

**BOULDER BAY RESORT - BUILDING A
(GRANITE PLACE)**

AMENDMENT OF CONDITIONS FOR TM16-004

PREPARED FOR
BIG WATER INVESTMENTS, LLC

PREPARED BY:
CFA, INC.
1150 CORPORATE BLVD
RENO, NV 89502



JUNE 8, 2023

PROJECT: 15-042.15

BOULDER BAY RESORT – BUILDING A (GRANITE PLACE)

**AMENDMENT OF CONDITIONS
PROJECT NARRATIVE**

Table of Contents

**Development Application, Owners Affidavit, Amendment of Conditions Supplemental Information
& Proof of Property Tax Payment..... Tab A**

Project Narrative Tab B

Property Location 1

Project Request/Summary 2

Project Background..... 2

Planned Parcel Division and Limitation of Common Area..... 6

Tentative Map Findings Review 8

Conceptual Boundary Map..... Tab C

Original Tentative Map Sheet (Site Plan and Landscape Plan)..... Tab D

Staff Report for Boulder Bay Resort TM16-004 & SB16-005 Tab E

Condominium Tract Map 5287 (Recorded) Tab F

Granite Place CC&R Document - Excerpts Tab F

TAB A

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
For Office Use Only			
Date Received: Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

ENTITY INFORMATION

ENTITY INFORMATION

Entity Name: BIG WATER INVESTMENTS, LLC	Entity Number: E0071042015-0
Entity Type: Domestic Limited-Liability Company (86)	Entity Status: Active
Formation Date: 02/11/2015	NV Business ID: NV20151090372
Termination Date: Perpetual	Annual Report Due Date: 2/29/2024
Series LLC: <input type="checkbox"/>	Restricted LLC: <input type="checkbox"/>

REGISTERED AGENT INFORMATION

Name of Individual or Legal Entity: JOHN CUNHA CPA, PC	Status: Active
CRA Agent Entity Type:	Registered Agent Type: Commercial Registered Agent
NV Business ID: NV20111510254	Office or Position:
Jurisdiction:	
Street Address: 6380 MAE ANNE AVE UNIT 7, RENO, NV, 89523, USA	
Mailing Address: PO BOX 33699, RENO, NV, 89533, USA	
Individual with Authority to Act: JOHN CUNHA	
Fictitious Website or Domain Name:	

OFFICER INFORMATION **VIEW HISTORICAL DATA**

Title	Name	Address	Last Updated	Status
Other/	John Cunha	2117 Tara Ridge Trail, Reno, NV, 89523, USA	12/21/2021	Active
Manager	INTERNATIONAL SUPPLY CONSTORTIUM, LLC	P.O. BOX 6622, INCLINE VILLAGE, NV, 89450, USA	11/30/2018	Active

Page 1 of 1, records 1 to 2 of 2

[Filing History](#) [Name History](#) [Mergers/Conversions](#)

[Return to Search](#) [Return to Results](#)

ENTITY INFORMATION

ENTITY INFORMATION

Entity Name: INTERNATIONAL SUPPLY CONSORTIUM, LLC	Entity Number: LLC10255-2003
Entity Type: Domestic Limited-Liability Company (86)	Entity Status: Active
Formation Date: 07/14/2003	NV Business ID: NV20031104350
Termination Date: 7/14/2503	Annual Report Due Date: 7/31/2023
Series LLC: <input type="checkbox"/>	Restricted LLC: <input type="checkbox"/>

REGISTERED AGENT INFORMATION

Name of Individual or Legal Entity: JOHN CUNHA CPA, PC	Status: Active
CRA Agent Entity Type:	Registered Agent Type: Commercial Registered Agent
NV Business ID: NV20111510254	Office or Position:
Jurisdiction:	
Street Address: 6380 MAE ANNE AVE UNIT 7, RENO, NV, 89523, USA	
Mailing Address: PO BOX 33699, RENO, NV, 89533, USA	
Individual with Authority to Act: JOHN CUNHA	
Fictitious Website or Domain Name:	

OFFICER INFORMATION VIEW HISTORICAL DATA

Title	Name	Address	Last Updated	Status
Manager	VANGUARD SUPPLY CONSULTANTS LTD	PO BOX 6622, INCLINE VILLAGE, NV, 89450, USA	05/07/2019	Active
Manager	ROGER WITTENBERG	PO BOX 6622, INCLINE VILLAGE, NV, 89450, USA	05/07/2019	Active

Amendment of Conditions Application Supplemental Information

(All required Information may be separately attached)

Required Information

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

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.

TAB B

BOULDER BAY RESORT – BUILDING A (GRANITE PLACE)

AMENDMENT OF CONDITIONS PROJECT NARRATIVE

Property Location

The subject property is located west of State Route 28 at the intersection of Reservoir Road. The subject property totals 2.77+/- acres in one parcel. There are 18 condominium units that have been constructed on the subject property, known as Granite Place. The land beneath the condominiums, contains access (vehicular and pedestrian) and amenities to the residents of the Granite Place Condominiums. The Washoe County Assessor's office recognizes the subject parcel as APN 123-291-01. An aerial based vicinity map is provided below showing the location of the subject property and some of the surrounding roads, borders and facilities for reference.

Vicinity Map



BOULDER BAY RESORT – BUILDING A (GRANITE PLACE)

AMENDMENT OF CONDITIONS PROJECT NARRATIVE

Project Request/Summary

Requested is an amendment of conditions that allows for the Common Area/“Common Element” that will remain associated with the Building A/Granite Place condominium development to be 1.25 acres or more. A boundary line adjustment map will be submitted following this amendment of conditions application and is proposed to follow the Conceptual Boundary Exhibit that is provided in Tab C with this application. The 1.25-acre (or more) area will be dedicated to the Granite Place HOA, per the requirements of the recorded CC&R’s. The remainder piece of the subject property will transfer holding from Big Water Investments, LLC to EKN Tahoe, LLC so that it may become part of the bigger WALT project, as has been planned and envisioned over many years.

Project Background

The Granite Place Condominiums project (formerly known as Boulder Bay Building A) was approved by Washoe County under TM16-004 & SB16-005 in 2016. The approval allowed for development of the 18-unit condominium complex on the 2.77-acre parcel. The project design used a section of code called Common Open Space Development. The Washoe County Common Open Space Development standards contained in Washoe County Code (W.C.C.) Article 408 provide an allowance for variation of lot size in exchange for the provision of open space or preservation of natural resources. Common Open Space Developments allow for a more compact and efficient development pattern while saving and preserving portions of the site as open space. This section of code does not present a minimum amount of open space required for use of the code allowance. The tentative map sheets identified 2.53+/- acres as “Common Element 1.” Below is a copy of one of the tentative map sheets from the original application from 2016 that shows the surface level site plan for the condominium project. and notes the proposed area of “Common Element 1.” This was slightly less than the overall 2.77-acre site as a small portion of the site (highlighted in yellow, in the image on the following page – page 3) was identified to become part of the parcel to the north to accommodate for parking for a park site.

A final map was recorded in 2018 that shows the entire parcel area (2.77 acres) in “common element.” A copy of that map is provided in Tab F with this application.

At the time of approval of the tentative map for Building A/Granite Place (TM16-004), the TRPA had approved an overall Boulder Bay project that clearly identifies buildings encroaching into a portion of the subject parcel – part of the 2.77 acres of Common Element. A copy of the TRPA approved plan that existed at the time of the Building A tentative map approval is provided on Page 4 of the project narrative.

In April of this year, the project went back for review and approval by TRPA, this time as the Waldorf Astoria Lake Tahoe Resort and Residences (WALT) rather than Boulder Bay. The new project plan maintains the same general project layout with updated footprints. Like the previous plan for the Boulder

BOULDER BAY RESORT – BUILDING A (GRANITE PLACE)

AMENDMENT OF CONDITIONS
PROJECT NARRATIVE

2016 Original TRPA Approved Site Plan for Boulder Bay



BOULDER BAY RESORT – BUILDING A (GRANITE PLACE)

AMENDMENT OF CONDITIONS
PROJECT NARRATIVE

2023 TRPA Approved Site Plan for Waldorf Astoria Lake Tahoe



BOULDER BAY RESORT – BUILDING A (GRANITE PLACE)

AMENDMENT OF CONDITIONS PROJECT NARRATIVE

Planned Parcel Division and Limitation of Common Area

The Building A/Granite Place condominium project was completed in 2018 and the Final Map was issued and recorded on October 5, 2018 after all conditions to approval had been satisfied. All 18 units have been sold by the developer, with the last unit being sold almost two years ago, in February 2021.

With the final construction of the Granite Place Condominiums, the Covenants, Conditions and Restrictions (CC&R's) were recorded to help guide the long-term management, maintenance and community regulations for the development. The Granite Place CC&R's were recorded under document number 4856409 on October 5, 2018.

The division of the subject parcel and reduction in the common element/open space area associated with the condominium development (Granite Place) was contemplated and generally depicted and described in the Declaration of the CC&R's for Granite Place.

The withdrawal of the land withdrawn from the subject parcel and the lessening the common area directly associated with the Building A/Granite Place condominium development should have been realized and recognized given the approved TRPA plans. Unfortunately, it was not. This application looks to correct that oversight. The withdrawal of land from the subject parcel and creation of the 1.25 acre or more common area to be associated with the condominium project is specifically noted and Section 7.6 of CC&R's and is depicted in Exhibit C to the CCRs. The referenced section of text is provided below along with a copy of Exhibit "C" that depicts the approximate area of withdrawal that was envisioned, but not fully legally identifiable at the time of recordation of the CCRs.

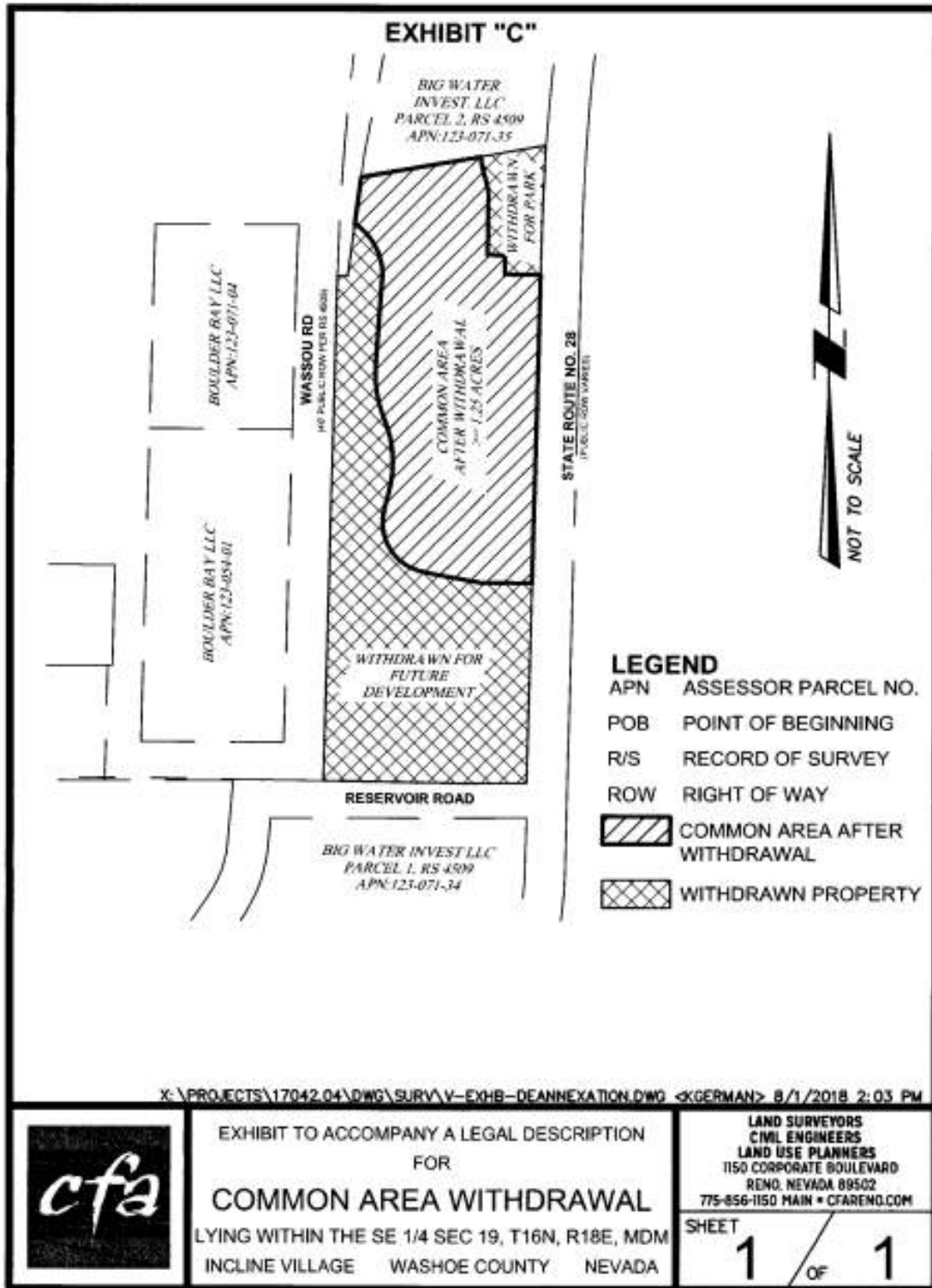
Section 7.6. Common Area Open Space Merger and Resubdivision Parcel Map.

In accordance with the power granted to Declarant in Section 7.5(d), above, Declarant may withdraw Common Area Open Space from the Property by recording a Common Area Open Space Merger and Resubdivision Parcel Map, which is subject to approval by Washoe County, or by other such methods as prescribed by Washoe County in order to effect the withdrawal of Common Area Open Space, which shall result in the Property consisting of a single parcel at least 1.25 acres in size, generally as shown on Exhibit "C", and the legal description for which shall be provided in the recorded Common Area Open Space Merger and Resubdivision Parcel Map, or by any other method required by Washoe County. The common area shall not be further subdivided or developed with a primary use without TRPA's prior review and approval, and the common area does not contain a development right as that phrase is defined by TRPA.

Reference – Granite Place CC&R document, Page 55 of Doc. No. 4856409

BOULDER BAY RESORT – BUILDING A (GRANITE PLACE)

AMENDMENT OF CONDITIONS
PROJECT NARRATIVE



Reference – Granite Place CC&R Document, Page 81 of Doc. No. 4856409

BOULDER BAY RESORT – BUILDING A (GRANITE PLACE)

AMENDMENT OF CONDITIONS PROJECT NARRATIVE

Section 7.6 of the recorded CC&R's is very clear in defining the anticipated withdrawal of land from the subject parcel that was fully anticipated. The CC&R document was provided to the County, as required through condition of approval prior to recordation. Exhibit "C" of the CC&R's depicts the general form that the withdrawal was to take. The BLA map that will follow this amendment of conditions will be prepared in conformance with the anticipated size and general shape that has been agreed to, per the CC&R's.

Tentative Map Findings Review

As part of the requirements for the approval of an amendment of conditions request, an identification of how or if the proposed amendment will affect the required findings, as approved. Below is a listing of the findings that were made for the tentative map (TM16-004). The Washoe County staff response/review of each finding is provided from the original staff report, dated June 14, 2016. Also provided is a current review by the applicant as to whether we anticipate any impact or change to the review of each finding with approval of this amendment of conditions request.

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

Staff Comment: The North Stateline Community Plan allows up to 15 dwelling units per acre.

Applicant Review/Comment: The allowance for the ultimate division of the subject parcel will not impact this finding.

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 North Stateline Community Plan vision "is creating a more complete destination resort area for visitors and improving the quality of life for the local residents. The Community Design plan (figure 4) calls for the Tahoe Mariner site (the subject site) as being redeveloped and landscaped.

Applicant Review/Comment: The approved development of Building A is fully complete and has gone through all necessary review and approvals for the final map and building permit applications. As such, the proposed allowance for the ultimate division of the subject parcel will not impact this finding.

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

Staff Comment: While the site is identified as having slopes greater than 15%, the site was significantly altered from the natural state during previous development.

BOULDER BAY RESORT – BUILDING A (GRANITE PLACE)

AMENDMENT OF CONDITIONS

PROJECT NARRATIVE

Applicant Review/Comment: The allowance for the ultimate division of the subject parcel will not impact this finding.

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

Staff Comment: The Incline Village General Improvement District requires the applicant to provide infrastructure improvements for water and sewer to serve the domestic water needs and fire flows for the development.

Applicant Review/Comment: Domestic water needs have been met with the approved construction of the Building A/Granite Place condominium project. As such allowance for the ultimate division of the subject parcel will not impact this finding.

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: The site was significantly altered from the natural state during previous development; redevelopment will not result in any additional negative impact.

Applicant Review/Comment: The ultimate division of the subject parcel will not impact this finding.

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 site was significantly altered from the natural state during previous development; Washoe County Health Division has provided conditions to address vector control, mass grading permit and the Division's review of the water.

Applicant Review/Comment: The approved development of Building A is fully complete and has gone through all necessary review with the Washoe County Health Department. As such, the proposed allowance for the ultimate division of the subject parcel will not impact this finding.

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.

BOULDER BAY RESORT – BUILDING A (GRANITE PLACE)

AMENDMENT OF CONDITIONS PROJECT NARRATIVE

Staff Comment: There are no public easements on the subject site.

Applicant Review/Comment: With the ultimate division of the subject parcel, the approved connector road between SR 28 and Wassou Way will be able to be constructed. The alignment of the future parcel line has been defined by the location of this connector road.

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: Appropriate primary and secondary access are proposed for emergency vehicles.

Applicant Review/Comment: The division of the subject property will allow for improved access near/adjacent to the constructed condominium project. As such, the proposed allowance for the ultimate division of the subject parcel could be seen to have a positive impact relative to this finding.

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

Staff Comment: No land or improvements are proposed to be dedicated to the County.

Applicant Review/Comment: No land improvement are proposed with this amendment of conditions request. As such, there is expected to be no impact this finding.

