



# Rabe Residence

## Grading Special Use Permit

BOARD OF ADJUSTMENTS PRESENTATION

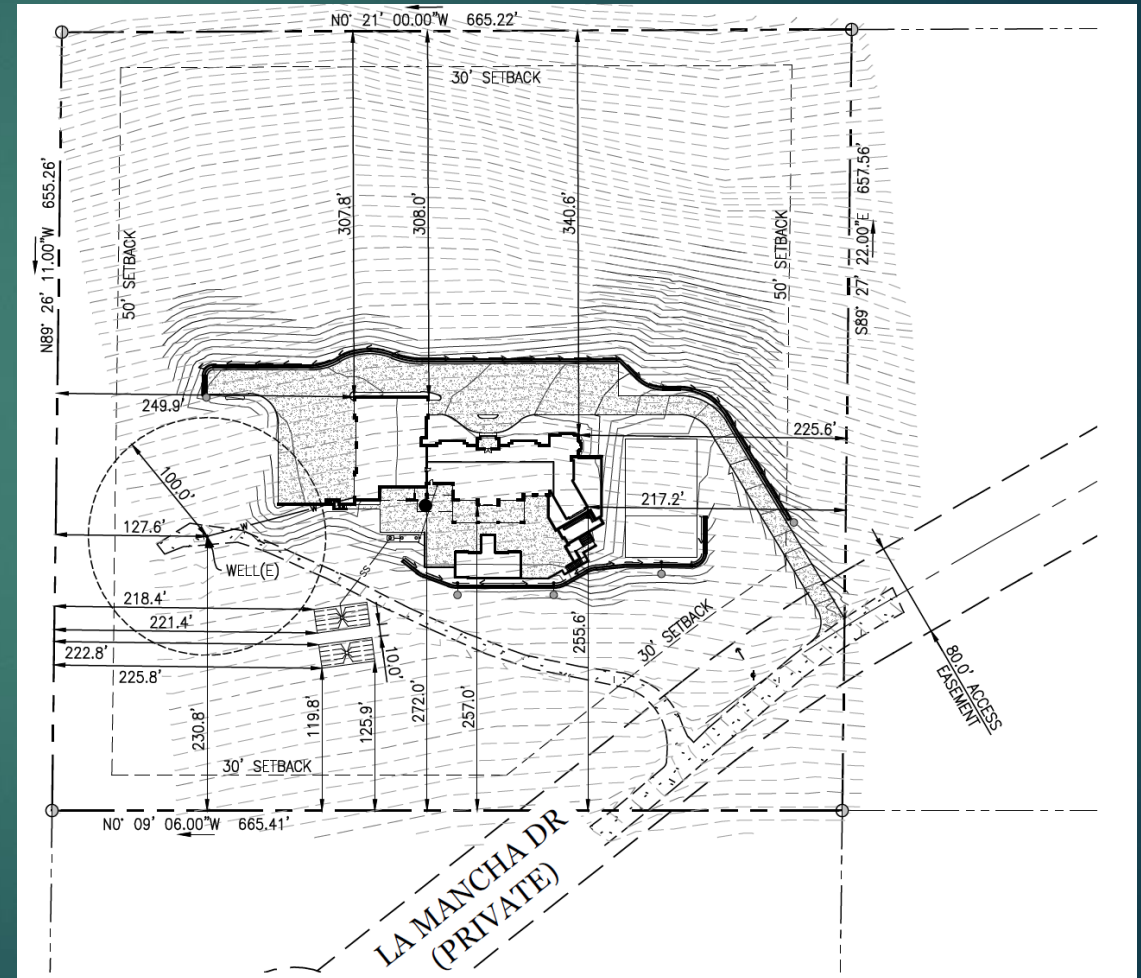
# Property Description

- ▶ Property Size = 10 ac
- ▶ Currently undeveloped open range consisting of native grasses and brush
- ▶ Surrounding Development
  - ▶ North: Single-Family Residential
  - ▶ South: Single –Family Residential & La Mancha Drive
  - ▶ East: Undeveloped
  - ▶ West: Single-Family Residential
- ▶ Zoning Designation
  - ▶ General Rural
- ▶ Master Plan Designation
  - ▶ Rural



# Project Details

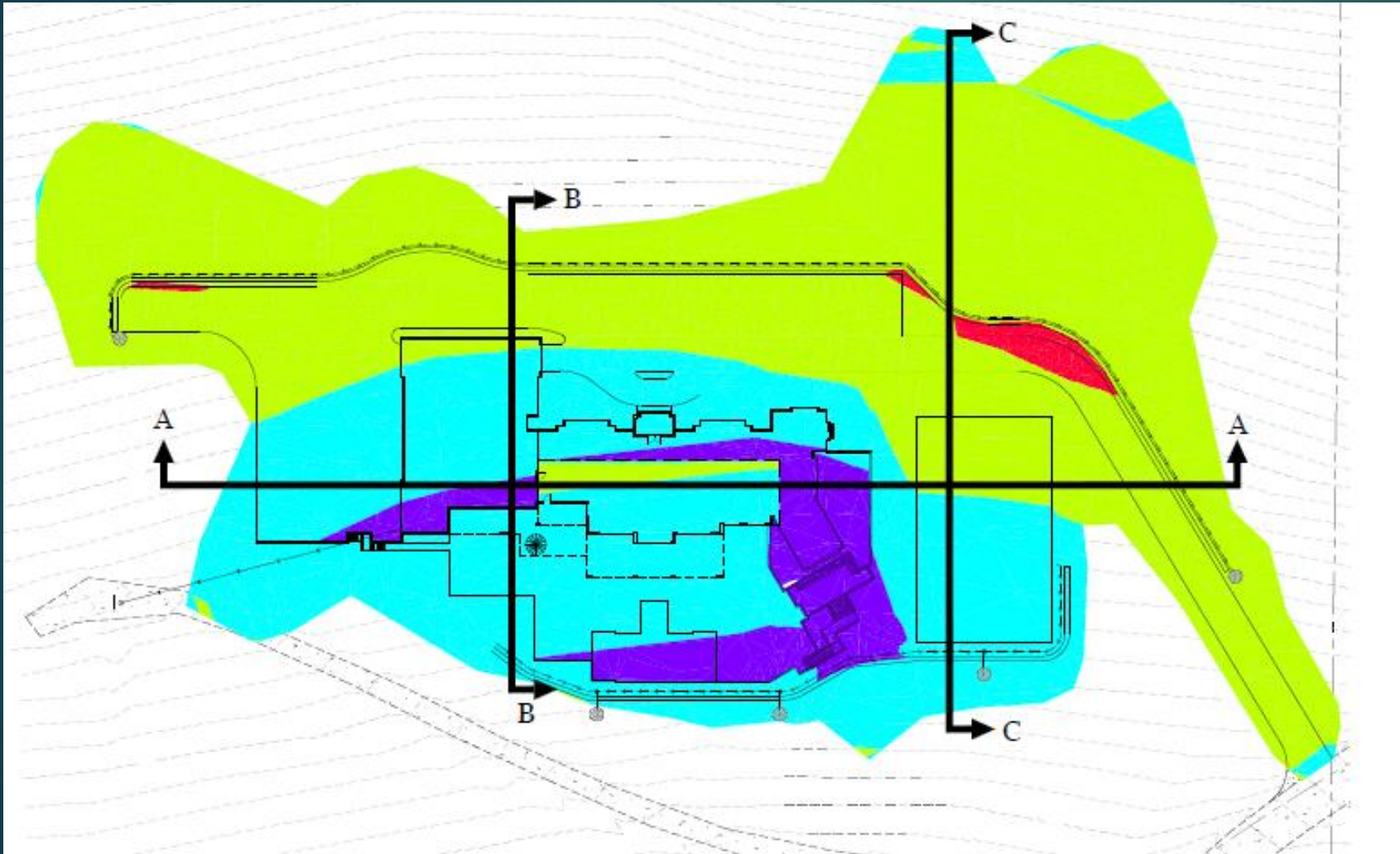
- ▶ Development of a single-family residence & associated improvements
  - ▶ Driveway access from La Mancha Drive
  - ▶ Utilities
  - ▶ Rockery Retaining walls
  - ▶ Landscaping
  - ▶ Drainage improvements
- ▶ Grading SUP Triggers
  - ▶ Disturbed Area & Volume
- ▶ Variation of Standards
  - ▶ 13' depth of cut
  - ▶ 19' depth of fill



# Proposed Site Plan

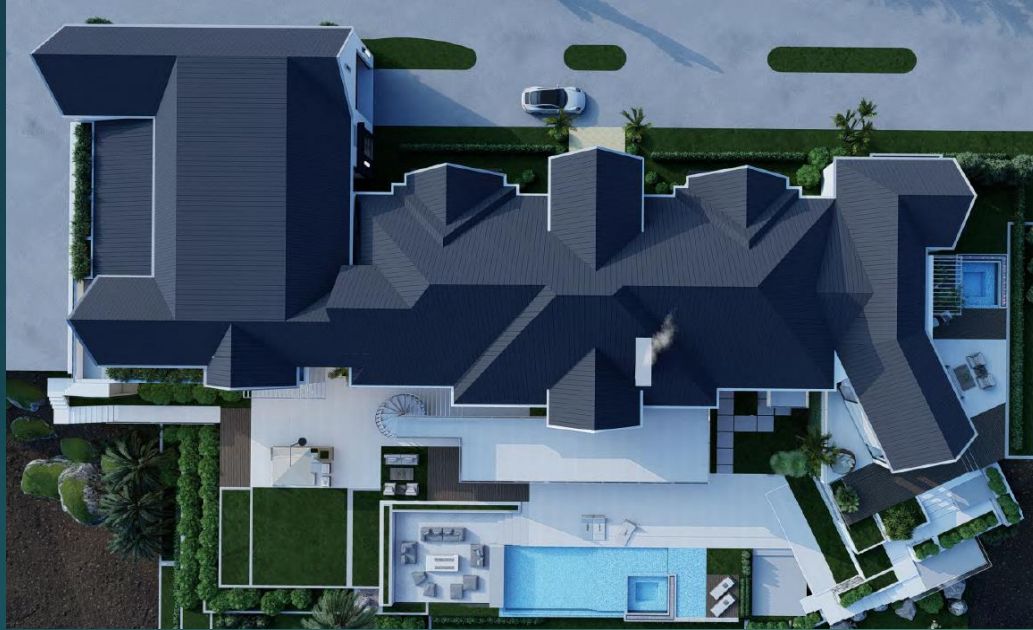


# Grading Under Consideration



Number	Minimum Elevation	Maximum Elevation	Area	Color
1	-13.00	-10.00	1237.49	Red
2	-10.00	0.00	61882.81	Yellow-Green
3	0.00	10.00	42192.53	Cyan
4	10.00	19.00	7509.76	Purple

# Architectural Renderings



# Thank You

- ▶ We have reviewed and agree to the conditions of approval recommended by staff as amended.
- ▶ We request approval of this Grading Special Use Permit application and are available to answer questions you may have about the project.



# Tentative Map Application

FOR

## Riviera Planned Community

**Owner/Applicant:**

Wade & Khrista Diebner  
111 Regent Place  
Alamo, CA 94507

**Civil Engineer:**



575 E. Plumb Lane, Suite 101  
Reno, NV 89502  
775.636.7905

**November 2022**

22.025



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  - Geometric Plan
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  - Geotechnical Letter
  - Sewer Generation Letter
  - Traffic Generation Letter
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  - Legal Description
  - Title Report
  - Deed
  - Preliminary CC&R's
  - Preliminary Water Rights Calculation
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# COMMUNITY DEVELOPMENT | PLANNING MASTER APPLICATION



OFFICIAL USE ONLY

OFFICIAL USE ONLY

COMPLETENESS REVIEW

CASE NUMBER

## PROJECT NAME

## PROJECT DESCRIPTION

## PROJECT ADDRESS

## ASSESSOR'S PARCEL NUMBER(S)

## MASTER PLAN LAND USE

## ZONING

## SITE SIZE

 /ACRES

## PROPERTY OWNER

### NAME

### MAILING ADDRESS

### PHONE

### EMAIL

## APPLICANT

### NAME

### MAILING ADDRESS

### PHONE

### EMAIL

## AGENT AND CONTACT\*

### NAME

### MAILING ADDRESS

### PHONE

### EMAIL

\* The person listed as contact will be contacted to attend staff/applicant meetings, answer questions regarding this application, provide additional information when necessary, and will receive a copy of the staff report and decision letter.

OFFICIAL USE ONLY

## RELATED APPLICATIONS



# COMMUNITY DEVELOPMENT | PLANNING MASTER APPLICATION

## APPLICATION TYPE

Select each application type you are applying for below. A supplemental application checklist will be required to be submitted for each application type selected. The supplemental application type can be found by clicking on the name of the application type. Additional information on the City's Master Plan, Zoning Code, planned unit development and specific plan district handbooks, and the Public Works Design Manual can all be found by scanning the QR code or clicking on each respective title.

### ANNEXATION AND MASTER PLAN

[ANNEXATION OR DETACHMENT](#)

[MASTER PLAN AMENDMENT](#)

### ZONING AMENDMENTS

[REZONING \(ZONING MAP AMENDMENT\)](#)

[REZONING TO PLANNED UNIT DEVELOPMENT \(PUD\)](#)

[REZONING TO SPECIFIC PLAN DISTRICT \(SPD\)](#)

### LAND USE AND DEVELOPMENT

[MAJOR SITE PLAN REVIEW](#)

[SITE PLAN REVIEW](#)

[CONDITIONAL USE PERMIT](#)

[MINOR CONDITIONAL USE PERMIT](#)

### FLEXIBILITY AND RELIEF

[VARIANCE](#)

[MAJOR DEVIATION](#)

[MINOR DEVIATION](#)

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[REVERSION TO ACREAGE](#)

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[CERTIFICATE OF APPROPRIATENESS](#)

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### ADMINISTRATIVE DETERMINATION

[ADMINISTRATIVE DETERMINATION](#)



[MASTER PLAN](#)



[ZONING CODE](#)



[ADOPTED PUD AND  
SPD HANDBOOKS](#)



[PUBLIC WORKS  
DESIGN MANUAL](#)



# CALIFORNIA ACKNOWLEDGMENT CERTIFICATE

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State Of: *California*  
County Of: *Contra Costa*

On 10/07, 2022 before me, **A. Singh Bola**, Notary Public,  
personally appeared, Wade Diebner

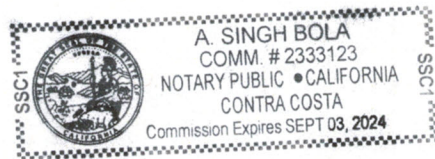
\_\_\_\_\_ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/he/they executed the same in her/his/their authorized capacity(ies), and that by her/his/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

**I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.**

**WITNESS my hand and official seal.**

*A Singh*

Signature: **A. Singh Bola**



Seal

Title of Document: Owner Affidavit

Total Number of Pages: 02

Notary Commission Expiration Date: 09/03/2024

Notary Commission Number: #2333123



# CALIFORNIA ACKNOWLEDGMENT CERTIFICATE

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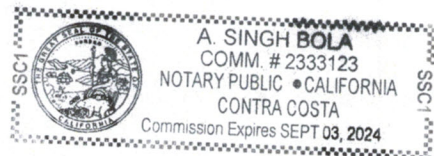
\_\_\_\_\_ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/he/they executed the same in her/his/their authorized capacity(ies), and that by her/his/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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**WITNESS my hand and official seal.**

*A Singh*

Signature: **A. Singh Bola**



Seal

Title of Document: Applicant Affidavit

Total Number of Pages: 02

Notary Commission Expiration Date: 09/03/2024

Notary Commission Number: #2333123

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## Project Information

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Location: 2100 Riviera Street

APN: 010-083-10

Site Area: 0.313 ac

Zoning: MF-14

Master Plan Designation: MX

Proposed Use: 5-Unit Condominium Development

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## Development Discussion

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### Development Description:

The Riviera Planned Community is a 5-Unit multi-story condominium development. The existing single family residential site will be redeveloped and subdivided into 5 units. Each unit will feature 2 to 3 bedrooms, an open concept living/ dining/ kitchen level and below ground parking. The project is located between Idlewild Drive and Riviera Street, just east of the Truckee River. The associated work will include paved access, utility connections, landscaping, and drainage improvements.

### Development Statistics:

The summary of the development statistics of the site is as follows:

- |                                |                   |
|--------------------------------|-------------------|
| • Total Site Area:             | ±13,634 sf        |
| • Total Dwelling Units:        | 5 units           |
| • Base Density, maximum:       | 1 du/3000 sf      |
| • Total Building Area:         | ±5,956 sf (44.3%) |
| • Total Paved/Impervious Area: | ±3,319 sf (24.7%) |
| • Total Landscaped Area:       | ±4,178 sf (31.0%) |

### Utilities:

Utilities are existing from the previous development and will be upgraded & modified as follows:

- Water – The project will be served by Truckee Meadows Water Authority. The existing domestic water meter will be converted to an irrigation meter and new domestic and fire service connections will be made. Preliminary water rights calculations have been attached.
- Sewer – The City of Reno will provide sewer service for the project. The project will utilize the existing sanitary sewer lateral which extends to the existing 12" sewer main in Riviera Street. A sewer generation letter has been attached.
- Gas and Electricity – Both gas and electricity are provided by NV Energy.
- Telephone, Cable and Fiber Optic – Services are provided by AT&T/ Charter Communications.

### Traffic & Parking:

The proposed project is expected to not have any significant impacts on existing traffic patterns and will not require any roadway improvements. Please reference the Trip Generation Letter attached. Parking is in accordance with RMC Table 4-6 which required 2 spaces per unit and 2 additional on-street guest spaces are available.



Surrounding Development:

- |                                    |               |
|------------------------------------|---------------|
| ○ North: Multi-Family Development  | Zoning: MF-14 |
| ○ South: Single-Family Development | Zoning: MF-14 |
| ○ East: Single-Family Development  | Zoning: MF-14 |
| ○ West: Multi-family Development   | Zoning: MF-30 |

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## Required Findings for Tentative Map

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- (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;  
**RESPONSE – The Riviera Planned Community is an infill project with full access to all public and municipal services including water (Truckee Meadows Water Authority), solid waste (Waste Management), and sewage disposal (City of Reno). This small five (5) unit community project replaces an existing single-family home will have a negligible impact on the existing available infrastructure. The proximity to Idlewild Drive will afford residents the opportunity to have a short walk for students who attend Reno High School and have direct access to recreational areas. Coupled with easy and proximate access to W. McCarran Boulevard and Interstate-80, it will provide convenient access to employment opportunities, major commercial services, and recreational areas resulting in minimal impacts to our city’s water and air resources.**
- (b) The availability of water which meets applicable health standards and is sufficient in quantity for the reasonably foreseeable needs of the subdivision;  
**RESPONSE – Water rights for the project will be purchased and secured through Truckee Meadows Water Authority. Please see attached TMWA Preliminary Water Rights Calculations.**
- (c) The availability and accessibility of utilities;  
**RESPONSE – As a redevelopment project all necessary utilities are extended to the site or are available in the immediate vicinity of the site.**
- (d) The availability and accessibility of public services such as schools, police protection, transportation, recreation and parks;  
**RESPONSE – This infill project is within a one-mile walking distance to Hunter Lake Elementary School, Swope Middle School, and Reno High School. The project is across the street from Idlewild Park. Bus service is available at the intersection of Hunter Lake Drive and Foster Drive; and Reno Police provide service to this neighborhood. Convenient and proximate access to W. McCarran Boulevard and Interstate-80 ensures availability to all needed services.**
- (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;  
**RESPONSE – This project complies with the MF-14 zoning that is in conformance with the City of Reno Master Plan designation of MX.**

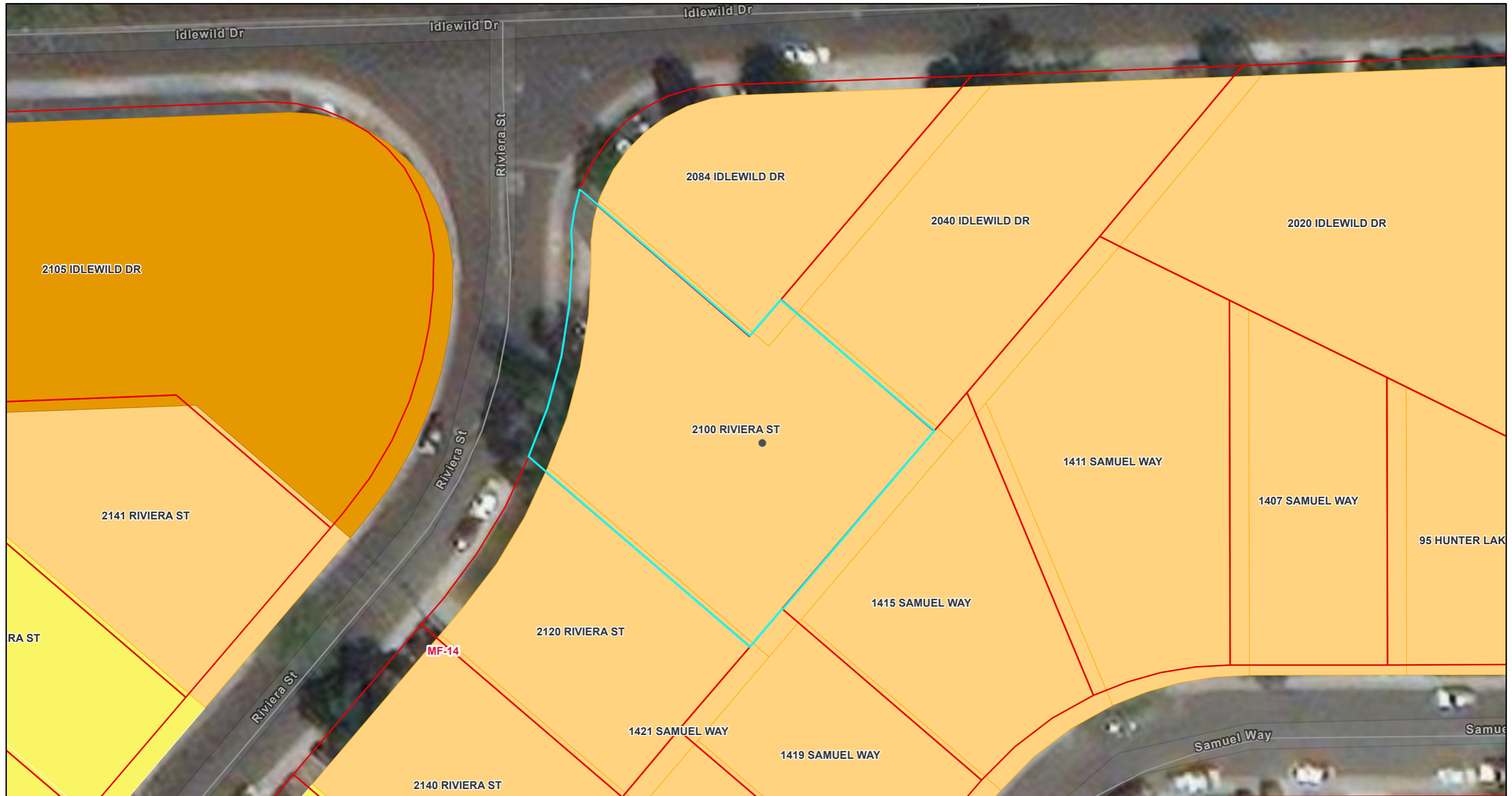
- (f) General conformity with the governing body's master plan of streets and highways;  
**RESPONSE – This project will utilize the existing Regional Roadway network and will have direct access to Idlewild Drive, a minor collector roadway. Thus, the project is in conformance with the governing body's master plan of streets and highways.**
- (g) The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision;  
**RESPONSE – No new roads are planned or needed for this small five-unit community project that will only generate approximately 34 average daily trips and 3-4 peak hour trips. Reference Traffic Generation Letter.**
- (h) Physical characteristics of the land such as floodplain, slope and soil;  
**RESPONSE –The site is located in FEMA flood zone X which has no development constraints, the slope of the site is moderate and the proposed improvements model the existing terrain and the geotechnical report found no adverse soil conditions.**
- (i) The recommendations and comments of those entities and persons reviewing the tentative map pursuant to NRS 278.330 to 278.3485, inclusive;  
**RESPONSE – The recommendations and comments from all reviewing agencies will be considered and coordinated with the reviewing agencies as a part of the Final Map and final improvement plans for the development.**
- (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; and  
**RESPONSE – Response time from the Fire Station located at 1500 Mayberry Drive is ±3 minutes (0.8 miles). The Reno Fire Department will be able to access the site from Riviera Street and the structure will include an internal fire suppression system which will be connected to the existing municipal water system.**
- (k) The potential impacts to wildlife and wildlife habitat; and  
**RESPONSE – There will be no impacts to wildlife.**
- (l) The submission by the subdivider of an affidavit stating that the subdivider will make provision for payment of the tax imposed by chapter 375 of NRS and for compliance with the disclosure and recording requirements of paragraph (f) of NRS 598.0923, if applicable, by the subdivider or any successor in interest.  
**RESPONSE – All taxes will be paid as required.**

Section 18.08.304(e)

1. Consistency with the Reno Master Plan
  - a. The proposed development is consistent with the Reno Mater plan because of its multi-family housing zoning and use, which is compatible with the surrounding properties.
2. Compliance with This Title
  - a. The proposed development complies with all applicable standards in the RMC.

3. Mitigates Traffic Impacts.
  - a. The proposed improvements will have minimal traffic impact and should require no mitigation. Reference the Traffic Letter.
4. Provides Safe Environment
  - a. The proposed development will provide for a safe environment.
5. Rational Phasing Plan
  - a. The proposed improvements will be completed in a single phase.

# Vicinity Map - Zoning Map



August 9, 2022

### Roads

— LOCAL STREET

— MAJOR ROAD

▭ Parcels - City of Reno

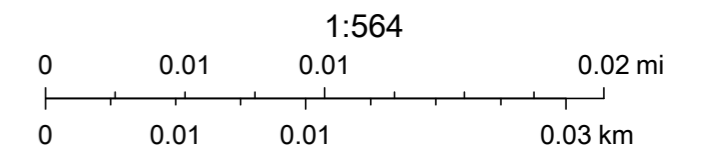
▭ Reno City Limits

### Zoning Designations

▭ Single-Family Residential (8 units/ acre) SF-8

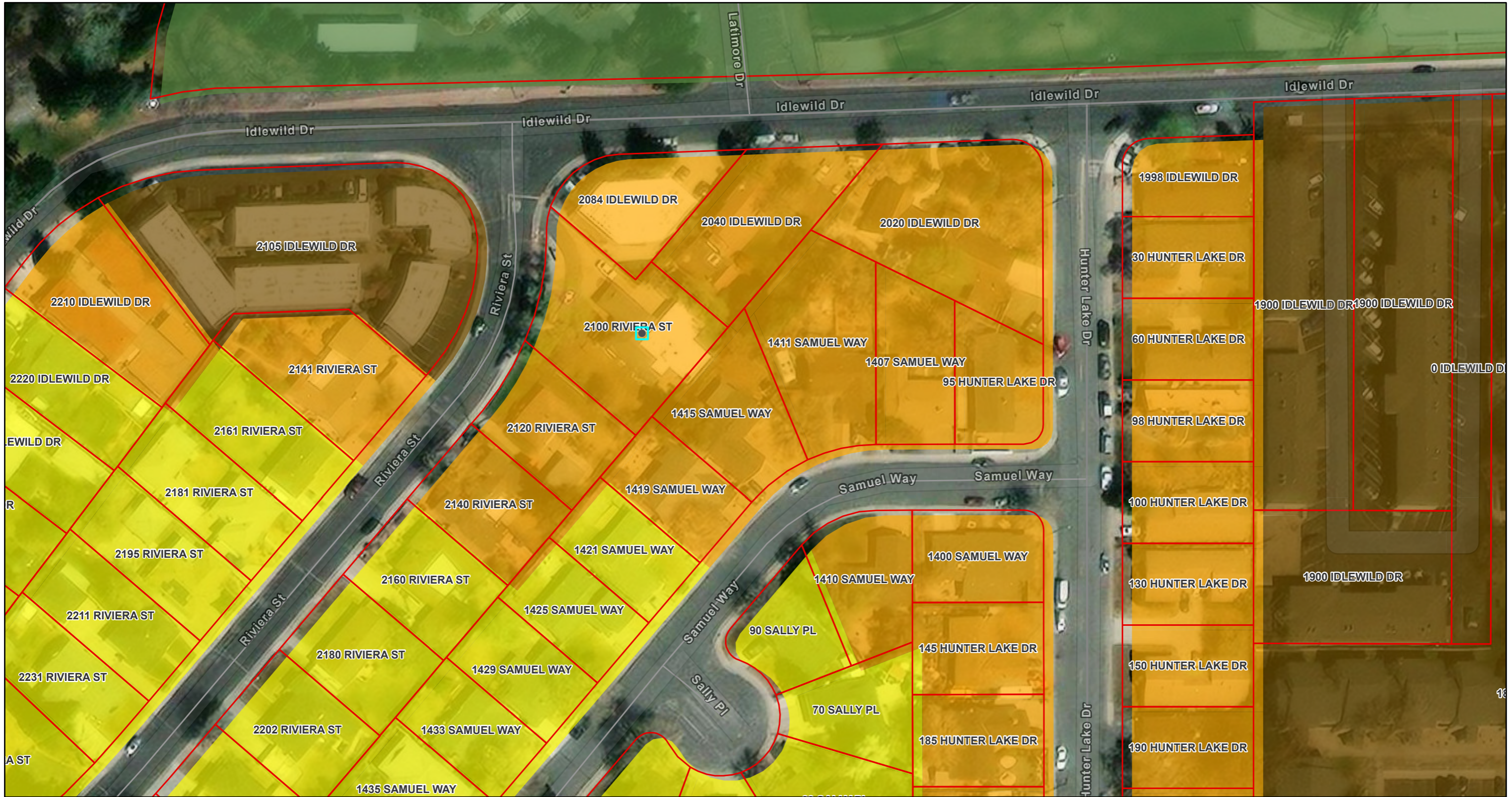
▭ Multi-Family Residential (14 units/ acre) MF-14

▭ Multi-Family Residential (30 units/acre) MF-30

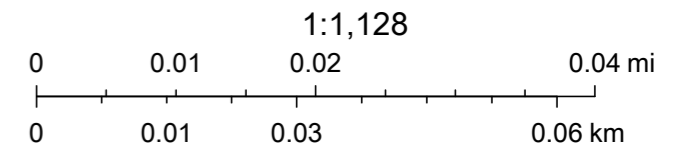
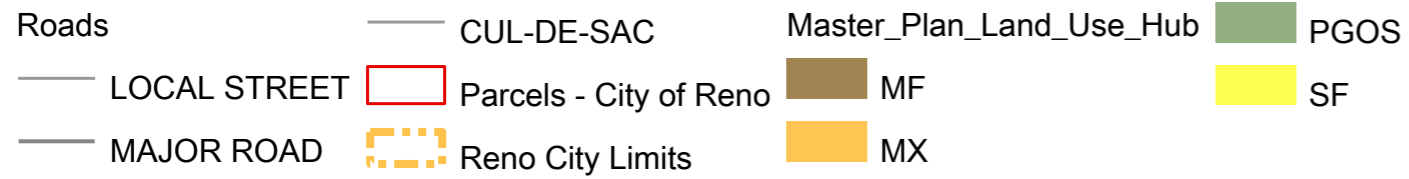


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# Vicinity Map - Master Plan



