



Planning Commission Staff Report

Meeting Date: December 6, 2016

Subject: Amendment of Conditions Case Number AC16-004 for Tentative Subdivision Map Case Number TM13-002 (Eagle Canyon Ranch)

Applicant(s): Spanish Springs Associates

Agenda Item Number: 9A

Project Summary: To relocate lots numbered 464 and 465 and to remove lots numbered 450-462 of the previously-approved 465 lot residential subdivision with common open space.

Recommendation: **Approval with Conditions**

Prepared by: Roger Pelham, MPA, Senior Planner
Planning and Development Division
Washoe County Community Services Department
775.328.3622
rpelham@washoecounty.us

Phone: 775.328.3622

E-Mail: rpelham@washoecounty.us

Description

Amendment of Conditions Case Number AC16-004 for Tentative Subdivision Map Case Number TM13-002 for Spanish Springs Associates (Eagle Canyon Ranch) – Discussion and possible action to approve the relocation of lots numbered 464 and 465 and the removal of lots numbered 450-462 of the previously-approved 465 lot residential subdivision with common open space. The minimum lot size approved is 8,510 square feet (0.19 acres); the maximum lot size approved is 37,591 square feet (0.86 acres); and the average lot size is 11,125 square feet (0.26 acres). The overall density is 3 dwelling units per acre.

- Applicant/Property Owner: Spanish Springs Associates
- Project Name: Eagle Canyon Ranch
- Project Location: Approximately one-half mile north of the Eagle Canyon Drive/Neighborhood Way intersection; and approximately 1,500 feet southwest of the West Calle de la Plata/Pyramid Highway intersection
- Assessor's Parcel Numbers: 532-020-19; 532-020-22; 532-091-10; 532-020-21; and 532-142-06
- Total Project Size: ±151 acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs
- Development Code: Article 408, *Common Open Space Development*
Article 608, *Tentative Subdivision Maps*
- Commission District: 4 – Commissioner Hartung
- Section/Township/Range: Sections 26, 27, 34, T21N, R20E, MDM, Washoe County, NV

Staff Report Contents

Project Description..... 1
Tentative Subdivision Map 3
Vicinity Map 4
Site Plan 5
Project Evaluation..... 7
Spanish Springs Citizen Advisory Board (SSCAB)..... 7
Reviewing Agencies..... 7
Recommendation.....10
Motion.....10
Appeal Process.....11

Exhibits Contents

Amended Conditions of ApprovalExhibit A
TM13-002 Staff Report to PC.....Exhibit B
Agency Comments Exhibit C
Public Notice Map Exhibit D
Project ApplicationExhibit E

Amendment of Conditions

An Amendment of Conditions application is necessary in order to change a condition(s) of an approved discretionary permit, such as a special use permit, a variance, an abandonment of an easement or a tentative subdivision map. Some examples of why an Amendment of Conditions application is submitted are listed below:

- Change in operating hours
- Physical expansion
- Extend the expiration date of the discretionary permit
- Extend the time to complete phases of the approved project

The Amendment of Conditions request is required to be heard by the same board that approved the original application and only the specific amendment may be discussed and considered for approval. The Amendment of Conditions application is processed in the same manner as the original discretionary permit application, including a public hearing, noticing, possible involvement of a citizen advisory board, agency review and analysis, and satisfying the required findings. If the Planning Commission grants an approval of the Amendment of Conditions request, an amended Action Order is created along with amended conditions of approval.

The Conditions of Approval for Amendment of Conditions Case Number AC16-004 is attached to this staff report and will be included with the amended Action Order, if the amendment is approved.

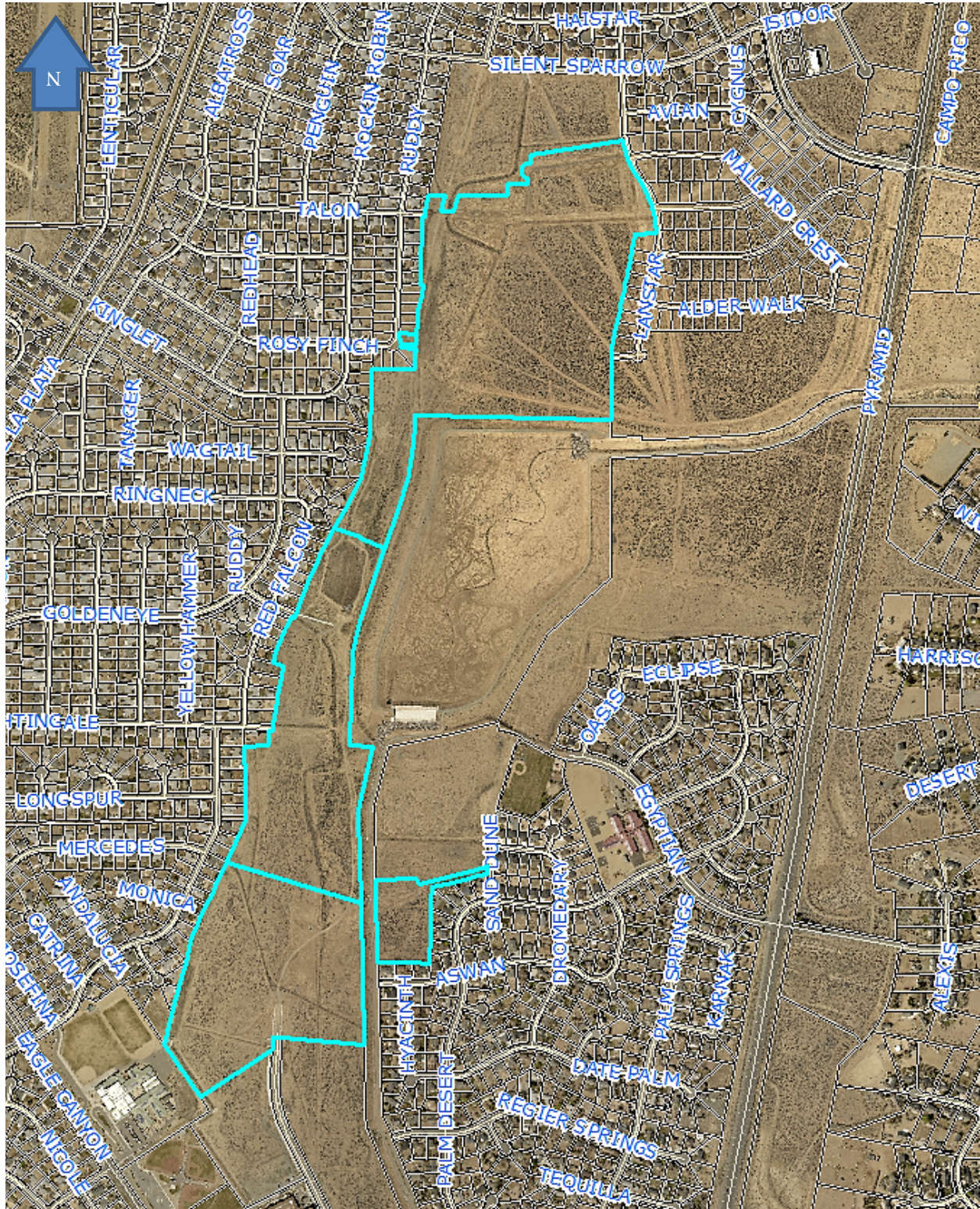
Tentative Subdivision Map

The purpose of a Tentative Subdivision Map is:

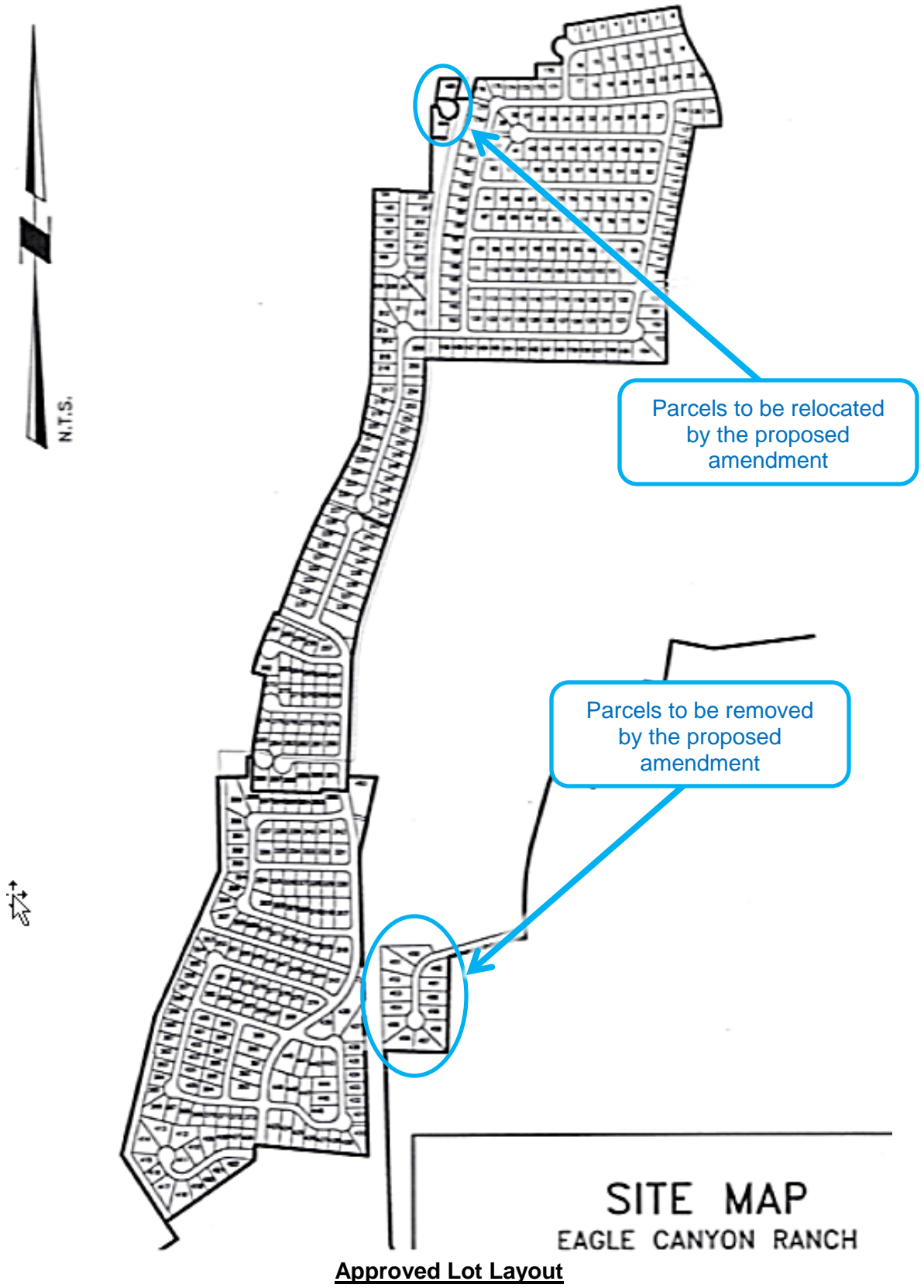
- To allow the creation of saleable lots;
- To implement the Washoe County Master Plan, including the Area Plans, and any specific plans adopted by the County;
- To establish reasonable standards of design and reasonable procedures for subdivision and re-subdivision in order to further the orderly layout and use of land and insure proper legal descriptions and monumenting of subdivided land; and;
- To safeguard the public health, safety and general welfare by establishing minimum standards of design and development for any subdivision platted in the unincorporated area of Washoe County.

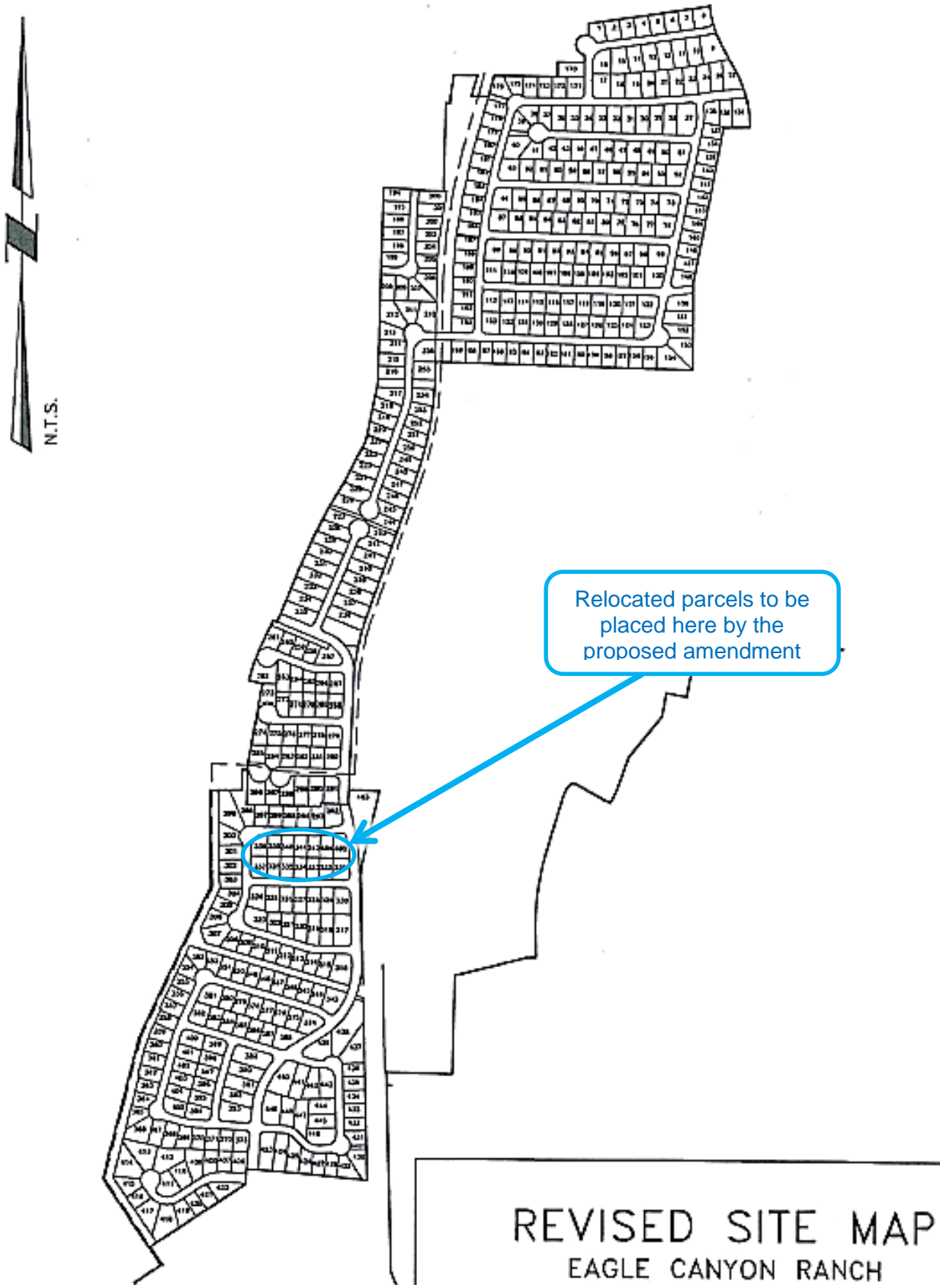
If the Planning Commission grants an approval of the Tentative Subdivision Map, that approval is subject to Conditions of Approval. Conditions of Approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

- Prior to recordation of a final map.
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure.
- 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.



Vicinity Map





Project Evaluation

The Amendment of Conditions requested is a relatively small change to the approved subdivision. Details of the approved subdivision are provided as Attachment B to this report, which is the complete staff report originally prepared for the subdivision. The Planning Commission approved the current subdivision configuration in August of 2013. There have been no significant changes to the character of, or development pattern on, the west side of Pyramid Highway since that time. Staff believes that the analysis done in 2013 is also generally applicable at this time.

Changes to the approved tentative subdivision map include the relocation of two lots from the northern portion of the subdivision to the southern portion as well as the removal of sixteen lots from the eastern portion. The area encompassed by the sixteen lots that are proposed to be removed are proposed to be developed at the same residential density, but in a different configuration along with an adjacent parcel to the north. That subdivision (Tentative Subdivision Map Case Number TM16-008, Pyramid Ranch Annex) was submitted at the same time as this amendment request and will be heard by the Planning Commission, if this amendment is approved. The two relocated lots will have little impact upon the overall design of the subdivision and will be served by roadways and utilities that are already proposed to be developed for adjacent lots.

In brief, the subdivision will be developed at a residential density of three dwellings to the acre, will be served by community water and sewer systems and will include connections to the regional trail system. It is the evaluation of Staff that the reconfiguration proposed does not create any additional impacts that were not evaluated with the original approval of the tentative map.

Spanish Springs Citizen Advisory Board (SSCAB)

The Spanish Springs Citizen Advisory Board did not meet during the review time for this Amendment of Conditions request. The application was provided to each member of the CAB and individual comments were requested. No comments from any CAB members were received.

Reviewing Agencies

The following agencies received a copy of the project application for review and evaluation.

- State of Nevada
 - Environmental Protection
 - Transportation
 - Water Resources
- Washoe County Community Services Department
 - Planning and Development Division
 - Engineering and Capital Projects Division
 - Utilities
 - Traffic

- Truckee Meadows Fire Protection District
- Regional Transportation Commission
- City of Sparks
- Washoe – Storey Conservation District

Six out of the eleven above listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A **summary** of each agency's comments and/or recommended conditions of approval and their contact information is provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order, if the amendment request is approved.

- Washoe County Planning and Development Division found that the original analysis and conditions of approval remain valid at this time and did not believe that the proposed amendments to the configuration require additional conditions of approval. Contact: Roger Pelham, 775.328.3622, rpelham@washoecounty.us
- Washoe County Engineering and Capital Projects – Utilities recommended, "approval with the condition that all previously approved conditions for case TM13-002 remain in force." Contact: Tim Simpson, 775.954.4601, tsimpson@washoecounty.us
- Washoe County Engineering and Capital Projects recommended, one additional condition of approval to require pedestrian access from the east end of Talon Drive be provided. Contact: Leo Vesely, 775.328.2040, lvesely@washoecounty.us
- Nevada Department of Transportation indicated that they have "no immediate concerns" regarding the proposed amendment. Contact: Jae Pullen, 775.834.8300, jpullen@dot.state.nv.us
- Nevada Department of Water Resources noted that a "will serve" letter from the Truckee Meadows Water Authority is required. Contact: Steve Shell, 775.684.2800, sshell@dot.state.nv.us

Staff Comment on Required Findings

WCC Section 110.608.25, requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission before granting approval of the tentative map request. Staff has completed an analysis of the application and has determined that the proposal is in compliance with the required findings as follows.

1. Plan Consistency. That the proposed map is consistent with the Master Plan and any specific plan.

Staff Comment: *The proposed tentative subdivision map is consistent with the Land Use and Transportation Element of the Master Plan, which includes LUT.2.1 Ensure that existing and proposed land uses are compatible; LUT.2.2 Compatibility with adjacent development and consistent with the purposes and intent of the policies of the Area*

Plan. Pages 8-10 identify policies within the Spanish Springs Area Plan (a part of the Master Plan) that are relevant to the proposed subdivision map. There is no specific plan included with this proposal.

2. Design or Improvement. That the design or improvement of the proposed subdivision is consistent with the Master Plan and any specific plan.

Staff Comment: *The proposed subdivision map complies with the Master Plan, including LUT.1.4 Residential [development] should be within close proximity to retail/commercial land uses within SCMAs to facilitate both walking and cycling as desirable and safe modes of transportation. Pages 8 -10 identify policies within the Spanish Springs Area Plan (a part of the Master Plan) that are relevant to the proposed subdivision map. There is no specific plan included with this proposal.*

3. Type of Development. That the site is physically suited for the type of development proposed.

Staff Comment: *The ±155 acre site is mostly surrounded by residential development that has the same zoning and density as the subject tentative subdivision map. Shopping is close by and existing pedestrian trails will connect to trails in the proposed subdivision.*

4. Availability of Services. That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System.

Staff Comment: *Sanitary sewer services will be provided by Washoe County. Domestic water service will be provided by Truckee Meadows Water Authority. NV Energy will be the electric and gas provider; AT&T will be the telephone service provider; Waste Management will provide solid waste disposal service and Charter Communication will be the cable television provider.*

5. Fish or Wildlife. That neither the design of the subdivision nor any proposed improvements is likely to cause substantial environmental damage, or substantial and avoidable injury to any endangered plant, wildlife or their habitat.

Staff Comment: *This area is surrounded by residential development and the North Spanish Springs Detention Facility. There are no known endangered plants or wildlife in the subject area, nor has wildlife habitat been identified in the subject area.*

6. Public Health. That the design of the subdivision or type of improvement is not likely to cause significant public health problems.

Staff Comment: *The proposed subdivision map will be served by community water and sewer systems and the proposed streets will connect with the existing street network. Drainage facilities will be based on the final hydrology report and must be reviewed and approved by the County Engineer. This proposed development will not create 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.

Staff Comment: *The proposed subdivision will not conflict with existing easements or use of property within the area of 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.

Staff Comment: *The design of the proposed subdivision provides several accesses, including access from the south off of Neighborhood Way and access from the north off of West Calle de la Plata. There is also a roadway connection with the existing subdivision to the west.*

9. Dedications. That any land or improvements to be dedicated to the County is consistent with the Master Plan.

Staff Comment: *Dedication of land and improvements are consistent with the Master Plan.*

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.

Staff Comment: *Design will include proper insulation, energy efficient appliances and windows; water saving toilets, shower heads and faucets. Roadway widths will comply with county standards to reduce energy consumption associated with asphalt and aggregate production.*

Recommendation

Those agencies which reviewed the application recommended conditions in support of approval of the amendment to the project. Therefore, after a thorough analysis and review, Amendment of Conditions Case Number AC16-004 for Tentative Subdivision Map Case Number TM13-002 (Eagle Canyon Ranch) is being recommended for approval with conditions. Staff offers the following motion for the Commissions' consideration.

Motion

I move that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Amendment of Conditions Case Number AC16-004 for Tentative Subdivision Map Case Number TM13-002 (Eagle Canyon Ranch) for Spanish Springs Associates with the amended Conditions of Approval included as Exhibit A to this matter, having made all ten findings in accordance with Washoe County Development Code Section 110.608.25:

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

- 3) Type of Development. That the site is physically suited for the type of development proposed;
- 4) Availability of Services. That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System;
- 5) Fish or Wildlife. That neither the design of the subdivision nor any proposed improvements is likely to cause substantial environmental damage, or substantial and avoidable injury to any endangered plant, wildlife or their habitat;
- 6) Public Health. That the design of the subdivision or type of improvement is not likely to cause significant public health problems;
- 7) Easements. That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of property within, the proposed subdivision;
- 8) Access. That the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles;
- 9) Dedications. That any land or improvements to be dedicated to the County is consistent with the Master Plan; and
- 10) Energy. That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

Appeal Process

Planning Commission action will be effective 10 calendar days after the written decision is filed with the Secretary to the Planning Commission, and mailed to the original applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Development Division within 10 calendar days after the written decision is filed with the Secretary to the Planning Commission and mailed to the original applicant.

xc: Applicant: Eagle Canyon Investors, LLC and Spanish Springs Associates, LP c/o Jesse Haw, 550 W. Plumb Lane, #B-505, Reno, NV 89509

Property Owner: Eagle Canyon Investors, LLC and Spanish Springs Associates, LP c/o Jesse Haw, 550 W. Plumb Lane, #B-505, Reno, NV 89509

Representatives: C&M Engineering c/o Lisa Menante, 5488 Reno Corporate Drive #200B, Reno, NV 89511

EXHIBIT A



Amended Conditions of Approval

Amendment of Conditions Case Number AC16-004 for Tentative Subdivision Map Case Number TM13-002 for Spanish Springs Associates (Eagle Canyon Ranch)

The project approved under Amendment of Conditions Case Number AC16-004 for Tentative Subdivision Map Case Number TM13-002 shall be carried out in accordance with the Conditions of Approval granted by the Planning Commission on December 6, 2016. 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 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 Development 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 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 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 District Health Department must be appealed to the District Board of Health.**
- **The RENO-TAHOE AIRPORT AUTHORITY is directed and governed by its own Board. Therefore, any conditions set by the Reno-Tahoe Airport Authority must be appealed to their Board of Trustees.**
- **The REGIONAL TRANSPORTATION COMMISSION (RTC) is directed and governed by its own board. Therefore, any conditions set by the Regional Transportation Commission must be appealed to that Board.**
- **The NEVADA DEPARTMENT OF TRANSPORTATION (NDOT) is directed and governed by its own board. Therefore, any conditions set by the Nevada Department of Transportation must be appealed to that Board.**

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 Development Division

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

Contact: Roger Pelham, 775.328.3622, rpelham@washoecounty.us

- a. 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*.
- b. 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.
- c. Failure to comply with the conditions of approval shall render this approval null and void.
- d. Pursuant to NRS 278.360 *Requirements for presentation of final map or series of final maps; extensions of time*, the subdivider 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 in a series of final maps, each covering a portion of the approved tentative map, within 4 years after the approval date of the tentative map, or on or before the second anniversary of the date on which the subdivider recorded the first in the series of final maps, which includes a final map, prepared in accordance with the tentative map, for the entire area for which the tentative map has been approved; or the next final map in the series of final maps covering a portion of the approved tentative map. An extension of not more than 2 years may be granted by Washoe County for any final map after the 2-year period for presenting a successive final map has expired.
- 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 TM13-002 FOR EAGLE CANYON RANCH WAS APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON AUGUST 6, 2013.

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 ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE

CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP, EXCEPT THAT THE "OPERATIONAL CONDITIONS" CONTAINED IN THE RECORDED ACTION ORDER SHALL REMAIN IN FULL FORCE AND EFFECT IN PERPETUITY.

IF ALL LOTS ON THIS MAP ARE REVERTED TO ACREAGE AND A NEW SUBDIVISION APPROVAL IS OBTAINED AT A FUTURE DATE, THE PROVISIONS OF THIS APPROVAL SHALL BE NULL AND VOID, UPON APPROVAL BY WASHOE COUNTY OF THOSE ACTIONS.

[Omit the following paragraph if this is the first and last (only) final map.]

THE NEXT FINAL MAP FOR TM13-002 MUST BE APPROVED AND ACCEPTED FOR RECORDATION BY THE PLANNING AND DEVELOPMENT 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 DEVELOPMENT DIRECTOR. THE OFFER OF DEDICATION FOR STREETS, SEWERS, ETC. IS REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NRS CHAPTER 278.

BILL WHITNEY, DIRECTOR
PLANNING AND DEVELOPMENT DIVISION
COMMUNITY SERVICES DEPARTMENT

- g. Prior to acceptance of public improvements and release of any financial assurances, the developer shall furnish to Water Resources and the Engineering and Capital Projects Division a complete set of reproducible as-built construction drawings prepared by a civil engineer registered in the State of Nevada.
- h. The developer shall be required to participate in any applicable General Improvement District or Special Assessment District formed by Washoe County.
- i. A note shall be placed on all grading plans and 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 State Historic Preservation Office of the Department of Museums,

Library and Arts 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.

- j. 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.

- 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 mail boxes, 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 Development 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 Development Division of the name, address, telephone number and contact person of the new purchaser within thirty (30) days of the final sale.
- m. Conditions, covenants, and restrictions (CC&Rs), including any supplemental CC&Rs, shall be submitted to Planning and Development for review and subsequent forwarding to the District Attorney for review and approval. The final CC&Rs shall be signed and notarized by the owner(s) and submitted to the Planning and Development Division with the recordation fee prior to the recordation of the final map. The CC&Rs shall require all phases and units of the subdivision approved under this tentative map to be subject to the same CC&Rs. Washoe County shall be made a party to the applicable provisions of the CC&Rs to the satisfaction of the District Attorney's Office. Said CC&Rs shall specifically address the potential for liens against the properties and the individual property owners' responsibilities for the funding of maintenance, replacement, and perpetuation of the following items, at a minimum:
 - (1) Maintenance of public access easements, common areas, and common open spaces. Provisions shall be made to monitor and maintain, for a period of three (3) years regardless of ownership, a maintenance plan for the common open space areas. The maintenance plan for the common open space areas shall, as a minimum, address the following:
 - a. Vegetation management
 - b. Watershed management
 - c. Debris and litter removal
 - d. Fire access and suppression
 - (2) Maintenance of public access and/or maintenance of limitations to public access.
 - (3) All drainage facilities and roadways not maintained by Washoe County shall be privately maintained and perpetually funded by the homeowners association.

- (4) All open space identified as common area on the final map shall be privately maintained and perpetually funded by the homeowner's association. The deed to the open spaces and common areas 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.
- n. The project adjacent to undeveloped land shall maintain a minimum fire fuel break area of 30 feet in width until such time as the adjacent land is developed.
- o. Locating habitable structures on potentially active (Holocene) fault lines, whether noted on the recorded map or disclosed during site preparation, is prohibited.
- p. Common open space owned by the homeowners association shall be noted on the final map as "common open space" and the related deed of conveyance shall specifically provide for the preservation of the common open space in perpetuity. The deed to the open space and common area shall reflect perpetual dedication for that purpose. The deed shall be presented with the CC&Rs for review by Planning and Development and the District Attorney.

Engineering and Capital Projects Division

2. The following conditions are requirements of the Engineering and Capital Projects Division, which shall be responsible for determining compliance. Conditions in *italics* are standard engineering conditions.

Contact: Leo Vesely, 775.325.8032 lvesely@washoecounty.us

General Conditions

- a. *Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations, and policies in effect at the time of submittal of the tentative map or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the final map.*
- b. *Prior to acceptance of public improvements and release of any financial assurances, the developer shall furnish to the water and sewer provider(s) and Engineering Division a complete set of reproducible as-built construction drawings prepared by a civil engineer registered in the State of Nevada.*
- c. *The developer shall be required to participate in any applicable General Improvement District or Special Assessment District formed by Washoe County. The applicable County Department shall be responsible for determining compliance with this condition.*
- d. *The developer shall provide written approval from the U.S. Postal Service concerning the installation and type of mail delivery facilities. The system, other than individual mailboxes, must be shown on the project construction plans and installed as part of the onsite improvements. The County Engineer shall determine compliance with this condition.*
- e. *All open space shall be identified as common area on the final map. A note on the final map shall indicate that all common areas shall be privately maintained and perpetually funded by the Homeowners Association. The County Engineer shall determine*

compliance with this condition. The maintenance of the common areas shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.

- f. *Any existing easements or utilities that conflict with the development shall be relocated, quitclaimed, and/or abandoned, as appropriate. The County Engineer shall determine compliance with this condition.*
- g. *Any easement documents recorded for the project shall include an exhibit map that shows the location and limits of the easement in relationship to the project. The County Engineer shall determine compliance with this condition.*
- h. *All existing overhead utility lines shall be placed underground, except electric transmission lines greater than 100 kilovolts, which can remain above ground. The County Engineer shall determine compliance with this condition.*
- i. *A complete set of construction improvement drawings, including an onsite grading plan, shall be submitted to the County Engineer for approval prior to finalization of any portion of the tentative map. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading and drainage for lots, project roadways, erosion control (including BMP locations and installation details), slope stabilization and mosquito abatement. A conceptual grading and drainage scheme shall be indicated for each lot on the grading plan. If drainage from one lot to another is proposed, then appropriate drainage easements shall be provided. Disposal of any excavated material onsite shall be indicated on the grading plans. The County Engineer shall determine compliance with this condition.*
- j. *Prior to ground-disturbing activity, a proposed Construction Traffic Haul Route Plan shall be submitted to the Engineering Division for review and approval. Any existing or proposed 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 capacity. If the pavement section is inadequate to support the proposed construction loadings, the roadway must be redesigned or reconstructed as needed to provide a 20-year design life in accordance with the AASHTO Interim Guide for Flexible Pavement.*

Drainage Conditions (Washoe County Code Section 110.420)

- k. *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.*
- l. *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.*
- m. *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. The County Engineer shall determine compliance with this condition.*
- n. *Standard reinforced concrete headwalls or other approved alternatives shall be placed on the inlet and outlet of all drainage structures, and grouted rock riprap shall be used to prevent erosion at the inlets and outlets of all culverts to the satisfaction of the Engineering Division.*

- o. *The developer shall provide pretreatment for petrochemicals and silt for all storm drainage leaving the site to the satisfaction of the Engineering Division.*
- p. *The owner shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit or Waiver for construction and submit a copy to the Engineering Division prior to issuance of a grading permit.*
- q. *The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklist and Inspection Fee shall be submitted with each final map. The County Engineer shall determine compliance with this condition.*
- r. *In medians with irrigated landscaping adjacent to the curb, a subdrain system shall be installed a minimum of one foot behind the back face of curb to intercept drainage from the landscaping. The system shall be tied to the storm drain system or an acceptable alternative drainage system. The County Engineer shall determine compliance with this condition.*
- s. *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. The County Engineer shall determine compliance with this condition.*
- t. *A note on the final map shall indicate that all drainage facilities not maintained by Washoe County shall be privately maintained and perpetually funded by a homeowners association. As an alternative to a homeowners association, the developer may request the establishment of a County Utility Service Area under which fees would be paid for maintenance of the proposed storm drainage detention facility. The fee amount will be based on the additional service above that normally provided by the County to maintain new stormwater facilities dedicated by the developer (i.e., curb and gutter, drop inlets and piping). The County Engineer shall determine compliance with this condition. The maintenance and funding of these drainage facilities shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.*
- u. *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. The County Engineer shall determine compliance with this condition.*
- v. *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. The County Engineer shall determine compliance with this condition.*
- w. *A note on all affected final maps shall state that the owner, buyers, assigns or interest holders of any lots hereon, hereby agree that all existing irrigation flows crossing these parcels shall be perpetuated. Any legal rights to water from the ditches crossing this property shall be honored and the right of access for maintenance and operation will not be denied to valid holders of those rights. The County Engineer shall determine compliance with this condition.*
- x. *Maintenance access and drainage easements shall be provided for all existing and proposed drainage facilities. The County Engineer shall determine compliance with this condition.*

- y. Drainage easements shall be provided across individual lots on the official map for all storm runoff that crosses more than one lot. The County Engineer shall determine compliance with this condition.
- z. Common Area drainage onto residential lots shall be intercepted and routed to appropriate storm drainage facilities. The County Engineer shall determine compliance with this condition.
- aa. Open channels shall be designed to provide for de-siltation. Drainage channel design and access shall conform to the requirements of section 110.420.35. The County Engineer shall determine compliance with this condition

Traffic and Roadway (Washoe County Code Section 110.436)

- bb. *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. The County Engineer shall determine compliance with this condition*
- cc. *Street names shall be reviewed and approved by the Regional Street Naming Coordinator.*
- dd. *Proposed landscaping and/or fencing along street rights-of-way and within median islands shall be designed to meet American Association of State Highway and Transportation Officials (AASHTO) sight distances and safety guidelines. No tree shall overhang the curb line of any public street. The County Engineer shall determine compliance with this condition.*
- ee. A note on each affected final map shall state that no direct access from individual lots shall be allowed onto Neighborhood Way with the exception of lot 463. The County Engineer shall determine compliance with this condition. This note shall also be included in the CC&R's to the satisfaction of the District Attorney's Office.
- ff. *For any utilities placed in existing County streets, the streets shall be repaired to the satisfaction of the County Engineer. At a minimum, this will require full depth removal and replacement of asphalt for half the street width, or replacement of non-woven pavement reinforcing fabric with a 2" asphalt overlay for half the street width. Type II slurry seal is required for the entire street width with either option. Full width street improvements may be required if the proposed utility location is too close to the centerline of the existing street.*
- gg. *Streetlights shall be constructed to Washoe County standards at locations to be determined at the final design stage. The County Engineer shall determine compliance with this condition.*
- hh. *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. The County Engineer shall determine compliance with this condition.*
- ii. *All retaining walls that are adjacent to, provide support for or retain soil from the County right-of-way shall be constructed of reinforced masonry block or reinforced concrete and designed by an engineer licensed in the State of Nevada. The County Engineer shall determine compliance with this condition.*

- jj. *No retaining walls that retain soil from the County right-of-way or private right-of-way shall be located within a plowed snow storage easement. The County Engineer shall determine compliance with this condition.*
- kk. Neighborhood Way shall be constructed to the existing southern portion of Ruddy Way. Prior to making final connection to the southern portion of Ruddy Way, the southern portion of Ruddy Way shall be renamed to Neighborhood Way and existing street signs at Red Falcon Way and Goldeneye Parkway shall be updated with the new name. No residential driveways shall be permitted on to Neighborhood Way with the exception of lot 463. The County Engineer shall determine compliance with this condition.
- ll. The driveway for lot 463 shall line up with Mojave Desert and shall be constructed to promote forward movements on to Neighborhood Way from the driveway. The County Engineer shall determine compliance with this condition.
- mm. The right of way for Grimes Point Court shall meet Washoe County Code requirements or shall be approved by the County Engineer. A public utility easement shall be provided for the entire length of Grimes Point Court. The County Engineer shall determine compliance with this condition.
- nn. At the intersection of Grimes Point Court and Sand Dune Drive, the asphalt pavement on Sand Dune Drive, from curb return to curb return for the full width of Sand Dune Drive, shall be milled down 1.5 inches and overlaid with 1.5 inches of type 3 asphalt pavement and a slurry seal.
- oo. A pedestrian ramp for the disabled shall be installed on the east side of Sand Dune Drive to the satisfaction of the County Engineer.
- pp. Sidewalk shall be installed on the east side of Sand Dune Drive from the end of the curb return at the intersection of Sand Dune Drive and Rosetta Stone Drive north to the existing sidewalk on Sand Dune Drive.
- qq. Non-motorized pedestrian/bicycle accesses shall be perpetuated off of Rosy Finch Drive between proposed Lot 205 and proposed Lot 206; and between proposed Lot 464 and proposed Lot 465 at the end of the cul-de-sac to the sewer access easement to the east.
- rr. **Provide pedestrian access from the east end of Talon Drive to the pedestrian access regional trail. [added by Planning Commission on November 1, 2016]**

Parks and Open Space

3. The following conditions are requirements of Parks and Open Space, which shall be responsible for determining compliance.

Contact: Jennifer Budge, 775.823.6500, jbudge@washoecounty.us

- a. Pedestrian access shall be perpetuated at the following locations to ensure connectivity between neighborhoods for non-motorized access.
 - I. Intersection of Nightingale Way and existing Washoe County trail easement
 - II. All adjoining cul-de-sacs
 - III. Carico Court and North Spanish Springs Flood Detention Facility
- b. Prior to recordation of the first final map and upon request by Washoe County Community Services Department, the existing sewer easement from Talon Drive to the

North Spanish Springs Flood Detention Facility will be amended to include a non-motorized public access trail easement shall be recorded.

- c. Prior to recordation of the first final map and upon request by Washoe County Community Services Department, a non-motorized, public access trail easement consistent with the terms outlined in Document 360446, shall be offered for dedication to Washoe County providing east-west connectivity from Carico Court/Neighborhood way through APN 532-091-09 to Gator Swamp Park. Easement location to be determined cooperatively between applicant and Washoe County Community Services Department and may be relocated if desired by applicant so that the easement does not prohibit future plans on APN 532-091-09.

Water Resources

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

Contact: Jason Phinney, 775.954.4628, jphinney@washoecounty.us

- a. The applicant shall dedicate necessary water rights prior to issuance of a Will-Serve letter by Water Resources, Community Services Department. A valid Will-Serve letter is a pre-requisite to approval and recordation of a final subdivision map. Necessary processing of water rights prior to the issuance of a Will-serve Letter may take six months or longer. The dedication of water rights shall be in accordance with Article 422, the Spanish Springs Area Plan and the terms of the Wholesale Agreement between Washoe County and Truckee Meadows Water Authority (TMWA). Water rights must be in good standing with the State of Nevada Division of Water Resources and the point of diversion, place and manner of use must be acceptable to the Community Services Department.
- b. The Developer shall pay \$75.00 per lot to Water Resources, of the Community Services Department as their pro-rated share of the ongoing water and sewer facility plan for the Spanish Springs Valley prior to approval of each final map.
- c. All fees shall be paid in accordance with Washoe County Ordinance prior to the approval of each final map.
- d. Per the inter-local agreement between the City of Sparks and Washoe County, the applicant shall pay to Washoe County, the City of Sparks sewer connection fees as identified in the agreement.
- e. Improvement plans shall be submitted and approved by Water Resources of the Community Services Department 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.
- f. The Applicant shall submit an electronic copy of the street and lot layout for each final map at initial submittal time. Please submit this in a TIFF file format.
- g. The Developer shall construct and/or provide the financial assurance for the construction of any on-site and off-site water distribution and the sanitary sewer collection systems prior to signature on each final map. The financial assurance must be in a form and amount acceptable to Water Resources, Community Services Department.

- h. Approved improvement plans shall be used for the construction of on-site and off-site water distribution and sanitary sewer collection systems. Water Resources will be responsible to inspect the construction of the water distribution and sanitary sewer collection systems.
- i. The water distribution and sanitary sewer collection systems must be offered for dedication to Washoe County along with the recordation of each final map.
- j. Easements and real property for all water distribution, sanitary sewer collection systems and appurtenances shall be offered for dedication to Washoe County along with the recordation of each final map.
- k. A master sanitary sewer report for the entire tentative map shall be prepared and submitted by the applicant's engineer at the time of the initial submittal for the first final map which addresses:
 - I. The estimated sewage flows generated by this project;
 - II. Projected sewage flows from potential or existing development within tributary areas;
 - III. The impact on capacity of existing infrastructure;
 - IV. Slope of pipe, invert elevation and rim elevation for all manholes; and
 - V. Proposed collection line sizes, on-site and off-site alignment, and half-full velocities
- l. No Certificate of Occupancy will be issued until all the potable water and sewer collection facilities necessary to serve each final map have been completed and accepted.
- m. No permanent structures (including rockery or retaining walls, building's, etc.) shall be allowed within or upon any County maintained utility easement.
- n. The developers' engineer shall submit a plan or letter from the appropriate fire agency identifying the approved fire hydrant locations and indicating the fire flow and duration required for each final map. This information must accompany the water system improvements plans when submitted for initial review.
- o. A minimum 20-foot sanitary sewer and access easement shall be dedicated to Washoe County over any facilities not located in a dedicated right of way.
- p. A minimum 30-foot water main easement shall be dedicated to Washoe County over any facilities not located in a dedicated right of way.
- q. A minimum 12-foot wide all weather sanitary sewer access road shall be constructed to facilitate access to off-site sanitary sewer manholes.
- r. Article 216, Section 110.216.55 of the Spanish Springs Area Plan states "*All proposed development in the Spanish Springs planning area shall evaluate and develop storm drainage improvements which ensure the Spanish Springs Water Detention Facility remains hydraulically equivalent to the design parameters of the facility...*"

- s. All storm drain outlets that will be draining into any of the Facility channels shall adequately protect that area from erosion, i.e. riprap of adequate size and area.

Air Quality Management Program

5. The following conditions are requirements of the Air Quality Management Program of the District Health Department, 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 District Health Department must be appealed to the District Board of Health.

Contact: Charlene Albee, 775.784.7211, calbee@washoecounty.us

- a. A Dust Control Permit shall be issued prior to the commencement of any construction activities relating to the subject tentative subdivision map.

Environmental Health Services Division

6. The following conditions are requirements of the Environmental Health Services Division of the District Health Department, 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 District Health Department must be appealed to the District Board of Health.

Contact: Wes Rubio, 775.328.2381, wrubio@washoecounty.us

- a. Any storm drainage from this site must have pre-treatment for petrochemicals and silts.
- b. Grading shall be performed in compliance with Best Management Practices and mosquito-breeding places shall be eliminated within graded areas.
- c. The Nevada Division of Environmental Protection must submit a letter to the Washoe County Health District certifying their approval of the final map.
- d. Prior to approval of each final map, the applicant shall submit a final map fee (\$362.)
- e. A note on each affected final map shall state: "Sewage disposal shall be by connection to a public sewer system only".
- f. A letter from Washoe County committing to provide sewer service to this proposal shall be submitted and shall state that the treatment facility will not be brought beyond its permitted capacity by this service.
- g. Prior to approval of a final map, the design engineer shall submit to the satisfaction of the Washoe County Health District a plan for periodic inspection of the construction of the systems for water supply and community sewerage. The design engineer shall pursuant to the approved inspection plan periodically certify in writing to the Washoe County Health District that the improvements are being installed in accordance with the approved plans and recognized practices of the trade.
- h. Construction plans for the development must be submitted to the Environmental Health Services Division 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 Washoe County Health District.

- i. Before final approval will be considered, a “Commitment for Water Service” letter from the water purveyor committing adequate water service to their proposal shall be submitted to the Washoe County Health District.
- j. Prior to final approval, a complete water system plan for the referenced proposal shall be submitted to the Washoe County Health District. The plan must show that the water system will conform to the State of Nevada Public Water Supply Regulations, NAC Chapter 445, and the State of Nevada Regulations Governing Review of Plans for Subdivision, Condominiums and Planned Unit Development, NAC 278.400 and 278.410.

Vector-Borne Diseases Program

7. The following conditions are requirements of the Vector-Borne Diseases Program of the District Health Department, 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 Washoe County District Health (WCDH) must be appealed to the District Board of Health.

Contact: Jim Shaffer, 775.785.4599, jshaffer@washoecounty.us

- a. Low Impact Design (LID) shall be included for a typical front lot and common areas, which may include an 18 inch water catchment planting area to capture nuisance water adjacent to impervious surfaces or a design to direct lawn irrigation through a dry riverbed reducing water runoff into the infrastructure and minimize downstream impacts. A wind sensory unit shall be required as part of the irrigation system for common areas with turf (WCDH Vector-Borne Diseases Regulations 040.038).
- b. Any proposed drainage channels and ditches will require a cobble rock (4-6 inch rock) low-flow channel (040.023). Any existing channels will require 4-6 inch cobble rock in the flow line of these facilities (WCDH Vector-Borne Diseases Regulations 040.022).
- c. The following maintenance language shall be noted on the civil plans (WCDH Vector-Borne Diseases Regulations 040.022):

“All vegetation, debris and blockages shall require removal in low flow channels and ditches on an annual basis. The maintenance will mitigate insect development by preventing standing water from ponding longer than seven (7) days”.
- d. An Avigation Easement shall be recorded for the Eagle Canyon Ranch subdivision to protect the community when standing water occurs in the North Spanish Springs Flood Detention Facility resulting from flood events.
- e. Prior to approval of building plans, the above detail designs shall be required on the plans.

Truckee Meadows Fire Protection District (TMFPD)

8. The following conditions are requirements of the Truckee Meadows Fire Protection District which shall be responsible for determining compliance with these conditions.

Contact: Amy Ray, 775.326.6005, aray@tmfpd.us

- a. Hydrants shall be placed by TMFPD in accordance with Washoe County Code 60.
- b. All cul-de-sacs shall have a minimum 50 foot radius (100 foot diameter) to accommodate turnarounds for fire apparatus.
- c. Fire emergency access gates shall be provided at intersection/adjacent cul-de-sacs with Knox locks for Fire Department access. Minimum width shall be 20 feet per WCC Chapter 60.
- d. All property and open space shall be maintained. Defensible space and vegetation management shall be provided. A vegetation management plan addressing common and open space areas shall be submitted and approved by TMFPD. The Homeowner's Association or property owner (Spanish Springs Associates, Ltd.) shall be responsible for all maintenance and management of vegetation on open space and common areas. This designation of responsibility shall be included in the vegetation management plan. The property owner is responsible for vegetation management of the entire property while the project is under construction, including all undeveloped lots and property during construction and phasing. This shall include any drainage and detention areas within the subdivision.
- e. Any vacant lots and construction areas shall be kept free of combustible construction materials and adherence to IFC Section 304 shall be required and is the responsibility of the property owner.

*** End of Conditions ***



Planning Commission Staff Report

Meeting Date: August 6, 2013

Subject: Tentative Subdivision Map Case No: TM13-002
Applicant(s): Spanish Springs Associates

Agenda Item No.

Project Summary: To develop a 465 lot residential subdivision with common open space on three parcels totaling ± 155 acres.

