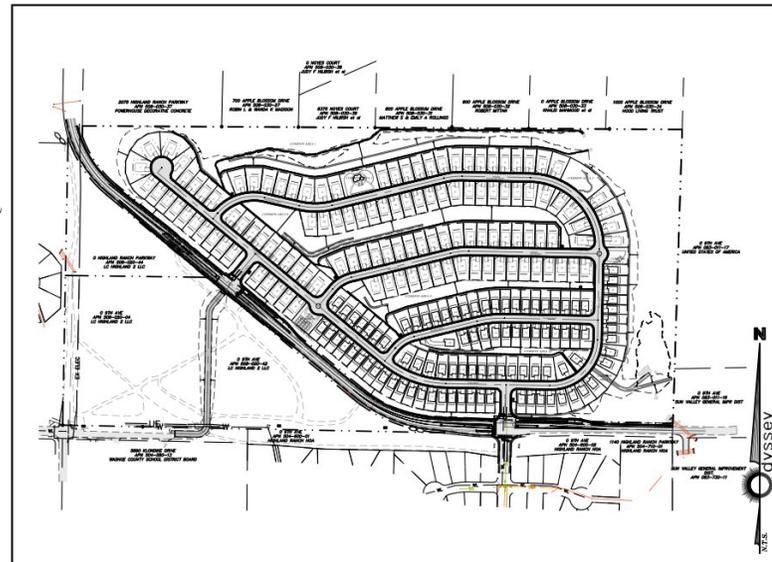
**OWNER**  
 LC HIGHLAND LLC  
 325 HARBOUR COVE DRIVE #219  
 SPARKS, NV 89434

## GEOTECHNICAL ENGINEER

WESTEX CONSULTING ENGINEERS, LLC  
 6490 S. McCARRAN BOULEVARD, STE. F-46  
 RENO, NEVADA 89509  
 (775) 359-6600



VICINITY MAP (N.T.S.)



SITE LAYOUT (N.T.S.)

## LIST OF ABBREVIATIONS

A.C.	ASPHALTIC CONCRETE	L.F.	LINEAL FEET
A.P.	ANGLE POINT	L.P.	LOW POINT
B.C.	BECON CURVE	L.S.	LIGHT STANDARD
B.F.C.	BECON FACE CURB	M.H.	MANHOLE
B.V.C.	BECON VERTICAL CURVE	M.E.	PAV ELEVATION
B.S.	BACK OF SIDEWALK	P.I.	POINT OF INTERSECTION
C.B.	CATCH BASIN	P.O.B.	POOR ON
C.	CENTERLINE	P.R.C.	POINT OF REVERSE CURVATURE
CH	CHORD	P.T.	POINT OF TANGENT
C.M.P.	CONCRETE METAL PIPE	P.V.C.	POLYVINYL CHLORIDE PIPE
CONC.	CONCRETE	R	RADIUS
CONST.	CONSTRUCT	(R)	RADIUS LINE
C.P.	CONCRETE PIPE	R	RADIUS
D.I.	DROP INLET	REF.	REFERENCE
DET.	DETAILS	RET.	RETURN
D.W.	DEPARTING OR DRIVEWAY (PER PLAN)	R.C.P.	REINFORCED CONCRETE PIPE
ELEV.	ELEVATION	R.T.	RIGHT
E.C.	END OF CURVE	R.W.	RIGHT OF WAY
E.V.C.	END VERTICAL CURVE	S.C.C.O.	STORM DRAIN CLEAN OUT
EXIST.	EXISTING	S.S.C.O.	SANITARY SEWER CLEAN OUT
E.G.	EXISTING GRADE	S.S.	SANITARY SEWER
F.F.	FINISH FLOOR	S.F.	SIDEWALK
F.F.C.	FINISH FACE CURB	S.H.	SHEET
F.C.	FINISH GRADE	S.I.A.	STATION
F.H.	FINISH HYDRANT	S.D.	STORM DRAIN
F	FLOW LINE	T	TANGENT
F.V.A.	FLUSH VALVE ASSEMBLY	T.C.	TOP OF CURB
G	GRADE BREAK	T.P.	TOP OF PAVEMENT
G.B.	GRADE BREAK	TYP.	TYPICAL
HORIZ.	HORIZONTAL	VERT.	VERTICAL
H.P.	HIGH POINT	V.C.	VERTICAL CURVE
H.P.T.	HORIZONTAL POINT	V.P.I.	VERTICAL POINT OF INTERSECTION
I.E.	INVERT ELEVATION	W.	WATER
L.T.	LENGTH	W.C.	WASHOE COUNTY
L		W.S.E.	WATER SURFACE ELEVATION

