

Community Services Department
Planning and Building
AMENDMENT OF CONDITIONS
APPLICATION



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

Telephone: 775.328.6100

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____
Project Name: Blue Oaks Subdivision Time Extension		
Project Request for a one (1) year time extension for the recordation of a final map for the Blue Description: Oaks subdivision tentative map WTM19-003 approved January 7, 2020.		
Project Address: 11720 Campo Rico Lane, Sparks NV 89441		
Project Area (acres or square feet): 9.884		
Project Location (with point of reference to major cross streets AND area locator): Along the east side of Campo Rico Lane +/-925' south of the intersection of Pyramid Highway and Landmark Drive/Kings River Drive		
Assessor's Parcel No.(s): 534-600-23	Parcel Acreage: 9.884	Assessor's Parcel No.(s): Parcel Acreage:
Indicate any previous Washoe County approvals associated with this application: Case No.(s). WTM19-003		
Applicant Information (attach additional sheets if necessary)		
Property Owner:		Professional Consultant:
Name: NORTH PYRAMID INVESTORS LLC		Name: Ryan Sims - Axion Engineering
Address: 985 DAMONTE RANCH PKWY STE 140 RENO, NV Zip: 89521		Address: 683 Edison Way Reno, NV Zip: 89502
Phone: 775 823-3788 Fax:		Phone: 775 771-7983 Fax:
Email: steve@ryderhomes.com		Email: ryan@axonengineering.net
Cell: 775 745-6311 Other:		Cell: 775 771-7983 Other:
Contact Person: STEVE THOMSEN		Contact Person:
Applicant/Developer:		Other Persons to be Contacted:
Name:		Name:
Address:		Address:
Zip:		Zip:
Phone: Fax:		Phone: Fax:
Email:		Email:
Cell: Other:		Cell: Other:
Contact Person:		Contact Person:
For Office Use Only		
Date Received: Initial:		Planning Area:
County Commission District:		Master Plan Designation(s):
CAB(s):		Regulatory Zoning(s):

Amendment of Conditions Application Supplemental Information

(All required Information may be separately attached)

Required Information

1. The following information is required for an Amendment of Conditions:
 - a. Provide a written explanation of the proposed amendment, why you are asking for the amendment, and how the amendment will modify the approval.
 - b. Identify the specific Condition or Conditions that you are requesting to amend.
 - c. Provide the requested amendment language to each Condition or Conditions, and provide both the **existing** and **proposed condition(s)**.

See attached Development Agreement

2. Describe any potential impacts to public health, safety, or welfare that could result from granting the amendment. Describe how the amendment affects the required findings as approved.

There are no potential impacts to public health, safety, or welfare that could result from this agreement. No effect on the required findings or conditions of approval.



683 Edison Way, Reno, NV 89502
775.771.7983 – ryan@axonengineering.net

January 3, 2024

Washoe County Board of County Commissioners
1001 E. Ninth Street, Bldg. A, 2nd Floor
Reno, NV 89512

Subject: Request for 1-Year Extension of Time via Development Agreement for Approved Tentative Map WTM19-003 (Blue Oaks)

Dear Members of the Washoe County Board of County Commissioners,

I hope this letter finds you in good health and high spirits. I am writing on behalf of the property owner and applicant North Pyramid Investors LLC (Ryder Homes), to formally request a one year extension of time via development agreement for an approved tentative map for this development project within Washoe County, Nevada.

The project consists of 10 single family residential lots on 10 acres at 11720 Campo Rico Lane. Lot sizes range from 35,010 square feet to 47,110 square feet, and include a private culdesac street to be improved to Washoe County street standards.

The tentative map was approved with conditions on January 7, 2020 by the Washoe County Planning Commission, and was not appealed to the Board of County Commissioners.

The project was based on and contingent upon the completion of Kings River Road, the main roadway into the Harris Ranch Development that passes through the corner of the Blue Oaks project site. The owner/applicant for the tentative map application, Ken Dixon, did not move forward with a final map while awaiting the roadway and associated TMWA water service to be constructed and made operational and available to the project. These improvements were completed in late 2021. The alternative would have been constructing or bonding these costly offsite improvements, a burden that would render the project infeasible.

Mr. Dixon, due to advancing age and declining health, subsequently put the project up for sale, and it was purchased by the current owner/applicant, North Pyramid Investors LLC (Ryder Homes) in June, 2022.

Due to housing market and financial conditions in the second half of 2022 and 2023, and due to entertaining a potential buyer for the project, the current owner did not choose to move forward with the project until late 2023.

During the final design and initial submittal phases of the project, we were made aware of an issue with final map processing through the Nevada Department of Environmental Protection (NDEP) Bureau of Water Pollution Control, that NDEP would not be approving maps based on Washoe County sanitary sewer will-serve letters that list a capacity deficit per the 2005 Interlocal Agreement. We were informed that an update to the agreement or other solution to the capacity and final map review issue was in the works, but the timeframe was such that it was unlikely to be resolved at a time that would allow this project's final map to be completed prior to the tentative map 4-year expiration date.

Subsequently and very recently we have been informed that a solution to this sewer capacity and final map approval issue has been reached, and the project can now move forward.

These external market and approval dynamics have placed strain on the project schedule and underscore the necessity of an extension to ensure that the development remains viable and capable of meeting the needs of both the community and prospective homeowners. The extension will allow us to move forward effectively and timely now that approval resolutions and improving market conditions appear to be in place, and ultimately contribute to the County's housing goals in a responsible and sustainable manner.

The final map and site improvement plans have been submitted to Washoe County for review and approval, and we expect to meet all the conditions imposed on the project as part of the tentative map approval, and to proceed with the development in a manner that aligns with the best interests of the community and the County.

Recognizing the importance of adhering to the conditions set forth in the tentative map approval and our commitment to responsible development, we will work diligently to move the approval and recordation process forward and will strive to record the final map well ahead of the requested 1-year extension.

The owner is beginning the preconstruction process of obtaining bids and preparing the project for construction and expects to commence as soon as possible pending the plan approval and map recordation.

We fully understand the importance of maintaining transparency and cooperation in matters related to development within Washoe County. To that end, we will continue to provide regular updates on the progress in the project approval and final map recordation.

We kindly request that the Board of County Commissioners review and consider our extension request favorably. We are committed to working collaboratively with the County to resolve this issue and move forward with our development project as soon as possible.

Please do not hesitate to contact me at (775) 771-7983 or ryan@axonengineering.net if you require any additional information or if there are any specific questions or comments that will aid and enable the approval of this request.

Thank you for your understanding and consideration of our request. We look forward to a positive resolution that benefits both our project and the Washoe County community.