Recommendation: Approval with Conditions

Prepared by: Grace Sannazzaro, Planner
Washoe County Community Services Department
Planning and Development Division
Phone: 775.328.3771
Email: gsannazzaro@washoecounty.us

Description

Tentative Subdivision Map Case No. TM13-002 for Spanish Springs Associates – To develop a 465 lot residential subdivision with common open space on three parcels totaling ± 155 acres. The minimum lot size proposed is 8,510 square feet; the maximum lot size proposed is 37,591 square feet, and the average lot size is 11,125 square feet. The overall density is 3 dwelling units per acre.

- Applicant/Property Owner: Spanish Springs Associates
- Project Name: Eagle Canyon Ranch
- Project Location: Approximately one-half mile north of the Eagle Canyon Drive/Neighborhood Way intersection; and approximately 1,500 feet southwest of the West Calle de la Plata/Pyramid Highway intersection
- Assessor's Parcel Numbers: 532-020-13; 532-020-17; 532-091-10
- Total Project Size: ± 155 acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs
- Development Code: Article 408, *Common Open Space Development*
Article 608, *Tentative Subdivision Maps*
- Commission District: 4 – Commissioner Hartung
- Section/Township/Range: Sections 26, 27, 34, T21N, R20E, MDM, Washoe County, NV

Staff Report Contents

Description 1

Vicinity Map 4

Site Map..... 5

Map of Current Development Conditions..... 6

Public Notice 7

Project Evaluation 7

Spanish Springs Area Plan 9

Community Advisory Meeting..... 11

Reviewing Agencies..... 12

Staff Comment on Required Findings 13

Recommendation 15

Motion 15

Appeal Process..... 16

Exhibits Contents

Conditions of Approval Exhibit A

Engineering and Capital Projects Exhibit B

Parks and Open Space Exhibit C

Water Services..... Exhibit D

Air Quality Management Program Exhibit E

Environmental Health Services Division Exhibit F

Vector-Borne Diseases Program..... Exhibit G

Truckee Meadows Fire Protection District Exhibit H

Regional Transportation Commission (RTC) Exhibit I

Nevada Department of Transportation (NDOT) Exhibit J

Washoe County School District..... Exhibit K

Nevada Division of Water Resources Exhibit L

Public Notice Map Exhibit M

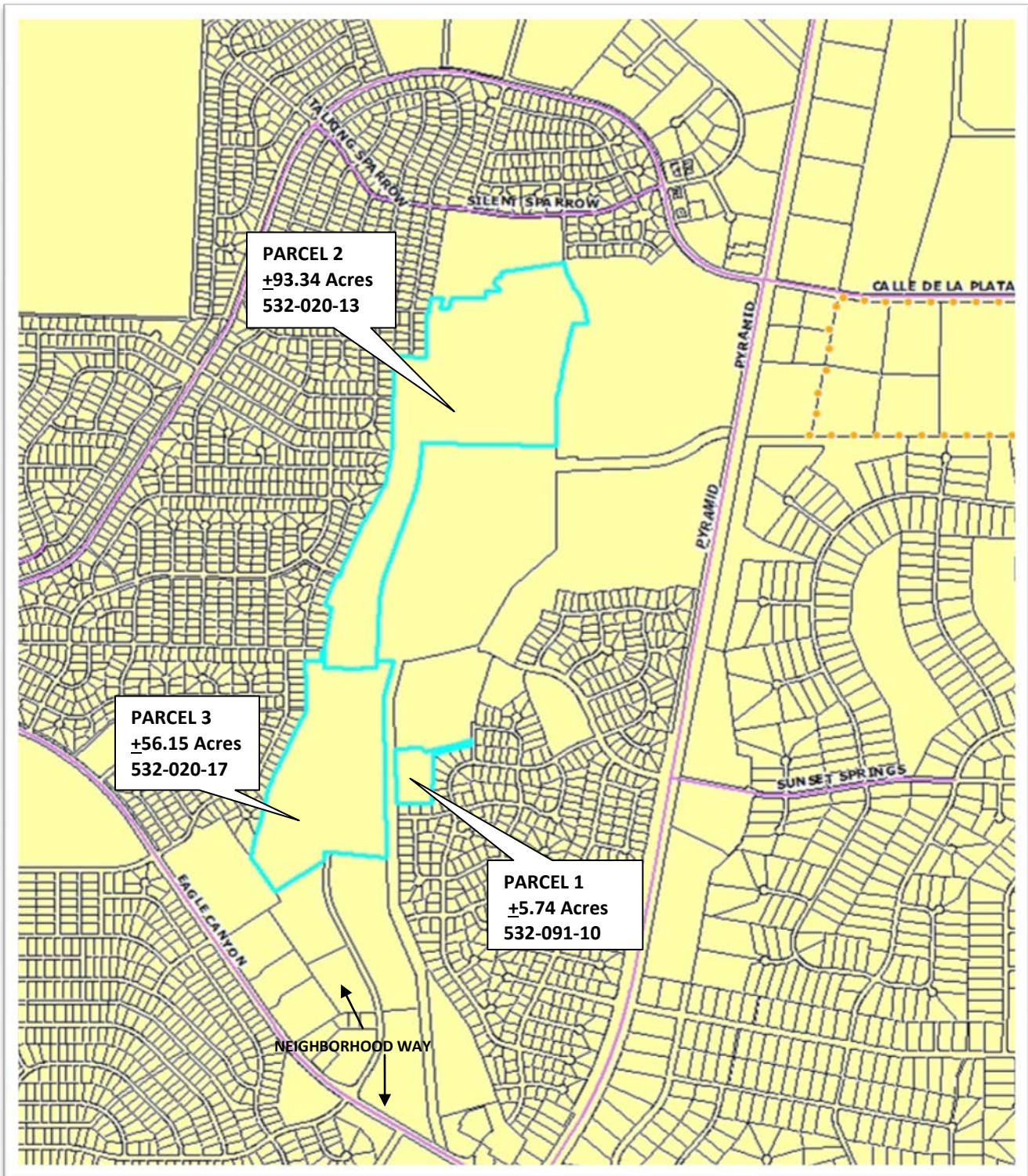
Project Application Exhibit N

Tentative Subdivision Map

The purpose of a Tentative Subdivision Map is to allow the creation of saleable lots, to implement the Washoe County Master Plan, including the Area Plans, and any specific plans adopted by the County. To establish reasonable standards of design and reasonable procedures for subdivision and re-subdivision in order to further the orderly layout and use of land and insure proper legal descriptions and monumenting of subdivided land. As well as to safeguard the public health, safety and general welfare by establishing minimum standards of design and development for any subdivision platted in the unincorporated area of Washoe County. If the Planning Commission grants an approval of the Tentative Subdivision Map, that approval is subject to Conditions of Approval. Conditions of Approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

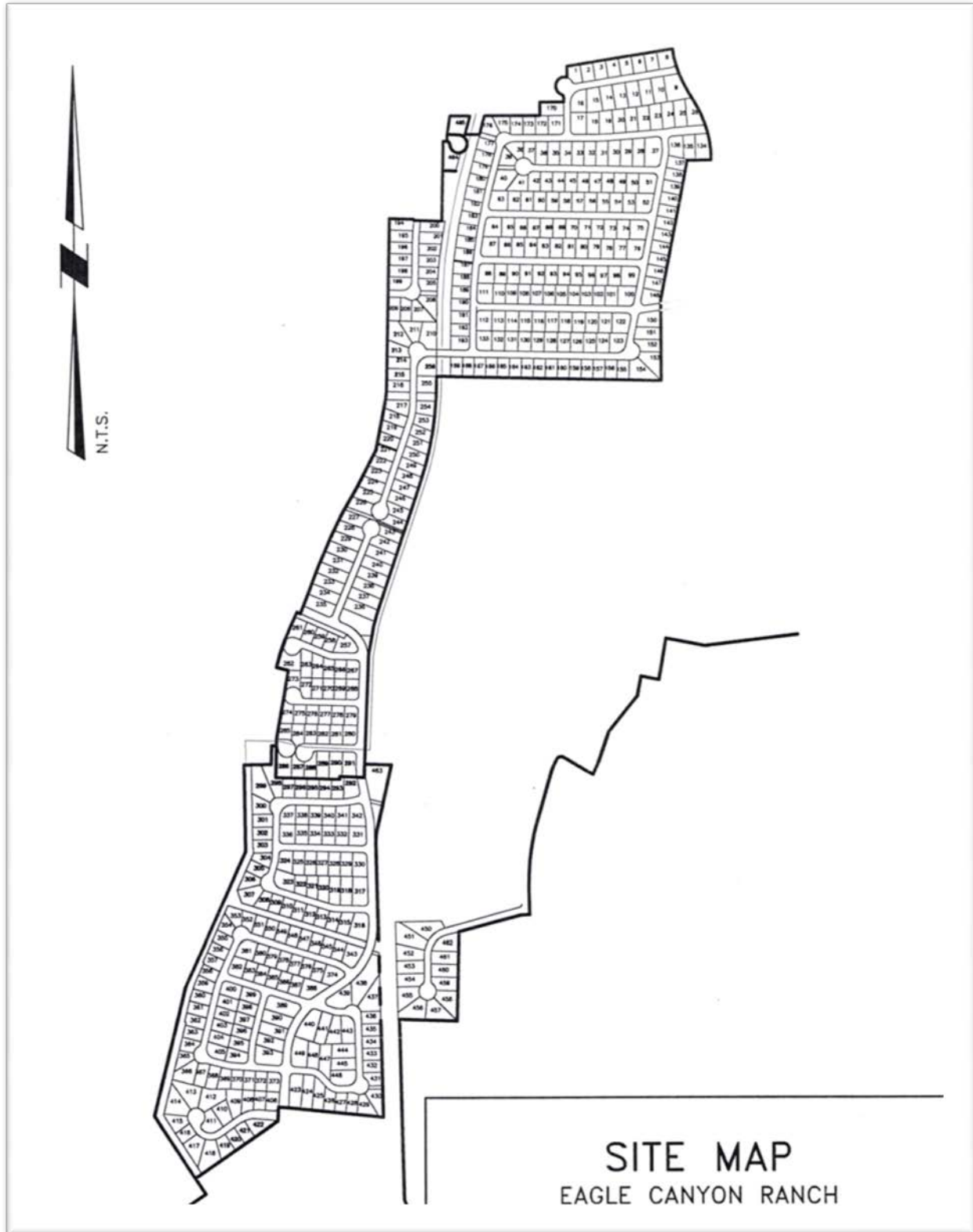
- Prior to recordation of a final map.
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure.
- Prior to the issuance of a business license or other permits/licenses.
- Some Conditions of Approval are referred to as “*Operational Conditions*”. These conditions must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

The Conditions of Approval for Tentative Subdivision Map Case No. TM13-002 is attached to this staff report and will be included with the Action Order if granted approval.



Vicinity Map

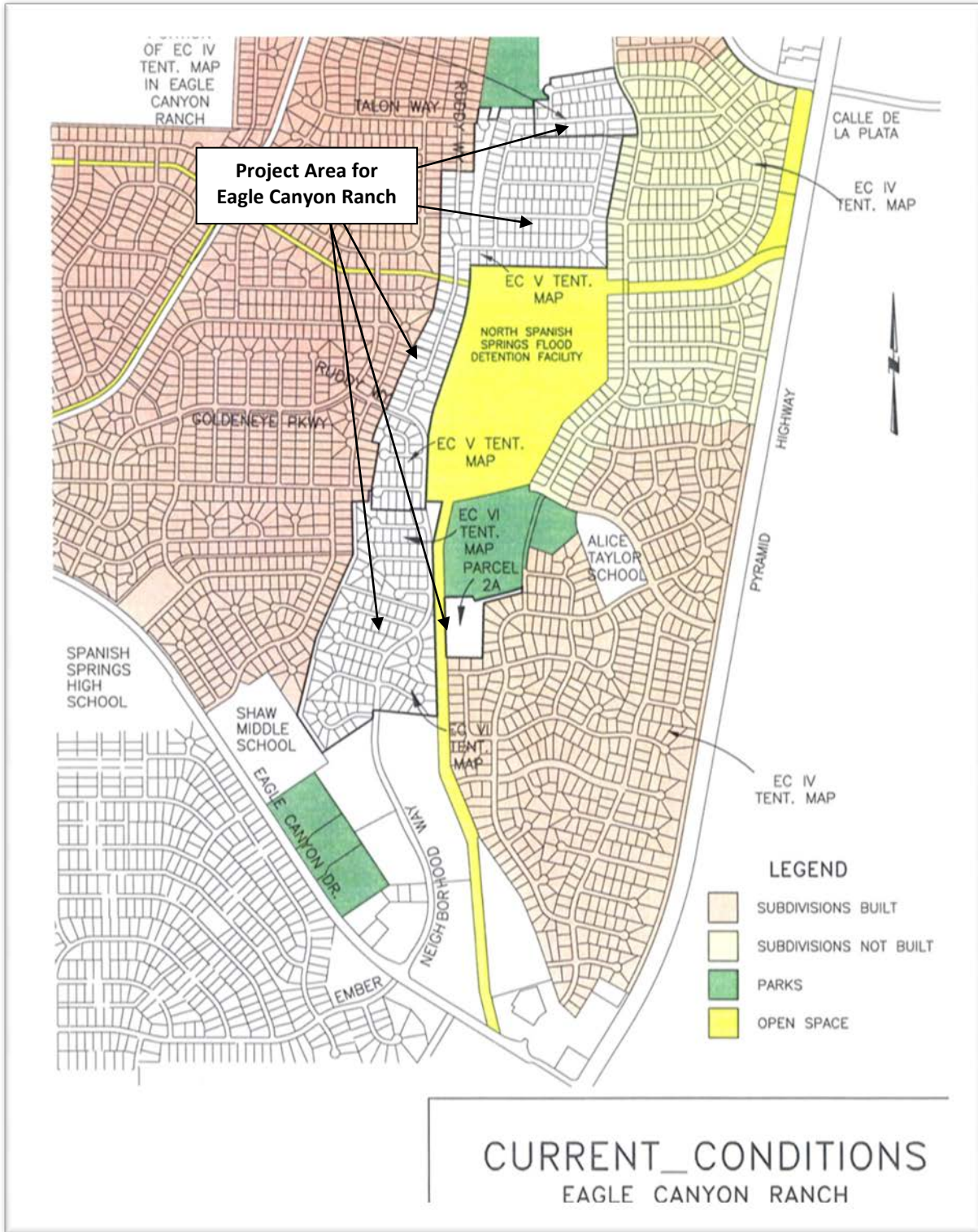
The Eagle Canyon Ranch project site is located approximately 0.53 miles north of the Eagle Canyon Drive/Neighborhood Way intersection; and approximately 0.28 miles southwest of the West Calle de la Plata/Pyramid Highway (SR 445) intersection.



Site Map

465 Lots

Overall density is 3 dwelling units/acre



Map of Current Development Conditions

Public Notice

A “*Courtesy Notice*” regarding Tentative Subdivision Map Case No. TM13-002 was mailed on July 2, 2013, to 302 separate property owners who own parcels located within 500 feet of the subject parcel. A “*Courtesy Notice*” is not legally required, but is a preliminary notice to those property owners who will receive the legal notice.

Notification (legal notice) of the public hearing for Tentative Subdivision Map Case No. TM13-002 was mailed on July 26, 2013, to the same 302 separate property owners who own parcels located within 500 feet of the subject parcel. These notices also included the Spanish Springs Citizen Advisory Board members. (See Exhibit M, Public Notice Map).

Nevada Revised Statutes (NRS) and Washoe County Development Code, Article 608, *Tentative Subdivision Maps*, requires a minimum 500 foot radius from the subject parcel and a minimum of 30 separate property owners noticed. A notice advising of the time, date, place and purpose of the hearing and a location of the land involved must be mailed at least 10 days before the public hearing.

Project Evaluation

Eagle Canyon Ranch is a proposed 465 lot single-family residential common open space subdivision within the Truckee Meadow Service Area (TMSA), located in the Suburban Character Management Area of the Spanish Springs planning area. It's situated approximately one-half mile north of the Eagle Canyon Drive/Neighborhood Way intersection, and just over a quarter of a mile southwest of the West Calle de la Plata/Pyramid Highway (SR 445) intersection. The total project is on three parcels totaling ± 155.23 acres and will include ± 8.26 acres of common area which will consist of public trails and drainage easements. Proposed lots will range in size from $\pm 8,510$ square feet (0.20 acres) up to $\pm 37,591$ square feet (0.86 acres), with an average lot size of $\pm 11,125$ square feet (0.26 acres). The subdivision will be phased, depending on the housing market. Sidewalks will run along both sides of Neighborhood Way and will run along one side of the remaining residential streets within the proposed subdivision.

The subject ± 155 acre area is bordered on the west and to the northeast by existing residential development zoned as Medium Density Suburban (MDS), with an overall density of 3 dwellings per acre, and adjacent to the east is the North Spanish Springs Detention Facility and undeveloped land that is a part of previously approved Eagle Canyon IV tentative subdivision map. Shaw Middle School is adjacent to the southwest. The proposed development will be zoned for Taylor Elementary School off of Egyptian Drive, and Shaw Middle School and Spanish Springs High School, both on Eagle Canyon Drive.

Background

The subject ± 155 acres are a part of several previously approved tentative subdivision maps known as Eagle Canyon IV, V, VI, and Pyramid Ranch Estates II. These tentative subdivision maps were approved in 2003 through 2006, and then were extended by Development Agreements. The subject tentative subdivision map of Eagle Canyon Ranch, now being proposed on the subject ± 155 acres, will differ somewhat in design and will have an increased lot count of 81 when compared to the previous tentative subdivision maps as a whole. The overall density for Eagle Canyon Ranch will be 3 dwelling units per acre, which complies with the density regulations as required in the Washoe County Development Code for Medium Density Suburban (MDS) zoning.

Project of Regional Significance Thresholds

Pursuant to NRS 278.026, the tentative subdivision map does not qualify as a "Project of Regional Significance" since it is proposing less than 625 lots and the Average Daily Trips (ADT) generated from the subject proposal will be less than 6,250.

Grading

The proposed project will require approximately 60,000 cubic yards of grading and approximately 572,000 cubic yards will be imported for fill. No exported material is anticipated. All grading shall be performed in compliance with Best Management Practices (BMPs) and dust control permits will be required during grading and construction phases.

Traffic

The traffic report states that the addition of 465 new single family dwellings is anticipated to generate approximately 4,427 Average Daily Trips (ADT) based on trip generation rates obtained from the *Ninth Edition of ITE Trip Generation* (2012).

At full build-out, it is estimated that Neighborhood Way will carry 15,200 ADT just north of Eagle Canyon Drive and 4,560 ADT just south of the proposed Eagle Canyon Ranch Subdivision. Neighborhood Way was designed as a moderate access control arterial. The portion of Neighborhood Way just north of Eagle Canyon Drive is designated as a regional road and is under RTC's jurisdiction. The new portion of Neighborhood Way that will run through the proposed subdivision is designated as a local road, and will be under Washoe County's jurisdiction. RTC's policy is to accommodate a Level of Service D on all regional roads designated as arterials and Washoe County's policy for local roads is to maintain a Level of Service C. As a moderate access arterial regional road, Neighborhood Way can accommodate up to 17,500 ADT for Level of Service D. This Level of Service would be during peak traffic hours. As a local road with moderate access, Neighborhood Way can accommodate up to 14,800 to stay within a Level of Service C. There are six levels of service defined for capacity analysis. They are given letter designations A through F. Level of Service A represents the best range of operating conditions and Level of Service F is the worst.

A roundabout exists at the Eagle Canyon Drive/Neighborhood Way intersection, another roundabout exists at the entrance to Eagle Landing Neighborhood Center (on Eagle Canyon Drive) and a traffic signal is at the Eagle Canyon Drive/Pyramid Highway (SR 445) intersection.

On the street network to the north of the proposed tentative subdivision map, it is estimated that Garnet Star Way (south of West Calle de la Plata) will carry approximately 200 ADT and Talking Sparrow Drive (southeast of West Calle de la Plata) will carry approximately 400 ADT.

The street design of the proposed subdivision is intended to alleviate traffic overloads in the existing residential subdivisions to the west. Main access to the proposed subdivision will be from the south at Neighborhood Way/Eagle Canyon Drive and from the north at West Calle de la Plata/Silent Sparrow Drive/Garnet Star Way.

Neighborhood Way will connect to the existing southern portion of Ruddy Way and this portion of Ruddy Way will be renamed Neighborhood Way. This will allow access between the proposed subdivision and the adjacent residential neighborhood to the west.

Water and Sewer

The proposed development is within the boundaries of Washoe County Water Service and is eligible for service by a public water and sewer system. Water lines will connect with existing lines from surrounding subdivisions. At each final map phase, Washoe County Water Services will provide a Will-Serve letter to the State Engineer listing the necessary duty of water for service to the subdivision, showing sufficient uncommitted water rights in good standing and the capacity to serve the subdivision.

Public Trails

The proposed development is adjacent to a public trail system with existing pedestrian connections to Eagle Canyon Park and Shaw Middle School. The Washoe County Parks Master Plan identifies future trail connectivity to Gator Swamp Park, and the applicant has agreed to dedicate a trail easement from the west to Gator Swamp Park. The applicant has also agreed to provide pedestrian access at the intersection of Nightingale Way and an existing Washoe County trail easement on all adjoining cul-de-sacs, and at Carico Court and the North Spanish Springs Flood Detention Facility. Additionally, the existing sewer easement from Talon Drive to the North Spanish Springs Flood Detention Facility will be amended to include a non-motorized public access trail easement. Due to the abundant number of parks and recreation services in this area, there is no need for additional neighborhood parks to be considered with this development.

Fire Safety

Hydrants will be placed by the Truckee Meadows Fire Protection District and all cul-de-sacs will have at least a 50 foot radius (100 foot diameter) for fire truck turn around. The Homeowner's Association's CC&Rs will address management of vegetation in common open space areas.

Spanish Springs Area Plan

The following policies listed under *Vision and Character Management* of the Spanish Springs Area Plan, a part of the Washoe County Master Plan, are relevant to the proposed tentative subdivision map.

Land Use Policies

SS.1.7 Tentative subdivision maps will not be approved for any development until the impacts of that development have been included in any applicable water resources facilities plan.

Staff Comment: Water Resources requires dedication of necessary water rights and submittal of a master sanitary sewer report. (See Attachment A – Conditions of Approval)

Transportation Policies

SS.3.1 Washoe County's policy level of service (LOS) for local transportation facilities in the Spanish Springs planning area is LOS "C."

Staff Comment: Within the proposed subdivision, Neighborhood Way is designated as a "local" (Washoe County) street and is considered as an unloaded (no driveways) "Residential Collector". This section of Neighborhood Way meets the LOS "C" threshold of 9,600 Average Daily Trips (ADT). The highest ADT on Neighborhood Way within the proposed subdivision is projected to be 4,400.

- SS.3.2 The Washoe County Regional Transportation Commission (RTC) sets levels of service on regional roads. Washoe County will advocate for the RTC to establish policy levels of service "C" for all regional roads in the Spanish Springs planning area.

Staff Comment: As discussed on pages 7 and 8, Neighborhood Way just north of Eagle Canyon Drive is designated as a "regional" (RTC) arterial road. This section of Neighborhood Way meets the LOS "D" threshold, which is the policy of RTC on all regional arterial roads.

Scenic/Recreational/Cultural Resources Policies

- SS.7.2 New trails will be designed to accommodate equestrian, pedestrian and off-road bicycle traffic, unless technical or severe economic hardships warrant consideration of a more limited use.
- SS.7.4 As new residential and commercial properties develop in the Spanish Springs Valley, the Washoe County Department of Parks and Recreation will review development proposals for potential trail connections.
- SS.7.6 Access to existing trails will be protected and improved whenever possible. During the process of development review, the Washoe County Departments of Community Development and Parks and Recreation will request dedication of property and/or easements when appropriate trail alignments have been identified that link significant nodes within the Spanish Springs planning area or connect existing trails.

Staff Comment: As discussed under "Public Trails" on Page 8, Parks and Open Space reviewed the application and the applicant has agreed to perpetuate pedestrian trails as requested.

- SS.7.7 Development proposals and population trends will be evaluated on their impact to an established community standard of seven acres of community park per 1,000 residents. When warranted, the Washoe County Department of Parks and Recreation will request the dedication of an appropriate amount of community park acreage as property develops within the planning area.

Staff Comment: There are an abundant number of existing parks and recreation services in the area of the proposed Eagle Canyon Ranch Subdivision due to previous dedications by the applicant. There is no need for the applicant to dedicate more land.

Water Services Policies

- SS.12.5 New residential subdivisions (e.g. tentative parcel map, tentative subdivision map) utilizing Medium Density Suburban land use densities (MDS: 1 du/ac to max. 3 du/1 ac) or greater densities approved after January 1, 1996 shall be required to use an imported water source, except subdivisions approved on land designated Medium Density Suburban prior to October 1, 1995.
- SS.12.7 The creation of parcels and lots in the Spanish Springs planning area shall require the dedication of water rights to Washoe County in quantities that are consistent with the water use standards set by the State Engineer and/or Washoe County.

SS.15.1 Whenever applicable, all development within the Spanish Springs Suburban Character Management Area will connect to a community water service.

Staff Comment: The proposed subdivision will receive community water service from Washoe County, which purchases water from Truckee Meadows Water Authority (TMWA). No ground water from the Spanish Springs Hydrobasin will be used. The applicant will dedicate the necessary water rights prior to issuance of a Will-Serve letter by Washoe County Water Services.

Spanish Springs Area Modifiers

In addition to the policies of the Spanish Springs Area Plan, a part of the Washoe County Master Plan, the following excerpts from Article 216, *Spanish Springs Area Modifiers* of the Washoe County Development Code, must be reviewed for the proposed tentative subdivision map.

Section 110.216.45 Water Rights Requirements. Residential and commercial development in the Spanish Springs planning area shall provide proof of sufficient water rights based upon the following:

- (a) Decreed Truckee River water rights when used in an appropriate drought yield discount as determined by the State Engineer.
- (b) Imported groundwater from a source that is replenished in sufficient quantity to meet demands placed upon a source without groundwater mining; and
- (c) Certificated groundwater rights or permitted quasi-municipal groundwater rights (that existed as of May 22, 1990) matched by imported, decreed surface water, from a source such as the Truckee River, equal to one-half (1/2) of the groundwater rights.

Staff Comment: Community water and sewer services will be provided by Washoe County. Water Resources is requiring dedication of water rights.

Section 110.216.55 Spanish Springs Water Detention Facility [North Spanish Springs Flood Detention Facility]. All proposed development in the Spanish Springs Planning Area shall evaluate and develop storm drainage improvements which ensure the Spanish Springs Water Detention Facility [North Spanish Springs Flood Detention Facility] remains hydraulically equivalent to the design parameters of the facility existing at the time of adoption of this section.

Staff Comment: Conditions included by the Engineering and Capital Projects Division will ensure compliance with this requirement.

Community Advisory Meeting

The applicant is hosting a "Community Advisory Meeting" to provide information and answer questions on the proposed tentative subdivision map. The meeting will be held on Friday, July 26, 2013, at 6:30 p.m. at the Lazy Five Regional Park on the Pyramid Highway. The applicant mailed out 300+ notices on July 11, 2013, including the applicant's contact information, inviting surrounding property owners to the meeting. At the time of this writing, the applicant has received a few telephone inquiries, with no one expressing major concerns about the proposal.

Reviewing Agencies

The following agencies received a copy of the tentative subdivision map application for review and evaluation.

- Washoe County Community Services
 - Planning and Development
 - Engineering and Capital Projects
 - Parks and Open Space
 - Traffic Engineer
 - Water Resources
- Washoe County Health District
 - Air Quality Management
 - Environmental Health Division
 - Vector-Borne Diseases Division
- Truckee Meadows Fire Protection District
- Regional Transportation Commission
- Nevada Department of Transportation
- Nevada Department of Environmental Protection
- Nevada Division of Water Resources
- Washoe County School District
- City of Sparks

The below listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the tentative subdivision map application. A **summary** of each agency's recommended conditions of approval and/or comments, and their contact information is provided below. For a complete list of conditions, consult the Conditions of Approval document, which is attached to this staff report and will be included with the Action Order, if this proposal is approved.

- Planning and Development provided standard conditions, including requirements for filing a final map and minimum requirements for the CC&Rs.
Contact: Grace Sannazzaro, 775.328.3771 gsannazzaro@washoecounty.us
- Engineering and Capital Projects is requiring multiple conditions, including conditions relating to engineering, drainage, pedestrian/bicycle connectors, and streets.
Contact: Leo Vesely, 775.325.8032 lvesely@washoecounty.us
- Parks and Open Space is requiring perpetuation of pedestrian access and dedication of a public trail easement.
Contact: Jennifer Budge, 775.823.6513 jbudge@washoecounty.us
- Water Resources is requiring standard conditions including, but not limited to, dedication of necessary water rights and submittal of a master sanitary sewer report.
Contact: Jason Phinney, 775.954.4628, jphinney@washoecounty.us
- Air Quality Management Program is requiring a Dust Control Permit prior to any construction activities.
Contact: Charlene Albee, 775.784.7211, calbee@washoecounty.us

- Environmental Health Services Division is requiring standard conditions including, but not limited to, submittal of a complete water system plan, a letter of commitment from the water purveyor, and submittal of a plan for periodic inspection of the construction of the water supply and community sewer systems.
Contact: Wes Rubio, 775.328.2391, wrubio@washoecounty.us
- Vector-Borne Diseases Program is requiring standard conditions including, but not limited to requiring a Low Impact Design (LID) for front lots and common areas; catch basins will need a water quality insert; drainage channels/ditches will have cobble rock and a recorded avigation easement shall be required.
Contact: Jim Shaffer, 775.785.4599, jshaffer@washoecounty.us
- Truckee Meadows Fire Protection District is requiring standard conditions including, but not limited to, 50 foot radius cul-de-sacs and fire emergency access gates at adjacent/intersecting cul-de-sacs.
Contact: Amy Ray, 775.326-6005, jaray@tmfpd.us
- Regional Transportation Commission (RTC) provided advisement only, and their comments are not a part of the Conditions of Approval. RTC outlined the Regional Transportation Plan (RTP) Access Management Standards for Arterials and Collectors.
Contact: Patrice Echola, 775.335.1904, pechola@rtcwashoe.com
- Nevada Department of Transportation (NDOT) provided advisement only, and their comments are not included as Conditions of Approval. NDOT reminded the applicant that any work performed within the State's right-of-way requires an occupancy permit; and NDOT also encouraged the developer to coordinate traffic study review and seek NDOT traffic study approval early in the development planning process.
Contact: Anita Lyday, 775.834.8320, alyday@ndot.gov.us
- Nevada Division of Water Resources provided a routine statement, and their comments are not a part of the Conditions of Approval. They advised proof of sufficient water rights through a Will-Serve letter from the water purveyor (Washoe County) is required before the State Engineer can grant approval. This is done at each final map phase.
Contact: Robert H. Zeisloft, 775.684.2809, rzeisloft@water.nv.gov
- Washoe County School District provided comment only, stating that Spanish Springs Associates has been very generous to the District in the past, donating land for the existing Taylor Elementary School, Shaw Middle School, and Spanish Springs High School. The School District is not recommending any conditions.
Contact: Mike Boster, 775.789.3810, mboster@washoeschools.net

Staff Comment on Required Findings

Section 110.608.25 of Article 608, *Tentative Subdivision Maps*, within the Washoe County Development Code, requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission before granting approval of the tentative subdivision map request. Staff has completed an analysis of the application and has determined that the proposal is in compliance with the required findings as follows.

1. Plan Consistency. That the proposed map is consistent with the Master Plan and any specific plan.

Staff Comment: *The proposed tentative subdivision map is consistent with the Land Use and Transportation Element of the Master Plan, which includes LUT.2.1 Ensure that existing and proposed land uses are compatible; LUT.2.2 Compatibility with adjacent development and consistent with the purposes and intent of the policies of the Area Plan. Pages 8-10 identify policies within the Spanish Springs Area Plan (a part of the Master Plan) that are relevant to the proposed subdivision map. There is no specific plan included with this proposal.*

2. Design or Improvement. That the design or improvement of the proposed subdivision is consistent with the Master Plan and any specific plan.

Staff Comment: *The proposed subdivision map complies with the Master Plan, including LUT.1.4 Residential [development] should be within close proximity to retail/commercial land uses within SCMA's to facilitate both walking and cycling as desirable and safe modes of transportation. Pages 8 -10 identify policies within the Spanish Springs Area Plan (a part of the Master Plan) that are relevant to the proposed subdivision map. There is no specific plan included with this proposal.*

3. Type of Development. That the site is physically suited for the type of development proposed.

Staff Comment: *The ±155 acre site is mostly surrounded by residential development that has the same zoning and density as the subject tentative subdivision map. Shopping is close by and existing pedestrian trails will connect to trails in the proposed subdivision.*

4. Availability of Services. That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System.

Staff Comment: *Sanitary sewer and domestic water services will be provided by Washoe County. NV Energy will be the electric and gas provider; AT&T will be the telephone service provider; Waste Management will provide solid waste disposal service and Charter Communication will be the cable television provider.*

5. Fish or Wildlife. That neither the design of the subdivision nor any proposed improvements is likely to cause substantial environmental damage, or substantial and avoidable injury to any endangered plant, wildlife or their habitat.

Staff Comment: *This area is surrounded by residential development and the North Spanish Springs Detention Facility. There are no known endangered plants or wildlife in the subject area, nor has wildlife habitat been identified in the subject area.*

6. Public Health. That the design of the subdivision or type of improvement is not likely to cause significant public health problems.

Staff Comment: *The proposed subdivision map will be served by community water and sewer systems and the proposed streets will connect with the existing street network. Drainage facilities will be based on the final hydrology report and must be reviewed and approved by the County Engineer. This proposed development will not create 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.

Staff Comment: *The proposed subdivision will not conflict with existing easements or use of property within the area of 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.

Staff Comment: *The design of the proposed subdivision provides several accesses, including access from the south off of Neighborhood Way and access from the north off of West Calle de la Plata. There is also a roadway connection with the existing subdivision to the west.*

9. Dedications. That any land or improvements to be dedicated to the County is consistent with the Master Plan.

Staff Comment: *Dedication of land and improvements are consistent with the Master Plan.*

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.

Staff Comment: *Design will include proper insulation, energy efficient appliances and windows; water saving toilets, shower heads and faucets. Roadway widths will comply with county standards to reduce energy consumption associated with asphalt and aggregate production.*

Recommendation

Those agencies which reviewed the application recommended conditions in support of approval of the proposed tentative subdivision map. Therefore, after a thorough analysis and review, Tentative Subdivision Map Case No. TM13-002 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

Motion

I move that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Tentative Subdivision Map Case No. TM13-002 for Spanish Springs Associates, having made all ten findings in accordance with Washoe County Development Code Section 110.608.25:

1. Plan Consistency. That the proposed map is consistent with the Master Plan;
2. Design or Improvement. That the design or improvement of the proposed subdivision is consistent with the Master Plan;
3. Type of Development. That the site is physically suited for the type of development proposed;
4. Availability of Services. That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System;
5. Fish or Wildlife. That neither the design of the subdivision nor any proposed improvements is likely to cause substantial environmental damage, or substantial and avoidable injury to any endangered plant, wildlife or their habitat;
6. Public Health. That the design of the subdivision or type of improvement is not likely to cause significant public health problems;
7. Easements. That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of property within, the proposed subdivision;
8. Access. That the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles;
9. Dedications. That any land or improvements to be dedicated to the County is consistent with the Master Plan; and
10. Energy. That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

Appeal Process

Planning Commission action will be effective 10 days after the public hearing date, unless the action is appealed to the Washoe County Commission, in which case the outcome of the appeal shall be determined by the Washoe County Commission.

xc: Applicant/

Property Owner: Spanish Springs Associates, Attn: Jesse Haw, 550 W. Plumb Lane, Ste. B, #505

Consultant: C&M Engineering and Design, Attn: Lisa Menante, 9498 Double R Blvd., Ste B, Reno, NV 89521

Attorney: Robert M. Sader, 8600 Technology Way, Ste 101, Reno, NV 89521

Staff Report xc:

EXHIBIT A



Conditions of Approval

Tentative Subdivision Map Case No. TM13-002

The project approved under Tentative Subdivision Map Case No. TM13-002 shall be carried out in accordance with the Conditions of Approval granted by the Planning Commission on August 6, 2013. 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 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 Development 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 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 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 District Health Department must be appealed to the District Board of Health.

- **The RENO-TAHOE AIRPORT AUTHORITY is directed and governed by its own Board. Therefore, any conditions set by the Reno-Tahoe Airport Authority must be appealed to their Board of Trustees.**
- **The REGIONAL TRANSPORTATION COMMISSION (RTC) is directed and governed by its own board. Therefore, any conditions set by the Regional Transportation Commission must be appealed to that Board.**
- **The NEVADA DEPARTMENT OF TRANSPORTATION (NDOT) is directed and governed by its own board. Therefore, any conditions set by the Nevada Department of Transportation must be appealed to that Board.**

<p style="text-align: center;">STANDARD CONSIDERATIONS FOR SUBDIVISIONS Nevada Revised Statutes 278.349</p>

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 Development Division

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

Contact: Grace Sannazzaro, 775.328.3771, gsannazzaro@washoecounty.us

- a. 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*.
- b. 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.
- c. Failure to comply with the conditions of approval shall render this approval null and void.
- d. Pursuant to NRS 278.360 *Requirements for presentation of final map or series of final maps; extensions of time*, the subdivider 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 in a series of final maps, each covering a portion of the approved tentative map, within 4 years after the approval date of the tentative map, or on or before the second anniversary of the date on which the subdivider recorded the first in the series of final maps, which includes a final map, prepared in accordance with the tentative map, for the entire area for which the tentative map has been approved; or the next final map in the series of final maps covering a portion of the approved tentative map. An extension of not more than 2 years may be granted by Washoe County for any final map after the 2-year period for presenting a successive final map has expired.
- 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 TM13-002 FOR EAGLE CANYON RANCH WAS APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON AUGUST 6, 2013.

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 ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP, EXCEPT THAT THE "OPERATIONAL CONDITIONS" CONTAINED IN THE RECORDED ACTION ORDER SHALL REMAIN IN FULL FORCE AND EFFECT IN PERPETUITY.

IF ALL LOTS ON THIS MAP ARE REVERTED TO ACREAGE AND A NEW SUBDIVISION APPROVAL IS OBTAINED AT A FUTURE DATE, THE PROVISIONS OF THIS APPROVAL SHALL BE NULL AND VOID, UPON APPROVAL BY WASHOE COUNTY OF THOSE ACTIONS.

[Omit the following paragraph if this is the first and last (only) final map.]

THE NEXT FINAL MAP FOR TM13-002 MUST BE APPROVED AND ACCEPTED FOR RECORDATION BY THE PLANNING AND DEVELOPMENT 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 DEVELOPMENT DIRECTOR. THE OFFER OF DEDICATION FOR STREETS, SEWERS, ETC. IS REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NRS CHAPTER 278.

BILL WHITNEY, DIRECTOR
PLANNING AND DEVELOPMENT DIVISION
COMMUNITY SERVICES DEPARTMENT

- g. Prior to acceptance of public improvements and release of any financial assurances, the developer shall furnish to Water Resources and the Engineering and Capital Projects Division a complete set of reproducible as-built construction drawings prepared by a civil engineer registered in the State of Nevada.
- h. The developer shall be required to participate in any applicable General Improvement District or Special Assessment District formed by Washoe County.
- i. A note shall be placed on all grading plans and 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 State Historic Preservation Office of the Department of Museums, Library and Arts 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.

- j. 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.

- 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 mail boxes, 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 Development 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 Development Division of the name, address, telephone number and contact person of the new purchaser within thirty (30) days of the final sale.
- m. Conditions, covenants, and restrictions (CC&Rs), including any supplemental CC&Rs, shall be submitted to Planning and Development for review and subsequent forwarding to the District Attorney for review and approval. The final CC&Rs shall be signed and notarized by the owner(s) and submitted to the Planning and Development Division with the recordation fee prior to the recordation of the final map. The CC&Rs shall require all phases and units of the subdivision approved under this tentative map to be subject to the same CC&Rs. Washoe County shall be made a party to the applicable provisions of the CC&Rs to the satisfaction of the District Attorney's Office. Said CC&Rs shall specifically address the potential for liens against the properties and the individual property owners' responsibilities for the funding of maintenance, replacement, and perpetuation of the following items, at a minimum:
 - (1) Maintenance of public access easements, common areas, and common open spaces. Provisions shall be made to monitor and maintain, for a period of three (3) years regardless of ownership, a maintenance plan for the common open space areas. The maintenance plan for the common open space areas shall, as a minimum, address the following:
 - a. Vegetation management
 - b. Watershed management
 - c. Debris and litter removal
 - d. Fire access and suppression
 - (2) Maintenance of public access and/or maintenance of limitations to public access.
 - (3) All drainage facilities and roadways not maintained by Washoe County shall be privately maintained and perpetually funded by the homeowners association.
 - (4) All open space identified as common area on the final map shall be privately maintained and perpetually funded by the homeowner's association. The deed to the open spaces and common areas 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.

- n. The project adjacent to undeveloped land shall maintain a minimum fire fuel break area of 30 feet in width until such time as the adjacent land is developed.
- o. Locating habitable structures on potentially active (Holocene) fault lines, whether noted on the recorded map or disclosed during site preparation, is prohibited.
- p. Common open space owned by the homeowners association shall be noted on the final map as "common open space" and the related deed of conveyance shall specifically provide for the preservation of the common open space in perpetuity. The deed to the open space and common area shall reflect perpetual dedication for that purpose. The deed shall be presented with the CC&Rs for review by Planning and Development and the District Attorney.

Engineering and Capital Projects Division

- 2. The following conditions are requirements of the Engineering and Capital Projects Division, which shall be responsible for determining compliance. Conditions in *italics* are standard engineering conditions.

Contact: Leo Vesely, 775.325.8032 lvesely@washoecounty.us

General Conditions

- a. *Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations, and policies in effect at the time of submittal of the tentative map or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the final map.*
- b. *Prior to acceptance of public improvements and release of any financial assurances, the developer shall furnish to the water and sewer provider(s) and Engineering Division a complete set of reproducible as-built construction drawings prepared by a civil engineer registered in the State of Nevada.*
- c. *The developer shall be required to participate in any applicable General Improvement District or Special Assessment District formed by Washoe County. The applicable County Department shall be responsible for determining compliance with this condition.*
- d. *The developer shall provide written approval from the U.S. Postal Service concerning the installation and type of mail delivery facilities. The system, other than individual mailboxes, must be shown on the project construction plans and installed as part of the onsite improvements. The County Engineer shall determine compliance with this condition.*
- e. *All open space shall be identified as common area on the final map. A note on the final map shall indicate that all common areas shall be privately maintained and perpetually funded by the Homeowners Association. The County Engineer shall determine compliance with this condition. The maintenance of the common areas shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.*

- f. *Any existing easements or utilities that conflict with the development shall be relocated, quitclaimed, and/or abandoned, as appropriate. The County Engineer shall determine compliance with this condition.*
- g. *Any easement documents recorded for the project shall include an exhibit map that shows the location and limits of the easement in relationship to the project. The County Engineer shall determine compliance with this condition.*
- h. *All existing overhead utility lines shall be placed underground, except electric transmission lines greater than 100 kilovolts, which can remain above ground. The County Engineer shall determine compliance with this condition.*
- i. *A complete set of construction improvement drawings, including an onsite grading plan, shall be submitted to the County Engineer for approval prior to finalization of any portion of the tentative map. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading and drainage for lots, project roadways, erosion control (including BMP locations and installation details), slope stabilization and mosquito abatement. A conceptual grading and drainage scheme shall be indicated for each lot on the grading plan. If drainage from one lot to another is proposed, then appropriate drainage easements shall be provided. Disposal of any excavated material onsite shall be indicated on the grading plans. The County Engineer shall determine compliance with this condition.*
- j. *Prior to ground-disturbing activity, a proposed Construction Traffic Haul Route Plan shall be submitted to the Engineering Division for review and approval. Any existing or proposed 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 capacity. If the pavement section is inadequate to support the proposed construction loadings, the roadway must be redesigned or reconstructed as needed to provide a 20-year design life in accordance with the AASHTO Interim Guide for Flexible Pavement.*

Drainage Conditions (Washoe County Code Section 110.420)

- k. *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.*
- l. *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.*
- m. *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. The County Engineer shall determine compliance with this condition.*
- n. *Standard reinforced concrete headwalls or other approved alternatives shall be placed on the inlet and outlet of all drainage structures, and grouted rock riprap shall be used to prevent erosion at the inlets and outlets of all culverts to the satisfaction of the Engineering Division.*
- o. *The developer shall provide pretreatment for petrochemicals and silt for all storm drainage leaving the site to the satisfaction of the Engineering Division.*

- p. *The owner shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit or Waiver for construction and submit a copy to the Engineering Division prior to issuance of a grading permit.*
- q. *The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklist and Inspection Fee shall be submitted with each final map. The County Engineer shall determine compliance with this condition.*
- r. *In medians with irrigated landscaping adjacent to the curb, a subdrain system shall be installed a minimum of one foot behind the back face of curb to intercept drainage from the landscaping. The system shall be tied to the storm drain system or an acceptable alternative drainage system. The County Engineer shall determine compliance with this condition.*
- s. *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. The County Engineer shall determine compliance with this condition.*
- t. *A note on the final map shall indicate that all drainage facilities not maintained by Washoe County shall be privately maintained and perpetually funded by a homeowners association. As an alternative to a homeowners association, the developer may request the establishment of a County Utility Service Area under which fees would be paid for maintenance of the proposed storm drainage detention facility. The fee amount will be based on the additional service above that normally provided by the County to maintain new stormwater facilities dedicated by the developer (i.e., curb and gutter, drop inlets and piping). The County Engineer shall determine compliance with this condition. The maintenance and funding of these drainage facilities shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.*
- u. *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. The County Engineer shall determine compliance with this condition.*
- v. *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. The County Engineer shall determine compliance with this condition.*
- w. *A note on all affected final maps shall state that the owner, buyers, assigns or interest holders of any lots hereon, hereby agree that all existing irrigation flows crossing these parcels shall be perpetuated. Any legal rights to water from the ditches crossing this property shall be honored and the right of access for maintenance and operation will not be denied to valid holders of those rights. The County Engineer shall determine compliance with this condition.*
- x. *Maintenance access and drainage easements shall be provided for all existing and proposed drainage facilities. The County Engineer shall determine compliance with this condition.*
- y. *Drainage easements shall be provided across individual lots on the official map for all storm runoff that crosses more than one lot. The County Engineer shall determine compliance with this condition.*

- z. Common Area drainage onto residential lots shall be intercepted and routed to appropriate storm drainage facilities. The County Engineer shall determine compliance with this condition.
- aa. Open channels shall be designed to provide for de-siltation. Drainage channel design and access shall conform to the requirements of section 110.420.35. The County Engineer shall determine compliance with this condition

Traffic and Roadway (Washoe County Code Section 110.436)

- bb. *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. The County Engineer shall determine compliance with this condition*
- cc. *Street names shall be reviewed and approved by the Regional Street Naming Coordinator.*
- dd. *Proposed landscaping and/or fencing along street rights-of-way and within median islands shall be designed to meet American Association of State Highway and Transportation Officials (AASHTO) sight distances and safety guidelines. No tree shall overhang the curb line of any public street. The County Engineer shall determine compliance with this condition.*
- ee. A note on each affected final map shall state that no direct access from individual lots shall be allowed onto Neighborhood Way with the exception of lot 463. The County Engineer shall determine compliance with this condition. This note shall also be included in the CC&R's to the satisfaction of the District Attorney's Office.
- ff. *For any utilities placed in existing County streets, the streets shall be repaired to the satisfaction of the County Engineer. At a minimum, this will require full depth removal and replacement of asphalt for half the street width, or replacement of non-woven pavement reinforcing fabric with a 2" asphalt overlay for half the street width. Type II slurry seal is required for the entire street width with either option. Full width street improvements may be required if the proposed utility location is too close to the centerline of the existing street.*
- gg. *Streetlights shall be constructed to Washoe County standards at locations to be determined at the final design stage. The County Engineer shall determine compliance with this condition.*
- hh. *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. The County Engineer shall determine compliance with this condition.*
- ii. *All retaining walls that are adjacent to, provide support for or retain soil from the County right-of-way shall be constructed of reinforced masonry block or reinforced concrete and designed by an engineer licensed in the State of Nevada. The County Engineer shall determine compliance with this condition.*
- jj. *No retaining walls that retain soil from the County right-of-way or private right-of-way shall be located within a plowed snow storage easement. The County Engineer shall determine compliance with this condition.*
- kk. Neighborhood Way shall be constructed to the existing southern portion of Ruddy Way. Prior to making final connection to the southern portion of Ruddy Way, the southern

portion of Ruddy Way shall be renamed to Neighborhood Way and existing street signs at Red Falcon Way and Goldeneye Parkway shall be updated with the new name. No residential driveways shall be permitted on to Neighborhood Way with the exception of lot 463. The County Engineer shall determine compliance with this condition.