## FLOOD ZONE NOTE:

FEMA FIRM MAP NO. 32031C3032G DESIGNATES THIS SITE AS BEING ENTIRELY IN AN UNSHADED FLOOD ZONE X (OUTSIDE 500-YEAR FLOOD PLAIN), EFFECTIVE DATE MARCH 16, 2009.

## BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NEVADA STATE PLANE COORDINATE SYSTEM WEST ZONE, NAD 83/94, PER TIES TO WASHOE COUNTY CONTROL POINTS AS SHOWN ON OFFICIAL PLAT. A COMBINED GRID TO GROUND FACTOR OF 1.000197939 WAS USED TO CONVERT PUBLISHED GRID COORDINATES TO GROUND.

## BASIS OF ELEVATIONS:

DATUM: NAVD 88

## CIVIL SHEET INDEX

T-1	TITLE SHEET
1 OF 7	OFFICIAL PLAT
2 OF 7	OFFICIAL PLAT
3 OF 7	OFFICIAL PLAT
4 OF 7	OFFICIAL PLAT
5 OF 7	OFFICIAL PLAT
6 OF 7	OFFICIAL PLAT
7 OF 7	OFFICIAL PLAT
N-1	GENERAL NOTES
K-1	SHEET KEY
CS-1	CROSS SECTION
TR-1	NATURAL TRAIL
G-1	GRADING PLAN
G-2	GRADING PLAN
G-3	GRADING PLAN
G-4	GRADING PLAN
G-5	GRADING SECTIONS
U-1	UTILITY PLAN
U-2	UTILITY PLAN
U-3	UTILITY PLAN
U-4	UTILITY PLAN
W-1	FIRE HYDRANT DISPLAY
W-1	WATER PIPING PLAN
W-2	WATER PLAN
W-3	WATER PLAN
W-4	WATER PLAN
W-5	WATER PLAN
P-1	P&P JOSIE DRIVE
P-2	P&P JOSIE DRIVE
P-3	P&P JOSIE DRIVE
P-4	P&P MAGGIE MAY DRIVE
P-5	P&P MAGGIE MAY DRIVE
P-6	P&P MAGGIE MAY & SADIE DRIVE
P-7	P&P BOOTS DRIVE
P-8	P&P BOOTS DRIVE
P-9	P&P THUMPER DRIVE
P-10	P&P THUMPER DRIVE
P-11	P&P JOSIE, WYONIA & OPIHELLA DRIVE
P-12	P&P OFF-SITE WATER
P-13	P&P OFF-SITE STORM DRAIN
S-1	SIGNAGE & STRIPING
S-2	SIGNAGE & STRIPING
S-3	SIGNAGE & STRIPING
EC-1	EROSION CONTROL
D-1	DETAIL SHEET
D-2	DETAIL SHEET
D-3	DETAIL SHEET
D-4	DETAIL SHEET
D-5	DETAIL SHEET
D-6	DETAIL SHEET
D-7	DETAIL SHEET
D-8	DETAIL SHEET
D-9	DETAIL SHEET