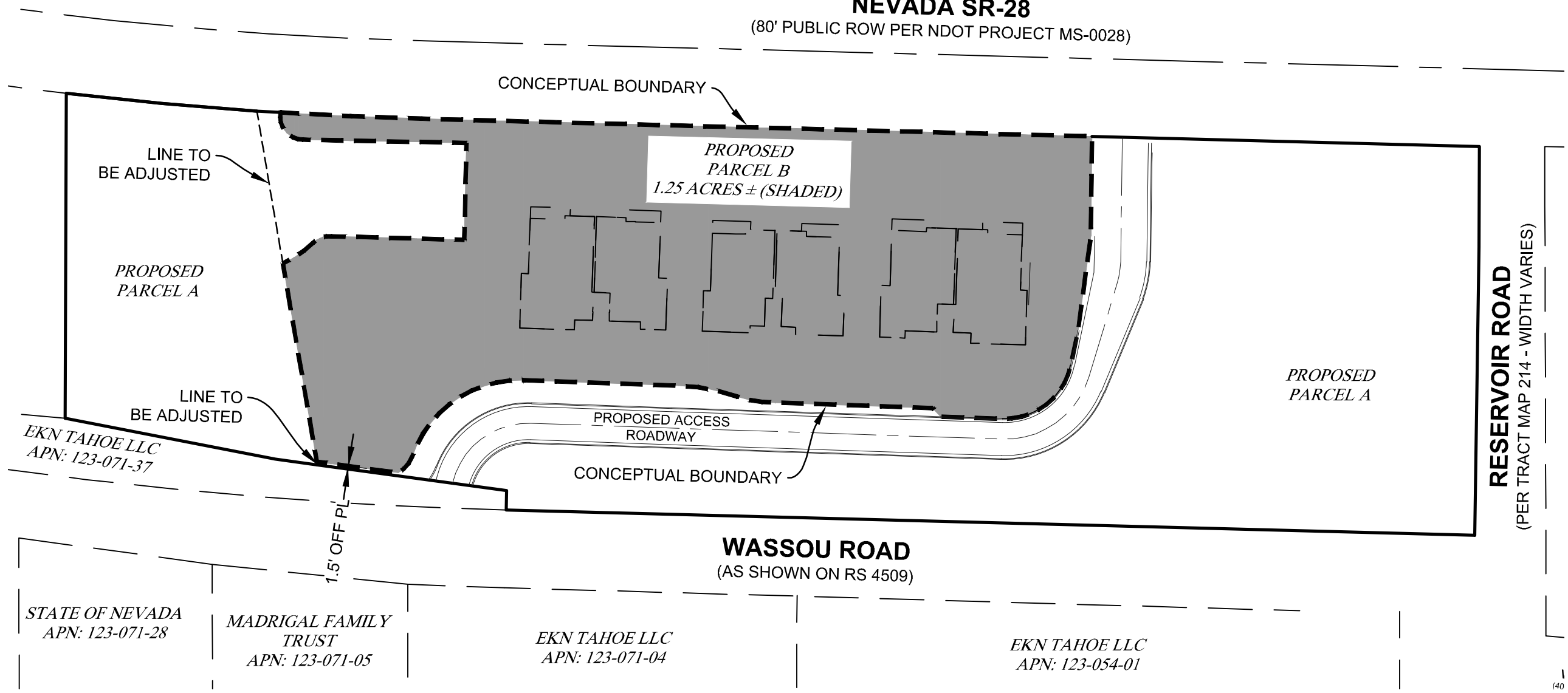
10. Energy. That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

Staff Comment: The proposed structure is oriented, to the extent allowed by the configuration and previous development of the site, to allow for natural heating and cooling opportunities.

Applicant Review/Comment: The allowance for the ultimate division of the subject parcel will not impact this finding.

TAB C

NEVADA SR-28
(80' PUBLIC ROW PER NDOT PROJECT MS-0028)



RESERVOIR ROAD
(PER TRACT MAP 214 - WIDTH VARIES)

WASSOU ROAD
(AS SHOWN ON RS 4509)

*PROPOSED
PARCEL B
1.25 ACRES ± (SHADED)*

LINE TO
BE ADJUSTED

*PROPOSED
PARCEL A*

LINE TO
BE ADJUSTED

*EKN TAHOE LLC
APN: 123-071-37*






*STATE OF NEVADA
APN: 123-071-28*

*MADRIGAL FAMILY
TRUST
APN: 123-071-05*

*EKN TAHOE LLC
APN: 123-071-04*

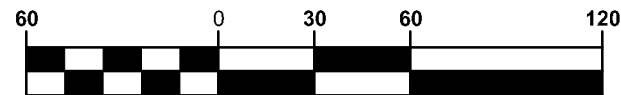
*EKN TAHOE LLC
APN: 123-054-01*

LEGEND

-  CONCEPTUAL BOUNDARY
-  ADJOINER LINE
-  PARCEL LINE
-  CENTERLINE ROADWAY
-  PROPERTY LINE



GRAPHIC SCALE



1 inch = 60 ft.

CFA, INC.
LAND SURVEYORS
CIVIL ENGINEERS
LAND USE PLANNERS



1150 CORPORATE BOULEVARD ■ RENO, NEVADA 89502
775-856-1150 MAIN ■ 775-856-1160 FAX ■ CFARENO.COM

EXHIBIT MAP
FOR
CONCEPTUAL BOUNDARY
APN'S: 123-071-35 & 123-291-01
EKN TAHOE LLC & BIG WATER INVESTMENTS LLC
WASHOE COUNTY
NEVADA

JOB NO. 17042.15
DRAWN BY DRE
CHECKED BY DS
SHEET **1** OF **1**

TAB D

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, BIG WATER INVESTMENTS, LLC, IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 378, AND THAT THE EASEMENTS AS SHOWN FOR ACCESS, UTILITY, AND DRAINAGE ARE HEREBY GRANTED.

BIG WATER INVESTMENTS, LLC _____ DATE _____
BY: _____
TITLE: _____

STATE OF _____ } S.S.
COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____

BY _____ AS _____ OF _____
BIG WATER INVESTMENTS, LLC, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

NOTARY PUBLIC
(MY COMMISSION EXPIRES _____)

UTILITY COMPANY'S CERTIFICATE

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED CABLE TV, PUBLIC UTILITY COMPANIES, AND INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT.

BY _____ DATE _____
BY: _____
TITLE: _____

NEVADA BELL d/b/g AT&T NEVADA _____ DATE _____
BY: _____
TITLE: _____

CHARTER COMMUNICATIONS _____ DATE _____
BY: _____
TITLE: _____

INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT _____ DATE _____
BY: _____
TITLE: _____

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT BIG WATER INVESTMENTS, LLC, OWNER OF RECORD AN INTEREST IN THE LAND DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNER OF THE RECORD OF SAID LAND; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS EXCEPT AS SHOWN BELOW; THAT THERE ARE NO LIENS OF RECORD AGAINST THE LAND DELINEATED HEREON, OR ANY PART THEREOF FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL, OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS, AND THAT A WARRANT DATED _____, 2016, FOR THE BENEFIT FOR THE COUNTY OF WASHOE, STATE OF NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

FIRST AMERICAN TITLE INSURANCE COMPANY

BY: _____
TITLE: _____

SECURITY INTEREST HOLDERS CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, _____, CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT.

-----LENDER NAME-----

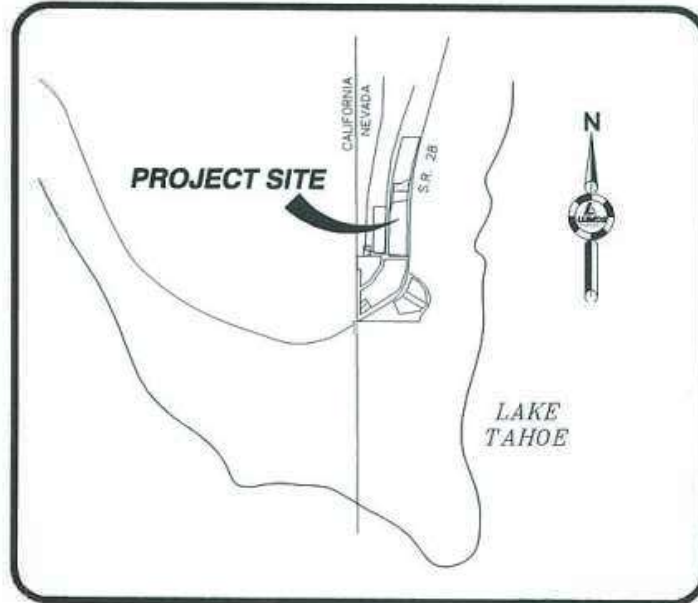
BY: _____
TITLE: _____

STATE OF _____ } S.S.
COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____

BY _____ AS _____ OF _____
PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

NOTARY PUBLIC
(MY COMMISSION EXPIRES _____)



VICINITY MAP
NOT TO SCALE

TAX CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THE LAND SHOWN HEREON FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO N.R.S. 361A.285.

A.P.N. 123-071-35 & 35
WASHOE COUNTY TREASURER

BY: _____ DATE _____
NAME: _____
DEPUTY TREASURER

DIVISION OF WATER RESOURCES CERTIFICATE

THIS MAP IS HEREBY APPROVED BY THE DIVISION OF WATER RESOURCES.

BY: _____ DATE _____
DIVISION OF WATER RESOURCES

DISTRICT BOARD OF HEALTH CERTIFICATE

THIS MAP IS HEREBY APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH.

BY: _____ DATE _____
DISTRICT BOARD OF HEALTH

SITE INFORMATION:

A.P.N.'s 123-071-34 &
123-071-35
STATE ROUTE 28
CRYSTAL BAY, NEVADA

PROPERTY OWNER

BRIAN HELM
(775) 313-6903
BIG WATER INVESTMENTS, LLC
P.O. BOX 6622
INCLINE VILLAGE, NV 89450

ZONING AND LAND USE:

EXISTING AND PROPOSED ZONING AND MASTER PLAN USE:

ZONING - (MDS) MEDIUM DENSITY SUBURBAN
LAND USE - NORTH STATELINE COMMUNITY PLAN

SURVEYOR'S CERTIFICATE

I, GREGORY S. PHILLIPS, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AGENT FOR LUMOS AND ASSOCIATES, INC., CERTIFY THAT:

- 1) THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF BIG WATER INVESTMENTS, LLC.
- 2) THE LANDS SURVEYED LIE WITHIN THE S 1/2 OF SECTION 19, T.16 N., R.18 E., M.D.M., AND THE SURVEY WAS COMPLETED ON _____, 2016.
- 3) THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- 4) THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

GREGORY S. PHILLIPS, P.L.S.
NEVADA CERTIFICATE No. 17616



REFERENCES

- (R1) A PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED MAY 10, 2016, ORDER No.121-2504068.
 - (R2) RECORD OF SURVEY SUPPORTING A BOUNDARY LINE ADJUSTMENT FOR SIERRA PARK, LLC, ROS MAP No. 4509.
- OFFICIAL RECORDS OF THE COUNTY OF WASHOE, STATE OF NEVADA, EXCLUDING R1

COUNTY SURVEYOR'S CERTIFICATE

I CERTIFY THAT I HAVE EXAMINED THIS PLAT CONSISTING OF FOUR SHEETS AND THAT ALL ACTS AND ORDINANCES APPLICABLE HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT. NO ADDITIONAL MONUMENTS ARE REQUIRED.

BY: _____ DATE _____
MICHAEL E. GUMP, P.L.S. 13927
WASHOE COUNTY SURVEYOR

TAHOE REGIONAL PLANNING AGENCY

THIS MAP IS HEREBY APPROVED BY THE TAHOE REGIONAL PLANNING AGENCY.

BY: _____ DATE _____
TAHOE REGIONAL PLANNING AGENCY

SHEET 1 OF 3

FILED No. _____

FEE: _____

FILE FOR RECORD AT THE REQUEST OF LUMOS & ASSOCIATES, INC.

ON THIS _____ DAY OF _____

2016, AT _____ MINUTES PAST _____

O'CLOCK _____ M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

LAWRENCE R. BURTNESH
COUNTY RECORDER

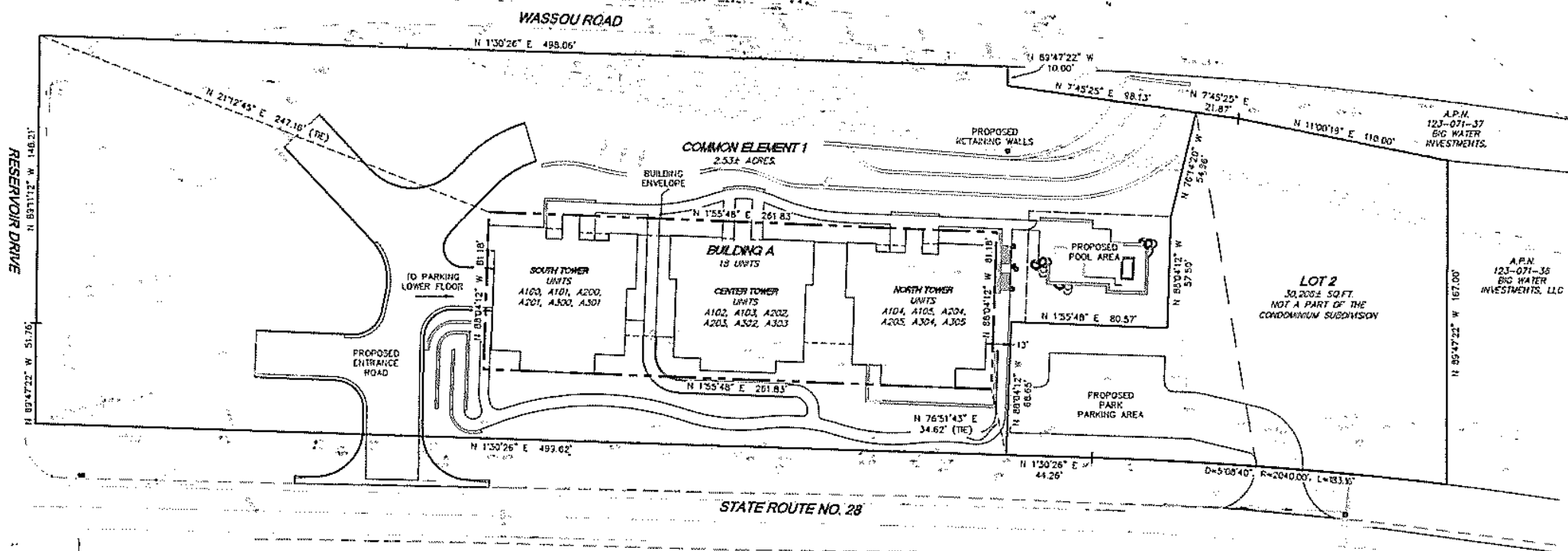
BY: _____
DEPUTY

TENTATIVE MAP
BOULDER BAY BUILDING A
A CONDOMINIUM SUBDIVISION
BEING A MERGER AND RESUBDIVISION OF PARCELS 1 & 2 OF DOCUMENT #4446494, SHOWN ON ROS 4509
SITUATE WITHIN A PORTION OF THE S 1/2 OF SECTION 19 TOWNSHIP 16 NORTH, RANGE 18 EAST, M.D.M.
WASHOE COUNTY, STATE OF NEVADA

1800 E. COLLEGE PKWY
CARSON CITY, NEVADA 89704
TEL (775) 883-7077
FAX (775) 883-7114

Drawn By: GSP
Job No: 7139.003
Drawing No: 7139003 TM.dwg

TAHOE REGIONAL PLANNING AGENCY

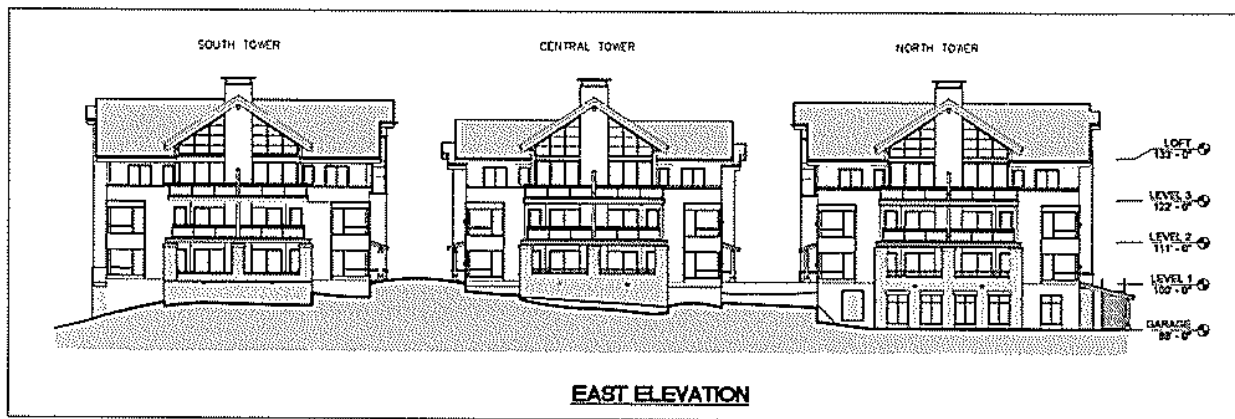
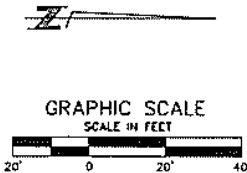


NOTES

- 1) SUBJECT PROPERTY LIES WITHIN ZONE X PER FEMA FIRM MAP NO. 32031C3400G REVISED MARCH 16, 2009.
- 2) ZONING DISTRICT IS (MDS) MEDIUM DENSITY SUBURBAN
- 3) SUBJECT PROPERTY LIES WITHIN THE NORTH STATELINE COMMUNITY PLAN.
- 4) EXISTING TOPOGRAPHY WAS PROVIDED BY OWNER AND NOT PREPARED BY LUMOS AND ASSOCIATES, INC.
- 5) PROPOSED BUILDING ELEVATIONS AND INFORMATION WAS PROVIDED BY OZ ARCHITECTURE OF DENVER COLORADO.
- 6) SEE UTILITY, SITE, GRADING, AND LANDSCAPE PLANS SUBMITTED WITH THIS MAP FOR PROPOSED IMPROVEMENTS.

AREA

COMMON ELEMENT 1 = 2.53± ACRES
 LOT 2 = 30,208± SQ. FT.
 TOTAL LAND AREA = 3.22± ACRES
 18 CONDOMINIUM UNITS OF VARYING SIZE
 SEE APPROXIMATE SIZE ON SHEET 3 OF 3



BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS BASED ON THE NEVADA COORDINATE SYSTEM OF 1983, WEST ZONE, NAD 83/94. DISTANCES SHOWN ARE GROUND DISTANCES USING A PROJECT COMBINED GRID TO GROUND SCALE FACTOR OF 1.000197939, PER RECORD OF SURVEY NO. 4509.


SHEET 2 OF 3

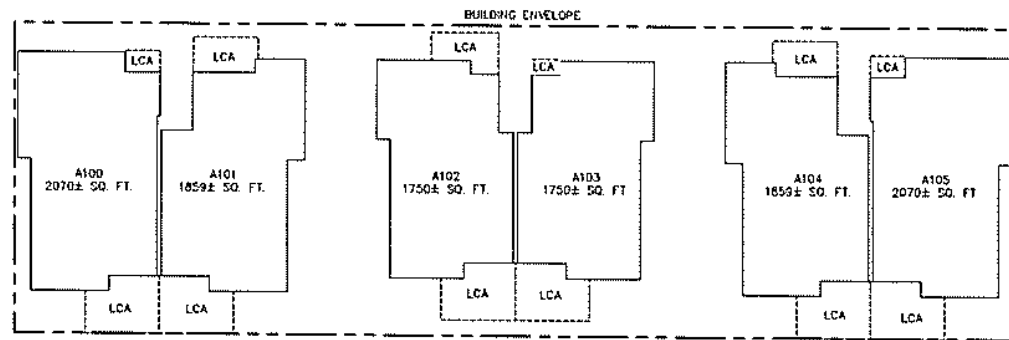
TENTATIVE MAP
BOULDER BAY BUILDING A
A CONDOMINIUM SUBDIVISION

BEING A MERGER AND RESUBDIVISION OF PARCELS 1 & 2 OF DOCUMENT #4446494, SHOWN ON ROS 4509

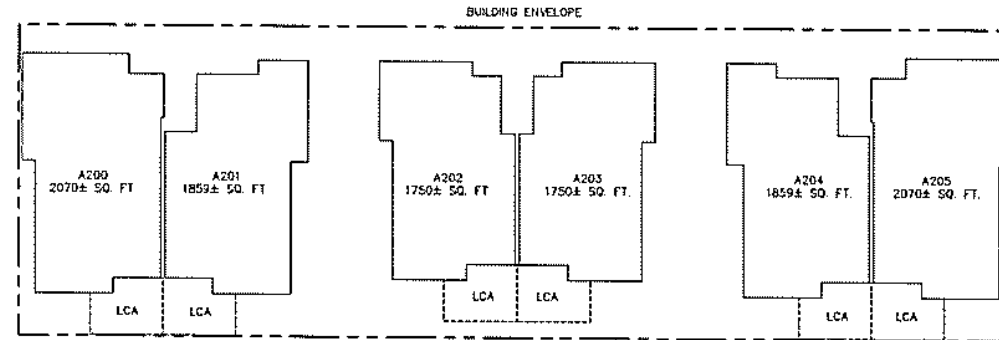
SITUATE WITHIN A PORTION OF THE S 1/2 OF SECTION 19
 TOWNSHIP 16 NORTH, RANGE 18 EAST, M.D.M.