- ll. The driveway for lot 463 shall line up with Mojave Desert and shall be constructed to promote forward movements on to Neighborhood Way from the driveway. The County Engineer shall determine compliance with this condition.
- mm. The right of way for Grimes Point Court shall meet Washoe County Code requirements or shall be approved by the County Engineer. A public utility easement shall be provided for the entire length of Grimes Point Court. The County Engineer shall determine compliance with this condition.
- nn. At the intersection of Grimes Point Court and Sand Dune Drive, the asphalt pavement on Sand Dune Drive, from curb return to curb return for the full width of Sand Dune Drive, shall be milled down 1.5 inches and overlaid with 1.5 inches of type 3 asphalt pavement and a slurry seal.
- oo. A pedestrian ramp for the disabled shall be installed on the east side of Sand Dune Drive to the satisfaction of the County Engineer.
- pp. Sidewalk shall be installed on the east side of Sand Dune Drive from the end of the curb return at the intersection of Sand Dune Drive and Rosetta Stone Drive north to the existing sidewalk on Sand Dune Drive.
- qq. Non-motorized pedestrian/bicycle accesses shall be perpetuated off of Rosy Finch Drive between proposed Lot 205 and proposed Lot 206; and between proposed Lot 464 and proposed Lot 465 at the end of the cul-de-sac to the sewer access easement to the east.

Parks and Open Space

3. The following conditions are requirements of Parks and Open Space, which shall be responsible for determining compliance.

Contact: Jennifer Budge, 775.823.6500, jbudge@washoecounty.us

- a. Pedestrian access shall be perpetuated at the following locations to ensure connectivity between neighborhoods for non-motorized access.
 - I. Intersection of Nightingale Way and existing Washoe County trail easement
 - II. All adjoining cul-de-sacs
 - III. Carico Court and North Spanish Springs Flood Detention Facility
- b. Prior to recordation of the first final map and upon request by Washoe County Community Services Department, the existing sewer easement from Talon Drive to the North Spanish Springs Flood Detention Facility will be amended to include a non-motorized public access trail easement shall be recorded.
- c. Prior to recordation of the first final map and upon request by Washoe County Community Services Department, a non-motorized, public access trail easement consistent with the terms outlined in Document 360446, shall be offered for dedication to Washoe County providing east-west connectivity from Carico Court/Neighborhood way through APN 532-091-09 to Gator Swamp Park. Easement location to be determined cooperatively between applicant and Washoe County Community Services Department

and may be relocated if desired by applicant so that the easement does not prohibit future plans on APN 532-091-09.

Water Resources

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

Contact: Jason Phinney, 775.954.4628, jphinney@washoecounty.us

- a. The applicant shall dedicate necessary water rights prior to issuance of a Will-Serve letter by Water Resources, Community Services Department. A valid Will-Serve letter is a pre-requisite to approval and recordation of a final subdivision map. Necessary processing of water rights prior to the issuance of a Will-serve Letter may take six months or longer. The dedication of water rights shall be in accordance with Article 422, the Spanish Springs Area Plan and the terms of the Wholesale Agreement between Washoe County and Truckee Meadows Water Authority (TMWA). Water rights must be in good standing with the State of Nevada Division of Water Resources and the point of diversion, place and manner of use must be acceptable to the Community Services Department.
- b. The Developer shall pay \$75.00 per lot to Water Resources, of the Community Services Department as their pro-rated share of the ongoing water and sewer facility plan for the Spanish Springs Valley prior to approval of each final map.
- c. All fees shall be paid in accordance with Washoe County Ordinance prior to the approval of each final map.
- d. Per the inter-local agreement between the City of Sparks and Washoe County, the applicant shall pay to Washoe County, the City of Sparks sewer connection fees as identified in the agreement.
- e. Improvement plans shall be submitted and approved by Water Resources of the Community Services Department 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.
- f. The Applicant shall submit an electronic copy of the street and lot layout for each final map at initial submittal time. Please submit this in a TIFF file format.
- g. The Developer shall construct and/or provide the financial assurance for the construction of any on-site and off-site water distribution and the sanitary sewer collection systems prior to signature on each final map. The financial assurance must be in a form and amount acceptable to Water Resources, Community Services Department.
- h. Approved improvement plans shall be used for the construction of on-site and off-site water distribution and sanitary sewer collection systems. Water Resources will be responsible to inspect the construction of the water distribution and sanitary sewer collection systems.
- i. The water distribution and sanitary sewer collection systems must be offered for dedication to Washoe County along with the recordation of each final map.

- j. Easements and real property for all water distribution, sanitary sewer collection systems and appurtenances shall be offered for dedication to Washoe County along with the recordation of each final map.
- k. A master sanitary sewer report for the entire tentative map shall be prepared and submitted by the applicant's engineer at the time of the initial submittal for the first final map which addresses:
 - I. The estimated sewage flows generated by this project;
 - II. Projected sewage flows from potential or existing development within tributary areas;
 - III. The impact on capacity of existing infrastructure;
 - IV. Slope of pipe, invert elevation and rim elevation for all manholes; and
 - V. Proposed collection line sizes, on-site and off-site alignment, and half-full velocities
- l. No Certificate of Occupancy will be issued until all the potable water and sewer collection facilities necessary to serve each final map have been completed and accepted.
- m. No permanent structures (including rockery or retaining walls, building's, etc.) shall be allowed within or upon any County maintained utility easement.
- n. The developers' engineer shall submit a plan or letter from the appropriate fire agency identifying the approved fire hydrant locations and indicating the fire flow and duration required for each final map. This information must accompany the water system improvements plans when submitted for initial review.
- o. A minimum 20-foot sanitary sewer and access easement shall be dedicated to Washoe County over any facilities not located in a dedicated right of way.
- p. A minimum 30-foot water main easement shall be dedicated to Washoe County over any facilities not located in a dedicated right of way.
- q. A minimum 12-foot wide all weather sanitary sewer access road shall be constructed to facilitate access to off-site sanitary sewer manholes.
- r. Article 216, Section 110.216.55 of the Spanish Springs Area Plan states "*All proposed development in the Spanish Springs planning area shall evaluate and develop storm drainage improvements which ensure the Spanish Springs Water Detention Facility remains hydraulically equivalent to the design parameters of the facility...*"
- s. All storm drain outlets that will be draining into any of the Facility channels shall adequately protect that area from erosion, i.e. riprap of adequate size and area.

Air Quality Management Program

5. The following conditions are requirements of the Air Quality Management Program of the District Health Department, 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 District Health Department must be appealed to the District Board of Health.

Contact: Charlene Albee, 775.784.7211, calbee@washoecounty.us

- a. A Dust Control Permit shall be issued prior to the commencement of any construction activities relating to the subject tentative subdivision map.

Environmental Health Services Division

6. The following conditions are requirements of the Environmental Health Services Division of the District Health Department, 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 District Health Department must be appealed to the District Board of Health.

Contact: Wes Rubio, 775.328.2381, wrubio@washoecounty.us

- a. Any storm drainage from this site must have pre-treatment for petrochemicals and silts.
- b. Grading shall be performed in compliance with Best Management Practices and mosquito-breeding places shall be eliminated within graded areas.
- c. The Nevada Division of Environmental Protection must submit a letter to the Washoe County Health District certifying their approval of the final map.
- d. Prior to approval of each final map, the applicant shall submit a final map fee (\$362.)
- e. A note on each affected final map shall state: "Sewage disposal shall be by connection to a public sewer system only".
- f. A letter from Washoe County committing to provide sewer service to this proposal shall be submitted and shall state that the treatment facility will not be brought beyond its permitted capacity by this service.
- g. Prior to approval of a final map, the design engineer shall submit to the satisfaction of the Washoe County Health District a plan for periodic inspection of the construction of the systems for water supply and community sewerage. The design engineer shall pursuant to the approved inspection plan periodically certify in writing to the Washoe County Health District that the improvements are being installed in accordance with the approved plans and recognized practices of the trade.
- h. Construction plans for the development must be submitted to the Environmental Health Services Division 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 Washoe County Health District.

- i. Before final approval will be considered, a “Commitment for Water Service” letter from the water purveyor committing adequate water service to their proposal shall be submitted to the Washoe County Health District.
- j. Prior to final approval, a complete water system plan for the referenced proposal shall be submitted to the Washoe County Health District. The plan must show that the water system will conform to the State of Nevada Public Water Supply Regulations, NAC Chapter 445, and the State of Nevada Regulations Governing Review of Plans for Subdivision, Condominiums and Planned Unit Development, NAC 278.400 and 278.410.

Vector-Borne Diseases Program

7. The following conditions are requirements of the Vector-Borne Diseases Program of the District Health Department, 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 Washoe County District Health (WCDH) must be appealed to the District Board of Health.

Contact: Jim Shaffer, 775.785.4599, jshaffer@washoecounty.us

- a. Low Impact Design (LID) shall be included for a typical front lot and common areas, which may include an 18 inch water catchment planting area to capture nuisance water adjacent to impervious surfaces or a design to direct lawn irrigation through a dry riverbed reducing water runoff into the infrastructure and minimize downstream impacts. A wind sensory unit shall be required as part of the irrigation system for common areas with turf (WCDH Vector-Borne Diseases Regulations 040.038).
- b. Any proposed drainage channels and ditches will require a cobble rock (4-6 inch rock) low-flow channel (040.023). Any existing channels will require 4-6 inch cobble rock in the flow line of these facilities (WCDH Vector-Borne Diseases Regulations 040.022).
- c. The following maintenance language shall be noted on the civil plans (WCDH Vector-Borne Diseases Regulations 040.022):

“All vegetation, debris and blockages shall require removal in low flow channels and ditches on an annual basis. The maintenance will mitigate insect development by preventing standing water from ponding longer than seven (7) days”.
- d. An Avigation Easement shall be recorded for the Eagle Canyon Ranch subdivision to protect the community when standing water occurs in the North Spanish Springs Flood Detention Facility resulting from flood events.
- e. Prior to approval of building plans, the above detail designs shall be required on the plans.

Truckee Meadows Fire Protection District (TMFPD)

8. The following conditions are requirements of the Truckee Meadows Fire Protection District which shall be responsible for determining compliance with these conditions.

Contact: Amy Ray, 775.326.6005, aray@tmfpd.us

- a. Hydrants shall be placed by TMFPD in accordance with Washoe County Code 60.

- b. All cul-de-sacs shall have a minimum 50 foot radius (100 foot diameter) to accommodate turnarounds for fire apparatus.
- c. Fire emergency access gates shall be provided at intersection/adjacent cul-de-sacs with Knox locks for Fire Department access. Minimum width shall be 20 feet per WCC Chapter 60.
- d. All property and open space shall be maintained. Defensible space and vegetation management shall be provided. A vegetation management plan addressing common and open space areas shall be submitted and approved by TMFPD. The Homeowner's Association or property owner (Spanish Springs Associates, Ltd.) shall be responsible for all maintenance and management of vegetation on open space and common areas. This designation of responsibility shall be included in the vegetation management plan. The property owner is responsible for vegetation management of the entire property while the project is under construction, including all undeveloped lots and property during construction and phasing. This shall include any drainage and detention areas within the subdivision.
- e. Any vacant lots and construction areas shall be kept free of combustible construction materials and adherence to IFC Section 304 shall be required and is the responsibility of the property owner.

*** End of Conditions ***



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects Division

"Dedicated to Excellence in Public Service"

1001 East 9th Street PO Box 11130 Reno, Nevada 89520 Telephone: (775) 328-2040 Fax: (775) 328-3699

INTEROFFICE MEMORANDUM

DATE: July 11, 2013

TO: Grace Sannazzaro, Planning and Development Division

FROM: Leo R. Vesely, P.E., Engineering and Capitol Projects Division

**SUBJECT: TM13-002, EAGLE CANYON RANCH (465 Lots)
APN 532-020-13, 532-020-17 and 532-091-10
SPANISH SPRINGS ASSOCIATES**

I have reviewed the referenced tentative map case and recommend the following conditions:

GENERAL CONDITIONS

The following conditions of approval should be applied to this proposed project. Conditions in *italics* are standard Engineering 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 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.*
2. *Prior to acceptance of public improvements and release of any financial assurances, the developer shall furnish to the water and sewer provider(s) and Engineering Division a complete set of reproducible as-built construction drawings prepared by a civil engineer registered in the State of Nevada.*
3. *The developer shall be required to participate in any applicable General Improvement District or Special Assessment District formed by Washoe County. The applicable County Department shall be responsible for determining compliance with this condition.*
4. *The developer shall provide written approval from the U.S. Postal Service concerning the installation and type of mail delivery facilities. The system, other than individual mailboxes, must be shown on the project construction plans and installed as part of the onsite improvements. The County Engineer shall determine compliance with this condition.*
5. *All open space shall be identified as common area on the final map. A note on the final map shall indicate that all common areas shall be privately maintained and perpetually funded by the Homeowners Association. The County Engineer shall determine compliance with this condition. The maintenance of the common areas shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.*

6. *Any existing easements or utilities that conflict with the development shall be relocated, quitclaimed, and/or abandoned, as appropriate. The County Engineer shall determine compliance with this condition.*
7. *Any easement documents recorded for the project shall include an exhibit map that shows the location and limits of the easement in relationship to the project. The County Engineer shall determine compliance with this condition.*
8. *All existing overhead utility lines shall be placed underground, except electric transmission lines greater than 100 kilovolts, which can remain above ground. The County Engineer shall determine compliance with this condition.*
9. A complete set of construction improvement drawings, including an onsite grading plan, shall be submitted to the County Engineer for approval prior to finalization of any portion of the tentative map. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading and drainage for lots, project roadways, erosion control (including BMP locations and installation details), slope stabilization and mosquito abatement. A conceptual grading and drainage scheme shall be indicated for each lot on the grading plan. If drainage from one lot to another is proposed, then appropriate drainage easements shall be provided. Disposal of any excavated material onsite shall be indicated on the grading plans. The County Engineer shall determine compliance with this condition.
10. Prior to ground-disturbing activity, a proposed Construction Traffic Haul Route Plan shall be submitted to the Engineering Division for review and approval. Any existing or proposed 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 capacity. If the pavement section is inadequate to support the proposed construction loadings, the roadway must be redesigned or reconstructed as needed to provide a 20-year design life in accordance with the AASHTO Interim Guide for Flexible Pavement.

DRAINAGE CONDITIONS (COUNTY CODE 110.420)

Discussion

Off-site flows enter the project from the north and west. These off-site flows will need to be perpetuated through the site to the Washoe County Regional Detention Facility outlet channel. Due to the Stormy Canyon diversions to Boneyard Flat, onsite flows will not require detention.

Recommended Conditions of Approval

The following drainage conditions of approval should be applied to this proposed project. Conditions in *italics* are standard Engineering Conditions.

11. *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.*
12. *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.*

13. *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. The County Engineer shall determine compliance with this condition.*
14. *Standard reinforced concrete headwalls or other approved alternatives shall be placed on the inlet and outlet of all drainage structures, and grouted rock riprap shall be used to prevent erosion at the inlets and outlets of all culverts to the satisfaction of the Engineering Division.*
15. *The developer shall provide pretreatment for petrochemicals and silt for all storm drainage leaving the site to the satisfaction of the Engineering Division.*
16. *The owner shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit or Waiver for construction and submit a copy to the Engineering Division prior to issuance of a grading permit.*
17. *The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklist and Inspection Fee shall be submitted with each final map. The County Engineer shall determine compliance with this condition.*
18. *In medians with irrigated landscaping adjacent to the curb, a subdrain system shall be installed a minimum of one foot behind the back face of curb to intercept drainage from the landscaping. The system shall be tied to the storm drain system or an acceptable alternative drainage system. The County Engineer shall determine compliance with this condition.*
19. *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. The County Engineer shall determine compliance with this condition.*
20. *A note on the final map shall indicate that all drainage facilities not maintained by Washoe County shall be privately maintained and perpetually funded by a homeowners association. As an alternative to a homeowners association, the developer may request the establishment of a County Utility Service Area under which fees would be paid for maintenance of the proposed storm drainage detention facility. The fee amount will be based on the additional service above that normally provided by the County to maintain new stormwater facilities dedicated by the developer (i.e., curb and gutter, drop inlets and piping). The County Engineer shall determine compliance with this condition. The maintenance and funding of these drainage facilities shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.*
21. *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. The County Engineer shall determine compliance with this condition.*
22. *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. The County Engineer shall determine compliance with this condition.*
23. *A note on all affected final maps shall state that the owner, buyers, assigns or interest holders of any lots hereon, hereby agree that all existing irrigation flows crossing these parcels shall be perpetuated. Any legal rights to water from the ditches crossing this property shall be honored and the right of access for maintenance and operation will not be denied to valid holders of those rights. The County Engineer shall determine compliance with this condition.*

24. *Maintenance access and drainage easements shall be provided for all existing and proposed drainage facilities. The County Engineer shall determine compliance with this condition.*
25. Drainage easements shall be provided across individual lots on the official map for all storm runoff that crosses more than one lot. The County Engineer shall determine compliance with this condition.
26. Common Area drainage onto residential lots shall be intercepted and routed to appropriate storm drainage facilities. The County Engineer shall determine compliance with this condition.
27. Open channels shall be designed to provide for desiltation. Drainage channel design and access shall conform to the requirements of section 110.420.35. The County Engineer shall determine compliance with this condition

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Discussion

The application indicates public roadways having a 42 foot wide right-of-way will be utilized onsite for local streets and a 52 foot wide right-of-way (residential collector) be used on Neighborhood Way through the subdivision.

Recommended Conditions of Approval

The following traffic conditions of approval should be applied to this proposed project. Conditions in *italics* are standard Engineering Conditions.

28. *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. The County Engineer shall determine compliance with this condition*
29. *Street names shall be reviewed and approved by the Regional Street Naming Coordinator.*
30. *Proposed landscaping and/or fencing along street rights-of-way and within median islands shall be designed to meet American Association of State Highway and Transportation Officials (AASHTO) sight distances and safety guidelines. No tree shall overhang the curb line of any public street. The County Engineer shall determine compliance with this condition.*
31. A note on each affected final map shall state that no direct access from individual lots shall be allowed onto Neighborhood Way with the exception of lot 463. The County Engineer shall determine compliance with this condition. This note shall also be included in the CC&R's to the satisfaction of the District Attorney's Office.
32. *For any utilities placed in existing County streets, the streets shall be repaired to the satisfaction of the County Engineer. At a minimum, this will require full depth removal and replacement of asphalt for half the street width, or replacement of non-woven pavement reinforcing fabric with a 2" asphalt overlay for half the street width. Type II slurry seal is required for the entire street width with either option. Full width street improvements may be required if the proposed utility location is too close to the centerline of the existing street.*

33. *Streetlights shall be constructed to Washoe County standards at locations to be determined at the final design stage. The County Engineer shall determine compliance with this condition.*
34. *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. The County Engineer shall determine compliance with this condition.*
35. *All retaining walls that are adjacent to, provide support for or retain soil from the County right-of-way shall be constructed of reinforced masonry block or reinforced concrete and designed by an engineer licensed in the State of Nevada. The County Engineer shall determine compliance with this condition.*
36. *No retaining walls that retain soil from the County right-of-way or private right-of-way shall be located within a plowed snow storage easement. The County Engineer shall determine compliance with this condition.*
37. With the first unit, a final traffic report shall be prepared by a registered engineer and shall address traffic flow through adjacent neighborhoods, traffic flow to schools, acceleration/deceleration lanes, storage lanes, and access control.
38. Neighborhood Way shall be constructed to the existing southern portion of Ruddy Way. Prior to making final connection to the southern portion of Ruddy Way, the southern portion of Ruddy Way shall be renamed to Neighborhood Way and existing street signs at Red Falcon Way and Goldeneye Parkway shall be updated with the new name. No residential driveways shall be permitted on to Neighborhood Way with the exception of lot 463. The County Engineer shall determine compliance with this condition.
39. The driveway for lot 463 shall line up with Mojave Desert and shall be constructed to promote forward movements on to Neighborhood Way from the driveway. The County Engineer shall determine compliance with this condition.
40. The right of way for Grimes Point Court shall meet Washoe County Code requirements or shall be approved by the County Engineer. A public utility easement shall be provided for the entire length of Grimes Point Court. The County Engineer shall determine compliance with this condition.
41. At the intersection of Grimes Point Court and Sand Dune Drive, the asphalt pavement on Sand Dune Drive, from curb return to curb return for the full width of Sand Dune Drive, shall be milled down 1.5 inches and overlaid with a 1.5 inches of type 3 asphalt pavement and a slurry seal.
42. A pedestrian ramp for the disabled shall be installed on the east side of Sand Dune Drive to the satisfaction of the County Engineer.
43. Sidewalk shall be installed on the east side of Sand Dune Drive from the end of the curb return at the intersection of Sand Dune Drive and Rosetta Stone Drive north to the existing sidewalk on Sand Dune Drive.

LRV/lrv

Planning and Development

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

Contact: Jennifer Budge, Park Planner, 775.823.6500, jbudge@washoecounty.us

- a. Pedestrian access shall be perpetuated at the following locations to ensure connectivity between neighborhoods for non-motorized access.
 - I. Intersection of Nightingale Way and existing Washoe County trail easement
 - II. All adjoining cul-de-sacs
 - III. Carico Court and North Spanish Springs Flood Detention Facility
- b. Prior to recordation of the first final map and upon request by Washoe County Community Services Department, the existing sewer easement from Talon Drive to the North Spanish Springs Flood Detention Facility will be amended to include a non-motorized public access trail easement shall be recorded.
- c. Prior to recordation of the first final map and upon request by Washoe County Community Services Department, a non-motorized, public access trail easement consistent with the terms outlined in Document 360446, shall be offered for dedication to Washoe County providing east-west connectivity from Carico Court/Neighborhood way through APN 532-091-0 to Gator Swamp Park. Easement location to be determined cooperatively between applicant and Washoe County Community Services Department and may be relocatable if desired by applicant so that easement does not prohibit future plans on APN 532-091-09.



June 2, 2013

Washoe County
Department of
Water Resources
4930 Energy Way
Reno, NV 89502
Tel: 775-954-4600
Fax: 775-954-4610

To: Grace Sannazzaro, Community Development
From: Jason Phinney, P.E., Licensed Engineer
Subject: TM13-002, Eagle Canyon Ranch

The Department of Water Resources (DWR) has reviewed the subject application and has the following comments:

- 1. The applicant is proposing to develop a 465-lot common open space single-family residential subdivision. The project is located approximately 0.53 miles north of the Eagle Canyon Drive/and Neighborhood Way intersection, and is approximately 1500 feet southwest of the intersection of West Calle de la Plata and Pyramid Highway (SR445). The project is also located in the Spanish Springs Area Plan.
- 2. Sanitary sewer and domestic water service will be provided by Washoe County.

The Department of Water Resources (DWR) recommends approval provided the following conditions are met:

- 1. The applicant shall dedicate necessary water rights prior to issuance of a Will-Serve letter by the DWR. A valid Will-Serve letter is a pre-requisite to approval and recordation of a final subdivision map. Necessary processing of water rights prior to the issuance of a Will-serve Letter may take six months or longer. The dedication of water rights shall be in accordance with Article 422, the Spanish Springs Area Plan and the terms of the Wholesale Agreement between Washoe County and Truckee Meadows Water Authority (TMWA). Water rights must be in good standing with the State of Nevada Division of Water Resources and the point of diversion, place and manner of use must be acceptable to the DWR.
- 2. The Developer shall pay \$75.00 per lot to the DWR as their pro-rated share of the ongoing water and sewer facility plan for the Spanish Springs Valley prior to approval of each final map.
- 3. All fees shall be paid in accordance with Washoe County Ordinance prior to the approval of each final map.
- 4. Per the inter-local agreement between the City of Sparks and Washoe County, the applicant shall pay to Washoe County, the City of Sparks sewer connection fees as identified in the agreement.
- 5. Improvement plans shall be submitted and approved by DWR 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.



6. The Applicant shall submit an electronic copy of the street and lot layout for each final map at initial submittal time. Please submit this in a TIFF file format.
7. The Developer shall construct and/or provide the financial assurance for the construction of any on-site and off-site water distribution and the sanitary sewer collection systems prior to signature on each final map. The financial assurance must be in a form and amount acceptable to the DWR.
8. Approved improvement plans shall be used for the construction of on-site and off-site water distribution and sanitary sewer collection systems. The DWR will be responsible to inspect the construction of the water distribution and sanitary sewer collection systems.
9. The water distribution and sanitary sewer collection systems must be offered for dedication to Washoe County along with the recordation of each final map.
10. Easements and real property for all water distribution, sanitary sewer collection systems and appurtenances shall be offered for dedication to Washoe County along with the recordation of each final map.
11. 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
12. No Certificate of Occupancy will be issued until all the potable water and sewer collection facilities necessary to serve each final map have been completed and accepted.
13. No permanent structures (including rockery or retaining walls, building's, etc.) shall be allowed within or upon any County maintained utility easement.
14. The developers' engineer shall submit a plan or letter from the appropriate fire agency identifying the approved fire hydrant locations and indicating the fire flow and duration required for each final map. This information must accompany the water system improvements plans when submitted for initial review.
15. A minimum 20-foot sanitary sewer and access easement shall be dedicated to Washoe County over any facilities not located in a dedicated right of way.
16. A minimum 30-foot water main easement shall be dedicated to Washoe County over any facilities not located in a dedicated right of way.
17. A minimum 12-foot wide all weather sanitary sewer access road shall be constructed to facilitate access to off-site sanitary sewer manholes.

The DWR Planning recommends approval provided the following conditions are met

1. Article 216, Section 110.216.55 of the Spanish Springs Area Plan states “All proposed development in the Spanish Springs planning area shall evaluate and develop storm drainage improvements which ensure the Spanish Springs Water Detention Facility remains hydraulically equivalent to the design parameters of the facility...”
2. All storm drain outlets that will be draining into any of the Facilities channels shall adequately protect that area from erosion i.e. riprap of adequate size and area.

From: Albee, Charlene
Sent: Thursday, June 27, 2013 10:28 AM
To: Spinola, Dawn
Cc: Lloyd, Trevor; Pelham, Roger; Sannazzaro, Grace
Subject: RE: Development Applications

The Air Quality Management Division has reviewed the attached cases and would like to submit the comment that each of the following projects will be required to apply for and obtain a Dust Control Permit from Air Quality prior to the commencement of any construction activities:

SB13-011 Regional Shooting Facility – Trevor Lloyd
SB13-013 Sky Tavern Ski Area – Roger Pelham (if material processing is included in the scope of work, contractor must have a Permit to Operate for the equipt.)
TM13-002 Eagle Canyon Ranch – Grace Sannazzaro

Thank you for providing us with the opportunity to review the projects.

Charlene Albee

Chief, Permitting & Enforcement Branch
Air Quality Management Division
Washoe County Health District
1001 E. 9th Street #B171
Reno, NV 89512

775.784.7211 Phone
775.784.7225 FAX



Washoe County Health District



Public Health
Prevent. Promote. Protect.

ENVIRONMENTAL HEALTH SERVICES DIVISION

DATE: July 10, 2013

TO: Grace Sannazzaro, Planner
Washoe County Community Development

FROM: Wes Rubio, MPH, REHS, Environmental Health Specialist
Environmental Health Services

SUBJECT: **Eagle Canyon Ranch**
TM13-002, Tentative Subdivision Map
E2013-031

This District has reviewed the referenced proposal with regard to sewage disposal, domestic water supply, solid waste, water quality and air pollution. Approval by this District is subject to the following conditions:

1. Any storm drainage from this site must have pretreatment for petrochemicals and silts.
2. Grading shall be performed in compliance with best management practices and mosquito-breeding places shall be eliminated within graded areas.
3. The Nevada Division of Environmental Protection must submit a letter to the Health District certifying their approval of the final map.
4. Prior to approval of each final map, the applicant shall submit a final map fee (\$362.00).
5. The note "Sewage disposal shall be by connection to a public sewer system unless otherwise approved at the time of development" is misleading to the applicant and potential buyers. Any sewage disposal other than community system will not be approved by the Health District. These proposed lots are too small to allow any method other than a community system. Therefore, the Health District recommends the note be changed, prior to approval of the map, to "Sewage disposal shall be by connection to a public sewer system only".
6. A letter from Washoe County committing sewer service to this proposal must be submitted. This letter shall indicate that the treatment facility will not be brought beyond its permitted capacity by this service.
7. Prior to approval of a final map for the referenced proposal, the design engineer shall submit to the satisfaction of the Washoe County Health District a plan for periodic inspection of the construction of the systems for water supply and community sewerage. The design engineer shall, pursuant to the approved inspection plan, periodically certify in writing to the Washoe County Health District that the improvements are being installed in accordance with the approved plans and recognized practices of the trade.
8. Construction plans for the development must be submitted to this Division 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 Washoe County Health District.

July 10, 2013
Eagle Canyon Ranch Tentative Subdivision Map
TM13-002; E2013-031
Page Two

9. Before final approval will be considered, a "Commitment for Water Service" letter from the water purveyor committing adequate water service to this proposal must be submitted to the Washoe County Washoe County Health District.
10. Prior to final approval, a complete water system plan for the referenced proposal must be submitted to the Washoe County Health District. The plan must show that the water system will conform to the State of Nevada Public Water Supply Regulations, NAC Chapter 445, and the State of Nevada Regulations Governing Review of Plans for Subdivisions, Condominiums, and Planned Unit Developments, NAC 278.400 and 278.410.

If you have any questions, please call me at 328-2381.

Sincerely,



Wes Rubio
Environmental Health Specialist, MPH, REHS
Environmental Health Services

WR/dc

Cc: Jesse Haw, Spanish Springs Assoc. Ltd.
Lisa Menante, C & M Engineering & Design
Robert M. Sader



Washoe County Health District

ENVIRONMENTAL HEALTH SERVICES DIVISION



Public Health
Prevent. Promote. Protect.

Washoe County
Community Development
C/O Grace Sannazzaro
1001 E Ninth St
Reno, NV 89512

July 3, 2013

RECEIVED

JUL 08 2013

WASHOE COUNTY
COMMUNITY DEVELOPMENT

Dear Grace,

After having reviewed the tentative map from Eagle Canyon Ranch to develop a 465 lot residential subdivision (TM13-002), please be advised of the following.

1. To minimize the concern for storm and nuisance water runoff, District Health will require a Low Impact Design (LID) for the typical front lot and common areas which can include an 18 inch water catchment planting area to capture nuisance water adjacent to impervious surfaces or a design to direct lawn irrigation through a dry river bed reducing water runoff into the infrastructure and minimizing downstream impacts. A wind sensor unit will be required as part of the irrigation system for common areas with turf (040.038).
2. Any proposed public, private and existing catch basins will require a water quality insert placed within the basin to improve water quality downstream and prevent mosquitoes from colonizing this infrastructure (040.013).
3. Any proposed drainage channels and ditches will require a cobble rock (4-6 inch rock) low-flow channel (040.023). Any existing channels will require 4-6 inch cobble rock in the flow line of these facilities (040.021).
4. The following maintenance language shall be noted on the civil plans, "all vegetation, debris and blockages shall require removal in low flow channels and ditches on an annual basis. The maintenance will mitigate insect development by preventing standing water from ponding longer than seven (7) days" (040.022).
5. District Health will require an Avigation Easement recorded for Eagle Canyon Ranch to protect the community when standing water occurs in the Spanish Springs Water Detention Facility resulting from flood events. Enclosed is the grant Limited Avigation Easement and Agreement that must be signed and recorded for Eagle Canyon Ranch.
6. Prior to the sign off of the building plans the above detail designs are required on the plans.

If there are any questions concerning the aforementioned vector-planning conditions as it relates to environmental health, please call us at 785-4599.

Sincerely,

J. L. Shaffer
Coordinator/Planner
Vector-Borne Diseases
Environmental Health Division

Recording Requested By And When Recorded, Return To:

Washoe County Health District
Vector-Borne Diseases Prevention Program
1001 E. Ninth St.
Reno, NV 89512

Grant of Limited Avigation Easement and Agreement

THIS GRANT OF LIMITED AVIGATION EASEMENT AND AGREEMENT (“Easement Agreement”) is executed and delivered as of this _____ day of _____, 20 ____ by _____ hereinafter referred to as “GRANTOR”, and WASHOE COUNTY, a municipal corporation of the State of Nevada, for the benefit of its District Health Department, hereinafter referred to as “GRANTEE”, with reference to the following facts:

RECITALS

Grantor is the owner in fee simple of that certain real property (the “Property”) located in the City of _____, County of Washoe State of Nevada, legally described in Exhibit “A” attached hereto and incorporated herein by reference.

Grantee, WASHOE COUNTY DISTRICT HEALTH DEPARTMENT, is a department of Washoe County and is a municipal corporation who, among other duties, is responsible for mosquito and other insect abatement within its political boundaries.

Grantees desire this Easement Agreement so they may conduct aerial spraying and application of governmentally approved chemicals and insecticides by low flying aircraft as part of mosquito and other insect abatement programs over the Property (“Limited Purpose”)

AGREEMENT

GRANT OF AVIGATION EASEMENT FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Grantor, for itself and its successors and assigns does hereby grant to Grantee, its successors and assigns, for the use and benefits of Grantee, its legal agents and licensees of Grantee, the following easements, rights and servitudes, which shall be in gross, as to the Grantee, its successors and assigns, its agents and its licensees (Avigation Easement”):

Passage of Aircraft. A perpetual nonexclusive easement and right of way for the "Passage of Aircraft" (as hereinafter defined) by the Grantees operated in, to, over and through all air space of the Property for the Limited Purpose located one hundred feet in height above the ground level of the Property to an indefinite height above said imaginary surfaces (Airspace"), subject to the easement previously granted to the Airport Authority of Washoe County on May , 2005, and recorded in the Official Records of Washoe County, Nevada, as Document No. 3211509. As used herein, the term "Aircraft" shall mean any contrivance now known or hereafter invented, used or designated for navigation of or flight in the air, and the term "Passage of Aircraft" shall include, but not limited to, constituting "Incidental Effects" as provided in Section 1.2 below, the term "Passage of Aircraft" shall not include Aircraft landing, explosion, crash falling objects, dumping or spillage of liquid fuel or other occurrence causing direct physical injury to persons or direct physical damage to property.

Incidental Effects. A perpetual nonexclusive easement and right to cause within, and to enter or penetrate into or transit through, any improved or unimproved portion to the Property, or any air space above the ground surface of the Property, such noise, sounds, vibrations, electronic interference, fumes, dust, fuel vapor particles, chemicals vapor particles incident to the Limited Purpose and all other similar or inherent effects that may result from or be related to the proper operation of Aircraft and of activities contemplated within the Limited Purpose by Aircraft, the flight of Aircraft to, from or over the Property (at heights above the "imaginary surfaces" described in Section 1.1 above) (collectively, "Incidental Effects"), including, without limitation, any Incidental Effects that may be objectionable or would otherwise constitute a trespass, a permanent or continuing nuisance, personal injury or taking or damage to the Property due to invasiveness, intermittence, frequency, loudness, intensity, toxicity of Aircraft emissions or fuel, aerial application of governmentally approved chemicals and insecticides for mosquito and other insect abatement, interference, emission, odor, annoyance or otherwise.

Right to Clear Airspace. The continuing and perpetual right to clear and keep clear the Airspace of any portions of buildings, structures, or improvements of any and all kinds, of trees, vegetation, or other objects including the right to remove or demolish solely those portions of such buildings, structures, improvements, trees or any other objects which extend into Airspace.

Ingress/Egress. The rights to ingress to, pass within, and egress from the Property, solely for the above stated purposes.

COVENANTS. In connection with this Easement Agreement, the following covenants are entered into among the parties:

Interference With Air Navigation. In furtherance of the easements and rights herein granted, Grantor hereby covenants, for itself and its successors and assigns, at all times hereafter, that it will not take any action, cause or allow any obstruction to exist, or construct any structure on the Property which would conflict or interfere with or infringe Grantee's rights hereunder, including the full use and enjoyment of the Avigation Easement.

Changes. The rights, easements, benefits, waivers, covenants and agreements granted hereunder, including the Avigation Easement, shall continue notwithstanding any increase or other change in the boundaries, volume of operations, noise or pattern of air traffic required for the Limited Purpose. The Avigation Easement and this Easement Agreement may not be modified, amended, terminated or abandoned except by execution and delivery of an instrument executed and acknowledged by Grantee.

Covenants Binding On and Benefiting Successive Owners and Assigns. The parties intend that all waivers, restrictions, covenants and agreements set forth herein relate to the use, repair, maintenance or improvement of the Property, or some part thereof, and shall run with the land of Grantor, and any grantee, successor or assign of Grantor who acquires any estate or interest or right to use the Property shall be bound hereby for the benefit of the Grantee and for the benefit of any grantee, successor or assign of Grantee, including without limitation, the agents and licensees of Grantee.

Limitations. This Avigation Easement and Easement Agreement shall not operate to deprive the Grantor, its successors and assigns of any rights that it may otherwise have, from time to time, against any individual or private operation for negligent or unlawful operation of Aircraft.

GENERAL PROVISIONS. In connection with this Easement Agreement, the following provisions shall apply:

Attorneys' Fees. Should Grantor or Grantee or any of their respective successors or assigns retain counsel to enforce any of the provisions herein or protect their interests in any matter arising under this Easement Agreement, or to recover damages by reason of any alleged breach of any provision of this Easement Agreement, the losing party in all action pursued in a court of competent jurisdiction shall pay to the prevailing party all costs, damages, and expenses incurred by the prevailing party, including but not limited to, attorneys' fees and costs incurred in connection therewith.

Interpretation. No provision of this Easement Agreement is to be interpreted for or against any party because that party's legal representative drafted such provision.

Waiver. No violation or breach or breach of any provision of this Easement Agreement may be waived unless in writing. Waiver of any one breach of any provision of this Easement Agreement shall not be deemed to be a waiver of any other breach of the same or any provision of this Easement Agreement.

Severability. In the event that any one or more covenant, condition, right or other provision contained in this Easement Agreement is held to be invalid, void or illegal by any court of competent jurisdiction, the same shall be deemed severable from the remainder of this Easement Agreement and shall in no way affect, impair or invalidate any other covenant, condition, right or other provision contained in this easement Agreement.

Governing Law. The Easement Agreement has been negotiated and entered into in the State of Nevada, and shall be governed by, construed and enforced in accordance with the statutory, administrative and judicial laws of the State of Nevada.

Integration. This Easement Agreement, including the exhibits, constitutes the final, complete and exclusive statement of the parties relative to the subject matter hereof and there are no oral or parol agreements existing between Grantor and Grantee relative to the subject matter hereof which are not expressly set forth herein and covered hereby. This is an integrated agreement.

IN WITNESS WHEREOF, the parties have executed and delivered this Easement Agreement as of the date first set forth above.

(Grantor's Name)

By: _____
(Signature)

(Name and Title Printed)

WASHOE COUNTY

By: _____
(Signature)

(Name and Title Printed)

STATE OF NEVADA)
) ss
STATE OF NEVADA)

COUNTY OF WASHOE)

This instrument was acknowledged before me this _____ day of _____,
20 _____ by _____

Notary Public

STATE OF NEVADA)
) ss
COUNTY OF WASHOE)

This instrument was acknowledged before me this _____ day of _____,
20 _____ by _____, the _____ of Washoe
County, a municipal corporation of the State of Nevada, for the benefit of its District
Health Department.

Notary Public

Amy Ray
Fire Marshal



Tim Leighton
Division Chief

Charles A. Moore
Fire Chief

July 11, 2013

Washoe County Community Services Department
1001 East Ninth Street
Reno, NV 89512

Re: Tentative Subdivision Map Case No. TM13-002 Eagle Canyon Ranch

The Truckee Meadows Fire Protection District (TMFPD) will approve the above Tentative Subdivision Map with the following conditions:

- Hydrants shall be placed by TMFPD in accordance with Washoe County Code 60.
- All cul-de-sacs shall be a minimum of 50' radius (100 foot diameter) to accommodate turn-arounds for fire apparatus.
- All property and open space shall be maintained. Defensible space and vegetation management shall be provided. A vegetation management plan addressing common and open space areas shall be submitted and approved by TMFPD. The Homeowner's Association or property owner (Spanish Springs Associates, Ltd.) shall be responsible for all maintenance and management of vegetation on open space and common areas. This designation of responsibility shall be included in the vegetation management plan. The property owner is responsible for vegetation management of the entire property while the project is under construction, including all undeveloped lots and property during construction and phasing. This shall include any drainage and detention areas within the subdivision.
- Any vacant lots and construction areas shall be kept free of combustible construction materials and adherence to IFC Section 304 shall be required and is the responsibility of the property owner.
- Fire Emergency access gates shall be provided at intersecting/adjacent cul-de-sacs with Knox locks for Fire Department access. Minimum width shall be 20 feet per WCC 60.

Please contact me with any questions at (775) 326-6005.

Thank you,

Amy Ray
Fire Marshal

TRUCKEE MEADOWS FIRE PROTECTION DISTRICT

1001 E. Ninth St. Bldg D 2nd Floor • Reno, Nevada 89512 • PO Box 11130 • Reno, Nevada 89520

Office 775.326.6000 Fax 775.326.6003

**AC16-004
EXHIBIT B**


REGIONAL TRANSPORTATION COMMISSION
Public Transportation • Streets and Highways • Planning

June 28, 2013

FR: Chrono/PL 183-13

Ms. Grace Sannazzaro, Planner
 Washoe County Community Development
 P.O. Box 11130
 Reno, NV 89520-0027

RE: TENTATIVE SUBDIVISION MAY CASE NO. TM13-002 (EAGLE CANYON RANCH)

Dear Grace,

The applicant is requesting a tentative subdivision map to develop 465 lot-residential subdivision on +/-155 acres located north of Eagle Canyon Drive/Neighborhood Way intersection and West Calle de la Plata/Pyramid Highway intersection.

The Regional Transportation Plan (RTP) identifies Neighborhood Way as an arterial with moderate-access control. To maintain arterial capacity, the following RTP access management standards need to be adhered to:

Table E-2 Access Management Standards

Access Management Standards-Arterials ¹ and Collectors							
Access Management Class	Posted Speeds	Signals Per Mile and Spacing ²	Median Type	Left From Major Street? (Spacing from signal)	Left From Minor Street or Driveway?	Right Decel Lanes at Driveways?	Driveway Spacing ³
Moderate Access Control	40-45 mph	3 or less Minimum spacing 1590 feet	Raised or painted w/turn pockets	Yes 500 ft. minimum	No, on 6- or 8-lane roadways w/o signal	Yes ⁵	200 ft./300 ft.

¹ On-street parking shall not be allowed on any new arterials. Elimination of existing on-street parking shall be considered a priority for major and minor arterials operating at or below the policy level of service.

³ Minimum spacing from signalized intersection/spacing from other driveways.

⁵ If there are more than 60 inbound, right-turn movements during the peak-hour.

The policy Level of Service (LOS) of Neighborhood Way is LOS D. Policy LOS for intersections shall be designed to provide a level of service consistent with maintaining the policy level of service of the intersecting corridor. This project should be required to meet all the conditions necessary to complete road improvements to maintain policy LOS standards.

As there is no specific site plan proposed at this time, the RTC reserves the right to submit Engineering comments on the impacts to the Regional Road System (RRS) at a later date. All access spacing should be based on the parcel prior to dividing, and may require cross access easements to maintain RTP access standards.

The RTP, the RTC Bicycle/Pedestrian Master Plan, the Regional ADA Transition Plan, and the FHWA Pedestrian Safety Action Plan, all indicate that new development and re-development will be encouraged to construct pedestrian and bicycle facilities, internal and/or adjacent to the development, within the regional road system.

RTC Board: Bonnie Weber (Chair) • Dwight Dortch (Vice Chair) • Sharon Zadra • David Humke • Ron Smith
 PO Box 30002, Reno, NV 89520 • 2050 Villanova Drive, Reno, NV 89502 • 775-348-0400 • rtcwashoe.com

**AC16-004
 EXHIBIT B**

Tentative Subdivision May Case No. TM13-002 (Eagle Canyon Ranch)
Page 2

Also, these plans recommend that the applicant be required to design and construct any sidewalks along the frontage of the property in conformance with the stated ADA specifications.

Thank you for the opportunity to comment on this project. Specific questions regarding RTC comments or the need to meet with the applicants should be directed to Patrice Echola, Planner, at 335.1904.

Sincerely,



Patrice Echola
Planner

PE/jm

Copies: Bill Whitney, Washoe county Community Development
Marchon Miller, Regional Transportation Commission
Christina Leach, Regional Transportation Commission

/eagle canyon ranch t map



BRIAN SANDOVAL, Governor

STATE OF NEVADA
DEPARTMENT OF TRANSPORTATION

District II
310 Galletti Way
Sparks, Nevada 89431
(775) 834-8300 FAX (775) 834-8390

RECEIVED

JUL 03 2013

WASHOE COUNTY
COMMUNITY DEVELOPMENT

RUDY MALFABON, P.E., Director

July 1, 2013

Washoe County Dept. of Engineering
P.O. Box 11130
Reno, NV 89520-0027
Attention: Grace Sannazzaro, Planner

TM13-002
Eagle Canyon Ranch
SR445 Pyramid Hwy

Dear Ms. Grace Sannazzaro:

I have reviewed the tentative subdivision map – Eagle Canyon Ranch – to develop a 465 – lot residential subdivision. I have the following comments:

1. The Nevada Department of Transportation will require an occupancy permit for any work performed within the State's right-of-way. Please contact the Permit Office at (775) 834-8330 for more information regarding the occupancy permit.
2. Developer is encouraged to coordinate traffic study review and seek NDOT traffic study approval early in the development planning process. NDOT will require three copies of the traffic study for review purposes.
3. Improvements may be required for affected County roadways that connect to SR445 Pyramid Hwy.
4. The state defers to municipal government for land use development decisions. Public involvement for development related improvements within the NDOT right-of-way should be considered during the municipal land use development public involvement process. Significant public improvements within NDOT right-of-way, developed after the public involvement process, may require additional public involvement. It is the responsibility of the permit applicant to perform such additional public involvement. We would encourage such public involvement to be part of a municipal land use development process.

Thank you for the opportunity to review this development proposal. The Department reserves the right to incorporate further changes and/or comments as the design review advances. Please feel free to contact me at (775)834-8320, if you have any further questions or comments.

Sincerely,

Anita Lyday, PE, PTOE
Urban Traffic Engineer

cc: Thor Dyson, PE
File

Mike Fuess, PE

Clara Lawson, PE (Washoe County)

From: Boster, Mike [MBoster@washoeschools.net]
Sent: Tuesday, July 02, 2013 3:01 PM
To: Sannazzaro, Grace
Subject: TM13-002 – Eagle Canyon Ranch

Grace,

We already have this subdivision in our projections, so it has been anticipated for awhile. The project is currently zoned for Taylor ES, Shaw MS and Spanish Springs HS. Anticipated student generation at build out is listed below:

465 SFR units

ES 0.306 x 465 = 142 new students at build out

MS 0.081 x 465 = 38

HS 0.135 x 465 = 63

Spanish Springs Associates (the Haw Family) has been exceptionally generous to the District in donating land for all of the schools listed above. WCSD owns one vacant elementary school site in the Spanish Springs Valley and has another ES site set-aside in the old Kiley Ranch development. WCSD is currently pursuing a new middle school site south of La Posada and east of the Pyramid Lake Highway (SR 445).

Current District policy is to handle any overcrowding throughout the District with mobile classroom units, as there is no identified funding source for new school construction in Washoe County. This policy is not specific to any location throughout the District, but simply reflects the level of funding available to WCSD.

Thank you for the opportunity to comment.