August 15, 2022

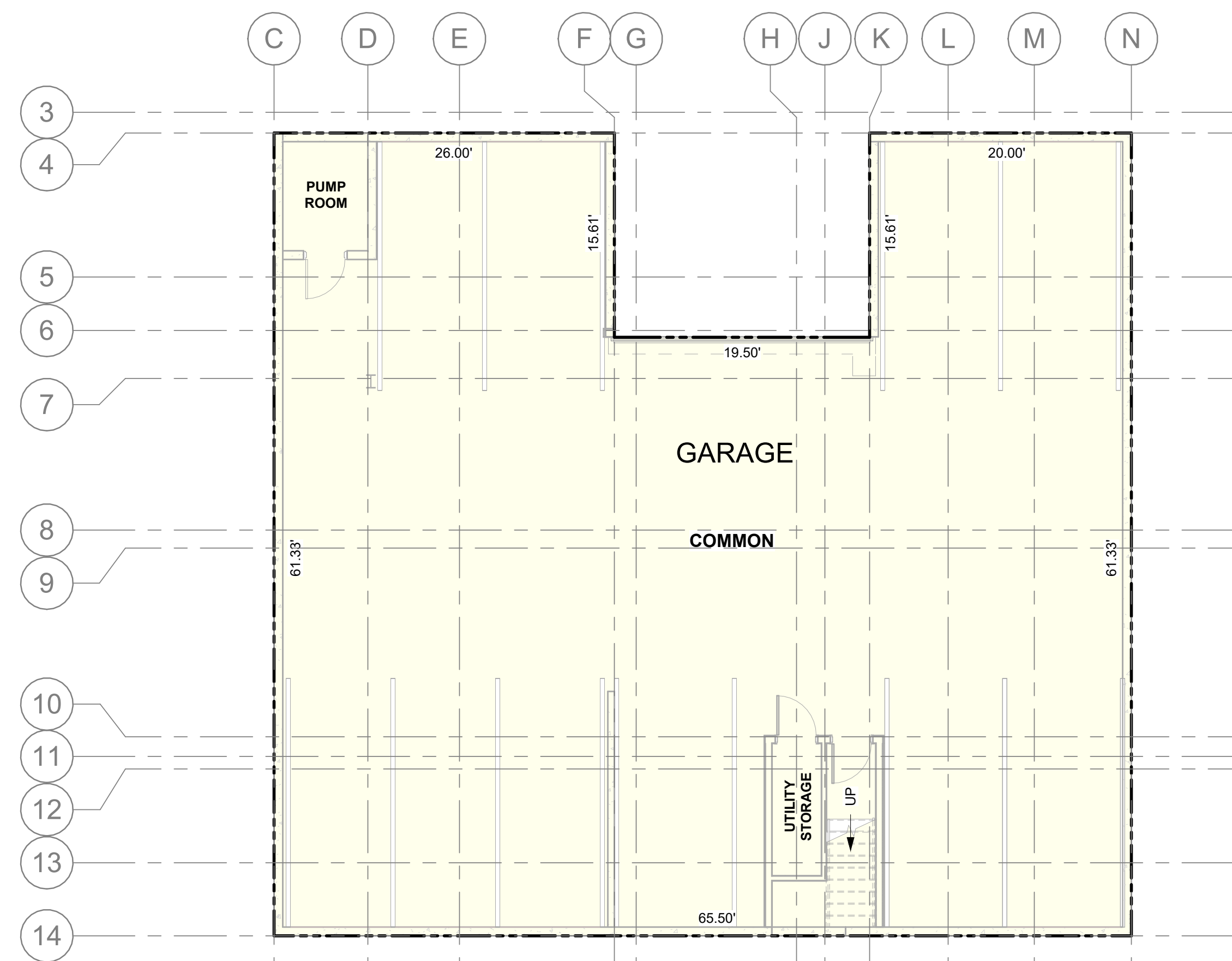


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## **Required Checklists & Reduced Plans**

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TENTATIVE MAP SQ. FT.			
Name	Area	Level	Comments
COMMON	3713.03 SF	GARAGE LEVEL	
COMMON	1271.30 SF	MAIN LEVEL	
COMMON	1197.78 SF	SECOND LEVEL	
COMMON	6182.10 SF		
UNIT 1	754.72 SF	SECOND LEVEL	
UNIT 1	959.64 SF	MAIN LEVEL	
UNIT 1	1714.36 SF		
UNIT 2	921.10 SF	SECOND LEVEL	
UNIT 2	1161.97 SF	MAIN LEVEL	
UNIT 2	2083.07 SF		
UNIT 3	789.02 SF	SECOND LEVEL	
UNIT 3	902.55 SF	MAIN LEVEL	
UNIT 3	1691.56 SF		
UNIT 4	796.83 SF	SECOND LEVEL	
UNIT 4	898.60 SF	MAIN LEVEL	
UNIT 4	1695.43 SF		
UNIT 5	691.16 SF	SECOND LEVEL	
UNIT 5	664.21 SF	MAIN LEVEL	
UNIT 5	1355.37 SF		

**RIVIERA STREET PLANNED COMMUNITY**  
 2100 RIVIERA STREET  
 RENO, NEVADA 89509

**CATHEXES**

SHEET TITLE:  
 TENTATIVE APPROVEMENT  
 SUBMITTAL GARAGE, FIRST  
 & SECOND LEVELS - RTS

TENTATIVE MAP SUBMITTAL

8.24.22

A200.1

CHECKED BY:  
 PAD

DRAWN BY:  
 MAJ

DOB NUMBER:  
 2021-12

DATE:  
 10/24/2022 9:24:17 AM

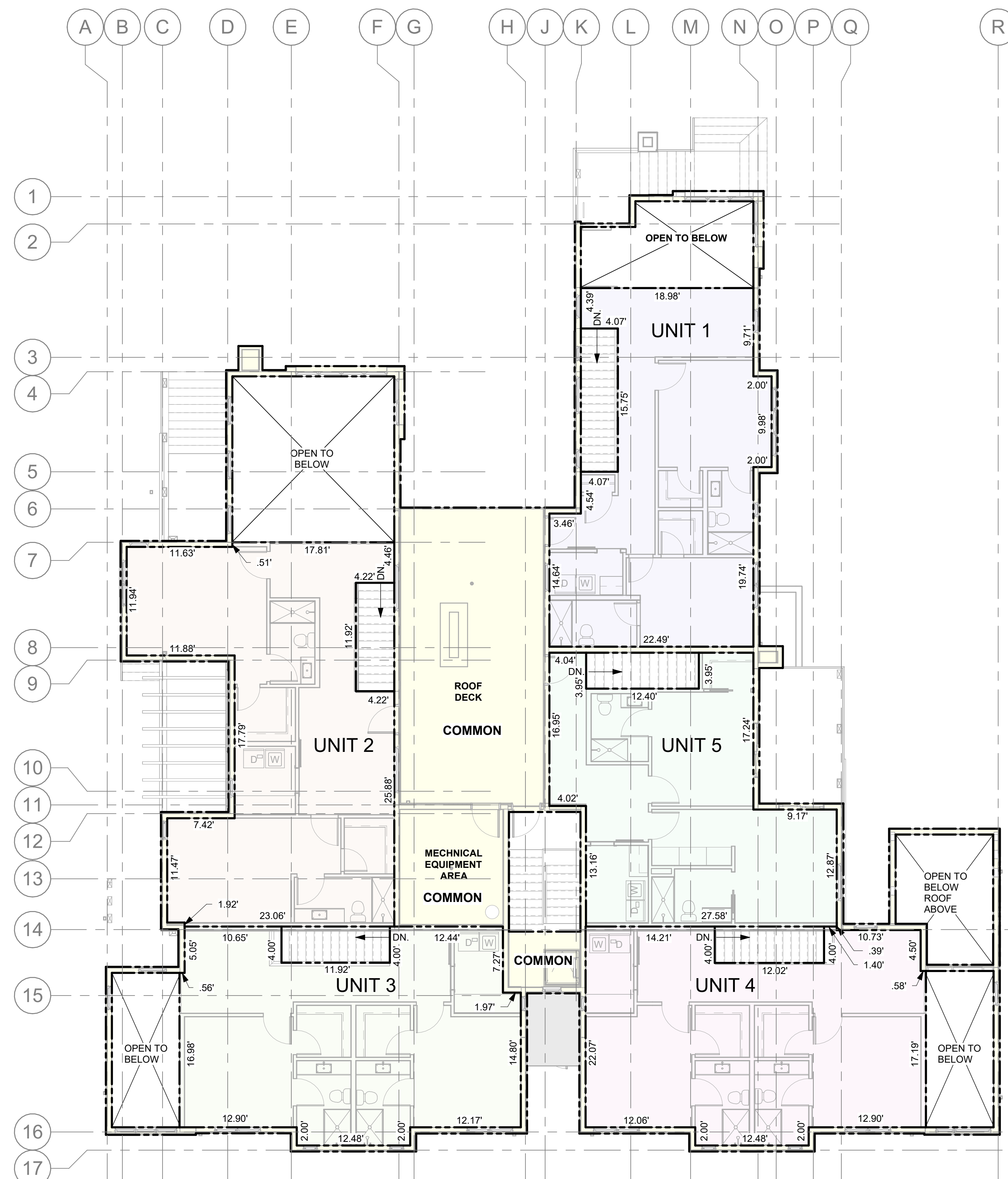
427 RIDGE STREET SUITE C, RENO, NV 89501

775-293-3341

WWW.CATHEXES.COM

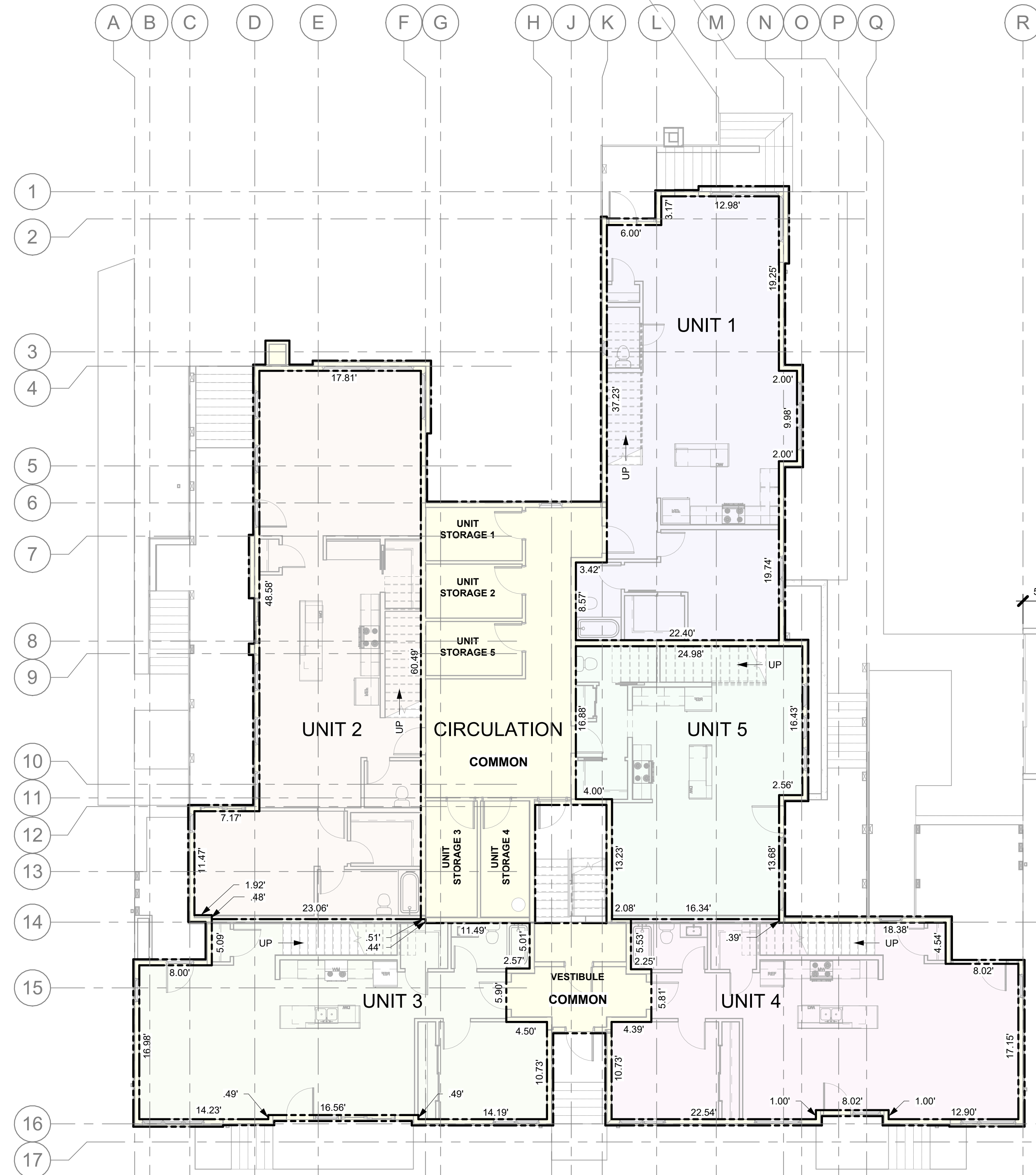
**GARAGE LEVEL**

1/8" = 1'-0"



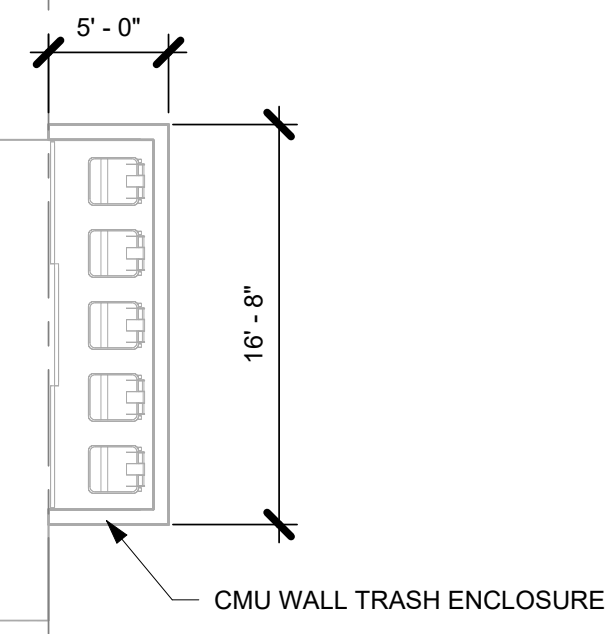
**SECOND LEVEL**

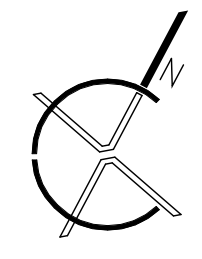
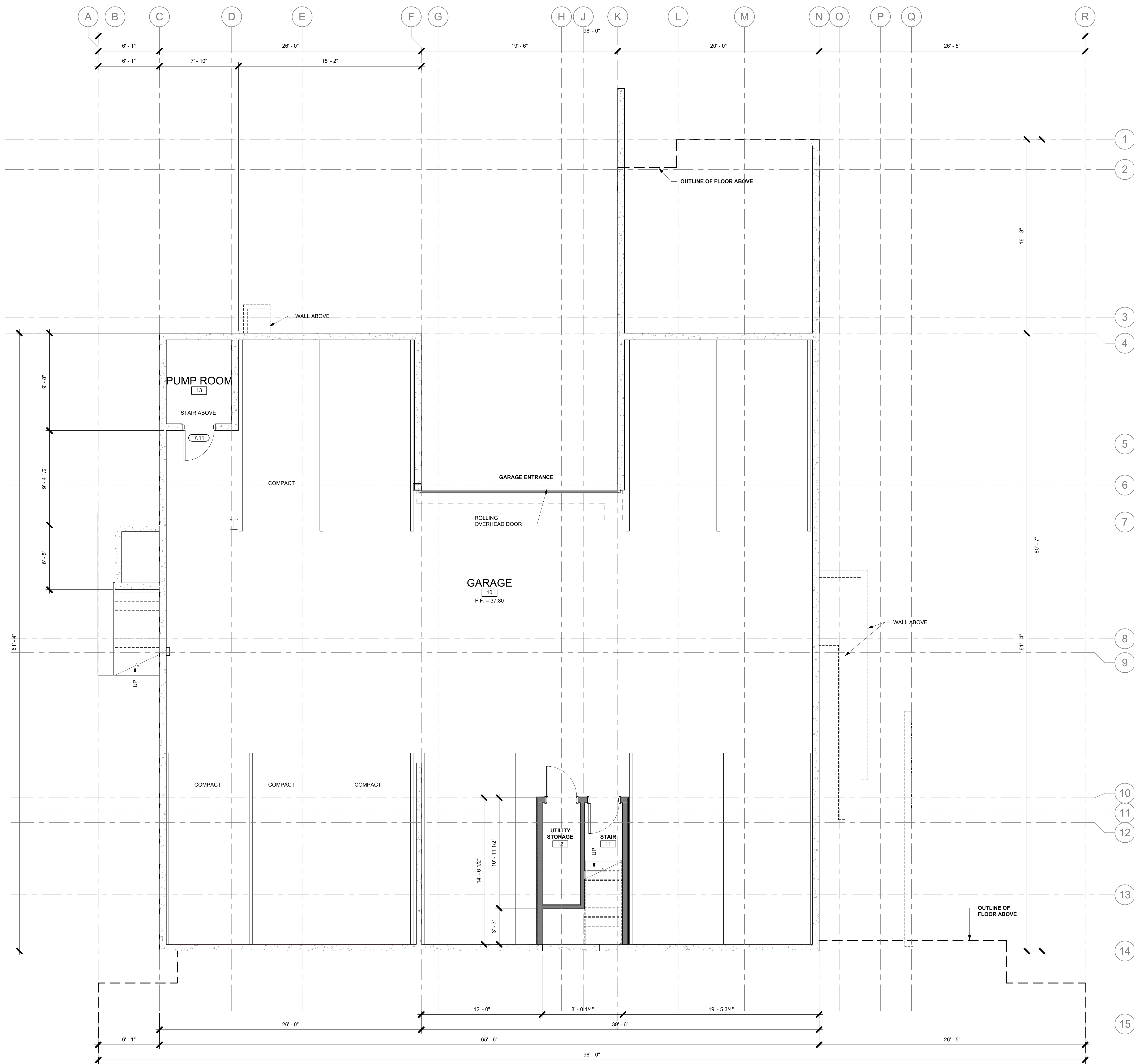
1/8" = 1'-0"



**MAIN LEVEL**

1/8" = 1'-0"





**FLOOR PLAN @ GARAGE**

1/4" = 1'-0"

REVISIONS:

No.	Description	Date

**RIVIERA STREET PLANNED COMMUNITY**  
 2100 RIVIERA STREET  
 RENO, NEVADA 89509

**CATHEXES**

SHEET TITLE:  
 TENTATIVE APPROVAL  
 SUBMITTAL GARAGE LEVEL  
 - RTS

TENTATIVE MAP SUBMITTAL  
 8.24.22

DATE: 10/4/2022 9:24:18 AM  
 JOB NUMBER: 2021-12  
 DRAWN BY: MAJ  
 CHECKED BY: PAD  
 WWW.CATHEXES.COM  
 47 RIDGE STREET SUITE C, RENO, NV 89501  
 775-359-3341

A200.2







**NORTH ELEVATION**  
1/4" = 1'-0"



**EAST ELEVATION**  
1/4" = 1'-0"

REVISIONS:

No.	Description	Date

**RIVIERA STREET PLANNED COMMUNITY**  
2100 RIVIERA STREET  
RENO, NEVADA 89509

**CATHEXES**

TENTATIVE MAP SUBMITTAL  
8.24.22  
DATE: 10/4/2022 9:28:02 AM  
JOB NUMBER: 2021-12  
DRAWN BY: MAJ  
CHECKED BY: PAD  
SHEET TITLE:  
EXTERIOR ELEVATIONS -  
RTS  
A301.1



**SOUTH ELEVATION**

1/4" = 1'-0"



**WEST ELEVATION**

1/4" = 1'-0"

REVISIONS	
No.	Date

**RIVIERA STREET PLANNED COMMUNITY**  
 2100 RIVIERA STREET  
 RENO, NEVADA 89509

**CATHEXES**

SHEET TITLE:  
 EXTERIOR ELEVATIONS -  
 RTS

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 8.24.22

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DRAWN BY:  
 MAJ

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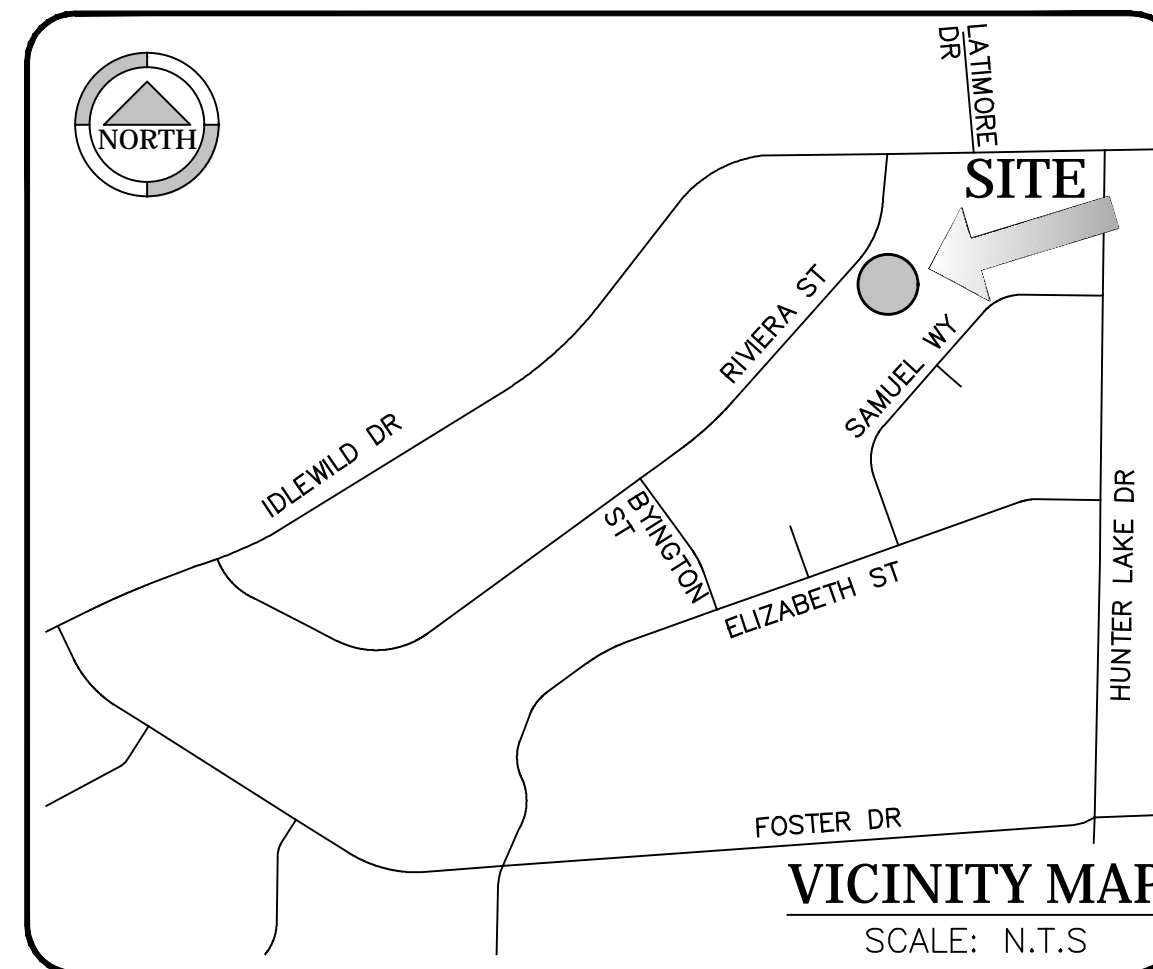
JOB NUMBER:  
 2021-12

A302.1

427 RIDGE STREET SUITE C, RENO, NV 89501  
 WWW.CATHEXES.COM  
 775-359-3341



# TENTATIVE MAP FOR RIVIERA PLANNED COMMUNITY



### OWNER INFORMATION

KHRISTA & WADE DIEBNER  
111 REGENT PL  
ALAMO, CA 94507

### ARCHITECT

CATHEXES  
427 RIDGE STREET, SUITE C  
RENO, NV 89501  
775.329.3341

### CIVIL ENGINEER

MONTE VISTA CONSULTING, LTD.  
575 E. PLUMB LANE, SUITE 101  
RENO, NV 89502  
775.636.7905

### SURVEYOR

WOOD RODGERS, INC.  
1361 CORPORATE BLVD  
RENO, NV 89502  
775.823.4068

### LANDSCAPE ARCHITECT

DESIGN WORKSHOP  
P.O. BOX 5866  
STATELINE, NV 89449  
775.588.5929

### SERVICE PROVIDERS

DOMESTIC WATER	TRUCKEE MEADOWS WATER AUTHORITY
IRRIGATION WATER	TRUCKEE MEADOWS WATER AUTHORITY
SANITARY SEWER	CITY OF RENO
STORM DRAIN	CITY OF RENO
NATURAL GAS	NV ENERGY
ELECTRICITY	NV ENERGY
TELECOMMUNICATIONS	AT&T / CHARTER COMMUNICATIONS
FIRE	RENO FIRE DEPARTMENT
POLICE	RENO POLICE DEPARTMENT

### ABBREVIATIONS

AC - ASPHALT CONCRETE	GB - GRADE BREAK	PUE - PUBLIC UTILITY EASEMENT
AGG - AGGREGATE	GF - GARAGE FLOOR ELEVATION	PVC - POLYVINYL CHLORIDE
BC - BEGIN CURVE	GV - GATE VALVE	PVI - POINT OF VERTICAL INTERSECTION
BFC - BACK FACE OF CURB	HC - HANDICAPPED	Q <sub>5</sub> - FIVE YEAR FLOW RATE
BVC - BEGIN VERTICAL CURVE	HP - HIGH POINT	Q <sub>100</sub> - ONE HUNDRED YEAR FLOW RATE
BW - BOTTOM OF WALL	IE - INVERT ELEVATION	Q <sub>cap</sub> - CAPACITY FLOW RATE
CL&C - CENTERLINE	IN - INCH	R - RADIUS
CB - CATCH BASIN	INT - INTERSECTION	REF - REFERENCE
CFS - CUBIC FEET PER SECOND	IRR - IRRIGATION	RJ - RESTRAINED JOINT
CO - CLEAN OUT	L - LENGTH	RP - RADIUS POINT
CONC - CONCRETE	LAT - LATERAL	RT - RIGHT
CONST - CONSTRUCT	LF - LINEAR FEET	RW - RIGHT-OF-WAY
COORD - COORDINATE	LP - LOW POINT	S - SLOPE
DET - DETAIL	LT - LEFT	SCH - SCHEDULE
DI - DROP INLET	MAX - MAXIMUM	SD - STORM DRAIN
DIP - DUCTILE IRON PIPE	MDD - MAXIMUM DRY DENSITY	SF - SQUARE FOOT
DOM - DOMESTIC	MH - MANHOLE	SS - SANITARY SEWER
E - EXISTING	MIN - MINIMUM	STA - STATION
EC - END CURVE	MISC - MISCELLANEOUS	STD - STANDARD
EG - EXISTING GRADE	NPWL - NON POTABLE WATER LINE	SW - SIDEWALK
ELEV - ELEVATION	NTS - NOT TO SCALE	T - TANGENT
EVC - END VERTICAL CURVE	OD - OUTSIDE DIAMETER	TB - THRUST BLOCK
FDC - FIRE DEPARTMENT CONNECTION	P - PROPOSED	TC - TOP OF CURB
FF - FINISHED FLOOR ELEVATION	PAD - PAD GRADE	TOE - TOE OF SLOPE
FFC - FRONT FACE OF CURB	PCC - PORTLAND CEMENT CONCRETE	TOP - TOP OF SLOPE
FG - FINISHED GRADE	PI - POINT OF INTERSECTION	TW - TOP OF WALL
FH - FIRE HYDRANT	PIV - POST INDICATOR VALVE	TYP - TYPICAL
FL&E - FLOW LINE	PL&E - PROPERTY LINE	V - VELOCITY
FLG - FLANGE	PO - PUSH ON	W - WATER
FT - FOOT	PRC - POINT OF REVERSE CURVATURE	YD - YARD DRAIN

### GENERAL NOTES

1. THESE PLANS ARE FOR TENTATIVE MAP PURPOSES ONLY AND ARE NOT FOR CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL REQUIRED PERMITTING IS OBTAINED PRIOR TO COMMENCEMENT OF CONSTRUCTION, INCLUDING, BUT NOT LIMITED TO, DEMOLITION, ENCROACHMENT, BUILDING, GRADING, AND TRAFFIC CONTROL PERMITS.
3. UNLESS SPECIFICALLY PERMITTED OTHERWISE, CONSTRUCTION HOURS SHALL BE LIMITED TO BETWEEN THE HOURS OF 7:00 AM AND 6:00 PM MONDAY THROUGH FRIDAY AND BETWEEN THE HOURS OF 8:00 AM AND 6:00 PM ON SATURDAY. THERE SHALL BE NO CONSTRUCTION ON SUNDAY EXCLUDING DUST CONTROL AND STORM WATER POLLUTION PREVENTION PLAN MEASURES.
4. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC) AND THE STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION (SDPWC), AS ADOPTED BY THE CITY OF RENO, AND SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER. ALL SPECIFICATIONS REFERENCED HEREIN REFER TO THE SSPWC UNLESS INDICATED OTHERWISE.
5. ALL QUANTITIES INDICATED IN THESE PLANS ARE APPROXIMATE AND INTENDED FOR PERMITTING & BONDING PURPOSES ONLY. THE CONTRACTOR SHALL PREPARE AN INDEPENDENT ESTIMATE FOR BIDDING & CONSTRUCTION PURPOSES.

### SHEET INDEX

C1.0 - TITLE SHEET
C2.0 - GEOMETRIC PLAN
C3.0 - EXISTING CONDITIONS & DEMOLITION PLAN
C3.0 - SITE & UTILITY PLAN
C4.0 - GRADING PLAN



MONTE VISTA  
CONSULTING

575 E. Plumb Lane #101  
Reno, NV 89502  
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montevistaconsulting.com

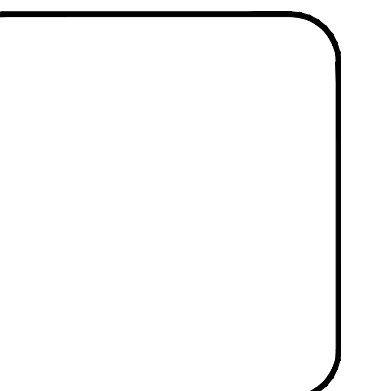
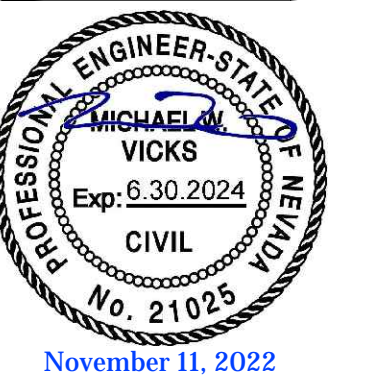


Know what's below.  
Call before you dig.

