
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 Petersen Village (previously Village Parkway), a residential, common open space subdivision (Tentative Subdivision Map Case No. WTM21-007) to extend the deadline by which the first final map must be recorded to September 7, 2027.*

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 PETERSEN VILLAGE PHASE 1 LLC, FOR PETERSEN VILLAGE (PREVIOUSLY VILLAGE PARKWAY), A RESIDENTIAL, COMMON OPEN SPACE SUBDIVISION (TENTATIVE SUBDIVISION MAP CASE NO. WTM21-007). THE PURPOSE OF THE DEVELOPMENT AGREEMENT IS TO EXTEND THE DEADLINE TO PRESENT THE FIRST FINAL MAP FROM SEPTEMBER 7, 2025, TO BE RECORDED NO LATER THAN SEPTEMBER 7, 2027. THE PROJECT IS LOCATED ON THE WEST SIDE OF VILLAGE PARKWAY, NORTH OF COLD SPRINGS DRIVE. THE PROJECT ENCOMPASSES A TOTAL OF APPROXIMATELY 124.6 ACRES, AND THE TOTAL NUMBER OF RESIDENTIAL LOTS ALLOWED BY THE APPROVED TENTATIVE MAP IS 349 LOTS. THE PARCELS ARE LOCATED WITHIN THE NORTH VALLEYS PLANNING AREA AND WASHOE COUNTY COMMISSION DISTRICT NO. 5. (APNS: 087-400-11, 087-400-23, & 087-400-24).

WHEREAS:

- A. A tentative subdivision map for Petersen Village was approved by the Planning Commission on September 7, 2021 (WTM21-007) for a 349-lot residential, common open space subdivision; and
- B. The Landowner has submitted an application to adopt a development agreement to extend the time to record the first final map, which presently expires on September 7, 2025; and
- C. The Parties agree that the Landowner's application is timely, and the development agreement will set the deadline to record the first final map to September 7, 2027; and

D. For good cause appearing, the Board of County Commissioners desires to adopt the development agreement, as set forth in the proposed development agreement attached hereto (part of Case No. WAC25-0012); and

E. The Board has determined that the proposed development agreement is consistent with the Washoe County Master Plan.

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 Petersen Village, attached hereto as Attachment A-1 and inclusive of all exhibits/attachments, is hereby APPROVED by this ordinance. Petersen Village Phase I LLC for Petersen Village 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 24th day of the month of October of the year 2025.

APN: 087-400-11, 087-400-23, 087-400-24

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
(PETERSEN VILLAGE, PHASE 1)

THIS DEVELOPMENT AGREEMENT ("Agreement") is made by and between **PETERSEN VILLAGE PHASE I, 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 124.6 acres within the Cold Springs Planning Area (the "Property") as more particularly described in Exhibit A, attached hereto.
- 1.2 Tentative Map. The Property has an approved tentative map for a total of 349 residential lots, consisting of 166 detached single family dwelling units and 183 attached single family dwelling units in a common open space development known as Tentative Subdivision Map Case File No. WTM21-007 (Village Parkway) (which the Landowner is now referring to as Petersen Village, Phase 1) (the "Tentative Map"). Said approval was granted by the Washoe County Planning Commission on September 7, 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 September 7, 2025.

- 1.5 Circumstances Warranting an Extension of Time for the Tentative Map. A two-year extension for the Petersen Village Phase 1 Tentative Map has been requested. The Landowner contends that the extension is warranted to allow time to adjust to shifting market conditions. The Landowner states that since approval of the Tentative Map, demand for attached units has declined due to changing buyer preferences and economic factors impacting affordability. In response, the developer plans to construct more detached homes and widen lot sizes, resulting in fewer attached units and a reduction in overall density. The Landowner contends that this extension will support a phased, market-responsive approach that ensures high quality development aligned with community needs and enables timely final map recordation.