Mike

Michael S. Boster
School Planner
[Washoe County School District Capital Projects](#)
14101 Old Virginia Road
Reno, Nevada 89521
775.789.3810 p
775.851.5658 f
mboster@washoeschools.net



DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES
DIVISION OF WATER RESOURCES

901 South Stewart Street, Suite 2002
Carson City, Nevada 89701-5250
(775) 684-2800 • Fax (775) 684-2811
<http://water.nv.gov>

July 12, 2013

Subdivision **Review No. 20705T**

To: City of Sparks
 P.O. Box 857
 Sparks, NV 89423

Name: *Eagle Canyon Ranch*

County: Washoe-Eagle Canyon Drive and Neighborhood Way

Location: Portions of Sections 26, 27, and 34, Township 21 North, Range 20 East,
 MDB&M.

Plat: Tentative map and review fee received July 1, 2013 for 465 residential lots.

**Owner/
Developer:** Spanish Springs Associates Ltd. Partnership
 550 W. Plumb Ln., Suite B, #505
 Reno, NV 89509

Engineer: C&M Engineering and Design
 9498 Double R Blvd., Ste B
 Reno, NV 89521

**Water
Supply:** Washoe County Department of Water Resources

Action: Until such time that a signed original will-serve letter from the water purveyor addressed to the State Engineer listing the necessary duty of water for service to the subject subdivision and showing sufficient uncommitted water rights in good standing and the capacity to serve said subdivision is received, this office is recommending disapproval as to the water quantity for this subdivision.

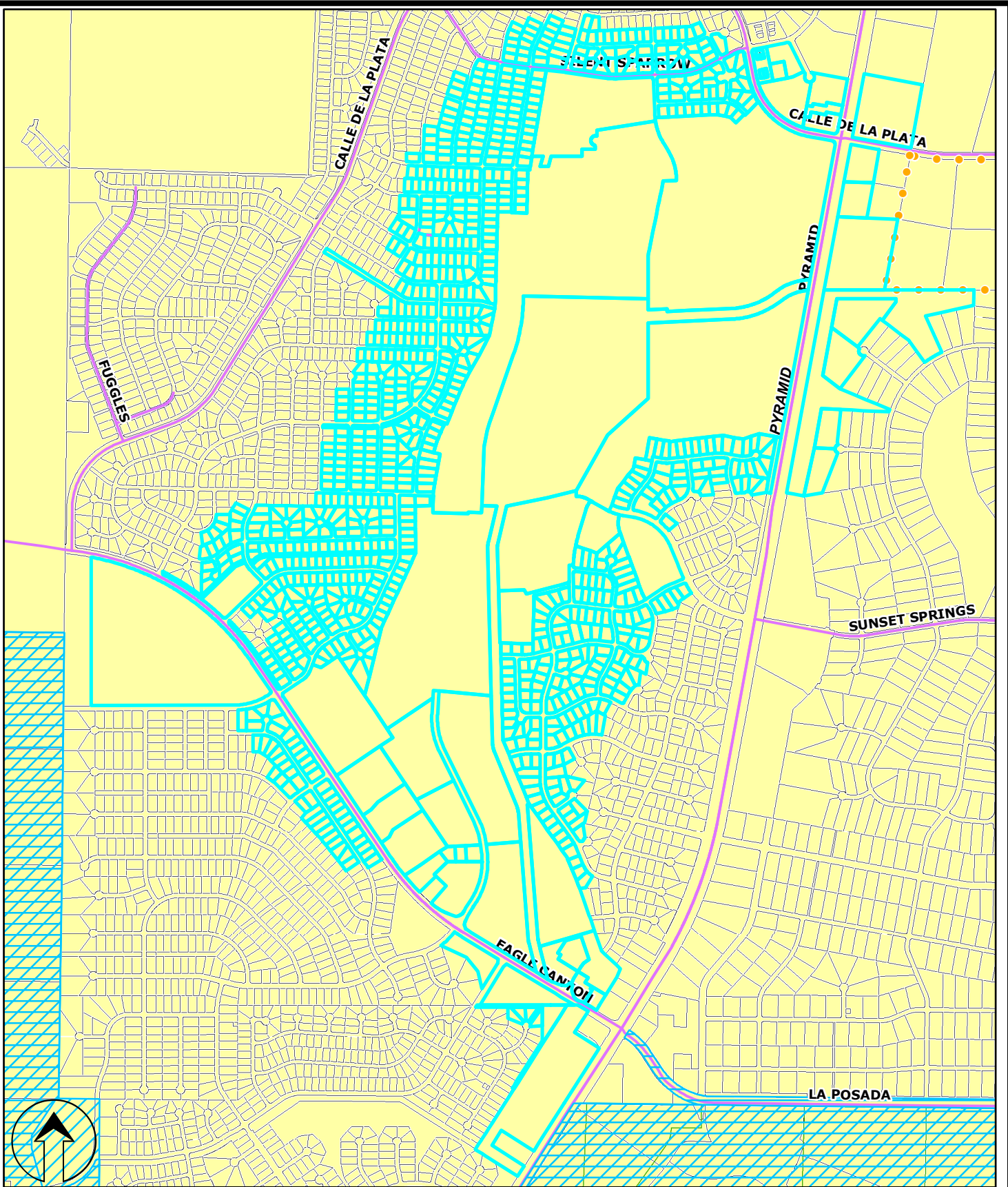
Respectfully submitted,



Robert H. Zeisloft, P.E.
Water Rights Section Chief

RHZ/kmh

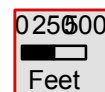
cc: Division of Real Estate
Public Utilities Commission of Nevada
Washoe County Health Department
Spanish Springs Associates Ltd. Partnership
C&M Engineering and Design
Washoe County Department of Water Resources



PUBLIC NOTICE MAP

Eagle Canyon Ranch
 Tentative Subdivision Map TM13-002
 302 Property Owners Noticed
 Within 500 Ft of Subject Site

Source: Planning & Development Division



June 2013

Community Services
 Department
 Planning & Development
 Division

WASHOE COUNTY
 NEVADA



AC16-004
EXHIBIT B

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: <u>TM13-002</u>	
Project Name (commercial/industrial projects only): EAGLE CANYON RANCH			
Project Description: 465 LOT TENTATIVE MAP SUBDIVISION			
Project Address: Neighborhood Way, 0.53 miles north of its intersection with Eagle Canyon Drive			
Project Area (acres or square feet): 155.225 AC			
Project Location (with point of reference to major cross streets AND area locator): Eagle Canyon Ranch is located 0.53 mi. north of the intersection of Eagle Canyon Dr and Neighborhood Way and is approx. 1500 feet SW of the intersection of West Calle de la Plata and Pyramid Hwy (SR445)			
Assessor's Parcel No(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
532-020-13	93.338	532-091-10	5.738
532-020-17	56.149		
Section(s)/Township/Range: 26, 27,34 T21N, R20E			
Indicate any previous Washoe County approvals associated with this application: Case Nos. TM03-006 (DA08-004), TM05-017 (DA07-001) and TM06-008 (DA08-007)			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Spanish Springs Associates Ltd. Prtnershp		Name: C&M Engineering and Design	
Address: 550 W. Plumb Ln., Suite B, #505		Address: 9498 Double R Blvd., Ste B	
Reno, NV	Zip: 89509	Reno, NV	Zip: 89521
Phone: 775-425-4422	Fax: 775-425-4422	Phone: 775-856-3312	Fax: 775-856-3318
Email: jesse@hawcoproperties.com		Email: lmenante@candmengineering.com	
Cell: 775-560-6922	Other:	Cell:	Other:
Contact Person: Jesse Haw		Contact Person: Lisa Menante	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Same as Owner		Name: Robert M. Sader	
Address:		Address: 8600 Technology Way, #101	
	Zip:	Reno, NV	Zip: 89521
Phone:	Fax:	Phone: 775-329-8310	Fax: 775-329-8591
Email:		Email: rmsader@sbcglobal.net	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person: Robert M. Sader	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

July 1, 2012

DESCRIPTION

EAGLE CANYON RANCH

Parcels of land situate within Sections 22, 23, 26, 27 and 34, T21N, R20E, MDM, Washoe County, Nevada; more particularly described as follows:

Parcel 2 of the 10th Parcel Map for Spanish Springs Associates Limited Partnership, as shown the plat thereof, recorded on June 8, 2006 as Parcel Map 4569, File No. 3398260; Official Records of Washoe County, Nevada; containing 93.34 acres of land, more or less;

Parcel A of the 13th Parcel Map for Spanish Springs Associates Limited Partnership, as shown the plat thereof, recorded on June 28, 2007 as Parcel Map 4799, File No. 3548813; Official Records of Washoe County, Nevada; containing 56.15 acres of land, more or less;

Parcel 2A of the 5th Record of Survey Supporting a Boundary Line Adjustment for Spanish Springs Associates Limited Partnership, as shown the plat thereof, recorded on February 27, 2007 as Record of Survey Map 4860, File No. 3502431; Official Records of Washoe County, Nevada; containing 5.74 acres of land, more or less.

Tentative Subdivision Map Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to tentative subdivision maps may be found in Article 608, Tentative Subdivision Maps.

1. What is the location (address or distance and direction from nearest intersection)?

Eagle Canyon Ranch is located 0.53 miles north of the intersection of Eagle Canyon Drive and Neighborhood Way and is a total 0.95 miles from the intersection of Eagle Canyon Drive and Pyramid Highway (SR 445).

2. What is the subdivision name (proposed name must not duplicate the name of any existing subdivision)?

Eagle Canyon Ranch

3. Density and lot design:

a. Acreage of project site	155.225 ac.
b. Total number of lots	465
c. Dwelling units per acre	3
d. Minimum and maximum area of proposed lots	8,510 sf min. to 37,591 sf max.
e. Minimum width of proposed lots	71 feet
f. Average lot size	11,125 sf

4. Utilities:

a. Sewer Service	Washoe County Department of Water Resources
b. Electrical Service	NV Energy
c. Telephone Service	AT&T
d. LPG or Natural Gas Service	NV Energy
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	Charter Communications
g. Water Service	Washoe County Department of Water Resources

5. For common open space subdivisions (Article 408), please answer the following:

a. Acreage of common open space:

8.26 ac

b. Development constraints within common open space (slope, wetlands, faults, springs, ridgelines):

Utility easements for natural gas, sanitary sewer, reclaimed effluent water, drainage easements, public trail easements

c. Range of lot sizes (include minimum and maximum lot size):

8510 sf to 37,591 sf

d. Average lot size:

11,125 sf +/-

e. Proposed yard setbacks if different from standard:

N/A

f. Justification for setback reduction or increase, if requested:

N/A

g. Identify all proposed non-residential uses:

None

h. Improvements proposed for the common open space:

Drainage facilities, public trails

i. Describe or show on the tentative map any public or private trail systems within common open space of the development:

Public trail located on western boundary of subdivision south of Nightingale and crossing the subdivision at Nightingale to the detention facility.

j. Describe the connectivity of the proposed trail system with existing trails or open space adjacent to or near the property:

Public trail connects to off-site trails in conformance with county trails master plan. Trail easement granted by Document No. 3604446, recorded on 12/19/07.

k. If there are ridgelines on the property, how are they protected from development?

N/A

l. Will fencing be allowed on lot lines or restricted? If so, how?

Allowed

m. Identify the party responsible for maintenance of the common open space:

Home owners association maintains common area. Where public trails exist, Washoe County maintains.

6. Is the project adjacent to public lands or impacted by "Presumed Public Roads" as shown on the adopted April 27, 1999 Presumed Public Roads (see Washoe County Public Works website at <http://www.washoecounty.us/pubworks/engineering.htm>). If so, how is access to those features provided?

No

7. Is the parcel within the Truckee Meadows Service Area?

Yes

No

8. Is the parcel within the Cooperative Planning Area as defined by the Regional Plan?

Yes

No

If yes, within what city? Sparks

9. Will a special use permit be required for utility improvement? If so, what special use permits are required and are they submitted with the application package?

No

10. Has an archeological survey been reviewed and approved by SHPO on the property? If yes, what were the findings?

There are no know archeological sites on the property.

11. Indicate the type and quantity of water rights the application has or proposes to have available:

a. Permit #	see below	acre-feet per year	
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other #		acre-feet per year	

e. Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources):

Spanish Springs Associates Limited Partnership and Hawco Development Company have water rights banked with the Washoe County Department of Water Resources for use on this property.

12. Describe the aspects of the tentative subdivision that contribute to energy conservation:

Aspects of the model energy code will be applied including proper insulation, energy efficient appliances, energy efficient windows, and water saving shower heads, faucets, and toilets. Large lot sizes and generous building footprints will afford the project architects the opportunity to place homes on lots to take advantage of solar heating. Roadway widths will comply with minimum county standards for roadway width to reduce energy consumption associated with asphalt and aggregate production.

13. Is the subject property in an area identified by the Department of Community Development as potentially containing rare or endangered plants and/or animals, critical breeding habitat, migration routes or winter range? If so, please list the species and describe what mitigation measures will be taken to prevent adverse impacts to the species:

No

14. If private roads are proposed, will the community be gated? If so, is a public trail system easement provided through the subdivision?

N/A - Streets will be public

15. Is the subject property located adjacent to an existing residential subdivision? If so, describe how the tentative map complies with each additional adopted policy and code requirement of Article 434, Regional Development Standards within Cooperative Planning Areas and all of Washoe County, in particular, grading within 50 and 200 feet of the adjacent developed properties under 5 acres and parcel matching criteria:

Yes. The proposed subdivision is of the same zoning as adjacent existing Medium Density Suburban residential lots which are all within unincorporated areas and are over one mile from the Sparks city limits. Proposed and existing lots are of similar size.

16. Are there any applicable policies of the adopted area plan in which the project is located that require compliance? If so, which policies and how does the project comply?

Eagle Canyon Ranch shall comply with all applicable policies of the Spanish Springs Area Plan.

17. Are there any applicable area plan modifiers in the Development Code in which the project is located that require compliance? If so, which modifiers and how does the project comply?

Proof of water rights shall be provided pursuant to Section 110.216.45. Proposed drainage improvements shall comply with design parameters of the Spanish Springs Water Detention Facility pursuant to Section 110.216.55

18. Will the project be completed in one phase or is phasing planned? If so, please provide that phasing plan:

Phasing is planned. The number of lots in each final map will depend on housing market conditions.

19. Is the project subject to Article 424, Hillside Development? If yes, please address all requirements of the Hillside Ordinance in a separate set of attachments and maps.

Yes No If yes, include a separate set of attachments and maps.

20. Is the project subject to Article 418, Significant Hydrologic Resources? If yes, please address Special Review Considerations within Section 110.418.30 in a separate attachment.

Yes No If yes, include separate attachments.

Grading

Please complete the following additional questions if the project anticipates grading that involves: (1) Disturbed area exceeding twenty-five thousand (25,000) square feet not covered by streets, buildings and landscaping; (2) More than one thousand (1,000) cubic yards of earth to be imported and placed as fill in a special flood hazard area; (3) More than five thousand (5,000) cubic yards of earth to be imported and placed as fill; (4) More than one thousand (1,000) cubic yards to be excavated, whether or not the earth will be exported from the property; or (5) If a permanent earthen structure will be established over four and one-half (4.5) feet high:

21. How many cubic yards of material are you proposing to excavate on site?

60,000 cy

22. How many cubic yards of material are you exporting or importing? If exporting of material is anticipated, where will the material be sent? If the disposal site is within unincorporated Washoe County, what measures will be taken for erosion control and revegetation at the site? If none, how are you balancing the work on-site?

572,000 cy import to be placed as fill. No export is anticipated.

23. Can the disturbed area be seen from off-site? If yes, from which directions, and which properties or roadways? What measures will be taken to mitigate their impacts?

Disturbed areas will be difficult to see once the houses and fences are in place, since existing and new homes will be at nearly the same finish floor elevations.

24. What is the slope (Horizontal:Vertical) of the cut and fill areas proposed to be? What methods will be used to prevent erosion until the revegetation is established?

Maximum slope will be 3:1 cut for fill.

Revegetation is not anticipated to be needed, since disturbed areas will be paved for streets and lots improved with single family dwellings, landscaping, etc.

25. Are you planning any berms and, if so, how tall is the berm at its highest? How will it be stabilized and/or revegetated?

No

26. Are retaining walls going to be required? If so, how high will the walls be, will there be multiple walls with intervening terracing, and what is the wall construction (i.e. rockery, concrete, timber, manufactured block)? How will the visual impacts be mitigated?

No

27. Will the grading proposed require removal of any trees? If so, what species, how many, and of what size?

No trees on the property.

28. What type of revegetation seed mix are you planning to use and how many pounds per acre do you intend to broadcast? Will you use mulch and, if so, what type?

If revegetation is required, areas will be treated with a native seed mix comprised of native shrubs and grasses per Washoe County requirements.

29. How are you providing temporary irrigation to the disturbed area?

Use of water trucks or temporary sprinkler irrigation.

30. Have you reviewed the revegetation plan with the Washoe Storey Conservation District? If yes, have you incorporated their suggestions?

N/A

Tahoe Basin

Please complete the following additional questions if the project is within the Tahoe Basin:

31. Who is the Tahoe Regional Planning Agency (TRPA) project planner and what is his/her TRPA extension?

N/A

32. Is the project within a Community Plan (CP) area?

Yes

No

If yes, which CP?

33. State how you are addressing the goals and policies of the Community Plan for each of the following sections:

- a. Land Use:

N/A

- b. Transportation:

N/A

- c. Conservation:

N/A

d. Recreation:

N/A

e. Public Services:

N/A

34. Identify where the development rights for the proposed project will come from:

N/A

35. Will this project remove or replace existing housing?

<input type="checkbox"/> Yes	<input type="checkbox"/> No	If yes, how many units?
------------------------------	-----------------------------	-------------------------

36. How many residential allocations will the developer request from Washoe County?

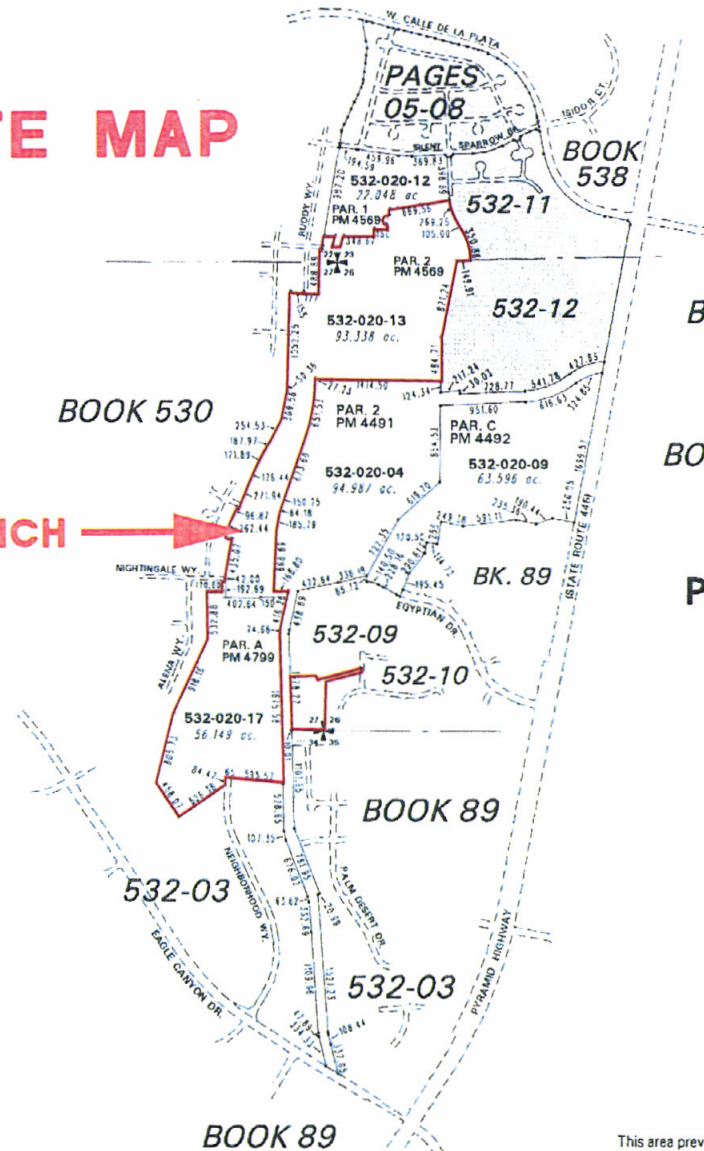
N/A

37. Describe how the landscape plans conform to the Incline Village General Improvement District landscaping requirements:

N/A

ASSESSOR'S SITE MAP

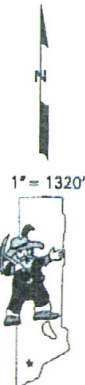
EAGLE CANYON RANCH →



BOOK 76

BOOK 534

**PORTIONS OF SECTIONS 22,
23, 26, 27, 34 & 35
T21N - R20E**



NOTE: This map is prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or the accuracy of the data delineated hereon.

Office of Washoe County Assessor, Nevada - Joshua G. Wilson

This area previously shown on 530-28, 89-16

NOTE: Areas of parcels which are less than 2 acres are shown in square feet.

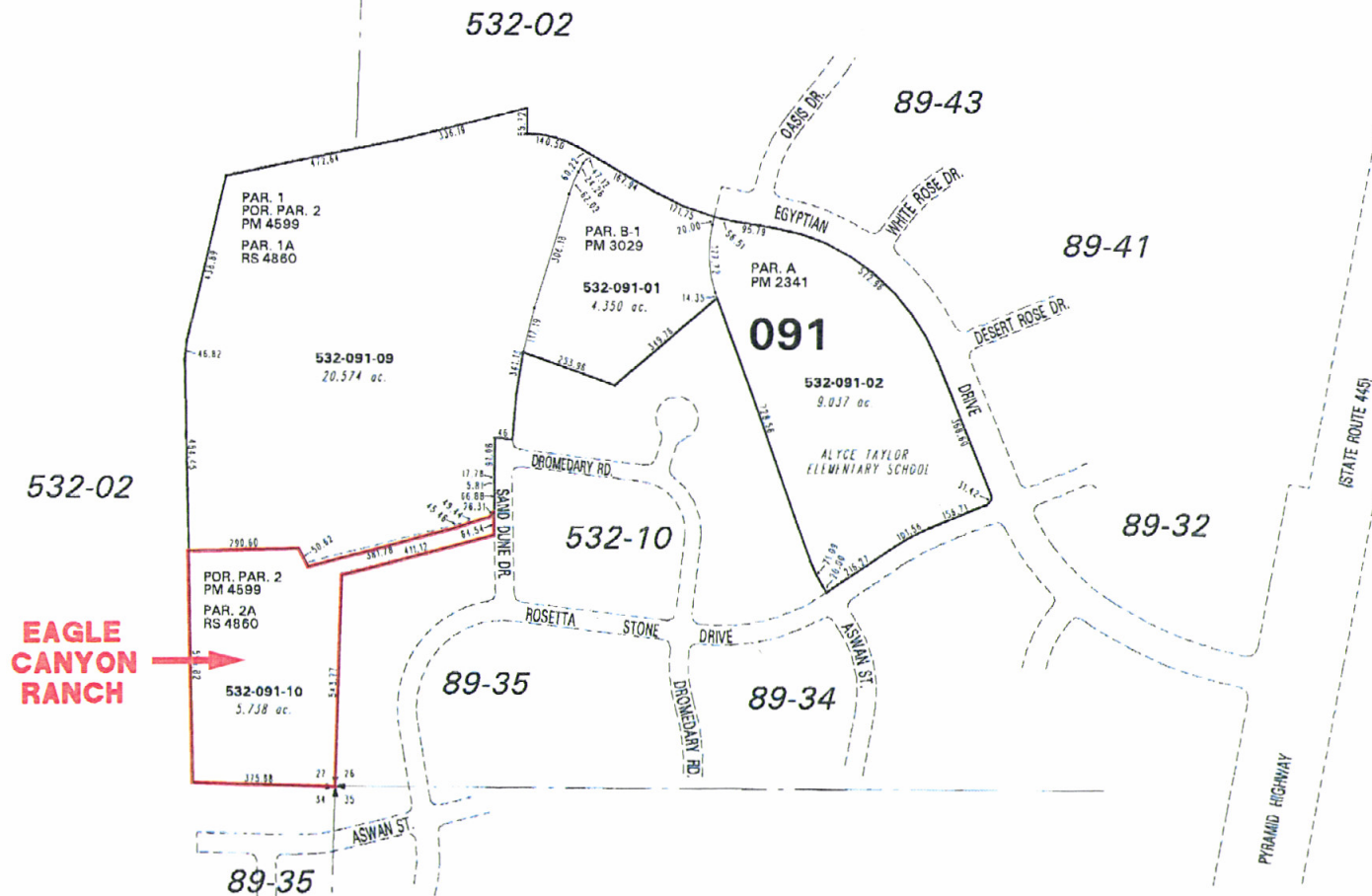
Drawn by	KSB 07/21/05
Revised	KSB 7/18/06 KSB 9/20/06
	KSB 8/01/07 KSB 8/03/07

ARC/INFO 5.2 WINDOWS 2000 S.O.

532-09

PORTION OF SW 1/4 SECTION 26 &
SE 1/4 SECTION 27
T21N - R20E

ASSESSOR'S SITE MAP



EAGLE CANYON RANCH

NOTE: This map is prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or the accuracy of the data delineated hereon.

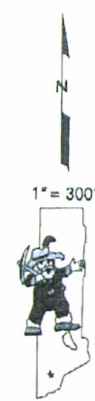
Office of Washoe County Assessor, Nevada - Joshua G. Wilson

This area previously shown on 89-16

NOTE: Areas of parcels which are less than 2 acres are shown in square feet.

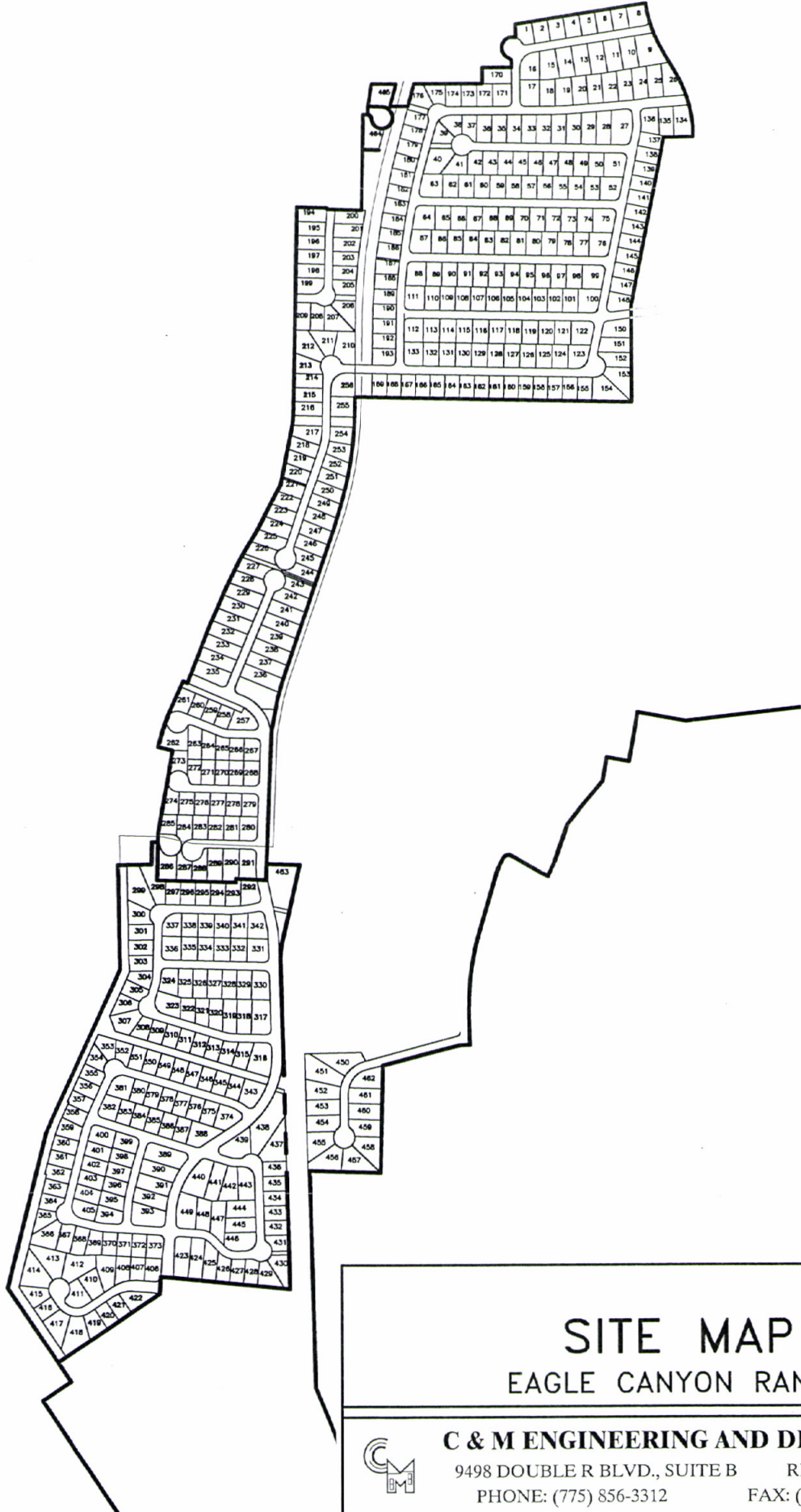
Drawn by	KSB 02/14/06
Revised	KSB 5/02/06 KSB 9/20/06
	KSB 4/10/07

ARC/INFO 9.1 WINDOWS 2000 S.O





N.T.S.



SITE MAP

EAGLE CANYON RANCH

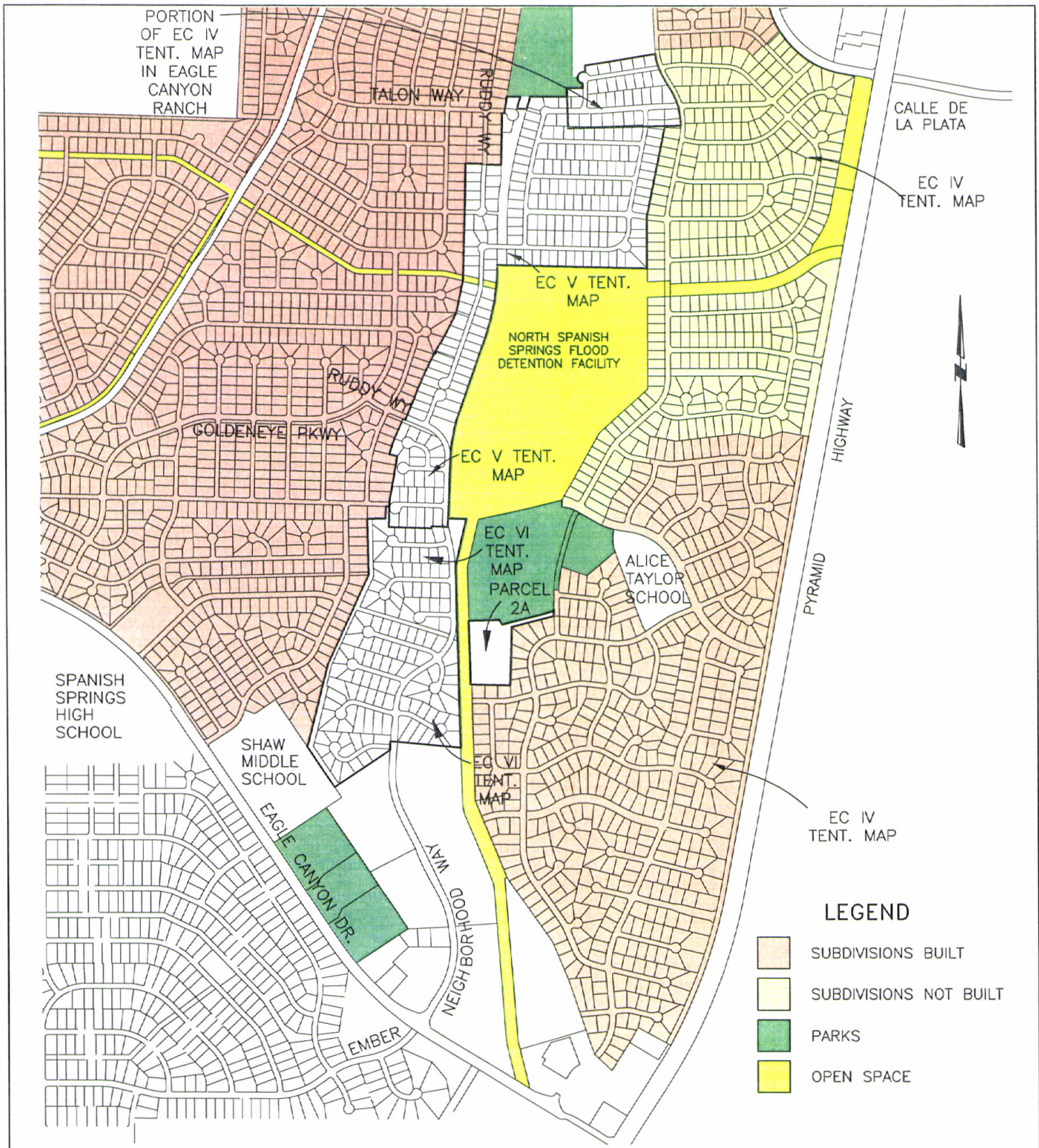
C & M ENGINEERING AND DESIGN, LTD

9498 DOUBLE R BLVD., SUITE B RENO, NV 89521

PHONE: (775) 856-3312

FAX: (775) 856-3318



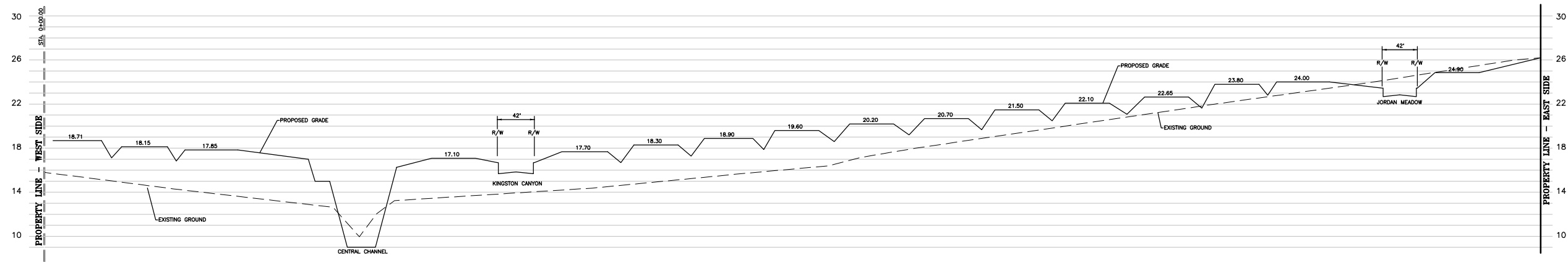


CURRENT_CONDITIONS

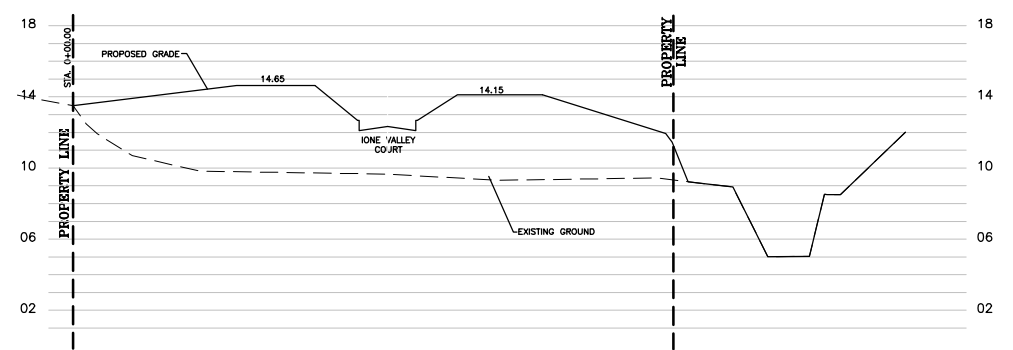
EAGLE_CANYON_RANCH



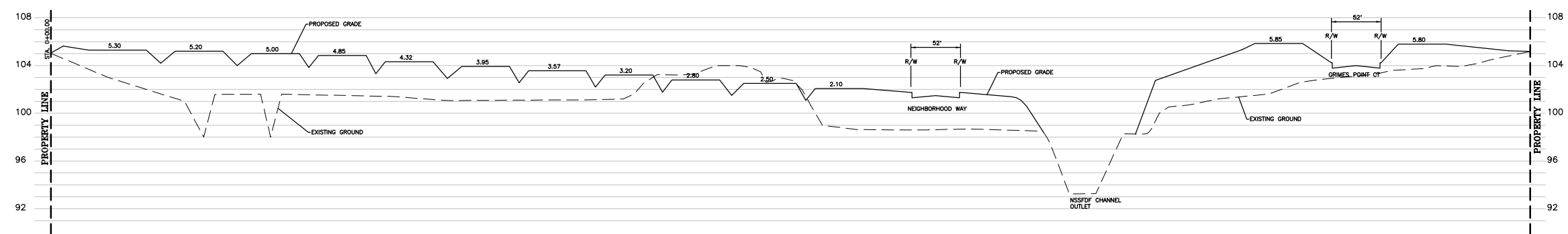
C & M ENGINEERING AND DESIGN, LTD
 9498 DOUBLE R BLVD., SUITE B RENO, NV 89521
 PHONE: (775) 856-3312 FAX: (775) 856-3318



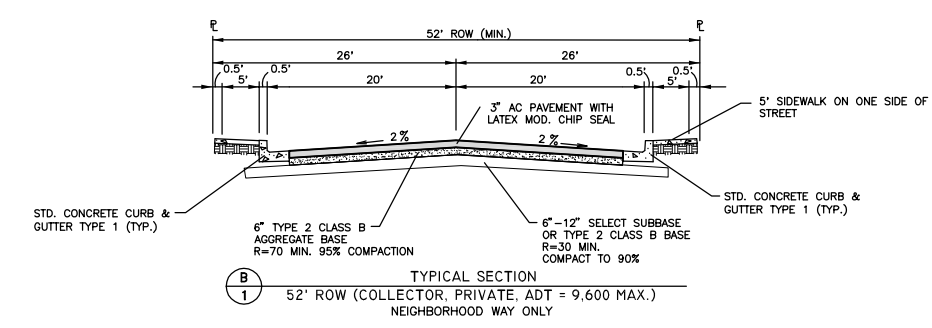
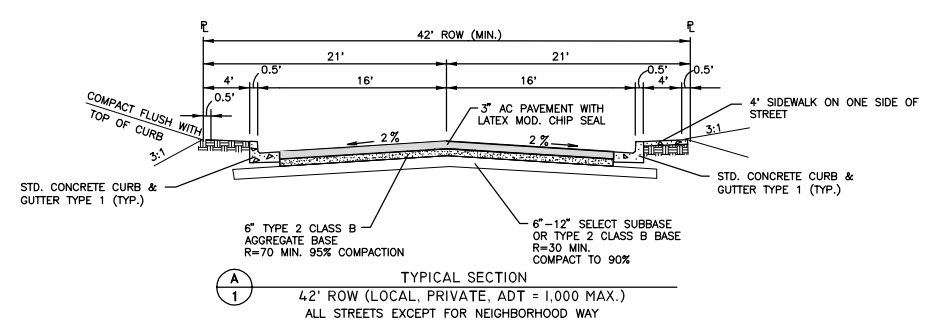
SECTION A
 SCALE: 1" = 50' HORIZ.
 1" = 4' VERT.
 NTS



SECTION B
 SCALE: 1" = 50' HORIZ.
 1" = 4' VERT.
 NTS



SECTION C
 SCALE: 1" = 50' HORIZ.
 1" = 4' VERT.
 NTS



C & M ENGINEERING AND DESIGN, LTD
 9498 DOUBLE R BLVD., STE. B RENO, NV 89521
 PHONE: (775) 856-3312 FAX: (775) 856-3318

DESIGNED BY: SC/LCM
 DRAWN BY: VI
 PROJECT NUMBER: 04-009.85

SUBMITTAL STATUS

PRELIMINARY DATE:
 INITIAL DATE: 6/15/13
 FINAL DATE:

PLANS ARE SUBJECT TO CHANGE UNTIL ALL GOVERNING AGENCIES SIGN, STAMP, AND APPROVE

NO.	DATE	BY	REVISION DESCRIPTION

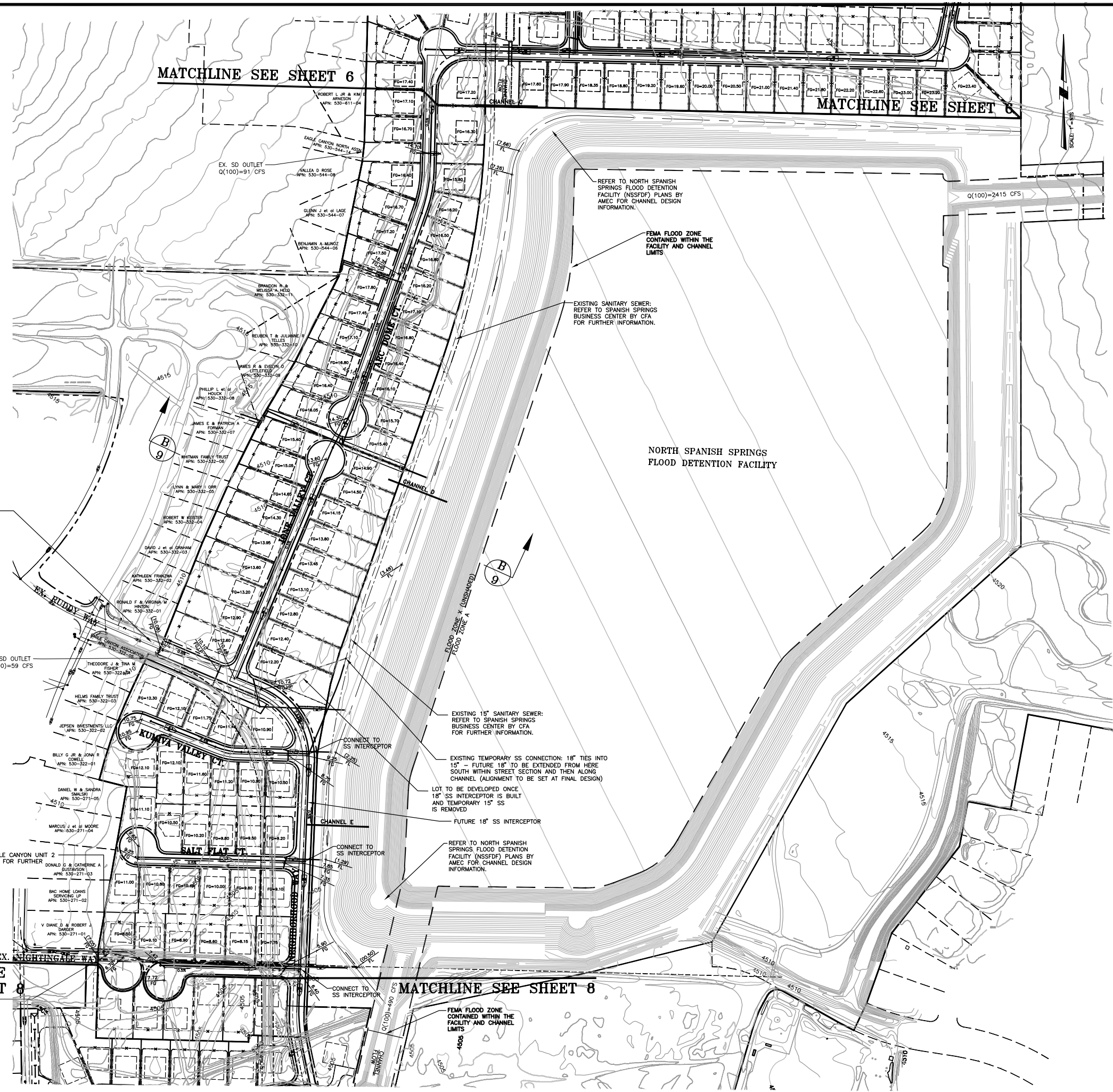
EAGLE CANYON RANCH
CROSS SECTIONS
 WASHOE COUNTY

SHEET 9

AC16-004 EXHIBIT B

WARNING: PER PROVISIONS OF NRS 624, DRAWINGS AND DESIGNS ARE CONSIDERED PROPERTY OF THE ENGINEER.

File: P:\04-009.85_EagleCanyonRanch\Drawings\TYPICAL\ROW-SEC.dwg
 C:\mcm\cme\Thu, 27 Jun 2013 11:57:00am



- EAGLE CANYON RANCH NOTES:**
- CUT AREAS: DITCHES
 - FILL AREAS: REMAINDER OF THE SITE
 - DISTURBED AREAS: APPROXIMATELY 155 ACRES WILL BE DISTURBED
532-020-13 (93.34 AC)
532-020-17 (96.15 AC)
532-091-10 (5.74 AC)
 - APPROXIMATE CUT AND FILL
APPROXIMATE CUT: 60,000 CY
APPROXIMATE FILL: 632,000 CY
EXPORT: NONE
IMPORT NEEDED: 572,000 CY (SOURCE TO BE DETERMINED)
 - ALL AREAS DISTURBED AND LEFT UNDEVELOPED FOR A PERIOD OF MORE THAN THIRTY (30) DAYS SHALL BE STABILIZED BY THE APPLICATION OF DUST PALLIATIVE AND IF LEFT MORE THAN NINETY (90) DAYS PLANTED AS FOLLOWS:
FERTILIZER - (16-20-0) 300#/ACRE
GRASS, THE BROADCAST SEEDING RATE SHALL BE 12#/AC. OF SODAR WHEATGRASS AND 8#/ACRE OF FAIRWAY CREATE WHEATGRASS. IF DRILLED, THE RATE SHOULD BE 6#/ACRE OF SODAR WHEATGRASS AND 5#/ACRE OF FAIRWAY CREATED WHEATGRASS, STRAW MULCH 3000#/ACRE ANCHORED BY A STRAW PUNCHING TOOL OR COVERED WITH NETTING AND STAPLED.

C & M ENGINEERING AND DESIGN, LTD
 9498 DOUBLE R BLVD., STE. B
 RENO, NV 89521
 PHONE: (775) 856-3312
 FAX: (775) 856-3318

DESIGNED BY: SC/LCM
 DRAWN BY: VI
 PROJECT NUMBER: 04-009.85

SUBMITTAL STATUS

PRELIMINARY DATE:
 INITIAL DATE: 06/15/13
 FINAL DATE:
 PLANS ARE SUBJECT TO CHANGE UNTIL ALL GOVERNING AGENCIES SIGN, STAMP, AND APPROVE.