TENTATIVE MAP:  
 LDC21-00045  
 SITE PERMIT:  
 SIT21-XXXXX  
 FNL21-XXXXX  
 ROCKERY WALL  
 PERMIT:  
 WBLD22-100452

## LANDSCAPE SHEET INDEX

CV-1	LANDSCAPE COVER SHEET
SC-1	SITE CONSTRUCTION PLAN - OVERALL WEST
SC-2	SITE CONSTRUCTION PLAN - OVERALL EAST
SC-3	SITE CONSTRUCTION PLAN
SC-4	SITE CONSTRUCTION PLAN
SC-5	SITE CONSTRUCTION PLAN
IR-1	IRRIGATION PLAN - OVERALL WEST
IR-2	IRRIGATION PLAN - OVERALL EAST
IR-3	IRRIGATION PLAN
IR-4	IRRIGATION PLAN
IR-5	IRRIGATION PLAN
IR-6	IRRIGATION PLAN
IR-7	IRRIGATION PLAN
IR-8	IRRIGATION PLAN
IR-9	IRRIGATION PLAN - TYPICAL RESIDENTIAL LOTS
PL-1	PLANTING PLAN - OVERALL WEST
PL-2	PLANTING PLAN - OVERALL WEST
PL-3	PLANTING PLAN
PL-4	PLANTING PLAN
PL-5	PLANTING PLAN
PL-6	PLANTING PLAN
PL-7	PLANTING PLAN
PL-8	PLANTING PLAN
PL-9	PLANTING PLAN - TYPICAL RESIDENTIAL LOTS
DT-1	LANDSCAPE DETAILS
DT-2	LANDSCAPE DETAILS
DT-3	LANDSCAPE DETAILS
DT-4	LANDSCAPE DETAILS

## ELECTRICAL SHEET INDEX

EO.1	ELECTRICAL LEGEND, DETAILS & DRAWING SCHEDULE
EO.2	ELECTRICAL SPECIFICATIONS
EO.3	DETAILS & PANEL SCHEDULES
E1.1	OVERALL ELECTRICAL PLAN
E2.1	ELECTRICAL PLAN AREA 1
E2.2	ELECTRICAL PLAN AREA 2
E2.3	ELECTRICAL PLAN AREA 3
E2.4	ELECTRICAL PLAN AREA 4
E2.5	ELECTRICAL PLAN AREA 5

## ENGINEER'S CERTIFICATE:

THESE PLANS (SHEETS T-1 OF 52 THROUGH D-9 OF 52) HAVE BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PROCEDURES AND GUIDELINES, AND ARE IN SUBSTANTIAL COMPLIANCE WITH APPLICABLE STATUTES, COUNTY ORDINANCE STANDARDS, AND COUNTY CODE. IN THE EVENT OF CONFLICT BETWEEN ANY PORTION OF THESE PLANS AND COUNTY CODE, COUNTY STANDARDS SHALL PREVAIL.

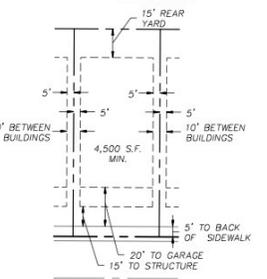
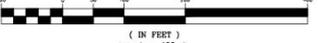
DATE: 03/22/2020	DATE: 03/22/2020	DATE: 03/22/2020	DATE: 03/22/2020
DRAWN BY: JCP	DESIGNED BY: JCP	CHECKED BY: JCP	BY: JCP
HIGHLANDS VILLAGE CIVIL IMPROVEMENT PLANS TITLE SHEET			
WASHOE COUNTY		NEVADA	
PROFESSIONAL ENGINEER - STATE OF NEVADA TRAVIS C. PAGE No. 12-31-23 CIVIL LICENSE NO. 52852 EXPIRES 03-31-2028			
SCALE HORIZ. - VERT. -			
JOB NO. 4338			
SHEET T-1			
OF 52			



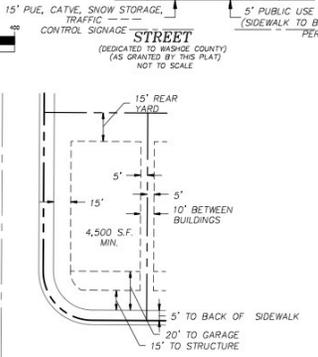
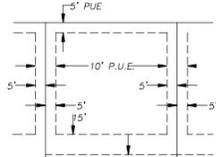
**LEGEND**

