

To: Washoe County Planning Commission
Re: Extension of Time for TM5-2-92, St. James's Village
Date: July 23, 2007
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**CONDITIONS FOR
ST. JAMES'S VILLAGE TENTATIVE SUBDIVISION MAP
CASE NUMBER TM5-2-92
(As amended, effective in November 4, 1997)**

*****IMPORTANT GENERAL INSTRUCTIONS—PLEASE READ*****

*****IMPORTANT—PLEASE READ*****

ALL CONDITIONS MUST BE MET OR FINANCIAL ASSURANCES SHALL BE PROVIDED IN AN APPROPRIATE FORM AND AMOUNT, TO THE SATISFACTION OF THE PUBLIC WORKS DEPARTMENT PRIOR TO RECORDATION OF THE FINAL MAP, UNLESS OTHERWISE STATED.

COMPLIANCE WITH THE CONDITIONS OF THIS TENTATIVE MAP IS THE RESPONSIBILITY OF THE DEVELOPER, ITS SUCCESSOR IN INTEREST, AND ALL OWNERS, ASSIGNEES, AND OCCUPANTS OF THE PROPERTY AND THEIR SUCCESSORS IN INTEREST.

A COPY OF ALL AGREEMENTS, EASEMENTS, OR OTHER DOCUMENTATION REQUIRED BY THESE CONDITIONS SHALL BE FILED WITH THE DEPARTMENT OF COMMUNITY DEVELOPMENT.

PRIOR TO FILING A FINAL MAP FOR RECORDATION, THE DEVELOPER SHALL MEET WITH THE ENGINEERING DIVISION AND THE DEPARTMENT OF COMMUNITY DEVELOPMENT AT LEAST FOUR (4) WEEKS BEFORE THE ANTICIPATED RECORDATION DATE TO REVIEW REQUIREMENTS, FINAL CONSTRUCTION DRAWINGS, AND DOCUMENTATION NECESSARY TO ADEQUATELY COMPLY WITH THE CONDITIONS OF APPROVAL.

A REQUEST FOR AN EXTENSION OF TIME FOR THE RECORDING OF A FINAL MAP, WHICH PERMITS THE ADDITION, DELETION, OR AMENDMENT OF CONDITIONS, MUST BE SUBMITTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT AT LEAST 60 DAYS PRIOR TO THE EXPIRATION DATE OF THE TENTATIVE SUBDIVISION MAP; SAID EXPIRATION BEING ONE YEAR FROM THE DATE OF THE BOARD OF COUNTY COMMISSIONERS APPROVAL OF THE TENTATIVE MAP OR A SUBSEQUENT FINAL MAP.

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GENERAL CONDITIONS

1. Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations, and policies in effect at the time of approval of the tentative map or any subsequent extension date.
2. 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. All documentation necessary to satisfy the conditions noted below shall accompany the final map when submitted to the Engineering Division and the Department of Community Development.
3. Conditions, Covenants, and Restrictions (CC&Rs) shall be reviewed and approved by the District Attorney's office and the Department of Community Development. 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 property and the individual property owner's responsibilities for the funding of the maintenance, replacement, and perpetuation of the following items, at a minimum:
 - a. Private roads within the subdivision.
 - b. Recreation center.
 - c. Staffing of maintenance and security forces.
 - d. Common area landscaping.
 - e. Entrance gates.
 - f. Snow removal and storage areas.
 - g. Streetscapes.
 - h. Fire and fuelbreaks on open space.
 - i. Detention basins and the accumulated sediment.
 - j. Equestrian trails.
 - k. Bicycle and pedestrian paths.

At a minimum, the CC&Rs shall also specifically address the following items:

- a. Requirement to abide by Community Design Guidelines.
- b. Requirement to locate all structures, including fences, within the building envelope submitted with final map.
- c. Limitation of disturbance of site to 20% of lot area.
- d. Specifications on the limitation of turf area.
- e. Requirement to properly abandon individual septic disposal system and to connect to community sewer when available
- f. Requirement of the homebuilder to install the house plumbing so that it can be easily connected to the community system
- g. Waiver of protest of inclusion into a sewer district
- h. Notice of requirement to pay future sewer user fees
- i. Mandatory provision of greenbelt requirements.
- j. Prohibition of private fencing outside of building envelope, other than "invisible" pet control fencing.
- k. Minimum defensible space requirements.
- l. Snow storage areas.