WASHOE COUNTY STATE OF NEVADA

 <p>1800 E. COLLEGE BLVD. CARSON CITY, NEVADA 89701 TEL (775) 883-7877 FAX (775) 883-7114</p>	<p>Drawn By: GSP Job No.: 7139-003 Drawing No.: 7139003 TM.dwg</p>
---	--

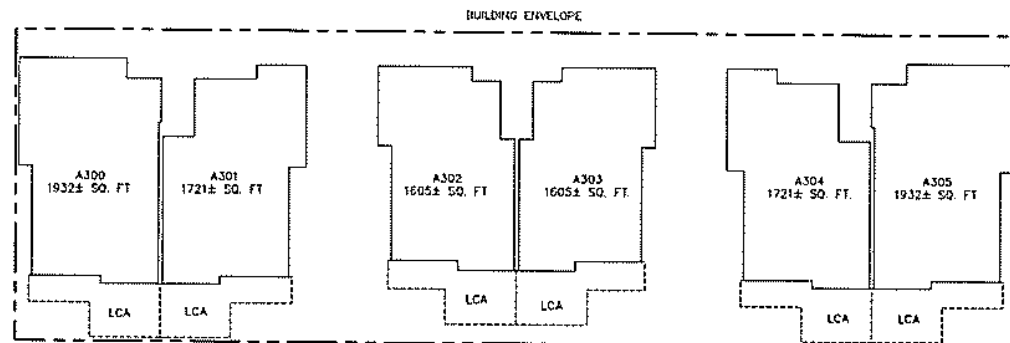


LEVEL 1

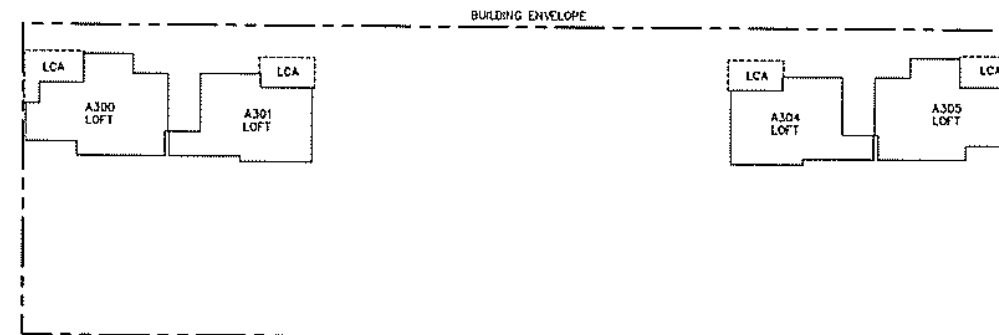


LEVEL 2

18 TOTAL UNITS



LEVEL 3



LOFT

NOTES CONTINUED

7) LOFTED AREA SHOWN HEREON COMPRISES DIMENSIONS TO FRONT FACE OF STUD BASED ON ARCHITECTURAL PLANS PREPARED BY OZ ARCHITECTURE. THE PHYSICAL BOUNDARIES OF EACH LOT SHALL INCLUDE ALL INTERNAL LIVING SPACE, AS STATED IN J.I.R.S. 116. THE BUILDING STRUCTURES THEMSELVES AND THE GROUND BENEATH SAID BUILDINGS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION, BEING A PORTION OF THE COMMON ELEMENT

8) ALL OF THE LOWER INCLUDING BUT NOT LIMITED TO PARKING GARAGE, OWNERS'S LOUNGE, FITNESS CENTER AND MECHANICAL AREAS ARE PORTION OF THE COMMON ELEMENT

9) ALL PUBLIC UTILITY EASEMENT INCLUDE CABLE TELEVISION.

10) A BLANKET EMERGENCY ACCESS EASEMENT AND PRIVATE ACCESS EASEMENT IS HEREBY GRANTED OVER THE COMMON ELEMENT PARCEL, FOR THE BENEFIT OF THE LOTS SHOWN HEREON SAID BLANKET EMERGENCY ACCESS EASEMENT IS INCLUSIVE OF THE STAIRWAYS WHICH ACCESS THE UPPER FLOORS.

11) SEE DOCUMENT NUMBER _____ FOR COVENANTS, CONDITIONS AND RESTRICTS RECORDED _____ IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

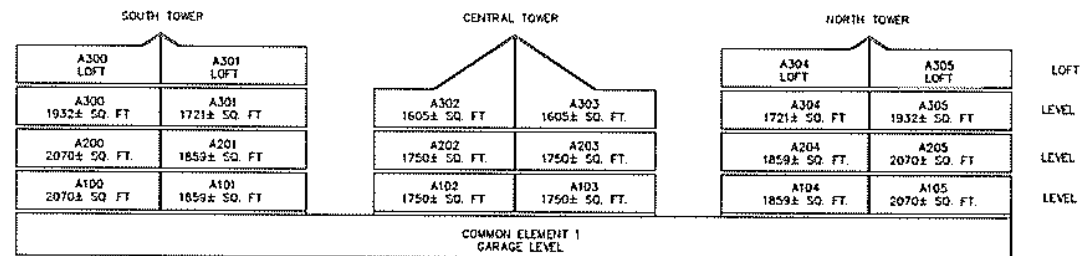
12) ALL ANGLE POINTS IN THE UNIT BOUNDARIES FROM RIGHT ANGLES.

13) A BLANKET PUBLIC UTILITY EASEMENT IS HEREBY GRANTED OVER AND ACROSS THE COMMON ELEMENT PARCELS TO THE INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT FOR THE PURPOSE OF ACCESSING AND MAINTAINING ALL EXISTING UTILITIES AND ANY AND ALL FUTURE WATER UTILITY INSTALLATIONS.

14) COMMON ELEMENTS, DRIVEWAY ACCESS AND STORM WATER MANAGEMENT SYSTEMS ARE PRIVATELY MAINTAINED AND PERPETUALLY FUNDED BY THE HOMEOWNERS ASSOCIATION.

15) A BLANKET RECIPROCAL PRIVATE ACCESS EASEMENT IS HEREBY GRANTED OVER AND ACROSS THE COMMON ELEMENT PARCELS FOR THE BENEFIT OF THE OWNERS OF THE LOTS SHOWN HEREON.

16) LANDSCAPING WITHIN COMMON ELEMENT 1 SHALL BE PRIVATELY MAINTAINED AND PERPETUALLY FUNDED BY THE HOMEOWNERS ASSOCIATION.



PROFILE



SHEET 3 OF 3

TENTATIVE MAP
BOULDER BAY BUILDING A
A CONDOMINIUM SUBDIVISION

BEING A MERGER AND RESUBDIVISION OF PARCELS 1 & 2 OF
DOCUMENT #4446494, SHOWN ON ROS 4509

SITUATE WITHIN A PORTION OF THE S 1/2 OF SECTION 19
TOWNSHIP 16 NORTH, RANGE 18 EAST, N.D.M.

WASHOE COUNTY STATE OF NEVADA

1800 E. COLLEGE PKWY
CARSON CITY, NEVADA 89706
TEL (775) 883-7077
FAX (775) 883-7114

Drawn By: GSP
Job No.: 7139.003
Drawing No.: 7139003 TM.dwg

TAB E



Planning Commission Staff Report

Meeting Date: July 5, 2016

Subject: Tentative Subdivision Map Case Number TM16-004 and Special Use Permit Case Number SB16-005 (Boulder Bay Resort)

Applicant(s): Big Water Investments LLC

Agenda Item Number: **9B**

Project Summary: Grading and development of an 18-unit common open space condominium subdivision.

Recommendation: **Tentative Subdivision Map: Approval with Conditions**
Special Use Permit: Approval with Conditions

Prepared by: Eva Krause, AICP, Planner
Planning and Development Division
Washoe County Community Services Department

Phone: 775.328.3628

E-Mail: ekrause@washoecounty.us

Description

Tentative Subdivision Map Case Number TM16-004 (Boulder Bay Resort) – Hearing, discussion, and possible action to approve a tentative subdivision map for an 18 unit common open space condominium development.

AND

Special Use Permit Case Number SB16-005 (Boulder Bay Resort) – Hearing, discussion, and possible action to approve grading for future development on a property containing slopes in excess of fifteen percent (15%) on twenty percent (20%) or more of the site, with conditions including approval of a Director's modification to allow fill up to 30 feet.

- Applicant: Big Water Investments LLC
- Property Owner: Big Water Investments LLC
- Location: Reservoir Drive and State Route 28, Crystal Bay NV
- Assessor's Parcel Number(s): 123-071-34
- Parcel Size: 2.77 acres
- Master Plan Category: Suburban Residential
- Regulatory Zone: Medium Density Suburban
- Area Plan: North State Line Community Plan
- Citizen Advisory Board: Incline Village/Crystal Bay
- Development Code: Article 438 Grading Standards
Article 424 Hillside Development
Article 408 Common Open Space Development
Article 608 Tentative Subdivision Maps
- Commission District: 1 – Commissioner Berkbigler
- Section/Township/Range: Section 16, T18N, R19E, MDM,
Washoe County, NV

Staff Report Contents

Description 1

Tentative Subdivision Map 3

Special Use Permit 3

Site Plan 6

Background..... 8

Project Evaluation 8

Land Use Summary 9

Tahoe Area Plan Policies 11

Incline Village / Crystal Bay Citizen Advisory Board (IV/CB CAB) 12

Reviewing Agencies..... 12

Staff Comment on Required Findings 13

Recommendation..... 16

Motion 16

Appeal Process..... 17

Exhibits Contents

Conditions of Approval Exhibit A

Engineering and Capital Projects Letter Exhibit B

Health District Letter..... Exhibit C

Incline Village General Improvement District Letter Exhibit D

Regional Transportation Commission Letter Exhibit E

Nevada Department of Transportation Letter Exhibit F

Nevada Division of Environmental Protection Letter..... Exhibit G

Public Notice Exhibit H

Project Application Exhibit I

Tentative Subdivision Map

The purpose of a Tentative Subdivision Map is:

1. to allow the creation of saleable lots;
2. to implement the Washoe County Master Plan, including the Area Plans, and any specific plans adopted by the County;
3. 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,
4. 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.

The purpose of the Common Open Space Development is to set forth regulations to permit variation of lot size, including density transfer subdivisions, in order to preserve or provide open space, protect natural and scenic resources, achieve a more efficient use of land, minimize road building, and encourage a sense of community.

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.

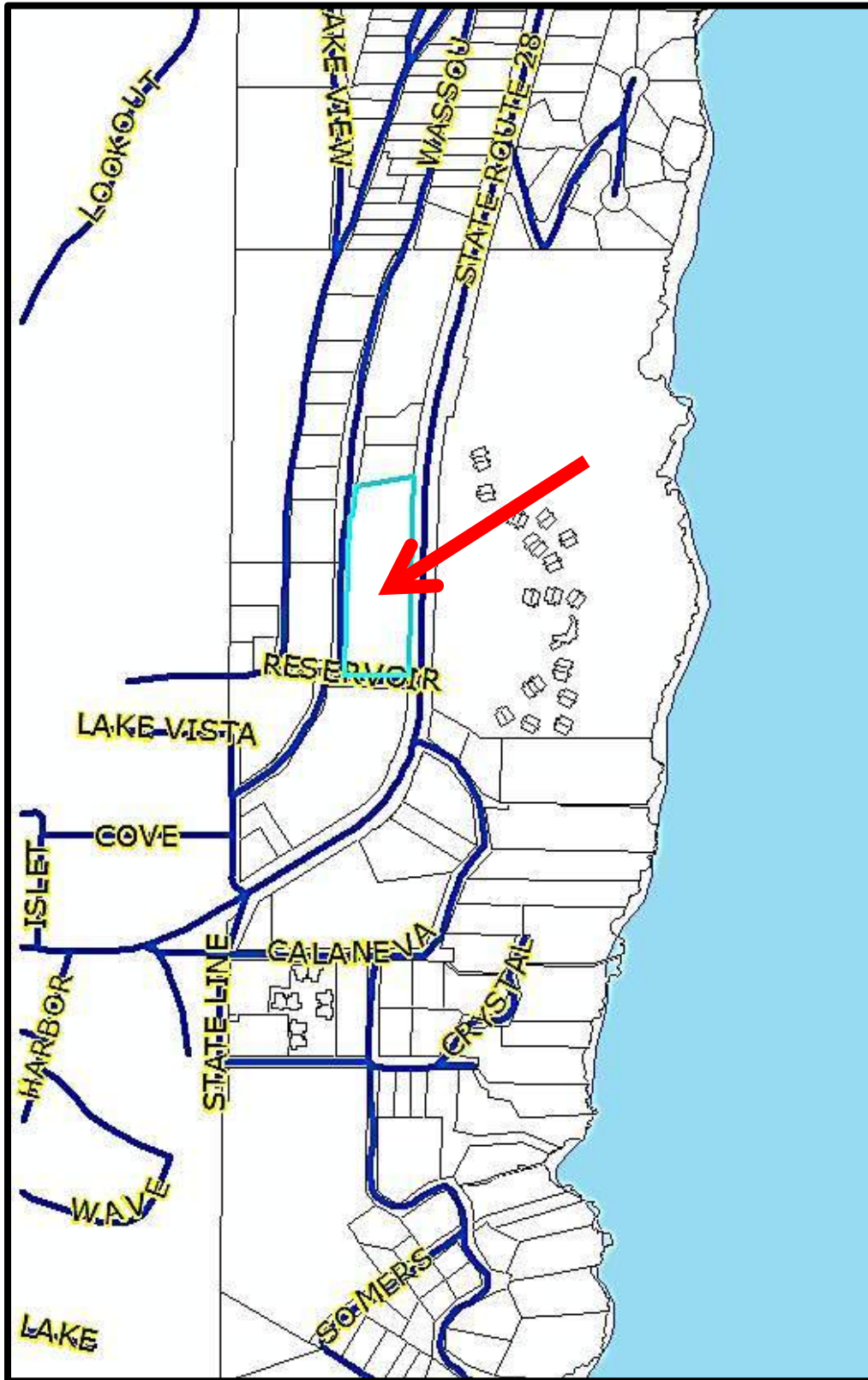
Special Use Permit

The purpose of a Special Use Permit is to allow a method of review to identify any potential harmful impacts on adjacent properties or surrounding areas for uses that may be appropriate within a regulatory zone; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to mitigate or eliminate possible adverse impacts. If the Planning Commission grants an approval of the Special Use Permit, 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:

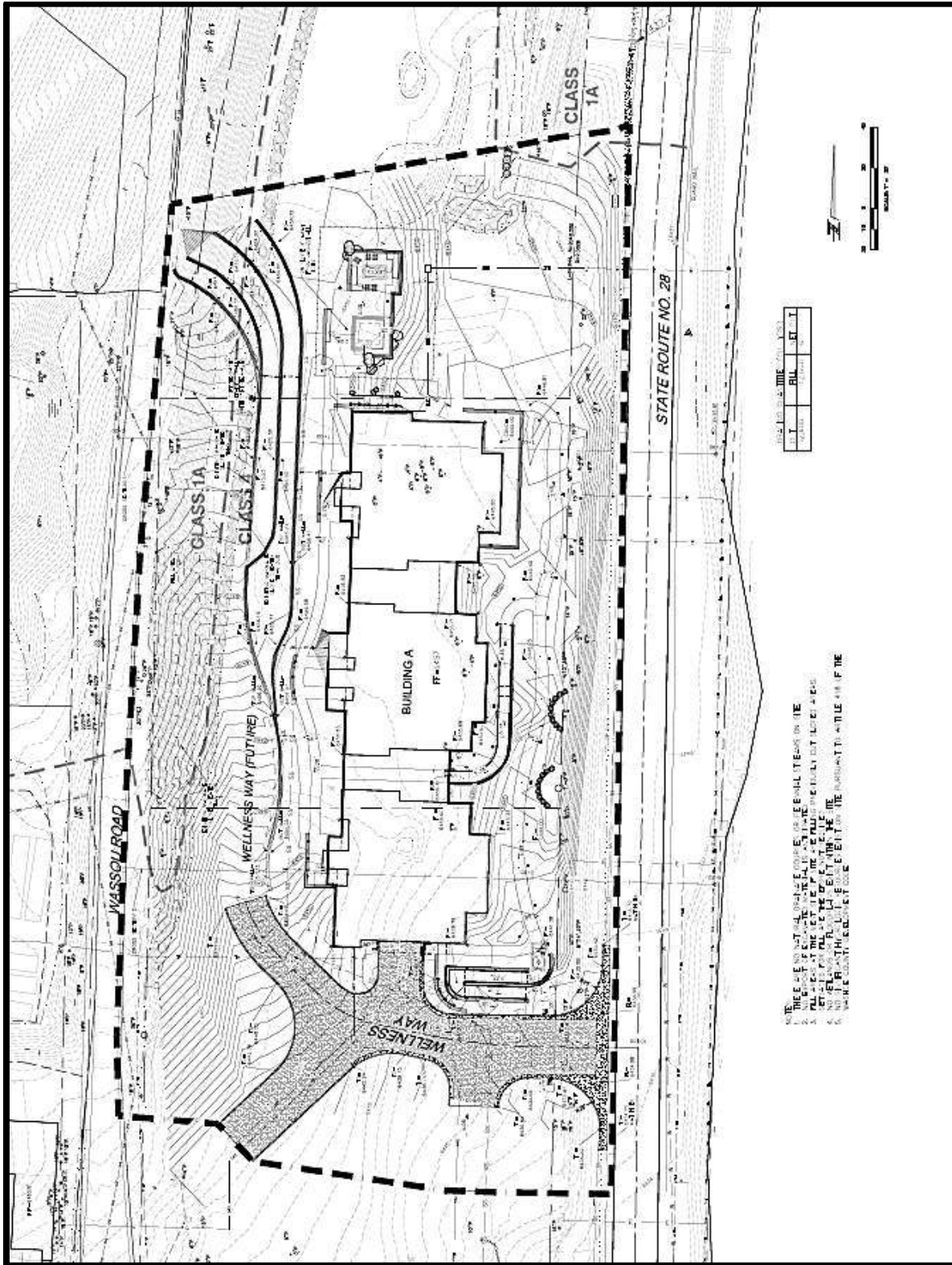
- Prior to permit issuance (i.e. a grading permit, a building permit, etc.)
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure

- 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 business or project.