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 124.6 acres within the Cold Springs Planning Area, more particularly described in Exhibit A: Legal Description.
- 2.1.2 This Agreement extends the time for recording the final map until September 7, 2027. Unless terminated earlier in accordance with section 2.1.3 or applicable law, the duration of this Agreement shall be until September 7, 2027, 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 upon recordation of the first final map. Upon termination, all applicable conditions of approval for WTM21-007 shall remain in full force and effect and continue to govern development of the Property in accordance with Washoe County Code and applicable law. Thereafter, future 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. The permitted use of the Property pursuant to the Tentative Map is for 166 detached single family dwelling units and 183 attached single family dwelling units in a common open space subdivision on three (3) parcels totaling 124.6 acres, with a gross density of approximately 2.8 units per acre, which complies with the Property's land use designations.

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

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

3. MISCELLANEOUS PROVISIONS.

- 3.1 Time is of the Essence. Time is of the essence of this Agreement.
- 3.2 Waivers. No waiver of any breach of any covenant or provision herein contained shall be deemed a waiver of any preceding or succeeding breach thereof, or of any other covenant or provision herein contained. No extension of time for performance of any obligation or act shall be deemed an extension of time for performance of any other obligation or act except those of the waiving party, which shall be extended by a period of time equal to the period of the delay.
- 3.3 Assignability of the Agreement. This Agreement shall be binding upon and inure to the benefit of all future successors in interest of the Property as described in Exhibit A (Legal Description), and the successor shall assume the duties and obligations under this Agreement.
- 3.4 Entire Agreement. This Agreement is the final expression of, and contains the entire agreement between, the parties with respect to the subject matter hereof and supersedes all prior understandings with respect thereto.
- 3.5 Governing Law. The parties hereto acknowledge that this Agreement has been negotiated and entered into in the State of Nevada. The parties hereto expressly agree that this Agreement shall be governed by, interpreted under, and construed and enforced in accordance with the laws of the State of Nevada and venue for any action shall be solely in state district court for Washoe County, Nevada.
- 3.6 Days of Week. If any date for performance herein falls on a Saturday, Sunday or holiday, pursuant to the laws of the State, the time for such performance shall be extended to 5:00 p.m. on the next business day.
- 3.7 Written Amendments. Amendments to this Agreement, if any, shall be approved as provided in NRS 278.0205.
- 3.8 Future Cooperation. Each party shall, at the request of the other, at any time, execute and deliver to the requesting party all such further instruments as may be reasonably necessary or appropriate in order to effectuate the purpose and intent of this Agreement.

- 3.9 Third Party Beneficiary Rights. This Agreement is not intended to create any third-party beneficiary rights in any person not a party hereto.
- 3.10 Interpretation. The parties hereto acknowledge and agree that each has been given the opportunity to review this Agreement with legal counsel independently. The parties have equal bargaining power and intend the plain meaning of the provisions herein. In the event of an ambiguity in or dispute regarding the interpretation of the Agreement, the interpretation of this Agreement shall not be resolved by any rule of interpretation providing for interpretation against the party who causes the uncertainty to exist, or against the draftsmen.
- 3.11 Counterparts. This instrument may be executed in two or more counterparts, which, when taken together, shall constitute one and the same instrument. Any signature page of this instrument may be detached from any counterpart without impairing the legal effect of any signatures thereon, and may be attached to another counterpart identical in form thereto, but having attached to it one or more additional signature pages.

[Signatures appear on following page]

[Signature page to Development Agreement]

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

LANDOWNER:

**PETERSEN VILLAGE PHASE I, 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 Petersen Village Phase I, 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

WESTCOR LAND TITLE INSURANCE COMPANY Page 8

Issued by
Core Title Group, LLC

EXHIBIT "A"

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

PROPERTY A

PARCEL 1

Lot 11 of Division of Land Map No. 45, according to the map thereof, filed in the office of the Washoe County Recorder on November 4, 1980, File No. 704458.

PARCEL 2

An easement for ingress and egress over those certain roadways shown on said Division of Land Map 45.

PROPERTY B

PARCEL 1

Lot 5 of Division of Land Map No. 45, according to the map thereof, filed in the office of the Washoe County Recorder on November 4, 1980, File No. 704458.

EXCEPTING THEREFROM that portion offered for dedication on "Irrevocable Offer of Dedication" recorded July 8, 2002 as Document No. 2708092 and accepted by "Resolution for Accepting Streets" recorded October 14, 2002 as Document No. 2747871, both of Official Records.