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- m. Requirement to adhere to National Electric Safety Code setbacks for existing overhead power lines.
 - n. Potential for conservation easements or dedication of open space.
 - o. Prohibition of motorized vehicles in open space.
 - p. Areas with potential for equestrian traffic.
 - q. Requirement of open space remaining open to pedestrian and bicycle traffic.
 - r. Notice of equestrian easements to abutting properties.
 - s. Notice of S-alignment to abutting properties.
 - t. Notice of the preservation requirements for lots containing or abutting the rock dams of the ice ponds.
4. Prior to the first final map, the developer shall submit the detailed set of Community Design Guidelines to the Design Review Committee of the Washoe County Planning Commission for review and approval. At a minimum, the Community Design Guidelines shall address the items specified within the application plus the homeowners variance procedures, if any.
 5. At the time of recordation of each phase, the developer shall submit a site plan for each individual lot to the Building and Safety Division and the Department of Community Development. The site plan shall be at an appropriate scale for an 8.5" x 11" sheet and shall indicate the lot and block number, the building envelope, the maximum structure height, location of sewer lateral stub-out, and, if applicable, driveway location, protected areas, retained trees, individual septic disposal system and leachfield areas, etc.
 6. Educational materials for wildlife protection, water conservation, historic preservation, or similar issues that are supplied to prospective buyers or lot owners shall be submitted to the Department of Community Development.
 7. A note shall be placed on all construction drawings stating:

NOTE

Should any prehistoric or historic remains/artifacts be discovered during site development, work shall temporarily be halted at the specific site and the Department of Conservation and Natural Resources, Division of Historic Preservation and Archeology, shall be notified to record and photograph the site. The period of temporary delay shall be limited to a maximum of two (2) working days from the date of notification.
 8. Prior to ground disturbing activity of any specific phase of development, the developer shall provide an archaeological/historical survey for that phase to the Department of Conservation and Natural Resources, Division of Historic Preservation and Archeology for review.

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9. Prior to acceptance of public improvements and release of any financial assurances, the developer shall furnish to the Utility Division and/or Engineering Division a complete set of reproducible 'as built' construction drawings prepared by a civil engineer registered in the State of Nevada, when field conditions mandate construction other than that shown in the original drawing.
10. The developer shall participate in any applicable General Improvement District or Special Assessment District formed by Washoe County to the satisfaction of the applicable division of the Department of Public Works.
11. The final map shall designate potentially-active (Holocene) fault lines on the record map and shall contain the following note to the satisfaction of the Department of Community Development:

NOTE

No habitable structures shall be located on a potentially-active (Holocene) fault line.

12. The developer is to provide written approval of the plans for the installation of mail delivery facilities from the US Postal Service. The system must be shown on the project construction plans and installed as part of the on-site improvements to the satisfaction of the Engineering Division and the US Postal Service.
13. All new utilities are to be placed underground to the satisfaction of the Engineering Division.
14. The developer and all successors shall direct any potential purchaser of the project site to meet with the Department of Community Development to review conditions of approval prior to the final sale of the site. Any subsequent purchasers of the site shall notify the Department of Community Development of the name, address, telephone number, and contact person of the new purchaser within 30 days of the final sale.
15. The Washoe County Planning Commission certificate on the final map shall be stated as follows:

The tentative map of this subdivision, TM5-2-92, was approved by the Washoe County Planning Commission on the 8th day of July, 1992. This final map is in substantial compliance with the tentative map and all conditions of approval have been met.

The signature block for the certificate shall be prepared for date and signature by the Director of the Washoe County Department of Community Development.

