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

Summary: To adopt a development agreement for Silver Hills, a residential subdivision (Tentative Subdivision Map Case No. WTM21-006) to extend the deadline for recording the initial final map to August 24, 2029, (Amendment of Conditions Case No. WAC25-0009).

BILL NO. _____

ORDINANCE NO. _____

TITLE:

AN ORDINANCE PURSUANT TO NEVADA REVISED STATUTES 278.0201 THROUGH 278.0207 TO ADOPT A DEVELOPMENT AGREEMENT BETWEEN WASHOE COUNTY AND LIFESTYLE HOMES TND, LLC, TO EXTEND THE DEADLINE FOR RECORDING THE INITIAL FINAL MAP FOR SILVER HILLS, A RESIDENTIAL SUBDIVISION (TENTATIVE SUBDIVISION MAP CASE NO. WTM21-006), TO AUGUST 24, 2029. THE PROJECT IS LOCATED ON THE EAST SIDE OF RED ROCK ROAD, NORTH OF LONGHORN DRIVE. THE PROJECT ENCOMPASSES A TOTAL OF APPROXIMATELY 308.6 ACRES, AND THE TOTAL NUMBER OF RESIDENTIAL LOTS ALLOWED BY THE APPROVED TENTATIVE MAP IS 358 LOTS. THE PARCEL IS LOCATED WITHIN THE NORTH VALLEYS PLANNING AREA AND WASHOE COUNTY COMMISSION DISTRICT NO. 5. (APN: 087-390-10).

WHEREAS:

- A. A tentative subdivision map for Lifestyle Homes TND, LLC was approved by the Board of County Commissioners on August 24, 2021 (WTM21-006) for a 358-lot, common open space, residential subdivision; and
- B. The Landowner has submitted a timely application to adopt a development agreement to extend the time for the initial final map from August 24, 2025, to August 24, 2029; and
- C. For good cause appearing, the Board of County Commissioners desires to adopt the development agreement to extend the time to record the initial final map to August 24, 2029, as set forth in WAC25-0009; and

D. The Board has determined that the proposed development agreement, attached hereto, is consistent with the Master Plan for Washoe County.

THEREFORE:

A. Following a first reading and publication as required by NRS 244.100(1), and after a duly noticed public hearing, this Board of County Commissioners desires to adopt this Ordinance; and

B. This Board has determined that this ordinance is being adopted pursuant to requirements set forth in NRS 278.0205; and is therefore not a "rule" as defined in NRS 237.060 requiring a business impact statement.

SECTION 1.

The development agreement for Lifestyle Homes TND, LLC, attached hereto as Attachment A-1 and inclusive of all attachments, is hereby APPROVED by this ordinance. Lifestyle Homes TND, LLC for Silver Hills, Phase 1 shall ensure that the development agreement is recorded in the Office of the Washoe County Recorder, with all requisite attachments, on or after the effective date of this ordinance. The Chair is also authorized to execute and deliver this ordinance 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), 2025.

Proposed by Commissioner _____.

Passed _____ (month) _____ (day), 2025.

Vote:

Ayes: Commissioners _____

Nays: Commissioners _____

Absent: Commissioners _____.

Attest:

Janis Galassini, County Clerk

Alexis Hill, Chair
Washoe County Commission

This ordinance shall be in force and effect from and after the 28th day of November of the year 2025.

APN: 087-390-10

The undersigned hereby affirms that this document, including any exhibit, hereby submitted for recording does not contain the personal information of any person or persons (per NRS 239B.030).

WHEN RECORDED RETURN TO:

**Washoe County CSD
Planning and Building Division
1001 East Ninth Street
Reno NV, 89512**

SPACE ABOVE FOR RECORDER'S
USE

Attachment A-1

DEVELOPMENT AGREEMENT
(SILVER HILLS, PHASE 1)

THIS DEVELOPMENT AGREEMENT ("Agreement") is made by and between **LIFESTYLES HOMES TND, LLC**, a Nevada limited liability company (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 308.6 acres within the Silver Hills Specific Plan (the "Property") as more particularly described in Exhibit A, attached hereto.
- 1.2 Tentative Map. The Property has an approved tentative map for 358 residential lots known as Tentative Subdivision Map Case No. WTM21-006 (Silver Hills, Village 1) (the "Tentative Map"). Said approval was granted by the Washoe County Board of County Commissioners on August 24, 2021.
- 1.3 Final Maps. To date, no final maps have been recorded. The development of the Property must be conducted pursuant to the provisions of the Tentative Map and the Washoe County Development Code (the "Code").
- 1.4 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 presented for signature by the Director of Planning and Building in accordance with section 110.610.50 of the Washoe County Code, prior to the expiration of the Tentative Map on August 24, 2025.
- 1.5 Circumstances Warranting an Extension of Time for the Tentative Map. The Landowner has stated that the water main alignment goes through a Reno Tahoe Airport Authority (RTAA) owned property to the east and directly impacts the design of the water main and booster pump station for the tentative map. Efforts to