PARCEL 2

An easement for ingress and egress over those certain roadways shown on said Division of Land Map 45.

PROPERTY C

PARCEL 1

Lot 10 of Division of Land Map No. 45, according to the map thereof, filed in the office of the Washoe County Recorder on November 4, 1980, File No. 704458.

EXCEPTING THEREFROM that portion offered for dedication on "Irrevocable Offer of Dedication" recorded July 8, 2002, as Document No. 2708093 and accepted by "Resolution for Accepting Streets" recorded October 14, 2002 as Document No. 2747872, both of Official Records.

PARCEL 2

An easement for ingress and egress over those certain roadways shown on said Division of Land Map 45.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Westcor Land Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Exhibit “B”

Conditions of Approval



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Planning and Building Division
Planning Program

Attachment A-1
Page 10
1000 WEST STREET
RENO, NEVADA 89512-2845
PHONE (775) 328-6100
FAX (775) 328.6133

Planning Commission Action Order
Tentative Subdivision Map Case Number TM21-007

Decision: **Approval with Conditions**

Decision Date: September 7, 2021

Mailing/Filing Date: September 9, 2021

Property Owner: Lifestyle Homes TND
4790 Caughlin Pkwy, Ste 519
Reno, NV

Assigned Planner: Dan Cahalane, Planner
Washoe County Community Services Department
Planning and Building Division
Phone: 775.328.3628
E-Mail: dancahalane@washoecounty.us

Tentative Subdivision Case Number WTM21-007 (Village Parkway) – For hearing, discussion, and possible action to approve a tentative subdivision map for 166 detached single family dwelling units and 183 attached single family dwelling units in a common open space development on 3 parcels totaling 124.6 acres and associated major grading for 57.5 acres of ground disturbance, 326,548cy of cut and 255,214 cy of fill for the proposed tentative map.

- Applicant/Property Owner: Lifestyle Homes TND, LCC
- Location: West side of Village Parkway, north of Cold Springs Drive
- APN: 087-400-11, 087-400-23, 087-400-24
- Parcel Size: 124.6 acres total
- Master Plan: Rural, Suburban Residential
- Regulatory Zone: 62.1% General Rural, 37.9% High Density Suburban
- Area Plan: Cold Springs
- Development Code: Authorized in Article 608
- Commission District: 5 – Commissioner Herman

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 based on having made all ten findings in accordance with Washoe County Code Section 110.608.25:



INTEGRITY



**EFFECTIVE
COMMUNICATION**



**QUALITY
PUBLIC SERVICE**

Exhibit B
Page 1

To: Lifestyle Homes TND
Subject: WTM21-007 (Village Parkway)
Date: September 9, 2021
Page: Page 2 of 3

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 are 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.

Washoe County Community Services Department
Planning and Building Division



Trevor Lloyd
Secretary to the Planning Commission

To: Lifestyle Homes TND
Subject: WTM21-007 (Village Parkway)
Date: September 9, 2021
Page: Page 3 of 3

TL/DC/lk

Enclosure: Conditions of Approval

Applicant/Owner: Lifestyle Homes TND
4790 Caughlin Pkwy, Ste 519
Reno, NV
rlissner@gmail.com

Representatives: Christy Corporation, LTD
1000 Kiley Pkwy
Sparks NV, 89436
mike@christynv.com

Action Order xc: Jen Gustafson, District Attorney's Office; Keirsten Beck, Assessor's Office; Rigo Lopez, Assessor's Office; Tim Simpson, Utilities; Jennifer Heeran, Engineering and Capital Projects; Dale Way, 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.



Conditions of Approval

Tentative Subdivision Map Case Number WTM21-007

The project approved under Tentative Subdivision Map Case Number WTM21-007 shall be carried out in accordance with the conditions of approval granted by the Planning Commission on Sept 7, 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 subdivision 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 subdivision map may result in the institution of revocation procedures.

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

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

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

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

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

- **The DISTRICT BOARD OF HEALTH**, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.
- **The REGIONAL TRANSPORTATION COMMISSION (RTC)** is directed and governed by its own Board. Conditions recommended by the RTC may be required, at the discretion of Washoe County.