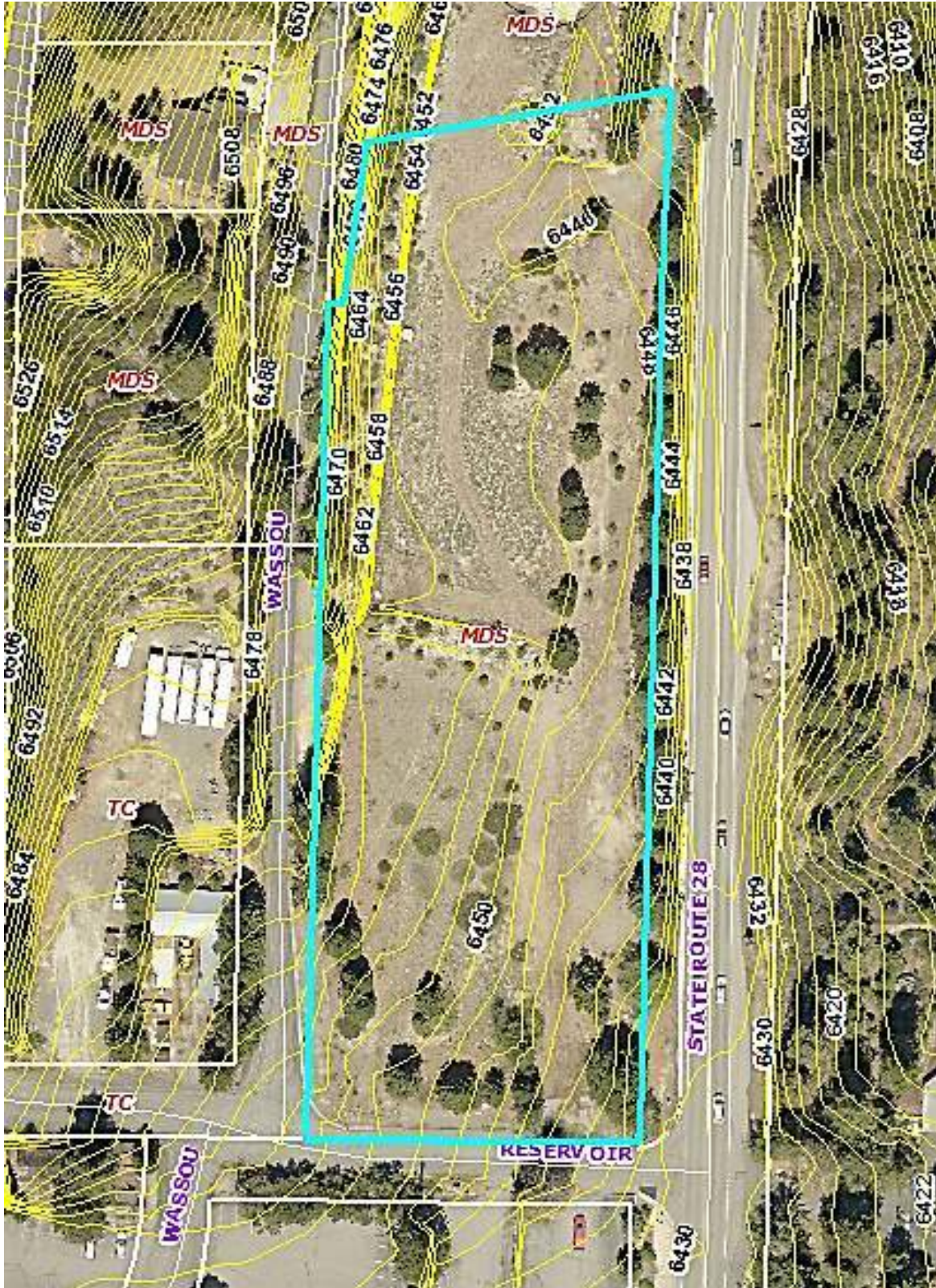
The Conditions of Approval for Tentative Subdivision Map Case Number TM16-004 and Special Use Permit Case Number SB16-005 are attached to this staff report and will be included with the each Action Order should the Planning Commission approve each of the applications.



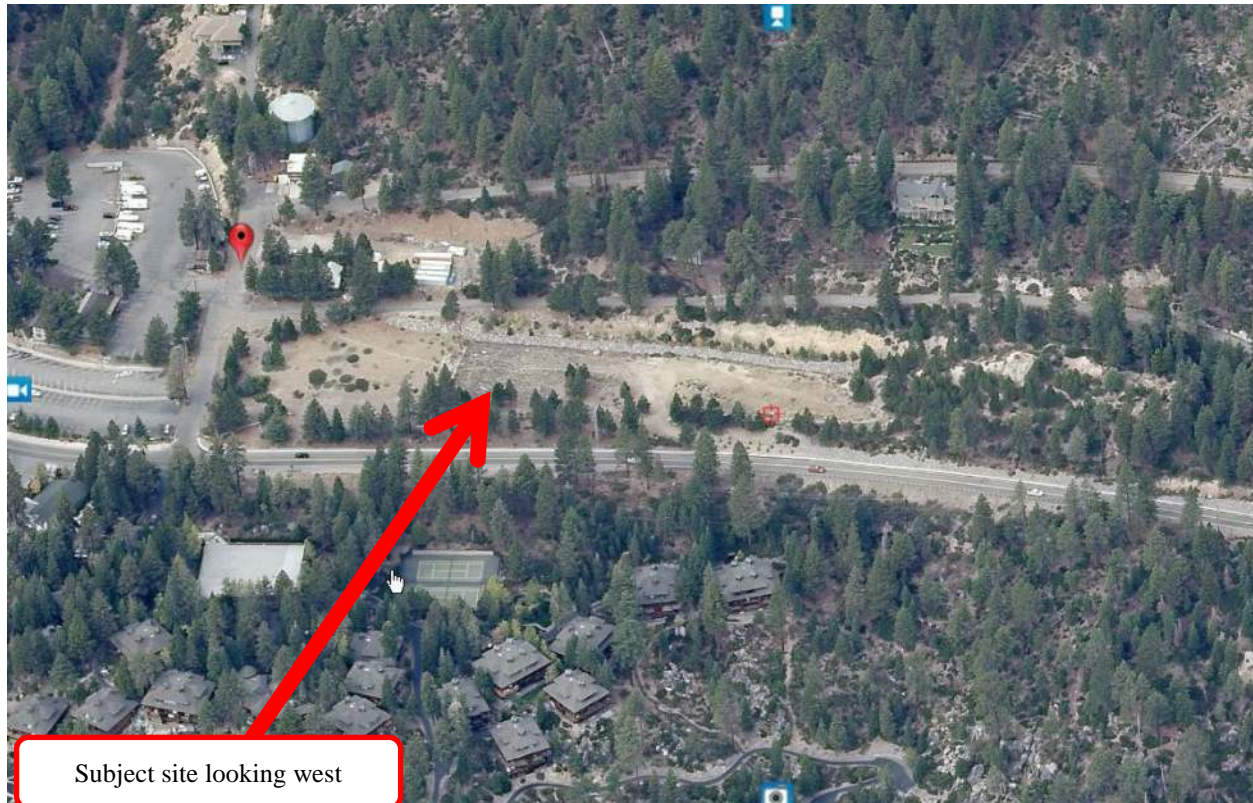
Vicinity Map



Site Plan



Overhead Photo



Background

In 2007, the Tahoe Regional Planning Agency (TRPA) developed a 'Demonstration Project' program to allow a few redevelopment projects to test new ideas for reducing coverage, installing environmental improvements and improving visual impacts above and beyond what is normally required in the basin. The redevelopment of Boulder Bay's properties (Biltmore Casino and the adjoining parcels) was one of the selected Demonstration Projects. The project consists of a casino, hotel, on-site workforce housing, shopping, health and wellness center, timeshare units and whole ownership condominiums. An Environment Impact Statement (EIS) for the project was completed and approved by TRPA. Unfortunately, due to the down turn in the economy, the project was delayed.

The grading and 18 unit condominium subdivision being reviewed in this application is the first phase of the Boulder Bay Development approved by TRPA.

Project Evaluation

The subject site is approximately 2.75 acres in size and is located in the North Stateline Community Plan (Crystal Bay area) of the Tahoe Area Plan. The subject site was previously developed as a casino which has since been demolished. Of particular importance in the evaluation of this project is that the subject site has been completely disturbed in the past. The Grading Standards and the Hillside Development regulations within the Development Code, which are generally applicable to development of this type, are intended to conserve the natural topography. In this case, however, little, if any, unaltered topography remains.

Land Use Summary

The following extract from WCC Chapter 110, Development Code, establishes the purpose of common open space development:

Section 110.408.00 Purpose. The purpose of this article, Article 408, Common Open Space Development, is to set forth regulations to permit variation of lot size, including density transfer subdivisions, in order to preserve or provide open space, protect natural and scenic resources, achieve a more efficient use of land, minimize road building, and encourage a sense of community.

The following is an evaluation of the proposed tentative subdivision:

Regulatory Document: North Stateline Community Plan

Proposed Density: 18 residential units/2.77 acres = 6.5 units/acre

Proposed Lot Configuration: Common Open Space Development

Minimum Lot Size Required: N/A

Maximum Lot Potential: 41 Dwelling Units

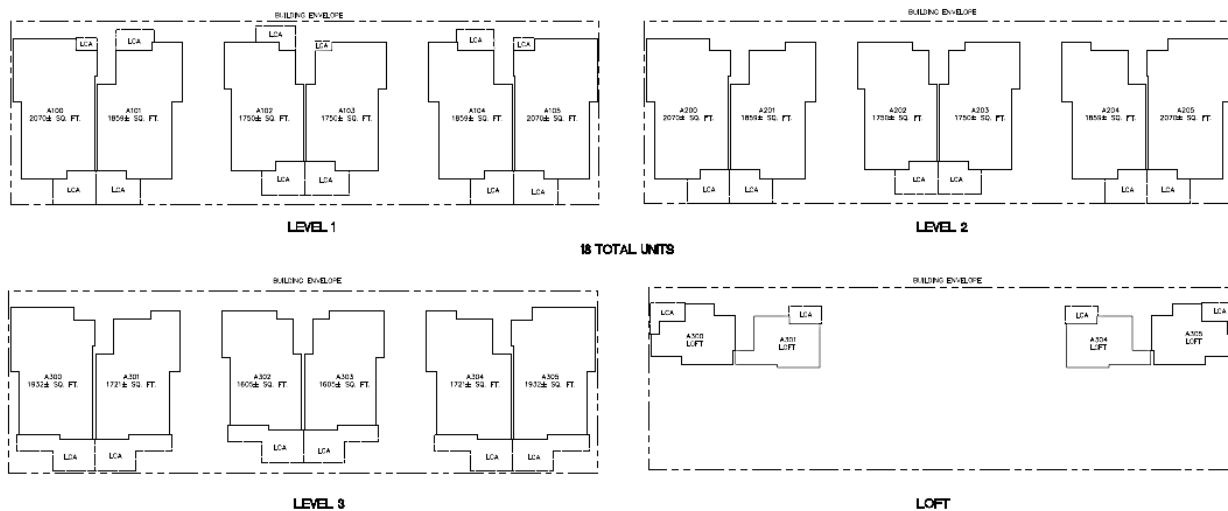
Number of Lots on Tentative Subdivision Map: 18 air space condominiums and 1 common open space

Development Suitability Constraints: The property is identified as having ‘slopes greater than 15%’ per the Tahoe Development Suitability map.

The project consists of the construction of one structure with three “towers” that will include parking on the lowermost level and dwelling units above. A total of 18 dwelling units are proposed, two on each of the three levels of each of the three towers. While the Medium Density Suburban zone would typically allow for just three dwellings per acre, the North Stateline Community Plan (Appendix A, page 14) allows for a maximum density of 15 dwelling units per acre for Multi-Family Dwellings within the Community plan area. Therefore the maximum allowable dwelling units on this parcel would be 41, while the applicant is proposing 18.



SOUTH TOWER		CENTRAL TOWER		NORTH TOWER		
A300 LOFT	A301 LOFT	A302	A303	A304 LOFT	A305 LOFT	LOFT
A300 1932± SQ. FT.	A301 1721± SQ. FT.	A302 1605± SQ. FT.	A303 1605± SQ. FT.	A304 1721± SQ. FT.	A305 1932± SQ. FT.	LEVEL 3
A200 2070± SQ. FT.	A201 1859± SQ. FT.	A202 1750± SQ. FT.	A203 1750± SQ. FT.	A204 1859± SQ. FT.	A205 2070± SQ. FT.	LEVEL 2
A100 2070± SQ. FT.	A101 1859± SQ. FT.	A102 1750± SQ. FT.	A103 1750± SQ. FT.	A104 1859± SQ. FT.	A105 2070± SQ. FT.	LEVEL 1
COMMON ELEMENT 1 GARAGE LEVEL						



The grading proposed for the development is significant; however, it is obvious to staff that significant effort has been made by the applicant to comply with the applicable grading standards of the Development Code. A major challenge of the property is that there is an existing 30-foot-high cut slope at the rear (west) side of the property. The stability of this cut has concerned the County for many years, because it runs along the east side of Wassou Road. The applicant is proposing to stabilize the slope by means of a series of retaining walls, with each wall up to ten feet in height. Since the retaining walls will be located behind the proposed structure in relationship to State Route 28, and will also be lower in elevation in relationship to Wassou Road, it is unlikely that the retaining walls will create a significant visual impact. While the retaining walls with landscaped benches in between conform to the grading code standards, at one point the proposed fill material will be approximately 30 feet in depth, which greatly exceeds the limit that finished grade not vary more than 10 feet from natural grade. In order to stabilize the slope staff is recommending that the applicant request a Directors Modification of Standards per WCC Section 110.438.45(c)(1) which could permit the fill depth to exceed the 10 foot limit, after a positive recommendation by the County Engineer.

Because the cut slope extends across the adjoining property, which is also owned by Big Water LLC, the proposed grading indicates that certain portions of the proposed retaining walls will be located such that they are adjacent to or cross property lines. Since the retaining walls are needed to stabilize the slope to protect the public's health and safety, staff is recommending that the Planning Commission approve the grading permit as proposed, and not requiring that the retaining wall be setback two feet from the property line, as allowed in WCC Section 110.810.20(e), Review Procedures. Without this modification, the project design would require

modification, or a boundary line adjustment would have to be done to ensure that grading is appropriately set back from boundary lines.

The proposed development is located on State Route 28 which is designated as a scenic corridor per the Tahoe Regional Plan. The EIS done for the Boulder Bay Demonstration Project included Scenic Review for design of the structure, including massing, form and building articulation, building materials and color, reflection off glass/smooth surfaces, vegetation screening and visibility from the Lake and the road. Because the project has been reviewed and approved by TRPA, and any changes to the approved design could result a requirement to amend the EIS. Therefore, staff is recommending that this project not be subject to Washoe County Design Review Committee approval.

As a multiplex residential subdivision, the development is not exempt from landscape requirements. All yards which adjoin a public street are required to be landscaped and one tree must be planted every 50 feet along the adjacent roadway. The applicant has submitted a landscaping plan that shows extensive landscaping around the buildings and the preservation of all but two of the existing pine trees that are more than 14" diameter at breast height (dbh) on the property. The landscaping plans greatly exceed the landscaping standards of the Development Code.

Tahoe Area Plan Policies

In addition to the requirements of Article 220, *Tahoe Area Modifiers*, within the Development Code the following excerpts of policies and action programs contained in the Tahoe Area Plan are relevant to the proposed subdivision:

T.2.4 Restore and/or revegetate disturbed areas using TRPA's approved plant list.

T.2.4.1 Strongly encourage TRPA to enforce, and local governments to adhere to, TRPA's Design Standards in TRPA's Code of Ordinances and the Home Landscaping Guide for Lake Tahoe and Vicinity when reviewing development proposals.

Staff Comment: The landscaping plan includes a plant list that is consistent with the landscaping guide.

T.2.6 Minimize tree, boulder and natural landscape removal. Tree removal should follow practices to protect vegetation, prevent damage to riparian vegetation, and provide for prompt soil stabilization and revegetation where necessary to prevent erosion.

T.2.6.1 Encourage the enactment and enforcement of laws to prevent unnecessary tree, boulder and natural landscape removal.

Staff Comment: The site was previously disturbed and denuded of much of the trees and boulders. TRPA regulations require the protection of trees 14 inch dbh not in the construction area. Two trees more than 14 inch dbh have been approved for removed by TRPA.

T.3.1 Encourage existing and future developments in all land use designations to participate in long-term remedial erosion and urban runoff control

programs to decrease the level of sediment and nutrient loading to Lake Tahoe.

- T.3.1.1 Encourage the Washoe County Board of County Commissioners to create funding for, and participate in, off-site remedial erosion and drainage control, in accordance with the Water Quality Management Plan, Lake Tahoe Region objectives and its best management practices.

Staff Comment: Washoe County Engineering and Capital Projects has developed a program and is working on the reduction of Total Maximum Daily Load (TMDL) of fine sediments before they reach the lake. This program is monitored and overseen by NDEP.

Incline Village / Crystal Bay Citizen Advisory Board (IV/CB CAB)

There was no IV/CB CAB meeting scheduled during the review time for the proposed project. The project application was provided to each member of the CAB, and individual comments were requested. No comments were received from the CAB members as of the writing of this staff report.

Reviewing Agencies

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

- Washoe County Community Services Department
 - Planning and Development
 - Building and Safety
 - Engineering and Capital Projects
 - Regional Parks and Open Space
- Washoe County Health District
 - Air Quality
 - Environmental Health
 - Vector Control
- Washoe County School District
- US Postal Service
- Nevada Division of Environmental Protection
- Nevada Department of Water Resources
- Nevada Department of Transportation
- North Lake Tahoe Fire Protection District
- Regional Transportation Commission
- Incline Village General Improvement District
- Nevada State Lands
- Nevada Tahoe Conservation District
- Tahoe Regional Planning Agency
- Tahoe Transportation District
- US Forest Service – LTBMU

Seven of the twenty 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 should the Planning Commission approve the special use permit and tentative subdivision map application.

- Washoe County Planning and Development address requirements for recording final map, landscaping, CC&R's, and maintenance of private roads.
Contact: Eva Krause, 775.328.3628, ekrause@washoecounty.us
- Washoe County Engineering and Capital Projects provided conditions related general conditions for grading and subdivisions, including drainage, Traffic and Roadways.
Contact: Walter West, 775.328.2310, wwest@washoecounty.us
- Washoe County Health District addressed construction of water systems, mass grading and dust control and methods to control vector-borne diseases.
Contact: James English, 775.328.2610, jenglish@washoecounty.us
J.L. Shaffer, 775.785.4599
- Incline Village General Improvement District (IVGID) addressed design and construction of water and sewer infrastructure, stabilization of the cut slopes on the property and easement for access to infrastructure.
Contact: Joseph Pomroy, 775.832.1269, jjp@ivgid.org
- Regional Transportation Commission (RTC) recommends that the applicant install a bus stop.
Contact: Daniel Doenges, 775.335.1901, ddoenges@rtcwashoe.com
- Nevada Department of Transportation (NDOT) addressed access from State Route 28, parking on NDOT right-of-way, and grading adjacent to NDOT right-of-way.
Contact: Jae Pullen, 775.834.8309, jpullen@dot.state.nv.us
- Nevada Division of Environmental Protection requires a NDEP Construction Stormwater permit if the grading exceeds one acre or more in area.
Contact: Pat Mohn, 775.687.9419, pmohn@ndep.nv.gov

Staff Comment on Required Findings

Tentative Subdivision Map findings

WCC Section 110.608.25, Findings, 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 North Stateline Community Plan allows up to 15 dwelling units per acre.*

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

The North Stateline Community Plan vision "is creating a more complete destination resort area for visitors and improving the quality of life for the local residents. The Community Design plan (figure 4) calls for the Tahoe Mariner site (the subject site) as being redeveloped and landscaped.