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TRAFFIC

16. All roadway improvements (including but not limited to, curb, gutter, signage, snow removal and storage, sidewalk, and street lighting at major intersections) necessary to serve the project, that are to be dedicated to Washoe County, shall be designed and constructed to county specifications (60' right-of-way, 36' curb face to curb face, and collector pavement thickness) and/or financial assurances in an appropriate form and amount shall be provided to the satisfaction of the Engineering Division.
17. All roadway improvements (including but not limited to, drainage, signage, snow removal and storage, project gates, and street lighting at major intersections) that are within the project and not to be dedicated to Washoe County, shall be designed and constructed to the satisfaction of the Engineering Division (cul-de-sacs may have an improved section of 20 feet) and/or financial assurances in an appropriate form and amount shall be provided to the satisfaction of the Engineering Division.
18. Approved Occupancy Permits shall be obtained from the Nevada Department of Transportation (NDOT), for access to and from roads and highways maintained by NDOT and a copy of the said permit sent to the Engineering Division. These Occupancy Permits shall be required for Joy Lake Road at US 395 and Mount Rose Highway (SR 431) prior to the recordation of the first phase. The Occupancy Permit for St. James's Village Parkway/Pagni Lane and US 395 shall be required prior to construction of the roadway.
19. The applicant shall comply with the NDOT requirements for acceleration/-deceleration lanes and intersection designs for access to US 395 and Mount Rose Highway (SR 431) to the satisfaction of the Engineering Division.
20. The Construction Traffic Haul Route Plan, which shall utilize St. James's Village Parkway, is to be submitted to the Engineering Division and the Department of Community Development for review and approval. Roads that will be used as construction haul routes and are not designated truck routes must be evaluated by a geotechnical study to determine the existing structural section and its load supporting capability. If the pavement section is inadequate to support the proposed construction loadings, the roadway must be reconstructed as needed to provide a 20-year design life in accordance with the AASHTO Interim Guide for Flexible Pavements.
21. The minimum pavement structural section shall be 4 inches of asphalt over 6 inches of gravel base (Type B) for roadways with a right-of-way of 60 feet in width and shall be 3 inches of asphalt over 6 inches of gravel base (Type B) for roadways with a right-of-way of 50 feet in width to the satisfaction of the Engineering Division.
22. The developer shall seal all asphalt concrete pavement surfaces in accordance with Washoe County specifications to the satisfaction of the Engineering Division.

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23. The developer shall submit a detailed Geotechnical Analysis and Report which gives pavement design recommendations based upon the estimated traffic loadings for a 20-year design life in accordance with the AASHTO Interim Guide for Flexible Pavements to the Engineering Division for review and approval. The report shall include assumptions concerning the distribution of trucks, including project construction traffic. The pavement thickness determined by the Geotechnical Analysis must be used if it indicates a stronger structural section than the minimum is required.
24. The developer shall submit construction drawings which include all soil boring logs to the satisfaction of the Engineering Division.
25. For the portions not already offered for dedication, the developer shall acquire and dedicate full width right-of-way for Joy Lake Road north of the project site prior to the recordation of the first final map. All dedications and improvements shall be to the satisfaction of the Engineering Division. If the right-of-way cannot be acquired by the developer at a reasonable price as determined by the county, then the county may attempt to condemn the property. If the state court allows the condemnation, the developer shall pay the cost of the award and its appraisal fee.
26. The developer shall construct or provide financial assurances for the construction of Joy Lake Road north of the project site to collector standards to the satisfaction of the Engineering Division prior to recordation of the first final map.
27. The developer shall construct or provide financial assurances for the improvements to the intersection of Joy Lake Road and Mount Rose Highway (SR 431) to the satisfaction of the Engineering Division prior to recordation of the first final map.
28. Prior to the recordation of the final map for the 151st lot, the developer shall demonstrate that the entire alignment of St. James's Village Parkway, from US 395 to St. James's Village Unit 4, is under his control and available for future construction. The County Engineer and the Department of Community Development shall be responsible for determining compliance with this condition.
29. Prior to the recordation of the 151st lot, the developer shall provide financial assurances for the construction of St. James's Village Parkway to the satisfaction of the Engineering Division. Prior to the issuance of the 151st building permit, the developer shall construct the remaining unbuilt portion of St. James's Village Parkway to the satisfaction of the Engineering Division. The developer shall provide quarterly reports on the number of building permits issued to the County Engineer and the Department of Community Development.
30. Prior to the recordation of the 286th lot, the developer shall provide financial assurances for the construction of Joy Lake Road to the I-580 Winters Ranch Interchange to the satisfaction of the Engineering Division. Those improvements may utilize the West Side Frontage Road that is proposed by the Nevada Department of Transportation (NDOT) for the construction of the I-580 Winters Ranch Interchange. Prior to the issuance of the 286th building permit, the

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- developer shall construct Joy Lake Road to connect to the west frontage road of the freeway to the satisfaction of the Engineering Division.
31. On a quarterly basis, the developer shall provide the Engineering Division and the Department of Community Development an accounting of the number of building permits issued for St. James's Village.
 32. The developer shall install regulatory signs at the juncture of all public streets with a private street to the satisfaction of the Engineering Division. Said sign shall state: "PRIVATE STREET NOT MAINTAINED BY COUNTY".
 33. The developer shall reserve the right-of-way for the future I-580 Extension (US 395 bypass) for acquisition by the Nevada Department of Transportation(NDOT). The Department of Community Development shall be responsible for determining compliance with this condition.
 34. Street names shall be reviewed and approved by the Regional Street Naming Coordinator.
 35.
 - a) To the satisfaction of the Engineering Division, the wording on the final maps shall be modified to reflect the fact that the streets within the subdivision are private and not offered for dedication to Washoe County.
 - b) The developer, the homeowners association, and the county have entered into an agreement to have the proposed mitigation measures for Joy Lake Road evaluated. The developer shall be required to participate in the implementation of the appropriate mitigation measures to the satisfaction of the Department of Community Development.