- SET CENTERLINE STREET MONUMENT
- CENTERLINE STREET MONUMENT
- FND PROPERTY AS NOTED
- FND 5/8" REBAR W/CAP PLS 4787
- TYPICAL LOT CORNER - SET 5/8" REBAR WITH CAP STAMPED P.L.S. 16444 OR SCRIBE ON CURB ON THE PROJECTION OF THE LOT LINE TO BE SET DIMENSION POINT
- ✕ SECTION CORNER AS NOTED
- △ WASHOE COUNTY GPS CONTROL STATION
- W.C.C.R. WASHOE COUNTY OFFICIAL RECORDS
- P.U.E. PUBLIC UTILITY EASEMENT
- W.C.S.D. WASHOE COUNTY SCHOOL DISTRICT
- P.M. PARCEL MAP
- R.S. RECORD OF SURVEY
- (T) TANGENT BEARING
- (R) RADIAL BEARING
- CA COMMON AREA "X"
- P.U.A.E. PUBLIC USE AND ACCESS EASEMENT
- S.D. EASEMENT STORMDRAIN EASEMENT
- LOT LINE
- PUBLIC IMPROVEMENT LANDSCAPE EASEMENT
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- CENTERLINE
- SURVEY TIE
- RIGHT OF WAY
- SUBDIVISION BOUNDARY

**GRAPHIC SCALE**



**TYPICAL EASEMENTS FOR LOTS**



**NOTES**

1. SEE SHEET 6 FOR CURVE AND LINE TABLE

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NEVADA STATE PLANE COORDINATE SYSTEM WEST ZONE, NAD 83/94, PER TIES TO WASHOE COUNTY CONTROL POINTS AS SHOWN HEREON. A COMBINED GRID TO GROUND FACTOR OF 1.000192939 WAS USED TO CONVERT PUBLISHED GRID COORDINATES TO GROUND. ALL DISTANCES SHOWN ON THIS MAP ARE GROUND DISTANCES.

**REFERENCES**

1. PARCEL MAP 1688, RECORDED JULY 25, 1984, AS FILE NUMBER 938736
2. PARCEL MAP 1861, RECORDED JULY 19, 1985, AS FILE NUMBER 1010272
3. TRACT MAP 3353, RECORDED MARCH 7, 1997, AS FILE NUMBER 2077859
4. TRACT MAP 3440, RECORDED AUGUST 21, 1997, AS FILE NUMBER 2127427
5. GRANT, BARGAIN, SALE DEED DOCUMENT NUMBER 5143515, RECORDED FEBRUARY 18, 2021