REVISION DESCRIPTION	DATE	BY

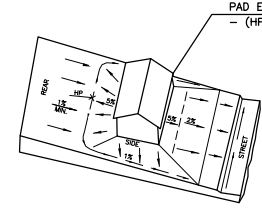
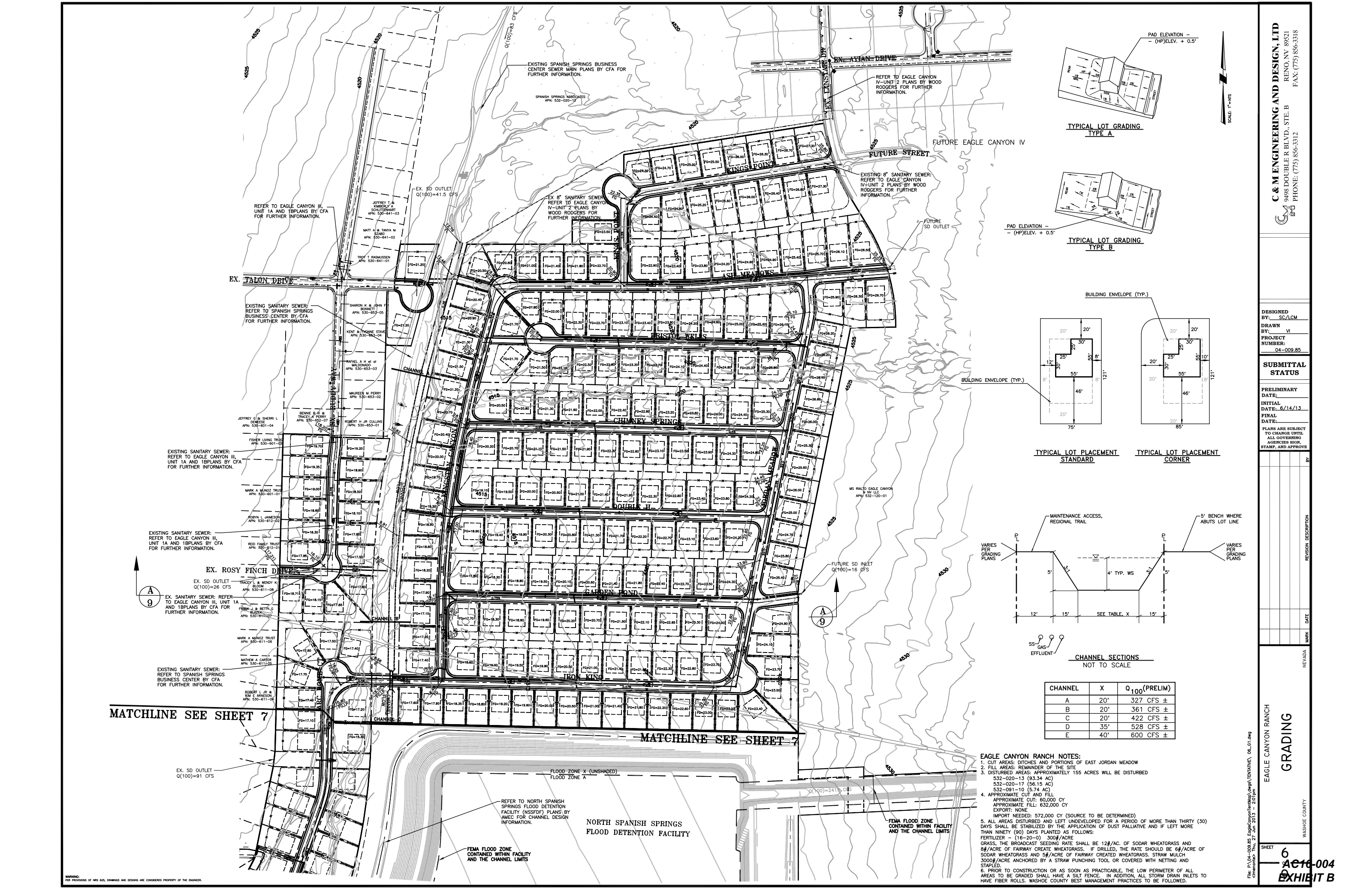
EAGLE CANYON RANCH
GRADING

NEVADA
 WASHOE COUNTY
 SHEET 7

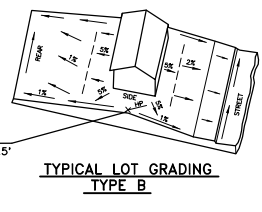
AC10-004
EXHIBIT B

WARNING: PER PROVISIONS OF NRS 625, DRAWINGS AND DESIGNS ARE CONSIDERED PROPERTY OF THE ENGINEER.

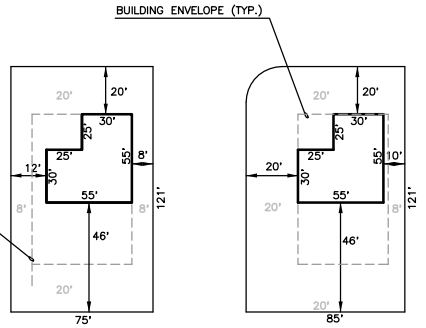
File: P:\04-009.85_EagleCanyon\Temp\Drawn\TEMP\1007_02.dwg
 Date: Thu, 27 Jun 2013 10:20:00am



TYPICAL LOT GRADING TYPE A

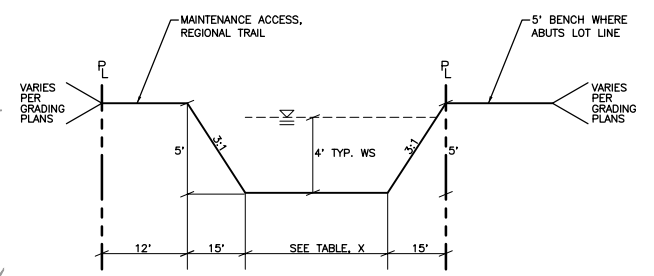


TYPICAL LOT GRADING TYPE B



TYPICAL LOT PLACEMENT STANDARD

TYPICAL LOT PLACEMENT CORNER



CHANNEL SECTIONS NOT TO SCALE

CHANNEL	X	Q ₁₀₀ (PRELIM)
A	20'	327 CFS ±
B	20'	361 CFS ±
C	20'	422 CFS ±
D	35'	528 CFS ±
E	40'	600 CFS ±

- EAGLE CANYON RANCH NOTES:**
- CUT AREAS: DITCHES AND PORTIONS OF EAST JORDAN MEADOW
 - FILL AREAS: REMAINDER OF THE SITE
 - DISTURBED AREAS: APPROXIMATELY 155 ACRES WILL BE DISTURBED
532-020-13 (93.34 AC)
532-020-17 (96.15 AC)
532-091-10 (5.74 AC)
 - APPROXIMATE CUT AND FILL
APPROXIMATE CUT: 60,000 CY
APPROXIMATE FILL: 632,000 CY
EXPORT: NONE
IMPORT NEEDED: 572,000 CY (SOURCE TO BE DETERMINED)
 - ALL AREAS DISTURBED AND LEFT UNDEVELOPED FOR A PERIOD OF MORE THAN THIRTY (30) DAYS SHALL BE STABILIZED BY THE APPLICATION OF DUST PALLIATIVE AND IF LEFT MORE THAN NINETY (90) DAYS PLANTED AS FOLLOWS:
FERTILIZER - (16-20-0) 300#/ACRE
GRASS, THE BROADCAST SEEDING RATE SHALL BE 12#/AC. OF SODAR WHEATGRASS AND 8#/ACRE OF FAIRWAY CREATE WHEATGRASS. IF DRILLED, THE RATE SHOULD BE 6#/ACRE OF SODAR WHEATGRASS AND 5#/ACRE OF FAIRWAY CREATED WHEATGRASS. STRAW MULCH 3000#/ACRE ANCHORED BY A STRAW PUNCHING TOOL OR COVERED WITH NETTING AND STAPLED.
 - PRIOR TO CONSTRUCTION OR AS SOON AS PRACTICABLE, THE LOW PERIMETER OF ALL AREAS TO BE GRADED SHALL HAVE A SILT FENCE. IN ADDITION, ALL STORM DRAIN INLETS TO HAVE FIBER ROLLS. WASHOE COUNTY BEST MANAGEMENT PRACTICES TO BE FOLLOWED.

C & M ENGINEERING AND DESIGN, LTD
 1498 DOUBLE R BLVD., STE. B RENO, NV 89521
 PHONE: (775) 856-3312 FAX: (775) 856-3318

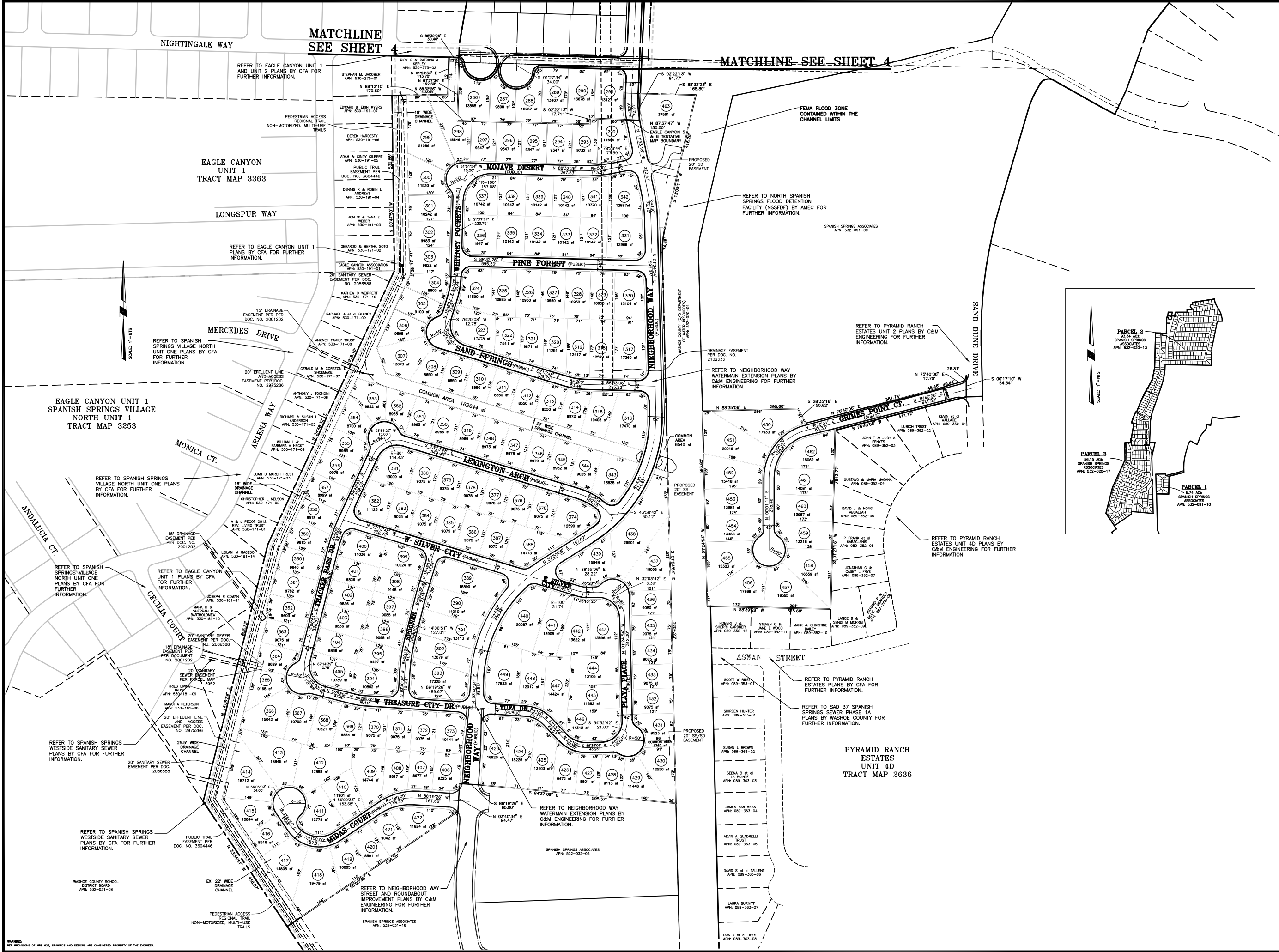
DESIGNED BY: SC/LCM
 DRAWN BY: VI
 PROJECT NUMBER: 04-009.85

SUBMITTAL STATUS
 PRELIMINARY DATE:
 INITIAL DATE: 6/14/13
 FINAL DATE:

NO.	DATE	REVISION DESCRIPTION

EAGLE CANYON RANCH
GRADING
 SHEET 6
 AC16-004
EXHIBIT B

WARNING: PER PROVISIONS OF NRS 625, DRAWINGS AND DESIGN ARE CONSIDERED PROPERTY OF THE ENGINEER.



C & M ENGINEERING AND DESIGN, LTD
 9498 DOUBLE R BLVD., STE. B
 RENO, NV 89521
 FAX: (775) 856-3318

DESIGNED BY: SC/LCM
 DRAWN BY: VI
 PROJECT NUMBER: 04-009.85

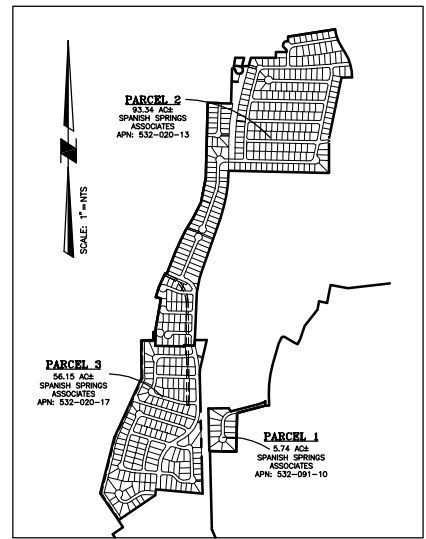
SUBMITTAL STATUS

PRELIMINARY DATE: 6/14/13
 INITIAL DATE: 6/14/13
 FINAL DATE:

PLANS ARE SUBJECT TO CHANGE UNTIL ALL GOVERNING AGENCIES SIGN, STAMP, AND APPROVE.

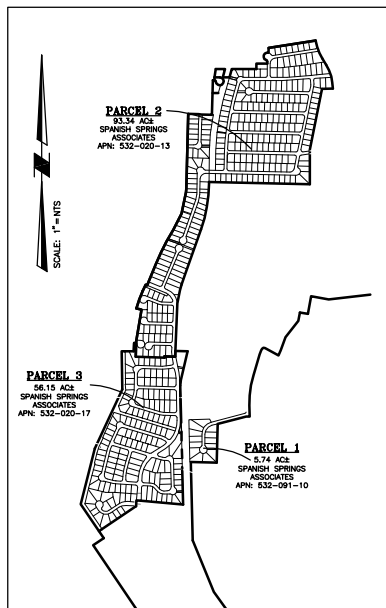
REVISION	DESCRIPTION	DATE	BY

EAGLE CANYON RANCH
GEOMETRICS
 WASHOE COUNTY
 SHEET 5
ACT16-004
EXHIBIT B



WASHOE COUNTY SCHOOL DISTRICT BOARD
 APR. 532-031-08

WARNING: PER PROVISIONS OF NRS 823, DRAWINGS AND DESIGNS ARE CONSIDERED PROPERTY OF THE ENGINEER.



MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 3

**EAGLE CANYON II
UNIT 1
TRACT MAP 3986**

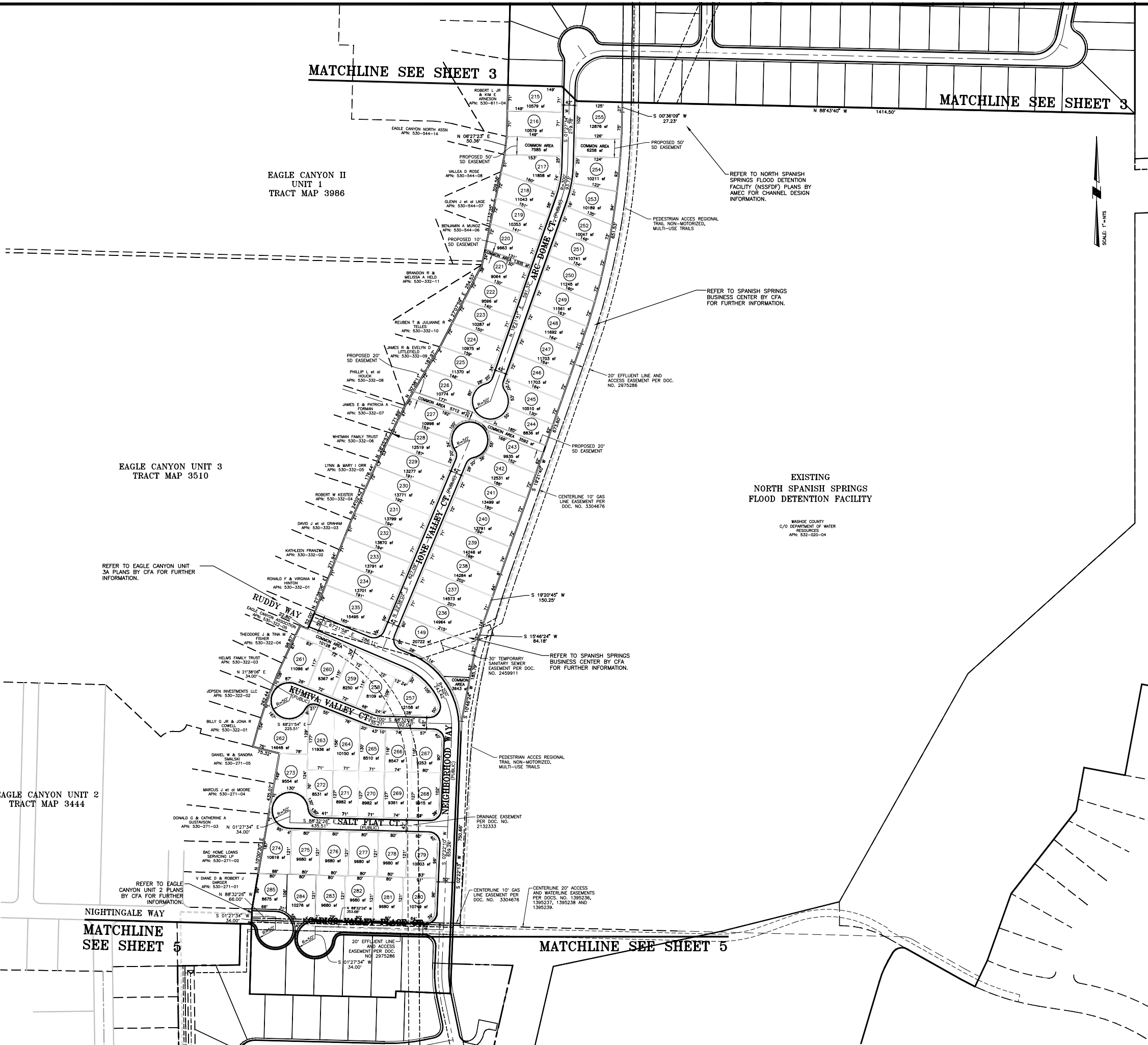
**EAGLE CANYON UNIT 3
TRACT MAP 3510**

**EXISTING
NORTH SPANISH SPRINGS
FLOOD DETENTION FACILITY**

**EAGLE CANYON UNIT 2
TRACT MAP 3444**

NIGHTINGALE WAY
MATCHLINE
SEE SHEET 5

MATCHLINE SEE SHEET 5



C & M ENGINEERING AND DESIGN, LTD.
9498 DOUBLER BLVD., STE. B
RENO, NV 89521
PHONE: (775) 856-3312
FAX: (775) 856-3318

DESIGNED BY: SC/LCM
DRAWN BY: VI
PROJECT NUMBER: 04-009.85

SUBMITTAL STATUS

PRELIMINARY DATE:
INITIAL DATE: 6/14/13
FINAL DATE:

PLANS ARE SUBJECT TO CHANGE UNTIL ALL GOVERNING AGENCIES SIGN, STAMP, AND APPROVE

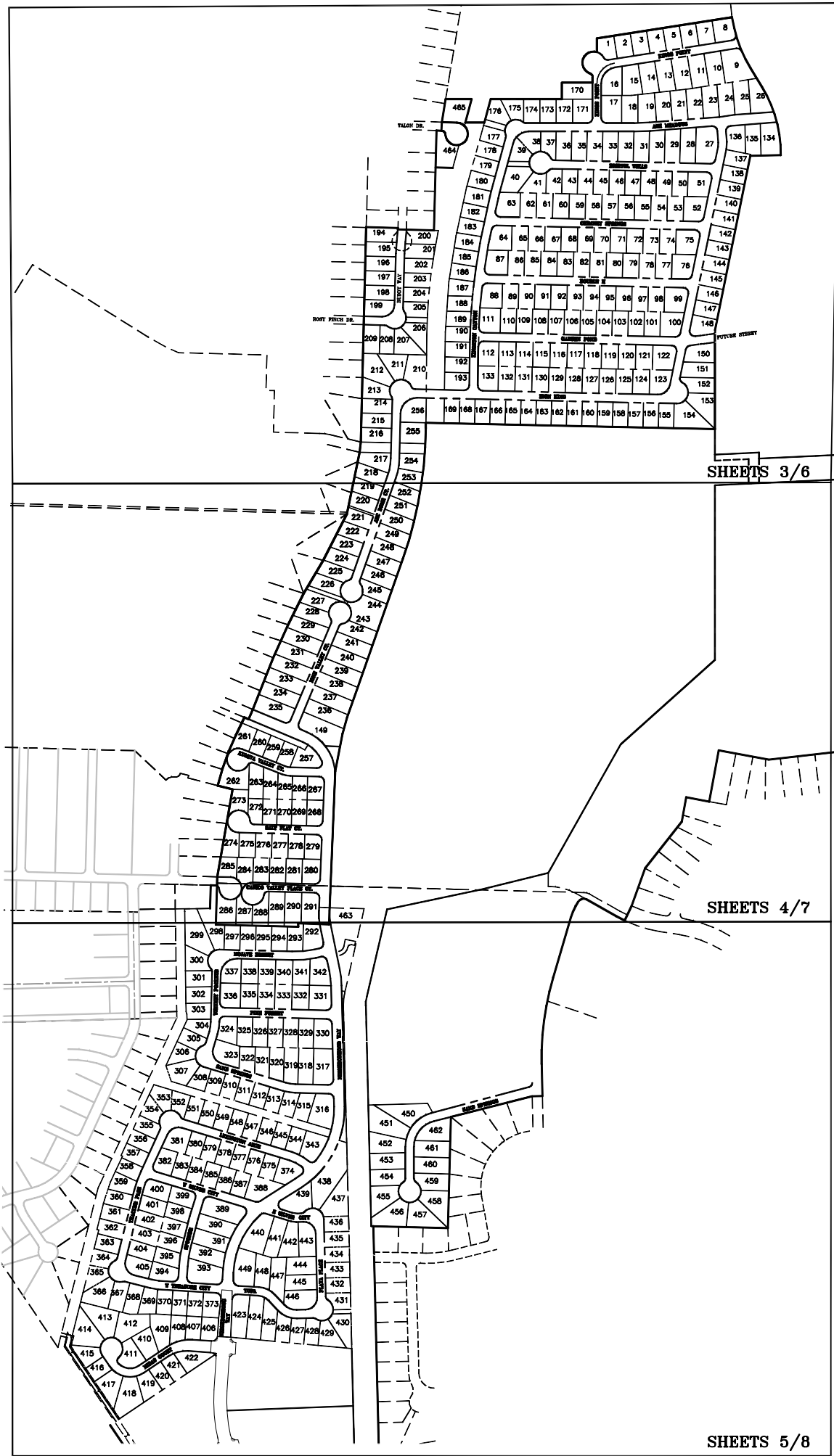
BY	DATE	DESCRIPTION

EAGLE CANYON RANCH
GEOMETRICS
WASHOE COUNTY

File: P:\04-009.85_EagleCanyon\Map\Map\TDM\TDM_04_Geom.dwg
c:\min\map\Thu, 27 Jun 2013 - 2:03pm

SHEET **4**
AC16-004
EXHIBIT B

WARNING: PER PROVISIONS OF NRS 625, DRAWINGS AND DESIGN ARE CONSIDERED PROPERTY OF THE ENGINEER.



C & M ENGINEERING AND DESIGN, LTD
 9498 DOUBLE R BLVD., STE. B RENO, NV 89521
 PHONE: (775) 856-3312 FAX: (775) 856-3318

DESIGNED BY: SC/LCM
 DRAWN BY: VI
 PROJECT NUMBER: 04-009.85

SUBMITTAL STATUS

PRELIMINARY DATE:
 INITIAL DATE: 6/14/13
 FINAL DATE:
 PLANS ARE SUBJECT TO CHANGE UNTIL ALL GOVERNING AGENCIES SIGN, STAMP, AND APPROVE

REVISION DESCRIPTION	DATE	BY

EAGLE CANYON RANCH
KEY SHEET
 WASHOE COUNTY
 NEVADA

SHEET 2
 AC16-004
EXHIBIT B

WARNING: PER PROVISIONS OF NRS 625, DRAWINGS AND DESIGNS ARE CONSIDERED PROPERTY OF THE ENGINEER.

File: P:\04-009.85_EagleCanyonRanch\Drawings\TALKIN\02_Key.dwg
 c:\mcm\cm\Thu, 27 Jun 2013 11:48pm

EAGLE CANYON RANCH TENTATIVE MAP

OWNER/DEVELOPER

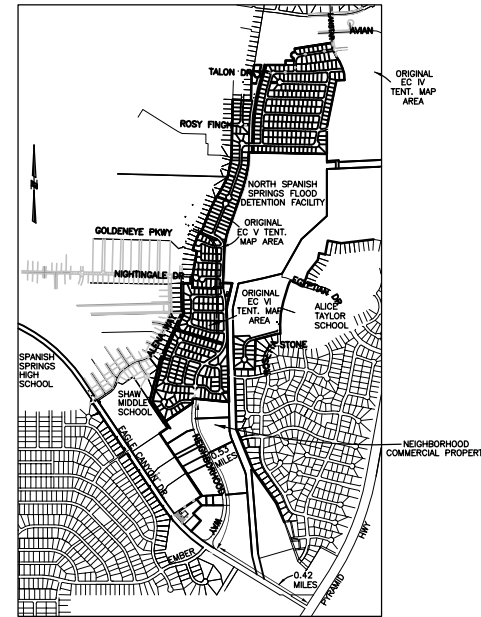
SPANISH SPRINGS ASSOCIATES LTD. PARTNERSHIP
550 EAST PLUMB LANE, SUITE B, #505
RENO, NEVADA 89509

ENGINEERS

C & M ENGINEERING AND DESIGN, LTD.
9498 DOUBLE B BLVD, SUITE B
RENO, NEVADA 89521

LEGEND

<p> NEW SLOPE (AS SHOWN) EXISTING CURB & GUTTER NEW CURB & GUTTER EXISTING 1' CONTOUR EXISTING 5' CONTOUR DIRECTION OF FLOW NEW STORM DRAIN W/MANHOLE EXISTING STORM DRAIN NEW SANITARY SEWER W/MANHOLE EXISTING SANITARY SEWER GRADE BREAK CLEANOUT NEW CATCH BASIN/MANHOLE EXISTING CATCH BASIN NEW WATER LINE W/VALVE EXISTING WATER LINE W/VALVE FLUSH VALVE ASSEMBLY AIR RELEASE ASSEMBLY EXIST. SPOT ELEVATION ROCK RIPRAP </p>	<p> LEGEND FOR NON-ANNOTATED FEATURES: INDEX CONTOUR APPROXIMATE INDEX INDEX DEPRESSION INTERMEDIATE CONTOUR APPROXIMATE INTERMEDIATE INTERMEDIATE DEPRESSION EDGE OF PAVEMENT DIRT ROAD JEEP/FOOD TRAIL CURB LINE GUTTER/CONCRETE EDGE GUARD-RAIL MEDIAN WALL FENCE RETAINING WALL FENCE ON RW BLOCK WALL STONE WALL TRENCH/STONE SHEET BOUNDARIES TAILINGS/TOE PIPELINE WATER EDGE INTERMITTENT DRAINAGE DITCH TREELINE BRUSHLINE </p>	<p> BUILDING BECK COVERED AREA SHED BLDG. UNDER CONSTR. MISCELLANEOUS BOUNDARIES RAILROAD N.E.Z. CONTROL POINT Z ONLY CONTROL POINT SURVEY MONUMENT POWER POLES POLE ANCHOR TRANSMISSION TOWER LIGHT POLE POST/POLE SIGN FIRE HYDRANT MANHOLE VALVE COVER TRAFFIC SIGNAL RR XING SIGNAL MAIL BDX MISC. OBJECT METER MARSH EXCAVATION SHAFT UTIL. VAULT/BOX METER BOX </p>
--	--	--



VICINITY MAP

SHEET INDEX

C-1	TITLE SHEET
C-2	KEY SHEET
C-3	GEOMETRICS
C-4	GEOMETRICS
C-5	GEOMETRICS
C-6	GRADING PLAN
C-7	GRADING PLAN
C-8	GRADING PLAN
C-9	CROSS SECTIONS

GENERAL NOTES:

- BASED ON FLOOD INSURANCE RATE MAP NO. 32031C2865 G, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), THE PROJECT SITE LIES IN FLOOD ZONE X (UNSHADED). THE NORTH SPANISH SPRINGS FLOOD DETENTION FACILITY (NSSDF) REMOVED FROM THE AREA OF THE TENTATIVE SUBDIVISION MAP FROM THE AO ZONE AND NOW LIES WITHIN THE NSSDF AND ITS CHANNELS.
- ALL STREETS TO BE PUBLIC UNLESS OTHERWISE NOTED.
- ALL SLOPES ARE 3:1 MAX. UNLESS OTHERWISE NOTED.
- MECHANICAL SLOPE STABILIZATION FOR SLOPES STEEPER THAN 3:1 - WHEN ROCK RIPRAP IS USED FOR SLOPE STABILIZATION, IT SHALL CONTAIN A MINIMUM OF FOUR FRACTURED FACES AND BE PLACED TO A MINIMUM DEPTH OF 12 INCHES. A MINIMUM OF 75% OF THE RIPRAP SHALL BE 8 INCH DIAMETER ROCK OR GREATER.
- ALL AREAS DISTURBED AND LEFT UNDEVELOPED FOR A PERIOD OF MORE THAN THIRTY (30) DAYS SHALL BE STABILIZED BY THE APPLICATION OF DUST PALLIATIVE AND IF LEFT MORE THAN NINETY (90) DAYS PLANTED AS FOLLOWS:
 FERTILIZER - (16-20-0) 300#/acre
 GRASS, THE BROADCAST SEEDING RATE SHALL BE 12#/AC. OF SODAR WHEATGRASS AND 8#/AC. OF FAIRWAY CREATE WHEATGRASS. IF DRILLED, THE RATE SHOULD BE 6#/AC. OF SODAR WHEATGRASS AND 5#/AC. OF FAIRWAY CREATED WHEATGRASS. STRAW MULCH 3000#/AC. ANCHORED BY A STRAW PUNCHING TOOL OR COVERED WITH NETTING AND STAPLED.
- ALL DIMENSIONS ARE APPROXIMATE.

LAND USE DATA:

- PRESENT LAND USE CLASSIFICATION: MDS
- PROPOSED LAND USE CLASSIFICATION: MDS
- TOTAL LAND AREA: 155.22 AC;
 LOT AREA: 118.74 AC
 STREETS: 28.22 AC;
 COMMON AREA: 8.26 AC
- NUMBER OF UNITS: 465;
 DENSITY: 3.0 DU/AC
- AVERAGE LOT SIZE: 11,125 SF
 SMALLEST LOT SIZE: 8,510 SF
 LARGEST LOT SIZE: 37,591 SF
- MINIMUM SETBACK REQUIREMENTS:
 FRONT: 20'
 REAR: 20'
 SIDE: 8'

UTILITIES:

CABLE -	CHARTER COMMUNICATIONS
ELECTRICAL -	NV ENERGY
SEWAGE DISPOSAL -	WASHOE COUNTY DEPT. OF WATER RESOURCES
SOLID WASTE -	RENO DISPOSAL
TELEPHONE -	AT&T
GAS -	NEVADA ENERGY
WATER -	WASHOE COUNTY DEPT. OF WATER RESOURCES

BASIS OF BEARINGS:

NEVADA STATE PLANE COORDINATING SYSTEM, WEST ZONE GRID
NAD83

BENCHMARK:

NEVADA DEPARTMENT OF TRANSPORTATION BENCHMARK ALUMINUM CAP ON REBAR
STAMPED "277066"
ELEVATION=4527.81

WARNING:
PER PROVISIONS OF NRS 823, DRAWINGS AND DESIGN ARE CONSIDERED PROPERTY OF THE ENGINEER.

THESE PLANS (SHEETS 1 THROUGH 9) HAVE BEEN PREPARED IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE WASHOE COUNTY DEVELOPMENT CODE, THE WASHOE COUNTY DEVELOPMENT CODE SHALL PREVAIL.

C & M ENGINEERING AND DESIGN, LTD.
9498 DOUBLE B BLVD., STE. B
RENO, NV 89521
PHONE: (775) 856-3312
FAX: (775) 856-3318

DESIGNED BY: LCM/SC

DRAWN BY: VI

PROJECT NUMBER:

04-009.85

SUBMITTAL STATUS

PRELIMINARY DATE: 6/14/13

INITIAL DATE:

FINAL DATE:

PLANS ARE SUBJECT TO CHANGE UNTIL ALL GOVERNING AGENCIES SIGN, STAMP, AND APPROVE

BY

DATE

REVISION DESCRIPTION

MARK

DATE

REVISION DESCRIPTION

MARK

DATE

REVISION DESCRIPTION

MARK

DATE

REVISION DESCRIPTION

MARK

DATE

REVISION DESCRIPTION

MARK

DATE

REVISION DESCRIPTION

MARK

DATE

REVISION DESCRIPTION

MARK

DATE

REVISION DESCRIPTION

MARK

DATE

REVISION DESCRIPTION

MARK

DATE

REVISION DESCRIPTION

MARK

DATE

REVISION DESCRIPTION

MARK

DATE

REVISION DESCRIPTION

MARK

DATE

REVISION DESCRIPTION

MARK

DATE

REVISION DESCRIPTION

MARK

DATE

EAGLE CANYON RANCH
TITLE SHEET
SHEET 1
AC16-004
EXHIBIT B

File: P:\04-009.85 EagleCanyon\Map\Map\TEMP\TITLE_01_TITLEDWG
C:\monitors\Thu, 27 Jun 2013 11:48am



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects Division

"Dedicated to Excellence in Public Service"

1001 East 9th Street PO Box 11130 Reno, Nevada 89520 Telephone: (775) 328-2040 Fax: (775) 328-3699

INTEROFFICE MEMORANDUM

DATE: October 04, 2016
TO: Roger Pelham, Planning and Development Division
FROM: Leo R. Vesely, P.E., Engineering and Capitol Projects Division
SUBJECT: AC16-004
APN 532-020-19, 21, 22 & 532-091-10
EAGLE CANYON RANCH SUBDIVISION

I have reviewed the referenced amendment of conditions case and recommend the following condition:

1. Provide pedestrian access from the east end of Talon Drive to the pedestrian access regional trail.

LRV/lrv

AC16-004 Exhibit C



STATE OF NEVADA
DEPARTMENT OF TRANSPORTATION

District II
310 Galletti Way
Sparks, Nevada 89431
(775) 834-8300 FAX (775) 834-8319

October 9, 2016

BRIAN SANDOVAL
Governor

RUDY MALFABON, P.E., Director

Washoe County
Planning and Development Division
P.O. Box 11130
Reno, NV 89520-0027

AC16-004
Eagle Canyon Ranch
SR-445, Spanish Springs

Attention: Mr. Roger Pelham, MPA, Senior Planner

Dear Mr. Pelham:

I have reviewed the request for an amendment of conditions for Tentative Subdivision Map to relocate lots numbered 464 and 465 and to remove lots numbered 450-462 of the previously-approved 465 lot residential subdivision (Tentative Map) with common open space. The minimum lot size approved is 8,510 square feet; the maximum lot size approved is 37,591 square feet, and the average lot size is 11,125 square feet. The overall density is 3 dwelling units per acre.

This project is located approximately one-half mile north of the Eagle Canyon Drive/Neighborhood Way intersection; and approximately 1,500 feet southwest of the West Calle de la Plata/Pyramid Highway intersection (APN: 532-020-19; 532-020-22; 532-091-10; 532-020-21; and 532-142-06) (±151 acres).

I have no immediate concerns to amend the conditions of this tentative map. This request will delete thirteen lots from 465 to 452. Typically, NDOT requires traffic study updates that are more than two years old from the commencement of construction. Given the existing traffic conditions in Spanish Springs, NDOT recommends updating the traffic impact study to include current traffic patterns and full proposed build-out.

Thank you for the opportunity to review this development proposal. NDOT reserves the right to incorporate further changes and/or comments as the design review advances. I look forward to working with you and your team, and completing a successful project. Please feel free to contact me at (775)834-8300, if you have any further questions or comments.

Sincerely,

DocuSigned by:

102812710001064319

10/10/2016

Jae Pullen, PE, PTOE
District II Engineering Services

cc: Thor Dyson, District Engineer
File



N:\TRAFFIC\1 DEVELOPMENT REVIEWS\2016 Development\Washoe County\AC16-004 Eagle Canyon Ranch\AC16-004.docx

AC16-004 Exhibit C

BRIAN SANDOVAL
Governor

STATE OF NEVADA

KAY SCHERER
Interim Director

JASON KING, P.E.
State Engineer



DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES
DIVISION OF WATER RESOURCES

901 South Stewart Street, Suite 2002
Carson City, Nevada 89701-5250
(775) 684-2800 • Fax (775) 684-2811
<http://water.nv.gov>

September 22, 2016

Tentative Subdivision Review No. 20705-TR

RE: Washoe County Case Number TM13-002

To: Roger Pelham, MPA, Senior Planner
Washoe County Community Services Department
Planning and Development Division
rpelham@washoecounty.us

Name: *Eagle Canyon Ranch Revised Tentative Map*

County: Washoe County – Pyramid Highway and Eagle Canyon Drive

Location: A portion of Sections 23, 26, and 27, Township 21 North, Range 20, East, MDB&M.

Plat: Final: Four-hundred-fifty-two (452) lots, common areas, and right-of-ways totaling approximately 149.48 acres and being Washoe County Assessor's Parcel Numbers 532-020-13, 532-020-17, and 532-091-10.

**Water Service
Commitment**

Allocation: No water for this project is committed at this time.

**Owner-
Developer:** Spanish Springs Associates, LP
550 East Plumb Lane, Suite B, #505
Reno, NV 89509

Engineer: C & M Engineering and Design, Ltd.
9498 Double B Boulevard, Suite B

AC16-004 Exhibit C

20705-TR
09/22/2016
Page 2 of 2

Water

Supply: Project lies within the Truckee Meadows Water Authority service area.

General: A tentative subdivision map was presented and approved by this office on September 22, 2016 as described on the *Eagle Canyon Ranch Revised Tentative Map* map.

A Water Will Serve from Truckee Meadows Water Authority will be required before approval of a final map. This Will Serve will conform to Truckee Meadows Water Authority rules and regulations.

Action: Approved as required by statute for *Eagle Canyon Ranch Revised Tentative Map* subdivision based on acceptance of water service by Truckee Meadows Water Authority.

Best regards,

Steve Shell
Water Resource Specialist II

SLS/sls

AC16-004 Exhibit C



REGIONAL TRANSPORTATION COMMISSION

Metropolitan Planning • Public Transportation • Operations • Engineering • Construction

Metropolitan Planning Organization of Washoe County, Nevada

September 30, 2016

FR: Chrono/PL 183-16

Mr. Roger Pelham, MPA, Senior Planner
Community Services Department
Washoe County
P.O. Box 11130
Reno, NV 89520

RE: TM13-002 (Eagle Canyon Ranch)
TM16-0008 (Pyramid Ranch Annex Subdivision)
AB16-005 (Havnlear)

Dear Mr. Pelham,

We have reviewed the above applications and have no comments at this time.

Thank you for the opportunity to comment on these applications. Please feel free to contact me at 775-332-0174 or rkapuler@rtcwashoe.com if you have any questions or comments.

Sincerely,

A handwritten signature in blue ink that reads "Rebecca Kapuler". The signature is fluid and cursive, with the first name being more prominent.

Rebecca Kapuler
Planner

RK/jm

Copies: Bill Whitney, Washoe County Community Services
Eva Krause, Washoe County Community Services
Daniel Doenges, Regional Transportation Commission
Julie Masterpool, Regional Transportation Commission
Tina Wu, Regional Transportation Commission
David Jickling, Regional Transportation Commission

Washoe County no comment 10012016



Washoe County
COMMUNITY SERVICES DEPARTMENT
Engineering and Capital Projects

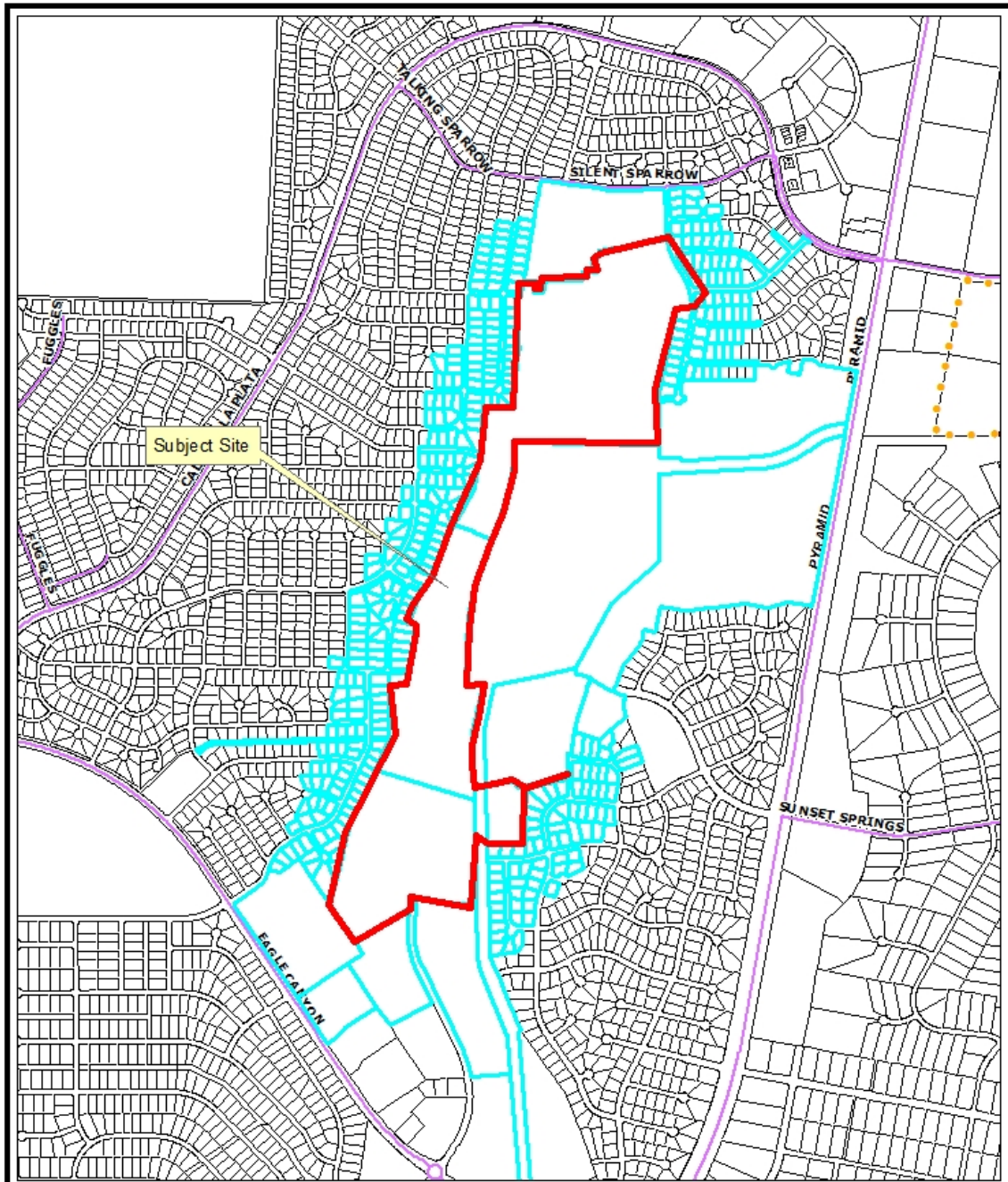
October 4, 2016

To: Roger Pelham, MPA, Senior Planner
From: Timothy Simpson, P.E., Licensed Engineer
Subject: AC16-004, Amendment to TM13-002 Eagle Canyon Ranch

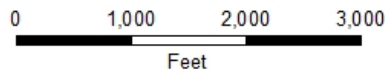
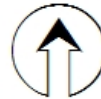
The Community Services Department (CSD) has reviewed the subject application and has the following comments:

1. The applicant is proposing to relocate lots 464 and 465 and remove lots 450-462. The CSD utility recommends approval with the condition that all previously approved conditions for case TM13-002 remain in force.

AC16-004 Exhibit D



AC 16-004
Eagle Canyon Ranch Amendment



Date: September 2016

Source: Planning and Development

Community Services
Department, Planning
and Development



Post Office Box 11120
Reno, Nevada 89520 (775) 326-2600

Exhibit E

Amendment of Conditions

EAGLE CANYON RANCH

TABLE OF CONTENTS

1	Application with Owner Affidavits
2	Assessor's Site Maps
3	8"x11" Current Tentative Map Site Plan, Enlarged Site Plans of Lots 464 and 465 and Enlarged Site Plan of Lots 450-462
4	Enlarged Zoning Map of Lots 464 and 465
5	8"x11" Amended Tentative Map Plan
6	Proof of Property Tax Payments
7	Amended Legal Description
8	Amended Hydrographic Report
9	TM13-002 Planning Commission Action Order
10	

Community Services Department
Planning and Development
AMENDMENT OF CONDITIONS
APPLICATION



Community Services Department
Planning and Development
1001 E. Ninth St., Bldg A
Reno, NV 89520

Telephone: 775.328.3600

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

Project Information		Staff Assigned Case No.: _____	
Project Name: EAGLE CANYON RANCH SUBDIVISION			
Project Description: Amendment to Eagle Canyon Ranch tentative map to relocate Lots 464 and 465, and to remove Lots 450-462.			
Project Address: Talon Way (Lots 464 and 465) and Sand Dune Drive (Lots 450-462).			
Project Area (acres or square feet): 6.417 acres			
Project Location (with point of reference to major cross streets AND area locator): Talon Way, via Ruddy Way to W. Calle de la Plata (Lots 464 and 465) Sand Dune Drive via Rosetta Stone to Egyptian Drive in Spanish Springs Valley.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
532-020-19	70.34	532-020-22	37.216
532-091-10 and 532-020-21	5.738 and 37.468	532-142-06	8743 s.f.
Section(s)/Township/Range: SE 1/4 Sect 22, E 1/2 Sect 27, SW 1/4 Sect 23, W 1/2 Sect 26, and NE 1/4 Sect 34			
Indicate any previous Washoe County approvals associated with this application: Case No.(s). TM13-002 and RZA 16-001			
Applicant Information (attach additional sheets if necessary)			
Property Owner: Eagle Canyon Investors, LLC		Professional Consultant:	
Name: and Spanish Springs Associates, LP		Name: C&M Engineering and Design	
Address: 550 W. Plumb Lane, # B-505		Address: 5488 Reno Corporate Drive #200B	
Reno, NV	Zip: 89509	Reno, NV	Zip: 89511
Phone: 775-425-4422	Fax: 775-329-8591	Phone: 775-856-3312	Fax: 775-856-3318
Email: jesse@hawcoproperties.com		Email: lmenante@candmengineering.com	
Cell: 775-560-6922	Other:	Cell: 775-240-5664	Other:
Contact Person: Jesse Haw		Contact Person: Lisa Menante	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Same as Owner		Name: Robert M. Sader	
Address:		Address: 8600 TECHNOLOGY WAY, #101	
	Zip:	Reno, NV	Zip: 89521
Phone:	Fax:	Phone: 775-329-8310	Fax: 775-329-8591
Email:		Email: rmsader@robertmsaderltd.com	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person: Robert M. Sader	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: EAGLE CANYON INVESTORS, LLC

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, JESSE HAW

(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Development.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): APN 532-020-19 AND 532-020-21

Printed Name EAGLE CANYON INVESTORS, LLC
BY HAWCO DEVELOPMENT COMPANY, MANAGER

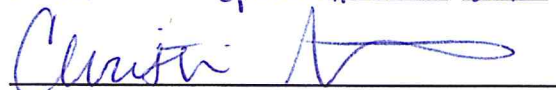
Signed 
JESSE HAW, PRESIDENT

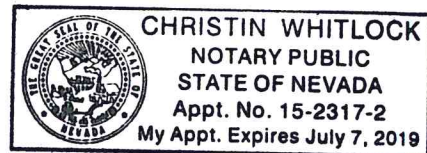
Address 550 W. PLUMB LANE, #B-505

RENO, NEVADA 89509

Subscribed and sworn to before me this
14th day of September, 2016.

(Notary Stamp)


Notary Public in and for said county and state



My commission expires: July 7, 2019

*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of recorded document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

AMENDMENT OF CONDITIONS APPLICATION

AMENDMENT EXPLANATION

Eagle Canyon Ranch is a 465-lot tentative map approved in 2013 as Case No. TM13-002. One final map for 16 lots in the northwest corner of the subdivision has been approved and recorded. Second and third final map applications have been filed but not yet approved for 59 lots in the southwest corner of the subdivision and 55 lots in the northeast corner. The lots subject to this amendment are not included in the first final map, nor the second or third final map applications.