Riviera Planned Community  
Tentative Map  
Cover Sheet

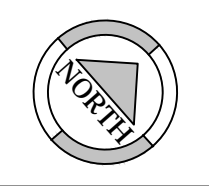
2100 Riviera Street  
APN: 010-083-10  
City of Reno, Nevada

Project # 22.025  
Drawn HBA  
Checked MWV  
Date 11.14.2022  
Revisions



C1.0

1 of 4



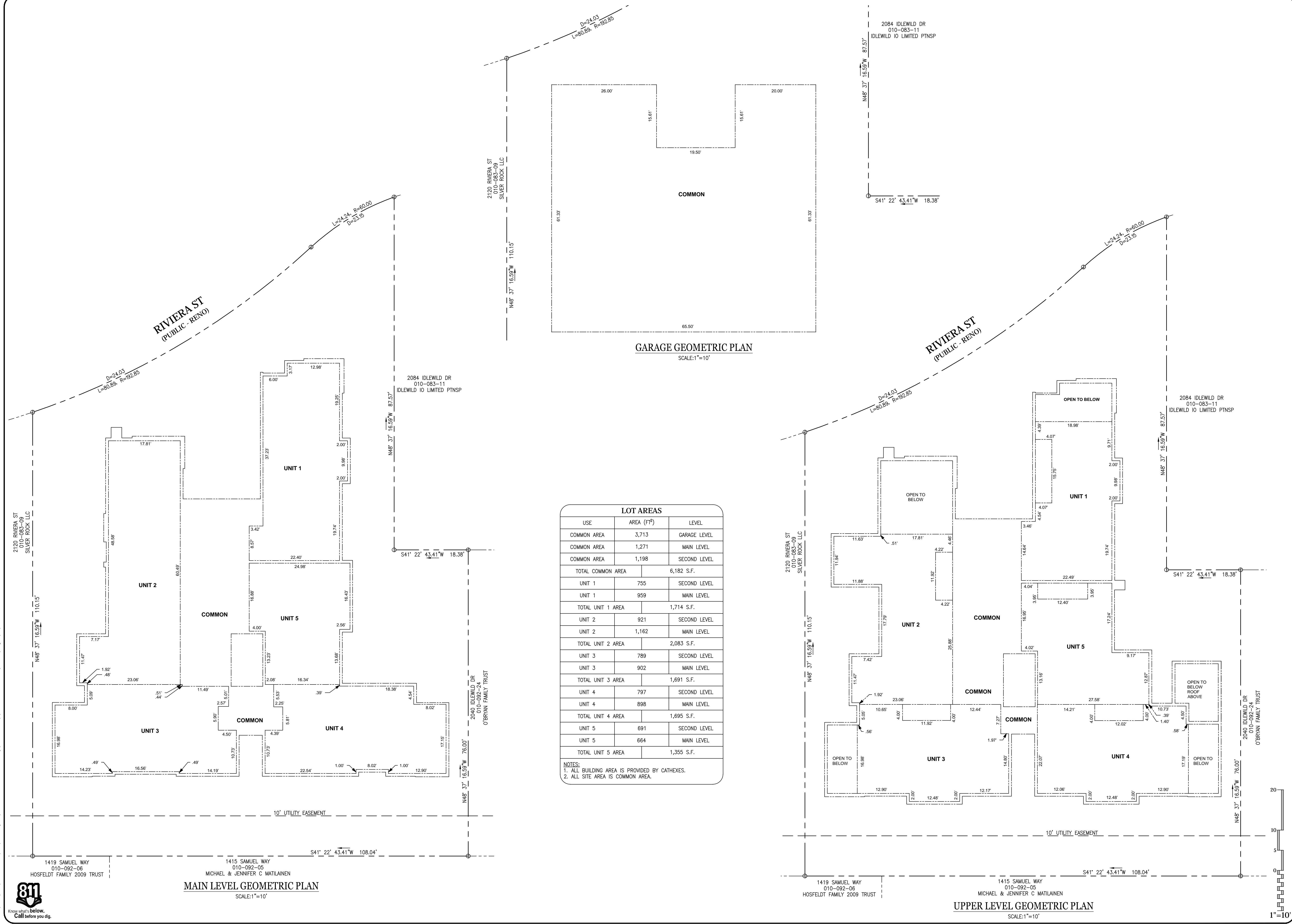
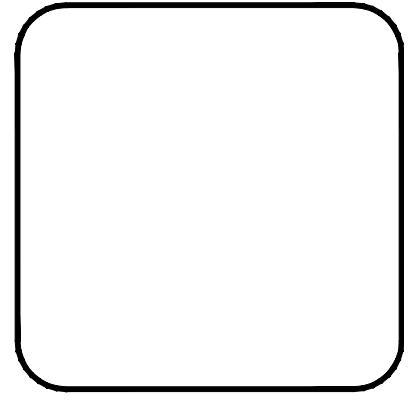
# Riviera Planned Community Tentative Map Geometric Plan

2100 Riviera Street  
 APN: 010-083-10  
 City of Reno, Nevada

Project # 22.025  
 Drawn HBA  
 Checked MWV  
 Date 11.14.2022  
 Revisions

FOR TENTATIVE MAP REVIEW ONLY  
 NOT FOR CONSTRUCTION

PROFESSIONAL ENGINEER - STATE OF NEVADA  
**MICHAEL VICKS**  
 Exp. 6.30.2024  
 CIVIL  
 No. 21025  
 November 11, 2022



LOT AREAS		
USE	AREA (F <sup>2</sup> )	LEVEL
COMMON AREA	3,713	GARAGE LEVEL
COMMON AREA	1,271	MAIN LEVEL
COMMON AREA	1,198	SECOND LEVEL
TOTAL COMMON AREA	6,182 S.F.	
UNIT 1	755	SECOND LEVEL
UNIT 1	959	MAIN LEVEL
TOTAL UNIT 1 AREA	1,714 S.F.	
UNIT 2	921	SECOND LEVEL
UNIT 2	1,162	MAIN LEVEL
TOTAL UNIT 2 AREA	2,083 S.F.	
UNIT 3	789	SECOND LEVEL
UNIT 3	902	MAIN LEVEL
TOTAL UNIT 3 AREA	1,691 S.F.	
UNIT 4	797	SECOND LEVEL
UNIT 4	898	MAIN LEVEL
TOTAL UNIT 4 AREA	1,695 S.F.	
UNIT 5	691	SECOND LEVEL
UNIT 5	664	MAIN LEVEL
TOTAL UNIT 5 AREA	1,355 S.F.	

NOTES:  
 1. ALL BUILDING AREA IS PROVIDED BY CATHEXES.  
 2. ALL SITE AREA IS COMMON AREA.

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### SITE & UTILITY LEGEND

	A.C. PAVEMENT AREA
	CONCRETE AREA
	PROPOSED UTILITY LINE W. DESCRIPTION
	EXISTING UTILITY LINE W. DESCRIPTION
	FIRE HYDRANT ASSEMBLY (EXISTING/PROPOSED)
	FLUSH VALVE ASSEMBLY (EXISTING/PROPOSED)
	DUAL/SINGLE WATER SERVICE (EXISTING/PROPOSED)
	AIR RELEASE VALVE ASSEMBLY (EXISTING/PROPOSED)
	WATER MAIN TEE W. GATE VALVES & THRUST BLOCK
	BACKFLOW PREVENTION ASSEMBLY
	ELBOW W. THRUST BLOCK
	MANHOLE W. DESCRIPTION (EXISTING/PROPOSED)
	CLEANOUT (EXISTING/PROPOSED)
	SANITARY SEWER LATERAL
	CATCH BASIN/DROP INLET
	YARD DRAIN
	ACCESSIBLE PARKING SPACE W. SIGN & PAVEMENT MARKINGS
	PEDESTRIAN ACCESS RAMP
	ACCESSIBLE ROUTE
	PARKING SPACE COUNT
	KEYNOTE (REF. CORRESPONDING LEGEND)

- ### SITE & UTILITY NOTES
- THE FIELD SURVEY PREPARED BY WOOD RODGERS, INC. IS THE BASIS OF THIS DESIGN. MVC TAKES NO RESPONSIBILITY FOR THE ACCURACY OF THE SURVEY.
  - AN ENCROACHMENT & EXCAVATION PERMIT IS REQUIRED FOR ALL WORK WITHIN THE CITY OF RENO RIGHT-OF-WAY.
  - ALL WORK WITHIN THE CITY OF RENO RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST CODES, STANDARD SPECIFICATIONS & DETAILS.
  - REFERENCE ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS.
  - ALL DIMENSIONS ARE TO FRONT FACE OF CURB, FACE OF BUILDING, FACE OF WALL, CENTER OF PIPE, CENTER OF MANHOLE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
  - ALL PERMANENT STRIPING, SIGNAGE & TRAFFIC CONTROL IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS.
  - ALL NEW PEDESTRIAN INSTALLATIONS TO MEET CURRENT ADA REQUIREMENTS (ICC A117.1-2009 & PROWAG GUIDELINES).
  - THE ACCESSIBLE ROUTE SHALL NOT HAVE A RUNNING SLOPE EXCEEDING 5%(1:20) OR A CROSS SLOPE EXCEEDING 2%(1:48).
  - THE ACCESSIBLE ROUTE MAY CONTAIN RAMPS WITH A RUNNING SLOPE BETWEEN 5%(1:20)-8.33%(1:12). RAMPS SHALL HAVE A LANDING WITH A MAXIMUM SLOPE IN ANY DIRECTION OF 2%(1:48) AT THE TOP AND BOTTOM WITH A MAXIMUM VERTICAL RISE OF 30". RAMPS WITH A VERTICAL RISE GREATER THAN 8" SHALL HAVE A HANDRAIL.
  - ACCESSIBLE PARKING SPACES SHALL HAVE A MAXIMUM SLOPE OF 2%(1:48) IN ANY DIRECTION.
  - PROVIDE DETECTABLE WARNING (TRUNCATED DOMES) AT ALL LOCATIONS WHERE AN ACCESSIBLE PEDESTRIAN ROUTE ENTERS A VEHICULAR ROUTE. DETECTABLE WARNINGS SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP (EXCLUSIVE OF FLARED SIDES).
  - REFERENCE ARCHITECTURAL PLANS FOR ALL ACCESSIBLE TRANSITIONS FROM THE SITE IMPROVEMENTS TO THE INTERIOR OF THE PROPOSED STRUCTURE.
  - UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THE PLANS. THE LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE ONLY AND ARE BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME OF DESIGN. THE INFORMATION IS NOT TO BE RELIED UPON AS EXACT OR COMPLETE. SPECIFICALLY, THE CONTRACTOR SHALL POT HOLE TO EXPOSE ANY UTILITY TIE IN PRIOR TO CONSTRUCTION TO VERIFY ACTUAL LOCATIONS AND ELEVATIONS OF UTILITIES PRIOR TO CONSTRUCTION. SHOULD THE CONTRACTOR DISCOVER ANY DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THE INFORMATION SHOWN ON THESE DRAWINGS, THEY SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
  - UTILITY CONNECTIONS MAY REQUIRE REMOVAL, RELOCATION, REPAIR AND/OR REPLACEMENT OF EXISTING IMPROVEMENTS. THIS INCLUDES THE ADJUSTMENT/RELOCATION OF ALL EXISTING UTILITY VAULTS, MANHOLE LIDS & VALVE LIDS AS REQUIRED TO ACCOMMODATE THE PROPOSED FINISHED GRADES. THE CONTRACTOR SHALL OBTAIN ANY NECESSARY UTILITY COMPANY APPROVAL AND ENCROACHMENT OR EXCAVATION PERMIT PRIOR TO ANY CONSTRUCTION WITHIN THE CITY OF RENO RIGHT-OF-WAY.
  - UNLESS SPECIFIED OTHERWISE, ALL PROPOSED UTILITY SEWER AND STORM DRAIN IMPROVEMENTS ARE PRIVATE AND SHALL BE MAINTAINED BY THE ASSOCIATION.
  - ALL SANITARY SEWER FACILITIES ARE INTENDED TO GRAVITY FLOW. SANITARY SEWER LATERALS SHALL MAINTAIN 3.0' MINIMUM COVER WITHIN THE RIGHT-OF-WAY, BE 4" PVC SDR 35 AND HAVE A MINIMUM SLOPE OF 2% UNLESS OTHERWISE NOTED.
  - MAINTAIN 3.0' MINIMUM COVER OVER ALL WATER MAINS AND SERVICE LINES.
  - MAINTAIN 3.0' MINIMUM HORIZONTAL CLEARANCE AROUND ALL FIRE HYDRANTS.
  - MAINTAIN 10' HORIZONTAL CLEARANCE BETWEEN DOMESTIC WATER AND SANITARY SEWER LINES. WHERE CROSSINGS ARE REQUIRED, DOMESTIC WATER SHALL MAINTAIN 18" MINIMUM CLEARANCE OVER SANITARY SEWER. FULL STICKS OF PIPE SHALL BE CENTERED ON THE CROSSING WHERE POSSIBLE. IF THESE CLEARANCES ARE NOT POSSIBLE, SPECIAL CONSTRUCTION IS REQUIRED (IF NOT SPECIFIED, CONTRACTOR SHALL NOTIFY MVC PRIOR TO PROCEEDING WITH CONSTRUCTION).
  - ALL PIPE SHALL BE CONSTRUCTED IN ACCORDANCE WITH PERTINENT REGULATIONS AND MANUFACTURERS RECOMMENDATIONS.
  - ANY LOCATION FOR GAS, ELECTRICAL, TELEPHONE, CABLE TV, COMMUNICATION OR ANY OTHER LOW VOLTAGE IMPROVEMENT SHOWN IS SCHEMATIC ONLY (REF. DESIGN & DETAIL BY OTHERS).
  - ADD 4500' TO ALL SPOT ELEVATIONS.

### PARKING ANALYSIS

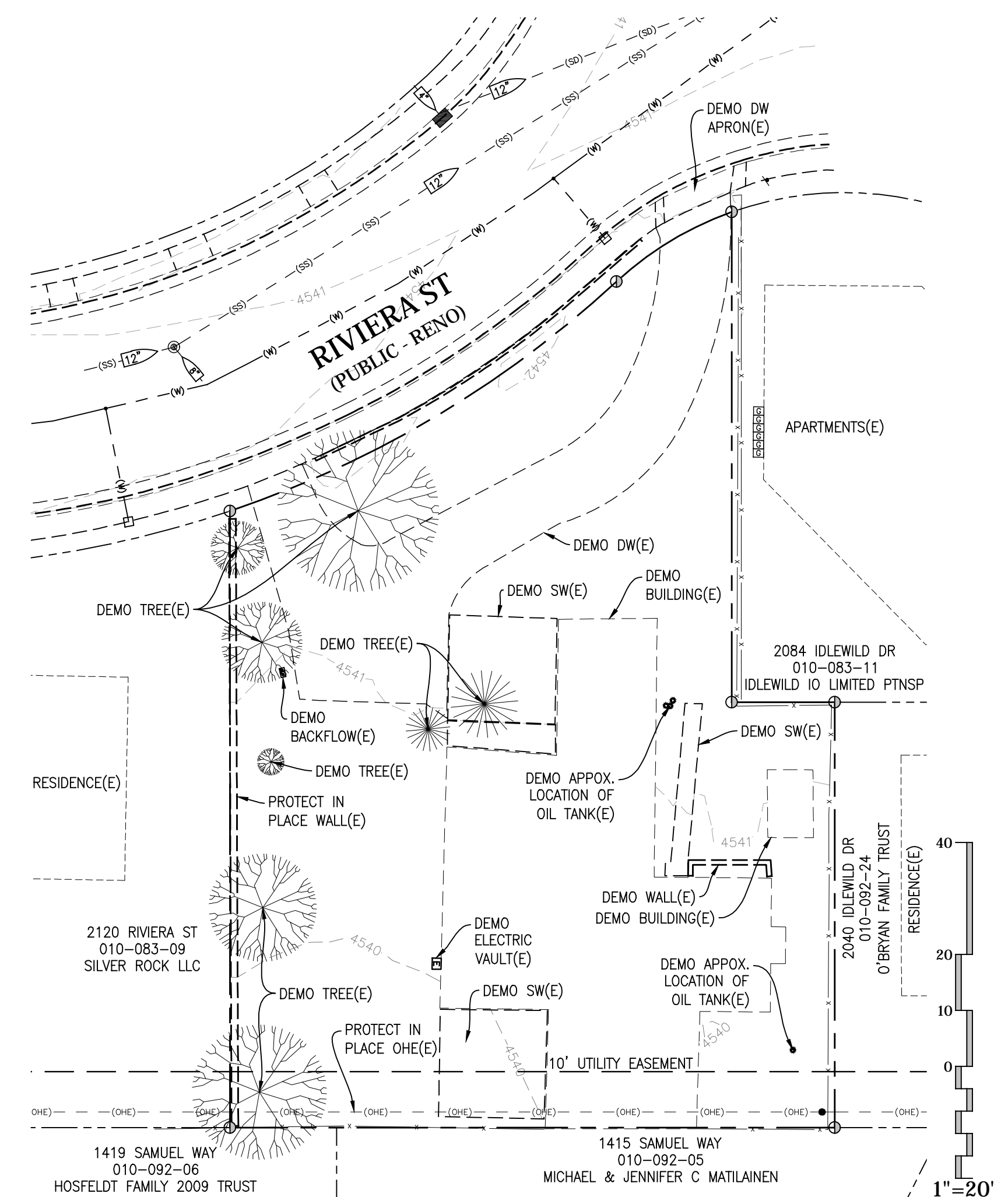
USE	AREA (F <sup>2</sup> )	CRITERIA	REQUIRED SPACES
DWELLING, MULTI-FAMILY	5 UNITS	1/1,250 S.F. PER UNIT	10
TOTAL VEHICLE REQUIREMENT		SPACES PROVIDED	ADA SPACES
	10	12	0
BICYCLE PARKING CRITERIA		SPACES REQUIRED	SPACES PROVIDED
HOUSEHOLD LIVING		1/UNIT	5

NOTES:  
 1. ALL BUILDING INFORMATION PROVIDED BY CATHEXES.  
 2. VEHICLE REQUIREMENTS DETERMINED USING RMC TABLE 4-6.  
 3. BICYCLE REQUIREMENTS DETERMINED USING RMC TABLE 4-8.  
 4. NOT TO EXCEED 2 SPACES PER UNIT.

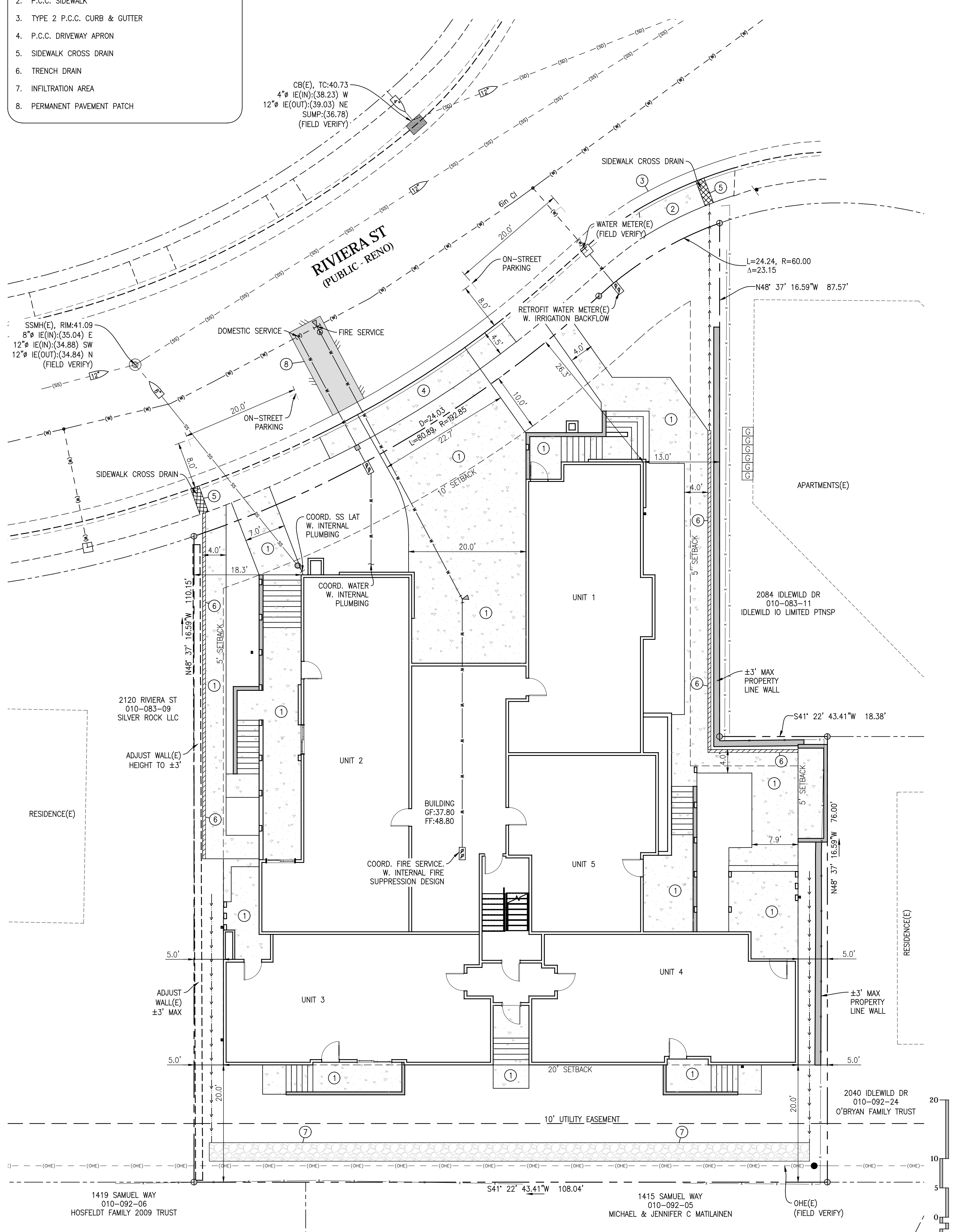
### SITE ANALYSIS

AREA	13,634 S.F.
ZONING	MF-14
SETBACKS (F/R/S)	10/20/5 (FT)
MAX DENSITY	1 DU/3,000 S.F.
BUILDING FOOTPRINT	5,956 S.F. 44.3%
PAVED/IMPERVIOUS	3,319 S.F. 24.7%
LANDSCAPED	4,178 S.F. 31.0%

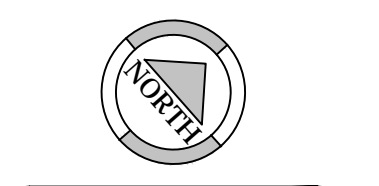
- ### ○ SITE PLAN KEYNOTE LEGEND ○
- P.C.C. PAVEMENT SECTION
  - P.C.C. SIDEWALK
  - TYPE 2 P.C.C. CURB & GUTTER
  - P.C.C. DRIVEWAY APRON
  - SIDEWALK CROSS DRAIN
  - TRENCH DRAIN
  - INFILTRATION AREA
  - PERMANENT PAVEMENT PATCH



EXISTING CONDITIONS & DEMOLITION PLAN  
SCALE: 1"=20'



SITE & UTILITY PLAN  
SCALE: 1"=10'



# Riviera Planned Community

## Tentative Map

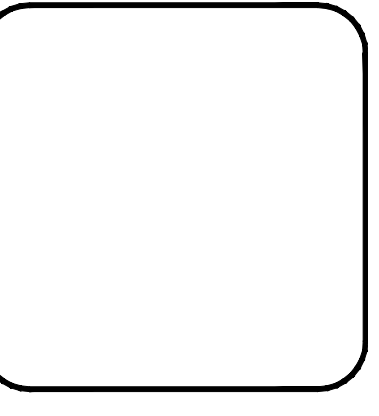
### Site & Utility Plan

2100 Riviera Street  
 APN: 010-083-10  
 City of Reno, Nevada

Project # 22.025  
 Drawn HBA  
 Checked MWV  
 Date 11.14.2022  
 Revisions

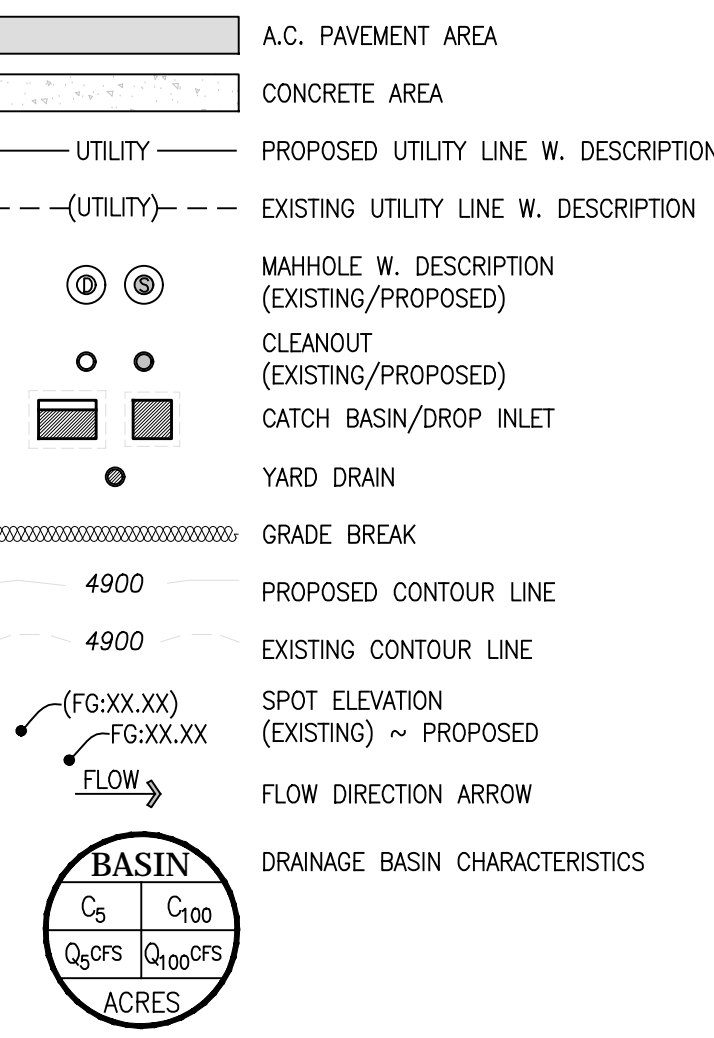
FOR TENTATIVE MAP REVIEW ONLY  
 NOT FOR CONSTRUCTION

PROFESSIONAL ENGINEER - STATE OF NEVADA  
 MICHAEL VICKS  
 Exp. 6.30.2024  
 CIVIL  
 No. 21025  
 November 11, 2022



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**GRADING & DRAINAGE LEGEND**



**GRADING & DRAINAGE NOTES**

- ALL GRADING SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY EARTH TECH, LLC.
- ALL ELEVATIONS IDENTIFIED ARE TO FINAL SURFACE FINISH GRADE UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL ADJUST GRADING TO ACCOMMODATE THE DEPTH OF ANY RIP-RAP PROTECTION, LANDSCAPE SURFACE TREATMENTS OR THE LIKE TO ENSURE THE IDENTIFIED GRADES ARE ESTABLISHED WITH COMPLETE SITE STABILIZATION.
- ANY RETAINED HEIGHTS INDICATED ARE FROM SURFACE TO SURFACE UNLESS OTHERWISE NOTED. MVC IS NOT RESPONSIBLE FOR ANY STRUCTURAL DESIGN OF SITE RETAINING WALLS OR FEATURES. REFERENCE APPLICABLE STRUCTURAL/ARCHITECTURAL DESIGN BY OTHERS FOR DESIGN AND DETAIL.
- BACKFILL ESTABLISHING SEPARATION AS REQUIRED BY ARCHITECTURAL AND STRUCTURAL DESIGN BETWEEN FINISH GRADE AND SIDING (8" MIN SEPARATION TYP.).
- UNLESS SPECIFIED OTHERWISE, ALL DRAINAGE IMPROVEMENTS ARE PRIVATE AND SHALL BE MAINTAINED BY THE ASSOCIATION.
- REFERENCE ARCHITECT/MECHANICAL DESIGN FOR GARAGE DRAINAGE.
- ADD 4500' TO ALL ELEVATIONS.