Sincerely,

Axion Engineering



Ryan T. Sims, PE

AGREEMENT

THIS AGREEMENT (“Agreement”) is made by and between **NORTH PYRAMID INVESTORS, 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 9.88 acres in Spanish Springs (the “Property”) as more particularly described in Exhibit A, attached hereto.

1.2. Tentative Map. The Property has an approved tentative map for 10 residential lots known as Tentative Subdivision Map Case File No. WTM19-003 (Blue Oaks) (the "Tentative Map"). Said approval was granted by the Board of County Commissioners on January 7, 2020.

1.3 Next Final Map Requirement. Pursuant to NRS 278.360(1), unless the parties have entered into this agreement concerning the development of land authorized by NRS 278.0201, the Landowner must cause a final map (the “Final Map”) to be presented prior to the expiration of the Tentative Map by January 7, 2024.

1.6 Circumstances Requiring an Extension of Time and Benefit to the County. Additional time is requested to record a final map subsequent to several issues related to this development which benefits both the developer and County. Key issues include 1) Construction of backbone infrastructure improvements (by others), 2) Sale of the property from the original tentative map applicant to the Landowner, and 3) Nevada Department of Environmental Protection (NDEP) inability to approve a final map due to negative sewer capacity per the 2005 Interlocal Agreement with City of Sparks, with additional detail as follows:

1.6.1 The project was based on and contingent upon the completion of Kings River Road, the main roadway into the Harris Ranch Development that passes through the corner of the Blue Oaks project site. The owner/applicant for the tentative map application, Ken Dixon, did not move forward with a final map while awaiting the roadway and associated TMWA water service to be constructed and made operational and available to the project. These improvements were completed in late 2021. The alternative would have been constructing or bonding these costly offsite improvements, a burden that would render the project infeasible.

1.6.2 The original Tentative Map applicant, due to advancing age and declining health, subsequently put the project up for sale, and it was purchased by the Landowner in June, 2022. Due to housing market and financial conditions in the second half of 2022 and 2023, the Landowner was entertaining a potential buyer for the project, and did not choose to move forward with the project until late 2023 as the tentative map expiration date approached.

1.6.3 During the final design and initial submittal phases of the project, the Landowner was made aware of an issue with final map processing through the Nevada Department of Environmental Protection (NDEP) Bureau of Water Pollution Control; that NDEP would not be approving maps based on Washoe County sanitary

sewer will-serve letters that list a capacity deficit per the 2005 Interlocal Agreement. We were informed that an update to the agreement or other solution to the capacity and final map review issue was in the works, but the timeframe was such that it was unlikely to be resolved at a time that would allow this project's final map to be completed prior to the tentative map 4-year expiration date. Subsequently around we have been informed that a solution to this sewer capacity and final map approval issue has been reached, and the project can now move forward.

1.6.4 The initial application for final map approval has been made, and the improvement plans and map are under review by Washoe County. The project is intended to be constructed and completed with one (1) phase, and one (1) final map. The Landowner intends to continue the process to final map recordation without pause.

The parties believe it is in the public interest to enter into this Agreement and provide, additional time to finish the improvement plan review and finalize the permitting and record the final map.

2. AGREEMENT CONCERNING DEVELOPMENT OF LAND.

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

2.1.1. The land which is subject to this Agreement is approximately 9.88 acres in Spanish Springs, more particularly described in Exhibit A: Legal Description.

2.1.2. The duration of this Agreement shall be for one (1) years from the date of signing by the Board of County Commissioners, provided that all the terms of this Agreement shall remain binding and enforceable regarding construction or development commenced, and any related permits, on any portion of the Property subject to a tentative map, a recorded final map or any use permit in existence at the time of expiration of this Agreement.

2.1.3. This agreement shall terminate and all original conditions of approval for WTM19-003 shall be in full force and effect upon recordation of the final map or the first final map in a series. Changes in federal, state or county law concerning public health, safety or welfare will apply to any final map or other permit. Final maps must then be filed in accordance with NRS 278.360.

2.1.4. The permitted uses on the Property and the density or intensity of its use, are as provided in the Tentative Map and the Code. The permitted use of the Property pursuant to the Tentative Map is a 10-lot single family dwelling development on 9.88 acres, which complies with the Property's land use designation.

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

2.1.6. The provisions for the dedication of any portion of the Property for public use

are as provided in the Tentative Map and the Code.

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

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

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

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

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

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

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

2.5 Default and Termination of Agreement. This Agreement shall become null and void, in the event of noncompliance with any term or deadline set forth in this Agreement if the breaching party fails to fully cure such noncompliance after reasonable written notice and opportunity to cure, and all proceedings concerning the Tentative Map shall be terminated, provided that all the terms of this Agreement shall remain binding and enforceable regarding construction or development commenced, and any related permits, on any portion of the Property subject to a tentative map, a recorded final map or any use permit in existence at the time of termination of this Agreement.

3. MISCELLANEOUS PROVISIONS.

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

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

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

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

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

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

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

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

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

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

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

[Signatures appear on following page]

[Signature page to Development Agreement]

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

LANDOWNER:

**NORTH PYRAMID INVESTORS, 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 WASHOE COUNTY
COMMISSIONERS**

By: _____, Chairman

Date: _____

ATTEST:

_____, County Clerk

STATE OF NEVADA)
)ss.
COUNTY OF WASHOE)

This instrument was acknowledged before me on _____, 20____, by
_____ as a _____ of North Pyramid Investors, LLC., a Nevada
corporation.

My Commission Expires: _____

STATE OF NEVADA)
)ss.
COUNTY OF WASHOE)

This instrument was acknowledged before me on April _____, 20____, by
_____, as Director of Community Development, County of Washoe.

Notary Public
My Commission Expires: _____

Exhibit "A"

LEGAL DESCRIPTION OF PROJECT PROPERTY

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

Parcel 1A, as shown on that certain Tract Map 5440 filed for record in the Office of the County Recorder, on July 22, 2021, as Instrument No. 5206762, Official Records, Washoe County, Nevada.

APN: 534-600-23

Exhibit “B”

Action Order



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Planning and Building Division
Planning Program

Attachment B
1001 EAST 9TH STREET
RENO, NEVADA 89512-2845
PHONE (775) 328-6100
FAX (775) 328.6133

Planning Commission Action Order

Tentative Subdivision Map Case Number WTM19-003 (Blue Oaks)

Decision:	Approval with Conditions
Decision Date:	January 7, 2020
Mailing/Filing Date:	January 9, 2020
Property Owner:	Ken Dixon 11720 Campo Rico Lane Sparks, NV 89441
Assigned Planner:	Chris Bronczyk, Planner and Dan Cahalane, Planner Washoe County Community Services Department Planning and Building Division Phone: 775.328.3612 (Chris) and 775.328.3628 (Dan) E-Mail: Cbronczyk@washoecounty.us and dcahalane@washoecounty.us
Tentative Subdivision Map Case Number WTM19-003 (Blue Oaks) – For possible action, hearing, and discussion to approve a 10-lot, single-family residential tentative subdivision map and grading of $\pm 9,600$ cubic yards of cut and $\pm 9,600$ cubic yards of fill. Lots range from 35,010 square feet to 47,110 square feet.	