DRAINAGE

36. A final, detailed hydrology/hydraulic report, prepared by a registered engineer, shall be submitted to the Nevada Department of Transportation and the Engineering Division for approval. The report shall include the locations, points of entry and discharge, and rates of 10 and 100 year storm flows impacting both the site and off-site areas and the methods for handling those flows. The report shall include all storm drain pipe and ditch sizing calculations and a discussion of any impacts on existing off-site drainage facilities.
37. A master storm drainage plan, based upon the approved hydrology/ hydraulic report, shall be submitted to the Nevada Department of Transportation and Engineering Division prior to the finalization of any portion of the subdivision. All drainage improvements shall be designed and constructed to the satisfaction of the District Health Department and the Engineering Division. All drainage structures under roadways and crossings of Browns and Steamboat Creeks shall be designed to pass the 100-year storm. Consideration will be given to minor culverts passing a portion of the 100-year storm over the roadway if the roadway is designed to not be washed out and to remain passable through the 100-year storm. The developer may arrange for financial assurances, acceptable to the Engineering Division, for all or part of these improvements.

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38. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted to the Engineering Division for approval prior to finalization of any portion of the subdivision. Grading shall comply with best management practices and shall eliminate the potential for mosquito breeding within graded areas. Detention basins with controlled outlet facilities shall be shown on the plan.
39. Washoe County will only maintain drainage easements which are at least 15 feet wide and piped to the satisfaction of the Engineering Division.
40. Standard reinforced concrete headwalls or other approved alternatives shall be placed on the inlet and outlet of all drainage structures and rip-rap shall be used to prevent erosion at the inlets and outlets of all pipe culverts to the satisfaction of the District Health Department and the Engineering Division.
41. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage from the site or into Steamboat or Browns Creek to the satisfaction of the Engineering Division.
42. The developer shall submit to the District Health Department a letter approving the proposed methods of erosion control and soil stabilization from the Washoe-Storey Conservation District.
43. The developer shall provide easements to all existing irrigation and diversion ditch owners to the satisfaction of the Engineering Division. Any proposed modifications to the ditches must be approved in writing by the ditch owners.

WATER AND WASTEWATER

44. The project shall be constructed with a dry sanitary sewer system within the boundaries of the subdivision. The sewer system shall be designed, constructed, and inspected to the satisfaction of the District Health Department and the Utility Division.
45. All minor infrastructure for sewer collection shall be designed, constructed, and inspected to the satisfaction of the District Health Department and the Utility Division.
46. The project shall be designed to accommodate a gravity flow sanitary sewer system within the boundaries of the subdivision. The sanitary sewer collection system shall be designed to accommodate potential service to existing and future developments. The design, construction, bonding, and inspection shall be to the satisfaction of the District Health Department and the Utility Division.
47. The design engineer shall submit a plan for the periodic inspection of the construction of the sewer service system to the District Health Department. The design engineer shall, pursuant to the approved inspection plan, periodically certify in writing to the District Health Department that the improvements are being installed in accordance with the approved plans and recognized practices of the trade.

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48. The developer shall either construct or provide financial assurances for the construction of the sewer system facilities. The financial assurances must be in a form and amount satisfactory to the Utility Division.
49. In the event that the off-site sewage transmission and treatment facilities are not available at the time of final map recordation, interim individual septic disposal systems may be reviewed and approved by the District Health Department, the Utility Division, and the Nevada Department of Environmental Protection. No more than 230 lots will be allowed to use interim individual septic disposal systems.
50. Should interim individual septic disposal systems be considered for use, evidence shall be submitted that a restrictive covenant in the county's favor has been recorded. This restrictive covenant shall include the waiver of protest of inclusion into the district, the notice of the requirement to pay user fees, and the requirement of the proper abandonment (pumping, filling, etc.) of the interim individual septic disposal system, and connection to the sanitary sewer system within 120 days of notice by the Department of Public Works that service from the provider is available.
51. All sewage disposal fields shall be located in the exact locations of the approved test holes to the satisfaction of the District Health Department.
52. The developer shall install the sewer service laterals with an acceptable plug and cap to a location a minimum of 10 feet within the property line to the satisfaction of the Utility Division.
53. All privilege connection (hookup) fees for sewer service for the area within the final map will be paid to the satisfaction of the Utility Division, including any credits given in accordance with Condition 46.
54. The sanitary sewer collection system must be offered for dedication to Washoe County to the satisfaction of the Utility Division.
55. The sanitary sewer collection system shall be designed to accommodate potential service to existing and future developments of the project to the satisfaction of the Utility Division.
56. A letter, which can be a will-serve letter, from the appropriate provider committing sewer service, must be submitted to the District Health Department and Utility Division. This letter shall indicate that the treatment facility will not be brought beyond its permitted capacity by this service.
57. The final subdivision map shall show a dedicated, all-weather easement, with access, over the development's sanitary sewer lines, to the satisfaction of the Utility Division.
58. The final map shall contain the following note to the satisfaction of the Department of Community Development:

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NOTE

No Certificate of Occupancy shall be issued until the sewer facilities have been completed and accepted by resolution of the Board of County Commissioners.

59. All minor infrastructure for potable water distribution shall be designed, constructed, and inspected to the satisfaction of the District Health Department and the Utility Division.
60. The project shall be designed to accommodate a community water system within the boundaries of the subdivision and shall be designed to accommodate potential service to existing and future developments. The design, construction, bonding, and inspection shall be to the satisfaction of the District Health Department and the Utility Division.
61. The design engineer shall submit a plan for the periodic inspection of the construction of the water supply system to the District Health Department. The design engineer shall, pursuant to the approved inspection plan, periodically certify in writing to the District Health Department that the improvements are being installed in accordance with the approved plans and recognized practices of the trade.
62. The developer shall either construct or provide financial assurances for the construction of the water system facilities directly related to the project. Credits in accordance with Condition 60 may accrue at this time. The financial assurances must be in a form and amount satisfactory to the Utility Division.
63. The water system facilities must be offered for dedication to Washoe County to the satisfaction of the Utility Division.
64. Prior to approval of the first final map, the developer shall be responsible for the processing the necessary change applications to reflect the points of diversion and the place and manner of use actually intended for water service, to the satisfaction of the Utility Division.
65. A letter, which can be a will-serve letter, from the appropriate provider committing water service must be submitted to the District Health Department. This letter shall indicate that the facility will not be brought beyond its permitted capacity by this service.
66. The developer shall submit to the Utility Division, water quality test results from a laboratory certified in the State of Nevada for any new water sources. The water quality sampling and testing shall comply with the State of Nevada Regulations for Public Water Systems, Nevada Administrative Code Chapter 445.

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67. The water source shall meet both primary and secondary (NAC 445.248 subsections 1 and 4) standards of the State of Nevada Regulations for Public Water Systems, Nevada Administrative Code Chapter 445. If the water quality does not meet these standards, water treatment facilities must be on-line and functioning prior to the issuance of any building permits to the satisfaction of the Utility Division.
68. If the water usage monitoring demonstrates that the water rights previously dedicated to Washoe County prove to be insufficient to support the recordation of any phase of the subdivision, the developer shall be required to dedicate additional rights to support that phase to the satisfaction of the Utility Division.
69. The developer shall submit documentation demonstrating the availability of adequate water resource to serve the proposed project to the satisfaction of the Utility Division.
70. Any wells on the property not in use for production or monitoring purposes, shall be properly abandoned in accordance with the applicable regulations governing Water Wells and Related Drilling to the satisfaction of the Utility Division and District Health Department.
71. The final map owner's certificate shall contain language indicating that the developer and his assignees agree to the use of residential water meters.
72. The final map shall contain the following note to the satisfaction of the Department of Community Development:

NOTE

No Certificate of Occupancy shall be issued until the water facilities have been completed and accepted by resolution of the Board of County Commissioners.

FIRE PROTECTION

73. The plans submitted with a building permit application shall show evidence of compliance with the recommendations of the Nevada Division of Forestry. Those concerns are access (primary and emergency), security gates, fire flows, fire hydrant number and location, sequential phasing of firebreaks during development, permanent firebreaks, minimum defensible space, use of fire resistant construction and/or roof material, sprinklering of structures, and spark arrestors in chimneys. Access and fire flows shall be addressed to the satisfaction of the fire protection agency prior to the introduction of any combustible materials to the site.
74. The developer shall construct and dedicate a fire station to the satisfaction of the Nevada Division of Forestry prior to the issuance of any building permits for private structures.

*** END OF CONDITIONS ***