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

Staff Comment: *While the site is identified as having slopes greater than 15%, the site was significantly altered from the natural state during previous development.*

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

Staff Comment: *The Incline Village General Improvement District requires the applicant to provide infrastructure improvements for water and sewer to serve the domestic water needs and fire flows for the development.*

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: *The site was significantly altered from the natural state during previous development; redevelopment will not result in any additional negative impact.*

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 site was significantly altered from the natural state during previous development; Washoe County Health Division has provided conditions to address vector control, mass grading permit and the Division's review of the water.*

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: *There are no public easements on the subject site.*

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: *Appropriate primary and secondary access are proposed for emergency vehicles.*

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

Staff Comment: No land or improvements are proposed to be dedicated to the County.

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: The proposed structure is oriented, to the extent allowed by the configuration and previous development of the site, to allow for natural heating and cooling opportunities.

Special Use Permits findings

WCC Section 110.810.30 Findings, requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission before granting approval of the request. Staff has completed an analysis of the special use permit application and has determined that the proposal is in compliance with the required findings as follows.

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Tahoe Area Plan.

The Staff Comment: North Stateline Community Plan vision "is creating a more complete destination resort area for visitors and improving the quality of life for the local residents. The Community Design plan (figure 4) calls for the Tahoe Mariner site (the subject site) as being redeveloped and landscaped.

2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven.

Staff Comment: The special use permit for major grading has been reviewed by interested agencies, who have included conditions that address the potential negative impact upon utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities.

3. Site Suitability. That the site is physically suitable for major grading, and for the intensity of such a development.

Staff Comment: The site was significantly altered from the natural state during previous development; redevelopment will not result in any additional negative impact.

4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.

Staff Comment: The site was significantly altered from the natural state during previous development; redevelopment will result in grading and topography much closer to the required standards of the Grading Code (Article 438).

5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Staff Comment: There is no military installation with in the required noticing distance of the proposed major grading. Therefore, there is no effect on a military installation from this application.

Recommendation

Those agencies which reviewed the application recommended conditions in support of approval of the project. Therefore, after a thorough analysis and review, Tentative Subdivision Map Case Number TM16-004 and Special Use Permit Case Number SB16-005 are 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 Number TM16-004 and Special Use Permit Case Number SB16-005 for Boulder Bay Resort with the conditions of approval included as Exhibit A in the staff report, having made all ten findings in accordance with Washoe County Code Section 110.608.25 and all five findings in accordance with Washoe County Code Section 110.810.30:

Tentative Subdivision Map Findings, Washoe County Code Section 110.608.25:

1. Plan Consistency. That the proposed map is consistent with the Master Plan and any specific plan;
2. Design or Improvement. That the design or improvement of the proposed subdivision is consistent with the Master Plan and any specific plan;
3. Type of Development. That the site is physically suited for the type of development proposed;
4. Availability of Services. That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System;
5. Fish or Wildlife. That neither the design of the subdivision nor any proposed improvements is likely to cause substantial environmental damage, or substantial and avoidable injury to any endangered plant, wildlife or their habitat;
6. Public Health. That the design of the subdivision or type of improvement is not likely to cause significant public health problems;
7. Easements. That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of property within, the proposed subdivision;

8. Access. That the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles;
9. Dedications. That any land or improvements to be dedicated to the County is consistent with the Master Plan; and
10. Energy. That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

Special Use Permit findings, Washoe County Code Section 110.810.30:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Tahoe Area Plan.
2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven.
3. Site Suitability. That the site is physically suitable for major grading, and for the intensity of such a development.
4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.
5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

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: Brian Helm, 1401 33rd Ave. S., WA 98144

Property Owner: Big Water Investments LLC, P.O. Box 6622, Incline Village, NV 89450

Consultant: Brian McRae, Lumos & Associates Inc., P.O. Box 3570, Stateline NV 89449

Staff Report xc: Joseph Pomroy, Incline Village General Improvement District, jjp@ivgid.org



EXHIBIT A

Conditions of Approval

Tentative Subdivision Map Case Number TM16-004 and
Special Use Permit Case Number SB16-005

The project approved under Tentative Subdivision Map Case Number TM16-004 and Special Use Permit Case Number SB16-005 (Boulder Bay Resort) shall be carried out in accordance with the Conditions of Approval granted by the Planning Commission on July 5, 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 or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

Unless otherwise specified, all conditions related to the approval of this Tentative Subdivision Map and Special Use Permit 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 and Special Use Permit are 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 and/or Special Use Permit 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 and Special Use Permit should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

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

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

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

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

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.**
- **The REGIONAL TRANSPORTATION COMMISSION (RTC) is directed and governed by its own Board. Conditions recommended by the RTC may be required, at the discretion of Washoe County.**
- **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.**
- **The NEVADA DIVISION OF ENVIRONMENTAL PROTECTION (NDEP) is directed and governed by its own board. Therefore, any conditions set by the Nevada Division of Environmental Protection 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 Planning Commission 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

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

Contact Name – Eva Krause, 775.328.3628, ekrause@washoecounty.us

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this tentative subdivision map and special use permit.
- b. The subdivision shall be in substantial conformance with the provisions of Washoe County Development Code Article 604, Design Requirements, and Article 608, Tentative Subdivision Maps.
- c. Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations and policies in effect at the time of submittal of the tentative map or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the final map.
- d. The sub-divider shall present to Washoe County a final map, prepared in accordance with the tentative map, for the entire area for which a tentative map has been approved, or one of a series of final maps, each covering a portion of the approved tentative map, within four years after the date of approval of the tentative map or within two years of the date of approval for subsequent final maps. On subsequent final maps, that date may be extended by two years if the extension request is received prior to the expiration date. The expiration date for the special use permit for grading shall be the same as for the approved tentative map.
- 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 *<name of tentative map approved name, TM case number,>* WAS APPROVED *<denied>* BY THE WASHOE COUNTY PLANNING COMMISSION ON *<date>*. **[If the TM had been appealed to**

the BCC --- Add:] THE WASHOE COUNTY COMMISSION APPROVED THE TENTATIVE MAP ON APPEAL ON <date>.

THIS FINAL MAP, <subdivision name and unit/phase #>, MEETS ALL APPLICABLE STATUTES, ORDINANCES, AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP; AND ALL CONDITIONS HAVE BEEN MET FOR THE PURPOSES OF RECORDATION.

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

WILLIAM WHITNEY
PLANNING AND DEVELOPMENT DIRECTOR

DATE

- g. Prior to acceptance of public improvements and release of any financial assurances, the developer shall furnish to the Department of Water Resources and Engineering 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 mailboxes, must be shown on the project construction plans and installed as part of the on-site improvements.

- l. The developer and all successors shall direct any potential purchaser of the site to meet with the Planning and 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. Any signage erected on the subject site shall be in conformance with Article 505 and the North Stateline Signage, Parking and Design Standards (the stricter of the two codes shall apply).
- n. A certification letter or series of letters by a registered landscape architect or other persons permitted to prepare landscaping and irrigation plans pursuant to N.R.S. 623A shall be submitted to and approved by the Planning and Development Division. The letter(s) shall certify that all applicable landscaping provisions of Articles 408, 410, 412 and 414 of the Development Code have been met. Any landscaping plans and the letter shall be wet-stamped. The letter shall indicate any provisions of the code that the Director of the Planning and Development Division has waived.
- o. All landscaping shall be maintained in accordance with the provisions found in Section 110.412.75, Maintenance. A three-year maintenance plan shall be submitted by a licensed landscape architect registered in the State of Nevada to the Planning and Development Division prior to a Certificate of Occupancy. The plan shall be wet-stamped.
- p. Failure to comply with the conditions of approval shall render this approval null and void.
- q. Conditions, covenants, and restrictions (CC&Rs), including any supplemental CC&Rs, shall be submitted to the Planning and Development staff for review and subsequent forwarding to the District Attorney for review and approval. The final CC&Rs shall be signed and notarized by the owner(s) and submitted to 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:
 - i. Maintenance of public access easements, common areas, and common open spaces. Provisions shall be made to monitor and maintain, for a period of three (3) years regardless of ownership, a maintenance plan for the common open space area. The maintenance plan for the common open space area shall, as a minimum, address the following:

- a. Vegetation management;
 - b. Watershed management;
 - c. Debris and litter removal;
 - d. Fire access and suppression;
 - e. BMP maintenance; and
 - f. Maintenance of public access and/or maintenance of limitations to public access.
- ii. All drainage facilities and roadways not maintained by Washoe County shall be privately maintained and perpetually funded by the homeowners association.
 - iii. All open space identified as common area on the final map shall be privately maintained and perpetually funded by the homeowners association. The deed to the open space and common area shall reflect perpetual dedication for that purpose. The maintenance of the common areas and related improvements shall be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
 - iv. The project adjacent to undeveloped land shall maintain a fire fuel break of a minimum 30 feet in width until such time as the adjacent land is developed.
 - v. Locating habitable structures on potentially active (Holocene) fault lines, whether noted on the recorded map or disclosed during site preparation, is prohibited.
 - vi. All outdoor lighting on buildings and streets within the subdivision shall be down-shielded.
 - vii. Washoe County shall not assume responsibility for maintenance of the private street system of the development nor accept the streets for dedication to Washoe County unless the streets meet those Washoe County standards in effect at the time of offer for dedication.
 - viii. Mandatory solid waste collection.
 - ix. Fence material (if any), height, and location limitations, and re-fencing standards. Replacement fence must be compatible in materials, finish and location of existing fence.
- r. The common open space owned by the homeowners association shall be noted on the final map as "common open space" and the related deed of conveyance shall specifically provide for the preservation of the common open space in perpetuity. The deed to the open space and common area shall reflect perpetual

dedication for that purpose. The deed shall be presented with the CC&Rs for review by the Planning and Development staff and the District Attorney.

- s. Prior to any ground-disturbing activity the applicant must obtain approval of a Director's Modification of Standards in accordance with Article 438 to allow fill material to be placed deeper than ten feet.

Washoe County Engineering and Capital Projects

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

Contact Name – Walter H. West, 775.328.2310, wwest@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 and Capital Projects 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.
- e. A complete set of construction improvement drawings, including an onsite grading plan, shall be submitted to the County Engineer for approval prior to finalization of any portion of the tentative map. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading and drainage on each lot, erosion control (including BMP locations and installation details), slope stabilization and mosquito abatement. Placement or disposal of any excavated material shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
- f. 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.

- g. Any existing easements or utilities that conflict with the development shall be relocated, quitclaimed, and/or abandoned, as appropriate.
- h. Any easement documents recorded for the project shall include an exhibit map that shows the location and limits of the easement in relationship to the project. The County Engineer shall determine compliance with this condition.
- i. All existing overhead utility lines shall be placed underground, except electric transmission lines greater than 100 kilovolts, which can remain above ground.
- j. For construction areas larger than 1 acre, the developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit for construction and submit a copy to the Engineering Division prior to issuance of a grading permit.
- k. The developer shall complete and submit the Construction Permit Submittal Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit.
- l. Applicant shall indicate on the plans were exported materials (if any) will be taken and a grading permit shall be obtained for the import site.
- m. Exported materials shall not be sold without the proper business license.
- n. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
- o. Cross-sections indicating cuts and fills and retaining walls shall be submitted when applying for a grading permit. Grading shall meet the grading code or provide explanation for exceptions. Estimated total volumes shall be indicated.
- p. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated.

DRAINAGE (WCC Article 110.420)

- q. 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.
- r. 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.

- s. 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. The report prepared by a registered engineer shall include the locations, points of entry and discharge, flow rates and flood limits of all 5- and 100- year storm flows impacting both the site and offsite areas and the methods for handling those flows. The report shall include all storm drain pipe and ditch sizing calculations and a discussion of and mitigation measures for any impacts on existing offsite drainage facilities and properties. 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.
- t. Any increase in stormwater runoff resulting from the development and based on the 5 year and 100 storm(s) shall be detained. The County Engineer shall determine compliance with this condition.
- u. 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 and Capital Projects Division.
- v. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage leaving the site to the satisfaction of the Engineering and Capital Projects Division.
- w. The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklist and Inspection Fee shall be submitted with each final map.
- x. 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 maintenance and funding of these drainage facilities shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
- y. 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.

- z. Maintenance access and drainage easements shall be provided for all existing and proposed drainage facilities. The County Engineer shall determine compliance with this condition

TRAFFIC AND ROADWAY (WCC Article 110.436)

- aa. 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.
- bb. An Occupancy Permit shall be obtained from the Nevada Department of Transportation (NDOT), for access to, from or under roads and highways maintained by NDOT, and a copy of said permit shall be submitted to the County Engineer prior to finalization of the affected final map.
- 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. A minimum vertical clearance of 13.5 feet shall be maintained over all private streets, and no tree shall overhang the curb of any public street.
- ee. 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.
- ff. 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.
- gg. 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.
- hh. No retaining walls that retain soil from the County right-of-way shall be located within a plowed snow storage easement. The County Engineer shall determine compliance with this condition.
- ii. The conditions, covenants and restrictions (CC&Rs) shall prominently note to the satisfaction of the District Attorney's Office and the County Engineer that Washoe County will not assume responsibility for maintenance of the development's private street system or accept the streets for dedication to Washoe County

unless the streets meet those Washoe County standards in effect at the time of the offer of dedication.

- jj. Adequate snow storage easements shall be identified on the final plat.
- kk. If the Engineering and Capital Projects Division does not inspect the subdivision improvements, prior to release of any financial assurances for the private improvements, the development shall provide the Engineering and Capital Projects Division with a letter prepared by a civil engineer licensed in the State of Nevada, certifying that the private improvements have been constructed in accordance with the approved plans.
- ll. A minimum onsite stacking length of 50 feet or as required by NDOT and an adequately sized turnaround outside the gate is required prior to any security gate. Vehicle stacking at a gate shall not back up into the adjacent street right-of-way.
- mm. A Temporary turnaround shall be provided within the property at a terminus of the proposed street.
- nn. No roadway slope shall exceed 14%. The County Engineer shall determine compliance with this condition.
- oo. All regulatory traffic signs shall meet County standards and the Manual on Uniform Traffic Control Devices.
- pp. The minimum pavement requirements for on-site paving shall be three inches (3") asphalt over six inches (6") granular base.

Washoe County Health District

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

Contact Name – James English, 775.328.2610, Jenglish@washoecounty.us
J.L. Shaffer, 775.785.4599, jshaffer@washoecounty.us

- a. A Water Project per NAC 445A.66695 must be submitted for review and approved by this Division. Prior to any water system construction, a complete water system plan and Water Project submittal for the referenced proposal must be submitted to this Division. The plan must show that the water system will conform to the State of Nevada Public Water Supply Regulations, NAC Chapter NAC 445A.65505 to 445A.6731, inclusive.
 - i. The application for a Water Project shall conform to the requirements of NAC 445A.66695.
 - ii. Two copies of complete construction plans are required for review. All plans must include an overall site plan, additional phases that will eventually be

built to indicate that the water system will be looped, all proposed final grading, utilities, and improvements for the proposed application.

- b. Mass grading may proceed after approval of a favorable review by this Division of a separate mass grading permit application.
- c. All public and private catch basins will require weep holes to improve water quality downstream and prevent mosquitoes from colonizing this infrastructure (Health Regulations Governing the Prevention of Vector-Borne Diseases 040.013).
- d. If rockery walls are proposed, the voids shall be filled by placing smaller rock within the face of the wall for the entire height of the wall (Health Regulations Governing the Prevention of Vector-Borne Diseases 040.081).
- e. If turf is proposed for the common area for the condominium development, a 24 inch catchment area from the back face of impervious surfaces will reduce the downstream effects of water runoff (Health Regulations Governing the Prevention of Vector-Borne Diseases 040.038).
- f. Prior to the sign off of the building plans the above detail designs are required on the plans and a scheduled compliance inspection with the Vector-Borne Diseases Program is required for the above condition(s).

Incline Village General Improvement District

4. The following conditions are requirements of Incline Village General Improvement District which shall be responsible for determining compliance with these conditions.

Contact Name – Joseph Pomroy, 775.832.1269, jjp@ivgid.org

- a. Prior to District approving the project and providing service to the development the applicant shall address the following items to the satisfaction of the District:
 - i. The design, approval and District acceptance of the water and sewer infrastructure to serve the development for fire flow and domestic demands.
 - ii. The stabilization of the hillside that is on the Biltmore property that is impacting Reservoir Road and the tank access road.
 - iii. The assignment of necessary easements and access easements for water and sewer infrastructure.

Regional Transportation Commission (RTC)

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

Contact Name – Daniel Doenges, 775.335.1901, ddoenges@rtcwashoe.com

- a. RTC request that the developer install a bus shelter along the frontage of the property line facing Highway 28, adjacent to Wellness Way access drive that would be accessible from the proposed pedestrian path.
- b. Ensure that there is adequate spacing between access to the development on Wellness Way and Reservoir Drive.

Nevada Department of Transportation

6. The following conditions are requirements of the Nevada Department of Transportation which shall be responsible for determining compliance with these conditions. Washoe County does not have authority to modify Nevada Department of Transportation conditions. Therefore, any conditions set by the Nevada Department of Transportation must be appealed to that agency.

Contact Name – Jae Pullen, 775.834.8309, jpullen@dot.state.nv.us

- a. Existing approaches are personal and not transferable with the sale of property. If the property changes ownership or use, the new property owner will need to apply for an encroachment permit for access to the state highway.
- b. 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.
- c. The developer should be aware that this existing approach may be reduced to a right-in/right- out turn configuration. A condition of an NDOT encroachment permit may require that the permittee accept this condition (limited access) and also agrees not to hold the State of Nevada responsible for any costs or damages that may result from a modification of this approach to a right-in/right-out access. Developer will be required to have this permit recorded through their County Recorder's Office. A conformed copy shall be returned to the Nevada Department of Transportation.
- d. Prior to any grading adjacent to the Nevada Department of Transportation right-of-way, a Drainage Report, including a grading plan, and a Drainage Form must be submitted to the Permit office. Please contact the Permit Office at (775) 834-8330 for more information.
- e. The property owner must provide adequate parking on the property. NDOT does not issue permits for long term parking for business use. If needed, NDOT will post NO PARKING signs to mitigate any parking concerns.
- f. Signs for advertising will not be allowed within NDOT right-of-way.
- g. 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 the NDOT right-of-way developed after the municipal land use development 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.

Nevada Division of Environmental Protection

7. The following conditions are requirements of the Nevada Division of Environmental Protection which shall be responsible for determining compliance with these conditions. Washoe County does not have authority to modify Nevada Division of Environmental Protection conditions. Therefore, any conditions set by the Nevada Division of Environmental Protection must be appealed to that agency.

Contact Name – Pat Mohn, 775.687.9419, pmohn@ndep.nv.gov

- a. If the developer disturbs more than one acre he is require to obtain coverage under NDEP’s Construction Stormwater General Permit NVR100000. A notice of Intent must be filed electronically and submitted with a \$200 fee prior to commencing any earth-disturbing activates at the site.

*** End of Conditions ***

TAB F

5287

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT BIG WATER INVESTMENTS, LLC, A NEVADA LIMITED LIABILITY COMPANY IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTERS 278 AND 116, AND HEREBY GRANTS TO ALL PUBLIC UTILITIES A BLANKET EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ALL REQUIRED PUBLIC UTILITIES TOGETHER WITH THE RIGHT OF ACCESS THERETO FOREVER OVER ALL COMMON AREAS SHOWN ON THIS MAP. THE OWNER AND ASSIGNEES AGREE TO THE USE OF RESIDENTIAL WATER METERS.