STANDARD CONSIDERATIONS FOR SUBDIVISIONS
Nevada Revised Statutes 278.349

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

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

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

Washoe County Planning and Building Division

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

Contact: Dan Cahalane, Planner, dcahalane@washoecounty.us, 775-328-3628

- 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. Specifically, the applicant shall address the following:
 - i. Applicant shall provide a pedestrian circulation plan in accordance with WCC 110.604.25. Washoe County Planning will make a determination on the completeness of said plan.
 - ii. Applicant shall provide street lighting at all major street intersections and hazardous street intersections as determined in the pedestrian circulation plan outlined in condition 1(b)(i), above.

- iii. Applicant shall provide a flashing crosswalk as the applicant proposed at the May 10, 2021 Citizen Advisory Board meeting at one (1) of the major or hazardous street intersections, as identified in the pedestrian circulation plan outlined in condition 1(b)(i), above. The location of the flashing crosswalk will be determined in consultation with Washoe County Planning and Engineering.
- iv. Applicant shall provide a phasing plan in accordance with WCC 110.608.10(z). This phasing plan shall act as the grading phasing plan in accordance with Cold Spring Area Plan policy CS 7.2.
- 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 **WTM21-007** WAS APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON **SEPTEMBER 7, 2021**.

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 **WTM21-007** 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 WTM21-007 APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON Sept 7, 2021. 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 WTM21-007 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.

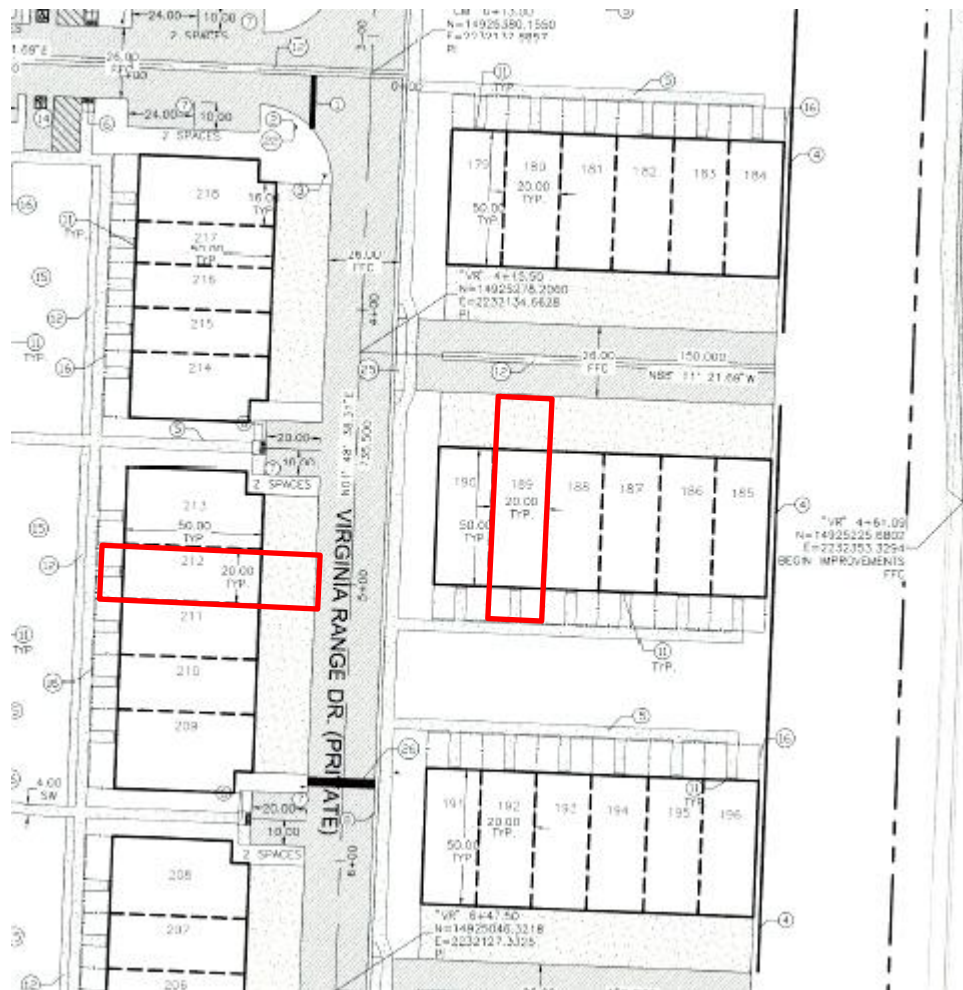
- i. Prior to acceptance of public improvements and release of any financial assurances, the developer shall furnish to the Engineering Division a complete set of reproducible as-built construction drawings prepared by a civil engineer registered in the State of Nevada.
- j. The developer shall be required 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. 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.
 - i. At a minimum plants shall meet the 8 characteristics of fire resistive vegetation within the IWUI in accordance with 110.412.30(a)(3)
 - ii. The following plants are expressly prohibited in accordance with WCC 110.424.50(d) as recommended by Truckee Meadows Fire Protection District:

Botanical Name	Common Name
Artemisia species	Sage or Wormwood
Calamagrostis acutiflora	Feather Reed Grass
Calocedrus decurrens	Incense Cedar
Cedrus atlantica 'Glaucous'	Blue Atlas Cedar
Chrysothamnus nauseosus	Rubber Rabbitbrush
Cupressus glabra	Arizona Cypress
Cytisus species	Broom
Genista species	Dwarf Broom
Juniperus species	Juniper
Picea glauca 'Conica'	Dwarf Alberta Spruce
Picea pungens	Spruce
Pinus species	Pine
Sequoiadendron giganteum	Giant Redwood
Thuja occidentalis	Arborvitae

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

- o. Conditions, covenants, and restrictions (CC&Rs), including any supplemental CC&Rs, shall be submitted to Planning and Building staff for review and subsequent forwarding to the District Attorney for review. 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:
- i. 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 maintenance plan for all common area and for the common open space area shall, as a minimum, address the following:
 - 1. Vegetation management;
 - a. Vegetation shall be maintained to ensure that there is at least a 10ft distance between all trees and structures in order to effectuate WCC 110.412.75 and 110.412.30(a)(3).
 - 2. Watershed management;
 - 3. Debris and litter removal;
 - 4. Fire access and suppression; and
 - 5. Maintenance of public access and/or maintenance of limitations to public access.
 - ii. All drainage facilities and roadways not maintained by Washoe County shall be privately maintained and perpetually funded by the homeowners association.
 - iii. 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.
 - iv. The project and adjacent undeveloped land shall maintain a fire fuel break of a minimum 30 feet in width until such time as the adjacent land is developed.
 - v. Locating habitable structures on potentially active (Holocene) fault lines, whether noted on the recorded map or disclosed during site preparation, is prohibited.
 - vi. All outdoor lighting on buildings and streets within the subdivision shall be down-shielded.
 - vii. No motorized vehicles shall be allowed on the platted common area within areas with a regulatory zone of High Density Suburban.

- viii. 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.
- ix. Mandatory solid waste collection.
- x. 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.
- p. The common open space, regardless of ownership at the time of recordation of the final map, shall be noted on the final map as "common open space" and the related deed of conveyance to the applicable homeowners' association shall specifically provide for the preservation of the common open space in perpetuity. The deed(s) to the common open space and common area shall reflect perpetual dedication for that purpose. The deed(s) shall be presented for review by Planning and Building staff and the District Attorney prior to the conveyance of common open space and/or common area to the applicable homeowners' association.
- q. All driveways shall be paved in accordance with WCC Article 410.
- r. Applicant shall provide pedestrian access to APN 087-560-03 in order to provide an integrated pedestrian network on the western half of the site to promote walking in accordance with LUTE policy 2.3.
- s. Applicant shall install at least 2 types of drought tolerant species as street trees throughout the subdivision in accordance with Cold Springs Area Plan policy CS 2.7.
- t. Applicant shall provide proof of materials or techniques to provide passive or natural heating in the architectural master pages.
- u. Attached housing lots shall include all Portland Cement Concrete driveways and walkway as generally outlined below to ensure compliance with WCC 110.604.15(b):