redraw the easement and modify the booster pump remain on hold until consensus on the alignment is reached by TMWA, RTAA, and “Dermody Properties”. The Landowner also intends to submit a regulatory zone amendment for the Silver Hills Specific Plan Handbook and an amendment of conditions for the tentative map. These components have directly impacted the timeline for recording the final map.

The parties believe it is in the public interest to enter into this Agreement to provide additional time for Landowner to address infrastructure requirements for the final map submittal and extend the time to record the final map.

2. AGREEMENT CONCERNING DEVELOPMENT OF LAND.

- 2.1 Compliance with NRS 278.0201 and Washoe County Development Code. This Agreement is an agreement concerning the development of land under NRS 278.0201 and Article 814 of the Washoe County Development Code (“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 308.6 acres within the Silver Hills Specific Plan, more particularly described in Exhibit A: Legal Description.
- 2.1.2 This Agreement extends the time for recording the final map until August 24, 2029. Unless terminated earlier in accordance with section 2.1.3 or applicable law, the duration of this Agreement shall be until August 24, 2029, 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. This Agreement incorporates the Conditions of Approval for Tentative Subdivision Map Case Number WTM21-006 (Silver Hills, Village 1), attached hereto as Exhibit B, and as may be amended hereafter. The parties agree that these Conditions of Approval for Tentative Subdivision Map Case Number WTM21-006 (as approved by the Washoe County Board of County Commissioners on August 24, 2021, and as may be amended hereafter), are the operable conditions of approval and survive termination of this Agreement.
- 2.1.3 This agreement shall terminate upon recordation of the first final map. Changes in federal, state or county law concerning public health, safety or welfare will apply to any final map or other permit. Future final maps, if any, must then be presented in accordance with NRS 278.360 and Washoe County Code Section 110.610.50.
- 2.1.4 The permitted uses on the Property and the density or intensity of its use are as provided in the Tentative Map. The permitted use of the Property pursuant to the Tentative Map is for a 358-lot single-family residential, common open space subdivision, with lots ranging in size from 5,000 square feet to 8,072 square feet, 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.
- 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 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 first final map shall be a minimum of five residential lots and shall be recorded on or before the extended date of expiration as stated in this Agreement, which is August 24, 2029. All successive final maps, if the Landowner chooses to record in a series, must include a minimum of five residential lots. Unless otherwise provided herein, the deadlines for any future final maps shall be governed by NRS 278.360.
- 2.1.10 Development standards for the Project are set forth in the Code, in the conditions of the Tentative Subdivision Map as referenced in section 2.1.2 of this development agreement, attached hereto as Exhibit B, and in the Silver Hills Specific Plan Handbook.
- 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 Agreement shall be given in accordance with Section 110.814.25 of the Code, with the responsible party being Washoe County.
- 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 in 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.
- 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:

**LIFESTYLE HOMES TND, LLC, a
Nevada LIMITED LIABILITY
COMPANY**

By: _____

Date: _____

Name: _____

Title: _____

COUNTY:

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

By: _____

Date: _____

Name: Alexis Hill

Title: Chair, Washoe County Commission

ATTEST:

Janis Galassini, County Clerk

STATE OF NEVADA)
)ss.
COUNTY OF WASHOE)

This instrument was acknowledged before me on _____, 20____, by _____ as a _____ of Lifestyle Homes TND, LLC., a Nevada corporation.

Notary Public
My Commission Expires: _____

STATE OF NEVADA)
)ss.
COUNTY OF WASHOE)

This instrument was acknowledged before me on _____, 20____, by _____, as Chair of the Washoe County Commission, County of Washoe.