• Owner/Applicant:	Ken Dixon
• Location:	11720 Campo Rico Lane
• Assessor's Parcel Number:	534-600-12
• Parcel Size:	10 Acres
• Master Plan Category:	Suburban Residential (SR)
• Regulatory Zone:	Low Density Suburban (LDS) (Max Density of 1 dwelling unit per acre)
• Area Plan:	Spanish Springs
• Citizen Advisory Board:	Spanish Springs
• Development Code:	Authorized in Article 608, Tentative Subdivision Maps
• Commission District:	4 – Commissioner Hartung

Notice is hereby given that the Washoe County Planning Commission granted approval with conditions of the above referenced case number based on the findings in accordance with Washoe County Code Chapter 110 (Development Code) Article 608, *Tentative Subdivision Maps*. If no appeals have been filed within 10 calendar days after the Mailing/Filing date shown on this Action Order, the approval by the Washoe County Planning Commission is final. If filed, an appeal stays any further action on the permit until final resolution of the appeal. An appeal shall be filed in accordance with the provisions found in Article 912, *Establishment of Commissions, Boards and Hearing Examiners*, of the Development Code. This decision is



INTEGRITY



EFFECTIVE
COMMUNICATION



QUALITY
PUBLIC SERVICE

To: Ken Dixon
Subject: WTM19-003
Date: January 9, 2020
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based on having made all ten findings in accordance with Washoe County Code Section 110.608.25:

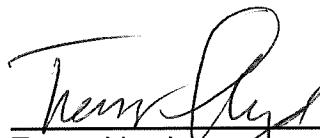
- 1) Plan Consistency. That the proposed map is consistent with the Master Plan and any specific plan;
- 2) Design or Improvement. That the design or improvement of the proposed subdivision is consistent with the Master Plan and any specific plan;
- 3) Type of Development. That the site is physically 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;
- 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.

This Action Order is issued subject to the attached conditions and Washoe County development standards. Please contact the planner assigned to your project at the above-referenced phone number within seven days of receipt of this Order to review the steps necessary to satisfy the Conditions of Approval. Any business license, certificate of occupancy or final approval shall not be issued until all of the Conditions of Approval (attached) are satisfied. Additionally, compliance shall be required with all federal, state and local statutes, ordinances, and regulations applicable to the approved project.

This Action Order does not authorize any development, to include building construction and grading, without the required permits from the Washoe County Planning and Building Division, Building Program.

To: Ken Dixon
Subject: WTM19-003
Date: January 9, 2020
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Washoe County Community Services Department
Planning and Building Division



Trevor Lloyd
Secretary to the Planning Commission

TL/CB/DC/ks

xc:

Applicant: Axion Engineering, 681 Edison Way, Reno, NV 89502

Property Owner: Ken Dixon, 11720 Campo Rico Lane, Sparks, NV 89441

Action Order xc: Nathan Edwards, District Attorney's Office; Keirsten Beck, Assessor's Office; Rigo Lopez, Assessor's Office; Tim Simpson, Utilities; Leo Vesely, Engineering and Capital Projects; Charles Moore, Truckee Meadows Fire Protection District; Nevada Division of Environmental Protection, 901 South Stewart Street, Suite 4001, Carson City, NV 89701-5249; Regional Transportation Commission; Truckee Meadows Regional Planning Agency; Spanish Springs Citizen Advisory Board, Chair



Conditions of Approval

Tentative Subdivision Map Case Number WTM19-003

The project approved under Tentative Subdivision Map Case Number WTM19-003 shall be carried out in accordance with the conditions of approval granted by the Planning Commission on January 7, 2020. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

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

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

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

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

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

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

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: Chris Bronczyk, Planner, 775.328.3612, cbronczyk@washoecounty.us; Dan Cahalane, Planner, 775.328.3628, dcahalane@washoecounty.us

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this tentative subdivision map.
- b. The subdivision shall be in substantial conformance with the provisions of Washoe County Development Code Article 604, Design Requirements, and Article 608, Tentative Subdivision Maps.
- c. Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations and policies in effect at the time of submittal of the tentative map or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the final map.
- d. In accordance with NRS 278.360, the sub-divider shall present to Washoe County a final map, prepared in accordance with the tentative map, for the entire area for which a tentative map has been approved, or one of a series of final maps, each covering a portion of the approved tentative map, within four years after the date of approval of the tentative map or within one year of the date of approval for subsequent final maps. On subsequent final maps, that date may be extended by two years if the extension request is received prior to the expiration date.

- e. Final maps shall be in substantial compliance with all plans and documents submitted with and made part of this tentative map request, as may be amended by action of the final approving authority.
- f. All final maps shall contain the applicable portions of the following jurat:

The Tentative Map for WTM19-003 for Blue Oaks WAS APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON January 7, 2020.

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.

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 **WTPM19-003** APPROVED 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, **Blue Oaks**, MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP; AND ALL CONDITIONS HAVE BEEN MET.

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

MOJRA HAUENSTEIN, DIRECTOR,
PLANNING AND BUILDING DIVISION

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

NOTE

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

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

NOTE

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

i. The developer 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.

j. A certification letter or series of letters by a registered landscape architect or other persons permitted to prepare landscaping and irrigation plans pursuant to N.R.S. 623A shall be submitted to and approved by Planning and Building / Design Review Committee. The letter(s) shall certify that all applicable landscaping provisions of Articles **[408, 410 and 412]** of the Development Code have been met. Any landscaping plans and the letter shall be wet-stamped. The letter shall indicate any provisions of the code that the Director of Planning and Building Division has waived.

k. All landscaping shall be maintained in accordance with the provisions found in Section 110.412.75, Maintenance. A three-year maintenance plan shall be submitted by a licensed landscape architect registered in the State of Nevada to the Planning and Building Division, prior to a Certificate of Occupancy. The plan shall be wet-stamped.

l. Failure to comply with the conditions of approval shall render this approval null and void.

m. 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 and adjacent to undeveloped land shall maintain a fire fuel break of a minimum 30 feet in width until such time as the adjacent land is developed.
5. Locating habitable structures on potentially active (Holocene) fault lines, whether noted on the recorded map or disclosed during site preparation, is prohibited.
6. All outdoor lighting on buildings and streets within the subdivision shall be down-shielded.
7. No motorized vehicles shall be allowed on the platted common area.
8. Washoe County will not assume responsibility for maintenance of the private street system of the development nor will Washoe County accept the streets for dedication to Washoe County unless the streets meet those Washoe County standards in effect at the time of offer for dedication.
9. Mandatory solid waste collection.
10. Fence material (if any), height, and location limitations, and re-fencing standards. Replacement fence must be compatible in materials, finish and location of existing fence.
- n. 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.