- v. Building setbacks for this subdivision shall be as follows:
 - i. Attached Housing Units -
 - 1. Front – 15ft
 - 2. Side – 0ft
 - 3. Rear – 10ft
 - ii. Detached housing setbacks shall be:
 - 1. **Front – 10ft**
 - 2. **Side – 5ft**
 - 3. **Rear – 10ft**
- w. Proposed trails shall meet the following standards:
 - i. Trails shall not traverse slopes in excess of 30%. In accordance with Cold Springs Area Plan policies 6.3 and 6.7, any existing trail permitted to be used which traverses slopes in excess of 30% shall be either closed down and fully revegetated or re-aligned. Staff recommends the use of a trail specialist to successfully rehabilitate/re-align the affected slopes.
 - ii. In accordance with Cold Springs Area Plan policy 6.7.1 and WCC 110.424.30(i), all trails shall conform to the table below which references Washoe County Green Book trail standards:

Trail Type	Slope	Cross Slope	Trail Surface	Trail Width	Lateral Clearance (from edge)	Max Cleared Width
Rural/Recreational	5-8%	3%	Granular Stone	6 ft -12 ft	3 ft	18 ft
Wildland Trail	Up to 15%	Up to 5%	Cleared Native Material	3 ft	2 ft	7 ft

iii. The applicant shall post signage at trail access points specifying which trails may be used for motorized vehicles and which may not. In addition to any signage that the applicant may require prohibiting the use of motorized vehicles on trails, the applicant shall provide signage at all trail access points stating:

1. Persons using motorized vehicles on trails assume the risk for their actions and all trail hazards.
2. These trails are not located on Washoe County property and Washoe County is not responsible for any adverse action that may occur from trail usage.
3. Use of hang gliders is expressly prohibited.

iv. Applicant shall record the following note on the final map:

Note

Property owners, property owners' successors and assigns and the applicable homeowners' association understand and agree that Washoe County is not responsible for maintenance of trails within this subdivision map, and further understand and agree that Washoe County is not warranting the safety of trails by approval of this subdivision map. The foregoing agree to hold Washoe County harmless for any adverse action that may occur through a person using recreational trails.

Washoe County Engineering and Capital Projects

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

Contact: Walt West, PE, wwest@washoecounty.us, (775) 328-2310

- 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 to maintain pre-development flow rates.
- e. The project shall retain the increased stormwater volume produced from the development based on the 100 year–10 day storm event at a minimum factor of 1.3:1. Alternatives for

retention may include excavation of material within or adjacent to the existing Whites Lake flood zone creating additional effective flood volume or other means subject to approval by the County Engineer.

- 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 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 Checklists 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 home owners association. The maintenance and funding of private drainage facilities shall also be addressed in the home owner's 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. 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.
- p. Prior to the finalization of the first final map, an operation and maintenance plan for the maintenance of the project's detention/retention basins 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.
- q. 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 home owner's association documents to the satisfaction of the County Engineer and the District Attorney's Office.

Page 23

Washoe County Engineering and Capital Projects – Street Design Standards (County Code 110.436)

The following street design conditions are requirements of the Washoe County Engineering and Capital Projects which shall be responsible for determining compliance with these conditions.

Contact Information: Walter West, P.E (775) 328-2310 or Mitchell Fink (775) 328-2050