The original applicant for Eagle Canyon Ranch was Spanish Springs Associates Limited Partnership (“SSALP”). Subsequently, a portion of the subdivision (APN 532-020-19) was conveyed by SSALP to Eagle Canyon Investors, LLC. Another portion (16 lots) was conveyed to Ruddy Way, LLC, the subdivider of the first final map. Fifteen of the sixteen final map lots have been improved with homes and sold to homebuyers. Ruddy Way, LLC owns the last lot (APN 532-142-06). All three of these companies are affiliated with Hawco Properties. Finally, another portion of Eagle Canyon Ranch (APN 532-020-22) was sold to Eagle Canyon South, LLC. To summarize current ownership of Eagle Canyon Ranch by developers:

532-091-10 and 532-020-21	-Spanish Springs Associates Limited Partnership
532-020-19	-Eagle Canyon Investors, LLC
532-020-22	-Eagle Canyon South, LLC
532-142-06	-Ruddy Way, LLC

All of these owners join in this application.

The purpose of this amendment request is twofold: (i) to relocated Lots 464 and 465, which are currently planned to be accessed from a cul-de-sac to be constructed at the east end of Talon Way; and (ii) to delete thirteen lots, Lots 450-462, (APN 532-091-10) from the tentative map, reducing the total number of lots in the tentative map from 465 to 452. Lots 464 and 465 are located on land owned by Eagle Canyon Investors, LLC and would be relocated to land owned by SSALP. Lots 450-462 are on land owned by SSALP.

Property of the two other homebuilders who have acquired portions of Eagle Canyon Ranch, Ruddy Way, LLC and Eagle Canyon South LLC, are not affected by the

Amendment of Conditions Application, Required Information #1-1

amendment proposed, but each of these two owners has signed an owner's affidavit in order to consent to the application and agree to the changes in conditions.

Relocation of Lots 464 and 465

Lots 464 and 465 are shown on a site plan attached in Appendix 3. These two lots are the only ones accessed by Talon Way, an existing local street west of all other internal streets to be constructed as part of Eagle Canyon Ranch. These two lots have a thin strip of open space area running through them and should never have been included in the tentative map without first having a master plan amendment and regulatory zone amendment approved to remove the open space designation and replace it with MDS zoning.

When SSALP filed the Eagle Canyon Ranch tentative map application, it was unaware that a narrow open space strip had been master planned and zoned in a location that traverses these two lots. The surrounding zoning within the lots is MDS, so each lot has mixed zoning. The county's GIS master plan and zoning maps do not reveal this linear open space strip until they are greatly enlarged (see enlarged county zoning map attached in Appendix 4). As a result, county staff also did not realize the oversight.

Earlier this year, while preparing a regulatory zone amendment (RZA 16-004) for the parcel to the north (APN 532-020-12), SSALP and county planning staff became aware of the open space strip, which also runs into APN 532-020-12, and its encroachment into Lots 464 and 465. SSALP believes this open space was created in 2005 in order to establish the alignment of a future public trail connecting neighborhoods in the area. While this alignment is no longer needed (the trail is now planned on APN 532-020-19), the designation remains.

The mixed master plan designations and zoning on these two lots create obvious development challenges to improving the lots for single family dwellings. This amendment solves the problem by relocating Lots 464 and 465 into the tentative map lot layout to the southeast (see map series attached for the amended lot locations) between Mojave Desert Drive and Pine Forest Drive, adjacent to Lots 331-342. The current location of Lots 464 and 465 will, after the amendment approval, be part of the common open space of the subdivision (see map series), which is the appropriate place for an open space strip.

Deletion Of Lots 450-462

Lots 450-462 (located on APN 532-091-10) are physically separated from the other lots in Eagle Canyon Ranch by the outflow channel of the North Spanish Springs Flood Detention Facility (see attached site plan in Appendix 3). Therefore, access to them is

Amendment of Conditions Application, Required Information #1-2

from Sand Dune Drive via Rosetta Stone to Egyptian Drive, rather than from Neighborhood Way and W. Calle de la Plata for all the other lots in Eagle Canyon Ranch.

These lots were included in the tentative map application at a time when the parcel to the north (APN 532-091-09), also owned by SSALP, was zoned Parks and Recreation as a potential site of a regional park. Since then, county staff concluded that a 15.574-acre portion of APN 531-091-09 will not be a future park site and SSALP applied for a regulatory zone change on this portion from PR to MDS. The Board of County Commissioners approved the RZA on August 9, 2016 (Case No. TM16-001).

This portion of APN 532-091-09 now zoned MDS forms the entire northern border of APN 532-091-10. SSALP proposes to develop the two parcels as an integrated subdivision, which promotes a more efficient lot layout, reduces utility extensions, and avoids the necessity of construction of a partially unloaded street access for Lots 450-462.

SSALP is filing a new tentative map application concurrently with this amendment to create 61 MDS lots to be known as Pyramid Ranch Annex, which includes these 13 lots to be removed by this amendment from Eagle Canyon Ranch. In order for the new tentative map to be approved, the Eagle Canyon Ranch tentative map needs to be amended to remove Lots 450-462.

Conditions Of Approval

A review of the Conditions Of Approval for Eagle Canyon Ranch indicates that all conditions still apply and should remain unchanged, except Conditions 2.mm – pp, which relate to streets and sidewalks for Lots 450-462. These conditions should be deleted. A copy of the Conditions Of Approval for TM13-002 is attached in Appendix 9. No new conditions are proposed by the Applicants.

Other Amendments

Changes in the findings of TM13-002 are described in Section 2 of this application. A revised legal description is found in Appendix 7. The revised hydrographic report amendment is in Appendix 8. An amended 8½ x 11 lot site plan is in Appendix 5.

Amendment of Conditions Application

(Information may be attached separately)

Required Information

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

SEE APPLICANTS' EXPLANATION ATTACHED.

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

No potential impacts to public health, safety, or welfare will result from granting the amendment. The amendment does not affect the required findings as approved. The project description would change as follows:

Assessor's Parcel Numbers: delete APNs and replace with new parcel numbers:
532-020-19, 20 and 21 and 532-141-06;

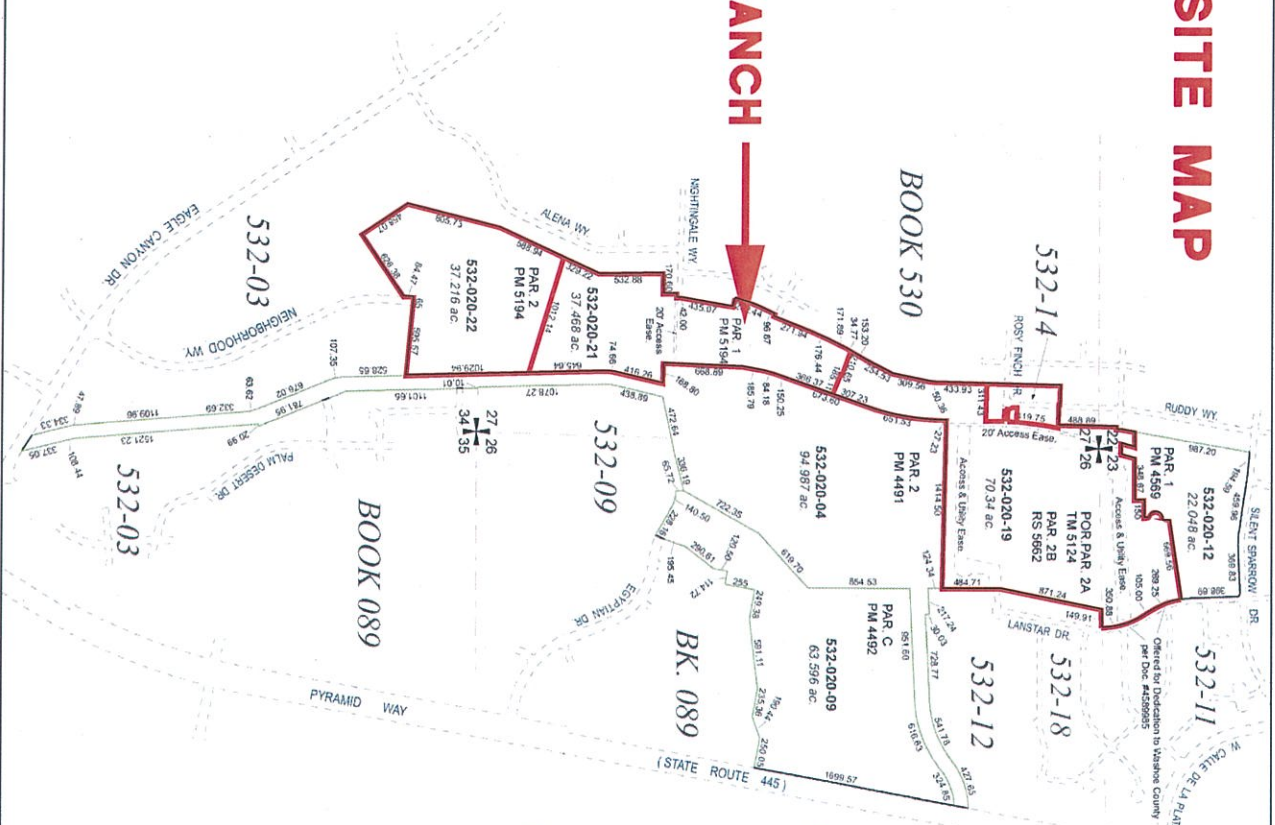
Total Project Size: reduce from 155 acres to 149 acres;

Number of Lots: reduce from 465 to 452; and

Subject Parcels: increase from three to four.

ASSESSOR'S SITE MAP

EAGLE CANYON RANCH

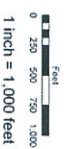


PORTIONS OF SECTIONS 22,
23, 26, 27, 34 & 35
T21N - R20E

Assessor's Map Number
532-02

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Michael E. Clark, Assessor

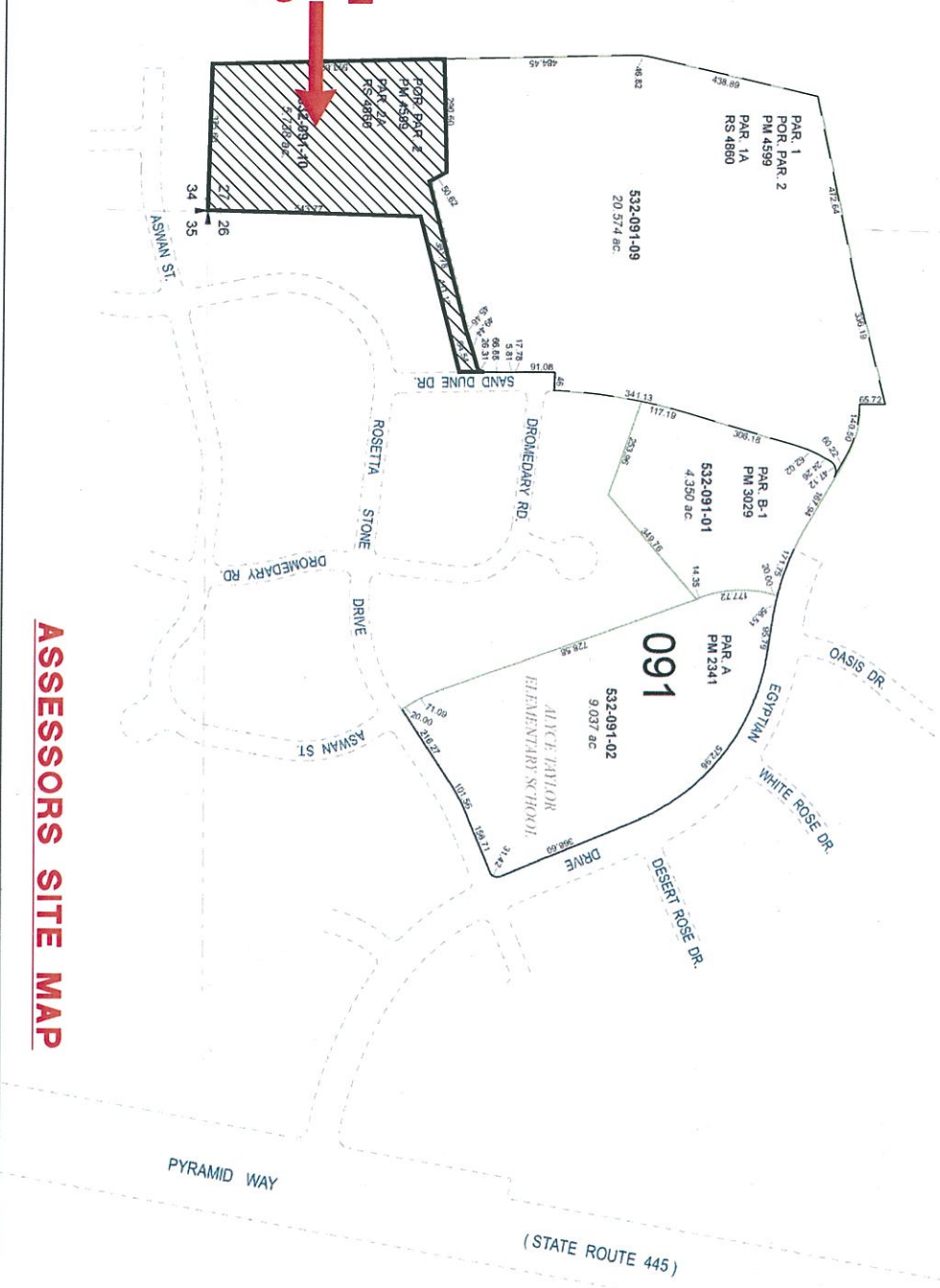
1001 East Ninth Street
Reno, Nevada 89512
(775) 328-2231



created by **KSB 10/30/2013**
last updated: **KSB 1/1/16**, **KSB 6/3/16**
area previously shown on map(s):
530-28, 089-16

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a warranty of the premises. No liability is assumed by the Assessor for any error or omission of accuracy of the data displayed thereon.

PORTION OF SW 1/4 SECTION 26 &
SE 1/4 SECTION 27
T21N - R20E



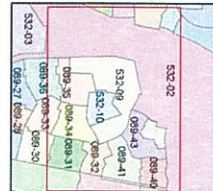
PYRAMID RANCH ANNEX
Ptn. APN 532-091-09 and APN 532-091-10

ASSESSORS SITE MAP

Assessor's Map Number
532-09

AC 16-004 EXHIBIT E

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Joshua G. Wilson, Assessor
1001 East Ninth Street
Reno, Nevada 89512
(775) 326-2211



created by **KSB 11/01/2013**
last updated _____
areas previously shown on maps) _____
089-16

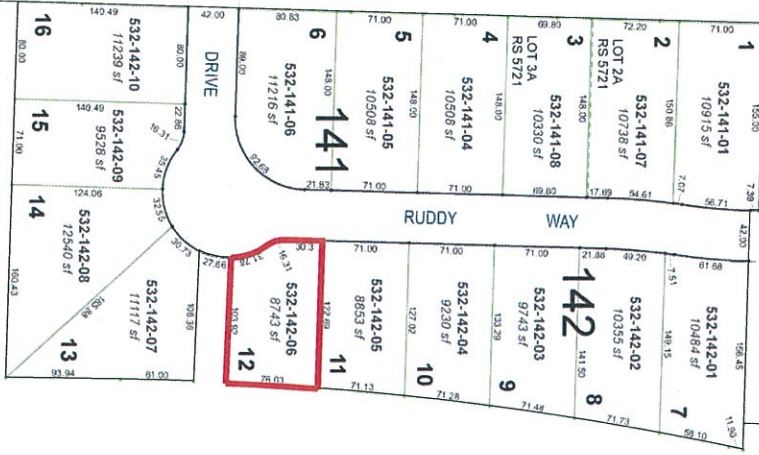
NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data obtained thereon.

LAUGHING CHUKAR LANE

ROCKIN ROBIN DRIVE

ROSY FINCH DRIVE

KINGLET DRIVE



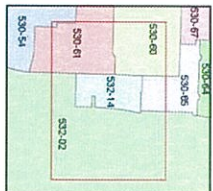
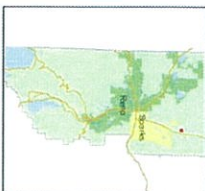
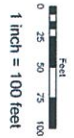
EAGLE CANYON RANCH - UNIT 1
 (#5124)
 PORTION OF NE 1/4 SECTION 27
 T21N - R20E

ASSESSOR'S SITE MAP

Assessor's Map Number
532-14

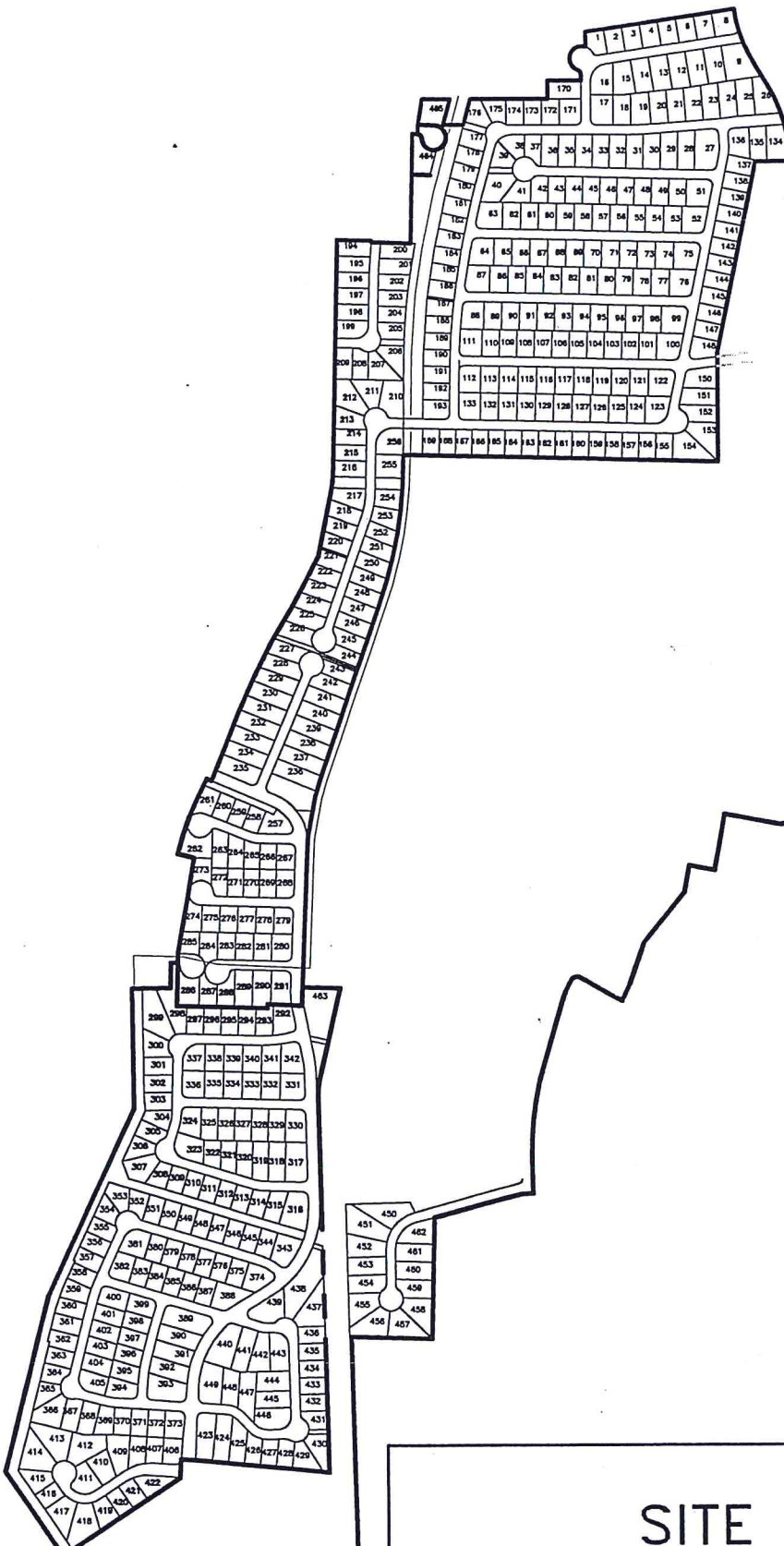
AC16-004
EXHIBIT E

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
 Michael E. Clark, Assessor
 1001 East Third Street
 Building D
 Reno, Nevada 89512
 (775) 338-2231



created by: **KSB 7/06/2015**
 last updated: **KSB 1/12/16 KSB 4/22/16**
 areas previously shown on maps:
532-02

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and a warranty of this property does not represent a warranty of the property. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.



SITE MAP

EAGLE CANYON RANCH



C & M ENGINEERING AND DESIGN, LTD

9498 DOUBLE R BLVD., SUITE B RENO, NV 89521

PHONE: (775) 856-3312

FAX: (775) 856-3318

EAGLE CANYON III - UNIT 1A TRACT MAP 4051

JEFFREY T & KIMBERLY A SCHLITTENHART
APN: 530-641-03

PEDESTRIAN ACCES REGIONAL TRAIL
NON-MOTORIZED, MULTI-USE TRAILS

MATT A & TANYA M SZABO
APN: 530-641-02

N 90°00'00" E
127.35'

TROY T RASMUSSEN
APN: 530-641-01

N 09°28'08" E
114.63'

S 15°18'34" W
119.23'

TALON DR. 23.94'

12.00'

15'

N 01°27'34" E
180'

SHARON K & JOHN F BONNETT
APN: 530-653-05

95'

116'

KENT & YVONNE STAVE
APN: 530-653-04

84'

RAFAEL A H et al MALDONADO
APN: 530-653-03

MAUREEN M PERRY
APN: 530-653-02

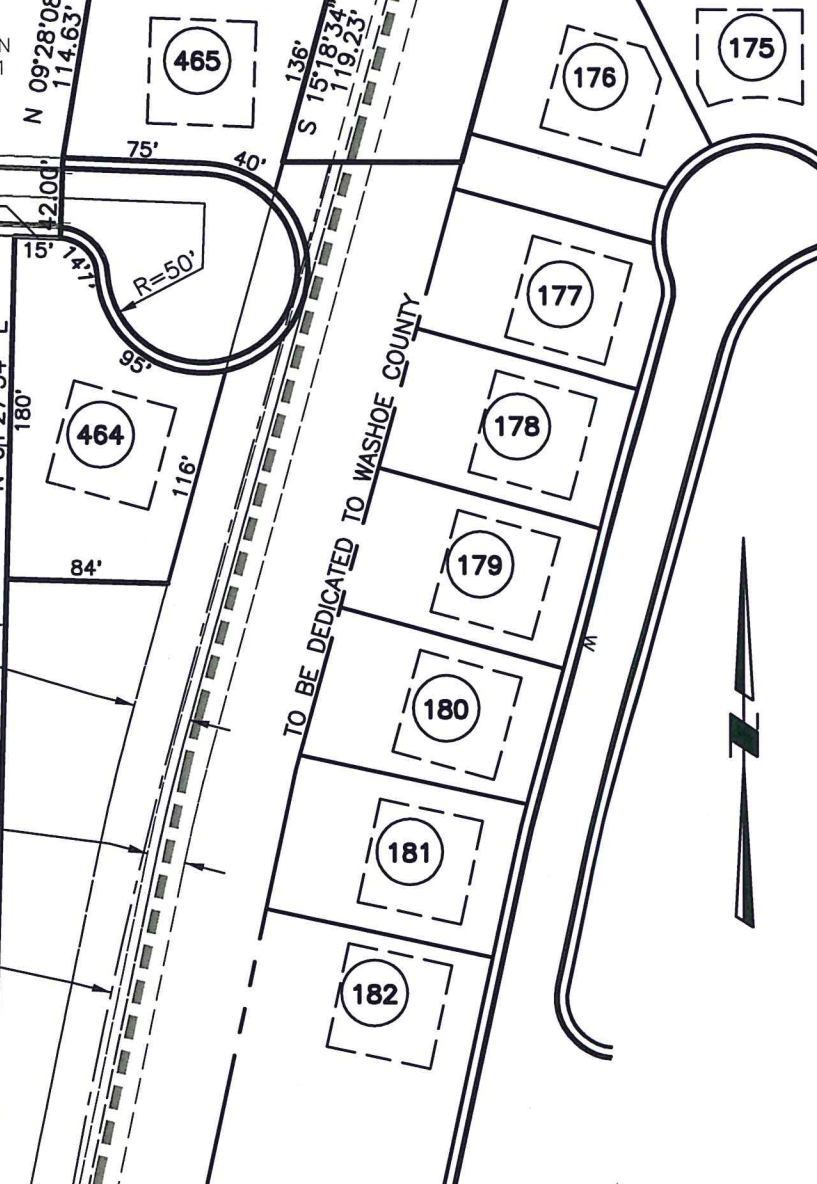
ROBERT H JR CULLINS
APN: 530-653-01

30' SANITARY SEWER EASEMENT
PER DOC. NO. 2459912

20' EFFLUENT LINE AND ACCESS EASEMENT
PER DOC. NO. 2975286

CENTERLINE 10' GAS LINE EASEMENT
PER DOC. NO. 3304676

TO BE DEDICATED TO WASHOE COUNTY

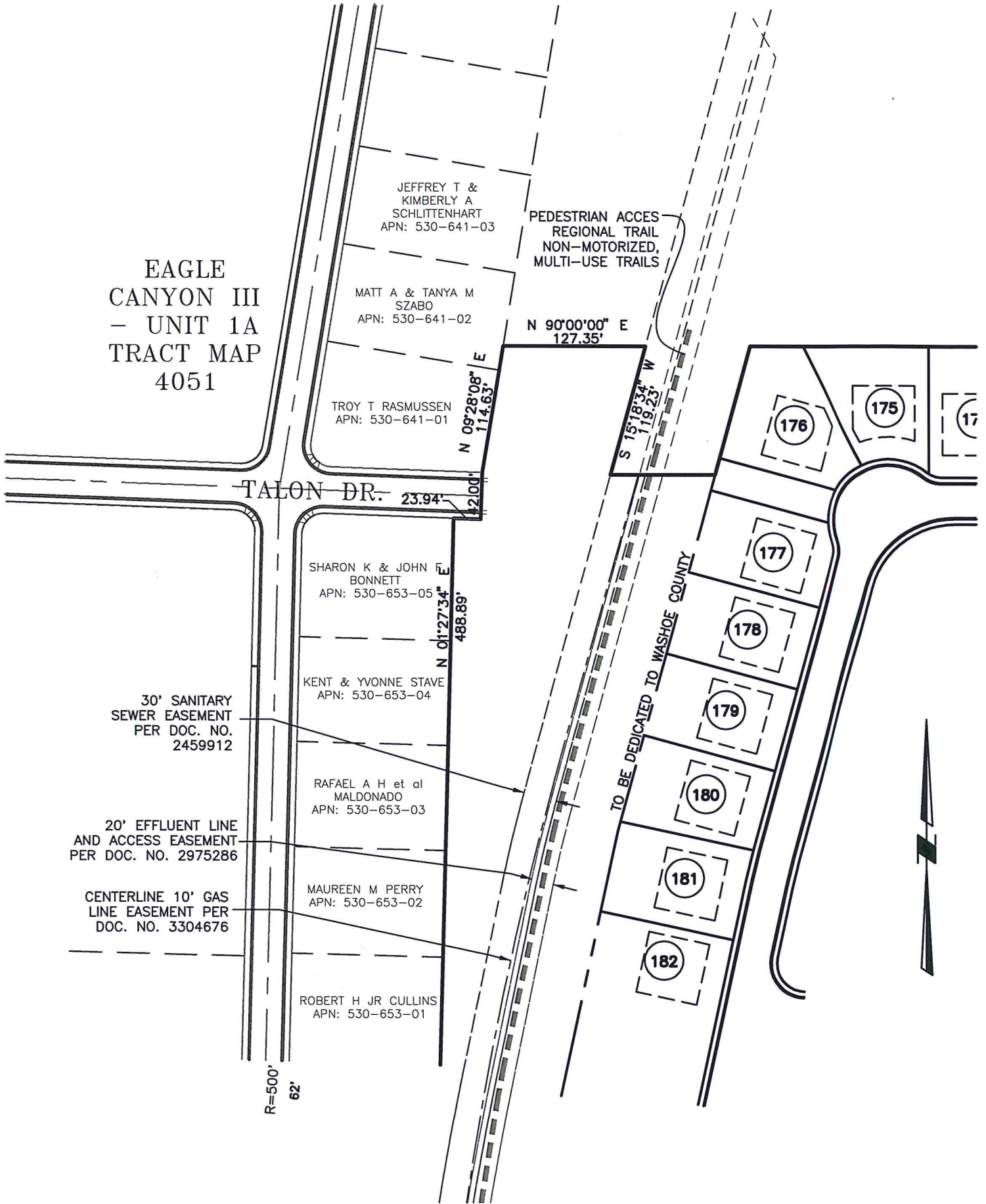


SCALE: 1" = 100'

ORIGINAL LOTS 464 AND 465

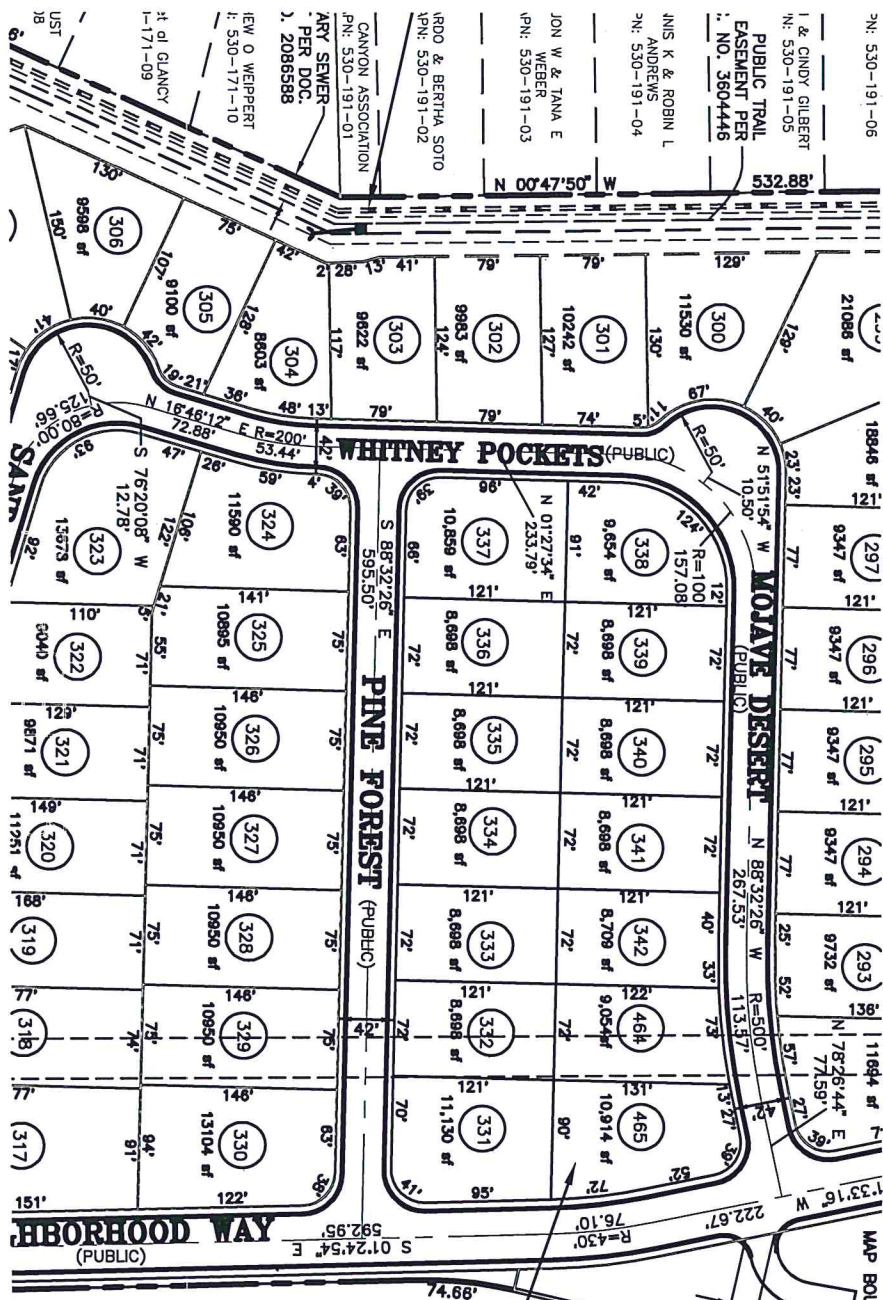
AC16-004
EXHIBIT E

EAGLE
CANYON III
- UNIT 1A
TRACT MAP
4051



SCALE: 1" = 100'

REV LOTS 464 AND 465 AREA
AC16-004
EXHIBIT E



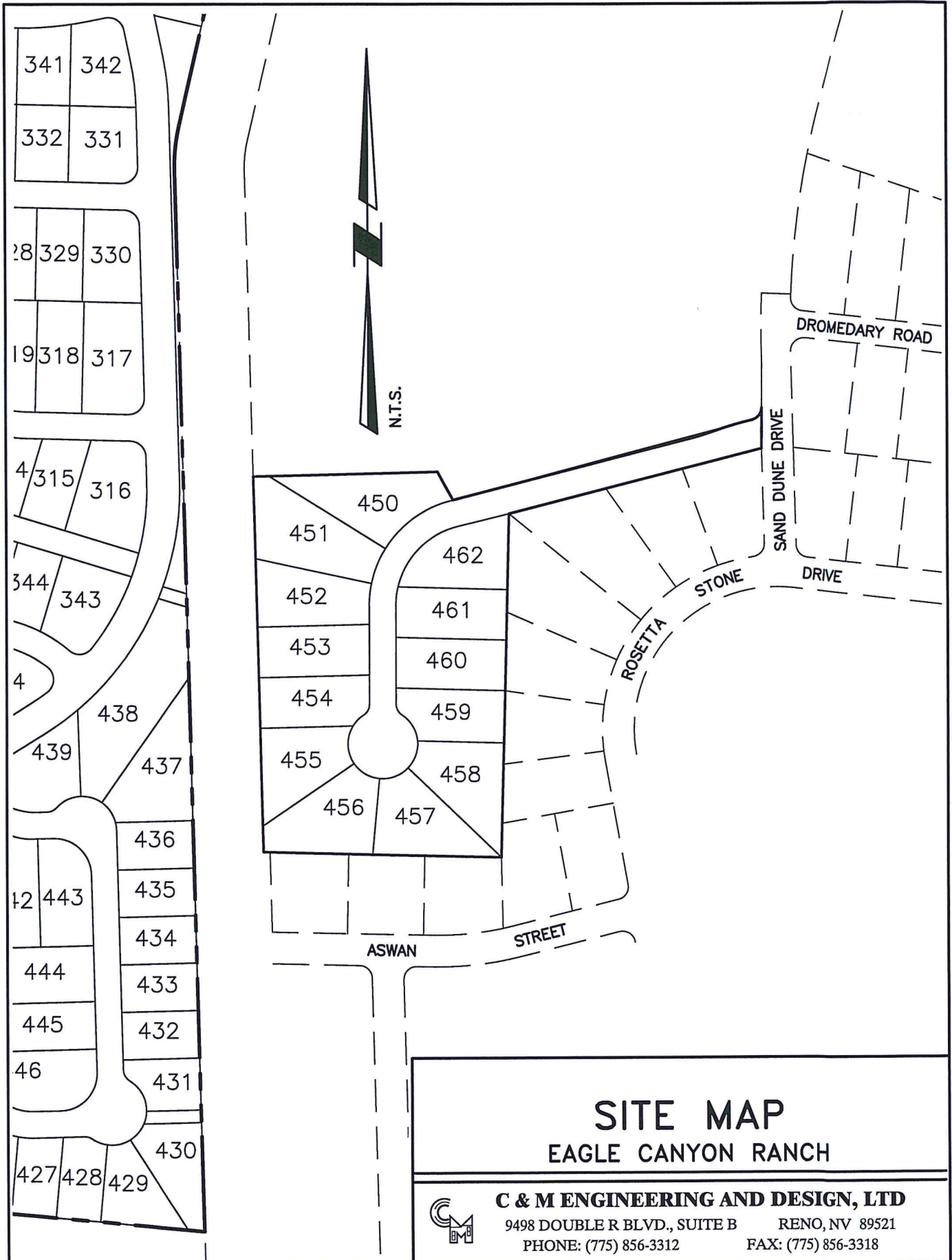
ASHOE COUNTY (C/O DEPARTMENT OF WATER RESOURCES)
 APN: 532-020-04

DRAINAGE EASEMENT

LOTS 331 TO 342 HAVE BEEN REVISED. LOTS 464 AND 465 HAVE BEEN REMOVED FROM END OF TALON DRIVE ON GEOMETRICS SHEET 5 AND GRADING SHEET 8 AND ADDED HERE.

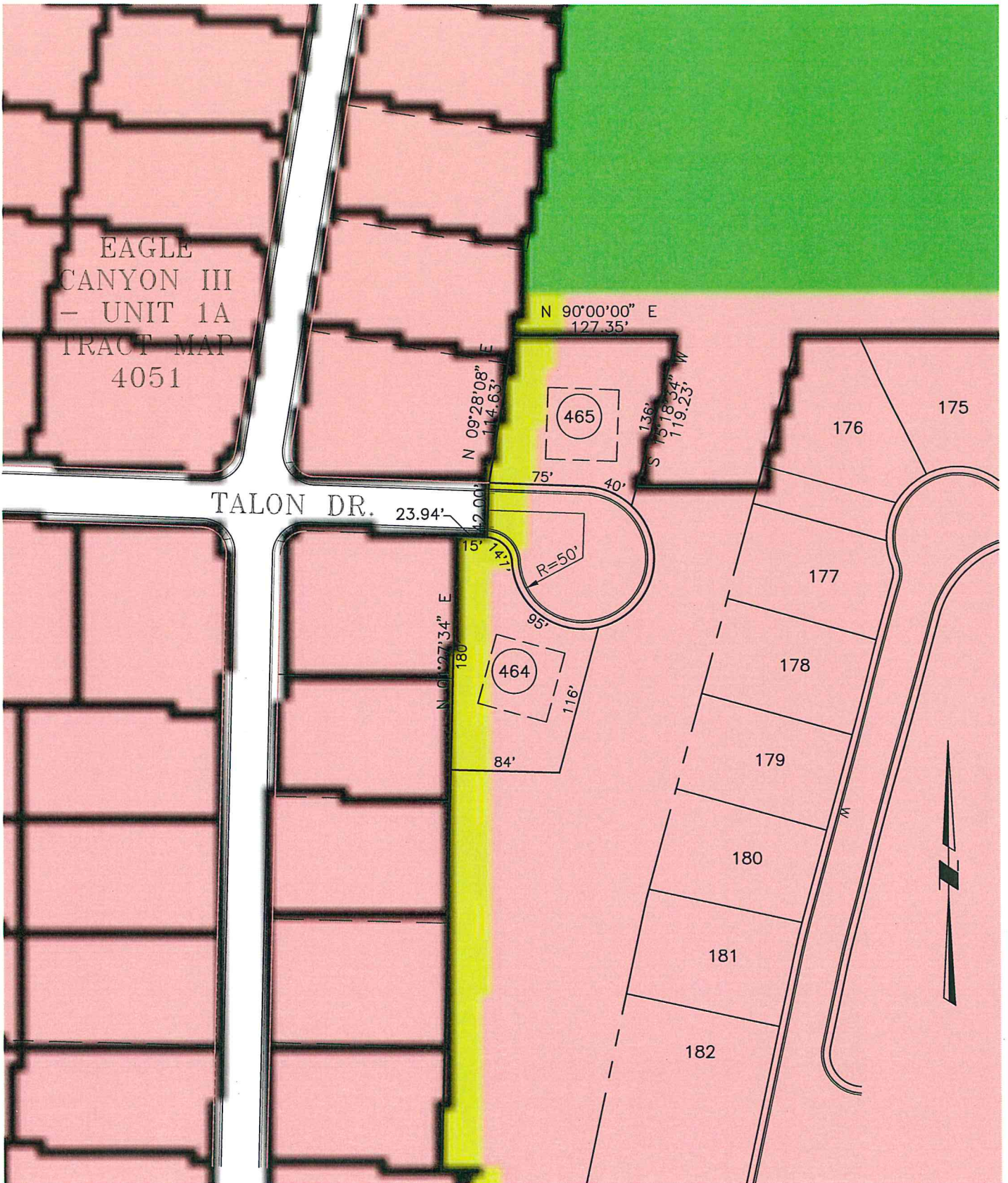
REFER TO NORTH SPANISH SPRINGS FLOOD DETENTION FACILITY (NSSPFD) BY AMEC FOR FURTHER INFORMATION.

SPANISH SPRINGS
 APN: 532-



SITE MAP
EAGLE CANYON RANCH


C & M ENGINEERING AND DESIGN, LTD
 9498 DOUBLE R BLVD., SUITE B RENO, NV 89521
 PHONE: (775) 856-3312 FAX: (775) 856-3318



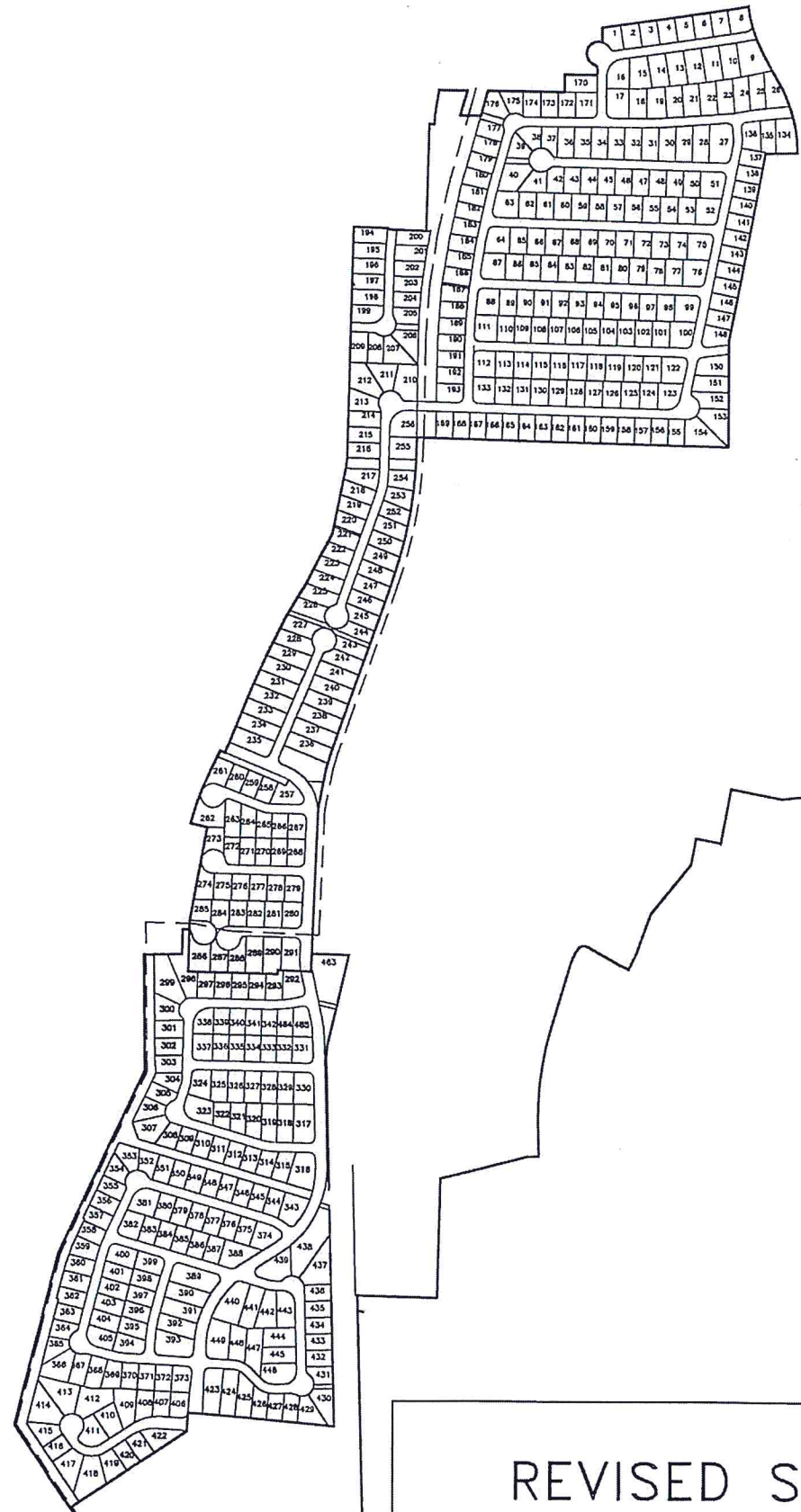
SCALE: 1" = 100'

ZONING MAP—LOTS 464 AND 465

AC16-004
EXHIBIT E



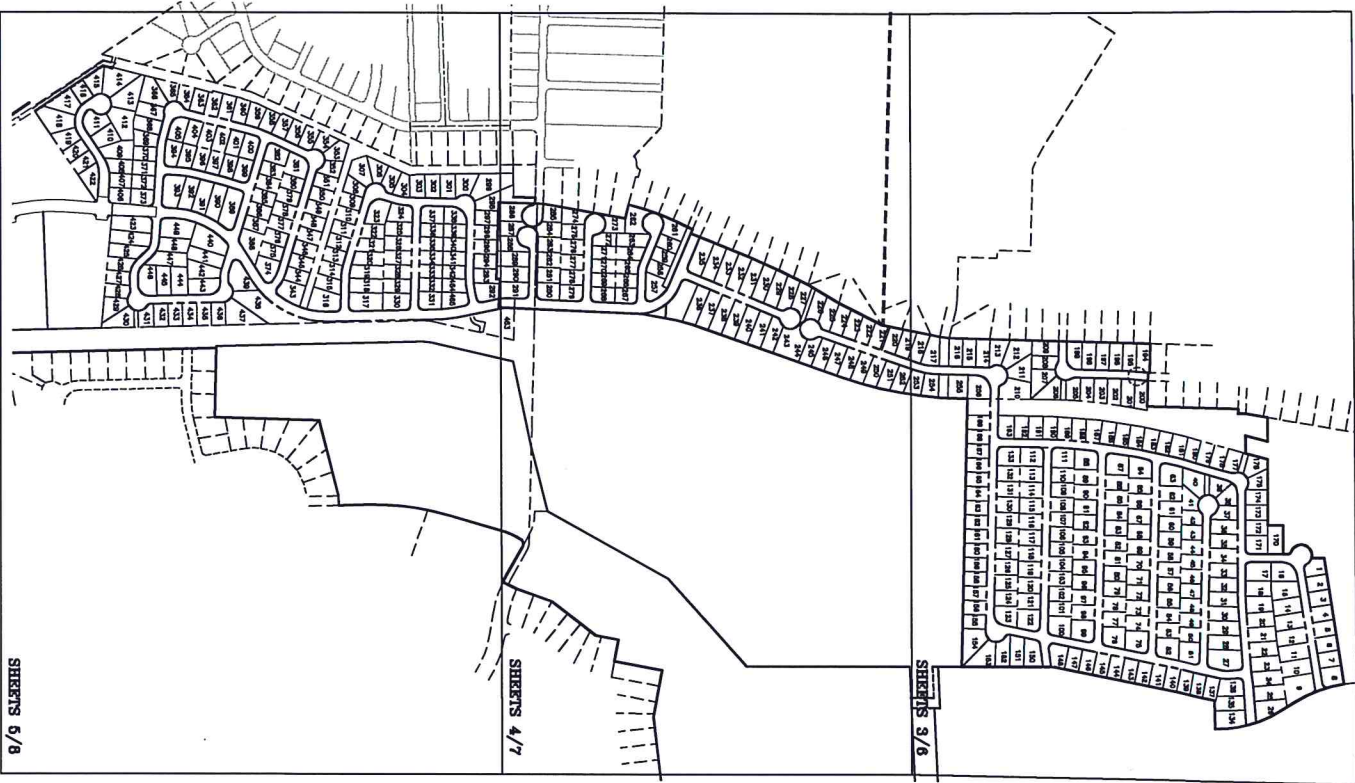
N.T.S.