Notary Public
My Commission Expires: _____

Exhibit “A”

Legal Description

Legal Description

All that certain real property situate in the County of Washoe, State of Nevada, described as follows:

A parcel of land situate within the East Half of Section 23, Township 21 North, Range 18 East, MDM, Washoe County, Nevada more particularly described as follows:

Beginning at the intersection of the Westerly Right-of-Way of Red Rock Road and the South Line of said Section from which the Southeast Corner of said Section bears North 88°00'52" East a distance of 80.10 feet;

thence with said Section Line South 88°00'52" West a distance of 2584.75 feet to the South Quarter Corner of said Section;

thence with the center Section Line of said Section North 00°48'19" East a distance of 2718.57 feet to the Center Section;

thence continuing with said Center Section Line North 00°47'43" East a distance of 2496.34 feet to the North Quarter Corner of said Section;

thence with the North Line of said Section North 87°03'14" East a distance of 2594.37 feet to a point on said Right-of-Way;

thence with said Right-of-Way South 00°52'40" West a distance of 2625.94 feet;

thence South 00°52'43" West a distance of 78.89 feet;

thence departing said Right-of-Way North 89°07'17" West a distance of 290.40 feet;

thence South 00°52'43" West a distance of 250.00 feet;

thence South 89°07'17" East a distance of 290.40 feet to a point on said Right-of-Way;

thence with said Right-of-Way South 00°52'43" West a distance of 2303.98 feet to the Point of Beginning.

EXCEPTING THEREFROM all that land described in Exhibit "A" of Deed Document 631016, recorded September 21, 1979 in Book 1432, Page 384 more particularly described as follows:

Beginning at a point from which the Southeast Corner of said Section bears South 79°32'24" East a distance of 1165.52 feet;

thence North 89°08'48" West a distance of 181.50 feet;

thence North 00°51'12" East a distance of 100.00 feet;

thence South 89°08'48" East a distance of 183.24 feet;

thence from a tangent which bears South 04°08'56" West, along a circular curve to the left with a radius of 1054.82 feet and a central angle of 03°17'44" an arc length of 60.67 feet;

thence South 00°51'12" West a distance of 39.36 feet to the Point of Beginning.

ALSO EXCEPTING THEREFROM all that land described in Exhibit "B" of Deed Document 631016, recorded September 21, 1979 in Book 1432, Page 384 more particularly described as follows:

Beginning at a point from which the Southeast Corner of said Section bears South 23°43'54" East a distance of 917.01 feet;

thence North 08°48'38" West a distance of 125.00 feet;

thence North 81°11'22" East a distance of 50.00 feet;

thence South 08°48'38" East a distance of 50.00 feet;

thence South 81°11'22" West a distance of 30.00 feet;

thence South 08°48'38" East a distance of 75.45 feet;

thence from a tangent which bears South 83°47'41" West along a circular curve to the left with a radius of 440.00 feet and a central angle of 02°36'19" a distance of 20.01 feet to the Point of Beginning.

NOTE: The above metes and bounds description appeared previously in that certain Boundary Line Adjustment recorded in the office of the County Recorder of Washoe County, Nevada on March 4, 2004, as Document No. 3002372 of Official Records.

Assessor's Parcel Number(s):
087-390-10

Exhibit “B”

Conditions of Approval

**(Approved on August 24, 2021, by the Washoe County Board of County Commissioners for
Tentative Subdivision Map Case Number WTM21-0006 (Silver Hills, Village 1))**



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Planning and Building Division
Planning Program

Attachment A-1

Page 11
1001 EAST NINTH STREET
RENO, NEVADA 89512
PHONE (775) 328-6100
FAX (775) 328.6133

August 26, 2021

RECEIVED

Janis Galassini, County Clerk
Washoe County
1001 East Ninth Street
Reno, NV 89512

INT. AUG 27 2021
JANIS GALASSINI
WASHOE COUNTY CLERK

SUBJECT: Appeal Case WTM21-006 (Silver Hills Village 1)

Appeal of the denial, by the Washoe County Planning Commission of Tentative Subdivision Map Case Number WTM21-006 (Silver Hills, Village 1) which sought approval of a tentative subdivision map to allow a 358-lot, single-family residential, common open space subdivision, with lots ranging in size from 5,000 square feet to 8,072 square feet. The applicant and property owner is Lifestyle Homes TND, LLC. The proposed project is located on the West side of Red Rock Road, approximately $\frac{3}{4}$ of a mile north of its intersection with Silver Knolls Boulevard. The Assessors Parcel Numbers (APN) are 087-390-10 and 087-390-10. The subject site is approximately 308.6 acres in size. The Master Plan designation of the subject site is Suburban Residential (SR). The Regulatory Zone of the subject site is Silver Hills Specific Plan. The subject site is located within the North Valleys Area Plan.