Washoe County Engineering and Capital Projects

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

Contact: Leo Vesely, 775.328.2041, lvesely@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 furnish to the Engineering Division a complete set of reproducible as-built construction drawings in an acceptable digital format prepared by a civil engineer licensed in the State of Nevada.
- c. The developer shall be required to participate in any applicable General Improvement District or Special Assessment District formed by Washoe County. The applicable County Department shall be responsible for determining compliance with this condition.
- d. 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 onsite improvements.
- e. A complete set of construction improvement drawings, including an onsite grading plan, shall be submitted to the County Engineer for approval prior to finalization of any portion of the tentative map. Grading shall comply with best management practices (BMPs) and shall include detailed plans for grading and drainage 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.
- f. A note on the final map shall indicate that all drainage facilities shall be privately maintained and perpetually funded by the homeowners association. The maintenance of the drainage facilities shall also be addressed in the homeowners association documents to the satisfaction of the District Attorney's Office.
- g. Any existing easements or utilities that conflict with the development shall be relocated, quitclaimed, and/or abandoned, as appropriate.
- h. 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.
- i. Appropriate easements shall be granted for any existing or new utilities, with each affected final map. This includes, but is not limited, to electrical lines, water lines, and drainage maintenance access.
- j. A 10 foot Public Utilities Easement and a 10 foot easement for traffic control signage and plowed snow storage shall be granted adjacent to all street rights-of-way.
- k. A design level geotechnical investigation with fault study shall be provided with the submittal of each final map.
- l. All cut slopes, fill slopes, and berms shall be setback from parcel lines and access easements in accordance with Washoe County Code Article 438.
- m. 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.
- n. The proposed street shall meet all Washoe County design standards for private streets.

- o. The portion of the right-of-way for the Harris Ranch Subdivision primary access road within this final map shall be dedicated to Washoe County.
- p. Prior to the recordation of this final subdivision map, if the Harris Ranch Subdivision primary access road (Kings River Drive) has not been constructed from the intersection with Pyramid Highway to the intersection of the private roadway, the applicant shall provide a financial assurance to guarantee the construction of the portion of Kings River Drive from Pyramid Highway to the intersection with the private roadway. Prior to final approval of the subdivision improvements and release of financial assurance(s), all access roadways including the portion of Kings River shall be fully constructed.
- q. A homeowners association shall be created with the first final map for the purpose of maintaining all private street, common area and drainage facilities.

Washoe County Engineering Division – Drainage (County Code 110.420)

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

Contact Name: Leo Vesely, P.E., 775.328.2041

- a. The conditional approval of this tentative map shall not be construed as final approval of the drainage facilities shown on the tentative map. Final approval of the drainage facilities will occur during the final map review and will be based upon the final hydrology report.
- b. Prior to finalization of the first final map, a master hydrology/hydraulic report and a master storm drainage plan shall be submitted to the County Engineer for approval.
- c. Prior to finalization of any portion of the tentative map, a final, detailed hydrology/hydraulic report for that unit shall be submitted to the County Engineer. All storm drainage improvements necessary to serve the project shall be designed and constructed to County standards and specifications and/or financial assurances in an appropriate form and amount shall be provided.
- d. Any increase in stormwater runoff flow rate resulting from the development and based on the 5 year and 100 storm(s) shall be detained onsite.
- e. Any increase in stormwater runoff volume resulting from the development based on the 100 storm 10 day storm event shall be retained onsite
- f. 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."
- g. Standard reinforced concrete headwalls or other approved alternatives shall be placed on the inlet and outlet of all drainage structures, and grouted rock riprap shall be used to prevent erosion at the inlets and outlets of all culverts.
- h. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage leaving the site.
- i. The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklist and Inspection Fee shall be submitted with each final map.
- j. A note on the final map shall indicate that all drainage facilities not maintained by Washoe County shall be privately maintained and perpetually funded by a homeowners association. The maintenance and funding of private drainage facilities shall also be

addressed in the homeowners association documents to the satisfaction of the District Attorney's Office.

- k. The maximum permissible flow velocity (that which does not cause scour) shall be determined for all proposed channels and open ditches. The determination shall be based on a geotechnical analysis of the channel soil, proposed channel lining and channel cross section, and it shall be in accordance with acceptable engineering publications/calculations. Appropriate linings shall be provided for all proposed channels and open ditches such that the 100-year flows do not exceed the maximum permissible flow velocity.
- l. All slopes steeper than 3:1 shall be mechanically stabilized to control erosion. As an alternative to riprap, an engineered solution (geofabric, etc.) may be acceptable.
- m. Maintenance access and drainage easements shall be provided for all existing and proposed drainage facilities. All drainage facilities located within Common Area shall be constructed with an adjoining minimum 12' wide gravel access road. Maintenance access road shall be provided to the bottom of proposed detention basins as well as over County owned and maintained storm drainage facilities.
- n. Drainage easements shall be provided for all storm runoff that crosses more than one lot.
- o. Prior to the finalization of the first final map, an operation and maintenance plan for the maintenance of the project's detention/retention 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.
- p. 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 homeowners association documents to the satisfaction of the County Engineer and the District Attorney's Office.

Washoe County Engineering Division – Traffic and Roadway (County Code 110.436)

4. The following conditions are requirements of the Washoe County Engineering Division, Traffic and Roadway Program, which shall be responsible for determining compliance with these conditions.

Contact Information: Leo Vesely, P.E., 775.328.2041

- a. All roadway improvements necessary to serve the project shall be designed and constructed to County standards and specifications and/or financial assurances in an appropriate form and amount shall be provided.
- b. Street names shall be reviewed and approved by the Regional Street Naming Coordinator.
- c. A note on each affected final map shall state that no direct access from individual lots shall be allowed onto Campo Rico Lane or the Harris Ranch access road. This note shall also be included in the homeowners association documents to the satisfaction of the District Attorney's Office.
- d. For any utilities placed in existing County streets, the streets shall be repaired to the satisfaction of the County Engineer. At a minimum, this will require full depth removal and replacement of asphalt for half the street width, or replacement of non-woven pavement reinforcing fabric with a 2" asphalt overlay for half the street width. Type II

slurry seal is required for the entire street width with either option. Full width street improvements may be required if the proposed utility location is too close to the centerline of the existing street.