BIG WATER INVESTMENTS, LLC A NEVADA LIMITED LIABILITY COMPANY

BY: INTERNATIONAL SUPPLY CONSORTIUM, LLC
ITS: MANAGER

Roger Wittenberg 8/23/18
BY: ROGER WITTENBERG, MANAGER DATE

AND

BY: VANGUARD SUPPLY CONSULTANTS, LTD.
ITS: MANAGER

Roger Wittenberg 8/23/18
BY: ROGER WITTENBERG, PRESIDENT DATE

OWNER ACKNOWLEDGEMENT

STATE OF NEVADA }
COUNTY OF WASHOE } S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON August 23, 2018, BY ROGER WITTENBERG, MANAGER OF INTERNATIONAL SUPPLY CONSORTIUM, LLC, A NEVADA LIMITED LIABILITY COMPANY AND PRESIDENT OF VANGUARD SUPPLY CONSULTANTS, LTD, A NEVADA CORPORATION.

Sh
NOTARY PUBLIC
MY COMMISSION EXPIRES 11/4/19



TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT BIG WATER INVESTMENTS LLC, A NEVADA LIMITED LIABILITY COMPANY OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON, AND THAT THEY ARE THE ONLY OWNERS OF RECORD OF SAID LAND; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LAND TO BE DIVIDED; EXCEPT PER DEED OF TRUST N/A AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON FOR DELINQUENT STATE, COUNTY, MUNICIPAL FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS, AS OF August 1, 2018.

FIRST CENTENNIAL TITLE COMPANY OF NEVADA
ORDER NO. 234467-LT

Lisa Quilici Lisa Quilici/Secretary 8-15-18
SIGNATURE PRINT NAME/TITLE DATE

TAX CERTIFICATE

APN: 123-071-34

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL THE PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURE USE HAS BEEN PAID PURSUANT TO NRS 361A.265.

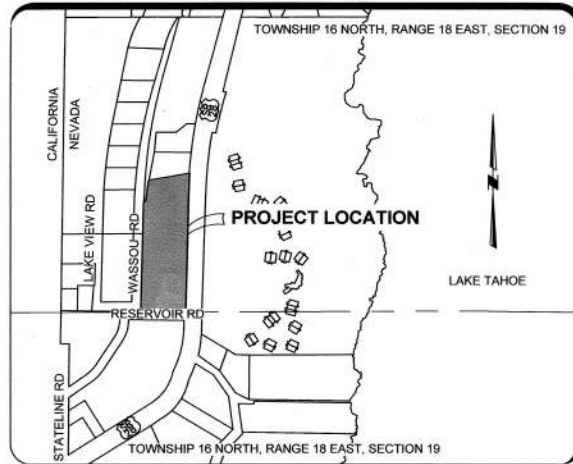
WASHOE COUNTY TREASURER

Danielle Carlton Danielle Carlton/Deputy Treasurer 8/15/2018
SIGNATURE PRINT NAME/TITLE DATE

DISTRICT BOARD OF HEALTH CERTIFICATE

THIS MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY, AND WATER SUPPLY FACILITIES. THIS MAP HAS BEEN FOUND TO MEET ALL APPLICABLE REQUIREMENTS AND PROVISIONS OF THE ENVIRONMENTAL HEALTH SERVICES DIVISION OF THE WASHOE COUNTY HEALTH DISTRICT.

Wesley Rubio MPH RCHS Wesley Rubio Senior RCHS 9/21/2018
FOR THE DISTRICT BOARD OF HEALTH PRINT NAME/TITLE DATE



VICINITY MAP NOT TO SCALE

UTILITY COMPANY CERTIFICATES

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED CABLE TV, PUBLIC UTILITY COMPANIES AND INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT.

- CHARTER COMMUNICATIONS: *Diana Albelmt* PRINT NAME/TITLE: DIANA ALBELMT DATE: 8/15/2018
- NEVADA BELL TELEPHONE CO. D.B.A. GREAT NEVADA: *Cliff Cooper* PRINT NAME/TITLE: CLIFF COOPER DATE: 8/15/18
- SIERRA PACIFIC POWER COMPANY D.B.A. NV ENERGY: *Seth J. Horn* PRINT NAME/TITLE: Seth J. Horn / Leads Craftsman DATE: 8/22/18
- INCLINE VILLAGE GENERAL IMP. DIST.: *Joseph J. Pomroy* PRINT NAME/TITLE: Joseph J. Pomroy Dir Public Works DATE: August 14, 2018
- SOUTHWEST GAS COMPANY: *Amanda Marucci* PRINT NAME/TITLE: Amanda Marucci Supervisor/Engineering DATE: August 22, 2018

DIVISION OF WATER RESOURCES CERTIFICATE

THIS PLAT IS APPROVED BY THE STATE OF NEVADA DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY, SUBJECT TO REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

Mark Swazlin P.E. MARK SWAZLIN, SECTION CHIEF 9/13/2018
DIVISION OF WATER RESOURCES PRINT NAME/TITLE DATE

INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT CERTIFICATE

THE DISTRICT HEREBY CERTIFIES THAT IT HAS REVIEWED THE MAP SHOWN HEREON, AND WATER AND/OR SEWER SYSTEMS ARE PRESENTLY AVAILABLE AND CONNECTION THERETO WOULD BE ALLOWED UPON PROPER APPLICATION, APPROVAL, AND PAYMENT OF APPLICABLE FEES. THIS CERTIFICATION IS SUBJECT TO, (1) THE AVAILABILITY OF WATER RIGHTS AND ACTIONS BROUGHT IN OPPOSITION TO THOSE WATER RIGHTS; AND (2) THE AVAILABILITY OF TREATMENT AND DISPOSAL CAPACITY OF THE DISTRICT'S WATER RECLAMATION FACILITIES. OPERATION AND MAINTENANCE OF THE WATER AND SEWER SYSTEM ON THE PROPERTY TO THE CONNECTION TO THE I.V.G.I.D. MAIN SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

Joseph J. Pomroy August 14, 2018
PRINT NAME/TITLE: Joseph J. Pomroy Dir Public Works DATE

COMMUNITY DEVELOPMENT CERTIFICATE

A TENTATIVE MAP OF BOULDER BAY BUILDING A, A CONDOMINIUM SUBDIVISION, TM16-004, WAS APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON JULY 5, 2016.

THIS FINAL MAP GRANITE PLACE AT BOULDER BAY, MEETS ALL APPLICABLE STATUTES, ORDINANCES, AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP; AND ALL CONDITIONS HAVE BEEN MET FOR THE PURPOSE OF RECORDATION.

THIS FINAL MAP IS APPROVED AND ACCEPTED FOR RECORDATION THIS 4th DAY OF OCTOBER, 2018 BY THE WASHOE COUNTY PLANNING AND DEVELOPMENT DIRECTOR.

Woltra Hamenstein WOLTRA HAMENSTEIN 10/4/2018
PLANNING AND BUILDING DIVISION, DIRECTOR PRINT NAME/TITLE DATE

TAHOE REGIONAL PLANNING AGENCY CERTIFICATE

THIS FINAL MAP CONFORMS TO TAHOE REGIONAL PLANNING AGENCY REQUIREMENTS.

Wendy Jenson Wendy Jenson Current Planning Manager 8/31/18
PRINT NAME/TITLE DATE

WATER & SEWER RESOURCE REQUIREMENTS CERTIFICATE

THE PROJECT/DEVELOPMENT DEPICTED ON THIS MAP IS IN CONFORMANCE WITH THE PROVISIONS OF ARTICLE 422 OF WASHOE COUNTY CHAPTER 110 (DEVELOPMENT CODE).

Vahid Behmaram Vahid Behmaram 10/4/2018
WASHOE COUNTY COMMUNITY SERVICES DEPT PRINT NAME/TITLE DATE

PARKING CALCULATIONS

CONDO UNITS 18
PARKING STALLS 27
DENSITY 1.5 STALLS/UNIT

COUNTY RECORDER'S CERTIFICATE
FILE NO: 4856410
FILED FOR RECORD AT THE REQUEST OF Big Water Investments LLC
ON THIS 5th DAY OF October 2018
AT 03 MINUTES PAST 12 O'CLOCK PM.
OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
Lawrence B. Bartness
COUNTY RECORDER
BY: DEPUTY *G. Peaslee*
FEE: 136.00

COMMON OPEN SPACE CONDOMINIUM TRACT MAP OF GRANITE PLACE
LYING WITHIN THE SOUTHEAST 1/4 OF T16N, R18E, SEC 19, M.D.M. A DIVISION OF PARCEL 1 OF DEED DOCUMENT NO. 4446494
WASHOE COUNTY NEVADA
JOB NO. 17-042.04
DRAWN BY DS
CHECKED BY KLG
DATE MAY 2018
SHEET 1 OF 8
CFA, INC. LAND SURVEYORS CIVIL ENGINEERS LAND USE PLANNERS
1150 CORPORATE BOULEVARD • BEND, NEVADA 89502
775-856-1150 MAIN • 775-856-1160 FAX • CFARENO.COM

CALCULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

5287

CALCULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

4856410

Condominium Tract Map 5287

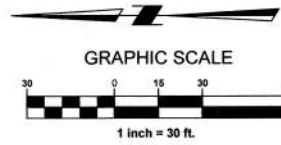
5287A

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS NEVADA STATE PLANE, WEST ZONE NAD83(94) BASED ON REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS UTILIZING CORRECTIONS FROM THE NORTHERN NEVADA COOPERATIVE REAL TIME NETWORK. COORDINATES AND DISTANCES HEREON ARE AT GROUND LEVEL BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000263. THE BEARINGS OF THIS SURVEY DIFFER FROM RECORD OF SURVEY MAP NO. 4509 BY 0°0'13" IN A CLOCKWISE DIRECTION.

REFERENCES

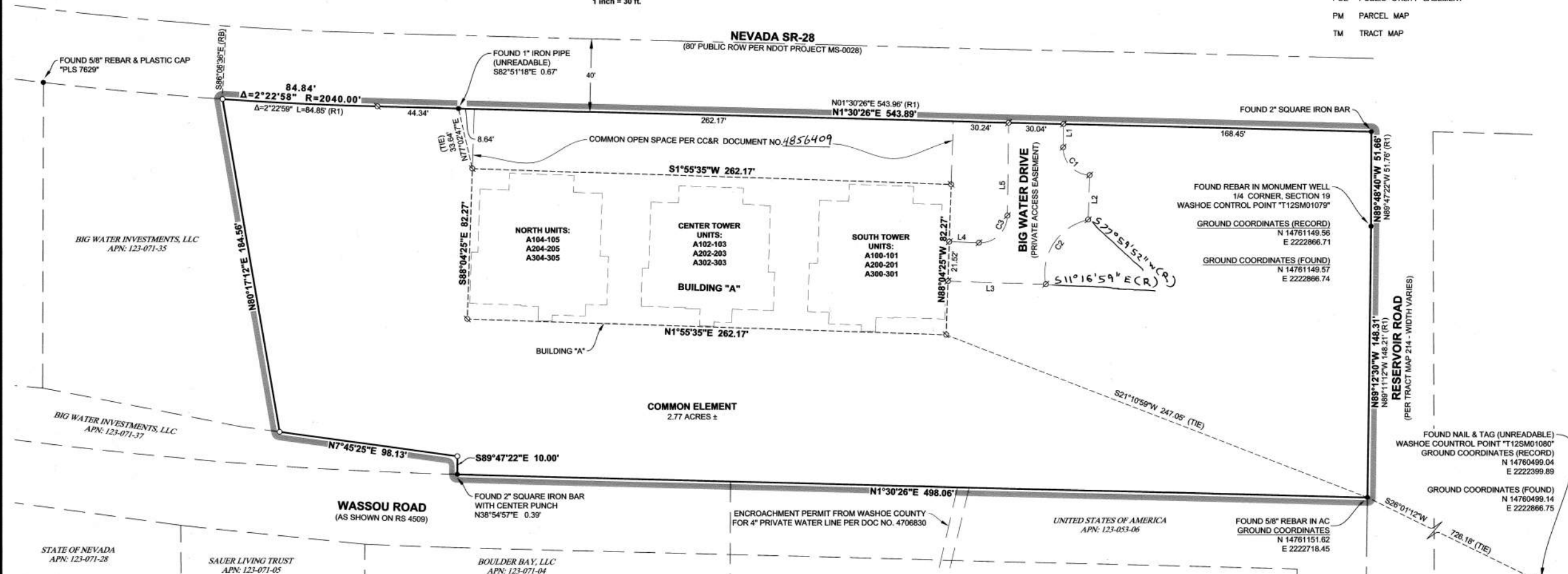
- RECORD OF SURVEY SUPPORTING A BOUNDARY LINE ADJUSTMENT NO. 4509 FOR SIERRA PARK, LLC, RECORDED DECEMBER 21, 2004 AS DOCUMENT NO. 3146107, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- ARCHITECTURAL PLANS OF "BOULDER BAY BLDG A", PREPARED BY OZ ARCHITECTURAL.



Line #/Curve #	Length	Direction/Delta	Radius
C1	23.29	88°58'16"	15.00
C2	46.75	89°16'51"	30.00
C3	23.87	91°10'07"	15.00
L1	12.73	N89°05'57"W	
L2	24.38	N88°04'12"W	
L3	53.51	N1°55'47"E	
L4	16.27	S1°55'48"W	
L5	50.79	S89°14'20"E	

LEGEND

- SET 5/8" REBAR & CAP OR NAIL & WASHER "PLS 20461"
- ⊗ DIMENSION POINT, NOTHING FOUND OR SET
- FOUND MONUMENT AS NOTED
- △ GPS CONTROL POINT
- () RECORD MEASUREMENT
- (R1) REFERENCE NUMBER
- (RB) RADIAL BEARING
- APN ASSESSOR PARCEL NUMBER
- CA COMMON AREA
- CATV CABLE TELEVISION
- LCA LIMITED COMMON AREA
- PUE PUBLIC UTILITY EASEMENT
- PM PARCEL MAP
- TM TRACT MAP



NOTES

- THE COMMON ELEMENT (CE) IS THE ENTIRE SUBDIVISION SHOWN HEREON INCLUDING ALL LAND BENEATH EXCLUDING ALL UNITS AND PARCELS, BUT INCLUDING ALL LIMITED COMMON ELEMENTS (LCE). ALL COMMON ELEMENTS SHALL BE PRIVATELY MAINTAINED AND PERPETUALLY FUNDED BY THE HOMEOWNERS ASSOCIATION. THE TERM COMMON ELEMENT IS SYNONYMOUS WITH "COMMON AREA" AS DEFINED IN NRS 117.010.
- EXCEPT WHERE OTHERWISE NOTED, SANITARY SEWER AND STORM WATER DRAINAGE FACILITIES ARE PRIVATELY MAINTAINED AND PERPETUALLY FUNDED BY THE OWNER(S) OF THE COMMON ELEMENT.
- THE HORIZONTAL LOTTED AREAS SHOWN HEREON COMPRISE DIMENSIONS TO FRONT FACE OF STUD. THE VERTICAL LOTTED AREAS ARE COMPRISED OF DIMENSIONS FROM FINISHED FLOOR (SLAB OF CONCRETE OR SUB-FLOORING) TO THE BOTTOM OF THE STUD FACE OF THE CEILING IMMEDIATELY ABOVE. THE HORIZONTAL AND VERTICAL LOTTED AREAS ARE BASED ON THE ARCHITECTURAL PLANS PREPARED BY OZ ARCHITECTURE. THE PHYSICAL BOUNDARIES OF EACH LOT SHALL INCLUDE ALL INTERNAL LIVING SPACE, AS STATED IN NRS 116. THE LOTTED AREAS INCLUDE THE MAIN LIVING AREA AND LOFT (IF APPLICABLE). THE BALANCE OF THE BUILDING, AND THE GROUND BENEATH, ARE TO BE OWNED AND MAINTAINED BY THE OWNER(S) OF THE COMMON ELEMENT.
- A BLANKET EASEMENT IS HEREBY GRANTED OVER THE COMMON ELEMENT FOR ACCESS TO EACH UNIT. VEHICLE ACCESS AND PARKING SHALL BE LIMITED TO PAVED AREAS FOR THOSE PURPOSES.
- IN THE EVENT THAT ANY PARTY WALL OR INTERIOR WALL IS NOT CONSTRUCTED EXACTLY ON THE PROPERTY LINE, THE OWNERS AFFECTED SHALL ACCEPT THE CONSTRUCTED WALL AS THE PROPERTY LINE.
- A SURFACE FLOW DRAINAGE EASEMENT FOR THE PASSAGE OF STORM WATERS IS HEREBY GRANTED TO WASHOE COUNTY OVER THE COMMON ELEMENTS SHOWN HEREON.
- INTERIOR UNIT BOUNDARIES ARE 90 DEGREE ANGLE.
- WASHOE COUNTY WILL PRE-ASSIGN ADDRESSES TO BE RELEASED ONCE AN ASSESSOR'S PARCEL NUMBER HAS BEEN ESTABLISHED. IF STRUCTURE PLACEMENT DOES NOT REFLECT THE STREET ON WHICH THE PRE-ASSIGNED ADDRESS IS ISSUED, THE DEVELOPER WILL REQUEST A NEW ADDRESS PRIOR TO ISSUANCE OF A BUILDING PERMIT

NOTES (CONTINUED)

- A 10 FOOT PUBLIC UTILITY, TRAFFIC CONTROL SIGNAGE, PLOWED SNOW STORAGE AND SIDEWALK EASEMENT SHALL BE LOCATED ALONG ALL STREET RIGHTS-OF-WAY. THE 10 FOOT PLOWED SNOW STORAGE EASEMENT IS FOR PLOWED SNOW FROM THE STREET RIGHT-OF-WAY ONLY. IN ADDITION, A 5 FOOT PUBLIC UTILITY AND PRIVATE DRAINAGE EASEMENT SHALL BE LOCATED ALONG ALL SIDE AND REAR LOT LINES. ALL PUBLIC UTILITY EASEMENTS INCLUDE CABLE TELEVISION.
- A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL AND THE EXCLUSIVE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME, AND THE UTILITY COMPANY.
- THE OWNERS HEREBY GRANT TO ALL PUBLIC UTILITIES, CABLE TV, AND WASHOE COUNTY A BLANKET EASEMENT FOR THE CONSTRUCTION, MAINTENANCE AND USE OF DRAINAGE AND UTILITY SYSTEMS, TOGETHER WITH THE RIGHT OF ACCESS THERETO FOREVER OVER ALL COMMON ELEMENTS AS SHOWN HEREON.
- A 10' WIDE EASEMENT FOR OPERATION AND MAINTENANCE OF A NATURAL GAS PIPELINE "LYING 5' ON EACH SIDE OF THE CENTERLINE OF THE NATURAL GAS PIPELINE" WAS GRANTED TO SOUTHWEST GAS CORPORATION, RECORDED SEPTEMBER 13, 2017 AS DOCUMENT NO. 4744049, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA. PRECISE LOCATION OF SAID EASEMENT IS UNKNOWN AND NOT PLOTTED HEREON.
- A BLANKET EASEMENT FOR ELECTRICAL FACILITIES WAS GRANTED TO NV ENERGY PER DOCUMENT NO. 4746800. PER SAID DOCUMENT "EASEMENT AREA SHALL BE REDUCED TO AN AREA 10 (TEN) FEET IN WIDTH, BEING FIVE (5) FEET ON EACH SIDE OF THE CENTERLINE OF THE UNDERGROUND FACILITIES AFTER SAME ARE INSTALLED...".
- THE LAND SHOWN HEREON LIES IN FEMA FLOOD ZONE "X" PER FIRM MAP PANEL 32031C3400G, REVISED MARCH 16, 2009.
- NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT HAS BEEN ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGICAL TIME.