Dear Ms. Galassini:

Pursuant to NRS 278.0235, please be advised of final action on August 24, 2021, by the Washoe County Board of County Commissioners (BCC) in the above referenced case. The County Commission's final action to reverse the decision of the Planning Commission, and approve Tentative Subdivision Map Case Number WTM21-006 for Lifestyle Homes, TND, LLC, with the conditions of approval included as Attachment D to the report, and with two additional conditions of approval as presented by the appellant at the public hearing. The BCC made all ten findings in accordance with Washoe County Code Section 110.608.25:

- 1) Plan Consistency. That the proposed map is consistent with the Master Plan and any specific plan;
- 2) Design or Improvement. That the design or improvement of the proposed subdivision is consistent with the Master Plan and any specific plan;
- 3) Type of Development. That the site is physically suited for the type of development proposed;
- 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;
- 6) Public Health. That the design of the subdivision or type of improvement is not likely to cause significant public health problems;



INTEGRITY



**EFFECTIVE
COMMUNICATION**



**QUALITY
PUBLIC SERVICE**

Exhibit B
Page 1

Subject: Appeal Case WTM21-006 (Silver Hills Village 1)
Date: August 26, 2021
Page: 2

- 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 and provides appropriate secondary access for emergency vehicles;
- 9) Dedications. That any land or improvements to be dedicated to the County is consistent with the Master Plan; and
- 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.

The BCC gave reasoned consideration to the information contained within the reports transmitted to the BCC from the Washoe County Planning Commission, and the information received during the BCC's public hearing.

The BCC's voted four in favor and one against, all five board members were present in person or by electronic means. The motion to reverse the decision of the Planning Commission, and approve the tentative map was made by Commissioner Hill and seconded by Commissioner Hartung. Commissioner Lucey, Chair; Commissioner Hartung, Vice Chair; Commissioner Hill; and Commissioner Jung, voted in favor of the motion. Commissioner Herman voted against the motion.

The conditions of approval for this project are included at Attachment A to this letter.

Please provide a copy of this letter to our department indicating when this letter was received by your office.

Sincerely,

Trevor Lloyd

Trevor Lloyd
Planning Manager, Planning and Building Division
Washoe County Community Services Department

Attachments: Conditions of Approval for Tentative Subdivision Map Case Number WTM21-006 (Silver Hills, Village 1)

cc: Dave Solaro, Assistant County Manager
Jennifer Gustafson, Deputy District Attorney
Mojra Hauenstein, Director, Planning and Building Division

Subject: Appeal Case WTM21-006 (Silver Hills Village 1)
Date: August 26, 2021
Page: 3

Appellant / Property Owner: Lifestyle Homes, TND, LLC, attn: Peter Lissner, 4790 Caughlin Parkway, Suite 519, Reno, NV 89519 (lshtreno@gmail.com)

Applicant's Representatives: Christy Corporation, Ltd, attn: Mike Railey, 1000 Kiley Parkway, Sparks, NV 89436 (mike@christynv.com)

Lewis Roca Rothgerber Christie, attn: Garret Gordon, 1 E. Liberty St, Suite 300, Reno, NV 89501 (ggordon@lrrc.com)



Attachment A: Conditions of Approval

Tentative Subdivision Map Case Number WTM21-006

The project approved under Tentative Subdivision Map Case Number WTM21-006 shall be carried out in accordance with the conditions of approval granted by the Washoe County Commission on August 24, 2021. 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.**

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: Roger Pelham, Senior Planner, 775.328.3622, rpelham@washoecounty.us

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this tentative parcel 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. Each final map submitted for WTM21-006 shall include a maximum of 150 lots. At least 12 months must elapse between recordation of final maps. This condition shall be in effect until NDOT has commenced work on I-80 North, Phase 1B improvements.
- 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. Prior to acceptance of public improvements and release of any financial assurances, the developer shall furnish to Engineering Division a complete set of reproducible as-built construction drawings prepared by a civil engineer registered in the State of Nevada.
- j. The developer shall be required to participate in any applicable General Improvement District or Special Assessment District formed by Washoe County.
- k. 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.
- l. 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.
- m. Front yard building setbacks shall alternate between 15 feet and 17 feet, no two setback of the same distance shall be adjacent. Garages shall be located a minimum of 20 feet from the front property line on all parcels.
- n. All applications for building permits shall show the setback of dwellings on each side of the subject parcel in order to ensure that front yard building setbacks alternate between 15 feet and 17 feet, no two setback of the same distance shall be adjacent. Garages shall be located a minimum of 20 feet from the front property line on all parcels.
- o. All trails that are required to be constructed with Phase 1 shall be constructed prior to issuance of the certificate of occupancy for the first dwelling in the development. All trails shall be located within common open space area that has been dedicated in perpetuity for that purpose.
- p. The developer shall create a checklist of all development standards within the DSH, that is acceptable to the Director of Planning and Building. The approved checklist shall be included with each application for a building permit within the development. The checklist shall include a brief narrative and reference to location on the plan set for the building permit submitted for each dwelling, as to how compliance has been achieved for all development standards.
- q. Failure to comply with all conditions of approval shall render this approval null and void.
- r. 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. 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 homeowners association.
 3. All open space identified as common area on the final map shall be privately maintained and perpetually funded by the homeowners 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 where it is 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 all buildings and streets within the subdivision shall be down-shielded, such that light is emitted earthward only.
 7. No motorized vehicles shall be allowed on the platted common area.
 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 fences, and consistent with the Design Standards Handbook.
 11. Create a Silver Hills Design Committee, that shall be responsible for ensuring that all elements of the SH specific plan are shown on all permit applications and that all required design elements are complied with.
- s. The common open space owned by the homeowners association shall be noted on the final map as "common open space" and the related deed of conveyance shall specifically provide for the preservation of the common open space in perpetuity. The deed to the open space and common area shall reflect perpetual dedication for that purpose. The deed shall be presented with the CC&Rs for review by Planning and Building staff and the District Attorney.
 - t. The applicant shall provide a letter from a traffic engineer with the final map submittal demonstrating that a traffic LOS C shall be maintained on all effected roadways and intersections.