- e. Streetlights shall be constructed to Washoe County standards at locations to be determined at the final design stage.
- f. Appropriate transitions shall be provided between the existing and proposed improvements at all proposed street connections. This may include removal and replacement of existing pavement.
- g. All roadways shall be constructed with a minimum of 4 inches of hotmix asphalt meeting the requirements of Washoe County.

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

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

Contact Information: Tim Simpson, P.E., 775.954.4648

- a. The applicant shall conform to all conditions imposed by intergovernmental agreements required to provide sewer service to the subject project, and, if required, be a party to any such agreements.
- b. All fees shall be paid or deferred in accordance with Washoe County Ordinance prior to the approval of each final map.
- c. Improvement plans shall be submitted and approved by CSD 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.
- d. The applicant shall submit an electronic copy of the street and lot layout for each final map at initial submittal time. The files must be in a format acceptable to Washoe County.
- e. The applicant shall construct and/or provide the financial assurance for the construction of any on-site and off-site sanitary sewer collection systems prior to signature on each final map. The financial assurance must be in a form and amount acceptable to the CSD.
- f. Approved improvement plans shall be used for the construction of on-site and off-site sanitary sewer collection system. The applicant shall provide an electronic copy of this improvement plans to Washoe County.
- g. The CSD will inspect the construction of the sanitary sewer collection system.
- h. The sewer main shall be extended to be adjacent to all lots within the subdivision and any tributary areas.
- i. The sanitary sewer collection system must be offered for dedication to Washoe County along with the recordation of each final map.
- j. 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.
- k. A master sanitary sewer report for the entire tentative map shall be prepared and submitted by the applicant's engineer at the time of the initial submittal for the first final map which addresses:
- l. the estimated sewage flows generated by this project,

- m. projected sewage flows from potential or existing development within tributary areas,
- n. the impact on capacity of existing infrastructure,
- o. slope of pipe, invert elevation and rim elevation for all manholes,
- p. proposed collection line sizes, on-site and off-site alignment, and half-full velocities.
- q. 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.
- r. No permanent structures (including rockery or retaining walls, building's, etc.) shall be allowed within or upon any County maintained utility easement.
- s. 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.
- t. A minimum 12-foot wide all weather sanitary sewer access road shall be constructed to facilitate access to off-site sanitary sewer manholes.
- u. The CSD shall reserve the right to over-size or realign the design of infrastructure to accommodate future development as determined by accepted engineering calculations. Funding shall be the responsibility of Washoe County. Washoe County shall either participate monetarily at the time of design and/or shall credit an appropriate dollar amount to the Developer at the time of recordation of the subdivision map.

Washoe County Health District

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

Contact: James English, 775.328. 2610, JEnglish@washoecounty.us

- a. Construction plans for the development must be submitted to this Health District for approval. The construction drawings must conform to the State of Nevada Regulations Concerning Review of Plans for Subdivisions, Condominiums and Planned Unit Developments, and any applicable requirements of this Health District.
- b. Prior to approval of a final map for the referenced project and pursuant to NAC 278.370, the developer must have the design engineer or a third person submit to the satisfaction this Health District an inspection plan for periodic inspection of the construction of the systems for water supply and community sewerage. The inspection plan must address the following and be included with the final map submittal: a. The inspection plan must indicate if an authorized agency, city or county is performing inspection of the construction of the systems for water supply and community sewerage;
- c. The design engineer or third person shall, pursuant to the approved inspection plan, periodically certify in writing to this Health District that the improvements are being installed in accordance with the approved plans and recognized practices of the trade;
- d. The developer must bear the cost of the inspections; and
- e. The developer may select a third-person inspector, but the selection must be approved by the Health District or local agency. A third-person inspector must be a disinterested person who is not an employee of the developer.
- f. Prior to final map approval, a "Commitment for Service" letter from the sewage purveyor committing sewer service for the entire proposed development shall be submitted to this

Health District. The letter must indicate that the community facility for treatment will not be caused to exceed its capacity and the discharge permit requirements by this added service, or the facility will be expanded to provide for the added service. a. A copy of this letter must be included with the final map submittal.

- g. Prior to final map approval, a "Commitment for Water Service" letter from the water purveyor committing adequate water service for the entire proposed development must be submitted to this Health District. a. A copy of this letter must be included with the final map submittal.
- h. The final map submittal must include a letter from Nevada Division of Environmental Protection to the Health District certifying their approval of the final map.
- i. The final map application packet must include a letter from Division of Water Resources certifying their approval of the final map.
- j. Pursuant to NAC 278.360 of the State of Nevada Regulations Governing Review of plans for Subdivision, Condominiums, and Planned Unit Developments, the development of the subdivision must be carried on in a manner which will minimize water pollution. a. Construction plans shall clearly show how the subdivision will comply with NAC 278.360.
- k. Prior to approval of the final map, the applicant must submit to the Health District the final map fee.
- l. All grading and development activities must be in compliance with the DBOH Regulations Governing the Prevention of Vector-Borne Diseases.

Washoe County Water Resources

7. The following conditions are requirements of Washoe County Water Resource Coordinator, which shall be responsible for determining compliance with these conditions.

Contact: Vahid Behmaram, 775.954.4647

- a. There are no water rights conditions for approval of this tentative map.
- b. Following the possible approval of the tentative subdivision map, the potential future project will require water supply and sewer service which in turn will require the expansion of water and sewer services and annexation to TMWA service area, if not already annexed.
- c. Valid water and sewer will serve letters will be required prior to approval of the final map proposed by this tentative map.

TMWA discovery and an annexation agreement are completed and included in the application packet.

*** End of Conditions ***

TENTATIVE MAP APPLICATION BLUE OAKS

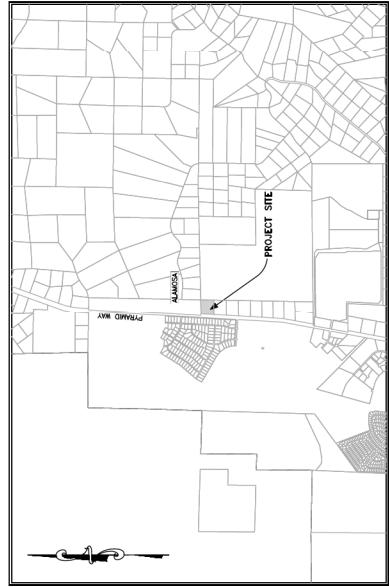
WASHOE COUNTY, NEVADA

OWNER/DEVELOPER

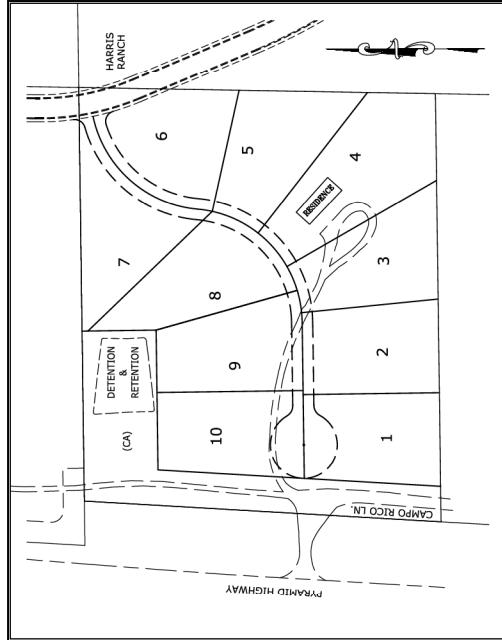
KEN DIXON
11720 CAMPO RICO LANE
SPARKS, NV 89441
ATTN: KEN DIXON