REVISED SITE MAP EAGLE CANYON RANCH



C & M ENGINEERING AND DESIGN, LTD
54888 RENO CORPORATE DR., SUITE 200B, RENO, NV 89511
PHONE: (775) 856-3312



File: P:\04-028-03_EagleCanyon\Drawings\TDD\TDD-REVISED_02_Key.dwg
 Created: Sun, 11 Sep 2016 - 7:24pm

2

**EAGLE CANYON RANCH
 KEY SHEET**

SHERRILL COUNTY

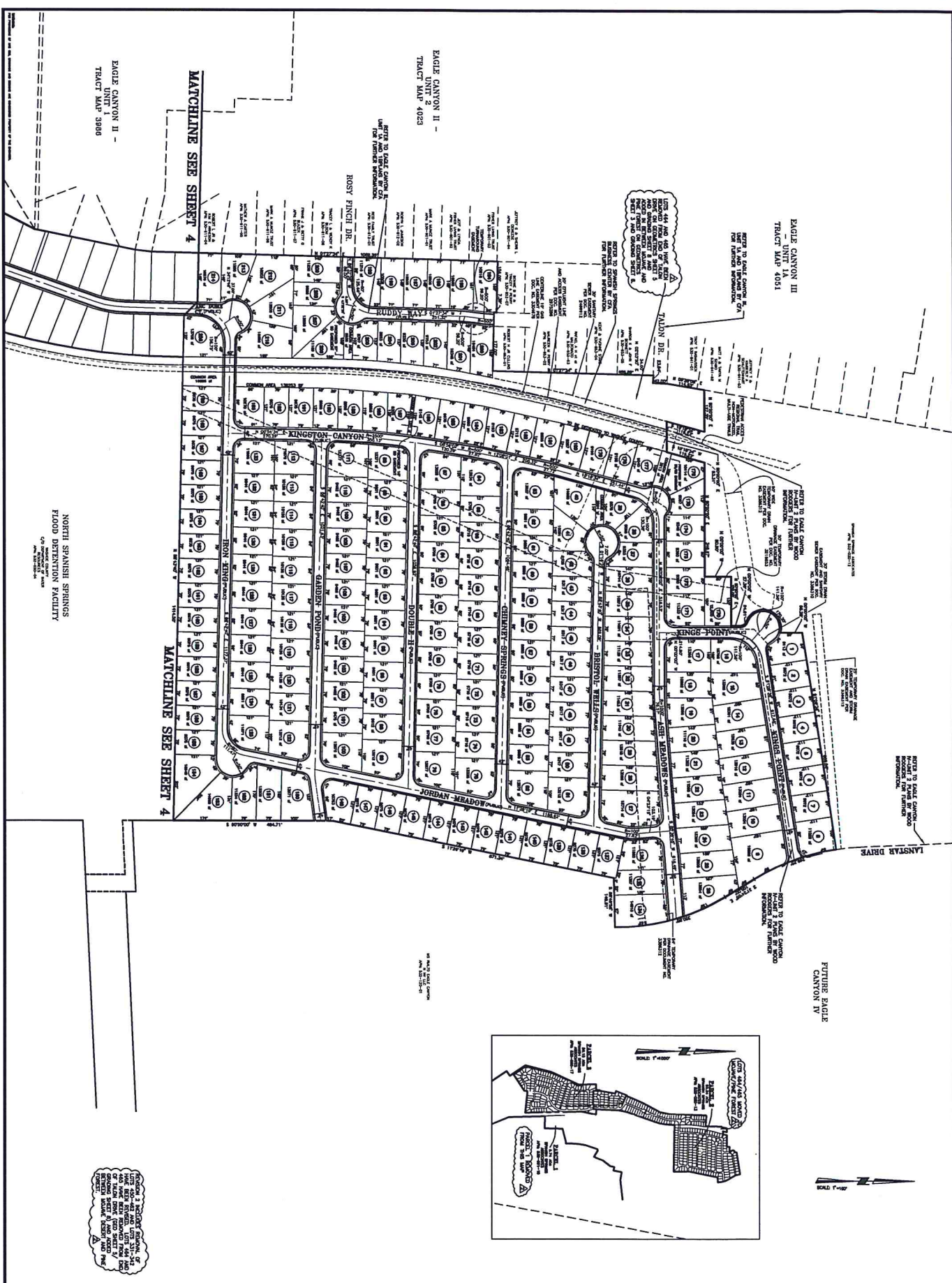
REVISION MARK DATE

REVISION DESCRIPTION

NO.	DATE	DESCRIPTION

C & M ENGINEERING AND DESIGN, LTD
 9408 DOUBLE R BLVD., STE. B
 FARMERSVILLE, TX 77936
 PHONE: (775) 656-3312

44-16-004
EXHIBIT E



EAGLE CANYON II -
UNIT 1
TRACT MAP 3888

EAGLE CANYON II -
UNIT 2
TRACT MAP 4023

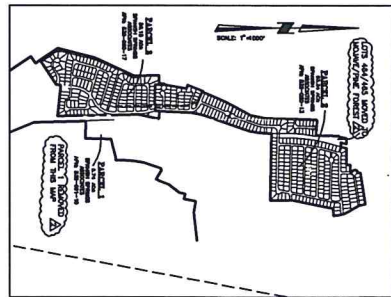
EAGLE CANYON III -
UNIT 1A
TRACT MAP 4051

NORTH SPANISH SPRINGS
FLOOD DAMAGE FACILITY

MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 4

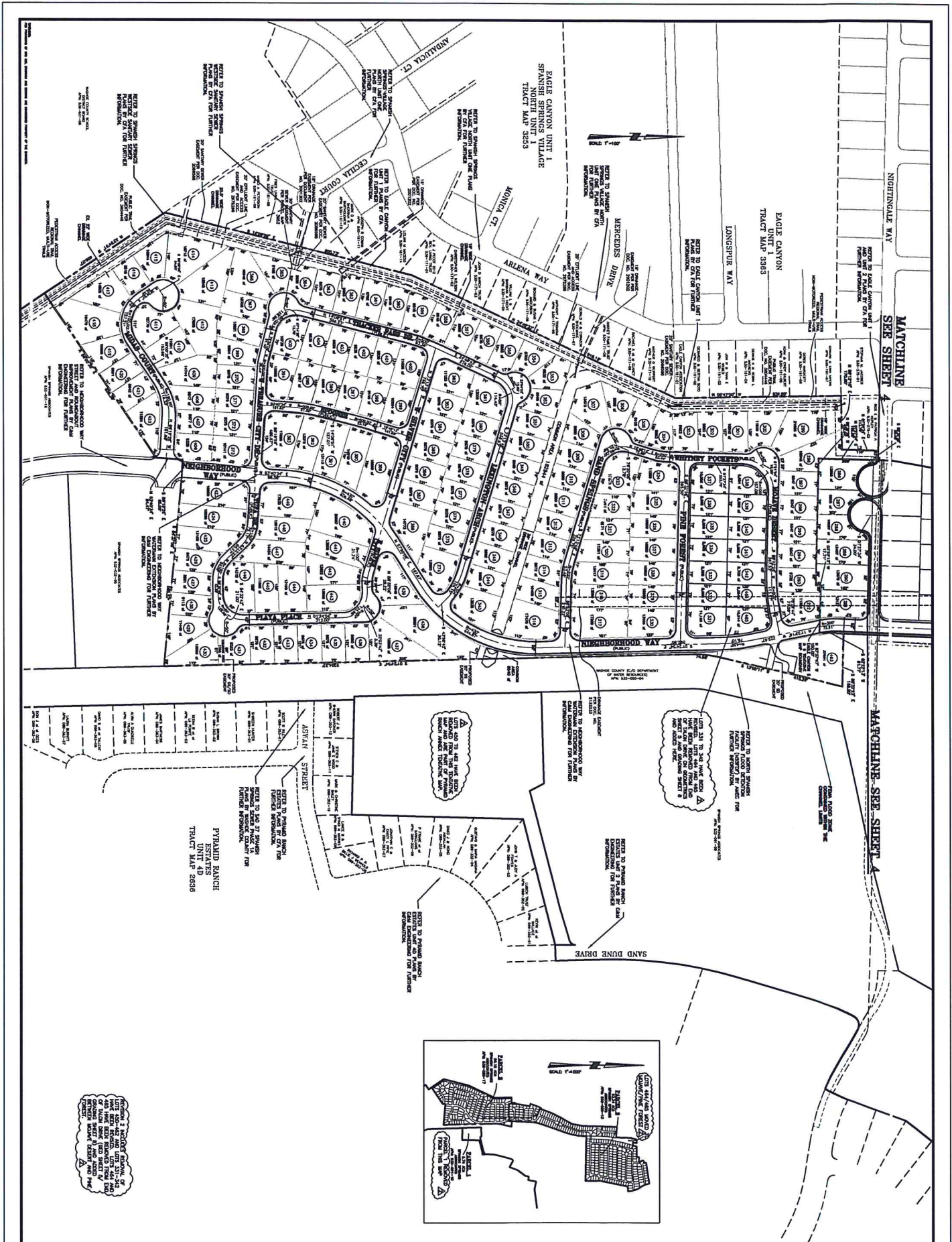
NOTE: A PORTION OF THE
LOTS SHOWN ON THIS SHEET
WAS RELOCATED TO THE
EAGLE CANYON II - UNIT 1
TRACT MAP 3888 AND THE
EAGLE CANYON II - UNIT 2
TRACT MAP 4023.



File: P:\04-028-01_EagleCanyon\Task\Map\A\VD\DATE-REV\dwg\REVISED.dwg
Created: Sun, 11 Sep 2016 11:22:00 AM

EAGLE CANYON RANCH GEOMETRICS	DATE: 9/1/16 REVISION: 1 REVISION DESCRIPTION: REMOVED LOTS 450-452 AND RELOCATED LOTS 464&445	DRAWN BY: [Name] CHECKED BY: [Name] DATE: 8/17/15	PROJECT NO.: 04-028-01 SHEET NO.: 3 TOTAL SHEETS: 3	C & M ENGINEERING AND DESIGN, LTD 668 DOUGLE BLVD., STE. B FARMINGDALE, NY 11735 PHONE: (716) 855-8822 FAX: (716) 855-8828
	COUNTY: WASHINGTON TOWNSHIP: [Name] SECTION: [Name]	PROJECT: [Name] SHEET: [Name]	SCALE: [Name]	DRAWN: [Name]

AC16-004
EXHIBIT E



File: P:\04-008.R1 Data\Output\Output\Map\XREF\XREF.dwg
 Created: Sun, 11 Sep 2016 - 7:07pm

EAGLE CANYON RANCH
GEOMETRICS

SCALE: 1" = 40'

DATE: 9/16

PROJECT: EAGLE CANYON RANCH UNIT 1 NORTH UNIT 1 TRACT MAP 3533

REVISION DESCRIPTION

NO.	DATE	DESCRIPTION
1	9/16	REMOVED LOTS 450-452 AND RELOCATED LOTS 484&485

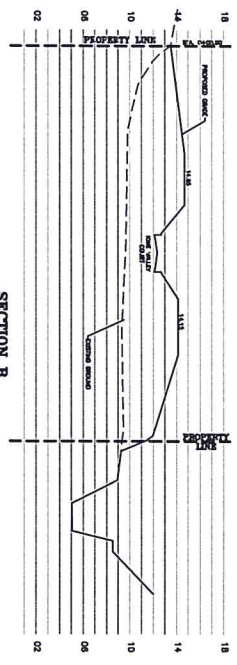
NO.	DATE	DESCRIPTION
1	9/16	REMOVED LOTS 450-452 AND RELOCATED LOTS 484&485

C & M ENGINEERING AND DESIGN, LTD
 5800 DOUBLE R BLVD., STE. B
 FORT WORTH, TEXAS 76116
 PHONE: (732) 855-8322
 FAX: (732) 855-8328

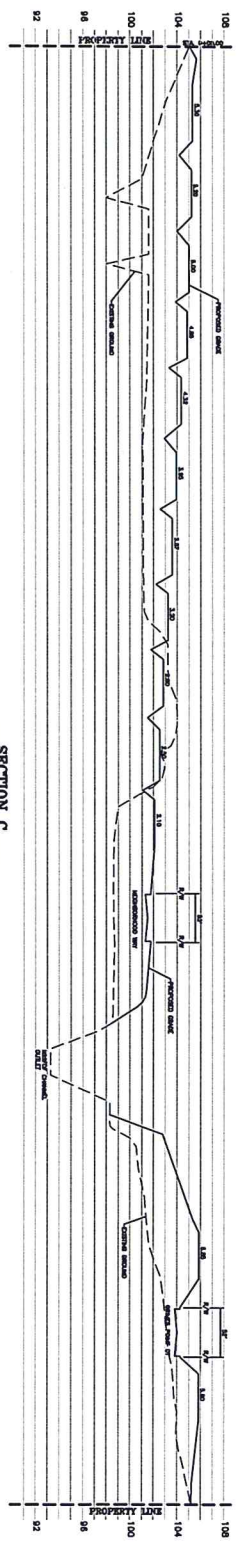
AC16-004
EXHIBIT E



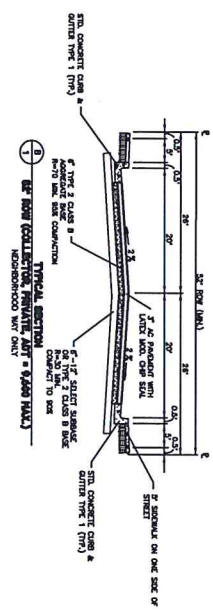
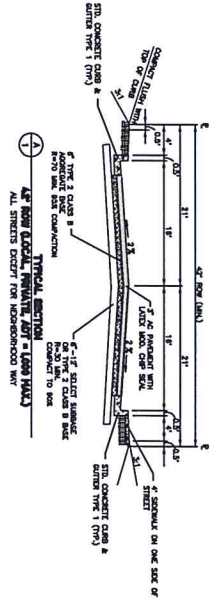
SECTION A
SCALE 1"=50' HORIZ.
1"=4' VERT.



SECTION B
SCALE 1"=50' HORIZ.
1"=4' VERT.



SECTION C
SCALE 1"=50' HORIZ.
1"=4' VERT.



The P101-001.02 Eagle Canyon Ranch (10/10/00) (REVISED) (10/10/00) (REVISED) (10/10/00) (REVISED)
 Created: Sun, 11 Sep 2016 17:30:00

NO.	DATE	REVISION DESCRIPTION
1		

NO.	DATE	REVISION DESCRIPTION
1		

C & M ENGINEERING AND DESIGN, LTD
 488 DOUBLE R BLVD, STE B
 HENK, NY 12521
 PHONE: (757) 856-8322 FAX: (757) 856-8318

AC16-004
 EXHIBIT E

Washoe County Treasurer
 Tammi Davis

Account Detail

[Back to Search Results](#)

[Change of Address](#)

[Print this Page](#)

Pay Online

No payment due for this account.

\$0.00

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
 P.O. Box 30039
 Reno, NV 89520-3039

Overnight Address:
 1001 E. Ninth St., Ste D140
 Reno, NV 89512-2845

Payment Information

Special Assessment District

Installment Date Information

Assessment Information

Washoe County Parcel Information

Parcel ID	Status	Last Update
53209109	Active	9/10/2016 2:09:39 AM
Current Owner: SPANISH SPRINGS ASSOCIATES 550 W PLUMB LN STE B RENO, NV 89509-3686		SITUS: 0 PYRAMID WAY WCTY NV
Taxing District 4000	Geo CD:	
Legal Description		
Lot 1A SubdivisionName _UNSPECIFIED Township 21 Range 20		

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2016	\$233.49	\$233.49	\$0.00	\$0.00	\$0.00
2015	\$233.33	\$233.33	\$0.00	\$0.00	\$0.00
2014	\$233.34	\$233.34	\$0.00	\$0.00	\$0.00
2013	\$233.34	\$233.34	\$0.00	\$0.00	\$0.00
2012	\$225.64	\$225.64	\$0.00	\$0.00	\$0.00
Total					\$0.00

Important Payment Information

- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See Payment Information for details.

The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

Washoe County Treasurer
Tammi Davis

Washoe County Treasurer
P.O. Box 30039, Reno, NV 89520-3039
ph: (775) 328-2510 fax: (775) 328-2500
Email: tax@washoecounty.us

Account Detail

[Back to Search Results](#)

[Change of Address](#)

[Print this Page](#)

Pay Online

No payment due for this account.

\$0.00

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
P.O. Box 30039
Reno, NV 89520-3039

Overnight Address:
1001 E. Ninth St., Ste D140
Reno, NV 89512-2845

Washoe County Parcel Information

Parcel ID	Status	Last Update
53209110	Active	9/10/2016 2:09:39 AM
Current Owner: SPANISH SPRINGS ASSOCIATES 550 W PLUMB LN STE B RENO, NV 89509-3686		SITUS: 0 SAND DUNE DR WCTY NV
Taxing District 4000	Geo CD:	
Legal Description		
Lot 2A Township 21 Range 20 SubdivisionName _UNSPECIFIED		

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2016	\$550.94	\$550.94	\$0.00	\$0.00	\$0.00
2015	\$549.68	\$549.68	\$0.00	\$0.00	\$0.00
2014	\$532.64	\$532.64	\$0.00	\$0.00	\$0.00
2013	\$517.12	\$517.12	\$0.00	\$0.00	\$0.00
2012	\$499.00	\$499.00	\$0.00	\$0.00	\$0.00
Total					\$0.00

Important Payment Information

- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See Payment Information for details.

Payment Information

Special Assessment District

Installment Date Information

Assessment Information

The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

Washoe County Treasurer
 Tammi Davis

Account Detail

[Back to Search Results](#)

[Change of Address](#)

[Print this Page](#)

Washoe County Parcel Information

Parcel ID	Status	Last Update
53202019	Active	9/10/2016 2:09:39 AM
Current Owner: EAGLE CANYON INVESTORS LLC 550 W PLUMB LN STE 505 RENO, NV 89509		SITUS: 0 PYRAMID WAY WASHOE COUNTY NV
Taxing District 4000	Geo CD:	
Legal Description		
Township 21 Section 22 23 Lot 2B Block Range 20 SubdivisionName EAGLE CANYON RANCH UNIT 1		

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2016	\$7,179.51	\$1,794.88	\$0.00	\$0.00	\$5,384.63
Total					\$5,384.63

Important Payment Information

- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See Payment Information for details.

Pay Online

Payments will be applied to the oldest charge first.

Select a payment option:

- Total Due **\$5,384.63**
- Oldest Due **\$1,794.88**
- Partial

[ADD TO CART](#)

\$0.00

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
 P.O. Box 30039
 Reno, NV 89520-3039

Overnight Address:
 1001 E. Ninth St., Ste D140
 Reno, NV 89512-2845

Payment Information

Special Assessment District

Installment Date Information

Assessment Information

The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

Washoe County Treasurer
Tammi Davis

Washoe County Treasurer
P.O. Box 30039, Reno, NV 89520-3039
ph: (775) 328-2510 fax: (775) 328-2500
Email: tax@washoecounty.us

Account Detail

[Back to Search Results](#)

[Change of Address](#)

[Print this Page](#)

Pay Online

Payments will be applied to the oldest charge first.

Select a payment option:

- Total Due **\$2,868.26**
- Oldest Due **\$956.09**
- Partial

[ADD TO CART](#)

\$0.00

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
P.O. Box 30039
Reno, NV 89520-3039

Overnight Address:
1001 E. Ninth St., Ste D140
Reno, NV 89512-2845

Payment Information

Special Assessment District

Installment Date Information

Assessment Information

Washoe County Parcel Information

Parcel ID	Status	Last Update
53202021	Active	9/10/2016 2:09:39 AM
Current Owner: SPANISH SPRINGS ASSOCIATES 550 W PLUMB LN STE B RENO, NV 89509-3686		SITUS: 0 PYRAMID WAY WASHOE COUNTY NV
Taxing District 4000	Geo CD:	
Legal Description		
Township 21 Section 27 Lot 1 Block Range 20 SubdivisionName _UNSPECIFIED		

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2016	\$3,824.35	\$956.09	\$0.00	\$0.00	\$2,868.26
Total					\$2,868.26

Important Payment Information

- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See Payment Information for details.

The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

Washoe County Treasurer
 Tammi Davis

Account Detail

[Back to Search Results](#)

[Change of Address](#)

[Print this Page](#)

Pay Online

Payments will be applied to the oldest charge first.

Select a payment option:

- Total Due **\$452.04**
- Oldest Due **\$150.68**
- Partial

[ADD TO CART](#)

\$0.00

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
 P.O. Box 30039
 Reno, NV 89520-3039

Overnight Address:
 1001 E. Ninth St., Ste D140
 Reno, NV 89512-2845

Payment Information

Special Assessment District

Installment Date Information

Assessment Information

Washoe County Parcel Information

Parcel ID	Status	Last Update
53214106	Active	9/10/2016 2:09:39 AM
Current Owner: RUDDY WAY LLC 500 W PLUMB LN STE B505 RENO, NV 89509		SITUS: 2159 RUDDY WAY WASHOE COUNTY NV
Taxing District 4000	Geo CD:	
Legal Description		
SubdivisionName EAGLE CANYON RANCH UNIT 1 Township 21 Section 27 Lot 6 Block Range 20		

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2016	\$602.73	\$150.69	\$0.00	\$0.00	\$452.04
2015	\$212.07	\$212.07	\$0.00	\$0.00	\$0.00
Total					\$452.04

Important Payment Information

- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See Payment Information for details.

The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

Washoe County Treasurer
 Tammi Davis

Account Detail

[Back to Search Results](#)
[Change of Address](#)
[Print this Page](#)

Pay Online

No payment due for this account.

\$0.00

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
 P.O. Box 30039
 Reno, NV 89520-3039

Overnight Address:
 1001 E. Ninth St., Ste D140
 Reno, NV 89512-2845

Payment Information

Special Assessment District

Installment Date Information

Assessment Information

Washoe County Parcel Information		
Parcel ID	Status	Last Update
53202022	Active	9/10/2016 2:09:39 AM
Current Owner: EAGLE CANYON SOUTH LLC 9441 DOUBLE DIAMOND PKWY STE 14 RENO, NV 89521		SITUS: 0 PYRAMID WAY WASHOE COUNTY NV
Taxing District 4000		Geo CD:
Legal Description		
Township 21 Section 27 34 Lot 2 Block Range 20 SubdivisionName _UNSPECIFIED		

Tax Bill (Click on desired tax year for due dates and further details)					
Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2016	\$3,798.65	\$3,798.65	\$0.00	\$0.00	\$0.00
Total					\$0.00

Important Payment Information

- ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See Payment Information for details.

The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

DESCRIPTION

EAGLE CANYON RANCH

Parcels of land situate within Sections 22, 23, 26, 27 and 34, T21N, R20E, MDM, Washoe County, Nevada; more particularly described as follows:

Parcel 2 of the 10th Parcel Map for Spanish Springs Associates Limited Partnership, as shown the plat thereof, recorded on June 8, 2006 as Parcel Map 4569, File No. 3398260; Official Records of Washoe County, Nevada; containing 93.34 acres of land, more or less;

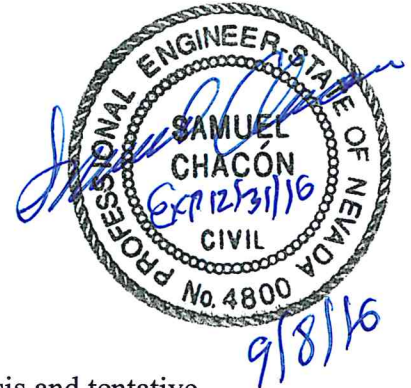
Parcel A of the 13th Parcel Map for Spanish Springs Associates Limited Partnership, as shown the plat thereof, recorded on June 28, 2007 as Parcel Map 4799, File No. 3548813; Official Records of Washoe County, Nevada; containing 56.15 acres of land, more or less;

EAGLE CANYON RANCH

REVISED PRELIMINARY DRAINAGE REPORT

September 6, 2016

C&M Engineering and Design, LTD.



INTRODUCTION

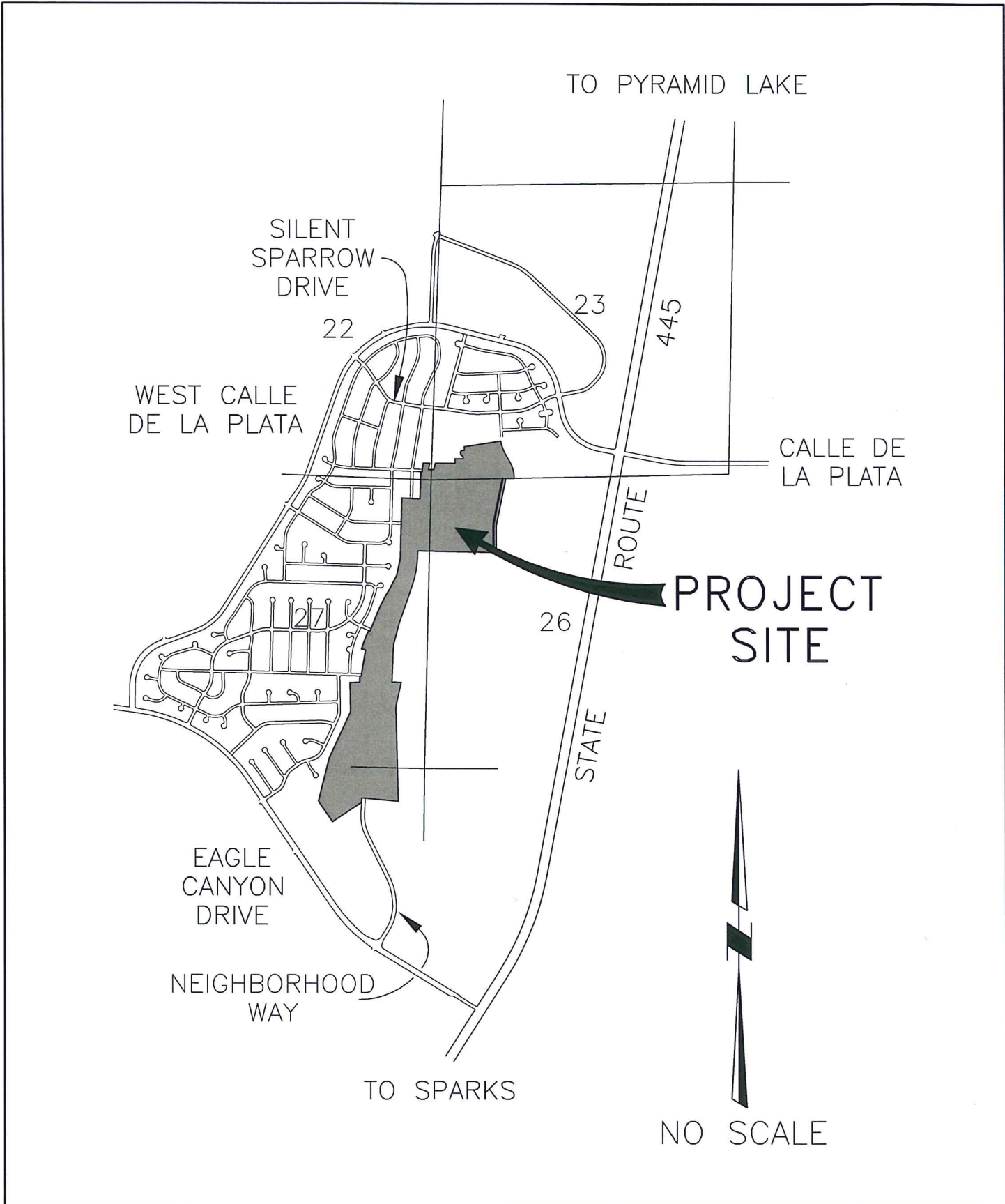
This report presents the revised preliminary stormwater hydrologic analysis and tentative drainage plan for Eagle Canyon Ranch subdivision in Washoe County, Nevada. The project is located in Spanish Springs Valley and on west side of Pyramid Highway. The site was removed from the flood zone after completion of the North Spanish Springs Flood Detention Facility (NSSFDF). The proposed site drains into the outlet channel of the NSSFDF. The Rational Method and reference to previous studies have been utilized in this preliminary drainage study. The original Eagle Canyon Ranch Tentative Map was approved by Washoe County on August 8, 2013. The approved map's purpose was to compile three existing tentative maps into one map and obtain 3.0 units per acre density for its approved land use in Washoe County. The approved Eagle Canyon Ranch map included 13 lots, within APN 532-091-10, that were not a part of an existing tentative map. In order to provide more continuity between adjacent parcels, the owner has decided to remove these 13 lots from the original Eagle Canyon Ranch map since they are on the other side of the above mentioned NSSFDF outlet channel. Therefore; this revised preliminary drainage report for the approved Eagle Canyon Ranch Tentative Map will not include the 13 lots off Sand Dune Drive and lots 464 and 465 have been relocated from the end of Talon Drive to a cluster of lots in between Mojave Desert and Pine Forest.

SITE DESCRIPTION

The revised site consists of approximately 149.48 acres of undeveloped land located in the Spanish Springs Valley. The site is basically an infield project since it is surrounded by existing development. See Figure 1, Vicinity Map for the location of the proposed tentative map. Eagle Canyon IV Unit 2 and a future Eagle Canyon IV bound the site on the northeast. On the north of the proposed site is a proposed park site. On the west of the proposed site are existing subdivisions of Eagle Canyon III, II, I, and Spanish Springs Village North. A future park and commercial off Neighborhood Way bound the site on the south. On the east is the North Spanish Springs Flood Detention Facility and Pyramid Ranch Estates. The site is located within Assessor's Parcel Numbers 532-020-19, 532-020-21, and 532-020-22. The northern portion of the site main access road will be Lanstar Drive. Lanstar Drive connects to Silent Sparrow Drive, which connects to West Calle de la Plata. Main access to the site will be via Neighborhood Way, which ties into Eagle Canyon Drive. The approved tentative map lies within sections 22, 23, 26, 27, and 34, township 21N and Range 20E MDM.

Several existing permanent and temporary easements resides within the revised tentative map area. The permanent easements are for existing sanitary sewer lines, waterlines, storm drain lines, and effluent lines. See the geometric plans within the tentative map for their specific locations. All permanent easements are to be maintained. The temporary drainage easements are to be abandoned, as they will no longer be needed with the proposed storm drain system and their connections to the outlet channels for the NSSFDF.

The site slopes downward toward the west at grades ranging from 1.3 percent on the east side to 0.3 percent on the west. Approximately 300' east of the western property line is the low point of the site. Groundcover consists primarily of sagebrush and weeds. According to the Site Feasibility Study by Pezonella Associates dated April 7, 2003, underlying soils consist of a variety of soil types ranging from sand and gravel to silty clay. According to FIRM Panel



C & M ENGINEERING AND DESIGN, LTD
 9498 DOUBLE R BLVD., SUITE B RENO, NV 89521
 PHONE: (775) 856-3312 FAX (775) 856-3318

FIGURE 1
VICINITY MAP

JOB NO.:
 04-009.85
 DATE:
 1/30/15
 SHEET 1 OF 1

32031C2865G, dated October 20, 2014, the 100-year flood is contained within the NSSFDF and the existing NSSFDF channels. The site is within flood zone X (unshaded).

PROJECT DESCRIPTION

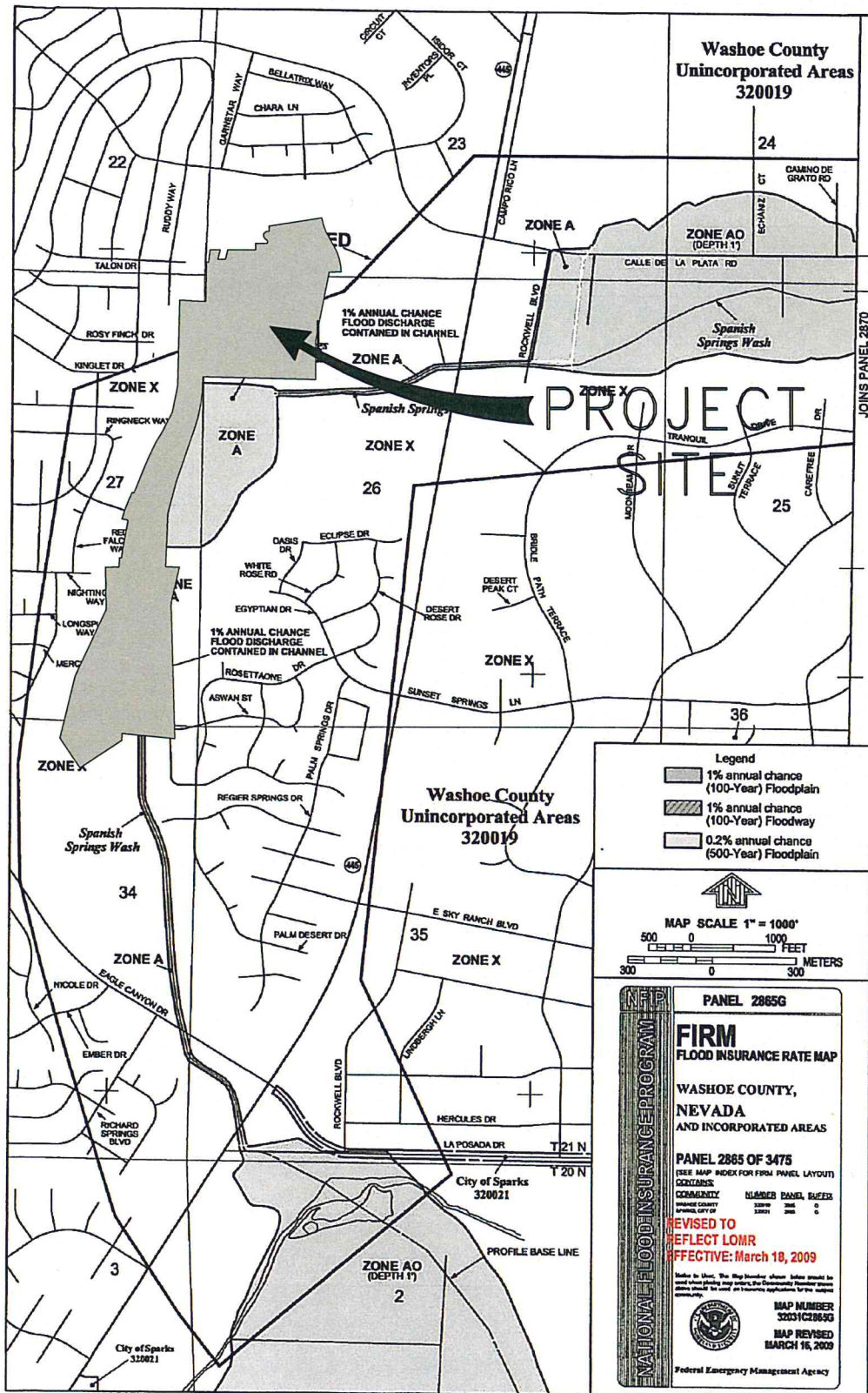
The revised Eagle Canyon Ranch is a proposed single-family residential subdivision consisting of 452 lots. As previously mentioned, this proposed tentative map's layout has a gross density of 3.0 units per acre. West Calle de la Plata and Eagle Canyon Drive are the major access points to Pyramid Highway. The proposed project is to be constructed in phases beginning in the southern portion. Streets will be public.

FLOOD ZONE

Eagle Canyon Ranch lies within panel 32031C2865G of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps. As seen on Figure 2, the tentative map is within a FEMA Flood Zone X, unshaded. NSSFDF's completion removed the proposed site from the Flood Zone AO.

EXISTING HYDROLOGY

Many existing storm drain systems from adjacent subdivisions as well as large offsite basins convey storm water runoff to the proposed site. The runoff from the surrounding properties is currently discharged on surface and drains from north to south across the Eagle Canyon Ranch site. The amount of storm water flow and discharge locations are found in various improvement plans of the surrounding properties and have been labeled on the Hydrology Map, Figure 3. The overall offsite drainage that affects Eagle Canyon Ranch is found in the Hydrology Report for the North Spanish Springs Detention Facility, Washoe County, Nevada, dated May 2006, by Quad Knopf and the Hydrology Master Plan for Eagle Canyon Ranch Subdivision dated March 3, 2016 by DEW Hydrology. The referenced reports illustrate the runoff during a 100 year storm event that formerly flowed through the tentative map property will be reduced from 2524 cfs to



C & M ENGINEERING AND DESIGN, LTD
9498 DOUBLE R BLVD., SUITE B RENO, NV 89521
PHONE: (775) 856-3312 FAX (775) 856-3318

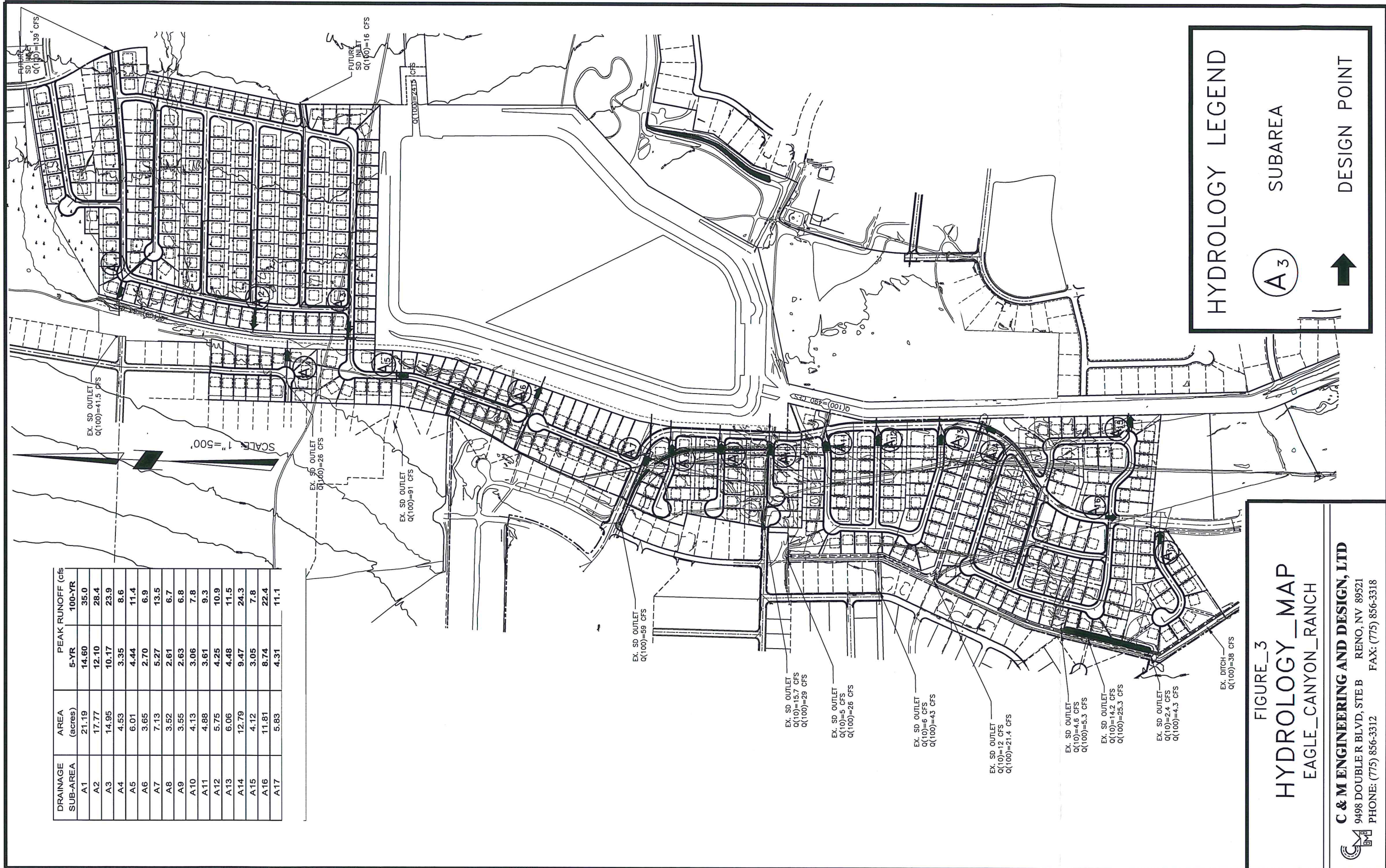
**FIGURE 2
FLOOD ZONE MAP**

JOB NO.:
04-009.85

DATE:
1/30/15

SHEET 1 OF 1

**AC16-004
EXHIBIT E**



DRAINAGE SUB-AREA	AREA (acres)	5-YR PEAK RUNOFF (cfs)	100-YR PEAK RUNOFF (cfs)
A1	21.19	14.60	35.0
A2	17.77	12.10	28.4
A3	14.95	10.17	23.9
A4	4.53	3.35	8.6
A5	6.01	4.44	11.4
A6	3.65	2.70	6.9
A7	7.13	5.27	13.5
A8	3.52	2.61	6.7
A9	3.55	2.63	6.8
A10	4.13	3.06	7.8
A11	4.88	3.61	9.3
A12	5.75	4.25	10.9
A13	6.06	4.48	11.5
A14	12.79	9.47	24.3
A15	4.12	3.05	7.8
A16	11.81	8.74	22.4
A17	5.83	4.31	11.1

FIGURE_3
HYDROLOGY_MAP
 EAGLE_CANYON_RANCH

C & M ENGINEERING AND DESIGN, LTD
 9498 DOUBLE R BLVD, STE B RENO, NV 89521
 PHONE: (775) 856-3312 FAX: (775) 856-3318

503 cfs and conveyed within the limits of the detention facility outlet channel along the eastern property boundary where the runoff should not impact the approved project.

PROPOSED DRAINAGE

The proposed onsite drainage system for Eagle Canyon Ranch consists of curb and gutter, catch basins, storm drains, and open channels. The onsite 5-year flows will be intercepted in an underground storm drain system discharging to the Interior Channel and the Neighborhood drainage system. The NSSFDF outlet channel will convey the flow to the Sparks Flood Control Channel, which eventually drains to the Truckee River.

All temporary drainage channels north of Eagle Canyon Ranch will convey to the Interior Channel. The Interior Channel will run from north to south to an existing trapezoidal channel that runs adjacent to NSSFDF and conveys its flow to the NSSFDF outlet channel. See the attached hydrology map. According to the Hydrology Master Plan for Eagle Canyon Ranch Subdivision prepared by DEW Hydrology in March 2016, the Interior Channel was divided into 8 reaches based upon changes in base width or flow rate. The Neighborhood Way drainage system per the preliminary drainage report for Eagle Canyon Unit VI consists of discharging to an existing trapezoidal channel west of the proposed Eagle Canyon Ranch and to the existing NSSFDF outlet channel.

HYDROLOGY

The Hydrology Report for the Spanish Springs Detention Facility prepared by Quad Knopf in May 2006 used HEC-1 to determine peak flows of the existing and proposed conditions for the major drainage basin.

A preliminary onsite storm drain system was laid out and analyzed using the Rational Method. The drainage areas are delineated and can be seen on the Preliminary Hydrology Map in the Appendix under the Rational Method section. Detailed hydrologic and hydraulic calculations

will be provided during final design. Computations for preliminary pipe sizes were run with Flowmaster and their results can be viewed in the Appendix.

DETENTION

The existing runoff within the approved Eagle Canyon Ranch subdivision will increase in storm water discharge. A detention facility will not be necessary for the proposed Eagle Canyon Ranch as was demonstrated by Quad Knopf report and DEW Hydrology study dated January 2016. With the completion of NSSFDF, there will be a reduction in the 100-year flow from 2,524 cfs to 503 cfs. Other projects have diverted flows from the Spanish Springs Business Center and other developments north of West Calle de La Plata into Boneyard Flat. No additional detention is needed to protect downstream property according to DEW Hydrology Study.

CONCLUSIONS

1. Based on this preliminary hydrologic analysis, it appears that Eagle Canyon Ranch can be developed as planned without adverse impact to downstream properties with respect to storm drainage.
2. A master storm drainage plan should be prepared prior to final design.
3. No detention is needed, as agreed by Washoe County.

REFERENCES

C&M Engineering and Design, LTD, Preliminary Drainage Report for Eagle Canyon IV, April 2003.

C&M Engineering and Design, LTD, Eagle Canyon VI Preliminary Drainage Report, November 13, 2006.

C&M Engineering and Design, LTD., Master Drainage Report for Neighborhood Way Street and Roundabout Improvements, February 2007.

CFA, Inc., Eagle Canyon III Preliminary Drainage Report, April 2001.

CFA, Inc., Eagle Canyon II Preliminary Drainage Report, January 2000.

CFA, Inc., Master Drainage Report for Eagle Canyon II, May 2001.

DEW Hydrology, Justification for not including Detention Basin for Eagle Canyon Ranch, January 2016.

DEW Hydrology, Hydrology Master Plan for Eagle Canyon Ranch Subdivision, March 3, 2016.

Nimbus Engineers., Application For Conditional Letter Of Map Revision For Griffith Canyon/Stormy Canyon Washoe County, Nevada, November 2002.

Quad Knopf, Hydrology Report for the Spanish Springs Detention Facility, May 2006.

Wood Rodgers, Preliminary Hydrology/Drainage Report for Eagle Canyon V Tentative Map Application, December 15, 2005.



Planning Commission Action Order

Tentative Subdivision Map Case No. TM13-002

Decision: Approval with Conditions

Decision Date: August 6, 2013

Applicant/Property Owner: Spanish Springs Associates, Attn: Jesse Haw, 550 W. Plumb Lane, Ste. B, #505, Reno, NV 89509

Assigned Planner: Grace Sannazzaro, Planner
Washoe County Community Services Department
Phone: 775-328-3771
Email: gsannazzaro@washoecounty.us

Action Order served by electronic mail and postal mail August 8, 2013

Project Description: Tentative Subdivision Map Case No. TM13-002 - Spanish Springs Associates – To develop a 465 lot residential subdivision with common open space on three parcels totaling ±155 acres. The minimum lot size proposed is 8,510 square feet; the maximum lot size proposed is 37,591 square feet, and the average lot size is 11,125 square feet. The overall density is 3 dwelling units per acre.

- Applicant/Property Owner: Spanish Springs Associates
- Project Location: Approximately one-half mile north of the Eagle Canyon Drive/Neighborhood Way intersection; and approximately 1,500 feet southwest of the West Calle de la Plata/Pyramid Highway intersection
- Assessor's Parcel Nos.: 532-020-13; 532-020-17; 532-091-10
- Total Project Size: ±155 acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs
- Development Code: Article 602, General Subdivision Provisions
Article 608, Tentative Subdivision Maps
- Commission District: 4 – Commissioner Hartung
- Section/Township/Range: Sections 26, 27, 34, T21N, R20E, MDM, Washoe County, NV

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 Development Code Article 608. If no appeals have been filed within 10 days after issuance of the decision, 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. If the end of the appeal period falls on a non-business day, the appeal period shall be extended to include the next business day. An appeal shall be filed in accordance with the provisions found in Article 608 of the Washoe County Development Code.

To: Spanish Springs Associates
Subject: Tentative Subdivision Map Case No. TM13-002
Date: August 6, 2013
Page: 2

This Action Order grants approval 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. A 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 grading or building without issuance of the necessary permits from the Washoe County Building and Safety Department.