Conditions of Approval

- u. All potential homeowners shall be provided notice regarding the existence of livestock and potential for noise and odor in the entirety of the North Valleys Area Plan, including the subject site.
- v. Prior to recordation of all final maps the applicant shall provide a letter to the Planning and Building Division from the Nevada Department of Wildlife indicating that a Wildlife Mitigation Plan (WMP) to avoid, minimize and mitigate impacts to wildlife, has been approved by that Department and that the provisions of that plan have been included in the documents submitted with each final map.
- w. Prior to recordation of all final maps the applicant shall provide a letter to the Planning and Building Division from the Washoe County Parks Program indicating that the documents submitted with the final map comply with all conditions of approval required by that program.
- x. Prior to recordation of all final maps the applicant shall provide a letter to the Planning and Building Division from the Truckee Meadows Fire Protection District indicating that the documents submitted with the final map comply with all conditions of approval required by the Truckee Meadows Fire Protection District.
- y. Prior to recordation of all final maps the applicant shall provide a letter to the Planning and Building Division from the Engineering and Capital Projects Division indicating that the documents submitted with the final map comply with all conditions of approval required by that division.
- z. Prior to recordation of all final maps the applicant shall provide a letter to the Planning and Building Division from the Air Quality Management Division indicating that the documents submitted with the final map comply with all conditions of approval required by that division.
- aa. Prior to recordation of all final maps the applicant shall provide a letter to the Planning and Building Division from the Emergency Medical Services Oversight Program indicating that the documents submitted with the final map comply with all conditions of approval required by that program.

Washoe County Parks Program

2. The following conditions are requirements of the Washoe County Parks Program, which shall be responsible for determining compliance with these conditions.

Contact: Sophia Kirchenman, 775.328-3600, skirchenman@washoecounty.us

- a. The Parks Program recommends that the applicant construct a trailhead kiosk, bathrooms, and a dog waste station at the trailhead site.
- b. Prior to submission of the final map, the applicant shall reach out to the BLM to obtain information about any future proposed trail development on public lands to the north of the subject site. It would be helpful to locate proposed trailheads adjacent to any future trail areas. Parks Program staff can assist with this effort, if desired.
- c. Public trail and recreational use easements shall be recorded over the trailhead area and the equestrian/multi-use trails. The updated application indicates that the southern perimeter and north-south connector trail may be relocated during future phases of development. A relocatable public trail easement shall be recorded over these trail alignments.
- d. The final map shall incorporate all of the required Phase 1 trail alignments (to include a connection to Silver Knolls Park) and be in general conformance with the DSH 2.6 Trails Map. There is an existing access road extending from Red Rock Road to Silver Knolls Park. Should the proposed trail cross this access road, appropriate signage shall be provided.

Conditions of Approval

- e. Appropriate provisions shall be included in the Homeowner Association's CC&Rs regarding maintenance of the trailhead and trail areas.
- f. Pursuant to DSH 2.5.1, wayfinding signage shall be installed at the trailhead during the final phase of development for the Silver Hills Subdivision. Parks Program staff realize that final trail alignments are currently unknown. However, when the trail alignments have been finalized, wayfinding signage shall be installed at both of the trailheads and in the 10-acre park area.
- g. The applicant shall provide trail connectivity between the equestrian path along the northern boundary of the subject site and the pathway along Red Rock Road. If equestrian use is not allowed along Red Rock Road, it is recommended that appropriate signage be installed at this junction.
- h. Trails shall be constructed in conformance with Washoe County Greenbook Standards and/or the Forest Service's Trail Design Parameters, which can be provided to the applicant upon request.