PUBLIC SERVICES

GAS & ELECTRICAL SERVICE: NV ENERGY
WATER SERVICE: TRUCKEE MEADOWS WATER AUTHORITY
SEWER SERVICE: WASHOE COUNTY
TELEPHONE: AT&T
CABLE TV: CHARTER COMMUNICATIONS
FIRE PROTECTION: TRUCKEE MEADOWS FIRE DEPARTMENT
POLICE PROTECTION: WASHOE COUNTY SHERIFF DEPARTMENT



VICINITY MAP
N.T.S.



SITE
N.T.S.

ENGINEER



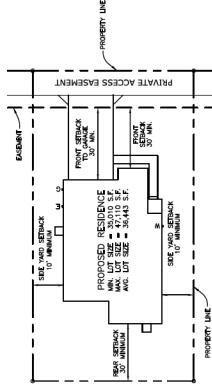
661 EIDSON WAY • RENO, NEVADA 89502

PH. 775-771-5554 / FAX 775-850-1951

SHEET INDEX

- C1 TITLE SHEET
- C2 SITE PLAN
- C3 GRADING PLAN
- C4 UTILITY PLAN
- C5 OFFSITE UTILITY PLAN
- C6 CROSS SECTIONS
- L1 LANDSCAPE PLAN

MINIMUM SETBACKS

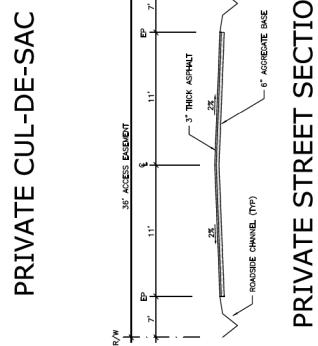


ENGINEERS STATEMENT

I, RYAN T. SIMS, DO HEREBY CERTIFY THAT THIS MAP HAS BEEN PREPARED BY ME, OR UNDER MY SUPERVISION, AND WAS COMPLETED ON THIS 15th DAY OF NOVEMBER, 2019.



PE. #13951

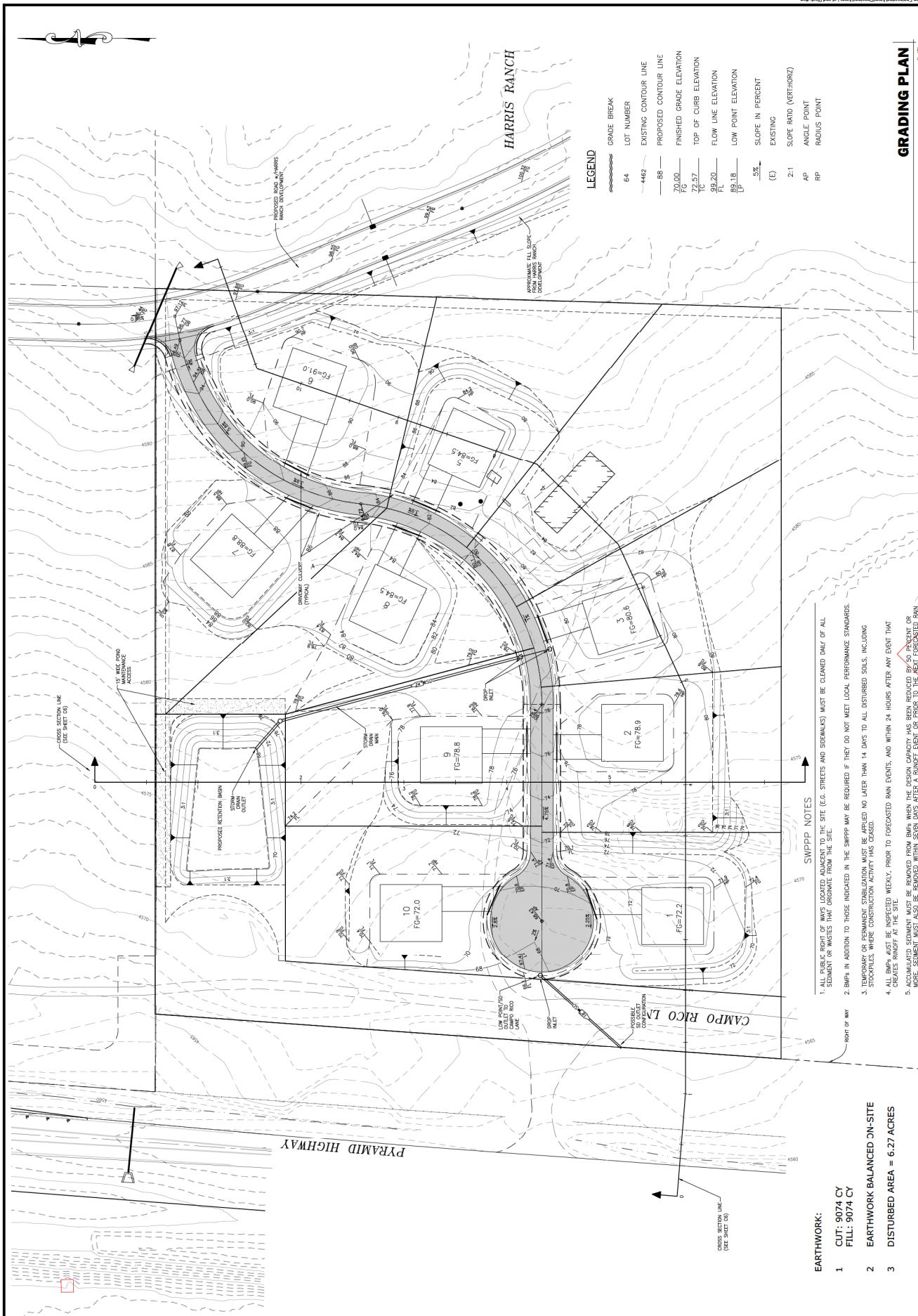


PRIVATE CUL-DE-SAC
N.T.S.