- r. 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.
- s. Street names shall be reviewed and approved by the Regional Street Naming Coordinator.
- t. 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.
- u. Streetlights shall be constructed to Washoe County standards at locations to be determined at the final design stage.
- v. 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.
- w. All roadways shall be constructed with a minimum of 4 inches of hotmix asphalt meeting the requirements of Washoe County.
- x. Sidewalks shall be constructed on both sides of the all streets and shall meet ADA requirements.
- y. For single family lots on public roadways, a 20 foot minimum setback is required between the back of the sidewalk and the front of the garage.
- z. 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.
- aa. The subdivision streets will be evaluated by Washoe County to determine if traffic calming is warranted. The spacing and type of traffic calming devices shall be determined at the time of final design.
- bb. The conditions, covenants and restrictions (CC&Rs) shall prominently note to the satisfaction of the District Attorney's Office and the County Engineer that Washoe County will not assume responsibility for maintenance of the development's private street system or accept the streets for dedication to Washoe County unless the streets meet those Washoe County standards in effect at the time of the offer of dedication.
- cc. Proposed landscaping and/or fencing along street rights-of-way and within median islands shall be designed to meet AASHTO sight distances and safety guidelines. A minimum vertical clearance of 13.5 feet shall be maintained over all private streets, and no tree shall overhang the curb of any public street.
- dd. If the Engineering and Capital Projects Division does not inspect the subdivision improvements, prior to release of any financial assurances for the private improvements, the development shall provide the Engineering and Capital Projects Division with a letter prepared by a civil engineer licensed in the State of Nevada, certifying that the private improvements have been constructed in accordance with the approved plans.
- ee. Humboldt Range Drive shall be designed to residential collector standards with no landscaped median curb permitted unless approved by the County Engineer.
- ff. Review of NDOT's comments for the project recommend that the traffic study be updated to include analysis of the project's impact to the US-395/Village Parkway/Bordertown

interchange and identify required mitigations if applicable. The project traffic study shall be updated to include NDOT's request.

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

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

- gg. 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.
- hh. All fees shall be paid or deferred in accordance with Washoe County Ordinance prior to the approval of each final map.
- ii. Improvement plans shall be submitted and approved by the Engineering and Capital Projects Division 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.
- jj. 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.
- kk. The applicant shall construct and/or provide the financial assurance for the construction of any on-site and off-site sanitary sewer collection systems prior to signature on each final map. The financial assurance must be in a form and amount acceptable to the Engineering and Capital Projects Division.
- ll. Approved improvement plans shall be used for the construction of on-site and off-site sanitary sewer collection system. The Engineering and Capital Projects Division will be responsible to inspect the construction of the sanitary sewer collection system.
- mm. Washoe County will inspect the construction of the sanitary sewer collection system.
- nn. The sanitary sewer collection system must be offered for dedication to Washoe County along with the recordation of each final map.
- oo. 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.
- pp. 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:
 - a. the estimated sewage flows generated by this project,
 - b. projected sewage flows from potential or existing development within tributary areas,
 - c. the impact on capacity of existing infrastructure,
 - d. slope of pipe, invert elevation and rim elevation for all manholes,
 - e. Proposed collection line sizes, on-site and off-site alignment, and half-full velocities.
- qq. No Certificate of Occupancy will be issued until all the sewer collection, conveyance, and treatment 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.
- rr. No permanent structures (including rockery or retaining walls, building's, etc.) shall be allowed within or upon any County utility easement.

- ss. 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.
- tt. A minimum 12-foot wide all weather sanitary sewer access road shall be constructed to facilitate access to off-site sanitary sewer manholes.
- uu. 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 responsibility of the Engineering and Capital Projects Division. Prior to initiation of design the Developer shall pay the estimated design costs to Washoe County. The Engineering and Capital Projects Division may either provide such design in-house, or select an outside consultant. When an outside consultant is to be selected, the Engineering and Capital Projects Division and the Developer shall jointly select that consultant.
- vv. The Engineering and Capital Projects Division 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

- 3. 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: David Kelly, dakelly@washoecounty.us

- a. Prior to any final grading or other civil site improvements, a complete water system plan and Water Project submittal for the referenced proposal must be submitted to the WCHD. The plan must show that the water system will conform to the State of Nevada Design, Construction, Operation and Maintenance Regulations for Public Water Systems, NAC Chapter 445A, and the State of Nevada Regulations Governing Review of Plans for Subdivisions, Condominiums, and Planned Unit Developments, NAC 278.400 and 278.410.
 - i. The application for a Water Project shall conform to the requirements of NAC 445A.66695.
 - ii. Two copies of complete construction plans are required for review. All plans must include an overall site plan, additional phases that will eventually be built to indicate that the water system will be looped, all proposed final grading, utilities, and improvements for the proposed application.
 - 1. Water Projects must be submitted directly to WCHD for review.
 - 2. Review of the Water Project may be concurrent with other reviews.
- b. Mass grading may proceed after approval of the Tentative Map and after a favorable review by the WCHD of a grading permit application.
 - i. The final map submittal shall include the Permitted Public Water System annexation and discovery with the mass grading permit.
- c. Improvement plans for the water system may be constructed prior to final map submittal only after Water Project approval by the WCHD.
 - i. For improvement plans approved prior to final map submittal, the Developer shall provide certification by the Professional Engineer of record

that the improvement plans were not altered subsequent to final map submittal.