Truckee Meadows Fire Protection District (TMFPD)

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

Contact: Dale Way / Brittany Lemon, dway@tmfpd.us / blemon@tmfpd.us; 775.326.6000

- a. The Truckee Meadows Fire Protection District (TMFPD) will require that this project meet the requirements of Washoe County Code 60 to include infrastructure, access, and water for fire suppression.

Nevada Department of Wildlife

- 4. The following conditions are requirements of the Nevada Department of Wildlife, which shall be responsible for determining compliance with these conditions.

Contact: Mark Freese, 775.688.1145, markfreese@ndow.org

- a. The applicant shall develop a Wildlife Mitigation Plan (WMP) to avoid, minimize and mitigate impacts to wildlife. Key components of the WMP include:
 - 1. A basic assessment/analysis of the project effects and impacts to wildlife.
 - 2. Project design features to avoid and minimize impacts:
 - i. Reduction of housing density, parcel deferrals in important wildlife use areas, development and protection of movement corridors.
 - ii. Fence designs/restrictions - so not to impale deer or other wildlife or restrict movement to important use areas
 - iii. Fire management
 - iv. Weed prevention and management
 - v. Traffic management
 - vi. Recreation considerations - dogs on leash, trail location, seasonal timing restrictions, off-site recreation management, etc.
 - vii. Construction noise and timing restrictions
 - viii. BMP's for hydrology/drainage/erosion/sediment load issues in streams
 - 3. Public-wildlife conflict issues – NDOW lacks the resources to deal with issues

- i. Education and public awareness-NDOW and HOA, Living with wildlife such as bears, coyotes, mountain lions, signage, rules, etc.
 - ii. Design features to prevent issues: bear proof trash containers, limit bird feeder use, landscape standards
 - iii. Opportunity for positive wildlife education opportunities such as viewing, interpretation, signs, and classes
4. Offsets – to address the net loss of wildlife habitat, contribute funding to offsite projects such as seeding, seeding/plantings, weed management, spring/stream enhancements, wildlife collaring and tracking, enhancement of movement corridors such as crossing structures, wildlife education, conservation easements, acquisitions, etc.

Washoe County Engineering and Capital Projects

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

Contact: Walter West, P.E., 775.328.2041, wwest@washoecounty.us / Mitchell Fink, P.E. (775) 328-2050, mfink@washoecounty.us / Tim Simpson, P.E. (775) 954-4648, tsimpson@washoecounty.us

- a. 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.
- b. Prior to acceptance of public improvements and release of any financial assurances, the developer shall provide as-built construction drawings in an acceptable digital format prepared by a civil engineer licensed in the State of Nevada.
- c. The developer shall provide written approval from the U.S. Postal Service (USPS) 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 onsite improvements.
- d. 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 on each lot, erosion control (including BMP locations and installation details), slope stabilization and mosquito abatement. Placement or disposal of any excavated material shall be indicated on the grading plan.
- e. All open space shall be identified as common area on the final map. A note on the final map shall indicate that all common areas shall be privately maintained and perpetually funded by the Homeowners Association. The maintenance of the common areas shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
- f. Any existing easements, facilities or utilities that conflict with the development shall be relocated, quitclaimed, and/or abandoned, as appropriate.
- g. 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.
- h. All existing overhead utility lines shall be placed underground, except electric transmission lines greater than 100 kilovolts, which can remain above ground.
- i. With each affected final map, provide written approval from all utility provider(s) for any improvements located within their easement or under or over their facilities.

- j. Appropriate easements shall be granted for any existing or new utilities, with each affected final map.
- k. A 10-foot public utility easement (PUE), a 10-foot Washoe County easement for traffic control signage, plowed snow storage and sidewalks, and a 10-foot United States Postal Service facilities easement shall be granted adjacent to all rights-of-way.
- l. A design level geotechnical investigation with fault study shall be provided with the submittal of each final map.
- m. Cut slopes, fill slopes, and berms shall be setback from parcel lines and access easements in accordance with Washoe County Code Article 438.
- n. Slope easements shall be provided for areas of cut or fill that fall outside of the subdivision boundary.
- o. 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.

