



# Amended Conditions of Approval

Amendment of Conditions Case Number WAC24-0004  
For Tentative Subdivision Map Case Number WTM20-004

The project approved under Amendment of Conditions Case Number WAC24-0004 for Tentative Subdivision Map Case Number WTM20-004 shall be carried out in accordance with the Amended Conditions of Approval granted by the Board of County Commissioners on July 16, 2024, as well as the original conditions of approval approved by the Planning Commission on November 16, 2020. To the extent that these amended conditions of approval conflict with the conditions of November 16, 2020, these amended conditions shall prevail. 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 or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

**Unless otherwise specified**, all conditions related to the amendment of conditions approval (Case Number WAC24-0004) associated with the 2024 Development Agreement for Tentative Subdivision Map Case Number WTM20-004 shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. 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 the 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 regarding the approved tentative subdivision map may result in the initiation 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 permit issuance (i.e., grading permits, building permits, etc.).
- 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 or business.

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

**Washoe County Engineering and Capital Projects**

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

**Contact Name – Janelle Thomas, P.E., 775.328.3603, [JKThomas@washoecounty.gov](mailto:JKThomas@washoecounty.gov)**

- a. Amend Condition 3(a) of WTM20-004 Action Order, as follows: Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations, and policies in effect at the time of approval of the final 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.~~ **Additionally, individual parcel building, grading, and/or wall permits shall comply with applicable building code requirements at the time of approval of the permits.**
- b. Amend Condition 3(aa) of WTM20-004 Action Order, as follows: ~~Prior to finalization of the first final map, an operation and maintenance plan for the maintenance of the project's detention basin and drainage facilities shall be developed in accordance with the Washoe County Code Article 421. The Operation and maintenance Plan shall be incorporated into the project CC&R's to the satisfaction of the County Engineer and District Attorney's Office.~~ **Operations and Maintenance (O&M) Manual: The developer shall submit an O&M manual for use by the Landscape Maintenance Association (LMA), Homeowners' Association (HOA), or sub association thereof, that identifies ongoing and long-term maintenance of infrastructure items including, but not necessarily limited to, private roadways, graded slopes, private storm drainage infrastructure, landscaping, community amenities, retaining walls, rockery walls, and pedestrian sidewalks or pathways within common areas for review and approval by the County Engineer prior to the approval of the final map and associated civil improvement plans for this project. The O&M manual shall address inspection frequency, storm intensity triggers for inspection and/or repair, types of equipment to be used for the operation and maintenance of the common area improvements, and a site plan that graphically depicts the access points and features that will be owned and maintained by the LMA or HOA. The O&M manual shall be incorporated into the project CC&Rs to the approval of the County Engineer and District Attorney's Office.**

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- c. Add a new Condition to WTM20-004 Action Order: **A 15-foot public utilities, snow storage, traffic control signage, and sidewalk easement shall be granted adjacent to all street rights-of-ways. A 5-foot public use and access easement shall be granted adjacent to all street rights-of-ways. Sidewalks shall be privately maintained per CC&Rs. The County Engineer shall determine compliance with this condition.**
- d. Amend Condition 3(II) of WTM20-004 Action Order, as follows: ~~The Project Traffic Study shows the Highland Ranch parkway/Midnight Drive/East Access intersection exceeds Washoe County's Level of Service (LOS) policy of LOS C. The intersection shall be mitigated through traffic design recommendations that are acceptable to Washoe County.~~ **In conformance with the terms of the June 20, 2023, agreement between LC Highland, LLC and Washoe County, the Developer shall design, permit, and**

**construct the Midnight Drive Signal, subject to Washoe County's performance of its obligations under that Agreement. The County Engineer shall determine compliance with this condition.**

- e. Amend Condition 3(qq) of WTM20-004 Action Order, as follows: Speed cushions, **or another approved traffic calming method**, shall be installed on Midnight Drive, Lightning Drive, and Magenta Drive to mitigate cut-through traffic generated by the project development. The spacing shall be determined at the time of final design. **The County Engineer shall determine compliance with this condition.**

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- f. Add new Condition to WTM20-004 Action Order, as follows: **Water and Sewer Resource Requirements Certificate shall be added to the Jurat as follows: "The water and sewer resource requirements set forth in Article 422 of the Washoe County Development Code, related to the dedication of water resources, have been satisfied."**

\*\*\* End of Amended Conditions \*\*\*