- ii. Any changes to previously approved improvement plans made prior to final map submittal shall be resubmitted to the WCHD for approval per NAC 278.290 and NAC 445A.66715.

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

- d. Construction plans for the development must be submitted to the WCHD 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 the WCHD.
- e. Prior to approval of a final map for the referenced project and pursuant to NAC 278.370, the developer must have the design engineer or a third person submit to the satisfaction the WCHD an inspection plan for periodic inspection of the construction of the systems for water supply and community sewerage. The inspection plan must address the following and be included with the final map submittal:
 - i. 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;
 - ii. The design engineer or third person shall, pursuant to the approved inspection plan, periodically certify in writing to the WCHD that the improvements are being installed in accordance with the approved plans and recognized practices of the trade;
 - iii. The developer must bear the cost of the inspections; and
 - iv. The developer may select a third-person inspector but the selection must be approved by the WCHD 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 the WCHD. 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.
 - i. 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 the WCHD.
 - i. 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 WCHD 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.
 - i. 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 WCHD 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 Health District Emergency Medical Services

4. The following conditions are requirements of the Washoe County Health District Emergency Medical Services, which shall be responsible for determining compliance with these conditions. The Regional Transportation Commission is directed and governed by its own board. Therefore, any conditions set by the Regional Transportation Commission must be appealed to that board.

Contact: Julie Hunter, jdhunter@washoecounty.us

- a. The address number shall be clearly marked on the curb and the structure(s) so that individuals can be quickly located by public safety agencies.
- b. Ensure that all curbs/sidewalk meet ADA requirements, as appropriate.

Nevada Department of Wildlife

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

Contact: Mark Freese, markfreese@ndow.org

- a. The applicant shall work with the Nevada Department of Wildlife (NDOW) to create a Wildlife Mitigation Plan acceptable to NDOW. Prior to the final map approval, the applicant shall provide evidence to the Planning and Development Division that such a plan has been created to NDOW's satisfaction. Ensuring compliance with the elements of this plan shall be the responsibility of NDOW. NDOW Commission Policy 62 (Reference: NRS 501.105).

Washoe County Parks Program

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

Contact: Sophia Kirschenman, skirschenman@washoecounty.us

- a. All fill materials shall be "certified weed free" to prevent the spread of noxious weeds in the county.
- b. The existing and proposed trails shall be owned and maintained by the homeowner's association in perpetuity. Trail maintenance provisions shall be included in the CC&Rs.
- c. A public non-motorized trail easement shall be recorded over all trails on the subject site. This easement shall be identified on the final map.

Nevada Division of Water Resources

7. The following conditions are requirements of the Nevada Division of Water Resources, which shall be responsible for determining compliance with these conditions.

Contact: Steve Shell, Water Resource Specialist. sshell@water.nv.gov

- a. A Will Serve from Great Basin Water Company and mylar map of the proposed project must be presented to the State Engineer for approval and signed through his office prior to development.
- b. Approval of **Village Parkway** will be based on acceptance of Water Will Serve by Great Basin Water Company.

Washoe County Air Quality Management

8. The following conditions are requirements of the Air Quality Management, which shall be responsible for determining compliance with these conditions.

Contact: Genine Rosa, 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.

United States Army Corps of Engineering

9. The following conditions are requirements of the United States Army Corps of Engineering, which shall be responsible for determining compliance with these conditions.

Contact: Jennifer C Thomason, Jennifer.c.thomason@usace.army.mil

- a. It is the project proponent's responsibility to document the jurisdiction on their property and to coordinate with our office as needed to determine the need for a permit.

Truckee Meadows Fire Protection District

10. 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, 775.326.6000, dway@tmfpd.us / blemon@tmfpd.us

- 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. This project is in a HIGH WUI Hazard Classification zone.

*** End of Conditions ***