NOTES (CONTINUED)

- SHOULD ANY CAIRN OR GRAVE OF A NATIVE AMERICAN BE DISCOVERED DURING SITE DEVELOPMENT, WORK SHALL TEMPORARILY BE HALTED AT THE SPECIFIC SITE AND THE SHERIFF'S OFFICE AS WELL AS THE STATE HISTORIC PRESERVATION OFFICE OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES SHALL BE IMMEDIATELY NOTIFIED PER NRS 383.170.
- ALL PROPERTIES, REGARDLESS IF THEY ARE LOCATED WITHIN OR OUTSIDE OF A FEMA DESIGNATED FLOOD ZONE, MAY BE SUBJECT TO FLOODING. THE PROPERTY OWNER IS REQUIRED TO MAINTAIN ALL DRAINAGE EASEMENTS AND NATURAL DRAINAGES AND NOT PERFORM OR ALLOW UNPERMITTED AND UNAPPROVED MODIFICATIONS TO THE PROPERTY THAT MAY HAVE DETRIMENTAL IMPACTS TO SURROUNDING PROPERTIES.

CALCULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

5287A

CALCULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

4856410

X:\PROJECTS\17042.04\DWG\SURV\V-TMAP-BOULDER-BAY-BLDG-A.DWG <SOSHEBER> 8/27/2018 1:21 PM

PROFESSIONAL SEAL

KEVIN L. GERMAN
No. 2046
EXP. 08-30-19

COMMON OPEN SPACE CONDOMINIUM TRACT MAP OF GRANITE PLACE

LYING WITHIN THE SOUTHEAST 1/4 OF T16N, R18E, SEC 19, M.D.M.
A DIVISION OF PARCEL 1 OF DEED DOCUMENT NO. 4446494

WASHOE COUNTY NEVADA

CFA, INC.
CIVIL ENGINEERS
LAND USE PLANNERS
1150 CORPORATE BOULEVARD - RENO, NEVADA 89502
775-856-1150 MAIN - 775-856-1160 FAX - CFARENOCOM

JOB NO. 17-042.04

DRAWN BY DS

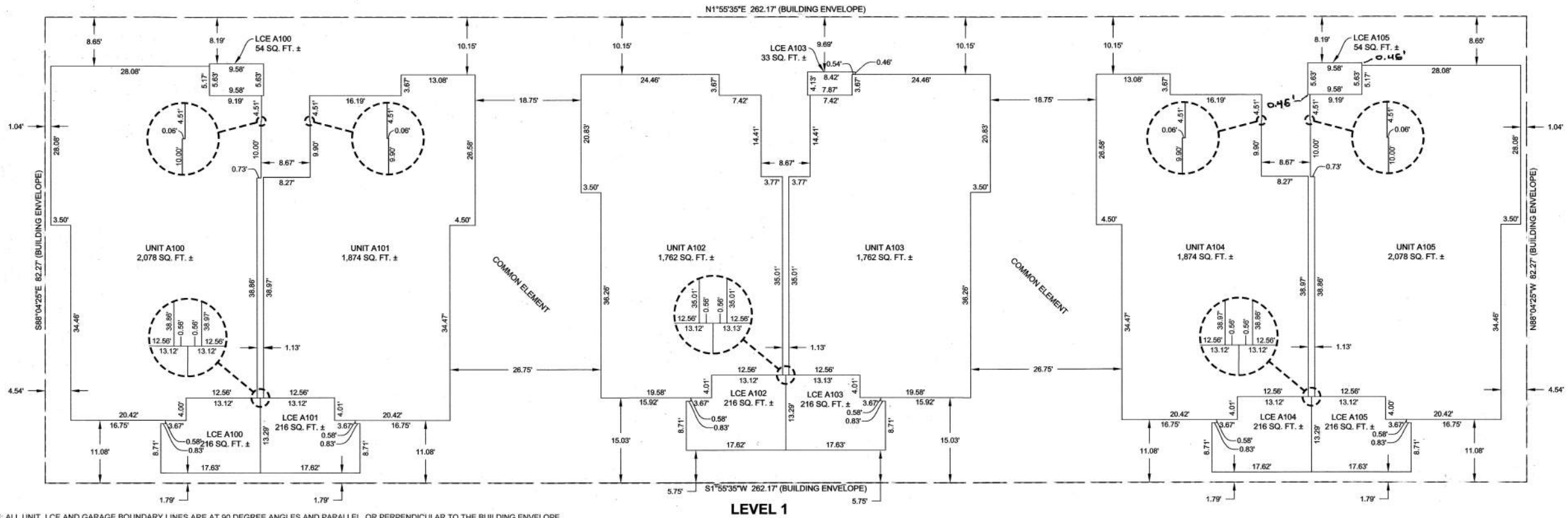
CHECKED BY KLG

DATE MAY 2018

SHEET 2 OF 8

Condominium Tract Map 5287A

5287C

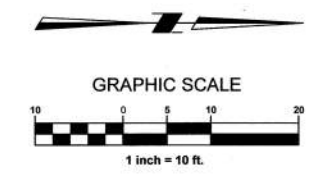


NOTE: ALL UNIT, LCE AND GARAGE BOUNDARY LINES ARE AT 90 DEGREE ANGLES AND PARALLEL OR PERPENDICULAR TO THE BUILDING ENVELOPE.

LEVEL 1

UNIT AREAS (SQ. FT. ±)						
UNIT #	MAIN LIVING AREA	LOFT	TOTAL LIVING AREA	MAIN BALCONY*	LOFT BALCONY*	PATIO*
A100	2,078	N/A	2078	216	N/A	54
A101	1,874	N/A	1874	216	N/A	N/A
A102	1,762	N/A	1762	216	N/A	N/A
A103	1,762	N/A	1762	216	N/A	33
A104	1,874	N/A	1874	216	N/A	N/A
A105	2,078	N/A	2078	216	N/A	54
A200	2,078	N/A	2078	216	N/A	N/A
A201	1,874	N/A	1874	216	N/A	N/A
A202	1,762	N/A	1762	216	N/A	N/A
A203	1,762	N/A	1762	216	N/A	N/A
A204	1,874	N/A	1874	216	N/A	N/A
A205	2,078	N/A	2078	216	N/A	N/A
A300	1,961	757	2,718	333	131	N/A
A301	1,757	675	2,432	333	96	N/A
A302	1,641	N/A	1641	338	N/A	N/A
A303	1,641	N/A	1641	338	N/A	N/A
A304	1,757	675	2,432	333	96	N/A
A305	1,961	757	2,718	333	131	N/A

* LIMITED COMMON ELEMENT



CALCULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

4856410

X:\PROJECTS\17042.04\DWG\SURV-V-TMAP-BOULDER-BAY-BLDG-A.DWG (DSCHERER) 8/3/2018 12:34 PM

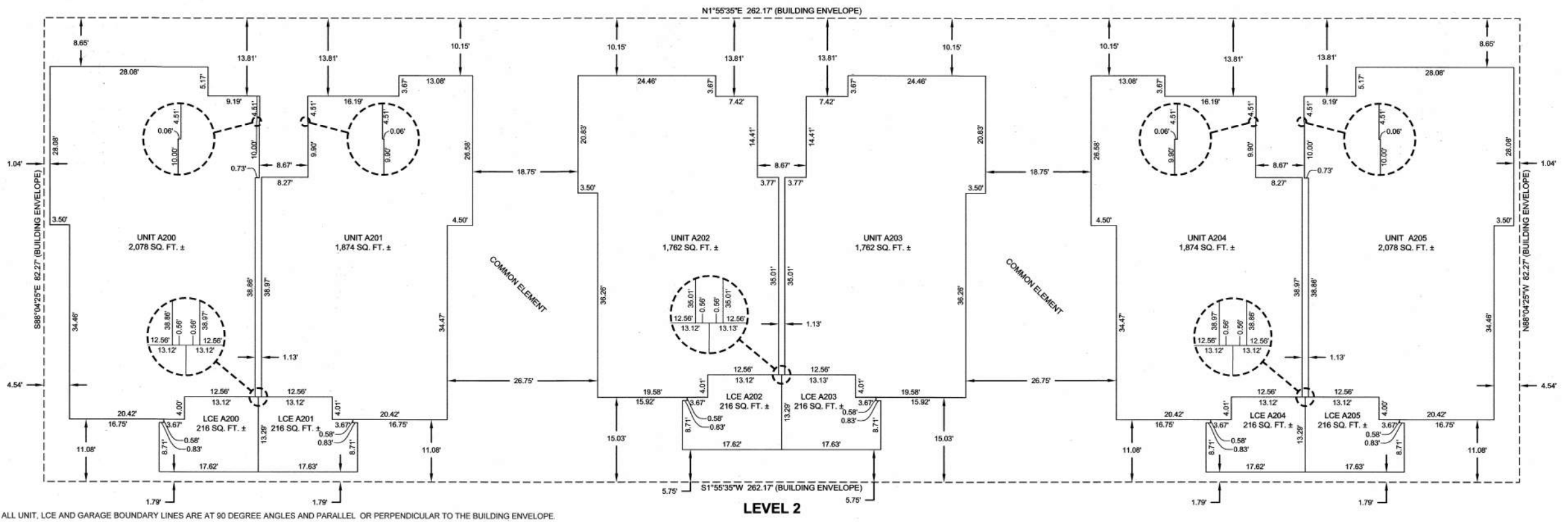
PROFESSIONAL SEAL KEVIN L. GERMAN No. 2046 EXP. 06-30-19	COMMON OPEN SPACE CONDOMINIUM TRACT MAP OF GRANITE PLACE LYING WITHIN THE SOUTHEAST 1/4 OF T16N, R18E, SEC 19, M.D.M. A DIVISION OF PARCEL 1 OF DEED DOCUMENT NO. 4446494	
	WASHOE COUNTY CFA, INC. LAND SURVEYORS CIVIL ENGINEERS LAND USE PLANNERS 1150 CORPORATE BOULEVARD • RENO, NEVADA 89502 775-856-1150 MAIN • 775-856-1160 FAX • CFARENO.COM	NEVADA JOB NO. 17-042.04 DRAWN BY DS CHECKED BY KLG DATE MAY 2018 SHEET 4 OF 8

Condominium Tract Map 5287C

5287C

CALCULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

52870

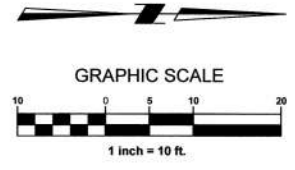


NOTE: ALL UNIT, LCE AND GARAGE BOUNDARY LINES ARE AT 90 DEGREE ANGLES AND PARALLEL OR PERPENDICULAR TO THE BUILDING ENVELOPE.

LEVEL 2

UNIT AREAS (SQ. FT. ±)						
UNIT #	MAIN LIVING AREA	LOFT	TOTAL LIVING AREA	MAIN BALCONY*	LOFT BALCONY*	PATIO*
A100	2,078	N/A	2078	216	N/A	54
A101	1,874	N/A	1874	216	N/A	N/A
A102	1,762	N/A	1762	216	N/A	N/A
A103	1,762	N/A	1762	216	N/A	33
A104	1,874	N/A	1874	216	N/A	N/A
A105	2,078	N/A	2078	216	N/A	54
A200	2078	N/A	2078	216	N/A	N/A
A201	1874	N/A	1874	216	N/A	N/A
A202	1,762	N/A	1762	216	N/A	N/A
A203	1,762	N/A	1762	216	N/A	N/A
A204	1,874	N/A	1874	216	N/A	N/A
A205	2,078	N/A	2078	216	N/A	N/A
A300	1,961	757	2,718	333	131	N/A
A301	1,757	675	2,432	333	96	N/A
A302	1,641	N/A	1641	338	N/A	N/A
A303	1,641	N/A	1641	338	N/A	N/A
A304	1,757	675	2,432	333	96	N/A
A305	1,961	757	2,718	333	131	N/A

* LIMITED COMMON ELEMENT



CUMULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

4856410

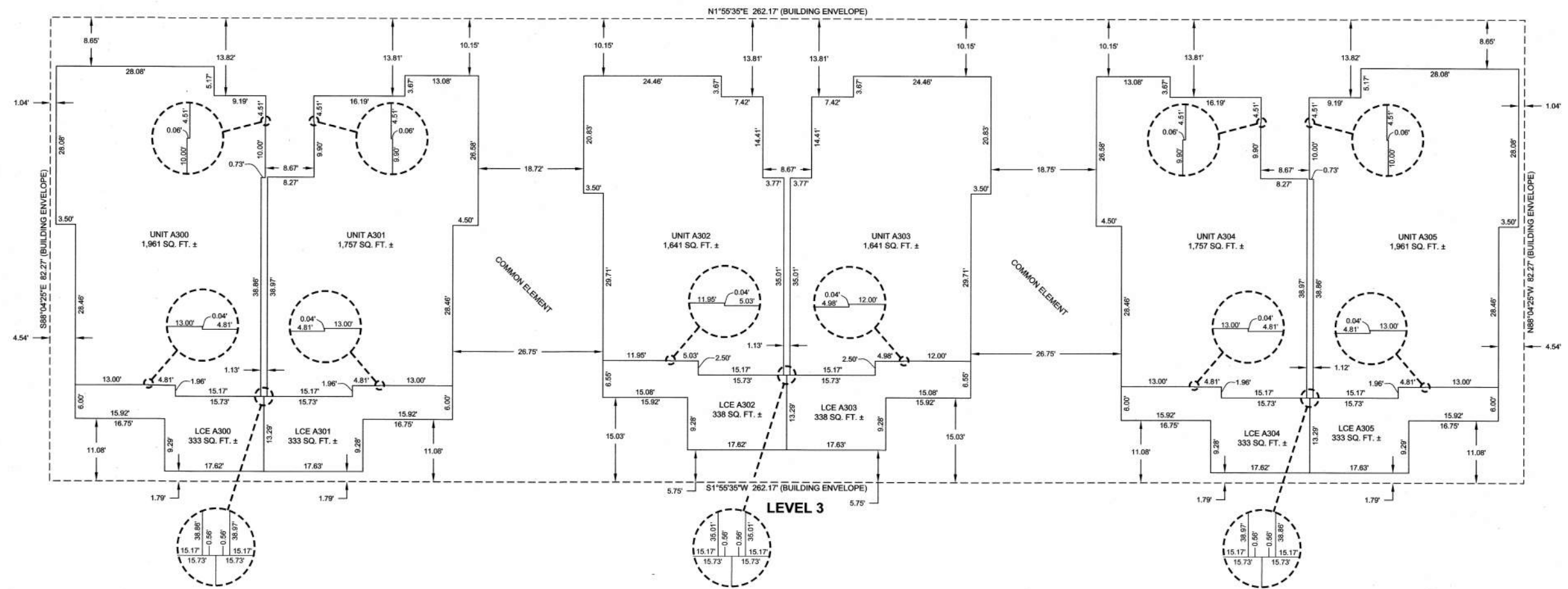
X:\PROJECTS\17042.04\DWG\SURV-V-TMAP-BOULDER-BAY-BLDG-A.DWG <DSCHERER> 8/3/2018 12:34 PM

PROFESSIONAL SEAL KEVIN L. GORMAN EXP. 06-30-19 No. 20461	COMMON OPEN SPACE CONDOMINIUM TRACT MAP OF GRANITE PLACE LYING WITHIN THE SOUTHEAST 1/4 OF T16N, R18E, SEC 19., M.D.M. A DIVISION OF PARCEL 1 OF DEED DOCUMENT NO. 4448494	
	WASHOE COUNTY NEVADA	JOB NO. 17-042.04 DRAWN BY DS CHECKED BY KLG DATE MAY 2018 SHEET 5 OF 8
 CFA, INC. LAND SURVEYORS CIVIL ENGINEERS LAND USE PLANNERS 1150 CORPORATE BOULEVARD • BEND, NEVADA 89502 775-856-1150 MAIN • 775-856-1160 FAX • CFA@CFAINC.COM	CUMULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP	

Condominium Tract Map 52870

52870

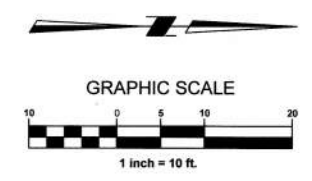
5287E



NOTE: ALL UNIT, LCE AND GARAGE BOUNDARY LINES ARE AT 90 DEGREE ANGLES AND PARALLEL OR PERPENDICULAR TO THE BUILDING ENVELOPE.

UNIT AREAS (SQ. FT. ±)						
UNIT #	MAIN LIVING AREA	LOFT	TOTAL LIVING AREA	MAIN BALCONY*	LOFT BALCONY*	PATIO*
A100	2,078	N/A	2078	216	N/A	54
A101	1,874	N/A	1874	216	N/A	N/A
A102	1,782	N/A	1782	216	N/A	N/A
A103	1,782	N/A	1782	216	N/A	33
A104	1,874	N/A	1874	216	N/A	N/A
A105	2,078	N/A	2078	216	N/A	54
A200	2078	N/A	2078	216	N/A	N/A
A201	1874	N/A	1874	216	N/A	N/A
A202	1,782	N/A	1782	216	N/A	N/A
A203	1,782	N/A	1782	216	N/A	N/A
A204	1,874	N/A	1874	216	N/A	N/A
A205	2,078	N/A	2078	216	N/A	N/A
A300	1,961	757	2,718	333	131	N/A
A301	1,757	875	2,432	333	96	N/A
A302	1,641	N/A	1641	338	N/A	N/A
A303	1,641	N/A	1641	338	N/A	N/A
A304	1,757	875	2,432	333	96	N/A
A305	1,961	757	2,718	333	131	N/A

* LIMITED COMMON ELEMENT



CALCULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

4856410

X:\PROJECTS\17042.04\DWG\SURV-V-TMAP-BOULDER-BAY-BLDG-A.DWG <DSCHERER> 8/3/2018 1:36 PM

PROFESSIONAL SEAL 	COMMON OPEN SPACE CONDOMINIUM TRACT MAP OF GRANITE PLACE LYING WITHIN THE SOUTHEAST 1/4 OF T16N, R18E, SEC 19, M.D.M. A DIVISION OF PARCEL 1 OF DEED DOCUMENT NO. 4446494	
	WASHOE COUNTY NEVADA	JOB NO. 17-042.04 DRAWN BY DS CHECKED BY KLG DATE MAY 2018 SHEET 6 OF 8

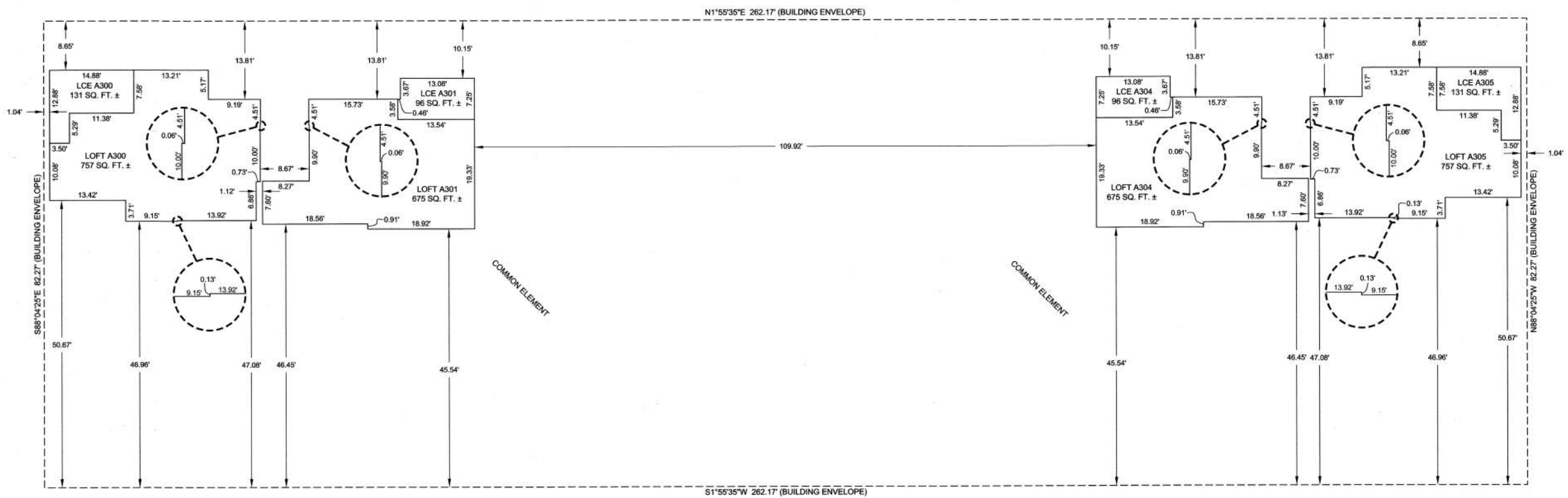
cfa CFA, INC.
 LAND SURVEYORS
 CIVIL ENGINEERS
 LAND USE PLANNERS
 1150 CORPORATE BOULEVARD • RENO, NEVADA 89502
 775-856-1150 MAIN • 775-856-1160 FAX • CFARENO.COM

Condominium Tract Map 5287E

5287E

CALCULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

5287F

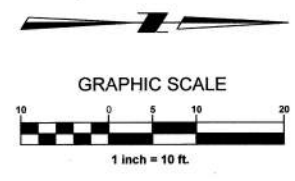


LEVEL 4 LOFT

NOTE: ALL UNIT, LCE AND GARAGE BOUNDARY LINES ARE AT 90 DEGREE ANGLES AND PARALLEL OR PERPENDICULAR TO THE BUILDING ENVELOPE.