ALL IN THE OFFICIAL RECORDS OF WASHOE COUNTY NEVADA

BUREAU OF LAND MANAGEMENT DEPENDENT RESURVEY, DATED FEBRUARY 25, 1980



**AREA TABULATIONS**

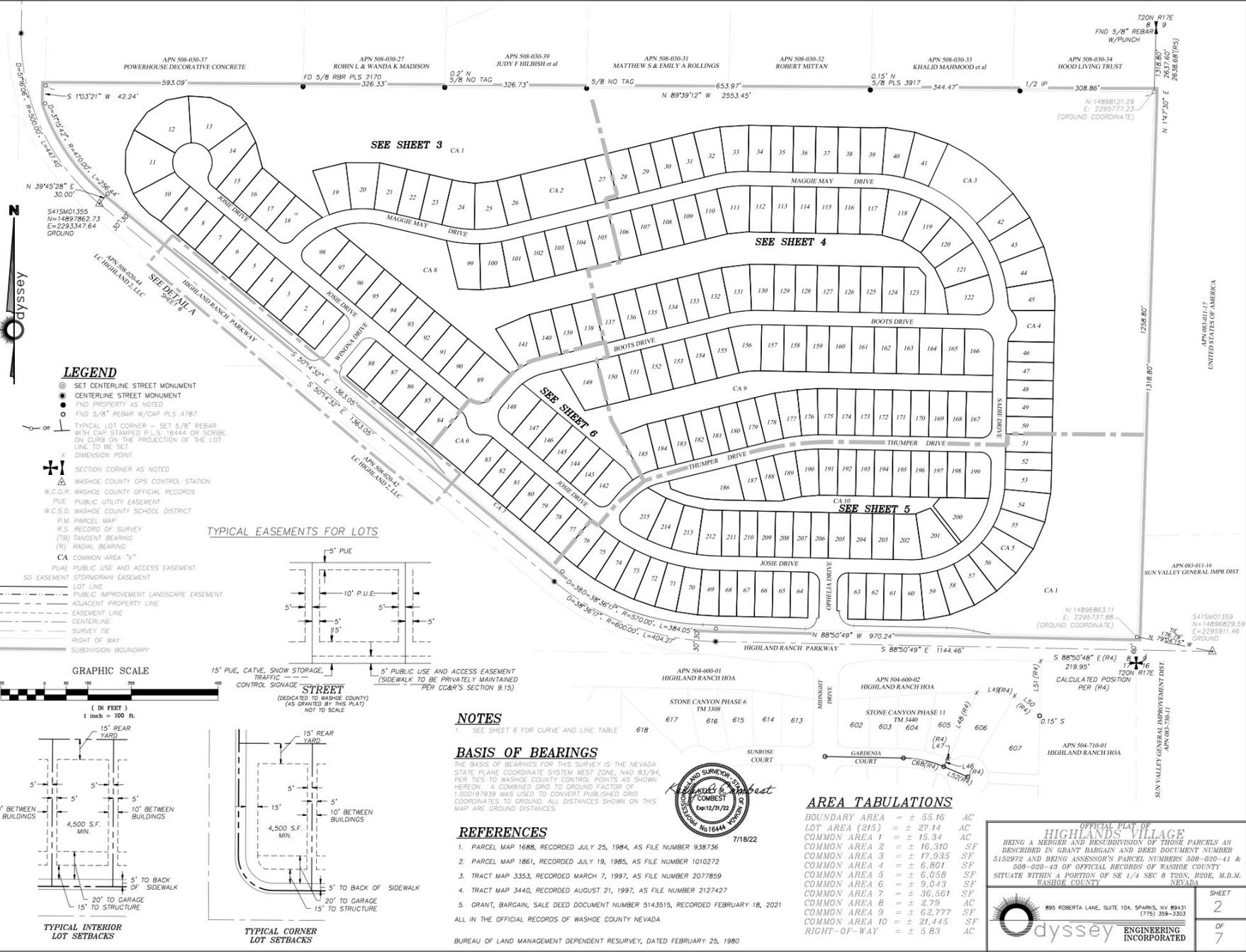
BOUNDARY AREA	= ± 55.16	AC
LOT AREA (215)	= ± 27.14	AC
COMMON AREA 1	= ± 15.34	AC
COMMON AREA 2	= ± 16,310	SF
COMMON AREA 3	= ± 17,935	SF
COMMON AREA 4	= ± 6,801	SF
COMMON AREA 5	= ± 6,058	SF
COMMON AREA 6	= ± 9,043	SF
COMMON AREA 7	= ± 36,561	SF
COMMON AREA 8	= ± 2.79	AC
COMMON AREA 9	= ± 62,777	SF
COMMON AREA 10	= ± 21,445	SF
RIGHT-OF-WAY	= ± 5.83	AC

OFFICIAL PLAY OF  
**HIGHLANDS VILLAGE**  
 BEING A MERGER AND REBIDDIVISION OF THOSE PARCELS AS DESCRIBED IN GRANT BARGAIN AND DEED DOCUMENT NUMBER 5152972 AND BEING ASSESSOR'S PARCEL NUMBERS 508-020-41 & 508-020-43 OF OFFICIAL RECORDS OF WASHOE COUNTY SITUATE WITHIN A PORTION OF SE 1/4 SEC 8 T20N, R00E, M.D.M., WASHOE COUNTY NEVADA.