Flood Hazards (County Code 110.416), Storm Drainage Standards (County Code 110.420), and Storm Water Discharge Program (County Code 110.421)

- p. 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.
- q. Prior to finalization of the first final map, a master hydrology/hydraulic report and a master storm drainage plan shall be submitted for approval.
- r. Prior to finalization of any portion of the tentative map, a final, detailed hydrology/hydraulic report for that unit shall be submitted.
- s. Any increase in storm water runoff flow rate resulting from the development and based on the 5-year and 100-year storm(s) shall be detained onsite.
- t. The project shall mitigate the increased storm water volume produced from the development based on the 100 year-10 day storm event at a minimum factor of 1.3:1. Alternatives for mitigation include excavation of material within or adjacent to the existing flood zone creating additional effective flood volume, on-site retention, or other means subject to approval by the County Engineer.
- u. Prior to the finalization of the first final map, an operation and maintenance plan for the maintenance of the project's storm water basin(s) and drainage channel(s) shall be developed in accordance with the Washoe County Code Article 421. The Operation and Maintenance Plan shall be incorporated into the project CC&Rs.
- v. The following note shall be added to each final map; "All properties, regardless if they are located within or outside of a FEMA Special Flood Hazard Area, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."
- w. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage leaving the site.
- x. The Truckee Meadows Regional Storm Water Quality Management Program Construction Permit Submittal Checklist and Inspection Fee shall be submitted with each final map.
- y. In medians with irrigated landscaping adjacent to the curb, a subdrain 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.
- z. 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.
 - aa. A note on the final map shall indicate that all drainage facilities not maintained by Washoe County shall be perpetually maintained by a homeowner's association. The maintenance and funding of private drainage facilities shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
 - bb. 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-foot wide all-weather access road. Maintenance access road(s) shall be provided to the bottom of proposed storm water detention/retention basins as well as over County owned and maintained storm drainage facilities.
 - cc. Drainage easements shall be provided for all storm water runoff that crosses more than one lot.
 - dd. Prior to the finalization of the first final map, a maintenance and operation plan for the maintenance of the project's detention/retention basins shall be developed in accordance with the Washoe County Code Article 421.
 - ee. A note shall be added to the final map and similar language contained with the project CC&Rs stating that owners of parcels created by a final map within this development shall not protest the formation of a Storm Water Utility District, Flood Control District, Special Assessment District or other funding mechanism which is approved and created for the purpose of storm water and/or flood water management.
 - ff. Offsite drainage and common area drainage draining onto residential lots shall be perpetuated around the residential lots and drainage facilities capable of passing a 100-year storm shall be constructed with the subdivision improvements to perpetuate the storm water runoff to improved or natural drainage facilities. The maintenance of these drainage facilities shall be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.

Street Design Standards (County Code 110.436)

- gg. 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 submitted.
- hh. Street names shall be reviewed and approved by the Regional Street Naming Coordinator.
- ii. 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.
- jj. An Encroachment and Excavation Permit shall be obtained from Washoe County Engineering and Capital Projects Division for any utilities or other encroachments/excavations constructed within existing County roadways/right-of-ways.
- kk. Streetlights shall be constructed to Washoe County standards at locations to be determined at the final design stage.

- ll. 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.
- mm. All retaining walls that are within the slope failure wedge from Washoe 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. Retaining walls shall not be located within Washoe County right-of-way. The maintenance of the retaining walls shall be by Homeowners Association and the CCR's shall clearly identify the HOA's maintenance responsibilities of retaining walls.
- nn. No retaining walls that retain soil from the County right-of-way shall be located within a plowed snow storage easement.
- oo. Sidewalks shall be constructed on both sides of all streets within the development.
- pp. Appropriate curve warning signs and/or a lower speed limit shall be determined and posted on all horizontal roadway curves that do not meet the standard Washoe County 25-mile per hour design speed.
- qq. At south end of Street B (near lot 22) the centerline radius shall be designed to meet 15 mph design speed.
- rr. Appropriate transitions shall be provided between the existing and proposed improvements at all proposed street connections. This may include removal of existing pavement.
- ss. Any streetlights that do not meet Washoe County standards shall be placed outside Washoe County right-of-way. These streetlights shall be private, and the CC&Rs shall indicate operation and maintenance of the streetlights shall be the responsibility of the Homeowners Association. The County Engineer and the District Attorney's Office shall determine compliance with this condition.
- tt. A 20' setback is required between the back of the sidewalk and the front of the garage.
- uu. Traffic calming measures over project roadways within the project boundary shall be constructed every 500 to 600 feet to the satisfaction of the County Engineer. Acceptable traffic calming measures include speed cushions, bulb outs, neck downs, chicanes and mini roundabouts.
- vv. With the approval of the first final map, a left turn lane on the northbound Red Rock Road shall be designed and constructed.
- ww. Silver Hills Drive shall be designed to residential collector standards with no median curb permitted.
- xx. To support the full buildout of this project, roadway capacity improvements are required along Red Rock Road to a minor arterial standard. Prior to the approval of the first final map, a preliminary roadway design for Red Rock Road in the vicinity of the Silver Hills development with sufficient detail to establish preferred location of roadway, left turn lanes, etc., shall be approved by Washoe County and RTC and the resulting additional right-of-way dedication which may be needed to support the future improvement shall be granted on each final map located adjacent to Red Rock Road..