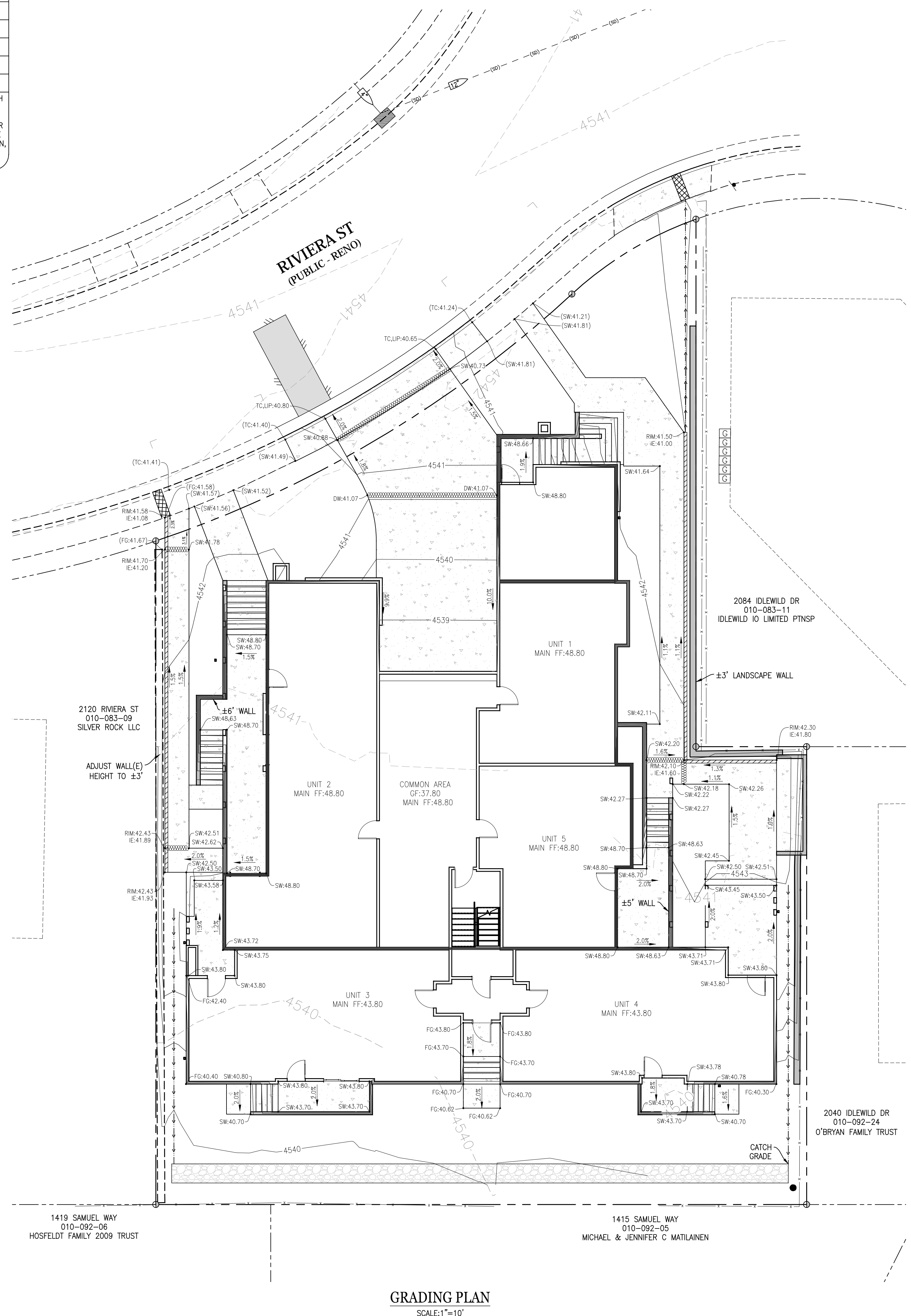
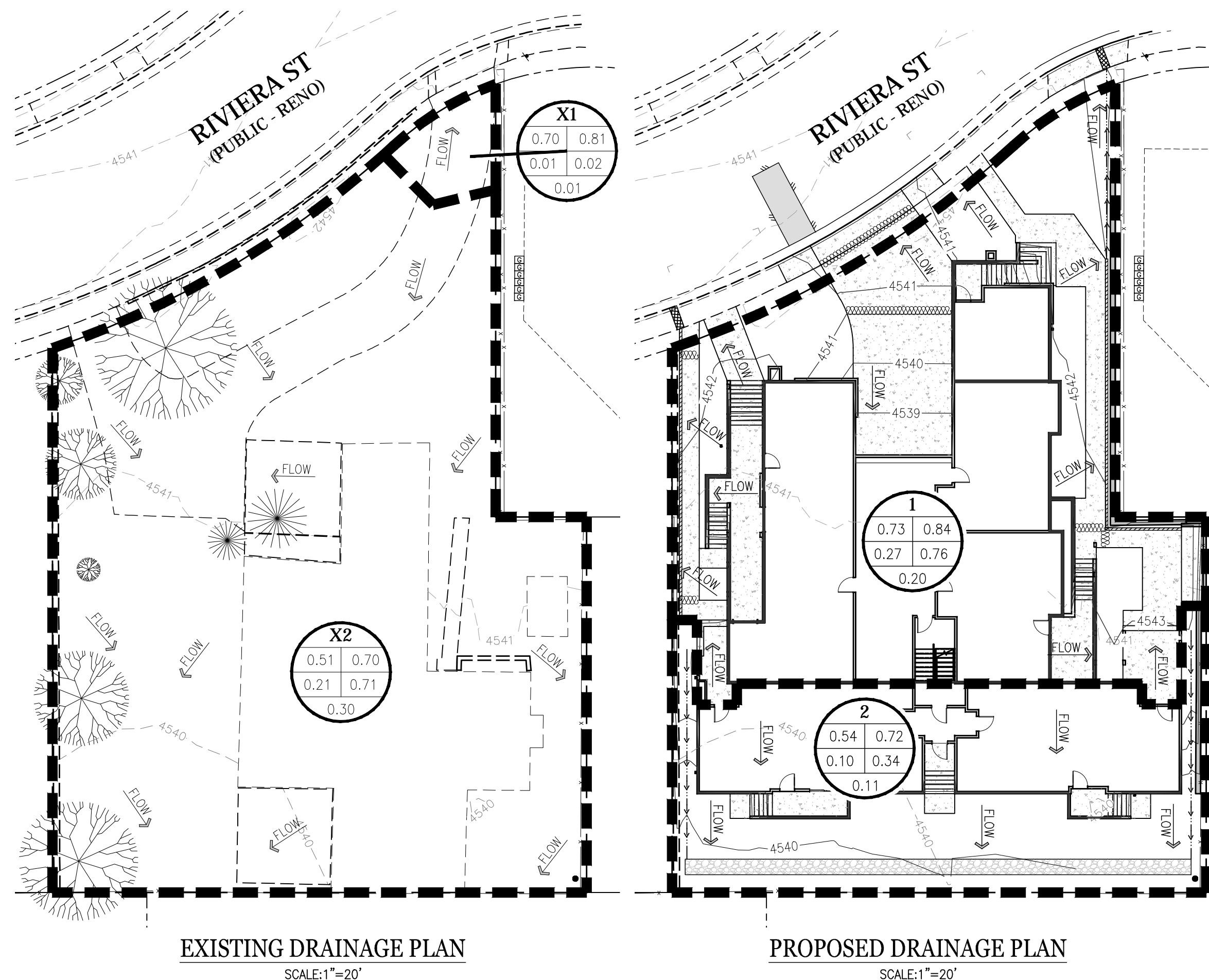
**FLOOD ZONE**

THIS SITE LIES IN FEMA FLOOD ZONE X (UNSHADED) (32031C3039G). ZONE X (UNSHADED) IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD, WHICH ARE THE AREAS OUTSIDE THE 0.2-PERCENT-ANNUAL-CHANCE FLOODPLAIN.

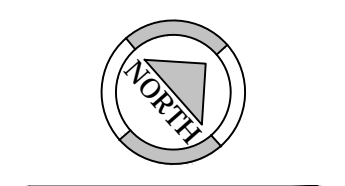
**EARTHWORK ANALYSIS**

SITE AREA	0.3 AC
SITE DISTURBANCE	0.3 AC
PROPOSED CUT	300 YD <sup>3</sup>
PROPOSED FILL	540 YD <sup>3</sup>
NET EARTHWORK	240 YD <sup>3</sup> CUT

THIS ANALYSIS COMPARES THE EXISTING FINISH GRADE SURFACE TO THE PROPOSED FINISH GRADE SURFACE AND IS INTENDED FOR PERMITTING PURPOSES ONLY. THE CONTRACTOR SHALL PREPARE AN INDEPENDENT EARTHWORK ANALYSIS INCORPORATING ANY OVER EXCAVATION, SHRINKAGE, EXPANSION AND/OR STRUCTURAL SECTIONS, ETC.



**MONTE VISTA CONSULTING**  
 575 E. Plumb Lane #101  
 Reno, NV 89502  
 775.636.7905  
 montevisaconsulting.com



**Riviera Planned Community**  
**Tentative Map**  
 Grading & Drainage Plan

2100 Riviera Street  
 APN: 010-083-10  
 City of Reno, Nevada  
 Project # 22.025  
 Drawn HBA  
 Checked MWV  
 Date 11.14.2022  
 Revisions

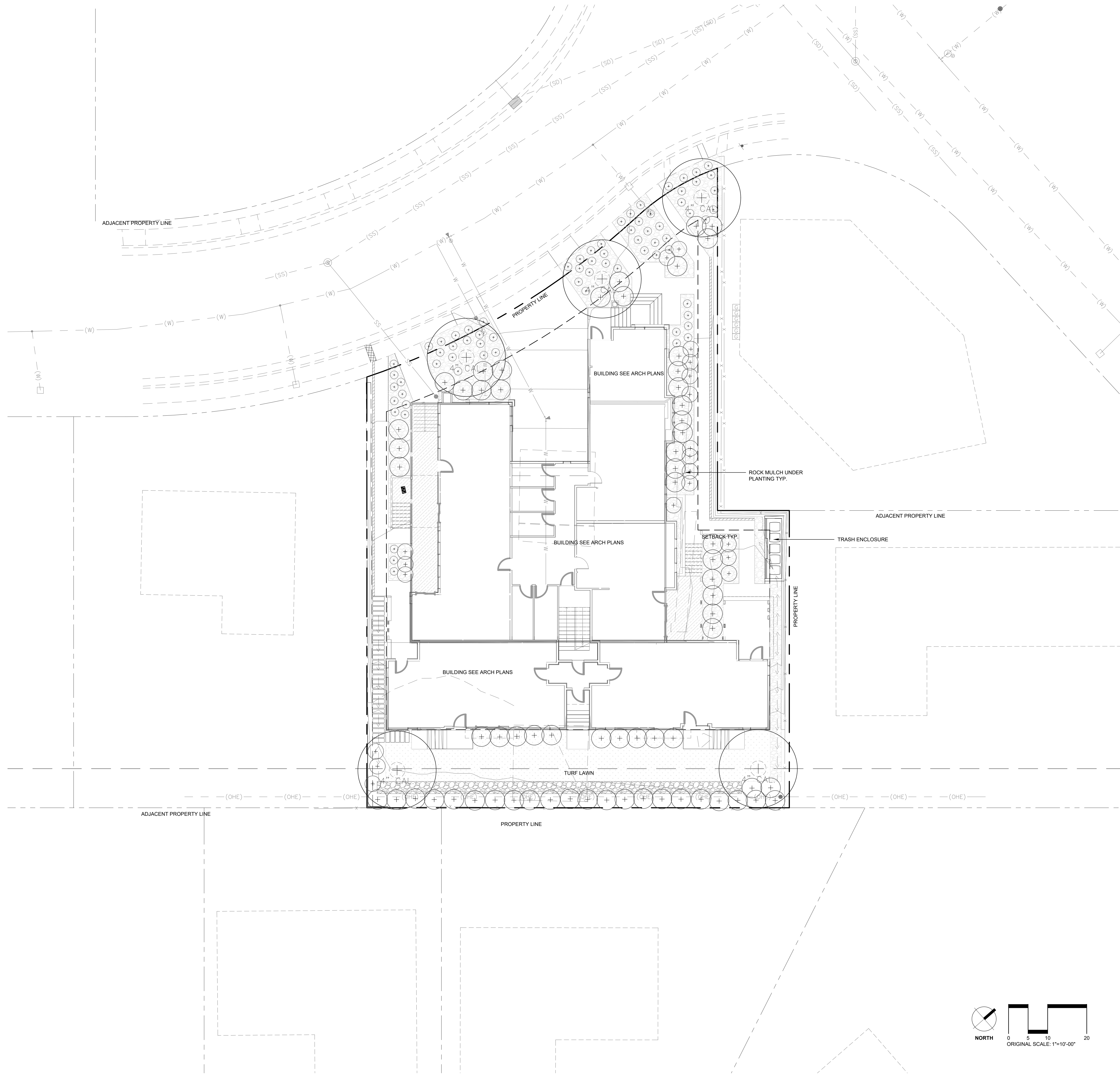
PROFESSIONAL ENGINEER - STATE OF NEVADA  
**MICHAELA VICKS**  
 Exp. 6.30.2024  
 CIVIL  
 No. 21025  
 November 11, 2022



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**PLANT LIST**

ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	TYPE	SPACING
<b>DECIDUOUS TREES</b>					
AT-2	2	<i>Acer truncatum</i> x <i>plat.</i> 'JFS-KW249'	Ruby Sunset Maple	2' cal. B&B	See Plan
ZS-2	3	<i>Zelkova serrata</i>	Japanese Zelkova	2' cal. B&B	See Plan
<b>SHRUBS</b>					
SP-5	15	<i>Salix purpurea</i> 'Nana'	Dwarf Arctic Willow	9 gal.	60" O.C.
SB-5	10	<i>Spiraea X bumalda</i> 'Anthony Waterer'	Anthony Waterer Spiraea	5 gal.	48" O.C.
<b>PERENNIALS / ORNAMENTAL GRASSES</b>					
AR-1	20	<i>Agastache rupestris</i>	Sunset Hyssop	1 gal.	24" O.C.
BG-1	34	<i>Bouteloua gracilis</i>	Blue Grama Grass	1 gal.	24" O.C.

**PLANTING LEGEND**

- PROPOSED DECIDUOUS TREE
- PROPOSED DECIDUOUS SHRUB

**DESIGNWORKSHOP**

REVISIONS:

No.	Date	Description

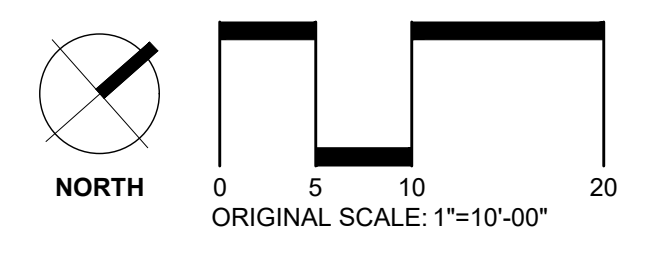
**RIVIERA ST. PLANNED COMMUNITY**  
 2100 RIVIERA STREET  
 RENO, NEVADA 89509

**CATHEXES**

NOT FOR CONSTRUCTION

SHEET TITLE:  
LANDSCAPE PLAN

L8.01



427 RIDGE STREET SUITE C, RENO, NV 89501  
 775-339-1341  
 WWW.CATHEXES.COM

### SITE ELECTRICAL UTILITY LEGEND

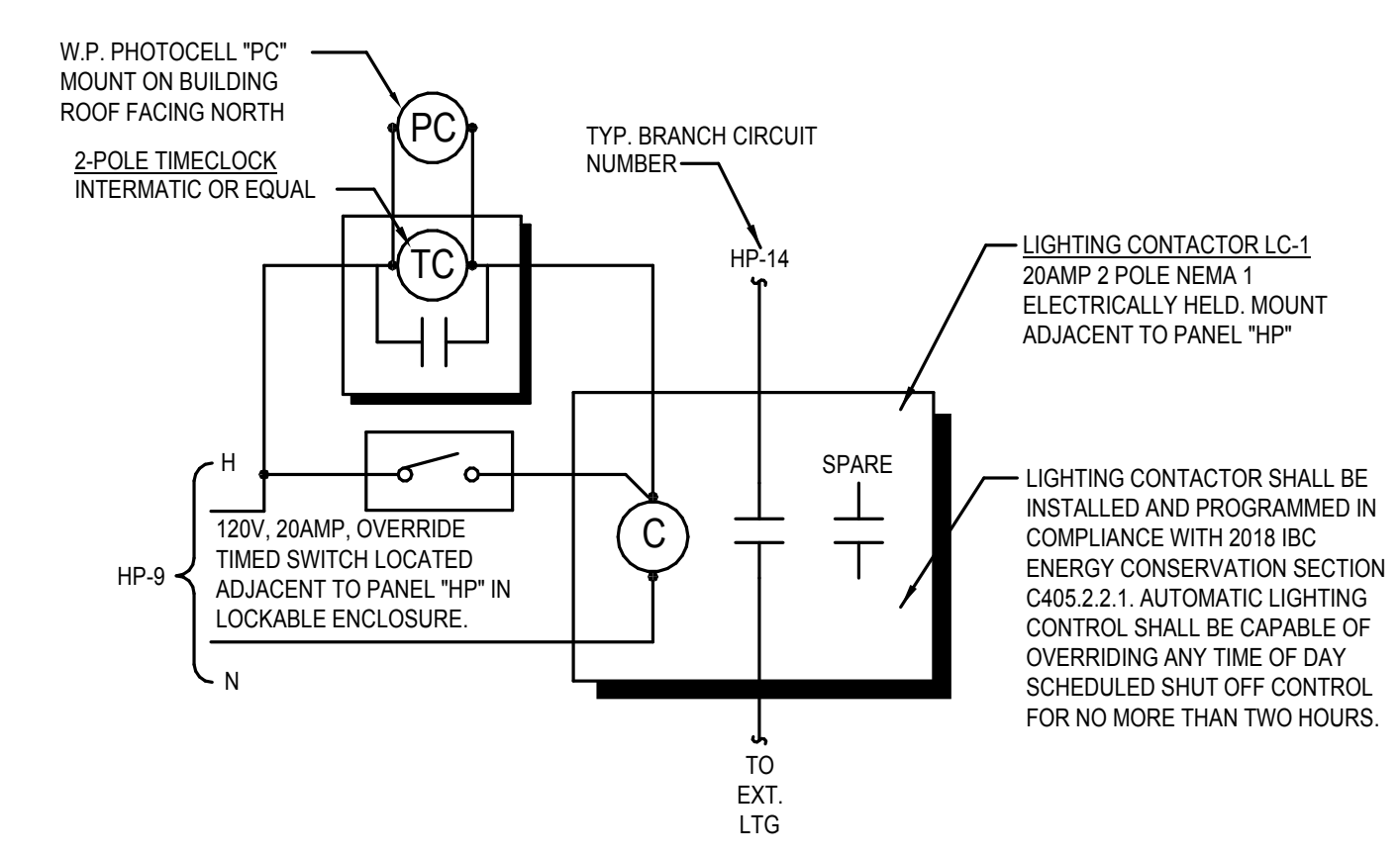
— P —	PRIMARY O.H. SERVICE ENTRANCE CONDUITS
- - - SEC - - -	UNDERGROUND SECONDARY SERVICE ENTRANCE FEEDERS
- - - TEL - - -	O.H. POLE MOUNTED FEEDER
- - - TV - - -	UNDERGROUND SERVICE ENTRANCE TELEPHONE CONDUITS U.H. INSTALLED AT 30" BELOW FINISHED GRADE.
- - - TV - - -	UNDERGROUND TELEVISION CONDUITS INSTALLED AT 30" BELOW FINISHED GRADE.

### GENERAL NOTES

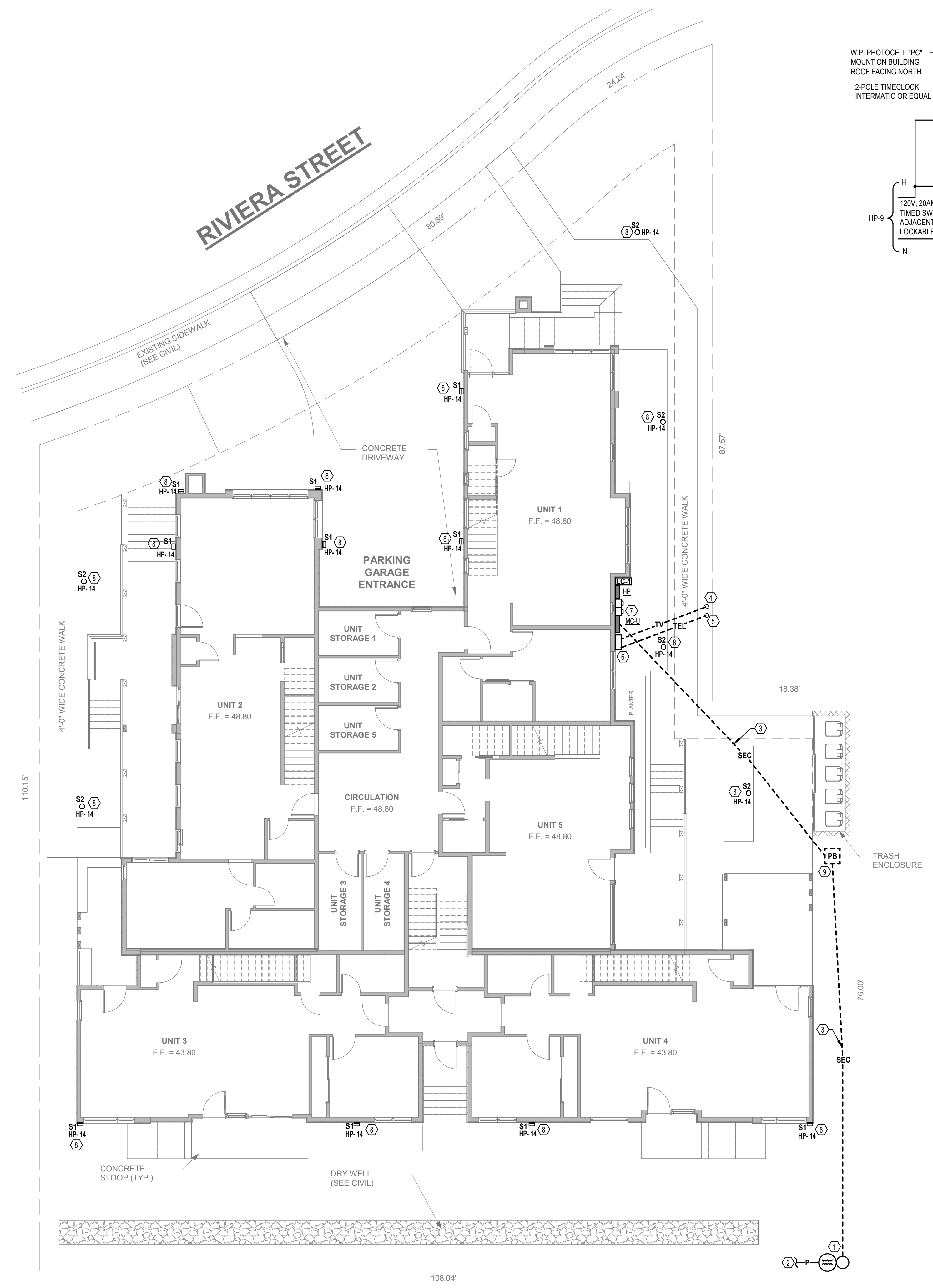
- THIS PROJECT IS IN COMPLIANCE WITH NEC 210.19 WITH REGARDS TO VOLTAGE DROP (5%).
- SEAL ALL FIRE WALL, ROOF, AND FLOOR PENETRATIONS WITH UL LISTED FIRE SEALANT.
- COORDINATE WITH OWNER FOR EXACT DATA/COMM REQUIREMENTS.

### REFERENCE NOTES

- APPROXIMATE LOCATION OF NEVADA ENERGY POLE MOUNTED UTILITY TRANSFORMER. FIELD VERIFY THE TRANSFORMER LOCATION PRIOR TO BIDDING. SECONDARY VOLTAGE IS 120/240V, 1PH, 3W AS NOTED.
- EXISTING O.H. UTILITY PRIMARY SERVICE ENTRANCE CONDUCTORS.
- (2) 4" UNDERGROUND SCHEDULE 80 PVC CONDUIT FROM UTILITY POLE AT PROPERTY LINE. INSTALL MARKER TAPE. UTILIZE LONG RADIUS ELBOWS. TERMINATE AT WALL MOUNTED SERVICE ENTRANCE METER CENTER MAN. FIELD VERIFY FINAL LOCATION WITH UTILITY COMPANY PRIOR TO INSTALLATION OF CONDUITS. UNDERGROUND 120/240V, 1Ø, 3W, ELECTRICAL RISER DIAGRAM DRAWING SHEET E301. FIELD COORDINATE THE EXACT ROUTING AND TERMINATION POINT PRIOR TO BIDDING.
- (1½") UNDERGROUND CONDUITS BURIED 30" B.F.G. TO PROPERTY LINE FOR TELEPHONE SERVICE ENTRANCE. UTILIZE LONG RADIUS ELBOWS. INSTALL PULLWIRE. TERMINATE AT PROPERTY LINE. CAP CONDUIT AND INSTALL MARKER.
- (1½") UNDERGROUND CONDUITS BURIED 30" B.F.G. TO PROPERTY LINE FOR TELEVISION SERVICE ENTRANCE. UTILIZE LONG RADIUS ELBOWS. INSTALL PULLWIRE. TERMINATE AT PROPERTY LINE. CAP CONDUIT AND INSTALL MARKER.
- APPROXIMATE LOCATION OF MAIN TELEPHONE, TELEVISION NEMA3R CABINET. PROVIDE 24" X 24" X 12" NEMA 3R, GASKETED HINGED DOOR ENCLOSURE.
- APPROXIMATE LOCATION OF MAIN ELECTRICAL DISTRIBUTION EQUIPMENT LOCATED ON EXTERIOR WALL. (SEE POWER FLOOR PLANS FOR EQUIPMENT LOCATION).
- ALL SITE LIGHTING TO BE CONTROLLED BY LIGHTING CONTACTOR LC-1. REFER TO DETAIL ON THIS SHEET.
- APPROXIMATE LOCATION FOR IN-GROUND PULL BOX. INSTALL MARKER



LIGHTING CONTACTOR DIAGRAM "LC-1"  
NTS



**SITE PLAN - ELECTRICAL**  
1/8" = 1'-0"

Jody McKenzie PE 025418

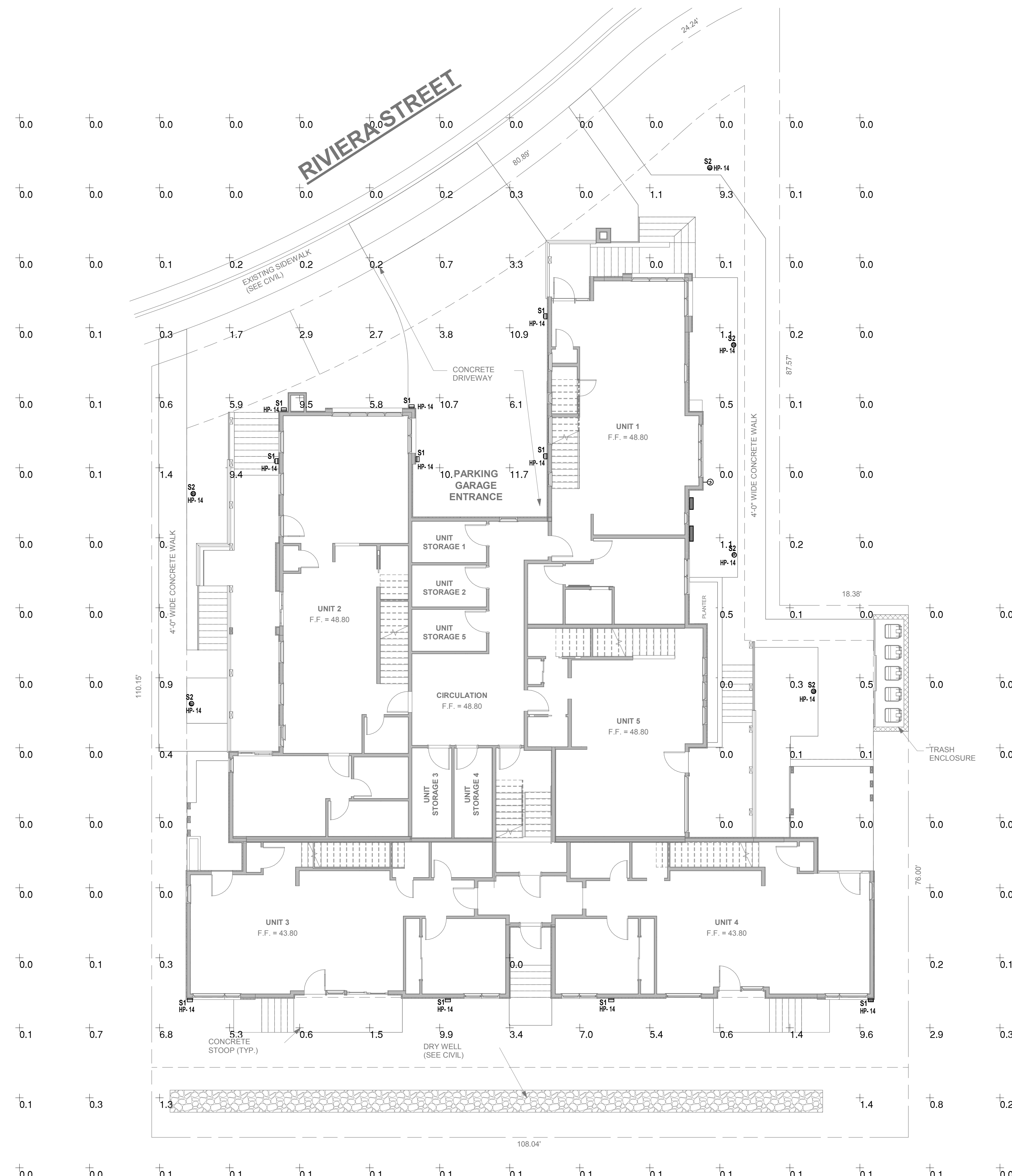
No.	Date	Description

**RIVIERA STREET COMMUNITY**  
2100 RIVIERA STREET  
RENO, NEVADA 89509

**CATHEXES**

DATE: 10/26/2022 5:08:44 PM  
JOB: 2021-12  
DRAWN: JCC  
CHECKED: JM  
SHEET TITLE:  
OVERALL SITE PLAN -  
LIGHTING & POWER

NOT FOR CONSTRUCTION



Symbol	MANUFAC	Qty	Label	Arrangement	Description	LLF	Lum. Watts	Lum. Lumens	BUG Rating
[S2]	NLS Lighting	6	S2	Single	TBL-T2-16L-175-30K7, FLOOR MOUNTED AT 36"	1.000	10	1069	B0-U0-G0
[S1]	Lithonia Lighting	10	S1	Single	A.F.G. WEDGE1 LED P2 30K 80CRI VW, WALL MOUNTED AT 8' OR 10' A.F.G.	1.000	15.0178	1876	B1-U0-G0

1 SITE PLAN - PHOTOMETRICS ELECTRICAL  
E011 / SCALE: 1/8" = 1'-0"

### WEDGE1 LED Architectural Wall Sconce

**Specifications**  
 Depth (D1) 1.5"  
 Depth (D2) 1.5"  
 Height 8"  
 Width 6"  
 Weight 0.7 lbs

**Performance Data**

Beam Angle	Beam Diameter @ 10'	Beam Diameter @ 20'	Beam Diameter @ 30'	Beam Diameter @ 40'	Beam Diameter @ 50'	Beam Diameter @ 60'	Beam Diameter @ 70'	Beam Diameter @ 80'	Beam Diameter @ 90'	Beam Diameter @ 100'
15°	1.6'	3.2'	4.8'	6.4'	8.0'	9.6'	11.2'	12.8'	14.4'	16.0'
30°	3.2'	6.4'	9.6'	12.8'	16.0'	19.2'	22.4'	25.6'	28.8'	32.0'
45°	4.8'	9.6'	14.4'	19.2'	24.0'	28.8'	33.6'	38.4'	43.2'	48.0'
60°	6.4'	12.8'	19.2'	25.6'	32.0'	38.4'	44.8'	51.2'	57.6'	64.0'
75°	8.0'	16.0'	24.0'	32.0'	40.0'	48.0'	56.0'	64.0'	72.0'	80.0'
90°	9.6'	19.2'	28.8'	38.4'	48.0'	57.6'	67.2'	76.8'	86.4'	96.0'

**Ordering Information**  
 EXAMPLE: WEDGE1 LED P2 30K 80CRI VW MVOLT S1M PE D002D

### NLS LIGHTING TRAC BOLLARD LINEAR

**Form**  
 • Elegant Rectilinear Extruded Aluminum Housing  
 • Corrosion Resistant Stainless Steel External Hardware  
 • Sleek, Low Profile Housing  
 • Super Grade Performance  
 • Engineered For Optimum Thermal Management  
 • Anchor Base Plate For Easy Installation  
 • 8 Architectural Finishes  
 • Standard RAL Colors Available

**Function**  
 • Multiple Optics (IES Distributions T2, T3, T4)  
 • Dimmable Linear LED  
 • Dark Sky Compliant, Full Cutoff  
 • 0-10V Dimming Drivers  
 • Power Factor @ Max Load = 0.95  
 • 2700K, 3000K, 3500K, 4000K, or 5000K  
 • 1x LED Configuration  
 • 15-30 Watts (single Head Wattage)  
 • CRI 70, 80, or 90  
 • Extruded Aluminum Heat Sink  
 • 5 Mil Powder Coat

**Reliability**  
 • Superior Mounting Options  
 • IP67 Optics  
 • Reduces Energy Consumption And Costs Up To 65%

**Accessories**  
 • 15' and 30' lengths available  
 • 15' and 30' lengths available  
 • 15' and 30' lengths available

**Performance Data**

**Lumen Output**

Beam Angle	Beam Diameter @ 10'	Beam Diameter @ 20'	Beam Diameter @ 30'	Beam Diameter @ 40'	Beam Diameter @ 50'	Beam Diameter @ 60'	Beam Diameter @ 70'	Beam Diameter @ 80'	Beam Diameter @ 90'	Beam Diameter @ 100'
15°	1.6'	3.2'	4.8'	6.4'	8.0'	9.6'	11.2'	12.8'	14.4'	16.0'
30°	3.2'	6.4'	9.6'	12.8'	16.0'	19.2'	22.4'	25.6'	28.8'	32.0'
45°	4.8'	9.6'	14.4'	19.2'	24.0'	28.8'	33.6'	38.4'	43.2'	48.0'
60°	6.4'	12.8'	19.2'	25.6'	32.0'	38.4'	44.8'	51.2'	57.6'	64.0'
75°	8.0'	16.0'	24.0'	32.0'	40.0'	48.0'	56.0'	64.0'	72.0'	80.0'
90°	9.6'	19.2'	28.8'	38.4'	48.0'	57.6'	67.2'	76.8'	86.4'	96.0'