Washoe County Community Services Department
Planning and Development Division



Carl R. Webb, Jr., AICP
Secretary to the Planning Commission

CW/GS/dc (TM13-002 Spanish Springs Associates Action Order)

Attachments:

- Conditions of Approval

xc: Consultant: C&M Engineering and Design, Attn: Lisa Menante, 9498 Double R Blvd., Ste B, Reno, NV 89521

Attorney: Robert M. Sader, 8600 Technology Way, Ste 101, Reno, NV 89521

Agencies:

- District Attorney's Office, Attn: Greg Salter, Esq.
- Assessor's Office (CAAS), Attn: Carol Buonanoma
- Assessor's Office, Attn: Theresa Wilkins
- Engineering & Capital Projects, Attn: Leo Vesely & Clara Lawson
- Parks & Open Space, Attn: Jennifer Budge
- Water Resources, Attn: Jason Phinney & John Cella
- Air Quality Management Program, Attn: Charlene Albee
- Environmental Health Services Division, Attn: Wes Rubio
- Vector-Borne Diseases Program, Attn: Jim Shaffer
- Truckee Meadows Fire Protection District, Attn: Amy Ray
- Regional Transportation Commission, Attn: Patrice Echola
- Nevada Department of Transportation, Attn: Anita Lyday
- Nevada Division of Environmental Protection, Attn: Bonnie Hartley, 901 South Stewart Street, Ste 4001, Carson City, NV 89701-5249
- Nevada Division of Water Resources, Attn: Robert Martinez
- Washoe County School District, Attn: Mike Boster



Conditions of Approval

Tentative Subdivision Map Case No. TM13-002

The project approved under Tentative Subdivision Map Case No. TM13-002 shall be carried out in accordance with the Conditions of Approval granted by the Planning Commission on August 6, 2013. 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 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 Development 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 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 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 District Health Department must be appealed to the District Board of Health.**

- **The RENO-TAHOE AIRPORT AUTHORITY is directed and governed by its own Board. Therefore, any conditions set by the Reno-Tahoe Airport Authority must be appealed to their Board of Trustees.**
- **The REGIONAL TRANSPORTATION COMMISSION (RTC) is directed and governed by its own board. Therefore, any conditions set by the Regional Transportation Commission must be appealed to that Board.**
- **The NEVADA DEPARTMENT OF TRANSPORTATION (NDOT) is directed and governed by its own board. Therefore, any conditions set by the Nevada Department of Transportation must be appealed to that Board.**

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 Development Division

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

Contact: Grace Sannazzaro, 775.328.3771, gsannazzaro@washoecounty.us

- a. 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*.
- b. 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.
- c. Failure to comply with the conditions of approval shall render this approval null and void.
- d. Pursuant to NRS 278.360 *Requirements for presentation of final map or series of final maps; extensions of time*, the subdivider 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 in a series of final maps, each covering a portion of the approved tentative map, within 4 years after the approval date of the tentative map, or on or before the second anniversary of the date on which the subdivider recorded the first in the series of final maps, which includes a final map, prepared in accordance with the tentative map, for the entire area for which the tentative map has been approved; or the next final map in the series of final maps covering a portion of the approved tentative map. An extension of not more than 2 years may be granted by Washoe County for any final map after the 2-year period for presenting a successive final map has expired.
- 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 TM13-002 FOR EAGLE CANYON RANCH WAS APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON AUGUST 6, 2013.

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 ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP, EXCEPT THAT THE "OPERATIONAL CONDITIONS" CONTAINED IN THE RECORDED ACTION ORDER SHALL REMAIN IN FULL FORCE AND EFFECT IN PERPETUITY.

IF ALL LOTS ON THIS MAP ARE REVERTED TO ACREAGE AND A NEW SUBDIVISION APPROVAL IS OBTAINED AT A FUTURE DATE, THE PROVISIONS OF THIS APPROVAL SHALL BE NULL AND VOID, UPON APPROVAL BY WASHOE COUNTY OF THOSE ACTIONS.

[Omit the following paragraph if this is the first and last (only) final map.]

THE NEXT FINAL MAP FOR TM13-002 MUST BE APPROVED AND ACCEPTED FOR RECORDATION BY THE PLANNING AND DEVELOPMENT 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 DEVELOPMENT DIRECTOR. THE OFFER OF DEDICATION FOR STREETS, SEWERS, ETC. IS REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NRS CHAPTER 278.

BILL WHITNEY, DIRECTOR
PLANNING AND DEVELOPMENT DIVISION
COMMUNITY SERVICES DEPARTMENT

- g. Prior to acceptance of public improvements and release of any financial assurances, the developer shall furnish to Water Resources and the Engineering and Capital Projects Division a complete set of reproducible as-built construction drawings prepared by a civil engineer registered in the State of Nevada.
- h. The developer shall be required to participate in any applicable General Improvement District or Special Assessment District formed by Washoe County.
- i. A note shall be placed on all grading plans and 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 State Historic Preservation Office of the Department of Museums, Library and Arts 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.

- j. 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.

- 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 mail boxes, 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 Development 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 Development Division of the name, address, telephone number and contact person of the new purchaser within thirty (30) days of the final sale.
- m. Conditions, covenants, and restrictions (CC&Rs), including any supplemental CC&Rs, shall be submitted to Planning and Development for review and subsequent forwarding to the District Attorney for review and approval. The final CC&Rs shall be signed and notarized by the owner(s) and submitted to the Planning and Development Division with the recordation fee prior to the recordation of the final map. The CC&Rs shall require all phases and units of the subdivision approved under this tentative map to be subject to the same CC&Rs. Washoe County shall be made a party to the applicable provisions of the CC&Rs to the satisfaction of the District Attorney's Office. Said CC&Rs shall specifically address the potential for liens against the properties and the individual property owners' responsibilities for the funding of maintenance, replacement, and perpetuation of the following items, at a minimum:
- (1) Maintenance of public access easements, common areas, and common open spaces. Provisions shall be made to monitor and maintain, for a period of three (3) years regardless of ownership, a maintenance plan for the common open space areas. The maintenance plan for the common open space areas shall, as a minimum, address the following:
 - a. Vegetation management
 - b. Watershed management
 - c. Debris and litter removal
 - d. Fire access and suppression
 - (2) Maintenance of public access and/or maintenance of limitations to public access.
 - (3) All drainage facilities and roadways not maintained by Washoe County shall be privately maintained and perpetually funded by the homeowners association.
 - (4) All open space identified as common area on the final map shall be privately maintained and perpetually funded by the homeowner's association. The deed to the open spaces and common areas 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.

- n. The project adjacent to undeveloped land shall maintain a minimum fire fuel break area of 30 feet in width until such time as the adjacent land is developed.
- o. Locating habitable structures on potentially active (Holocene) fault lines, whether noted on the recorded map or disclosed during site preparation, is prohibited.
- p. Common open space owned by the homeowners association shall be noted on the final map as "common open space" and the related deed of conveyance shall specifically provide for the preservation of the common open space in perpetuity. The deed to the open space and common area shall reflect perpetual dedication for that purpose. The deed shall be presented with the CC&Rs for review by Planning and Development and the District Attorney.

Engineering and Capital Projects Division

- 2. The following conditions are requirements of the Engineering and Capital Projects Division, which shall be responsible for determining compliance. Conditions in *italics* are standard engineering conditions.

Contact: Leo Vesely, 775.325.8032 lvesely@washoecounty.us

General Conditions

- a. *Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations, and policies in effect at the time of submittal of the tentative map or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the final map.*
- b. *Prior to acceptance of public improvements and release of any financial assurances, the developer shall furnish to the water and sewer provider(s) and Engineering Division a complete set of reproducible as-built construction drawings prepared by a civil engineer registered in the State of Nevada.*
- c. *The developer shall be required to participate in any applicable General Improvement District or Special Assessment District formed by Washoe County. The applicable County Department shall be responsible for determining compliance with this condition.*
- d. *The developer shall provide written approval from the U.S. Postal Service concerning the installation and type of mail delivery facilities. The system, other than individual mailboxes, must be shown on the project construction plans and installed as part of the onsite improvements. The County Engineer shall determine compliance with this condition.*
- e. *All open space shall be identified as common area on the final map. A note on the final map shall indicate that all common areas shall be privately maintained and perpetually funded by the Homeowners Association. The County Engineer shall determine compliance with this condition. The maintenance of the common areas shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.*

Washoe County Conditions of Approval

- f. *Any existing easements or utilities that conflict with the development shall be relocated, quitclaimed, and/or abandoned, as appropriate. The County Engineer shall determine compliance with this condition.*
- g. *Any easement documents recorded for the project shall include an exhibit map that shows the location and limits of the easement in relationship to the project. The County Engineer shall determine compliance with this condition.*
- h. *All existing overhead utility lines shall be placed underground, except electric transmission lines greater than 100 kilovolts, which can remain above ground. The County Engineer shall determine compliance with this condition.*
- i. *A complete set of construction improvement drawings, including an onsite grading plan, shall be submitted to the County Engineer for approval prior to finalization of any portion of the tentative map. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading and drainage for lots, project roadways, erosion control (including BMP locations and installation details), slope stabilization and mosquito abatement. A conceptual grading and drainage scheme shall be indicated for each lot on the grading plan. If drainage from one lot to another is proposed, then appropriate drainage easements shall be provided. Disposal of any excavated material onsite shall be indicated on the grading plans. The County Engineer shall determine compliance with this condition.*
- j. *Prior to ground-disturbing activity, a proposed Construction Traffic Haul Route Plan shall be submitted to the Engineering Division for review and approval. Any existing or proposed 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 capacity. If the pavement section is inadequate to support the proposed construction loadings, the roadway must be redesigned or reconstructed as needed to provide a 20-year design life in accordance with the AASHTO Interim Guide for Flexible Pavement.*

Drainage Conditions (Washoe County Code Section 110.420)

- k. *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.*
- l. *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.*
- m. *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. The County Engineer shall determine compliance with this condition.*
- n. *Standard reinforced concrete headwalls or other approved alternatives shall be placed on the inlet and outlet of all drainage structures, and grouted rock riprap shall be used to prevent erosion at the inlets and outlets of all culverts to the satisfaction of the Engineering Division.*
- o. *The developer shall provide pretreatment for petrochemicals and silt for all storm drainage leaving the site to the satisfaction of the Engineering Division.*

- p. *The owner shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit or Waiver for construction and submit a copy to the Engineering Division prior to issuance of a grading permit.*
- q. *The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklist and Inspection Fee shall be submitted with each final map. The County Engineer shall determine compliance with this condition.*
- r. *In medians with irrigated landscaping adjacent to the curb, a subdrain system shall be installed a minimum of one foot behind the back face of curb to intercept drainage from the landscaping. The system shall be tied to the storm drain system or an acceptable alternative drainage system. The County Engineer shall determine compliance with this condition.*
- s. *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. The County Engineer shall determine compliance with this condition.*
- t. *A note on the final map shall indicate that all drainage facilities not maintained by Washoe County shall be privately maintained and perpetually funded by a homeowners association. As an alternative to a homeowners association, the developer may request the establishment of a County Utility Service Area under which fees would be paid for maintenance of the proposed storm drainage detention facility. The fee amount will be based on the additional service above that normally provided by the County to maintain new stormwater facilities dedicated by the developer (i.e., curb and gutter, drop inlets and piping). The County Engineer shall determine compliance with this condition. The maintenance and funding of these drainage facilities shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.*
- u. *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. The County Engineer shall determine compliance with this condition.*
- v. *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. The County Engineer shall determine compliance with this condition.*
- w. *A note on all affected final maps shall state that the owner, buyers, assigns or interest holders of any lots hereon, hereby agree that all existing irrigation flows crossing these parcels shall be perpetuated. Any legal rights to water from the ditches crossing this property shall be honored and the right of access for maintenance and operation will not be denied to valid holders of those rights. The County Engineer shall determine compliance with this condition.*
- x. *Maintenance access and drainage easements shall be provided for all existing and proposed drainage facilities. The County Engineer shall determine compliance with this condition.*
- y. *Drainage easements shall be provided across individual lots on the official map for all storm runoff that crosses more than one lot. The County Engineer shall determine compliance with this condition.*

- z. Common Area drainage onto residential lots shall be intercepted and routed to appropriate storm drainage facilities. The County Engineer shall determine compliance with this condition.
- aa. Open channels shall be designed to provide for de-siltation. Drainage channel design and access shall conform to the requirements of section 110.420.35. The County Engineer shall determine compliance with this condition

Traffic and Roadway (Washoe County Code Section 110.436)

- bb. *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. The County Engineer shall determine compliance with this condition*
- cc. *Street names shall be reviewed and approved by the Regional Street Naming Coordinator.*
- dd. *Proposed landscaping and/or fencing along street rights-of-way and within median islands shall be designed to meet American Association of State Highway and Transportation Officials (AASHTO) sight distances and safety guidelines. No tree shall overhang the curb line of any public street. The County Engineer shall determine compliance with this condition.*
- ee. *A note on each affected final map shall state that no direct access from individual lots shall be allowed onto Neighborhood Way with the exception of lot 463. The County Engineer shall determine compliance with this condition. This note shall also be included in the CC&R's to the satisfaction of the District Attorney's Office.*
- ff. *For any utilities placed in existing County streets, the streets shall be repaired to the satisfaction of the County Engineer. At a minimum, this will require full depth removal and replacement of asphalt for half the street width, or replacement of non-woven pavement reinforcing fabric with a 2" asphalt overlay for half the street width. Type II slurry seal is required for the entire street width with either option. Full width street improvements may be required if the proposed utility location is too close to the centerline of the existing street.*
- gg. *Streetlights shall be constructed to Washoe County standards at locations to be determined at the final design stage. The County Engineer shall determine compliance with this condition.*
- hh. *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. The County Engineer shall determine compliance with this condition.*
- ii. *All retaining walls that are adjacent to, provide support for or retain soil from the County right-of-way shall be constructed of reinforced masonry block or reinforced concrete and designed by an engineer licensed in the State of Nevada. The County Engineer shall determine compliance with this condition.*
- jj. *No retaining walls that retain soil from the County right-of-way or private right-of-way shall be located within a plowed snow storage easement. The County Engineer shall determine compliance with this condition.*
- kk. *Neighborhood Way shall be constructed to the existing southern portion of Ruddy Way. Prior to making final connection to the southern portion of Ruddy Way, the southern*

portion of Ruddy Way shall be renamed to Neighborhood Way and existing street signs at Red Falcon Way and Goldeneye Parkway shall be updated with the new name. No residential driveways shall be permitted on to Neighborhood Way with the exception of lot 463. The County Engineer shall determine compliance with this condition.

- ii. The driveway for lot 463 shall line up with Mojave Desert and shall be constructed to promote forward movements on to Neighborhood Way from the driveway. The County Engineer shall determine compliance with this condition.
- mm. The right of way for Grimes Point Court shall meet Washoe County Code requirements or shall be approved by the County Engineer. A public utility easement shall be provided for the entire length of Grimes Point Court. The County Engineer shall determine compliance with this condition.
- nn. At the intersection of Grimes Point Court and Sand Dune Drive, the asphalt pavement on Sand Dune Drive, from curb return to curb return for the full width of Sand Dune Drive, shall be milled down 1.5 inches and overlaid with 1.5 inches of type 3 asphalt pavement and a slurry seal.
- oo. A pedestrian ramp for the disabled shall be installed on the east side of Sand Dune Drive to the satisfaction of the County Engineer.
- pp. Sidewalk shall be installed on the east side of Sand Dune Drive from the end of the curb return at the intersection of Sand Dune Drive and Rosetta Stone Drive north to the existing sidewalk on Sand Dune Drive.
- qq. Non-motorized pedestrian/bicycle accesses shall be perpetuated off of Rosy Finch Drive between proposed Lot 205 and proposed Lot 206; and between proposed Lot 464 and proposed Lot 465 at the end of the cul-de-sac to the sewer access easement to the east.

Parks and Open Space

- 3. The following conditions are requirements of Parks and Open Space, which shall be responsible for determining compliance.

Contact: Jennifer Budge, 775.823.6500, jbudge@washoecounty.us

- a. Pedestrian access shall be perpetuated at the following locations to ensure connectivity between neighborhoods for non-motorized access.
 - i. Intersection of Nightingale Way and existing Washoe County trail easement
 - ii. All adjoining cul-de-sacs
 - iii. Carico Court and North Spanish Springs Flood Detention Facility
- b. Prior to recordation of the first final map and upon request by Washoe County Community Services Department, the existing sewer easement from Talon Drive to the North Spanish Springs Flood Detention Facility will be amended to include a non-motorized public access trail easement shall be recorded.
- c. Prior to recordation of the first final map and upon request by Washoe County Community Services Department, a non-motorized, public access trail easement consistent with the terms outlined in Document 360446, shall be offered for dedication to Washoe County providing east-west connectivity from Carico Court/Neighborhood way through APN 532-091-09 to Gator Swamp Park. Easement location to be determined cooperatively between applicant and Washoe County Community Services Department

and may be relocated if desired by applicant so that the easement does not prohibit future plans on APN 532-091-09.

Water Resources

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

Contact: Jason Phinney, 775.954.4628, jphinney@washoecounty.us

- a. The applicant shall dedicate necessary water rights prior to issuance of a Will-Serve letter by Water Resources, Community Services Department. A valid Will-Serve letter is a pre-requisite to approval and recordation of a final subdivision map. Necessary processing of water rights prior to the issuance of a Will-serve Letter may take six months or longer. The dedication of water rights shall be in accordance with Article 422, the Spanish Springs Area Plan and the terms of the Wholesale Agreement between Washoe County and Truckee Meadows Water Authority (TMWA). Water rights must be in good standing with the State of Nevada Division of Water Resources and the point of diversion, place and manner of use must be acceptable to the Community Services Department.
- b. The Developer shall pay \$75.00 per lot to Water Resources, of the Community Services Department as their pro-rated share of the ongoing water and sewer facility plan for the Spanish Springs Valley prior to approval of each final map.
- c. All fees shall be paid in accordance with Washoe County Ordinance prior to the approval of each final map.
- d. Per the inter-local agreement between the City of Sparks and Washoe County, the applicant shall pay to Washoe County, the City of Sparks sewer connection fees as identified in the agreement.
- e. Improvement plans shall be submitted and approved by Water Resources of the Community Services Department 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.
- f. The Applicant shall submit an electronic copy of the street and lot layout for each final map at initial submittal time. Please submit this in a TIFF file format.
- g. The Developer shall construct and/or provide the financial assurance for the construction of any on-site and off-site water distribution and the sanitary sewer collection systems prior to signature on each final map. The financial assurance must be in a form and amount acceptable to Water Resources, Community Services Department.
- h. Approved improvement plans shall be used for the construction of on-site and off-site water distribution and sanitary sewer collection systems. Water Resources will be responsible to inspect the construction of the water distribution and sanitary sewer collection systems.
- i. The water distribution and sanitary sewer collection systems must be offered for dedication to Washoe County along with the recordation of each final map.

- j. Easements and real property for all water distribution, sanitary sewer collection systems and appurtenances shall be offered for dedication to Washoe County along with the recordation of each final map.
- k. A master sanitary sewer report for the entire tentative map shall be prepared and submitted by the applicant's engineer at the time of the initial submittal for the first final map which addresses:
 - I. The estimated sewage flows generated by this project;
 - II. Projected sewage flows from potential or existing development within tributary areas;
 - III. The impact on capacity of existing infrastructure;
 - IV. Slope of pipe, invert elevation and rim elevation for all manholes; and
 - V. Proposed collection line sizes, on-site and off-site alignment, and half-full velocities
- l. No Certificate of Occupancy will be issued until all the potable water and sewer collection facilities necessary to serve each final map have been completed and accepted.
- m. No permanent structures (including rockery or retaining walls, building's, etc.) shall be allowed within or upon any County maintained utility easement.
- n. The developers' engineer shall submit a plan or letter from the appropriate fire agency identifying the approved fire hydrant locations and indicating the fire flow and duration required for each final map. This information must accompany the water system improvements plans when submitted for initial review.
- o. A minimum 20-foot sanitary sewer and access easement shall be dedicated to Washoe County over any facilities not located in a dedicated right of way.
- p. A minimum 30-foot water main easement shall be dedicated to Washoe County over any facilities not located in a dedicated right of way.
- q. A minimum 12-foot wide all weather sanitary sewer access road shall be constructed to facilitate access to off-site sanitary sewer manholes.
- r. Article 216, Section 110.216.55 of the Spanish Springs Area Plan states "*All proposed development in the Spanish Springs planning area shall evaluate and develop storm drainage improvements which ensure the Spanish Springs Water Detention Facility remains hydraulically equivalent to the design parameters of the facility...*"
- s. All storm drain outlets that will be draining into any of the Facility channels shall adequately protect that area from erosion, i.e. riprap of adequate size and area.

Air Quality Management Program

5. The following conditions are requirements of the Air Quality Management Program of the District Health Department, 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 District Health Department must be appealed to the District Board of Health.

Contact: Charlene Albee, 775.784.7211, calbee@washoecounty.us

- a. A Dust Control Permit shall be issued prior to the commencement of any construction activities relating to the subject tentative subdivision map.

Environmental Health Services Division

6. The following conditions are requirements of the Environmental Health Services Division of the District Health Department, 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 District Health Department must be appealed to the District Board of Health.

Contact: Wes Rubio, 775.328.2381, wrubio@washoecounty.us

- a. Any storm drainage from this site must have pre-treatment for petrochemicals and silts.
- b. Grading shall be performed in compliance with Best Management Practices and mosquito-breeding places shall be eliminated within graded areas.
- c. The Nevada Division of Environmental Protection must submit a letter to the Washoe County Health District certifying their approval of the final map.
- d. Prior to approval of each final map, the applicant shall submit a final map fee (\$362.)
- e. A note on each affected final map shall state: "Sewage disposal shall be by connection to a public sewer system only".
- f. A letter from Washoe County committing to provide sewer service to this proposal shall be submitted and shall state that the treatment facility will not be brought beyond its permitted capacity by this service.
- g. Prior to approval of a final map, the design engineer shall submit to the satisfaction of the Washoe County Health District a plan for periodic inspection of the construction of the systems for water supply and community sewerage. The design engineer shall pursuant to the approved inspection plan periodically certify in writing to the Washoe County Health District that the improvements are being installed in accordance with the approved plans and recognized practices of the trade.
- h. Construction plans for the development must be submitted to the Environmental Health Services Division 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 Washoe County Health District.

- i. Before final approval will be considered, a "Commitment for Water Service" letter from the water purveyor committing adequate water service to their proposal shall be submitted to the Washoe County Health District.
- j. Prior to final approval, a complete water system plan for the referenced proposal shall be submitted to the Washoe County Health District. The plan must show that the water system will conform to the State of Nevada Public Water Supply Regulations, NAC Chapter 445, and the State of Nevada Regulations Governing Review of Plans for Subdivision, Condominiums and Planned Unit Development, NAC 278.400 and 278.410.

Vector-Borne Diseases Program

7. The following conditions are requirements of the Vector-Borne Diseases Program of the District Health Department, 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 Washoe County District Health (WCDH) must be appealed to the District Board of Health.

Contact: Jim Shaffer, 775.785.4599, jshaffer@washoecounty.us

- a. Low Impact Design (LID) shall be included for a typical front lot and common areas, which may include an 18 inch water catchment planting area to capture nuisance water adjacent to impervious surfaces or a design to direct lawn irrigation through a dry riverbed reducing water runoff into the infrastructure and minimize downstream impacts. A wind sensory unit shall be required as part of the irrigation system for common areas with turf (WCDH Vector-Borne Diseases Regulations 040.038).
- b. Any proposed drainage channels and ditches will require a cobble rock (4-6 inch rock) low-flow channel (040.023). Any existing channels will require 4-6 inch cobble rock in the flow line of these facilities (WCDH Vector-Borne Diseases Regulations 040.022).
- c. The following maintenance language shall be noted on the civil plans (WCDH Vector-Borne Diseases Regulations 040.022):

"All vegetation, debris and blockages shall require removal in low flow channels and ditches on an annual basis. The maintenance will mitigate insect development by preventing standing water from ponding longer than seven (7) days".
- d. An Avigation Easement shall be recorded for the Eagle Canyon Ranch subdivision to protect the community when standing water occurs in the North Spanish Springs Flood Detention Facility resulting from flood events.
- e. Prior to approval of building plans, the above detail designs shall be required on the plans.

Truckee Meadows Fire Protection District (TMFPD)

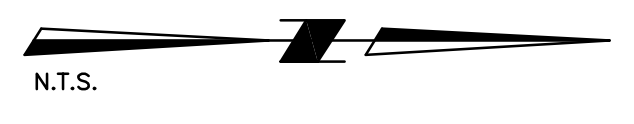
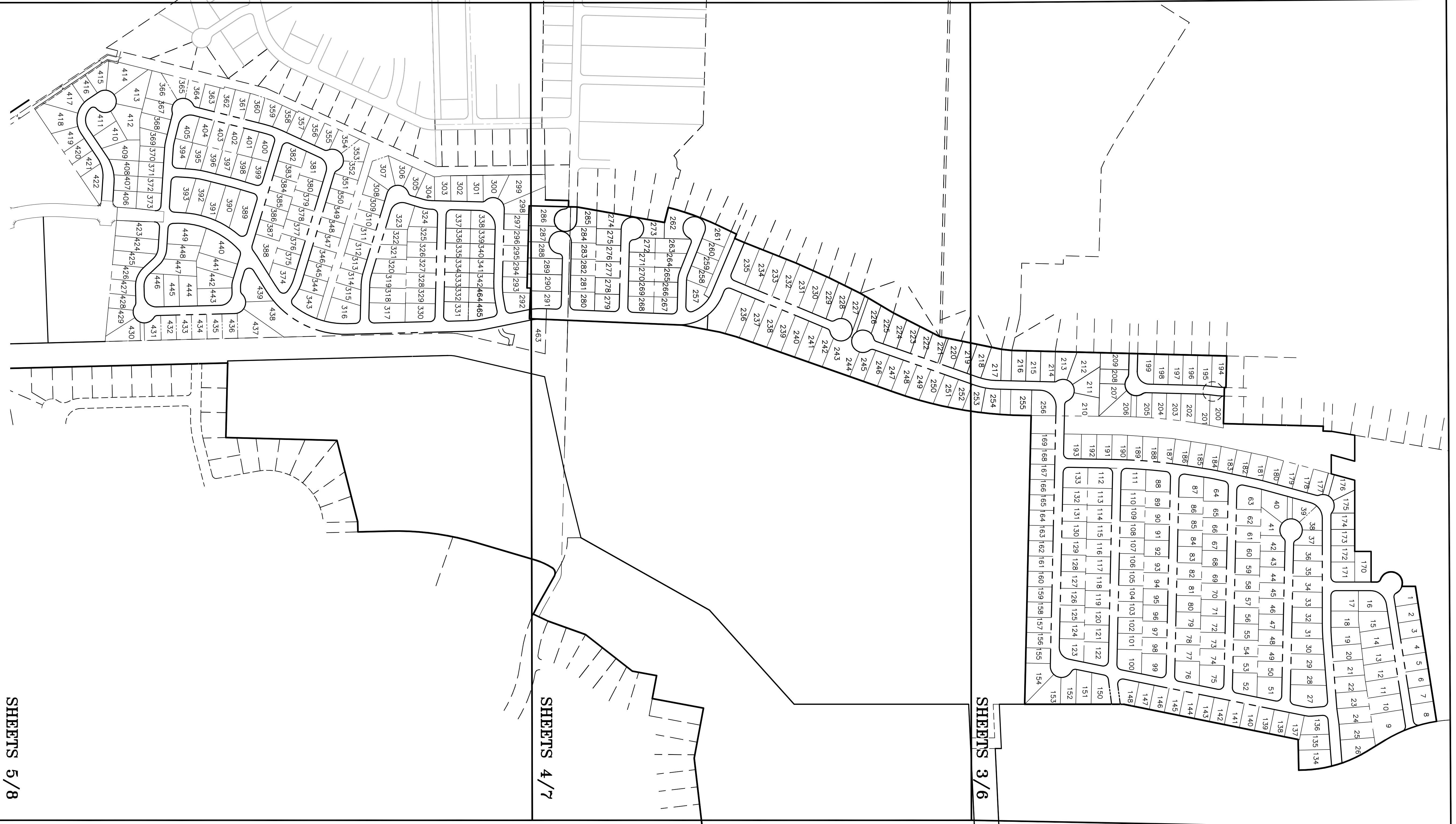
8. The following conditions are requirements of the Truckee Meadows Fire Protection District which shall be responsible for determining compliance with these conditions.

Contact: Amy Ray, 775.326.6005, aray@tmfpd.us

- a. Hydrants shall be placed by TMFPD in accordance with Washoe County Code 60.

- b. All cul-de-sacs shall have a minimum 50 foot radius (100 foot diameter) to accommodate turnarounds for fire apparatus.
- c. Fire emergency access gates shall be provided at intersection/adjacent cul-de-sacs with Knox locks for Fire Department access. Minimum width shall be 20 feet per WCC Chapter 60.
- d. All property and open space shall be maintained. Defensible space and vegetation management shall be provided. A vegetation management plan addressing common and open space areas shall be submitted and approved by TMFPD. The Homeowner's Association or property owner (Spanish Springs Associates, Ltd.) shall be responsible for all maintenance and management of vegetation on open space and common areas. This designation of responsibility shall be included in the vegetation management plan. The property owner is responsible for vegetation management of the entire property while the project is under construction, including all undeveloped lots and property during construction and phasing. This shall include any drainage and detention areas within the subdivision.
- e. Any vacant lots and construction areas shall be kept free of combustible construction materials and adherence to IFC Section 304 shall be required and is the responsibility of the property owner.

*** End of Conditions ***



EAGLE CANYON RANCH
KEY SHEET

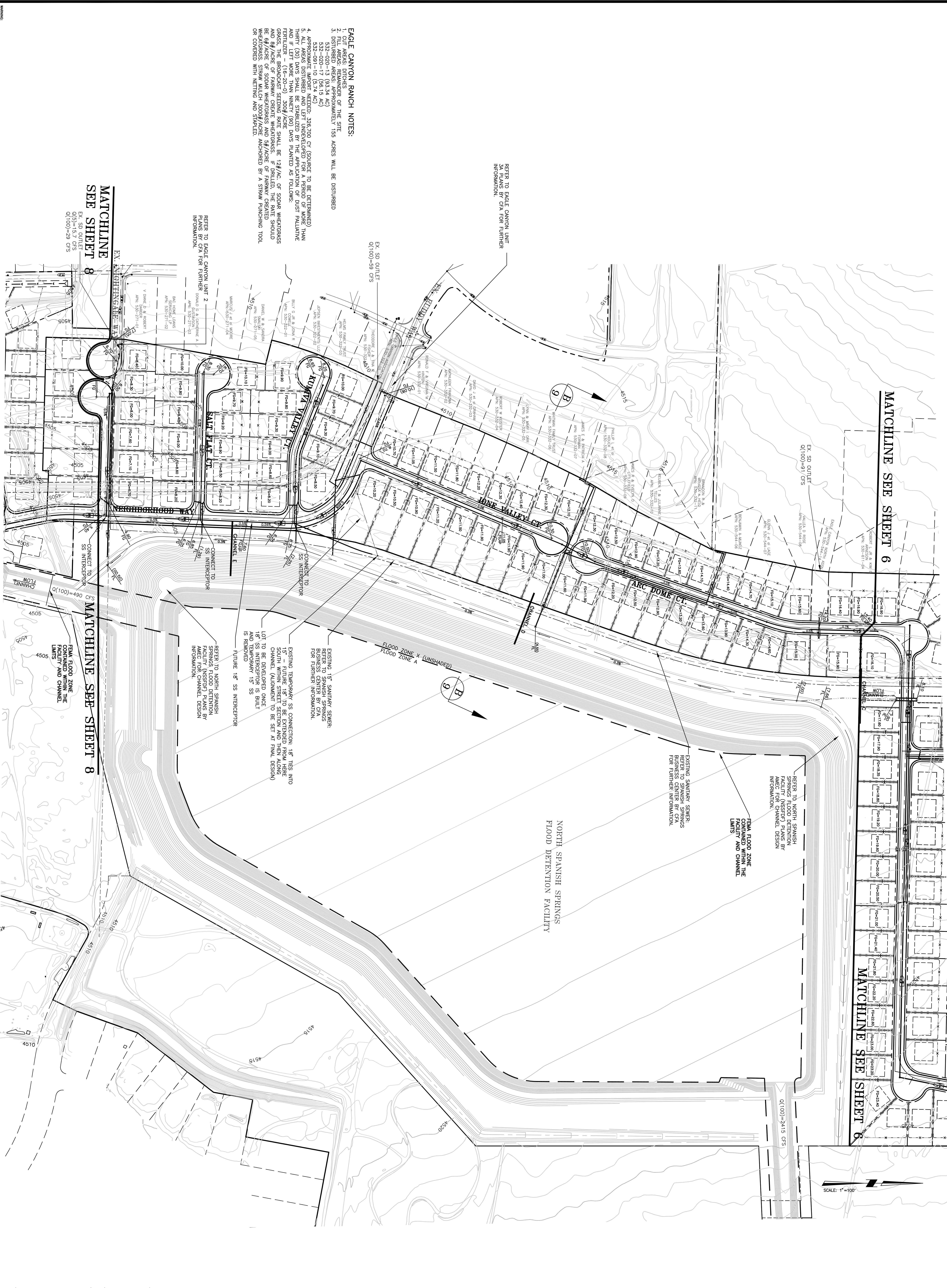
WASHOE COUNTY	NEVADA	MARK	DATE	REVISION	DESCRIPTION

SHEET
2
 OF
9

C & M ENGINEERING AND DESIGN, LTD
 9498 DOUBLE R BLVD., STE. B RENO, NV 89521
 PHONE: (775) 856-3312 FAX: (775) 856-3318

DESIGNED BY: SC/LCW
 DRAWN BY: VI
 PROJECT NUMBER: 04-009.85
 SUBMITTAL STATUS

PREPARED BY: DATE: 6/14/13
 CHECKED BY: DATE: 6/14/13
 DRAWN BY: DATE: 6/14/13
 APPROVED BY: DATE: 6/14/13



EAGLE CANYON RANCH NOTES:

1. CUT AREAS: DITCHES
2. FILL AREAS: REMAINDER OF THE SITE
3. DISTURBED AREAS: APPROXIMATELY 195 ACRES WILL BE DISTURBED
4. APPROXIMATE IMPORT NEEDED: 326,700 CY (SOURCE TO BE DETERMINED)
5. ALL AREAS DISTURBED AND LEFT UNDEVELOPED FOR A PERIOD OF MORE THAN 180 DAYS SHALL BE RESEEDED WITH BENTONITE GRASS AND FERTILIZER - (16-20-0) 300#/ACRE AND FERTILIZER - (16-20-0) 300#/ACRE. THE BROADCAST SEEDING RATE SHALL BE 12#/AC OF SQUARE WHEATGRASS AND 8#/ACRE OF FARAWA CREEK WHEATGRASS. IF DRILLED, THE RATE SHOULD BE 24#/ACRE OF SQUARE WHEATGRASS AND 16#/ACRE OF FARAWA CREEK WHEATGRASS. SEEDS SHALL BE COVERED WITH NETTING AND STAKED.

MATCHLINE SEE SHEET 8

MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 8

REFER TO EAGLE CANYON UNIT 1 FOR PLAN AND STA FOR FURTHER INFORMATION.

REFER TO EAGLE CANYON UNIT 2 FOR PLAN AND STA FOR FURTHER INFORMATION.

EX. SS OUTLET
Q(100)=91 CFS

EX. SS OUTLET
Q(100)=59 CFS

REFER TO NORTH SPANISH SPRINGS FLOOD DETENTION FACILITY (NSDF) PLANS BY AEC FOR CHANNEL DESIGN INFORMATION.

FEMA FLOOD ZONE CONTAINED WITHIN THE FACILITY AND CHANNEL LIMITS

EXISTING SANITARY SEWER. REFER TO SPANISH SPRINGS BUSINESS CENTER BY CFA FOR FURTHER INFORMATION.

NORTH SPANISH SPRINGS FLOOD DETENTION FACILITY

REFER TO NORTH SPANISH SPRINGS FLOOD DETENTION FACILITY (NSDF) PLANS BY AEC FOR CHANNEL DESIGN INFORMATION.

EXISTING TEMPORARY SS CONNECTION: 18" TIES INTO 15" - FUTURE 18" TO BE EXTENDED FROM HERE SOUTH WITHIN STREET SECTION AND THEN ALONG CHANNEL (ALIGNMENT TO BE SET AT FINAL DESIGN) AND DEVELOPED ONCE 18" SS INTERCEPTOR IS BUILT AND DEVELOPED 15" IS REMOVED

EXISTING 15" SANITARY SEWER. REFER TO SPANISH SPRINGS BUSINESS CENTER BY CFA FOR FURTHER INFORMATION.

FLOOD ZONE X (UNSHADED)
FLOOD ZONE A

SCALE: 1"=100'

MARK	DATE	REVISION DESCRIPTION	BY
5/27/14	REVISED GRADING, CHANNEL SECTIONS, IMPORT QUANTITY	LCM	



File: P:\04-009.85 EagleCanyonTentMap\wgs\TENTATIVE-REV\final\ REV\annex08_03.dwg
 <name> Tue, 13 Sep 2016 - 12:57pm

EAGLE CANYON RANCH

GRADING

WASHOE COUNTY

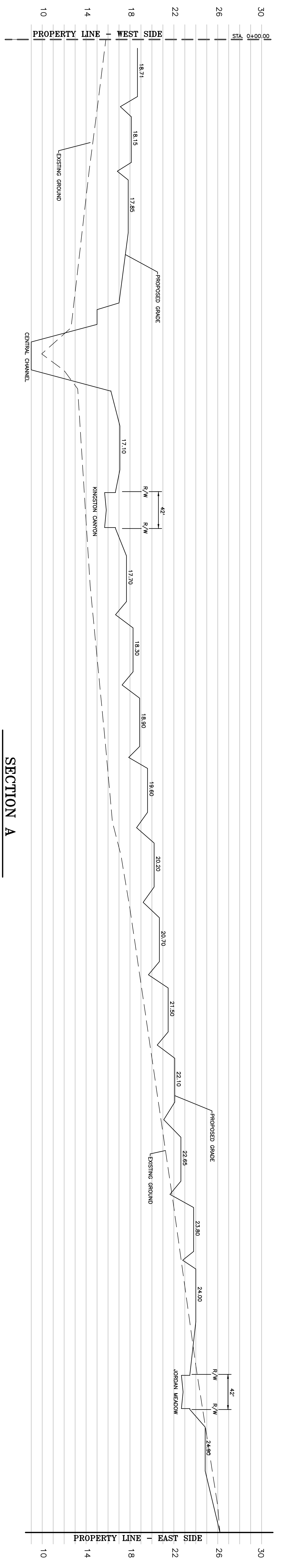
MARK	DATE	REVISION DESCRIPTION	BY
△	9/6/16	REMOVED LOTS 450-462 AND RELOCATED LOTS 464&465	LCM
△	5/27/14	REVISED GRADING, CHANNEL SECTION, IMPORT QUANTITY	LCM

C & M ENGINEERING AND DESIGN, LTD
 9498 DOUBLE R BLVD., STE. B RENO, NV 89521
 PHONE: (775) 856-3312 FAX: (775) 856-3318

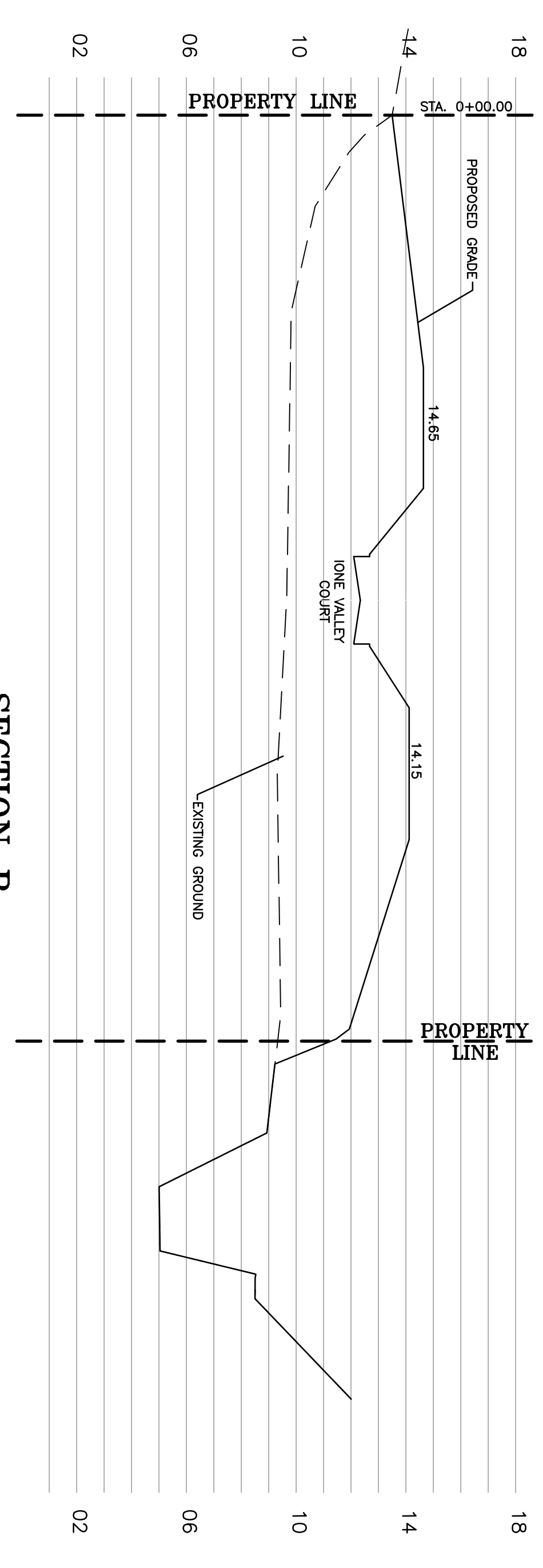
DISSEMINATED BY: SC/LCM
 DATE: 9/6/16
 PROJECT: EAGLE CANYON RANCH
 SHEET: 04-009.85

STATUS: SUBMITTAL

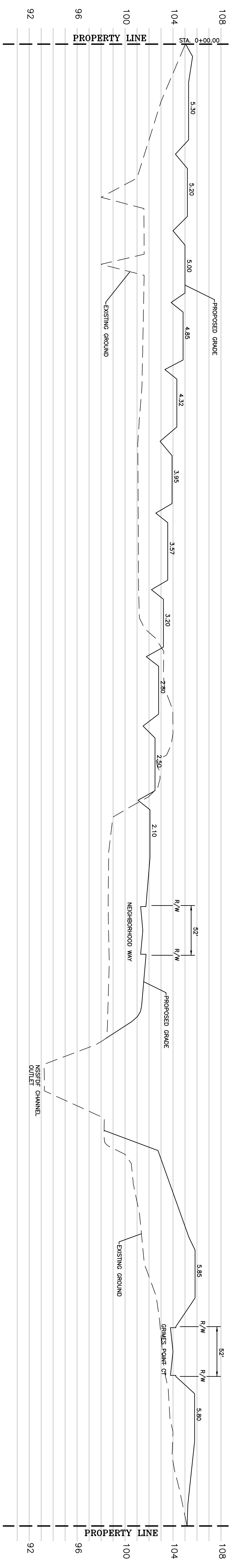
DATE: 5/27/14



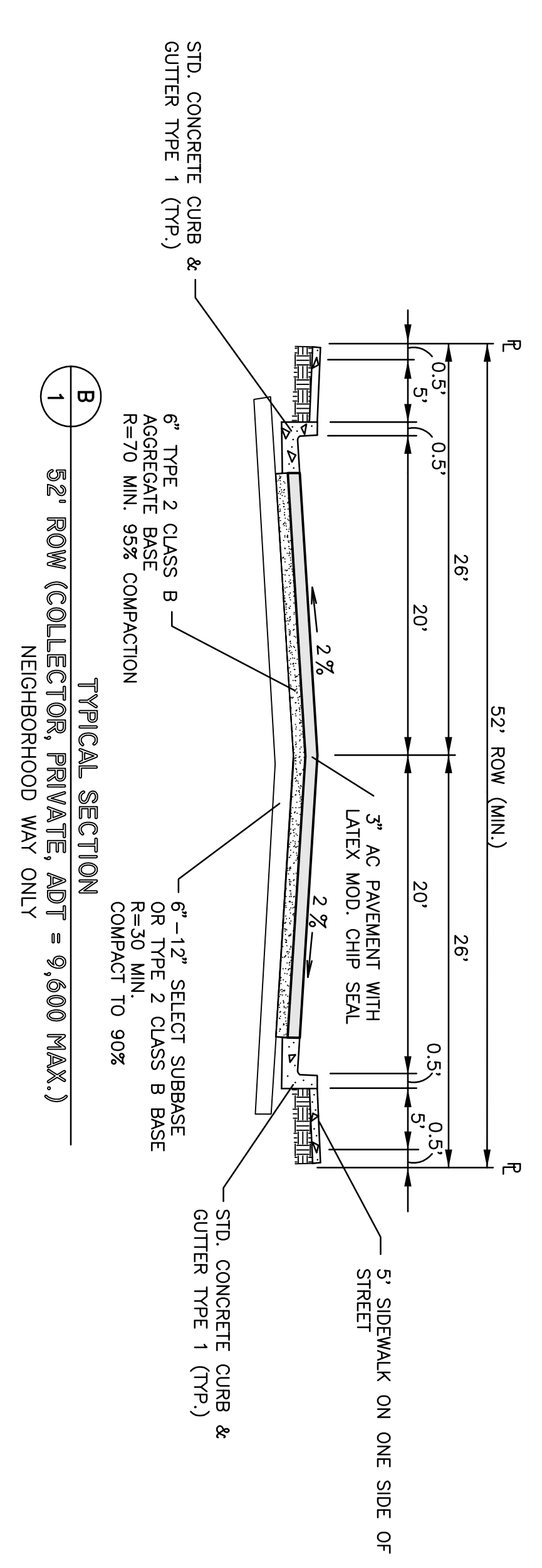
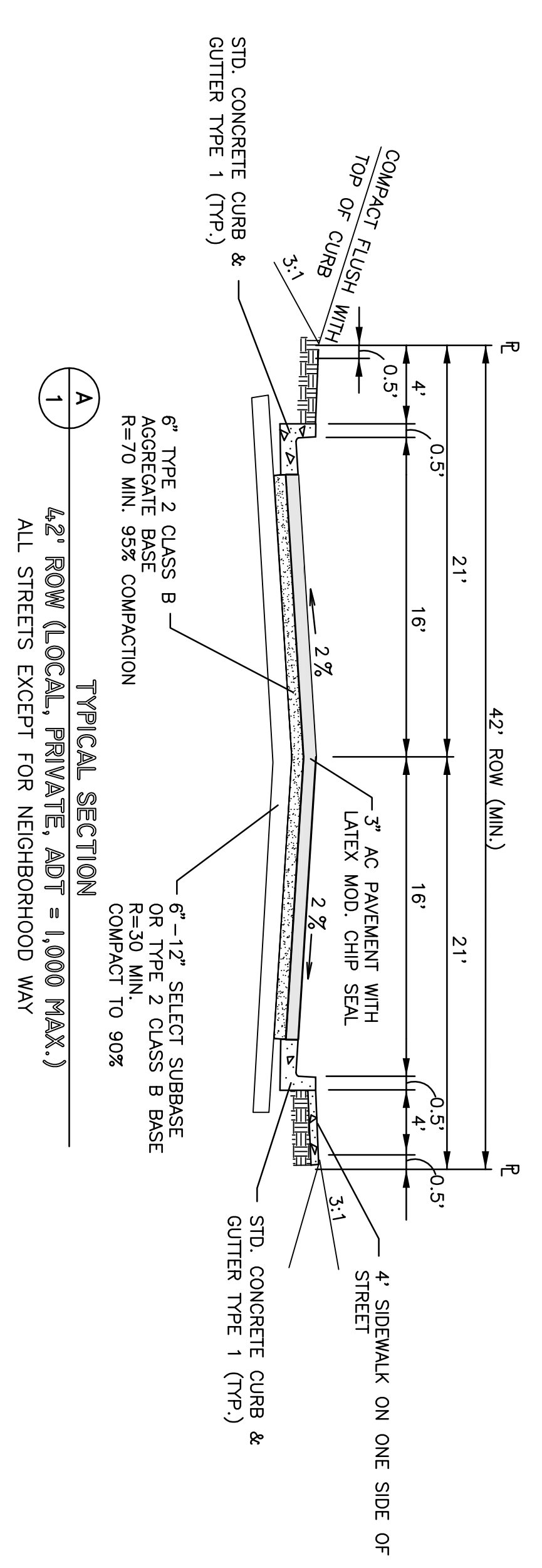
SECTION A
SCALE: 1"=50' HORIZ.
1"=4' VERT.



SECTION B
SCALE: 1"=50' HORIZ.
1"=4' VERT.



SECTION C
SCALE: 1"=50' HORIZ.
1"=4' VERT.



MARK	DATE	REVISION DESCRIPTION

C & M ENGINEERING AND DESIGN, LTD
 9498 DOUBLE R BLVD., STE. B RENO, NV 89521
 PHONE: (775) 856-3312 FAX: (775) 856-3318