895 ROBERTA LANE, SUITE 104, SPARKS, NV 89431  
 (775) 359-3303

**Odyssey ENGINEERING INCORPORATED**

SHEET	2
OF	7



# Highland Village Development Agreement

**Written Approval of Final Map Plans**

**Friday, August 5, 2022 at 17:27:53 Pacific Daylight Time**

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**Subject:** Highland Village  
**Date:** Wednesday, July 20, 2022 at 8:17:26 AM Pacific Daylight Time  
**From:** Wimer, Robert  
**To:** Travis Page  
**CC:** Kenneth Krater  
**Attachments:** image001.png, image002.png, image003.png, image004.png, image005.png

Travis,

I believe we are ready for the final submittal. Please submit the checklist ([here](#)) and 4 stamped sets of plans.

Thank you,



**Rob Wimer, PE | Licensed Engineer**

**Engineering & Capital Projects Division | Community Services Department**

[rwimer@washoecounty.gov](mailto:rwimer@washoecounty.gov) | Office Voice Mail: 775.328.2059

Visit us first online: [www.washoecounty.gov/csd](http://www.washoecounty.gov/csd)

For additional information, email [engineering@washoecounty.gov](mailto:engineering@washoecounty.gov) or call 775.328.2040





Sun Valley General Improvement District  
5000 Sun Valley Boulevard  
Sun Valley, NV 89433-8229  
Phone: (775) 673-2220  
Fax: (775) 673-1835

April 12, 2022

D.R. Horton  
5190 Neil Rd., Ste 310  
Reno, NV 89502

Attn: Ted Brown, Land Project Manager

RE: Plan Review for the proposed Highland Village 1

Dear Ted,

I have reviewed the plans for the proposed Highland Village 1 Subdivision, 215 Lots. Sun Valley General Improvement District approves of the plans as resubmitted for the proposed Highland Village 1 Subdivision. We look forward to working with you on this project and believe it will enhance the Sun Valley area.

Once the District has received General Water Facility Fee and General Sewer Facility Fee payment of \$2,986,920.00, a Wholesale Will Serve Letter from TMWA for 63.92 acre-feet and Washoe County Health Department Water Project Fee, we will submit water project for approval.

If you have any questions or concerns, please feel free to contact me at your convenience.

Sincerely,  
Sun Valley G.I.D.

Brad Baeckel  
Public Works Director  
775-673-2220

# NV Energy Line Extension Agreements



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04/11/2023

LC HIGHLAND, LLC

27132 B PASEO ESPADA STE 1226  
SAN JUAN CAPISTRANO, CA 92675

Dear JEFFREY HOLBROOK,

RE : E-HIGHLANDS VILLAGE PH 1-215 UNITS-EG-LC HIGHLAND,  
LLC  
Project ID# : 3008451174

The enclosed documents specify costs and responsibilities to provide electric facilities to the above referenced project. Should you decide to proceed with this project, please sign and return an original copy of the enclosed document(s) to the address listed on the attached Memorandum Advanced Statement of Advance/Credit.

The Agreement constitutes a contract regarding installation costs for the requested service. As such, it requires the signature of a person legally authorized to enter into this Agreement. Please ensure that the name and title of the person signing the contract are clearly printed or typed on the lines immediately following the signature. Confusion regarding the authority of the person signing the contract may result in a delay to the installation of electric facilities. A copy of the executed agreement will be returned to you at the above address.

The Terms and Conditions of this proposal shall be firm for 90 days from the date of this letter, at which time the Agreement is no longer valid. After 90 days we may provide you with a new Agreement with revised costs and/or design changes. These changes could be a result of, but are not limited to, field condition changes, project work order connection point, proportionate share and attachment costs, contingent projects, and project labor, material, and tax cost increases. The project is subject to cancellation 180 days from the date of this letter. In the event of project cancellation, you must reimburse Utility for all costs expended on the project and the design in accordance with Rule 9, Section A.2.

In an effort to facilitate completion of this utility work, please submit an application for meterset upon assignment of address(es) from your government agency. This meterset information is required prior to receiving service.