**Electrical Load**

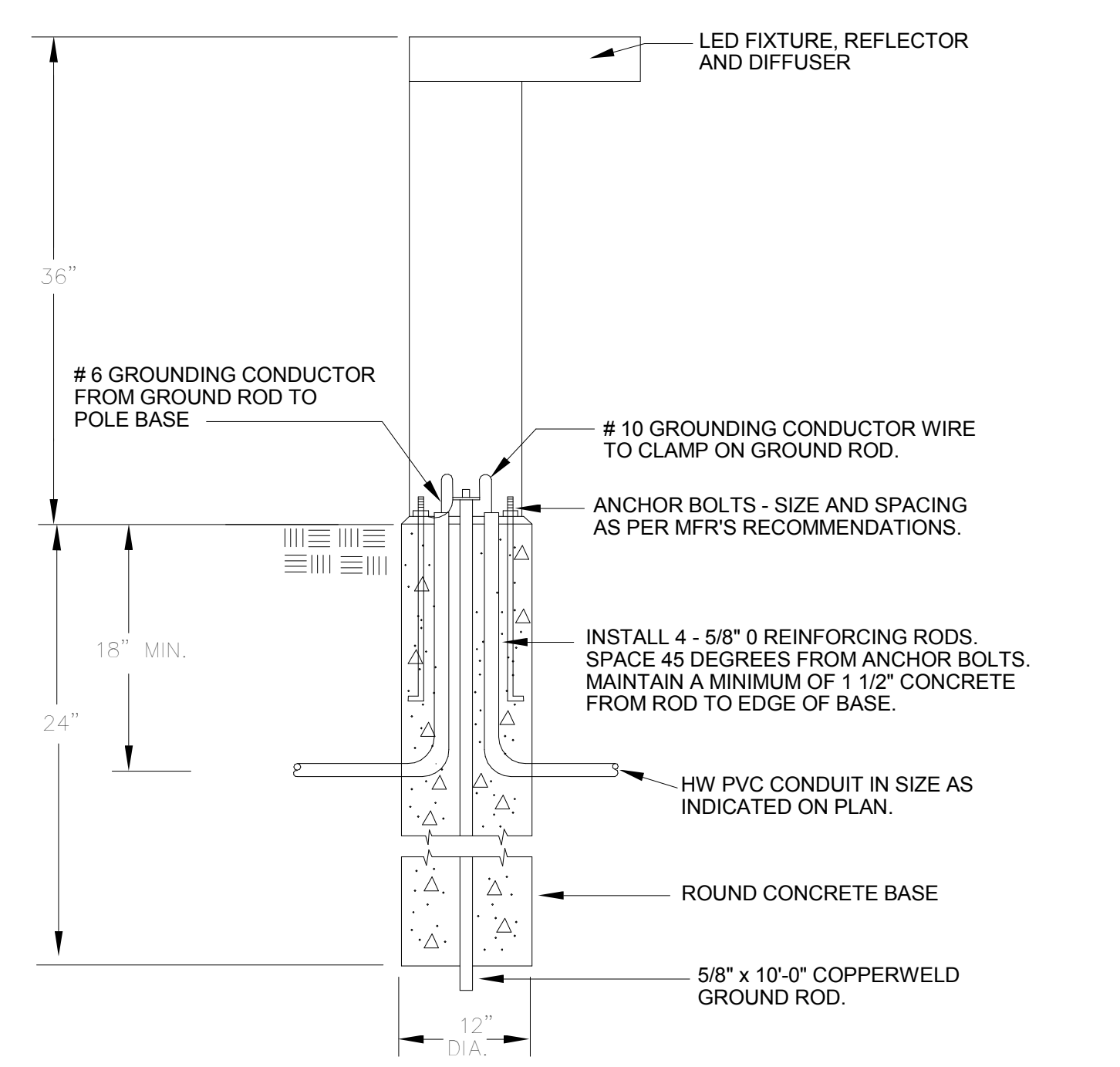
Beam Angle	Beam Diameter @ 10'	Beam Diameter @ 20'	Beam Diameter @ 30'	Beam Diameter @ 40'	Beam Diameter @ 50'	Beam Diameter @ 60'	Beam Diameter @ 70'	Beam Diameter @ 80'	Beam Diameter @ 90'	Beam Diameter @ 100'
15°	1.6'	3.2'	4.8'	6.4'	8.0'	9.6'	11.2'	12.8'	14.4'	16.0'
30°	3.2'	6.4'	9.6'	12.8'	16.0'	19.2'	22.4'	25.6'	28.8'	32.0'
45°	4.8'	9.6'	14.4'	19.2'	24.0'	28.8'	33.6'	38.4'	43.2'	48.0'
60°	6.4'	12.8'	19.2'	25.6'	32.0'	38.4'	44.8'	51.2'	57.6'	64.0'
75°	8.0'	16.0'	24.0'	32.0'	40.0'	48.0'	56.0'	64.0'	72.0'	80.0'
90°	9.6'	19.2'	28.8'	38.4'	48.0'	57.6'	67.2'	76.8'	86.4'	96.0'

**TBL ORDERING GUIDE**

Code	Length	Light Dist.	No. of LEDs	Milliwatts
TBL-T2-16L-175-30K7	16"	175'	30K7	175
TBL-T3-16L-175-30K7	16"	175'	30K7	175
TBL-T4-16L-175-30K7	16"	175'	30K7	175
TBL-T2-16L-175-30K7	16"	175'	30K7	175
TBL-T3-16L-175-30K7	16"	175'	30K7	175
TBL-T4-16L-175-30K7	16"	175'	30K7	175

**Options**

Options	Units	Mounting	Color	Options
Finish	Color	Mounting	Color	Options
Finish	Color	Mounting	Color	Options
Finish	Color	Mounting	Color	Options



3 GROUND BOLLARD FIXTURE DETAIL  
TYPICAL FOR S2 FIXTURES

**REVISIONS**

No.	Description	Date

**RIVIERA STREET COMMUNITY**  
**2100 RIVIERA STREET**  
**RENO, NEVADA 89509**

**CATHEXES**

**NOT FOR CONSTRUCTION**

DATE: 10/26/2022 8:08:45 PM  
 JOB: 2021-12  
 DRAWN: JCC  
 CHECKED: JM

SHEET TITLE:  
 OVERALL SITE  
 PHOTOMETRIC PLAN -  
 LIGHTING

E011

---

## **Reports**

---

# ONSITE DRAINAGE REPORT

FOR

## Riviera Planned Community



**Prepared For:**

Wade & Khrista Diebner  
111 Regent Place  
Alamo, CA 94507

**Prepared By:**



575 E. Plumb Lane, Suite 101  
Reno, NV 89502  
775.636.7905

**November 2022**

22.025

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## **Table of Contents**

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- Onsite Drainage Report
- Onsite Drainage Calculations
- Vicinity Map
- Grading & Drainage Plan (C4.0)
- Appendix
  - FEMA FIRM Map
  - NOAA Atlas 14 Point Precipitation Frequency Estimates
  - TMRDM Rational Method Runoff Coefficients (Table 701)
  - United States Department of Agriculture Web Soil Survey

### References

- Truckee Meadows Regional Drainage Manual (TMRDM)

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## **Onsite Drainage Report**

---

Project: Riviera Planned Community

Date: November 2022

Description: The project will consist of the construction of a five-unit residential building with an underground parking lot and associated driveway, utilities, landscaping & drainage improvements.

Location: 2100 Riviera St

APN: 010-083-10

Site Area: 0.3 ac

Developed Area: 0.21 ac

Disturbance: 0.3 ac

Flood Zone: X (Unshaded)

Firm: 32031C3039G

Restrictions: None

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### **Pre-Development Discussion**

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#### Existing Development & Drainage Facilities:

The site is mostly developed consisting of a single-family residence with associated driveway, utilities, and landscaping. The site generally slopes between 1-5% from the northwest side of the site to the south east side of the site. The majority of the flow generated by the site is discharged to southeast adjacent properties. The remainder of flow is discharged to Riviera St where it is captured by existing storm drain infrastructure. Onsite flow ultimately contributes to the Truckee River.

#### Surrounding Properties:

- North: Multi-Family Development
- South: Single-Family Development
- East: Single-Family Development
- West: Multi-Family Development

Offsite Contributing Flow: N/A

Previous Analysis: N/A

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### **Post-Development Discussion**

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#### Proposed Drainage Improvements:

The site will modify existing drainage patterns with the proposed development. The site and sidewalks will be grade to direct storm flows away from the proposed building to swales or trench drains. The majority of storm flows generated by the site will be captured by trench drains and conveyed to Riviera Street. Flows discharged into Riviera Street will eventually be captured by existing storm drain infrastructure. The remainder of storm flows generated by the site will be directed to an infiltration basin at the southeast end of the site. With the majority of the flow going to Riviera Street and the infiltration basin capturing the remaining the flow, the proposed development will reduce the amount of storm flows discharged into the adjacent properties.

#### Low Impact Development Features:

This site will utilize a infiltration basin (TC-21) to promote sedimentation and infiltration addressing LID requirements.

**Conclusions:**

The proposed development will be constructed in accordance with City of Reno Design Standards. The proposed infiltration basin will address the post construction stormwater quality requirements.



## Onsite Drainage Calculations - Rational Method

Project: Riviera Planned Community

### Hydrology Methodology

Rational Method Analysis is used for all calculations in this report. Peak runoff is determined using equation 708 of the TMRDM:

$$Q = CiA$$

C = Runoff Coefficient

The runoff coefficient is determined by land use type and surface type. For typical surfaces standard runoff coefficients can be determined utilizing Table 701 of the TMRDM. For this analysis, a composite runoff coefficient can be determined utilizing weighted averaging of the individual surface runoff coefficients.

i = Rainfall Intensity (in/hr)

Rainfall intensity is determined utilizing the NOAA Atlas Point Precipitation Frequency Estimates which give rainfall intensities based on average recurrence intervals and duration. The duration of a storm is also known as the time of concentration. For small urbanized paved areas shall be 5 minutes & 10 minutes for vegetated landscape areas.

A = Basin Area (acres)

### Site Runoff Coefficients & Rainfall Intensities

5-Year	$C_{\text{Undeveloped}} = 0.2$	$C_{\text{Impervious}} = 0.88$	$C_{\text{Landscape}} = 0.2$
100-Year	$C_{\text{Undeveloped}} = 0.5$	$C_{\text{Impervious}} = 0.93$	$C_{\text{Landscape}} = 0.5$
5-min	$i_2 = 1.344$	$i_5 = 1.8$	$i_{100} = 4.452$
10 min	$i_2 = 1.020$	$i_5 = 1.368$	$i_{100} = 3.39$
24 hr	$i_{100}(24 \text{ hr}) = 0.122$		

### Pre-Development Condition

#### 1.1 Composite Runoff Coefficient

Basin	Area (s.f.)	Impervious Area (s.f.)	Undeveloped Area (s.f.)	$C_5$	$C_{100}$
X1	347	254	93	0.70	0.81
X2	13106	6035	7071	0.51	0.70
<b>Totals</b>	<b>13453</b>	<b>6289</b>	<b>7164</b>	<b>0.52</b>	<b>0.70</b>

#### 1.2 Rational Flow Calculations

Basin	Area (ac)	$i_2$ (in/hr)	$i_5$ (in/hr)	$i_{100}$ (in/hr)	$Q_2$ (cfs)	$Q_5$ (cfs)	$Q_{100}$ (cfs)	$Q_{100}(24\text{hr})$ (cfs)	Target
X1	0.01	1.020	1.368	3.39	0.006	0.008	0.022	0.001	Riviera St
X2	0.30	1.020	1.368	3.39	0.157	0.211	0.712	0.026	Adj. Sites
<b>Totals</b>	<b>0.31</b>				<b>0.163</b>	<b>0.219</b>	<b>0.734</b>	<b>0.026</b>	

### Post-Development Condition

#### 2.1 Composite Runoff Coefficient

Basin	Area (s.f.)	Impervious Area (s.f.)	Landscape Area (s.f.)	$C_5$	$C_{100}$
1	8812	6929	1883	0.73	0.84
2	4641	2346	2295	0.54	0.72
<b>Totals</b>	<b>13453</b>	<b>9275</b>	<b>4178</b>	<b>0.67</b>	<b>0.80</b>

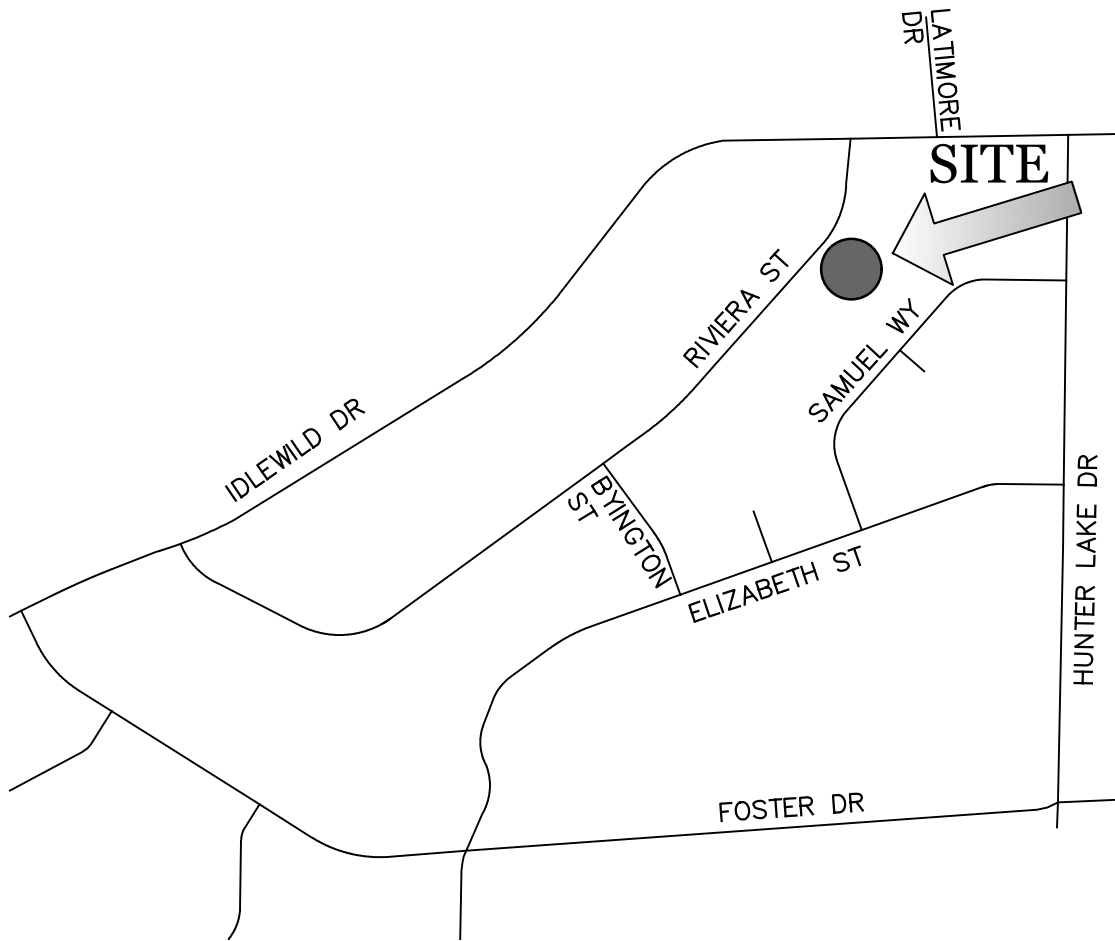
#### 2.2 Rational Flow Calculations

Basin	Area (ac)	$i_2$ (in/hr)	$i_5$ (in/hr)	$i_{100}$ (in/hr)	$Q_2$ (cfs)	$Q_5$ (cfs)	$Q_{100}$ (cfs)	$Q_{100}(24\text{hr})$ (cfs)	Target Inlet
1	0.20	1.344	1.8	4.452	0.200	0.268	0.755	0.021	Riviera St
2	0.11	1.344	1.8	4.452	0.078	0.104	0.340	0.009	Infiltration
<b>Totals</b>	<b>0.31</b>				<b>0.278</b>	<b>0.372</b>	<b>1.095</b>	<b>0.030</b>	

#### 2.3 Retention Calculations

Pond	Area (ft <sup>2</sup> )	Volume (ft <sup>3</sup> )	Infiltration Rate (in/hr)	Volume Capacity (cfs)	Infiltration Capacity (cfs)	Total Capacity (cfs)	$Q_{100}$ (24hr) (cfs)	Factor of Safety
1	324	162	2.6	0.002	0.020	0.02	0.009	2.3

Infiltration Rate per Web Soil Survey



Riviera Planned Community

2100 Riviera Street

APN: 010-083-10

22.025

## Vicinity Map



575 E. Plumb Lane #101, Reno, NV 89502

775.636.7905

[montevistaconsulting.com](http://montevistaconsulting.com)

**GRADING & DRAINAGE LEGEND**

- A.C. PAVEMENT AREA
- CONCRETE AREA
- PROPOSED UTILITY LINE W. DESCRIPTION
- (UTILITY) EXISTING UTILITY LINE W. DESCRIPTION
- MANHOLE W. DESCRIPTION (EXISTING/PROPOSED)
- CLEANOUT (EXISTING/PROPOSED)
- CATCH BASIN/DROP INLET
- YARD DRAIN
- GRADE BREAK
- 4900 PROPOSED CONTOUR LINE
- 4900 EXISTING CONTOUR LINE
- (FG:XX.XX) SPOT ELEVATION (EXISTING) ~ PROPOSED
- FLOW FLOW DIRECTION ARROW
- DRAINAGE BASIN CHARACTERISTICS

**GRADING & DRAINAGE NOTES**

1. ALL GRADING SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY EARTH TECH, LLC.
2. ALL ELEVATIONS IDENTIFIED ARE TO FINAL SURFACE FINISH GRADE UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL ADJUST GRADING TO ACCOMMODATE THE DEPTH OF ANY RIP-RAP PROTECTION, LANDSCAPE SURFACE TREATMENTS OR THE LIKE TO ENSURE THE IDENTIFIED GRADES ARE ESTABLISHED WITH COMPLETE SITE STABILIZATION.
3. ANY RETAINED HEIGHTS INDICATED ARE FROM SURFACE TO SURFACE UNLESS OTHERWISE NOTED. MVC IS NOT RESPONSIBLE FOR ANY STRUCTURAL DESIGN OF SITE RETAINING WALLS OR FEATURES. REFERENCE APPLICABLE STRUCTURAL/ARCHITECTURAL DESIGN BY OTHERS FOR DESIGN AND DETAIL.
4. BACKFILL ESTABLISHING SEPARATION AS REQUIRED BY ARCHITECTURAL AND STRUCTURAL DESIGN BETWEEN FINISH GRADE AND SIDING (8" MIN SEPARATION TYP.).
5. UNLESS SPECIFIED OTHERWISE, ALL DRAINAGE IMPROVEMENTS ARE PRIVATE AND SHALL BE MAINTAINED BY THE ASSOCIATION.
6. REFERENCE ARCHITECT/MECHANICAL DESIGN FOR GARAGE DRAINAGE.
7. ADD 4500' TO ALL ELEVATIONS.

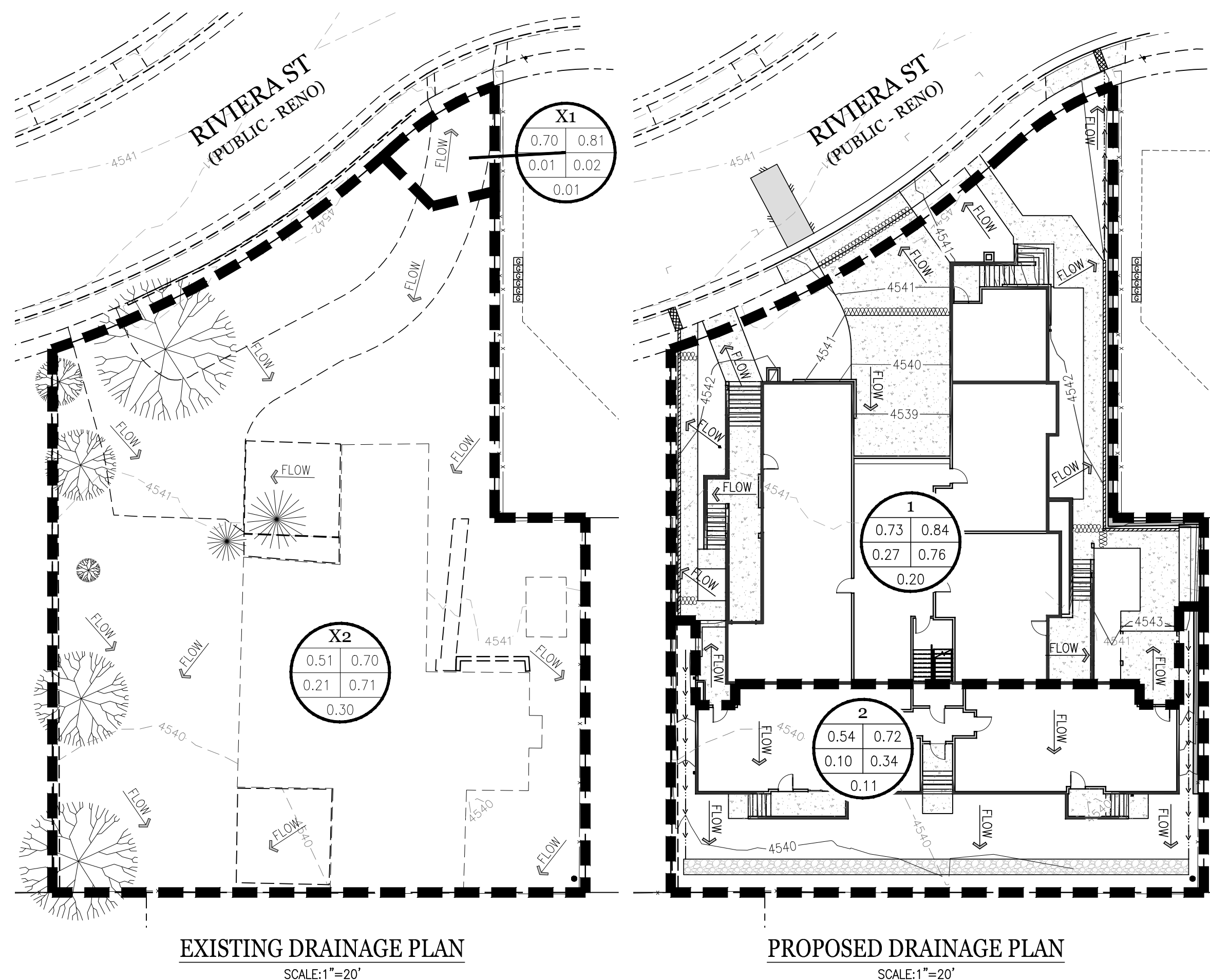
**FLOOD ZONE**

THIS SITE LIES IN FEMA FLOOD ZONE X (UNSHADED) (32031C3039G). ZONE X (UNSHADED) IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD, WHICH ARE THE AREAS OUTSIDE THE 0.2-PERCENT-ANNUAL-CHANCE FLOODPLAIN.

**EARTHWORK ANALYSIS**

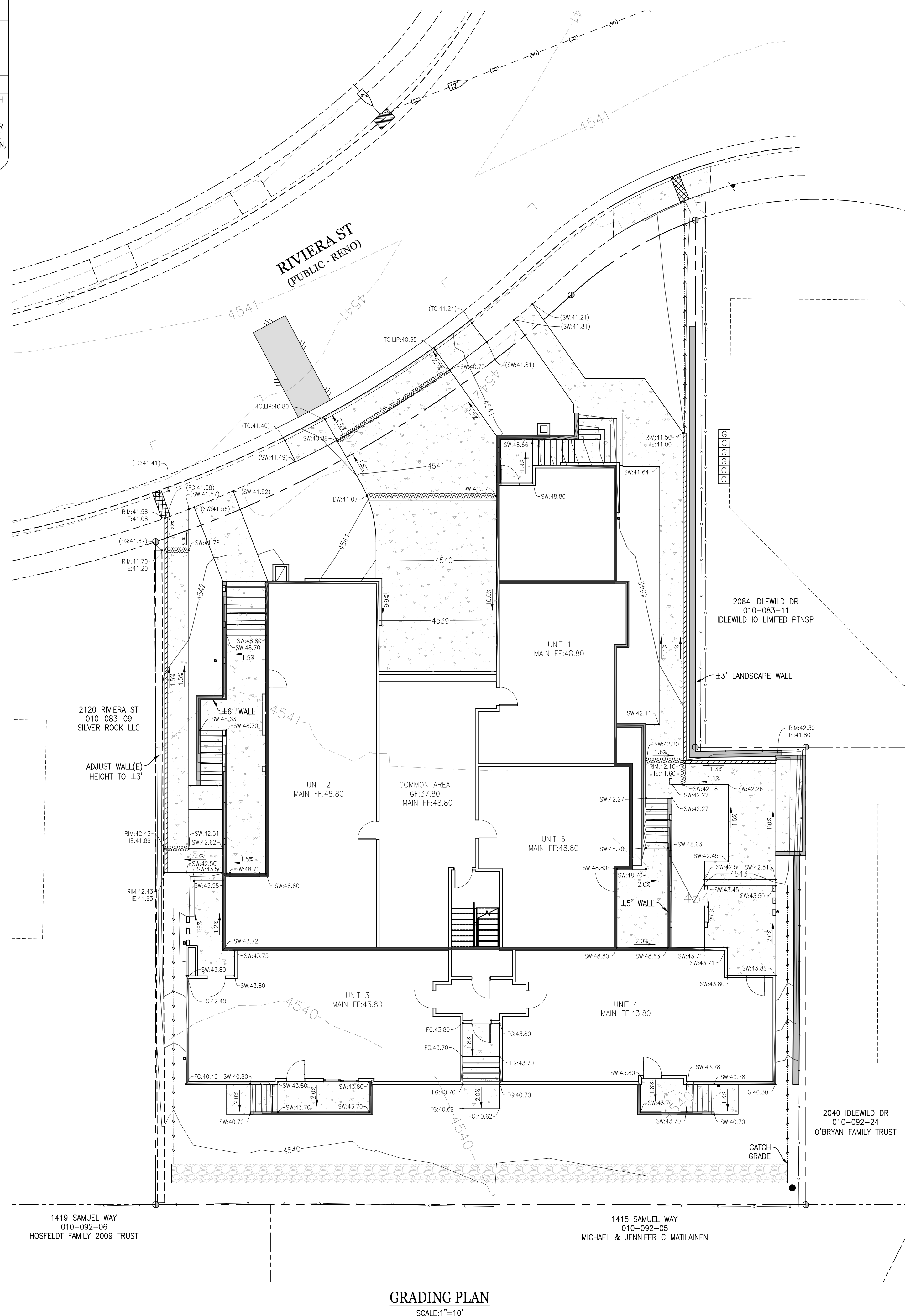
SITE AREA	0.3 AC
SITE DISTURBANCE	0.3 AC
PROPOSED CUT	300 YD <sup>3</sup>
PROPOSED FILL	540 YD <sup>3</sup>
NET EARTHWORK	240 YD <sup>3</sup> CUT

THIS ANALYSIS COMPARES THE EXISTING FINISH GRADE SURFACE TO THE PROPOSED FINISH GRADE SURFACE AND IS INTENDED FOR PERMITTING PURPOSES ONLY. THE CONTRACTOR SHALL PREPARE AN INDEPENDENT EARTHWORK ANALYSIS INCORPORATING ANY OVER EXCAVATION, SHRINKAGE, EXPANSION AND/OR STRUCTURAL SECTIONS, ETC.