UNIT AREAS (SQ. FT. ±)						
UNIT #	MAIN LIVING AREA	LOFT	TOTAL LIVING AREA	MAIN BALCONY*	LOFT BALCONY*	PATIO*
A100	2,078	N/A	2078	216	N/A	54
A101	1,874	N/A	1874	216	N/A	N/A
A102	1,762	N/A	1762	216	N/A	N/A
A103	1,762	N/A	1762	216	N/A	33
A104	1,874	N/A	1874	216	N/A	N/A
A105	2,078	N/A	2078	216	N/A	54
A200	2078	N/A	2078	216	N/A	N/A
A201	1874	N/A	1874	216	N/A	N/A
A202	1,762	N/A	1762	216	N/A	N/A
A203	1,762	N/A	1762	216	N/A	N/A
A204	1,874	N/A	1874	216	N/A	N/A
A205	2,078	N/A	2078	216	N/A	N/A
A300	1,961	757	2,718	333	131	N/A
A301	1,757	675	2,432	333	96	N/A
A302	1,641	N/A	1641	338	N/A	N/A
A303	1,641	N/A	1641	338	N/A	N/A
A304	1,757	675	2,432	333	96	N/A
A305	1,961	757	2,718	333	131	N/A

* LIMITED COMMON ELEMENT



CALCULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

4856410

X:\PROJECTS\17042.04\DWG\SURV-V-TMAP-BOLDER-BAY-BLDG-A.DWG (DSCHERER) 8/3/2018 1:37 PM

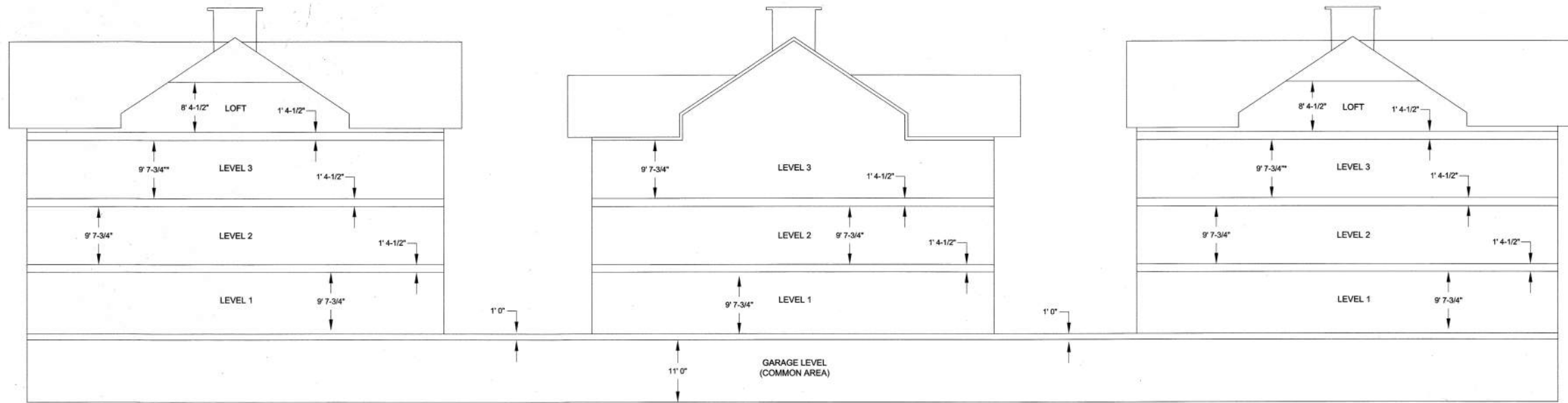
PROFESSIONAL SEAL KEVIN L. GERMAN No. 20461 EXP. 06-30-19	COMMON OPEN SPACE CONDOMINIUM TRACT MAP OF GRANITE PLACE LYING WITHIN THE SOUTHEAST 1/4 OF T16N, R18E, SEC 19, M.D.M. A DIVISION OF PARCEL 1 OF DEED DOCUMENT NO. 4446494 WASHOE COUNTY NEVADA	
	JOB NO. 17-042.04 DRAWN BY DS CHECKED BY KLG DATE MAY 2018 SHEET 7 OF 8	 CFA, INC. LAND SURVEYORS CIVIL ENGINEERS LAND USE PLANNERS 150 CORPORATE BOULEVARD • RENO, NEVADA 89502 775-856-1150 MAIN • 775-856-1160 FAX • CFARENO.COM

5287F

CALCULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

Condominium Tract Map 5287F

52876

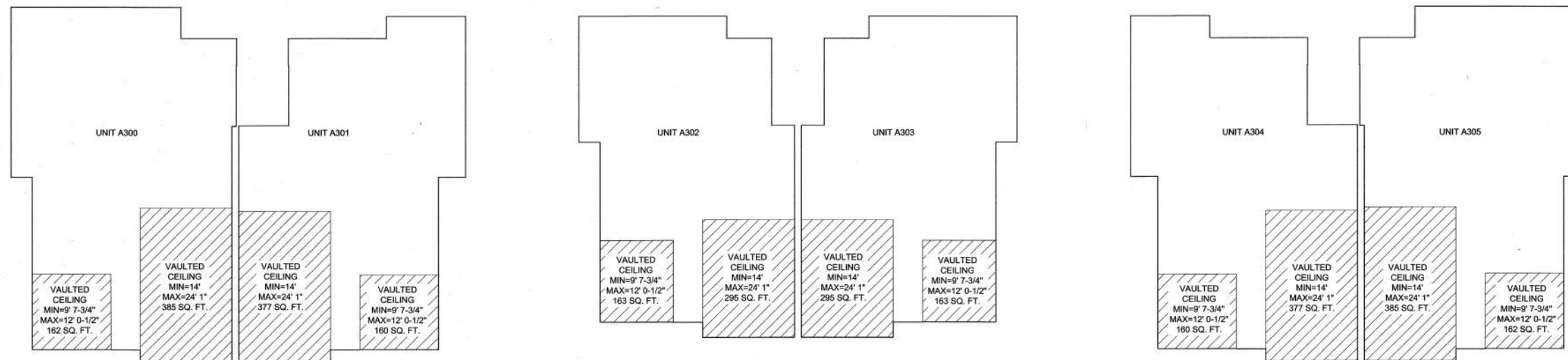


SOUTH TOWER

CENTRAL TOWER

NORTH TOWER

AIRSPACE EXHIBIT



VAULTED CEILING EXHIBIT
LEVEL 3

52876

PRELIMINARY INDICES
SHOULD BE EXAMINED
FOR ANY SUBSEQUENT
CHANGES TO THIS MAP

4856410

X:\PROJECTS\17042.04\DWG\SURV-V-TMAP-BOULDER-BAY-BLDG-ADWG-DISOEBERD 8/3/2018 12:43 PM

PROFESSIONAL SEAL KEVIN L. GERMAN EXP. 06-30-19	COMMON OPEN SPACE CONDOMINIUM TRACT MAP OF GRANITE PLACE LYING WITHIN THE SOUTHEAST 1/4 OF T16N, R18E, SEC 19, M.D.M. A DIVISION OF PARCEL 1 OF DEED DOCUMENT NO. 4446494	
	WASHOE COUNTY NEVADA	JOB NO. 17-042.04 DRAWN BY DS CHECKED BY KLG DATE MAY 2018 SHEET 8 / 8
CFA, INC. LAND SURVEYORS CIVIL ENGINEERS LAND USE PLANNERS 1150 CORPORATE BOULEVARD - RENO, NEVADA 89502 775-856-1150 MAIN - 775-856-1160 FAX - CFARENO.COM		

Condominium Tract Map 52876

PRELIMINARY INDICES
SHOULD BE EXAMINED
FOR ANY SUBSEQUENT
CHANGES TO THIS MAP

TAB G

DOC # 4856409

10/05/2018 12:03:20 PM

Requested By

BIG WATER INVESTMENTS LLC

Washoe County Recorder

Lawrence R. Burtness - Recorder

Fee: \$41.00 RPTT: \$0.00

Page 1 of 81

APN: 123-071-34

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

JOAN C. WRIGHT, ESQ.
ALLISON MacKENZIE, LTD.
402 North Division Street
P.O. Box 646
Carson City, NV 89702



SPACE ABOVE THIS LINE RESERVED FOR
RECORDER'S USE

■The party executing this document hereby affirms
that this document submitted for recording does
not contain the social security number of any
person or persons pursuant to NRS 339B.030

A handwritten signature in cursive script, appearing to read "Joan C. Wright", written over a horizontal line.

**DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS OF
GRANITE PLACE**

Section 1.11. “Common Area” or “Common Elements” means any real estate and the improvements thereon within the Property other than a Unit designated as Common Area, Common Element or Limited Common Area or Limited Common Element on the Map and including Common Facilities as defined herein, which area will be reduced upon recordation of the Common Area Open Space Merger and Resubdivision Map, defined in Section 1.13, below.

Section 1.12 “Common Area Open Space” means those portions of the Common Area that are described in the metes and bounds and map attached hereto as Exhibit B.

Section 1.13. “Common Area Open Space Merger and Resubdivision Map” means the Common Area Open Space Merger and Resubdivision Map, which shall be recorded after withdrawal of Common Area Open Space by the Declarant in order to result in the Property consisting of a single parcel at least 1.25 acres in size, generally as shown on Exhibit “C” hereto, and the legal description for which shall be provided in the recorded Common Area Open Space Merger and Resubdivision Parcel Map.

Section 1.14. “Common Expense” means any use of common funds authorized hereby and includes, without limitation: (a) all expenses or charges incurred by or on behalf of the Association for the management, maintenance, administration, insurance, operation, repairs, additions, alterations or reconstruction of the Common Elements, Common Facilities, or any portion of any Unit that the Association is obligated to maintain or repair; (b) all expenses or charges reasonably incurred to procure insurance for the protection of the Association and its Board; (c) any amounts reasonably necessary for reserves for maintenance, repair and replacement of the Common Elements and Common Facilities or any portion of any Unit that the Association is obligated to maintain or replace, and for nonpayment of any Assessments; (d) the use of such funds to defray the costs and expenses incurred by the Association in the performance of its functions or in the proper discharge of the responsibilities of the Board as provided in the Governing Documents; (e) contractual obligations of the Association; and (f) all expenses or charges incurred by or on behalf of the Association for the management, maintenance, administration, experts, professional services, insurance, operation, repairs, additions, alterations or reconstruction as may be required by this Declaration and/or Chapter 116.

Section 1.15. “Common Facilities” means drives, walkways, parking areas, sewer, water, gas, television and telephone services, landscaping, fences, utility lines, pipes, spa, spa equipment, decking, irrigation systems, keycard systems, security systems, fire suppression systems, elevators, exterior and common area lighting fixtures, BBQ areas, auto detailing space, electric charging areas, personal property and other operational facilities or improvements defined herein constructed or installed, to be constructed or installed, or currently located within the Common Areas and owned by the Association.

Section 1.16. “Design Standards” means the Design Standards established by the Board pursuant hereto.

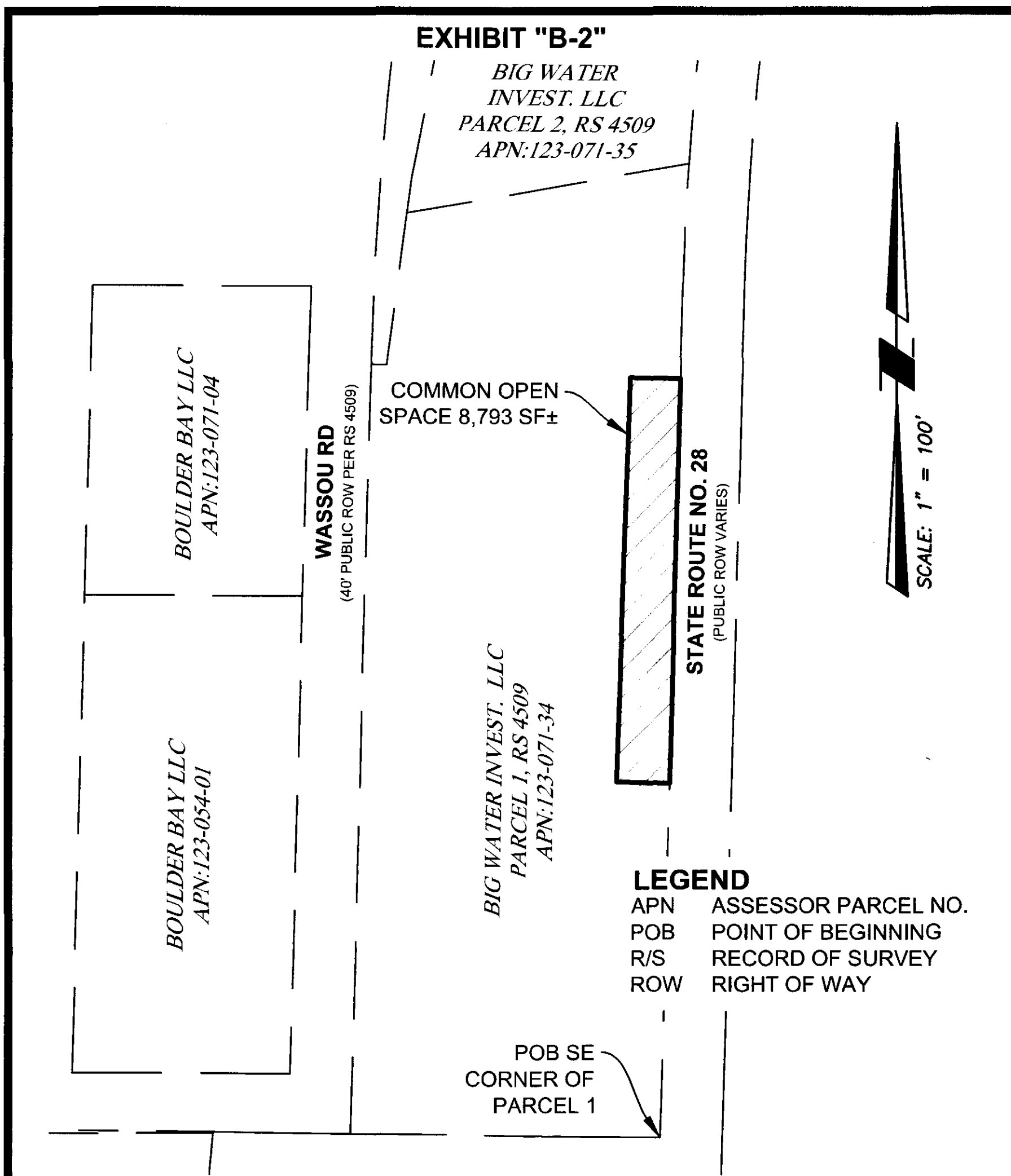
Section 1.17. “Director” means a member of the Association’s Board of Directors.

- (d) Withdraw real estate from the Property;
- (e) Complete improvements indicated on the Map and/or in this Declaration;
- (f) Exercise any development right under the Master Plan governing the Property;
- (g) Maintain sales offices, management offices, signs advertising the Property, and models;
- (h) Grant and use easements through the Common Area and/or Common Area Open Space for the purpose of making improvements within the Property or within the real estate which may be added to the Property or in favor of real estate adjacent to the Property owned or controlled by the principals of Declarant;
- (i) Make the Property and the Association subject to a master association;
- (j) Merge or consolidate the Property and the Association with another common-interest community of the same form of ownership; and
- (k) Appoint or remove any officer of the Association or any master association or any member of an executive board during any period of Declarant's control.

Section 7.6. Common Area Open Space Merger and Resubdivision Parcel Map. In accordance with the power granted to Declarant in Section 7.5(d), above, Declarant may withdraw Common Area Open Space from the Property by recording a Common Area Open Space Merger and Resubdivision Parcel Map, which is subject to approval by Washoe County, or by other such methods as prescribed by Washoe County in order to effect the withdrawal of Common Area Open Space, which shall result in the Property consisting of a single parcel at least 1.25 acres in size, generally as shown on Exhibit "C", and the legal description for which shall be provided in the recorded Common Area Open Space Merger and Resubdivision Parcel Map, or by any other method required by Washoe County. The common area shall not be further subdivided or developed with a primary use without TRPA's prior review and approval, and the common area does not contain a development right as that phrase is defined by TRPA.

ARTICLE 8: DESIGN REVIEW.

Section 8.1. Improvements Generally & Approval by Board. No Improvement of any kind may be commenced, erected or maintained within the Property, nor may any addition to or change or alteration be made in or to the exterior of any Unit or which would affect the structural integrity of any Unit, or which would affect the common utility services or installations until plans and specifications showing the nature, color, kind, shape, height (including front, side and rear elevations), materials, and location of the same will have been submitted to and approved in writing by the Board as to quality of workmanship and materials,



X:\PROJECTS\17042.02\DWG\SURV\V-EXHB-COMMON-OPEN-SPACE.DWG <KGERMAN> 8/1/2018 2:17 PM



EXHIBIT TO ACCOMPANY A LEGAL DESCRIPTION

FOR

COMMON OPEN SPACE

LYING WITHIN THE SE 1/4 SEC 19, T16N, R18E, MDM
INCLINE VILLAGE WASHOE COUNTY NEVADA

**LAND SURVEYORS
CIVIL ENGINEERS
LAND USE PLANNERS**
1150 CORPORATE BOULEVARD
RENO, NEVADA 89502
775-856-1150 MAIN • CFARENO.COM

SHEET

1 / OF **1**

