



Amended Conditions of Approval

Amendment of Conditions Case Number WAC24-0005
For Tentative Subdivision Map Case Number TM04-001

The project approved under Amendment of Conditions Case Number WAC24-0005 for Tentative Subdivision Map Case Number TM04-001 shall be carried out in accordance with these Amended Conditions of Approval granted by the Board of County Commissioners on July 16, 2024, as well as the amended conditions approved by the Planning Commission on February 1, 2022. To the extent that these amended conditions of approval conflict with the conditions of February 1, 2022, these conditions shall prevail. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

Unless otherwise specified, all conditions related to the amendment of conditions approval (Case Number WAC24-0005) associated with the 2024 Development Agreement for Tentative Subdivision Map Case Number TM04-001 shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

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

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

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

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

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some “Conditions of Approval” are referred to as “Operational Conditions.” These conditions must be continually complied with for the life of the project or business.

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

Washoe County Engineering and Capital Projects

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

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- a. Amend Condition 2 of TM04-001 Action Order (as amended by the Planning Commission (PC) on February 1, 2022): 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. **Additionally, individual parcel building, grading, and/or wall permits shall comply with applicable building code requirements at the time of approval of the permits.**
- b. Amend Condition 3 of TM04-001 Action Order (as amended by the PC on February 1, 2022) to comply with NRS 278.360 Requirements for Presentation of Final Map or Series of Final Maps, as follows: The subdivider shall present to Washoe County ~~a final map~~ **final maps**, prepared in accordance with NRS 278.360 Requirements for Presentation of Final Map or Series of Final Maps ~~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 two 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 one year if the extension request is received prior to the expiration date. 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. Substantial compliance shall be determined by the applicable agency and the Department of Community Development.~~
- c. Add new Condition to TM04-001 Action Order: **Operations and Maintenance (O&M) Manual: The developer shall submit an O&M manual for use by the Landscape Maintenance Association (LMA), Homeowners' Association (HOA), or sub association thereof, that identifies ongoing and long-term maintenance of infrastructure items including, but not necessarily limited to, private roadways, graded slopes, private storm drainage infrastructure, landscaping, community amenities, retaining walls, rockery walls, and pedestrian sidewalks or pathways within common areas for review and approval by the County Engineer prior to the approval of the final map and associated civil improvement plans for this project. The O&M manual shall address inspection frequency, storm intensity triggers for inspection and/or repair, types of equipment to be used for the operation and maintenance of the common area improvements, and a site plan that graphically depicts the access points and features that will be owned and maintained by the LMA or HOA.**

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- d. Amend Condition 38 of TM04-001 Action Order (as amended by the PC on February 1, 2022), as follows: All roadway improvements necessary to serve the project shall be designed and constructed to the County standards and specifications ~~and/or financial assurances in an appropriate form and amount shall be provided.~~ The County Engineer shall determine compliance with this condition.

- e. Replace Condition 52 of TM04-001 Action Order (as amended by the PC on February 1, 2022), as follows: **At the back face of curb and sidewalk along all street rights-of-way a minimum 30 mil. thick HDPE root barrier product shall extend a minimum of 24" into the subgrade from the ground surface. The County Engineer shall determine compliance with this condition.** ~~A 4" diameter subdrain shall be placed along all street rights-of-way and shall be tied into the storm drain system. The subdrain shall be placed between 3' and 4.5' deep and shall be backfilled with Class B backfill. The subdrain shall be wrapped with approved geofabric. The County Engineer shall determine compliance with this condition.~~
- f. Replace Condition 53 of TM04-001 Action Order (as amended by the PC on February 1, 2022), as follows: **Street right-of-way subgrade preparation, over excavation, and the roadway structural section shall be designed to the following minimum standards:**
 - I. **Moisture condition and rework the upper 2-feet of previously placed fill per the project geotechnical report recommendations. Where there is no fill, prepare the upper 1-foot of native material in accordance with the project geotechnical report.**
 - II. **The upper 3-feet of the roadway subgrade shall be structural fill, with an R-value of 30 or greater, meeting Orange Book specifications.**
 - III. **The over excavation dimensions should be in accordance with the project geotechnical report, but no less than 18 inches or one-half the required over excavation depth, whichever is greater.**
 - IV. **The asphalt thickness shall be 4 inches overlying 11 inches of Type 2 Class B Aggregate Base, per Orange Book and County specifications.**

The County Engineer shall determine compliance with this condition.

~~A geotechnical report shall be submitted for each final map. All fine grained or expansive soils shall be overexcavated beneath all sidewalks, curb and gutter, driveway aprons, and asphalt pavement. Depth of overexcavation below subgrade elevation shall be in conformance with the following chart to the satisfaction of the County Engineer.~~

<u>Plasticity Index</u>	<u>Depth of Over excavation, ft.</u>
10-20	2
20-30	3
30-40	4
40-50	5
>50	6

~~The County Engineer shall determine compliance with this condition.~~

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- g. Replace Condition 61 of TM04-001 Action Order (as amended by the PC on February 1, 2022), as follows: **Water and Sewer Resource Requirements Certificate shall be added to the Jurat as follows: "The water and sewer resource requirements set forth in Article 422 of the Washoe County Development Code, related to the dedication of water resources, have been satisfied."** ~~Water rights necessary to serve this project shall be dedicated to Washoe County, per Article 422 of the Washoe County Development Code. A water rights lease agreement shall be executed between Washoe County and Sun Valley~~

~~General Improvement District. The Department of Water Resources shall determine compliance with this condition.~~

- h. Replace Condition 62 of TM04-001 Action Order (as amended by the PC on February 1, 2022), as follows: ~~Said property must be successfully annexed to the Sun Valley General Improvement District (GID) service area prior to recordation of any final map, and shall adhere to all Sun Valley GID requirements for all services provided by the Sun Valley GID to the development. The Department of Water Resources shall determine compliance with this condition.~~ **Sun Valley General Improvement District (SVGID): The following conditions are requirements of the SVGID, which shall be responsible for determining compliance with these conditions.**

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- a. **The parcels (508-020-41 & 43) will need to be annexed into Sun Valley GID's service territory.**
- b. **Any water rights that may be required for the development will be required to be dedicated to Sun Valley GID via Wholesale Will Serve provided by Truckee Meadows Water Authority.**
- c. **The development will be subject to Sun Valley GID's Water and Wastewater Facility Fees.**
- d. **Sun Valley GID signature shall be included on the Jurat.**
- e. **The development will comply with all applicable regulations and policies of the Sun Valley GID.**

*** End of Amended Conditions ***