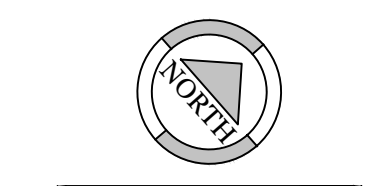
**EXISTING DRAINAGE PLAN**  
SCALE: 1"=20'

**PROPOSED DRAINAGE PLAN**  
SCALE: 1"=20'



**GRADING PLAN**  
SCALE: 1"=10'

575 E. Plumb Lane #101  
Reno, NV 89502  
775.636.7905  
montevistaconsulting.com



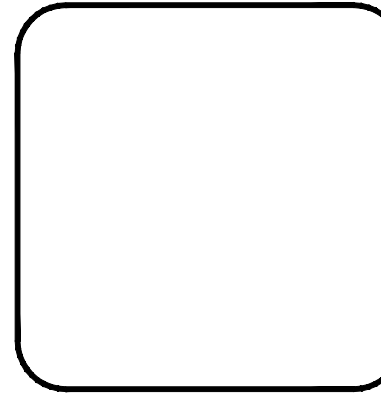
**Riviera Planned Community**  
**Tentative Map**  
 Grading & Drainage Plan

2100 Riviera Street  
APN: 010-083-10  
City of Reno, Nevada

Project # 22.025  
 Drawn HBA  
 Checked MWV  
 Date 11.14.2022  
 Revisions

FOR TENTATIVE MAP REVIEW ONLY  
 NOT FOR CONSTRUCTION

November 11, 2022



**C4.0**  
4 of 4



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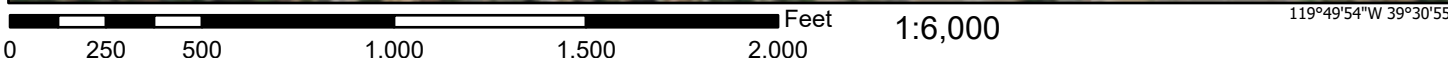
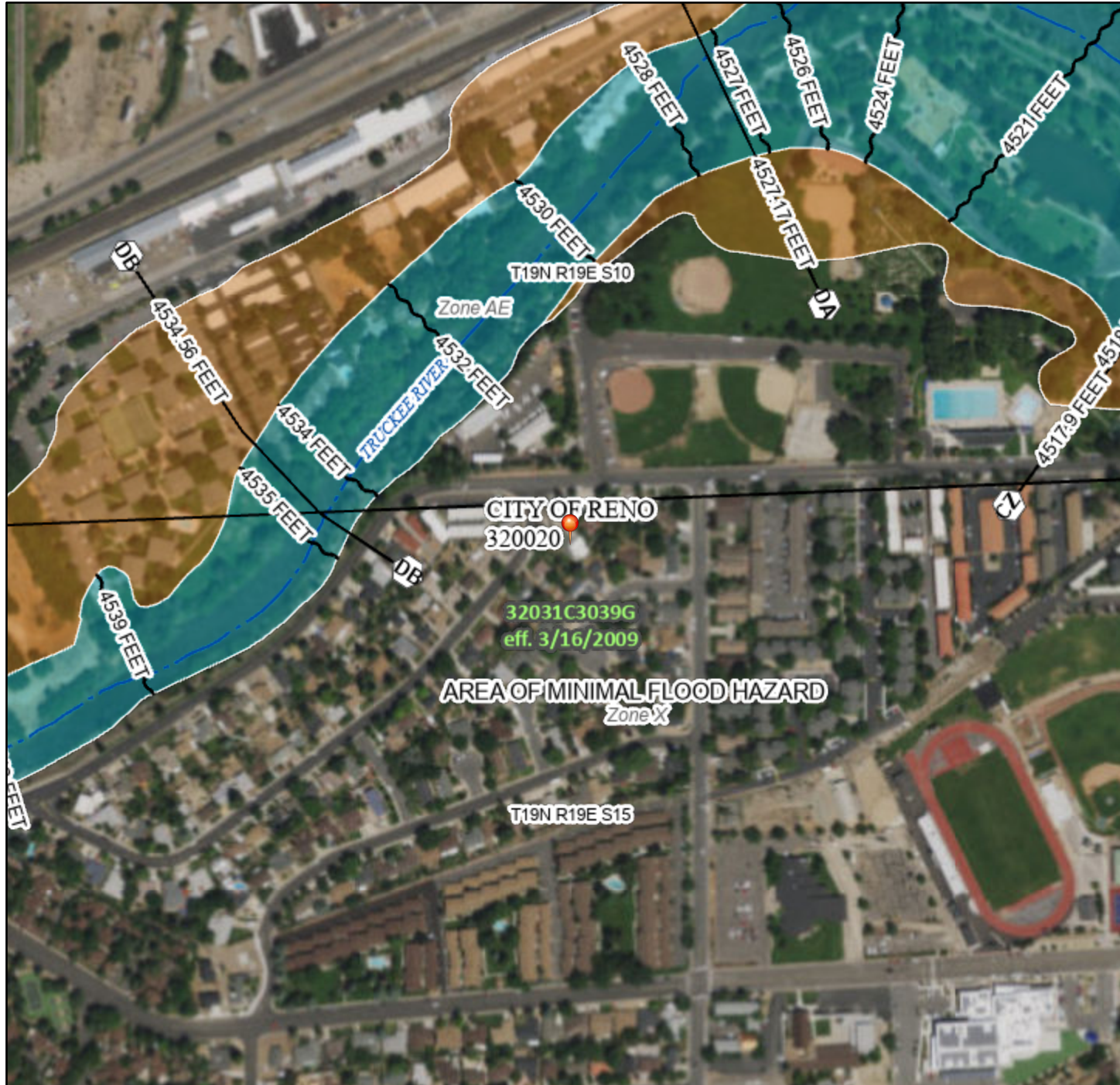
## **Appendix**

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# National Flood Hazard Layer FIRMMette



119°50'32"W 39°31'23"N



Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D

OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall

OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/18/2022 at 3:13 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



**NOAA Atlas 14, Volume 1, Version 5**  
**Location name: Reno, Nevada, USA\***  
**Latitude: 39.5196°, Longitude: -119.8372°**  
**Elevation: 4532.38 ft\*\***  
 \* source: ESRI Maps  
 \*\* source: USGS



**POINT PRECIPITATION FREQUENCY ESTIMATES**

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

[PF\\_tabular](#) | [PF\\_graphical](#) | [Maps & aerials](#)

**PF tabular**

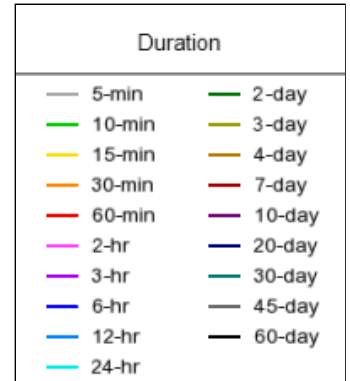
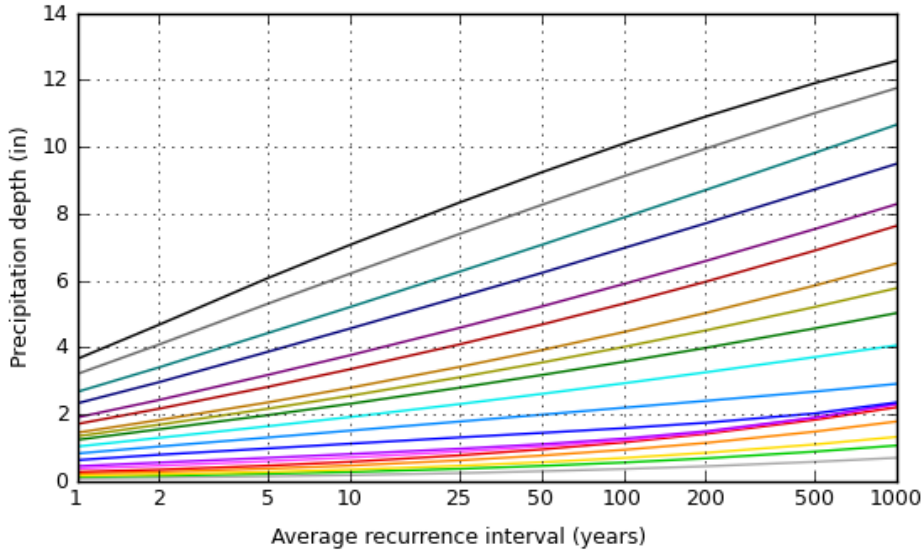
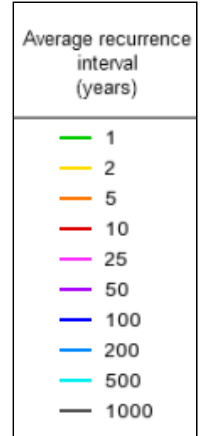
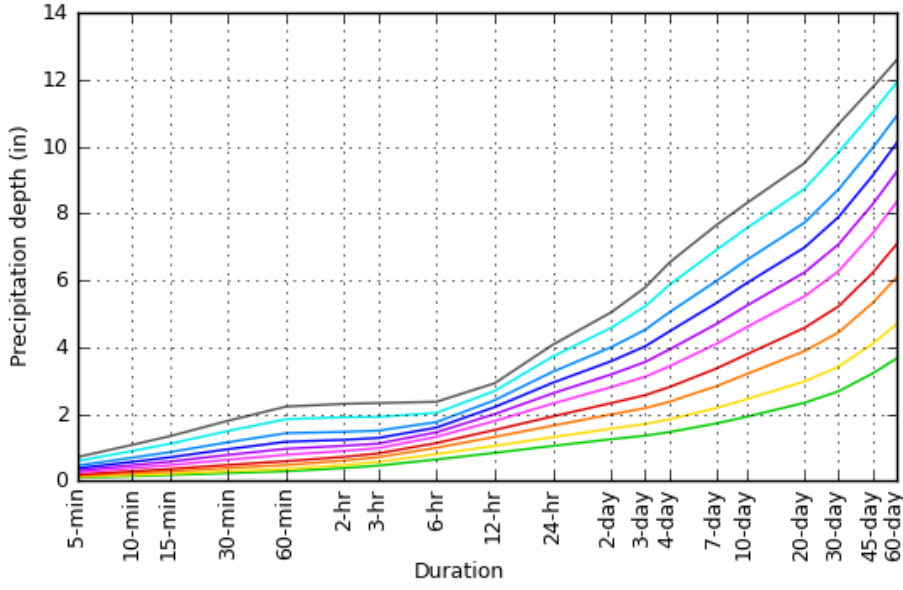
<b>PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)<sup>1</sup></b>										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
<b>5-min</b>	<b>0.090</b> (0.077-0.104)	<b>0.112</b> (0.095-0.131)	<b>0.150</b> (0.128-0.177)	<b>0.186</b> (0.158-0.221)	<b>0.247</b> (0.204-0.297)	<b>0.304</b> (0.242-0.369)	<b>0.371</b> (0.286-0.457)	<b>0.452</b> (0.336-0.571)	<b>0.585</b> (0.407-0.766)	<b>0.705</b> (0.470-0.946)
<b>10-min</b>	<b>0.137</b> (0.118-0.159)	<b>0.170</b> (0.145-0.200)	<b>0.228</b> (0.195-0.270)	<b>0.283</b> (0.240-0.336)	<b>0.376</b> (0.311-0.452)	<b>0.463</b> (0.369-0.562)	<b>0.565</b> (0.436-0.697)	<b>0.689</b> (0.510-0.869)	<b>0.890</b> (0.620-1.17)	<b>1.07</b> (0.715-1.44)
<b>15-min</b>	<b>0.171</b> (0.147-0.197)	<b>0.211</b> (0.180-0.248)	<b>0.283</b> (0.241-0.334)	<b>0.352</b> (0.298-0.416)	<b>0.467</b> (0.386-0.560)	<b>0.574</b> (0.457-0.697)	<b>0.700</b> (0.541-0.863)	<b>0.854</b> (0.633-1.08)	<b>1.10</b> (0.768-1.44)	<b>1.33</b> (0.886-1.78)
<b>30-min</b>	<b>0.230</b> (0.197-0.265)	<b>0.284</b> (0.243-0.334)	<b>0.382</b> (0.325-0.450)	<b>0.473</b> (0.401-0.561)	<b>0.628</b> (0.519-0.754)	<b>0.772</b> (0.616-0.938)	<b>0.943</b> (0.728-1.16)	<b>1.15</b> (0.852-1.45)	<b>1.49</b> (1.03-1.95)	<b>1.79</b> (1.19-2.40)
<b>60-min</b>	<b>0.284</b> (0.244-0.328)	<b>0.352</b> (0.300-0.414)	<b>0.472</b> (0.403-0.557)	<b>0.586</b> (0.497-0.694)	<b>0.778</b> (0.643-0.933)	<b>0.956</b> (0.762-1.16)	<b>1.17</b> (0.901-1.44)	<b>1.42</b> (1.06-1.80)	<b>1.84</b> (1.28-2.41)	<b>2.22</b> (1.48-2.97)
<b>2-hr</b>	<b>0.380</b> (0.337-0.435)	<b>0.470</b> (0.419-0.540)	<b>0.603</b> (0.529-0.692)	<b>0.715</b> (0.620-0.822)	<b>0.891</b> (0.747-1.03)	<b>1.05</b> (0.856-1.24)	<b>1.22</b> (0.974-1.47)	<b>1.46</b> (1.11-1.81)	<b>1.90</b> (1.37-2.43)	<b>2.30</b> (1.59-3.00)
<b>3-hr</b>	<b>0.454</b> (0.408-0.512)	<b>0.564</b> (0.512-0.640)	<b>0.706</b> (0.635-0.798)	<b>0.818</b> (0.728-0.928)	<b>0.976</b> (0.853-1.12)	<b>1.11</b> (0.953-1.29)	<b>1.28</b> (1.07-1.51)	<b>1.50</b> (1.23-1.83)	<b>1.91</b> (1.51-2.46)	<b>2.32</b> (1.75-3.03)
<b>6-hr</b>	<b>0.636</b> (0.575-0.709)	<b>0.798</b> (0.720-0.893)	<b>0.986</b> (0.887-1.10)	<b>1.13</b> (1.01-1.26)	<b>1.31</b> (1.15-1.48)	<b>1.45</b> (1.26-1.65)	<b>1.59</b> (1.36-1.83)	<b>1.75</b> (1.47-2.05)	<b>2.03</b> (1.65-2.48)	<b>2.36</b> (1.89-3.07)
<b>12-hr</b>	<b>0.834</b> (0.755-0.925)	<b>1.04</b> (0.944-1.16)	<b>1.31</b> (1.18-1.46)	<b>1.52</b> (1.36-1.69)	<b>1.79</b> (1.58-2.01)	<b>1.99</b> (1.74-2.26)	<b>2.20</b> (1.89-2.54)	<b>2.41</b> (2.02-2.81)	<b>2.69</b> (2.18-3.21)	<b>2.92</b> (2.31-3.54)
<b>24-hr</b>	<b>1.04</b> (0.943-1.16)	<b>1.30</b> (1.18-1.46)	<b>1.65</b> (1.49-1.83)	<b>1.93</b> (1.74-2.14)	<b>2.31</b> (2.07-2.57)	<b>2.62</b> (2.32-2.91)	<b>2.93</b> (2.59-3.29)	<b>3.26</b> (2.85-3.68)	<b>3.72</b> (3.19-4.23)	<b>4.07</b> (3.45-4.68)
<b>2-day</b>	<b>1.24</b> (1.12-1.40)	<b>1.56</b> (1.40-1.75)	<b>1.98</b> (1.78-2.23)	<b>2.32</b> (2.08-2.60)	<b>2.80</b> (2.48-3.15)	<b>3.18</b> (2.80-3.59)	<b>3.58</b> (3.11-4.07)	<b>3.99</b> (3.44-4.59)	<b>4.57</b> (3.86-5.33)	<b>5.03</b> (4.18-5.94)
<b>3-day</b>	<b>1.35</b> (1.21-1.52)	<b>1.70</b> (1.53-1.91)	<b>2.17</b> (1.95-2.44)	<b>2.56</b> (2.29-2.88)	<b>3.11</b> (2.76-3.50)	<b>3.55</b> (3.12-4.01)	<b>4.02</b> (3.49-4.58)	<b>4.51</b> (3.87-5.18)	<b>5.21</b> (4.38-6.06)	<b>5.78</b> (4.77-6.80)
<b>4-day</b>	<b>1.46</b> (1.31-1.64)	<b>1.84</b> (1.65-2.07)	<b>2.36</b> (2.12-2.66)	<b>2.80</b> (2.51-3.15)	<b>3.42</b> (3.04-3.86)	<b>3.92</b> (3.45-4.44)	<b>4.46</b> (3.87-5.08)	<b>5.04</b> (4.31-5.77)	<b>5.85</b> (4.90-6.80)	<b>6.52</b> (5.37-7.66)
<b>7-day</b>	<b>1.72</b> (1.52-1.95)	<b>2.17</b> (1.93-2.48)	<b>2.83</b> (2.50-3.22)	<b>3.36</b> (2.96-3.82)	<b>4.09</b> (3.58-4.67)	<b>4.69</b> (4.07-5.37)	<b>5.31</b> (4.57-6.13)	<b>5.97</b> (5.08-6.95)	<b>6.90</b> (5.76-8.13)	<b>7.64</b> (6.29-9.10)
<b>10-day</b>	<b>1.91</b> (1.70-2.17)	<b>2.44</b> (2.16-2.77)	<b>3.19</b> (2.82-3.61)	<b>3.77</b> (3.34-4.28)	<b>4.59</b> (4.02-5.22)	<b>5.23</b> (4.55-5.96)	<b>5.90</b> (5.09-6.76)	<b>6.59</b> (5.62-7.62)	<b>7.54</b> (6.32-8.81)	<b>8.29</b> (6.86-9.78)
<b>20-day</b>	<b>2.33</b> (2.08-2.64)	<b>2.97</b> (2.65-3.37)	<b>3.88</b> (3.45-4.38)	<b>4.57</b> (4.06-5.17)	<b>5.51</b> (4.86-6.24)	<b>6.23</b> (5.47-7.08)	<b>6.97</b> (6.06-7.98)	<b>7.72</b> (6.64-8.89)	<b>8.73</b> (7.40-10.2)	<b>9.50</b> (7.96-11.2)
<b>30-day</b>	<b>2.67</b> (2.39-3.04)	<b>3.41</b> (3.05-3.88)	<b>4.43</b> (3.95-5.03)	<b>5.22</b> (4.63-5.91)	<b>6.27</b> (5.53-7.11)	<b>7.07</b> (6.20-8.05)	<b>7.89</b> (6.85-9.03)	<b>8.71</b> (7.51-10.0)	<b>9.82</b> (8.36-11.4)	<b>10.7</b> (8.97-12.5)
<b>45-day</b>	<b>3.21</b> (2.87-3.58)	<b>4.10</b> (3.66-4.56)	<b>5.31</b> (4.75-5.90)	<b>6.21</b> (5.54-6.90)	<b>7.39</b> (6.57-8.22)	<b>8.26</b> (7.31-9.21)	<b>9.12</b> (8.02-10.2)	<b>9.95</b> (8.71-11.2)	<b>11.0</b> (9.53-12.5)	<b>11.8</b> (10.1-13.5)
<b>60-day</b>	<b>3.66</b> (3.26-4.09)	<b>4.69</b> (4.17-5.23)	<b>6.08</b> (5.41-6.78)	<b>7.08</b> (6.28-7.87)	<b>8.33</b> (7.38-9.29)	<b>9.24</b> (8.14-10.3)	<b>10.1</b> (8.86-11.3)	<b>10.9</b> (9.52-12.3)	<b>11.9</b> (10.3-13.5)	<b>12.6</b> (10.9-14.3)

<sup>1</sup> Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values. Please refer to NOAA Atlas 14 document for more information.

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**PF graphical**

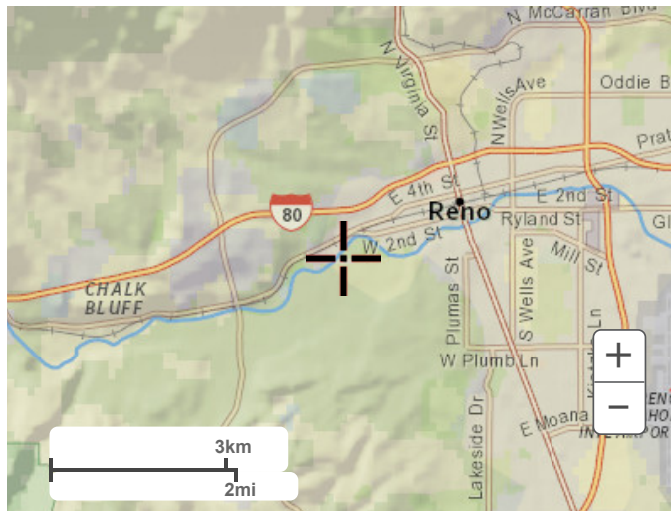
PDS-based depth-duration-frequency (DDF) curves  
 Latitude: 39.5196°, Longitude: -119.8372°



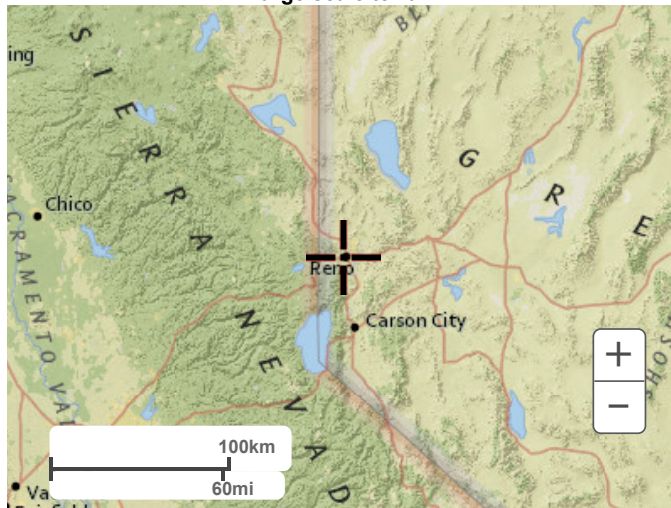
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**Maps & aerials**

Small scale terrain



Large scale terrain



Large scale map



Large scale aerial





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Questions?: [HDSC.Questions@noaa.gov](mailto:HDSC.Questions@noaa.gov)

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**RATIONAL FORMULA METHOD  
RUNOFF COEFFICIENTS**

Land Use or Surface Characteristics	Aver. % Impervious Area	Runoff Coefficients	
		5-Year (C <sub>5</sub> )	100-Year (C <sub>100</sub> )
<u>Business/Commercial:</u>			
Downtown Areas	85	.82	.85
Neighborhood Areas	70	.65	.80
<u>Residential:</u> (Average Lot Size)			
1/8 Acre or Less (Multi-Unit)	65	.60	.78
1/4 Acre	38	.50	.65
1/8 Acre	30	.45	.60
1/2 Acre	25	.40	.55
1 Acre	20	.35	.50
<u>Industrial:</u>	72	.68	.82
<u>Open Space:</u> (Lawns, Parks, Golf Courses)			
	5	.05	.30
<u>Undeveloped Areas:</u>			
Range	0	.20	.50
Forest	0	.05	.30
<u>Streets/Roads:</u>			
Paved	100	.88	.93
Gravel	20	.25	.50
<u>Drives/Walks:</u>	95	.87	.90
<u>Roof:</u>	90	.85	.87

Notes:

1. Composite runoff coefficients shown for Residential, Industrial, and Business/Commercial Areas assume irrigated grass landscaping for all pervious areas. For development with landscaping other than irrigated grass, the designer must develop project specific composite runoff coefficients from the surface characteristics presented in this table.

VERSION: April 30, 2009

REFERENCE:

USDCM, DROCOG, 1969  
(with modifications)

TABLE  
701

WRC ENGINEERING, INC.



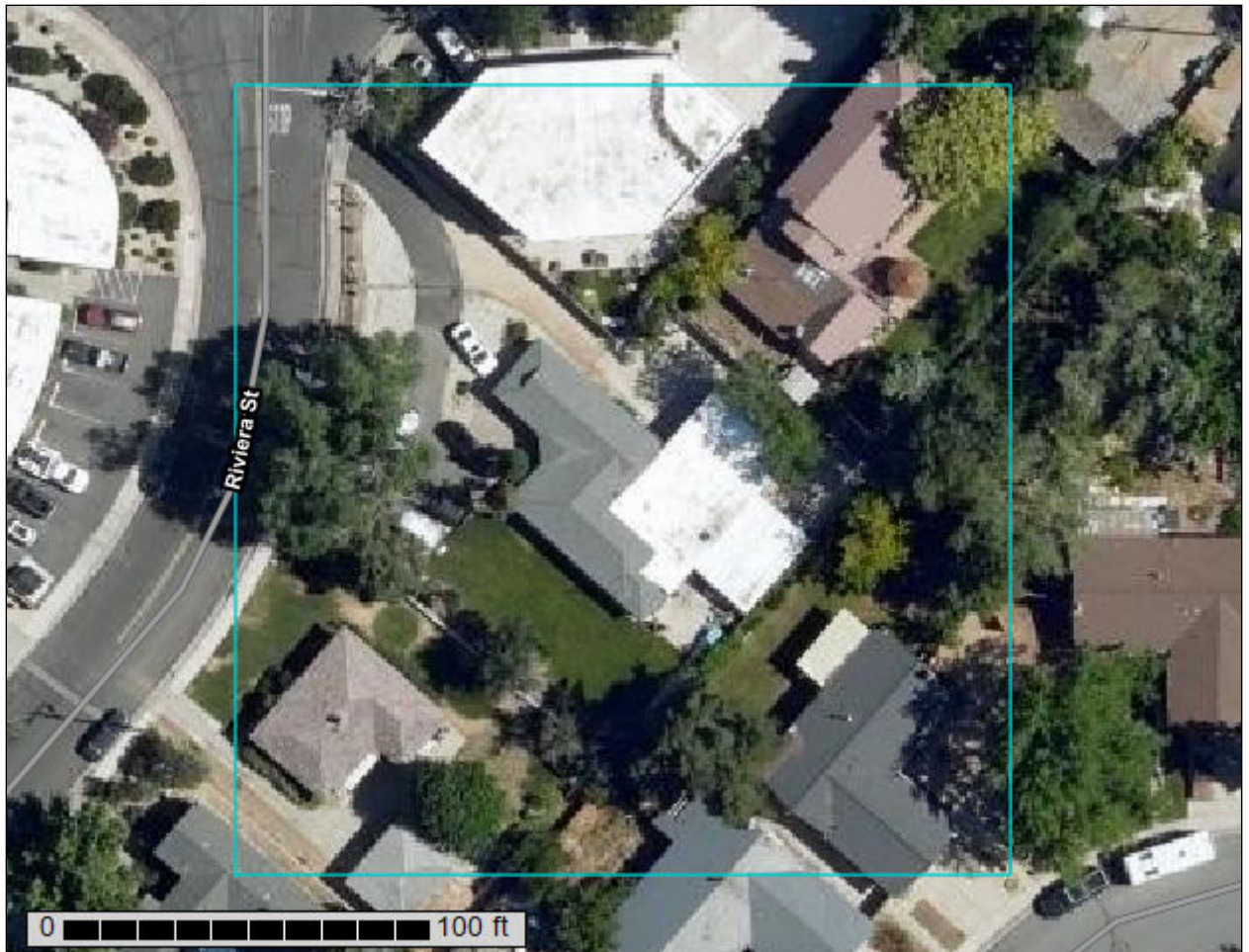
United States  
Department of  
Agriculture

**NRCS**

Natural  
Resources  
Conservation  
Service

A product of the National  
Cooperative Soil Survey,  
a joint effort of the United  
States Department of  
Agriculture and other  
Federal agencies, State  
agencies including the  
Agricultural Experiment  
Stations, and local  
participants

# Custom Soil Resource Report for Washoe County, Nevada, South Part



# Preface

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Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist ([http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2\\_053951](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951)).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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# How Soil Surveys Are Made

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Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

## Custom Soil Resource Report

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and



## Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

# Soil Map

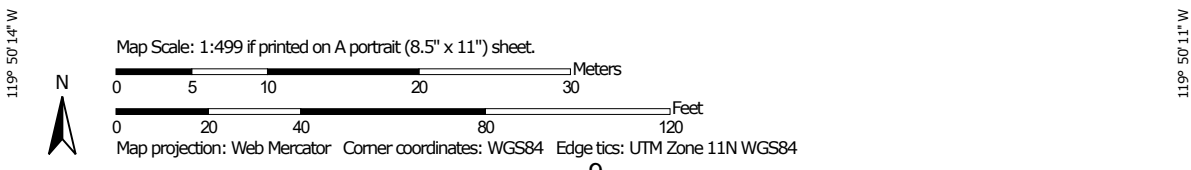
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The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

# Custom Soil Resource Report Soil Map




Soil Map may not be valid at this scale.



### MAP LEGEND

**Area of Interest (AOI)**

 Area of Interest (AOI)

**Soils**

 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

**Special Point Features**






-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features

**Water Features**

 Streams and Canals

**Transportation**

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

**Background**

 Aerial Photography

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Washoe County, Nevada, South Part  
 Survey Area Data: Version 19, Sep 8, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 1, 2018—Oct 1, 2018

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
661	Oest bouldery sandy loam, 2 to 8 percent slopes	1.0	100.0%
<b>Totals for Area of Interest</b>		<b>1.0</b>	<b>100.0%</b>

## Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

## Custom Soil Resource Report

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

## Washoe County, Nevada, South Part

### 661—Oest bouldery sandy loam, 2 to 8 percent slopes

#### Map Unit Setting

*National map unit symbol:* hxlq

*Elevation:* 4,500 to 5,500 feet

*Mean annual precipitation:* 10 to 14 inches

*Mean annual air temperature:* 47 to 51 degrees F

*Frost-free period:* 100 to 110 days

*Farmland classification:* Farmland of statewide importance, if irrigated

#### Map Unit Composition

*Oest and similar soils:* 85 percent

*Minor components:* 15 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Oest

##### Setting

*Landform:* Fan remnants

*Down-slope shape:* Linear

*Across-slope shape:* Convex

*Parent material:* Mixed alluvium

##### Typical profile

*H1 - 0 to 13 inches:* bouldery sandy loam

*H2 - 13 to 44 inches:* very cobbly sandy loam

*H3 - 44 to 60 inches:* very gravelly loamy sand

##### Properties and qualities

*Slope:* 2 to 8 percent

*Surface area covered with cobbles, stones or boulders:* 2.0 percent

*Depth to restrictive feature:* More than 80 inches

*Drainage class:* Well drained

*Runoff class:* Medium

*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high  
(0.57 to 1.98 in/hr)

*Depth to water table:* More than 80 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Available water supply, 0 to 60 inches:* Low (about 5.1 inches)

##### Interpretive groups

*Land capability classification (irrigated):* 4s

*Land capability classification (nonirrigated):* 6s

*Hydrologic Soil Group:* B

*Ecological site:* R026XY010NV - LOAMY 10-12 P.Z.

*Hydric soil rating:* No

#### Minor Components

##### Leviathan

*Percent of map unit:* 5 percent

*Landform:* Fan remnants

*Down-slope shape:* Linear

Custom Soil Resource Report

*Across-slope shape:* Convex  
*Ecological site:* R026XY010NV - LOAMY 10-12 P.Z.  
*Hydric soil rating:* No

**Orr**

*Percent of map unit:* 5 percent  
*Landform:* Fan remnants  
*Down-slope shape:* Linear  
*Across-slope shape:* Convex  
*Ecological site:* R026XY010NV - LOAMY 10-12 P.Z.  
*Hydric soil rating:* No

**Apmat**

*Percent of map unit:* 3 percent  
*Landform:* Hillsides  
*Down-slope shape:* Convex  
*Across-slope shape:* Convex  
*Ecological site:* F022AY130NV - Pinus Jeffreyi/ Artemisia Tridentata Ssp.  
Vaseyana-Purshia  
*Hydric soil rating:* No

**Notus**

*Percent of map unit:* 2 percent  
*Landform:* Flood plains  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Ecological site:* R023XY009NV - LOAMY BOTTOM 8-12 P.Z.  
*Other vegetative classification:* LOAMY BOTTOM 8-12 P.Z. (023XY009NV\_2)  
*Hydric soil rating:* No



# **Soil Information for All Uses**

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## **Soil Properties and Qualities**

The Soil Properties and Qualities section includes various soil properties and qualities displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each property or quality.

## **Soil Physical Properties**

Soil Physical Properties are measured or inferred from direct observations in the field or laboratory. Examples of soil physical properties include percent clay, organic matter, saturated hydraulic conductivity, available water capacity, and bulk density.

### **Saturated Hydraulic Conductivity (Ksat)**

Saturated hydraulic conductivity (Ksat) refers to the ease with which pores in a saturated soil transmit water. The estimates are expressed in terms of micrometers per second. They are based on soil characteristics observed in the field, particularly structure, porosity, and texture. Saturated hydraulic conductivity is considered in the design of soil drainage systems and septic tank absorption fields.

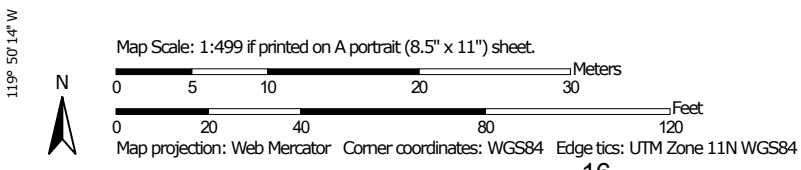
For each soil layer, this attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this soil property, only the representative value is used.

The numeric Ksat values have been grouped according to standard Ksat class limits.

# Custom Soil Resource Report Map—Saturated Hydraulic Conductivity (Ksat)




Soil Map may not be valid at this scale.




## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)


### Soils

#### Soil Rating Polygons

 = 18.6413


 Not rated or not available

#### Soil Rating Lines

 = 18.6413


 Not rated or not available

#### Soil Rating Points

 = 18.6413

 Not rated or not available

### Water Features

 Streams and Canals


### Transportation

 Rails


 Interstate Highways

 US Routes

 Major Roads

 Local Roads

### Background

 Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Washoe County, Nevada, South Part  
Survey Area Data: Version 19, Sep 8, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 1, 2018—Oct 1, 2018

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

**Table—Saturated Hydraulic Conductivity (Ksat)**

Map unit symbol	Map unit name	Rating (micrometers per second)	Acres in AOI	Percent of AOI
661	Oest bouldery sandy loam, 2 to 8 percent slopes	18.6413	1.0	100.0%
<b>Totals for Area of Interest</b>			<b>1.0</b>	<b>100.0%</b>

**Rating Options—Saturated Hydraulic Conductivity (Ksat)**

*Units of Measure:* micrometers per second

*Aggregation Method:* Dominant Component

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Fastest

*Interpret Nulls as Zero:* No

*Layer Options (Horizon Aggregation Method):* Depth Range (Weighted Average)

*Top Depth:* 12

*Bottom Depth:* 48

*Units of Measure:* Inches

# References

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- American Association of State Highway and Transportation Officials (AASHTO). 2004. Standard specifications for transportation materials and methods of sampling and testing. 24th edition.
- American Society for Testing and Materials (ASTM). 2005. Standard classification of soils for engineering purposes. ASTM Standard D2487-00.
- Cowardin, L.M., V. Carter, F.C. Golet, and E.T. LaRoe. 1979. Classification of wetlands and deep-water habitats of the United States. U.S. Fish and Wildlife Service FWS/OBS-79/31.
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- Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service, U.S. Department of Agriculture Handbook 436. [http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2\\_053577](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053577)
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- United States Department of Agriculture, Natural Resources Conservation Service. National forestry manual. [http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/home/?cid=nrcs142p2\\_053374](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/home/?cid=nrcs142p2_053374)
- United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelprdb1043084>

## Custom Soil Resource Report

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. [http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2\\_054242](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242)

United States Department of Agriculture, Natural Resources Conservation Service. 2006. Land resource regions and major land resource areas of the United States, the Caribbean, and the Pacific Basin. U.S. Department of Agriculture Handbook 296. [http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2\\_053624](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053624)

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## Re: Riveria Planned Community Tentative Map - Geotechnical Report Required???