Should you have any other questions regarding this Agreement, please contact me at (775)834-7295.

Sincerely,

Christopher Martini

Sr Utility Design Admin

# Highland Village Development Agreement

- ▶ Project Ready to Close in May 2023
- ▶ One Major Issue Unresolved
  - ▶ Traffic Signal Reimbursement Agreement - Highland Ranch Parkway @ Midnight Dr.
  - ▶ On June 20, 2023, the Board Of County Commissioners Approved the Reimbursement Agreement
  - ▶ By then, the Federal Reserve Began to Raise interest rates and our National Builder Walked Away from the project.
  - ▶ Final Map Expires Nov. 19, 2024

# June 20, 2023, Board Of County Commission Minutes

**23-0395**

**AGENDA ITEM 12** Recommendation to approve the Highland Ranch Parkway and Midnight Drive Traffic Signal Reimbursement Agreement between LC Highland, LLC, a Nevada Limited Liability Company (Developer), and Washoe County to support the design and installation of traffic signal infrastructure at the intersection of Highland Ranch Parkway and Midnight Drive, located in the Sun Valley area of Washoe County. This agreement reflects the benefits of signalization of the subject intersection and the pro-rata cost distribution to the Developer (30%) and Washoe County (70%) based on a traffic impact study. [Washoe County's total cost for reimbursement to the Developer is \$420,000.00 based on a total project cost estimate of \$600,000.00]. Washoe County will fund this work from the existing Pedestrian Safety Improvements Project Fund and, due to increasing labor and material costs, requests the potential use of up to \$20,000.00 of additional funds for unforeseen project contingencies. Community Services. (All Commission Districts.)

There was no response to the call for public comment.

On motion by Vice Chair Herman, seconded by Commissioner Garcia, which motion duly carried on a 5-0 vote, it was ordered that Agenda Item 12 be approved.

# Highland Village Development Agreement

- ▶ The market has changed drastically since June 20, 2023
  - ▶ Fewer units on final Maps
  - ▶ Reduced Costs Required
  - ▶ Larger Lots
- ▶ We have redesigned the project to reduce the number of lots from 215 to 194
  - ▶ All CMU (Concrete Masonry Units) Sidewalls Eliminated
  - ▶ Quantity of Rockery Retaining Walls Reduced by more than 50%
  - ▶ Previous Map had 50% of lots at 45' widths and the other 50% at 50'
  - ▶ Now have all lots with Min. Lot Widths of 50' usable.
  - ▶ Earthwork now balanced and no Import anticipated.
  - ▶ Now have 3 Final Map Phases in Lieu of the Previous 215 Lot Final Map

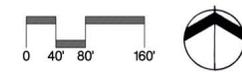


**LANDSCAPE LEGEND**

- COMMON LANDSCAPE AREA
- OPEN SPACE LANDSCAPE AREA
- REVEGETATION LANDSCAPE AREA
- STREETSCAPE LANDSCAPE AREA
- TRAIL
- TRAIL HEAD/ AMENITY NODE
- A MONUMENT SIGN LOCATION (BY OWNER)
- B1 TRAIL HEAD #1
- B2 TRAIL HEAD #2
- B3 TRAIL HEAD #3
- C1 OPEN SPACE #1
- C2 OPEN SPACE #2
- C3 OPEN SPACE #3

**PHASING LEGEND**

- PHASE 1 = 80 D.U.
  - PHASE 2 = 66 D.U.
  - PHASE 3 = 48 D.U.
- TOTAL = 194 D.U.



**HIGHLAND VILLAGE LANDSCAPE PLAN**

Highland Ranch Parkway, Sun Valley, Nevada

CALLANDER PROJECT NUMBER: 21017 | DATE: 05.07.2024 | CALLANDER ASSOCIATES



# Highland Village Development Agreement

- ▶ Looking to Extend the time to Record a Final Map by Two years to November 19, 2026.
- ▶ Submitted the 1<sup>st</sup> of the 3 phased final map last week.
- ▶ Should have all three new final maps submitted to the county for review by this July.

▶ **QUESTIONS?**