PRIVATE STREET SECTION

BLUE OAKS TITLE SHEET

PE. #13951



WASHOE COUNTY, NEVADA

DETAILED MAP APPLICATION FOR
BLUE OAKS

WATER MAIN POINT OF CONNECTION
IS THE PROPOSED HARRIS RANCH
ROAD AS SHOWN.

SEWER POINT OF CONNECTION IS
THE EXISTING 12" SEWER MAIN IN
THE INTERSECTION OF LANDMARK
AND ANTHEM, REF. SHEET C-5

SEE TMWA DISCOVERY INCLUDED
IN TENTATIVE MAP APPLICATION

The seal is circular with a double-lined outer border. The outer ring contains the text "PROFESSIONAL ENGINEER-STATE OF NEVADA" in a clockwise direction. The inner circle contains "REG. NO. 16951" at the bottom, "CIVIL" on the right, "SIMS, RYAN T." in the center, and "Exp. 6-30-20" at the top.

1076

MAIN POINT OF CONNECTION
PROPOSED HARRIS RANCH
SHOWN.

SEWER POINT OF CONNECTION IS
THE EXISTING 12" SEWER MAIN IN
THE INTERSECTION OF LANDMARK
AND ANTHEM, REF. SHEET C-5

SEE TMWA DISCOVERY INCLUDED
IN TENTATIVE MAP APPLICATION

HARRIS RANCH

LEGEND:

date: NOVEMBER, 2019
scale: 1"=40'

project no: 17036

10

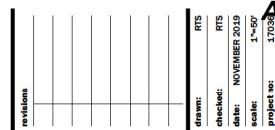
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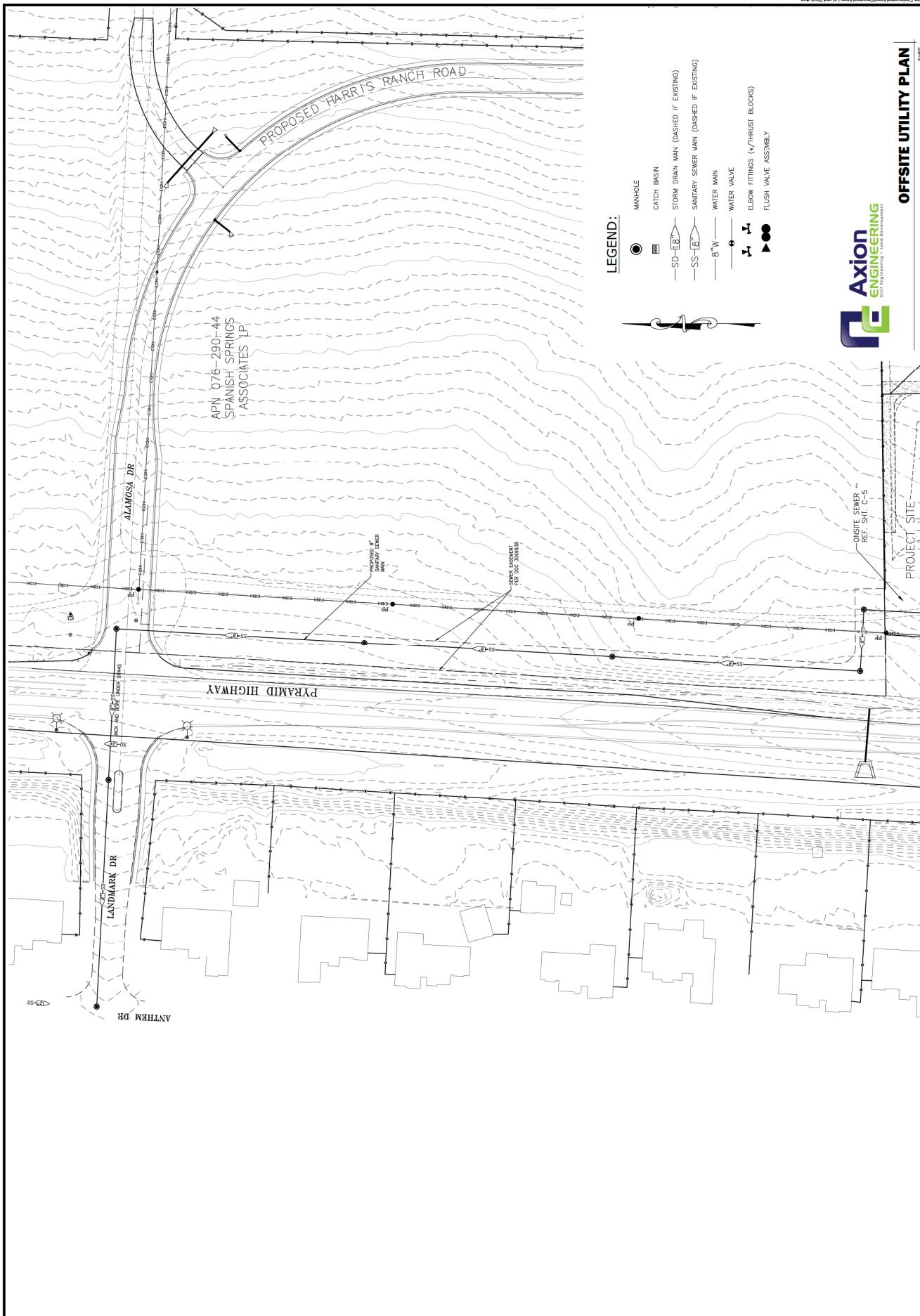
33

This site plan illustrates the layout of lots and infrastructure for the Pyramid Highway area. The plan shows the following key features and labels:

- LOTS:** LOTS 1 through 10 are outlined as rectangular areas.
- INFRASTRUCTURE:** Includes a DRIVEWAY CULVERT, a PUBLIC WATER main, a SEWER main, a STORM DRAIN main, and a DROOP INLET.
- WATER FEATURES:** A 15' WIDE POND with ACCESS is shown, along with a possible water connection to LOTS 1 and 2.
- POWER LINES:** EXISTING OVERHEAD POWER lines are indicated.
- REMOVED FEATURES:** Labels indicate items to be removed, such as an EXISTING HOUSE (NOT PERMITTED), an EXISTING SHED, and an EXISTING TANK.
- NOTES:** A note specifies CULVERT PROPOSED APPROXIMATELY, and another notes POSSIBLE LIQUIDATION CONNECTION.
- REFERENCE:** OFFSITE SWWR ~ REF. SHIT. C-6.
- COMMON AREA:** COMMON AREA 2 is marked.
- POWER POLES:** PP is marked at several locations along the perimeter.