1 message

**James Pehrson** <pehrsonj@reno.gov>  
To: Michael Vicks <mike@montevistaconsulting.com>  
Cc: Phil Davis <pdavis@cathexes.com>

Thu, Oct 13, 2022 at 7:25 AM

Hi Mike,

For this Tentative Map you will not have to submit a Preliminary Geotechnical report. Feel free to include this email in your submittal.

Thanks,



**James Pehrson, P.E., CPESC**

*Senior Civil Engineer*  
Development Services Department  
775-334-4275 (o) or 775-223-9564 (c)  
[pehrsonj@reno.gov](mailto:pehrsonj@reno.gov)  
1 E. First St., Reno, NV 89501

[Reno.Gov](http://Reno.Gov) | Connect with us:     

On Wed, Oct 12, 2022 at 11:37 AM Michael Vicks <mike@montevistaconsulting.com> wrote:  
Good Morning James,

Thanks in advance for your time. Per our conversation this morning, we are trying to confirm if the City is going to require a geotechnical report for this project in association with the Tentative Map application. The project is an infill redevelopment which will remove an existing single family residence and construct a new 5-unit condominium in its place (see attached preliminary plans). Per the grading checklist, a geotechnical report is only required at the City's discretion and it doesn't seem like our project will trigger one, but I would like to confirm.

- scale as the Preliminary Grading and Drainage Plan.
- Preliminary Geotechnical Report – may be required at the discretion of the Administrator. Will be required for all projects:
    - Within the critical flood pool zone;
    - With known geologic hazards like faults and liquefaction potential; or
    - Cuts in excess of 20 feet and fills in excess of 10 feet.



Thanks again for your time and please let me know if you have any questions or if there is anything else I can help with.

Thanks,  
Michael Vicks, P.E.  
main: 775.636.7905  
direct: 775.235.8404  
[mike@montevistaconsulting.com](mailto:mike@montevistaconsulting.com)  
575 E. Plumb Lane, Suite 101  
Reno, NV 89502

Wade & Khrista Diebner  
111 Regent Pl  
Alamo, CA 94507

November 14, 2022

**Riviera Planned Community – Sanitary Sewer  
Generation Letter**

The Riviera Planned Community is located at 2100 Riviera Street (APN:010-083-10). The Riviera Planned Community is a 5-Unit multi-story condominium development. The existing single family residential site will be redeveloped and subdivided into 5 units. Each unit will feature 2 to 3 bedrooms, an open concept living/ dining/ kitchen level and below ground parking. The project is located between Idlewild Drive and Riviera Street, just east of the Truckee River. The associated work will include paved access, utility connections, landscaping, and drainage improvements. The project will utilize the existing sanitary sewer lateral which extends to the existing 12" sewer main in Riviera Street. In order to determine the sanitary sewer generation quantities, the Chapter IV of the City of Reno Design Manual has been utilized to determine the proposed sanitary sewer contributions based on the following equation:

$$(5 \text{ Condominiums}) * (2.0 \text{ capita/unit}) * (350 \text{ GPD/capita}) = 3,500 \text{ GPD}$$

The project will connect to the existing sanitary sewer main in Riviera Street through a private sanitary sewer lateral. Ultimately, all sanitary sewer contributions from this site will be treated at Truckee Meadows Water Reclamation Facility. At 5 units, this project does not trigger a full sanitary sewer study, therefore, no additional sanitary sewer study or analysis has been completed.

Please contact Monte Vista Consulting if you have any questions or if there is anything else I can help with.

Sincerely,

Monte Vista Consulting

Michael Vicks, P.E.

Principal



**MONTE VISTA  
CONSULTING**

575 E. Plumb Lane  
Suite 101  
Reno, NV 89502  
775.636.7905



Wade & Khrista Diebner  
111 Regent Pl  
Alamo, CA 94507

November 14, 2022

**Riviera Planned Community –  
Trip Generation Letter**

The Riviera Planned Community is located at 2100 Riviera Street (APN:010-083-10). The Riviera Planned Community is a 5-Unit multi-story condominium development. The existing single family residential site will be redeveloped and subdivided into 5 units. Each unit will feature 2 to 3 bedrooms, an open concept living/ dining/ kitchen level and below ground parking. The project is located between Idlewild Drive and Riviera Street, just east of the Truckee River. The associated work will include paved access, utility connections, landscaping, and drainage improvements. In order to determine the trip generation quantities, the ITE Trip Generation Manual (11<sup>th</sup> Edition) has been utilized based on the following parameters:

**Multifamily Housing (Low-Rise) 220, General Urban/Suburban not close to rail transit**

Based on this use the project is anticipated to generate the following:

**Weekday Daily Trips: 34**

**Weekday AM Peak Trips: 2**

**Weekday PM Peak Trips: 3**

The proposed site layout includes 10 underground parking spaces and 2 on-street guest parking spaces. No additional traffic study or analysis has been completed.

Please contact Monte Vista Consulting if you have any questions or if there is anything else I can help with.

Sincerely,

Monte Vista Consulting

Michael Vicks, P.E.

Principal



**MONTE VISTA  
CONSULTING**

575 E. Plumb Lane  
Suite 101  
Reno, NV 89502  
775.636.7905

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## **Additional Information**

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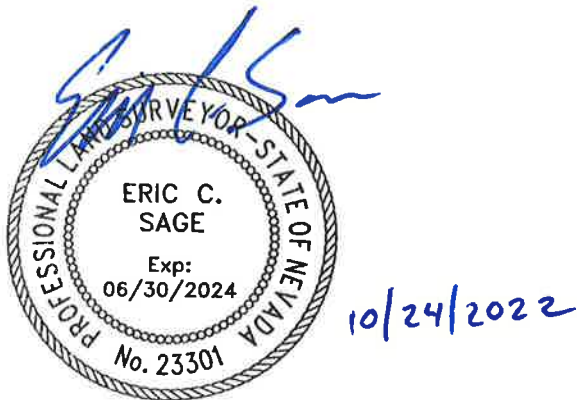
**EXHIBIT A  
LEGAL DESCRIPTION**

All that certain real property situate within a portion of the Northeast One-Quarter (NE 1/4) of the Northwest One-Quarter (NW 1/4) of Section Fifteen (15), Township Nineteen (19) North, Range Nineteen (19) East, M.D.M., County of Washoe, State of Nevada, being more particularly described as follows:

BEING all that particular parcel of land described as Parcel No. 1 and Parcel No. 2 in Grant Deed in favor Khrista Diebner and Wade Dibner, recorded on November 1, 2021, as Document No. 5243709, filed in the Official Records of Washoe County, State of Nevada.

Containing 13,453 square feet of land, more or less.

Prepared by:  
Wood Rodgers, Inc.  
1361 Corporate Blvd.  
Reno, NV 89502



---

Eric C. Sage P.L.S.  
Nevada Certificate No. 23301

**ESCROW NOTE:**

**WE FIND NO OPEN DEED OF TRUST. PLEASE VERIFY THAT THIS PROPERTY IS FREE AND CLEAR**

**VERIFIED BY SELLER:**

\_\_\_\_\_  
Khrista Diebner Date

\_\_\_\_\_  
Wade Diebner Date



**First Centennial Title Company of Nevada**

1450 Ridgeview Dr, Ste 100, Reno, NV 89519

Phone: (775)689-8510 • Fax:



**COMMITMENT FOR TITLE INSURANCE**

---

**1st Updated Commitment**

**Today's Date:**

October 21, 2022

**Order No.:** P-22027198-RT

**Escrow Officer:** Reno Title Only

**Proposed Buyer/Borrower:**

**Property Address:** 2100 Riviera Street, Reno, NV 89509

**Lender:**

**Loan Amount:** \$0.00

---

First Centennial Title of Nevada

A handwritten signature in cursive script that reads "Anne Ambrose".

Anne Ambrose, Authorized Signatory



## COMMITMENT FOR TITLE INSURANCE

### NOTICE

**IMPORTANT - READ CAREFULLY:** THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

### COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and the Commitment Conditions, Real Advantage Title Insurance Company, a(n) California corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I - Requirements have not been met within n/a after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

### COMMITMENT CONDITIONS

#### 1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Real Advantage Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
  - (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
  - (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
  - (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
  - (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
  - (h) "Title": The estate or interest described in Schedule A.
2. If all of the Schedule B, Part I - Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
3. The Company's liability and obligation is limited by and this Commitment is not valid without:
- (a) the Notice;
  - (b) the Commitment to Issue Policy;
  - (c) the Commitment Conditions;
  - (d) Schedule A;
  - (e) Schedule B, Part I—Requirements; [and]
  - (f) Schedule B, Part II—Exceptions[; and
  - (g) a counter-signature by the Company or its issuing agent that may be in electronic form].

#### 4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

#### 5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
  - (i) comply with the Schedule B, Part I - Requirements;
  - (ii) eliminate, with the Company's written consent, any Schedule B, Part II - Exceptions; or
  - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I - Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

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**6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT**

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II - Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing [and authenticated by a person authorized by the Company].
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

**7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT**

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

**8. PRO-FORMA POLICY**

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

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## COMMITMENT FOR TITLE INSURANCE

### ***Transaction Identification Data for reference only:***

Issuing Agent: First Centennial Title Company of Nevada  
Issuing Office: 1450 Ridgeview Dr, Ste 100, Reno, NV 89519  
Issuing Office's ALTA® Registry ID: 1022833  
Loan ID No.:  
Commitment No.: P-22027198-RT-1  
Issuing Office File No.: P-22027198-RT  
Property Address: 2100 Riviera Street, Reno, NV 89509

### **SCHEDULE A**

1. Commitment Date: October 7, 2022 at 08:00 AM
2. Policy to be issued:
  - a. ALTA Owners Policy (06/17/06)  
Proposed Insured:  
Proposed Policy Amount: \$0.00
  - b.  
Proposed Insured:  
Proposed Policy Amount: \$0.00
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
4. The Title is, at the Commitment Date, vested in:  
  
Khrista Diebner and Wade Diebner, husband and wife, as joint tenants with right of survivorship
5. The Land is described as follows:  
  
SEE SCHEDULE C ATTACHED HERETO

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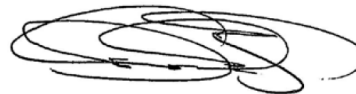
**SCHEDULE A**

(Continued)

First Centennial Title of Nevada



Anne Ambrose, Authorized Signatory



By: John Wiley, Executive Vice President

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## COMMITMENT FOR TITLE INSURANCE

### SCHEDULE B, PART I Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Any rights, interest or claim of parties in possession of the land not disclosed by the public records. A Rent Roll / List of Lessees will be required prior to the close of escrow.
6. The requirement that an Owner's Declaration/Affidavit be completed and supplied for review prior to the issuance of any policy of title insurance.
7. Prior to the issuance of an ALTA Extended form policy of title insurance, an ALTA/NSPS Survey may be required.
8. An inspection will be required prior to the close of escrow. Please notify the Title Department 24 hours prior to closing.

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## SCHEDULE B

(Continued)

**NOTE:**

If this Report is issued in contemplation of a Policy of Title Insurance which affords mechanics lien priority coverage (i.e. ALTA Policy); the following information must be supplied for review and approval prior to the closing and issuance of said Policy:

- a. Signed Indemnity Agreement
- b. Financial Statements
- c. Construction Loan Agreement
- d. Building Construction Contract between borrower and contractor
- e. Cost breakdown of construction
- f. Appraisal
- g. Copy of Voucher or Disbursement Control Statement (if project is complete)
- h. Copies of Waivers and/or Lien Releases from any party that supplied work or materials.

**NOTE:**

A property inspection will be made prior to recording the Deed of Trust to be insured. If such inspection discloses any evidence of commencement of a work of improvement, the coverage for mechanic's lien insurance will be deleted from the policy, unless all the necessary documents for indemnification have been submitted to the Company, and such indemnification has been formally approved by the Company, and its Underwriter, prior to the close of escrow.

**NOTE:**

If the intended transaction involves a Construction Loan wherein the Proposed Lender is requesting ALTA Extended Coverage, including Mechanic's Lien Coverage, the ALTA 32 and ALTA 33 Endorsement procedure will be required to be approved for use by the Lender.

**NOTE:**

Pending disbursement of the loan secured by the mortgage described herein, the Company insures only to the extent of the amount actually disbursed but increases as each disbursement is made in good faith and without knowledge of any defects in, or objections to the title, up to the face amount of the policy. Notwithstanding anything contained herein to the contrary, this policy does not guarantee the completion of the improvements, nor the sufficiency of funds for the completion thereof.

**NOTE:**

According to the public records there have been no conveyances of the property described in this Report within a period of 24 months prior to the date of this Report, except as follows:

A Grant, Bargain, Sale Deed, dated 10/24/2021, recorded 11/01/2021, as Document No. 5243709, Official Records, Washoe County, Nevada.

Grantor: Cristino Garcia and Kattia V. Garcia, husband and wife, as community property with right of survivorship and Francisco R. Rangel and Flor Araceli Rangel, as Co-Trustees of The Rangel Revocable Living Trust dated May 23 2012, all as tenants in common

Grantee: Khrista Diebner and Wade Diebner, husband and wife, as joint tenants with right of survivorship

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## SCHEDULE B

(Continued)

**NOTE:** This is preparatory to the issuance of an ALTA Extended 2006 Lender's Policy of Title Insurance. We have no knowledge of any fact which would preclude the issuance of said ALTA POLICY with Endorsements 9.10.06 and 22-06 attached.

There is located on said land **a Single Family Residence** designated as 2100 Riviera Street, Reno, NV.

**NOTE:** This is to give you notice that Orange Coast Title Company owns a membership interest in First Centennial Title Company and Orange Coast Title Company also owns Real Advantage Title Insurance Company. This underwriter may be chosen by First Centennial Title Company and this referral may provide Orange Coast Title Company a financial or other benefit.

You are NOT required to use the listed provider as a condition for settlement of your loan or purchase, sale or refinance of the subject property and you have the opportunity to select any of the First Centennial Title Company title insurance underwriters for your transaction. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

**NOTE:** FIRST CENTENNIAL TITLE COMPANY OF NEVADA RESERVES THE RIGHT TO AMEND THIS REPORT AND TO REQUEST FURTHER REQUIREMENTS, AFTER REVIEW OF THE REQUESTED DOCUMENTATION, AT ANY TIME PRIOR TO THE CLOSE OF THE TRANSACTION.

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## SCHEDULE B

(Continued)

### SCHEDULE B, PART II

#### Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. (a) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records.  
(b) Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
3. Any facts, rights, interests, or claims which are not shown by the Public Records but that could be ascertained by an inspection of the Land or which may be asserted by persons in possession of the Land.
4. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
5. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
6. (a) Unpatented mining claims; (b) reservations or exceptions in Patents or in Acts authorizing the issuance thereof; (c) water rights, or claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.
7. Any lien or right to a lien for services, labor or material not shown by the Public Records.

**Exceptions 1-7 will be omitted on extended coverage policies**

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**SCHEDULE B**  
(Continued)

8. General and Special Taxes for the fiscal year 2022-2023, including any secured personal property taxes and any district assessments, a lien due and payable.

Total Tax for this fiscal year: \$2,597.40  
Tax-Cap Abatement Credit: \$1,000.33  
Total Tax Due for fiscal year: \$1,597.07

1st ¼ Due by 8/15/2022: \$404.70, Delinquent  
Penalty Amount: \$36.42  
2nd ¼ Due by 10/3/2022: \$397.46, Delinquent  
Penalty Amount: \$19.87  
3rd ¼ Due by 1/2/2023: \$397.46, Unpaid  
4th ¼ Due by 3/6/2023: \$397.45, Unpaid  
Assessor's Parcel No.: 010-083-10

***Please contact the Washoe County Treasurer's Office at (775) 328-2510 to obtain current amounts due prior to the close of escrow.***

9. Any additional tax that may be levied against said land due to the supplemental tax roll, by reason of a change in ownership or completion of new construction thereon.
10. Any liens that may be created for Delinquent Sewer Charges by reason of said premises lying within the City of Reno/Sparks, the County of Washoe (Sewer). Contact the following for Sewer/Water, and/or Tax Assessment information: City of Reno Sewer at (775) 334-2095; City of Sparks Sewer at (775) 353-2360; County of Washoe Sewer at (775) 954-4601; Washoe County Treasurer at (775) 328-2510. Delinquent amounts may be added to and collected through the secured real property tax roll of the Washoe County Assessor's Office and included in the tax installments referenced above.

Any liens as created by the Central Truckee Meadows Remediation District, the Golden Valley Aquifer Recharge Program, or the North Spanish Springs Floodplain Detention Facility. Please fax demands to Washoe County Utilities at (775) 328-3699.

Any liens which may be or may become due the Sun Valley General Improvement District by reason of said land being within the boundaries of said District, and any use of the services provided thereby. Please contact the following number for specific amounts – (775)673-2220.

Any liens which may be or may become due the Incline Village General Improvement District by reason of said land being within the boundaries of said District, and any use of the services provided thereby. Please contact the following number for specific amounts – (775)832-1203.

11. Any unpaid charges for delinquent garbage fees, plus any interest and/or penalties, which would create a lien and attach to said premises, pursuant to Nevada Revised Statutes Section 444.520.
12. Except all water, claims or rights to water, in or under said land.

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## SCHEDULE B

(Continued)

13. Easements, dedications, reservations, provisions, relinquishments, recitals, building set back lines, certificates, and any other matters as provided for or delineated on [Subdivision Tract Map No. 298](#).
14. Covenants, conditions and restrictions, set forth in a Declaration of Restrictions, recorded June 17, 1946, in Book S, Page 104, as [Document No. 142388](#), Liens and Miscellaneous Records, Washoe County, Nevada; but deleting restrictions, if any, based on race, color, religion, sex, handicap, familial status, or national origin are deleted unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607, of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons

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## COMMITMENT FOR TITLE INSURANCE

### SCHEDULE C

The Land is described as follows:

#### **PARCEL NO. 1:**

Lot 19 in Block B as shown on the OFFICIAL PLAT, PARKSIDE VISTA, RENO, NEVADA, filed in the office of the County Recorder of Washoe County, Nevada, on April 27, 1946; EXCEPTING a portion of said lot, described as follows:

EXCEPTING THEREFROM a portion of said lot, described as follows:

Beginning at the corner common to Lots 19, 20 and 21 in Block B, as said lots and block are shown on the OFFICIAL PLAT, PARKSIDE VISTA, RENO, NEVADA, thence North 76°42' West along the Northerly line of said Lot 19 a distance of 39.90 feet; thence South 49°24' East 35.46 feet to a line drawn South 40°36' West from the point of beginning; thence North 40°36' East 18.3 feet to the true point of beginning.

#### **PARCEL NO. 2:**

Commencing at the corner common to Lots 19, 20 and 21 in Block B, as said lots and block are shown on the OFFICIAL PLAT OF PARKSIDE VISTA, RENO, NEVADA, filed in the office of the County Recorder of Washoe County, Nevada, on April 27, 1946; thence North 76°42' West along the Southerly line of said Lot 20 a distance of 39.90 feet to the point of beginning; thence North 49°24' West 52.14 feet to the Southeasterly line of Riviera Street (formerly Gary Street) as said street is shown on said Plat; thence Southerly along the said Southeasterly line of Riviera Street on a curve to the left having a radius of 60.0 feet through a central angle of 23°12' for an arc distance of 24.3 feet to the Southwest corner of said Lot 20; thence South 76°42' East along the Southerly line of said Lot 20 a distance of 44.78 feet to the point of beginning; above described property being a portion of Lot 20 in said Block B.

The above legal description was taken from prior Document No. 62747.

APN: 010-083-10

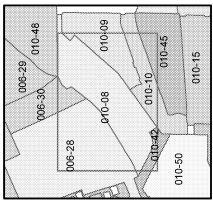
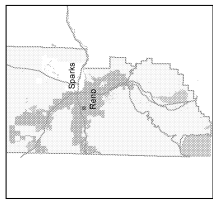
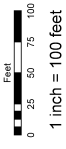
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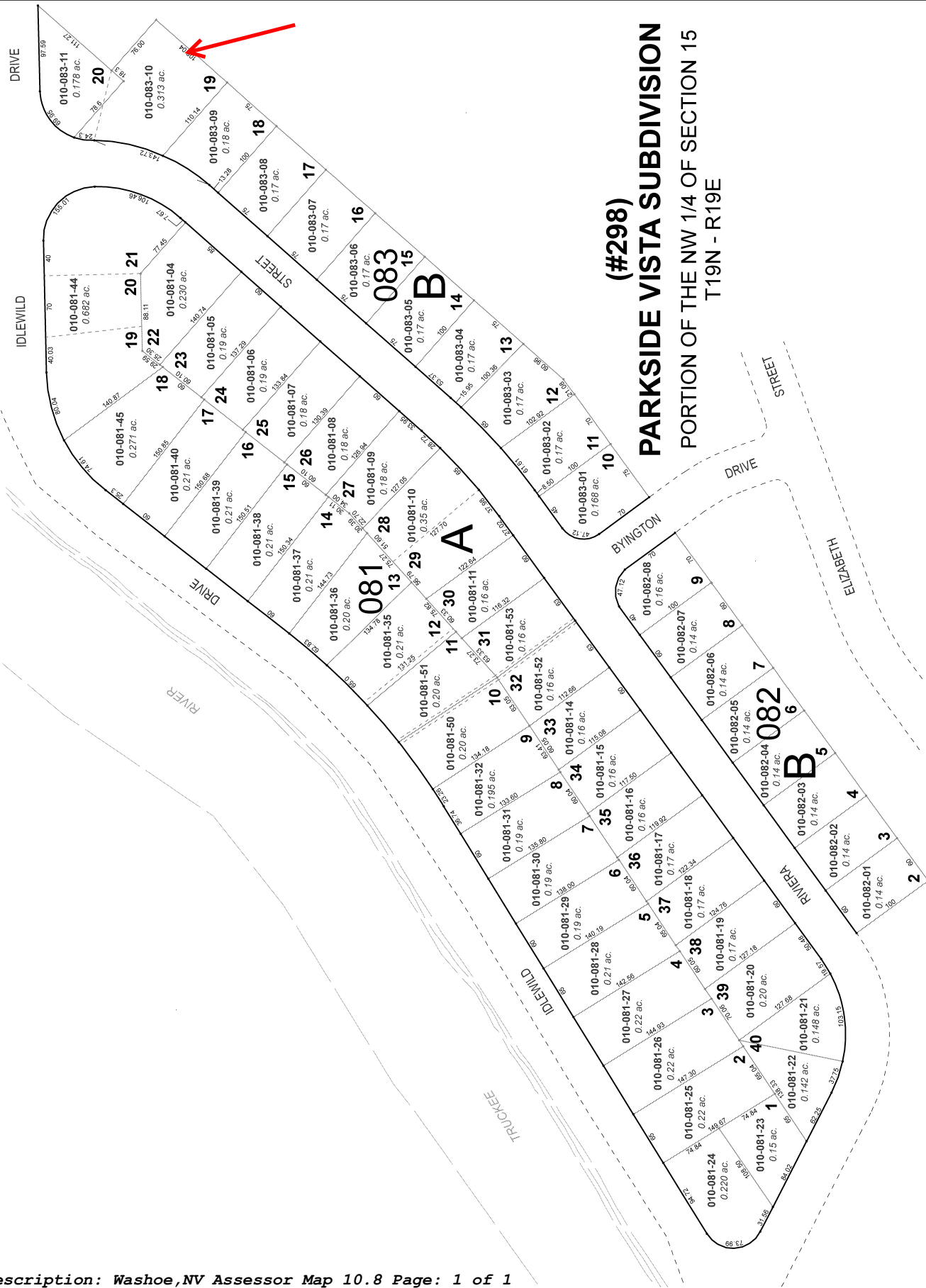
STATE OF NEVADA  
**WASHOE COUNTY**  
ASSESSOR'S OFFICE  
Joshua G. Wilson, Assessor  
1001 East Vista Street  
Building D  
Reno, Nevada 89512  
(775) 338-2331



created by: **TWT 2/26/2013**  
last updated: **EMG 10/02/14**

area previously shown on map(s)

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



APN: 010-083-10  
R.P.T.T.: \$2,234.50  
Escrow No.: 20009304-CD  
When Recorded Return To:  
Khrista Diebner and Wade Diebner  
111 Regent Place  
Alamo, CA 94507

Mail Tax Statements to:  
Khrista Diebner and Wade Diebner  
111 Regent Place  
Alamo, CA 94507

**DOC #5243709**

11/01/2021 03:23:34 PM  
Electronic Recording Requested By  
FIRST CENTENNIAL - RENO (MAIN OF  
Washoe County Recorder  
Kalie M. Work  
Fee: \$43.00 RPTT: \$2234.50  
Page 1 of 4

SPACE ABOVE FOR RECORDER'S USE

**GRANT, BARGAIN, SALE DEED**

\*\*\*This document is being executed in counterpart\*\*\*

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Cristino Garcia and Kattia V. Garcia, husband and wife, as community property with right of survivorship and Francisco R Rangel and Flor Araceli Rangel, as Co-Trustees of The Rangel Revocable Living Trust dated May 23, 2012, all as tenants in common**

do(es) hereby Grant, Bargain, Sell and Convey to

**Khrista Diebner and Wade Diebner, husband and wife, as joint tenants with right of survivorship**

all that real property situated in the City of Reno, County of Washoe, State of Nevada, described as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"**

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Page 2 of the Grant, Bargain, Sale Deed (signature page).

Escrow No.: 20009304-CD

Dated this 24 day of October, 2021.

Signed in Counter part

Cristino Garcia

Signed in Counter part

Kattia V. Garcia

The Rangel Revocable Living Trust dated May 23, 2012

BY: [Signature]  
Francisco R Rangel  
Co-Trustee

BY: [Signature]  
Flor Araceli Rangel  
Co-Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the documents to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA  
COUNTY OF Kern

On October 24, 2021, before me, Zach Villaruz (Notary Name), personally appeared Francisco R. Rangel & Flor Araceli Rangel, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of the California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

[Signature]  
NOTARY PUBLIC



Page 2 of the Grant, Bargain, Sale Deed (signature page).

Escrow No.: 20009304-CD

Dated this 27 day of October, 2021.

Cristino Garcia  
Cristino Garcia

Kattia V Garcia  
Kattia V. Garcia

The Rangel Revocable Living Trust dated May 23, 2012  
Signed in Counter Part

BY: \_\_\_\_\_  
Francisco R Rangel  
Co-Trustee

BY: Signed in Counter part  
Flor Araceli Rangel  
Co-Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the documents to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

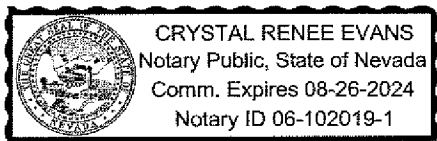
STATE OF NEVADA  
COUNTY OF CLARK

On October 27th, 20[21], before me, CRYSTAL RENEE EVANS (Notary Name), personally appeared Cristino Garcia and Kattia V. Garcia who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of the California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Crystal Renee Evans  
NOTARY PUBLIC



Completed via Remote Online Notarization using 2 way Audio/Video technology.

**EXHIBIT A**

**PARCEL NO. 1:**

Lot 19 in Block B as shown on the OFFICIAL PLAT, PARKSIDE VISTA, RENO, NEVADA, filed in the office of the County Recorder of Washoe County, Nevada, on April 27, 1946; EXCEPTING a portion of said lot, described as follows:

EXCEPTING THEREFROM a portion of said lot, described as follows:

Beginning at the corner common to Lots 19, 20 and 21 in Block B, as said lots and block are shown on the OFFICIAL PLAT, PARKSIDE VISTA, RENO, NEVADA, thence North 76°42' West along the Northerly line of said Lot 19 a distance of 39.90 feet; thence South 49°24' East 35.46 feet to a line drawn South 40°36' West from the point of beginning; thence North 40°36' East 18.3 feet to the true point of beginning.

**PARCEL NO. 2:**

Commencing at the corner common to Lots 19, 20 and 21 in Block B, as said lots and block are shown on the OFFICIAL PLAT OF PARKSIDE VISTA, RENO, NEVADA, filed in the office of the County Recorder of Washoe County, Nevada, on April 27, 1946; thence North 76°42' West along the Southerly line of said Lot 20 a distance of 39.90 feet to the point of beginning; thence North 49°24' West 52.14 feet to the Southeasterly line of Riviera Street (formerly Gary Street) as said street is shown on said Plat; thence Southerly along the said Southeasterly line of Riviera Street on a curve to the left having a radius of 60.0 feet through a central angle of 23°12' for an arc distance of 24.3 feet to the Southwest corner of said Lot 20; thence South 76°42' East along the Southerly line of said Lot 20 a distance of 44.78 feet to the point of beginning; above described property being a portion of Lot 20 in said Block B.

The above legal description was taken from prior Document No. 62747.

APN: 010-083-10

**DECLARATION OF COVENANTS, CONDITIONS  
AND RESTRICTIONS AND RESERVATION OF  
EASEMENTS**

**FOR**

**THE LOFTS AT RIVIERA**

**DATED [ ] [ ], 20 [ ]**

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**DECLARATION OF COVENANTS, CONDITIONS  
AND RESTRICTIONS AND RESERVATION OF EASEMENTS  
FOR  
THE LOFTS AT RIVIERA**

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATIONS OF EASEMENTS FOR [THE LOFTS AT RIVIERA] (this "**Declaration**") is made this [\_\_\_\_\_] day of [\_\_\_\_\_] , 20\_\_\_, by [Wade Deibner] (the "**Declarant**"), pursuant to Chapter 116 of the Nevada Revised Statutes (the "**NRS**").

**RECITALS**

A. Declarant intends that the Property shall be a common interest community, as defined in NRS § 116.021, upon the recordation of this Declaration in the Official Records of Washoe County, Nevada.

B. The name of the common interest community established herein shall be The Lofts at Riviera and the name of the Association organized in connection therewith shall, be The Lofts at Riviera Home Owner's Association.

C. The Property is located in the County of Washoe, State of Nevada.

D. The maximum number of units in in the development is five (5) units and therefore Declarant intends that the property be exempt from Chapter 116 of the NRS, to the extent provided in NRS § 116.1203.

NOW, THEREFORE, Declarant hereby declares that the Property shall be held; sold, conveyed, encumbered, hypothecated, leased, used, occupied and improved subject to the following easements, restrictions, reservations, rights, covenants, conditions and equitable servitudes. The easements, restrictions, reservations, rights, covenants, conditions and equitable servitudes set forth herein shall run with and burden the Property and shall be binding upon the Association and each Owner and their respective heirs, successors and assigns; and may be enforced by the Association and each Owner and their respective heirs, successors and assigns.

**ARTICLE 1 DEFINITIONS**

1.1 "Annual Assessments" Annual Assessments shall mean the annual charges against each Owner and the Owner's Unit, representing a portion of the Common Expenses.

1.2 "Articles" Articles shall mean the Articles of Incorporation of the Association, as such Articles may be amended from time to time.