Utilities (County Code 422 & Sewer Ordinance)

- yy. The applicant shall obtain an intent to serve letter from the City of Reno.
- zz. 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.

- aaa. All sanitary sewer connection fees shall be paid to the City of Reno. Receipt of payment shall be provided to Washoe County.
- bbb. Improvement plans shall be submitted and approved by Washoe County prior to approval of the final map. They shall be in compliance with Washoe County Design Standards and be designed by a Professional Engineer licensed to practice in the State of Nevada.
- ccc. 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.
- ddd. 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 Washoe County.
- eee. Approved improvement plans shall be used for the construction of on-site and off-site sanitary sewer collection system. Washoe County will be responsible to inspect the construction of the sanitary sewer collection system.
- fff. The sanitary sewer collection system must be offered for dedication to Washoe County along with the recordation of each final map unless a different policy is established by interlocal agreement.
- ggg. 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 unless a different policy is established by interlocal agreement.
- hhh. 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:
 - 1. the estimated sewage flows generated by this project,
 - 2. projected sewage flows from potential or existing development within tributary areas,
 - 3. the impact on capacity of existing infrastructure,
 - 4. slope of pipe, invert elevation and rim elevation for all manholes,
 - 5. proposed collection line sizes, on-site and off-site alignment, and half-full velocities.
- iii. 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 drawings must be in a format acceptable to Washoe County.
- jjj. No permanent structures (including rockery or retaining walls, building's, etc.) shall be allowed within or upon any County maintained utility easement.
- kkk. 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.
- lll. A minimum 12-foot wide all weather sanitary sewer access road shall be constructed to facilitate access to off-site sanitary sewer manholes.
- mmm. The developer will be responsible to fund the design and construction of major infrastructure such as pump structures, controls, telemetry and appurtenances, lift stations, force mains, sewer mains, interceptor and wastewater treatment facilities necessary to accommodate the project. However, the actual design will be the

Conditions of Approval

responsibility of Washoe County. Prior to initiation of design the Developer shall pay the estimated design costs to Washoe County. Washoe County may either provide such design in-house, or select an outside consultant. When an outside consultant is to be selected, Washoe County and the Developer shall jointly select that consultant.

- nnn. Washoe County shall reserve the right to over-size or realign the design of infrastructure to accommodate future development as determined by accepted engineering calculations.
- ooo. Interceptors built to serve this development shall be approved by Washoe County and the City of Reno

Washoe County Health District – Air Quality Management Division

- 6. The following conditions are requirements of Washoe County Health District – Air Quality Management Division, which shall be responsible for determining compliance with these conditions.

Contact: Genine Rosa , 775.784.7204, grosa@washoecounty.us

- a. Dust Control Permit will be required prior to breaking ground, failure to do so may result in enforcement action resulting in a Notice of Violation with associated fines. For Dust Control Permit questions call AQMD at 775-784-7200 or visit www.OurCleanAir.com.

Washoe County Health District – Emergency Medical Services Oversight Program

- 7. The following conditions are requirements of the Washoe County Health District – Emergency Medical Services Oversight Program, 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: Julie Hunter , 775.326.6043, jhunter@washoecounty.us

- a. Address numbers shall be clearly marked on the curb and the structure(s) so individuals can be quickly located by public safety agencies. Additionally, ensure that all structures meet ADA requirements, as appropriate.

Condition Added by Board of County Commissioners

- 8. So long as the final map(s) for this tentative map still substantially comply with the tentative map as required in NRS 278.378, the applicant shall:
 - a. Include industry standard wiring to be solar-ready, vehicle hook-up ready and battery ready for each home; and
 - b. Endeavor, in its sole discretion, to include on the final map(s) additional innovative amenities and design elements described in the Silver Hills Development Standards Handbook, which may include additional trails, parks, landscaping, agrihood facilities, community gardens and roadway design.

This is a voluntary condition and noncompliance with this condition shall not be the basis for a determination by the Washoe County Community Services Department to deny or delay the certification of final map(s) in accordance with NRS 278.378.

*** End of Conditions ***