Scales: Engineering Drawing Scale 1:600

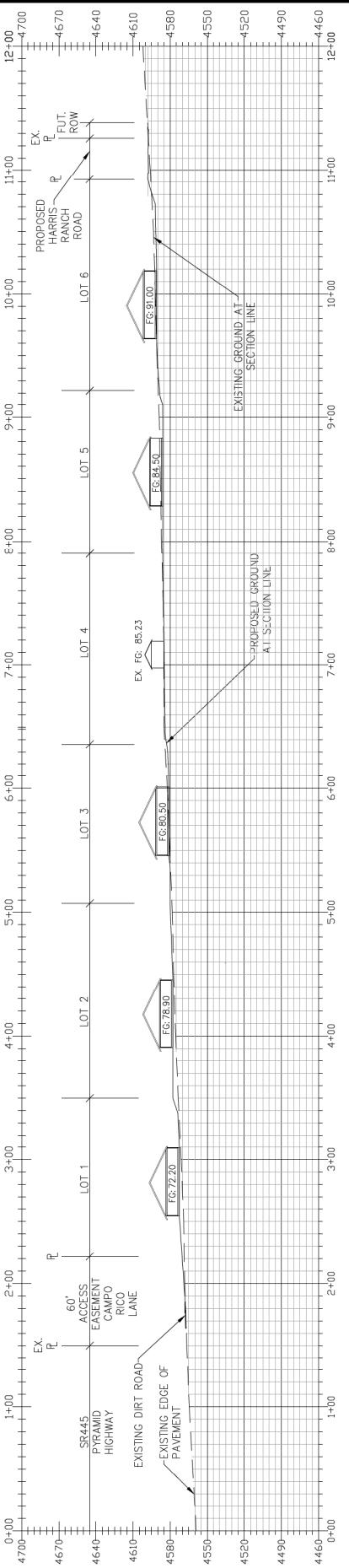


3601 BISSETT WAY - BEND, NEVADA 89020
PH 775-771-5545 / FAX 775-771-5546

WASHOE COUNTY, NEVADA

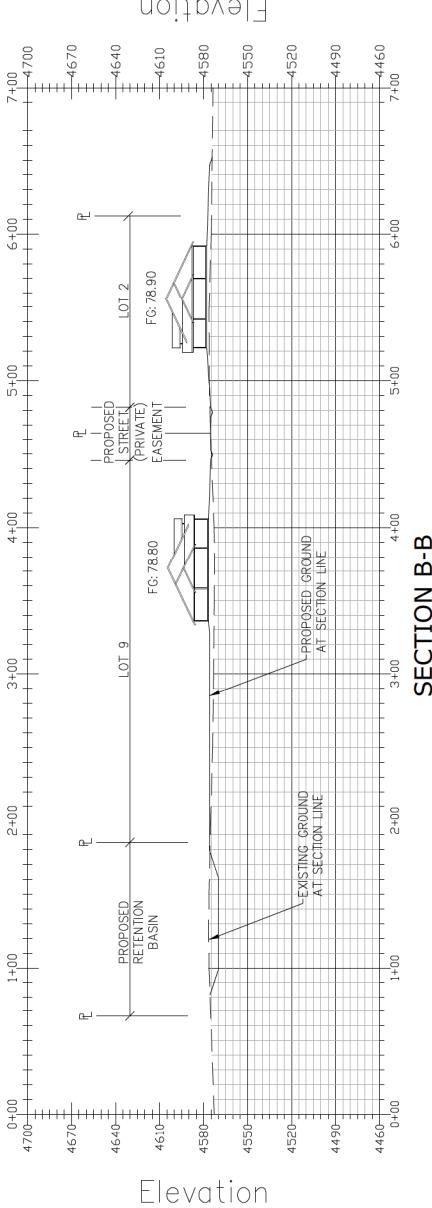
PRELIMINARY MAP APPLICATION FOR
THE DURAS

Station



SECTION A-A

Station



SECTION B-B

RTS
checked: _____
date: NOVEMBER, 2019
scale: 1"=40'
project no: 17036
MAYA X-SECTION 2

104

300

ne
age



AND SOARE LECOMTE/REQUIN/MENTIS

REAR YARD SETBACKS: ALL REQUIRED FRONT, REAR, AND SIDE YARDS SHALL ADJOIN A PUBLIC STREET. ALL LANDSCAPED AND SHALI INCLUDE AT LEAST ONE (1) TREE FOR EVERY FIFTY (50) LINEAR FEET OF STREET FRONTEAGE, OR FRACTION THEREOF.

PERIMETER DIVISIONS: NEW RESIDENTIAL SUBDIVISION REGARDLESS OF THE NUMBER OF DWELLING UNITS PER PARCEL, SHALL PROVIDE AT LEAST ONE (1) TREE FOR EVERY FIFTY (50) LINEAR FEET OF PERIMETER FRONTAGE ADOPTING AN ARTERIAL OR LOCAL STREET.



- NOTE: THE COMPOSITION OF TREES SHALL REPRESENT A MATURED PERIODIC AND CONIFEROUS VARIETIES AS FOLLOWS.
- AT LEAST ONE-HALF (1/2) OF ALL EVERGREEN TREES SHALL BE AT LEAST SEVEN (7) FEET IN HEIGHT, AND THE REMAINDER MUST BE AT LEAST FIVE (5) FEET IN HEIGHT AT THE TIME OF PLANTING.
- AT LEAST ONE-HALF (1/2) OF THE REQUIRED NUMBER OF DECIDUOUS TREES SHALL BE AT PLANTING, THE REMAINDER NUMBER OF REQUIRED DECIDUOUS TREES SHALL BE AT LEAST TWO (2) INCH CALIPER AT THE TIME OF PLANTING.

FINAL PLANT SELECTION AND LAYOUT WILL BE BASED ON SOUND HORTICULTURAL PRACTICES RELATED TO ECO-HABITAT, SOIL AND WATER REQUIREMENTS. ALL TREES WILL BE SHIPPED BASED ON RECOMMENDED PLANTING AND CARE INFORMATION. PLANT AMERICAN STANDARD FOR NURSERY STOCK (ASH Z61).

ALL PLANTER BEDS WILL RECEIVE 3" MINIMUM DEPTH OF MULCH WITH WEED-CONTROL.

ALL PLANTER BEDS WILL AUTOMATICALLY IRRIGATED UNLESS NOTED OTHERWISE ON THE PLAN. CONTAINER PLANTINGS WILL BE DROPPED IRRIGATE. A BURDORF SYSTEM WILL BE PROVIDED ON THE PLANTER BEDS. A DROPPED IRRIGATION SYSTEM WILL BE PROVIDED ON THE PLANTER BEDS.