1.3 "Association" Association shall have the meaning set forth in the introductory paragraph of this Declaration, its successors and assigns.

1.4 "Board of Directors" or "Board" Board of Directors shall mean the Board of Directors of the Association, elected pursuant to the Bylaws of the Association.

1.5 “Bylaws” Bylaws shall mean the Bylaws of the Association, as such Bylaws may be amended from time to time.

1.6 “Capital Improvement Assessment” shall mean a charge which the Board may from time to time levy against Owners for capital improvements on any of the Common Elements.

1.7 “Common Area(s)” Common Area means all real property, excluding the property within the Unit Boundaries, including the improvements thereon, all easements and licenses, all other real property interests, and all personal property and facilities owned, managed or maintained by the Association for the common use and enjoyment of the Owners.

1.8 “Common Expenses” Common Expenses shall mean those expenses for which the Association is responsible under this Declaration, including the actual and estimated costs of: maintenance, management, operation, repair and replacement of the Property, the costs of furnishing water, electricity, heat, gas, garbage and trash. collection, and other utilities furnished by the Association; costs of management and administration of the Association, including, but not limited to, compensation paid by the Association to the Property Manager, accountants, attorneys and other employees; the cost of fire and extended coverage insurance on the Property and such other insurance as the Association may effect or as may be required by any mortgage on the Property; taxes and assessments levied against the Property; the amount of principal, interest, mortgage insurance premiums, and other required payments on the mentioned insured mortgage; all reserves established by the Board of Directors, including the general operating reserve and the reserve for replacements; and the costs of any other item or items incurred by the Association for any reason whatsoever in connection with the Property approved by the Board of Directors.

1.9 “Declarant” Declarant shall have the meaning set forth in the introductory paragraph of this Declaration.

1.10 “Declaration” Declaration shall have the meaning set forth in the introductory paragraph of this Declaration, as it may be amended from time to time.

1.11 “Fiscal Year” Fiscal Year shall mean the fiscal accounting and reporting period of the Association selected by the Board of Directors from time to time.

1.12 “Governing Documents” Governing Documents shall mean this Declaration, the Articles, the Bylaws, the Rules and Regulations and the Ownership Agreements entered into by and between the Association and the Owners.

1.13 “Improvements” Improvements shall mean any structures or appurtenances thereto of every type and kind, including, but not limited to, recreational facilities, walkways, roads, driveways, parking areas, fences, screening walls, block walls, retaining walls, landscaping, hedges, plantings, planted trees and shrubs, sprinkler pipes, poles and signs.

1.14 “NRS” NRS shall mean the Nevada Revised Statutes, as amended.

1.15 “Owner” means the person or persons who individually or collectively own fee title to a Unit (as evidenced by a recorded instrument).

1.16 “Property” Property shall mean the real property described on Exhibit A hereto.

1.17 “Property Manager” Property Manager shall mean a person or entity appointed by the Association as its agent and delegated certain duties, powers or functions of the Association as further provided in the Governing Documents and any management agreement by and between the Association and the Property Manager.

1.18 “Rules and Regulations” Rules and Regulations shall mean the rules and regulations adopted by the Board of Directors pursuant to the Bylaws as such Rules and Regulations may be amended from time to time.

1.19 “Special Assessments” Special Assessments shall mean charges against a particular Owner and the Owner's Unit, directly attributable to, or reimbursable by, that Owner, equal to the cost incurred by the Association for corrective action, performed pursuant to the provisions of the Governing Documents, or a reasonable fine or penalty assessed by the Association for violation of the Governing Documents.

1.20 “Unit” or “Units” Unit shall mean any one (1) of five (5) individual units located on the Property.

1.21 “Unit Boundaries” shall mean the boundaries of each Unit for ownership purposes, as depicted in Exhibit B attached hereto and incorporated herein by reference.

## **ARTICLE 2 OWNERS' PROPERTY RIGHTS**

2.1 Right to Use and Occupy Unit. Each Owner shall have the same rights, preferences and limitations as all other Owners; provided, however each Unit shall entitle the owner and holder thereof to the exclusive right to use and occupy one (1) of five (5) Units, together with the Common Areas of the Property.

2.2 Right to Enjoy Common Areas. Each Unit shall entitle the owner and holder thereof to the non-exclusive right of ingress and egress and of enjoyment in, to and over the Common Areas, and such right shall be appurtenant to each Owner's Unit.

2.3 Restrictions on Rights.

The rights appurtenant to each of the Units as set forth in Sections 2.1 and 2.2 above shall be subject to the Governing Documents and the following:

(a) The right of the Board of Directors to adopt Rules and Regulations pertaining to the use of the Property consistent with the other Governing Documents;

(b) The right of the Board of Directors to suspend the voting rights and right of use of the Common Areas by an Owner for a reasonable time, provided that the Owner may use any vehicular or pedestrian ingress or egress to go to or from the Unit appurtenant to the Owner's Unit, including any area used for parking, for violations of the Governing Documents, including, without limitation, the following: failure to pay any assessment made pursuant to this Declaration against the Owner and the Owner's Unit or commission by the Owner of any illegal activities on or about the Property; and

(c) The right of the Board of Directors to restrict access to and use of portions of the Common Areas to make repairs or changes and to prevent the acquisition of public rights in such areas.

### **ARTICLE 3 HOMEOWNERS ASSOCIATION**

3.1 Organization of Association. The Association shall be incorporated as a Nevada non-profit corporation pursuant to NRS Chapter 82 and NRS 116.3101(4).

3.2 Duties and Powers. Duties and powers of the Association are those set forth in this Declaration, the Articles and Bylaws, together with its general and implied powers of a non-profit cooperative corporation and those specific powers enumerated in NRS § 116.3102, subject only to the limitations upon the exercise of such powers as are expressly set forth in this Declaration, the Articles and the Bylaws. The Association may enter into a management agreement with a Property Manager for the management of the Association and to delegate to such Property Manager all powers and duties of the Association, except those powers and duties that are specifically required to have approval of the Board of Directors or the Owners of the Association.

3.3 Ownership. Upon purchasing a Unit in compliance with the Governing Documents, such person shall automatically become a member of the Association and shall remain a member of the Association until such time as his/her ownership of said Unit is transferred pursuant to the Governing Documents, at which time his/her Ownership in the Association shall automatically cease. Ownership in the Association may not be separated from the ownership of a Unit.

3.4 Transfer. The exclusive right to use and occupy the Unit, together with the Common Areas allocated to such Unit, may not be severed from ownership of the Unit, and any purported conveyance, encumbrance, judicial sale or other voluntary or involuntary transfer of a Unit without the appurtenant rights to that Unit is void.

### **ARTICLE 4 VOTING RIGHTS**

4.1 Voting.

4.1.1 Each Unit shall be allocated one (1) vote in the management of the affairs of the Association. If only one (1) of several owners of a Unit is present at a meeting of the Association, that owner is entitled to cast all votes allocated to that Unit. If more than one (1) of the owners of a Unit are present, the votes allocated to that Unit may be cast only in accordance with the agreement of a majority in interest of the owners. There is a majority agreement if any one (1) of the owners cast the votes allocated to that Unit without protest made promptly to the presiding officer of the meeting by any of the other owners of the Units.

4.1.2 The Board of Directors shall have the power to suspend the right to vote of any Owner at any meeting of the Association for any reasonable period for violations of the Governing Documents, including, without limitation, the following: (1) failure to pay any assessment made pursuant to this Declaration against the Owner and the Owner's Unit; (ii) failure to provide proof of insurance to the Association as required by Section 9.4; or (iii) commission by the Owner of any immoral or illegal activities on or about the Property. Such suspension shall

not constitute a waiver or release of the obligation of the Owner to comply with the provisions of the Governing Documents.

4.1.3 Only a vote cast in person, by secret ballot or by proxy, may be counted. Votes cast for the election of a director must be counted in public at a meeting of the Association.

#### 4.2 Proxies.

4.2.1 At any meeting of the Association, any Owner may be represented and vote by a proxy or proxies appointed by an instrument in writing and filed with the Board of Directors prior to the meeting to which the proxy is applicable. A Owner may revoke a proxy given pursuant to this Section 4.2 by actual notice of the revocation to the presiding officer of the meeting.

4.2.2 A proxy is void if (i) it is not dated, or purports to be revocable without notice; (ii) it does not designate the votes that must be cast on behalf of the Owner who executed the proxy; or (iii) the holder of the proxy does not disclose at the beginning of the meeting for which the proxy is executed the number of proxies pursuant to which he/she will be casting votes and the voting instructions received for each proxy.

4.2.3 A proxy terminates immediately after the conclusion of the meeting of the Association (including continuation of such meeting) for which it was executed.

4.2.4 A vote may not be cast pursuant to a proxy for the election of a director.

4.2.5 All questions regarding the qualification of voters, the validity, of proxies and the acceptance or rejection of votes shall be decided by the inspector(s) of election who shall be appointed by the Board of Directors, or if not so appointed, then by the presiding officer of the meeting.

### **ARTICLE 5 COVENANT FOR PAYMENT OF ASSESSMENTS**

5.1 Creation of the Lien and Personal Obligation of Assessments. Each Owner covenants and agrees to pay to the Association (a) Annual Assessments, (b) Capital Improvement Assessments, and (c) Special Assessments; such assessments to be established and collected as provided in this Declaration. All such assessments, together with interest, costs and reasonable attorneys' fees for the collection thereof shall be a charge on the Unit and shall be a continuing lien upon the Unit against which such assessments are made. All such assessments, together with interest, costs and reasonable attorneys' fees for the collection thereof, shall also be the personal obligation of the Owner at the time when the assessments become due.

5.2 Annual Assessments. The Board of Directors shall levy Annual Assessments for each Fiscal Year. The Annual Assessments levied by the Board of Directors shall be used to pay the Common Expenses of the Association. Each Owner shall be liable for Annual Assessments in accordance with his/her respective percentage of ownership in the Association. Annual Assessments shall be *due* and payable on a [quarterly] basis. After the close of escrow for the purchase and sale of all the Units, each Owner shall make a payment covering the un-expired balance of the Annual Assessments for the month, and thereafter, the Owner shall pay Annual Assessments monthly in advance on the first day of each month during each Fiscal Year.

5.3 Capital Improvement Assessments. The Board of Directors may levy, in any Fiscal Year, Capital Improvement Assessments applicable to that Fiscal Year only for the purpose of defraying, in whole or in part, the cost of installation or construction of any Improvements on any portion of the Property; provided that any proposed Capital Improvement Assessments in any Fiscal Year which, if added to the Capital Improvement Assessments already levied during such Fiscal Year exceeds ten percent (10%) of the budgeted gross expenses of the Association for such Fiscal Year, shall require the vote or written consent of a majority of the voting power of the Association. Each Owner shall be liable for Capital Improvement Assessments in accordance with his/her respective percentage of ownership in the Association. Capital Improvement Assessments shall be due and payable on such basis as the Board of Directors shall determine.

5.4 Special Assessments. The Association may levy Special Assessments against any Owner and the Owner's Unit pursuant to the terms and conditions of this Declaration. Special Assessments shall be due and payable on such basis as the Board of Directors may determine.

5.5 Uniform Rate of Assessment. Except for Special Assessments levied against selected Owners and their Units as provided in Section 5.4 above, Annual Assessments and Capital Improvement Assessments provided for in this Article 5 shall be assessed equally and uniformly against all Owners and their Units.

## **ARTICLE 6 NON PAYMENT OF ASSESSMENTS**

### **6.1 Effect of Nonpayment of Assessments**

Any installment of any Annual Assessments, Capital Improvement Assessments, or Special Assessments shall be delinquent if not paid when due. If any Owner shall fail to pay any installment of any Annual Assessments, Capital Improvement Assessments, or Special Assessments within ten (10) days of their due date, the Owner shall pay interest thereon at the rate of eighteen percent [%] per annum from the due date of such installment to the date of payment, together with all costs and reasonable attorneys' fees for the collection thereof.

### **6.2 Eviction and Foreclosure**

Upon the nonpayment of any assessments, together with interest, costs and reasonable attorneys' fees for the collection thereof, to the extent allowed by law, the Association may evict the Owner and the Association may foreclose its lien on the Unit.

### **6.3 Cumulative Remedies**

The liens for assessments and the rights to eviction and foreclosure thereunder shall be in addition to and not in substitution for all other rights and remedies which the Association may have by Nevada law, including, without limitation, injunctive relief and a suit to recover a money judgment for unpaid assessments, together with interest, costs and reasonable attorneys' fees for the collection thereof

### **6.4 Mortgage Protection**

No violation of any provision of this Declaration, nor any remedy exercised hereunder, shall defeat or render invalid the lien of any deed of trust or mortgage made in good

faith and for value upon any portion of the Property, nor shall any lien created hereunder be superior to any such deed of trust or mortgage unless such lien shall have been recorded in the public records prior to the recordation in the public records of such deed of trust or mortgage. Notwithstanding the foregoing, with respect to Liens for assessments due to the Association, the provisions of NRS 116.3116 are adopted, including without limitation the superpriority provisions of NRS 116.3116(3)(b) and (c).

## **ARTICLE 7 MAINTENANCE AND REPAIR OBLIGATIONS**

7.1 Maintenance Obligations of Owners. Each Owner shall keep the interior of the Unit of the Owner, including the interior walls, floors, ceilings, windows, window frames, sashes, sills, entrance and terrace doors, frames, and all other spaces within the Unit Boundaries in good repair. Each Owner shall do all painting and decorating required in the Unit, and shall be solely responsible for the maintenance, repair, and replacement of plumbing, gas, and heating fixtures and equipment, and such refrigerators, dishwashers, ranges, and other appliances as may be in the same. Each Owner shall be solely responsible for the maintenance, repair, and replacement of all lighting and electrical fixtures, appliances. Except as otherwise provided by this Declaration, each Owner shall be responsible for any repairs or maintenance necessitated by the Owner's own reckless acts or omissions or the reckless acts or omissions of the Owner's family, guests, agents, invitees, or lessees. If, in the Association's sole judgment, any of the Owner's equipment or appliances result in or present a substantial danger of damage to, or poor quality or interruption of service to, any portion of the Property or of overloading, or damage to facilities maintained by the Association, or if any appliances visible from the outside of any Unit becomes rusty or discolored, the Owner owning and holding the Unit, on notice from the Association, shall promptly remedy the condition, and pending such remedy, shall cease using any appliance or equipment creating the objectionable condition or danger.

### 7.2 Maintenance Obligations of Association

7.2.1 The Board of Directors may determine from time to time what services, attendants, and manner of maintaining and operating the Property are proper, and what existing services should be increased, reduced, or otherwise modified, or terminated.

7.2.2 The Association shall provide and pay for all necessary repairs, maintenance, and replacements of the Property, except as specified in Section 7.1 above, and the expense for the same shall be included in the Common Expenses. In case any Owner shall fail to effect the repairs, maintenance, or replacements specified in Section 7.1 above in a manner satisfactory to the Association and pay for them, the Association may do so and levy on the Owner and the Owner's Unit Special Assessments therefor.

7.2.3 The Association's agents, and their authorized workers shall be permitted to visit, examine, or enter any Unit at any reasonable hour of the day upon reasonable notice to permit the Owner to be present, or at any time and without notice in case of emergency, to make or facilitate repairs or to cure any default by any Owner of the terms and conditions of the Governing Documents.

### 7.3 Damage to the Property

7.3.1 If any part of the Property, including any Unit, is damaged by fire or other cause covered by insurance carried by the Association, the Association, with due diligence after receipt of notice of such damage, shall carry out or cause to be carried out replacements and/or repairs as appropriate. All such replacements and repairs shall be at the expense of the Association and included in the Common Expenses and shall be effected with materials of a kind and quality then customary in structures of the same type. Notwithstanding the foregoing, if the damage to the Property is sustained by reason of the Owner's own reckless acts or omissions or the reckless acts or omissions of the Owner's family, guests, agents, invitees, or lessees, the Board of Directors shall levy against such Owner and the Owner's Unit Special Assessments equal to any deductible paid and the increase, if any, in the insurance premium directly attributable to the damage caused by such Owner or the persons for whom such Owner may be liable as described herein. Included within the scope of the Association's obligation is replacement -or repair of walls, floors, ceilings, pipes, wiring, and conduits in the Units. Any other damage is to be repaired by the Association or Owners pursuant to Sections 7.1 and 7.2 above, as the case may be.

7.3.2 The Association may choose not to repair, restore or rebuild any Unit only under the conditions specified in NRS § 116.31135. If the Association chooses to do so, it shall determine the fair market value of the Unit immediately prior to the event of loss, based upon an independent appraisal, and shall pay such amount up to the amount of the insurance proceeds received by the Association less the costs of the appraisal to the Owner to redeem the Owner's Unit and the Unit shall be redeemed. The requirements of this section do not apply to loss or damage to a Unit caused by the negligent, reckless or intentional acts or omissions of an Owner or by the Owner's guests, licensees, agents, family, or invitees.

7.3.3 Each Owner shall be liable to the Association for any damage to the Property not fully reimbursed to the Association by insurance proceeds which may be sustained by reason of the Owner's own reckless acts or omissions or the reckless acts or omissions of the Owner's family, guests, agents, invitees, or lessees, and the Board of Directors shall levy against such Owner and the Owner's Unit Special Assessments therefor.

## **ARTICLE 8 USE RESTRICTIONS**

8.1 Residential and Recreational Purpose. The Property shall be used only for residential, recreational and related purposes. No Unit or any other part of the Property shall be used, directly or indirectly, for any business, commercial, manufacturing, industrial, mercantile, vending or other similar purpose. Notwithstanding the foregoing, an Owner or other Occupant of a Unit may conduct a business activity upon a Unit so long as: (a) the existence or operation of the business activity is not apparent or detectable by sight, sound or smell from outside the Unit; (b) the business activity conforms to all applicable zoning ordinances or requirements for the Property; (c) the business activity does not involve the door-to-door solicitation of Owners or other Occupants in the Property; (d) the use of the Unit for trade or business shall in no way destroy or be incompatible with the residential character of the Unit or the surrounding Property or neighborhood; (e) the trade or business shall be conducted only inside the Unit or inside an accessory building or garage; (f) the trade or business shall be conducted by an Occupant or Occupants of the Unit with no more than one employee working in or from such Unit who is not an Occupant thereof; (g) no more than twenty percent of the total floor area of the Unit shall be used for trade or business; (h) the Unit used for trade or business shall not be used as a storage facility for a business conducted elsewhere; (i) the volume of vehicular or pedestrian traffic or



parking generated by such trade or business shall not result in congestion or be in excess of what is customary in a residential neighborhood; (j) a trade or business shall not utilize flammable liquids or hazardous materials in quantities not customary to a residential use; and (k) a trade or business shall not utilize large vehicles not customary to a residential use. The terms “business” and “trade” as used in this Section shall be construed to have ordinary, generally accepted meanings, and shall include, without limitation, any occupation, work or activity undertaken on an ongoing basis which involves the provision of goods or services to persons other than the provider’s family and for which the provider receives a fee, compensation or other form of consideration, regardless of whether: (i) such activity is engaged in full or part time; (ii) such activity is intended to or does generate a profit; or (iii) a license is required for such activity. The leasing of a Unit by the Owner thereof shall not be considered a trade or business within the meaning of this Section.

8.2 Leasing; Obligations of Tenants and Other Occupants. All leases shall be in writing and shall provide that the terms of the lease shall be subject in all respects to the provisions of this Declaration, the Articles, the Bylaws and Association Rules. All tenants shall be subject to the terms and conditions of this Declaration, the Articles, the Bylaws and the Association Rules as though such tenant were an Owner (except that such tenant shall not have any voting rights appurtenant to the Unit occupied by such tenant except pursuant to an express written assignment). Each Owner shall provide his, her or its tenants and other Occupants with copies of this Declaration, the Articles, the Bylaws and the Association Rules and shall cause such tenants and Occupants to comply with the terms of such documents. To the extent permitted by applicable law, each Owner shall be responsible and liable for all violations and losses caused by such Owner’s tenants or Occupants, including, but not limited to, any assessments, fines, charges, or costs imposed upon his, her or its Unit or incurred by his, her or its tenants or Occupants, notwithstanding the fact that such tenants or Occupants are also fully liable for any violation of each and all of those documents.

8.2.1 If a tenant or other Occupant violates any provision of this Declaration, the Articles, the Bylaws or the Association Rules, the Association shall have the power, after written notice to the Owner of the Unit, to enforce any remedies set forth in this Declaration against the tenant or other Occupant, bring an action or suit against such tenant or other Occupant to recover sums due for damages or injunctive relief, evict such tenant or other Occupant if within a twelve month period the tenant or Occupant commits three or more material violations of this Declaration, the Articles, the Bylaws, or the Association Rules, regardless of whether such violations are cured, or to pursue any other remedy available at law or equity. The Association’s costs in doing so, including, but not limited to, reasonable attorneys’ fees, costs and other litigation fees and costs, together with interest, shall be reimbursed by the tenant or other Occupant to the Association (or, in the absence of reimbursement by the tenant or other Occupant, or at the election of the Board, by the Owner of the Unit occupied by such tenant or other Occupant) and constitute a lien on the applicable Unit which shall have the priority, and may be enforced in the manner, described in Section 6.

8.2.2 The Board shall also have the power to suspend the right of the tenant or other Occupant to use the recreational facilities on or constituting a part of the Common Area for any violation by the tenant or other Occupant of any duty imposed under this Declaration, the Articles, the Bylaws, or the Association Rules, where approved by Owners holding a majority of the votes represented in Person at a meeting of members duly called for such purpose or by absentee ballot, to impose reasonable monetary fines upon the tenant, Occupant or the Owner of

the applicable Unit, or upon all such parties. No suspension hereunder of the right of a tenant or other Occupant to use the Common Area may be for a period longer than sixty days except where the tenant or other Occupant fails or refuses to cease or correct an ongoing violation or commits the same or another violation, in which event such suspension may be extended for additional periods not to exceed sixty days each until such violation ceases or is corrected; the foregoing limitation shall not affect or prevent termination of the applicable lease if permitted by the terms of said lease or otherwise by applicable law.

8.2.3 No Owner may lease less than his, her or its entire Unit. No Unit may be leased for a period of less than thirty days. Upon leasing his, her or its Unit, an Owner shall promptly notify the Association of the commencement and termination dates of the lease and the names of each tenant or other Person who will occupy the Unit during the term of the lease, and thereafter shall advise the Association promptly of any changes in any of such information. Within five business days following written request by the Board, by any officer of the Association or by the Association's independent management agent, the Owner shall deliver to the Board, such officer or such agent, as applicable, a true, correct and complete copy of the fully signed lease, including any and all amendments or modifications thereto.

## **ARTICLE 9 INSURANCE**

### 9.1 Insurance to be Obtained by the Association.

9.1.1 Liability Insurance. The Board, acting on behalf of the Association, shall obtain and maintain at all times a comprehensive general liability policy insuring the Association, each member of the Board, each Owner and each Declarant Designee (as defined below), against any liability to the public or to any Owner or Occupant (and such Owner's or Occupant's invitees, agents, employees, tenants, guests, servants and household members) for death, bodily injury and property damage arising out of or incident to the ownership or use of the Common Area or arising out of or incident to the performance by the Association of its maintenance and other obligations hereunder. The Board, with the assistance of the insurer(s) providing such coverage, shall review annually the amounts of coverage afforded by said comprehensive general liability policy or policies and adjust such amounts of coverage as the Board deems appropriate, but in no event shall said policy or policies provide coverage less than One Million Dollars (\$1,000,000.00) for death, bodily injury and property damage for any single occurrence. The policy or policies providing such insurance shall, by specific endorsement or otherwise, preclude denial by the insurer(s) providing such insurance of a claim under such policy or policies because of negligent acts or omissions of the Association, any Owner(s) or any Declarant Designee(s) or any other Person named as an insured or additional insured thereunder. For the purposes of this section, Declarant Designee shall be any person designated by the Declarant under the policy.

### 9.2 Insurance to be Obtained by the Owners.

9.2.1 Public Liability Insurance. Each Owner shall be responsible for providing, as such Owner sees fit and at such Owner's sole expense, such comprehensive public liability insurance as such Owner may desire against loss or liability for damages and any expense of defending against any claim for damages which might result from the ownership, use or occupancy of such Owner's Unit.

9.2.2 Hazard and Contents Insurance. Each Owner shall be responsible for providing, as such Owner sees fit and at such Owner's sole expense, such fire, liability, theft and any other insurance covering: (a) any Unit and (b) any and all fixtures and personal property in such Unit.

## ARTICLE 10 GENERAL PROVISIONS

10.1 Term. Unless and until revoked by an affirmative vote of Owners holding not less than sixty-seven percent of all votes entitled by cast by Owners, the covenants, conditions and restrictions of this Declaration: (a) shall run with and bind the Property; (b) shall inure to the benefit of and shall be enforceable by the Association or by the owner of any property subject to this Declaration, their respective legal representatives, heirs, successors and assigns; and (c) shall remain in full force and effect for thirty years from the date of recordation of this and all of the conditions, covenants and restrictions herein, shall automatically be extended for successive periods of ten years each,. Notwithstanding any such revocation of this Declaration, each Owner of a Unit (and such Owner's Occupants, tenants, agents, guests and invitees) shall nevertheless have a permanent easement across the Common Area for access to such Unit and for access to and use of such recreational facilities as may exist on the Common Area at the time of such revocation.

10.2 Amendment. Except as otherwise provided in this Declaration, this Declaration may be amended only by the affirmative vote (in person or by absentee ballot) or written consent of not less than sixty-seven percent of all Owners.

10.3 Indemnification. The Association shall indemnify each and every officer and director of the Association (including, for purposes of this Section, former officers and directors of the Association) against any and all expenses, including attorneys' fees and costs and other litigation related fees and costs, reasonably incurred by or imposed upon any officer, director or member of the Association in connection with any action, suit, or other proceeding (including settlement of any suit or proceeding, if approved by the Board serving at the time of such settlement) to which he or she may be a party by reason of being or having been an officer and/or director of the Association, except for their own individual willful misfeasance, malfeasance, misconduct or bad faith. The officers and directors shall have no personal liability with respect to any contract or other commitment made by them, in good faith, on behalf of the Association (except indirectly to the extent that such officers or directors may also be members of the Association and therefore subject to Assessments hereunder to fund a liability of the Association), and the Association shall indemnify and forever hold each such officer and director free and harmless for, from and against any and all liability to others on account of any such contract or commitment.

10.4 Easements for Utilities. There is hereby reserved to the Association, the power to grant easements upon, across, over and under all or any portion(s) of the Common Area for installation, replacement, repair, and maintenance of master television antenna systems, security and similar systems, and all utilities, including, but not limited to, water, sewer, telephone, cable television, gas and electricity, and for delivering or providing public or municipal services such as refuse collection and fire and other emergency vehicle access (which easements shall also include appropriate rights of ingress and egress to facilitate such installation, replacement, repair and maintenance, and the delivery or provision of such public, municipal or emergency services),

provided that no such easement shall interfere with a Unit or its reasonable use. The Association shall have the right to grant any such easement either: (a) as a “blanket” easement covering all or a significant portion of the Common Area; or (b) if the Board deems it appropriate, as an easement affecting a smaller, more particularly identified portion of the Common Area.

10.5 No Partition. No Person acquiring any interest in the Property or any part thereof shall have a right to, nor shall any Person seek, any judicial partition of the Common Area. No Owner shall have any interest in the Common Area or any funds or other assets of the Association, other than indirectly as an Owner of a Unit, and no Owner shall sell, convey, transfer, assign, hypothecate or otherwise alienate any interest in the Common Area or any funds or other assets of the Association except that this Section shall not be deemed to prohibit an Owner from selling, conveying, encumbering or hypothecating such Owner’s Unit (or an interest therein), including Owner’s rights and interests under this Declaration. This Section shall not be construed to prohibit the Board from acquiring and disposing of tangible personal property nor from acquiring or disposing of title to real property.

10.6 Severability; Interpretation; Exhibits; Gender. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provisions which shall remain in full force and effect. The provisions hereof shall be construed and interpreted with reference to the laws of the State of Nevada. References in this Declaration to Articles, Sections and Subsections shall be deemed to be references to the specified Articles, Sections and Subsections of this Declaration (unless otherwise specifically stated), whether or not phrases such as “of this Declaration,” “hereof” or “herein” are used in connection with such references. Any Exhibits referred to in this Declaration are hereby incorporated herein by reference and fully made a part hereof. Where the context hereof so requires, any personal pronouns used herein, whether used in the masculine, feminine or neuter gender, shall include all genders, and the singular shall include the plural and vice versa. Titles of Articles and Sections are for convenience only and shall not affect the interpretation hereof.

10.7 Perpetuities. If any of the covenants, conditions, restrictions or other provisions of this Declaration shall be unlawful, void or voidable for violation of the rule against perpetuities, then such provisions shall continue only until twenty-one years after the death of the last survivor of the now living descendants of the person holding the office of President of the United States on the date this Declaration is Recorded.

EXHIBIT A LEGAL DESCRIPTION OF PROPERTY

[Insert Legal Description]

EXHIBIT B DESCRIPTION OF UNITS AND UNIT BOUNDARIES

Attached.



Tina Ngo &lt;tina@montevistaconsulting.com&gt;

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## Preliminary Water Rights Calculation

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**Nelson, David** <dnelson@tmwa.com>  
To: Tina Ngo <tina@montevistaconsulting.com>  
Cc: Michael Vicks <mike@montevistaconsulting.com>

Fri, Oct 14, 2022 at 2:13 PM

Hi Tina,

Depends on where it is at but an approximate estimate if you are buying our Rule 7 in an area that does not have return flow is = \$5,838.

0.61AF X \$7,800 = \$4,758

0.55AF X \$1,600 = \$880

Will-serve = \$200

Total = \$5,838

\$5,838 is just the domestic water rights estimate.

Regards,

**David Nelson**

**Water Rights Coordinator II**

**Truckee Meadows Water Authority**

1355 Capital Blvd. Reno, NV 89502

O: (775) 834-8021

[dnelson@tmwa.com](mailto:dnelson@tmwa.com) | [www.tmwa.com](http://www.tmwa.com)



[Quoted text hidden]

\*\*\*Our vision is to enhance the quality of life in the Truckee Meadows by delivering exceptional, customer-focused water services.\*\*\*



PLANNING  
APPLICATION  
GUIDANCE

# PROJECT OF REGIONAL SIGNIFICANCE QUALIFYING CHECKLIST

A “YES” TO ANY OF THE FOLLOWING QUESTIONS INDICATES THE PROJECT IS REGIONALLY SIGNIFICANT.

**1. Will the project, if approved, have an effect on the region of increasing:**

- YES  NO Employment by not less than 938 employees;
- YES  NO Housing not less than 625 units;
- YES  NO Hotel Accommodations by not less than 625 rooms
- YES  NO Sewage not less than 187,500 gallons per day;
- YES  NO Water usage by not less than 625 acre feet per year;
- YES  NO Traffic by not less than an average of 6,250 average daily trips; or,
- YES  NO Student population (K-12) by not less than 325 students?

**2. Does the project include:**

- YES  NO An electric substation;
- YES  NO A transmission line that carries 60 kilovolts (kV) or more;
- YES  NO A facility that generates electricity greater than 5 megawatts;
- YES  NO Natural gas storage and peak shaving facilities; or,
- YES  NO Gas regulator stations and mains that operate over 100 pounds per square inch (PSI)?

**3. The project is a geothermal well field gathering system and power generation facility or a mining operation on any land within 20 miles of the Truckee Meadows Service Areas.** (Note: For the purposes of this question, non-metallic materials such as sand, gravel and aggregate pits for construction projects within the Truckee Meadows are specifically excluded from this definition.)

- YES  NO

**4. The project is located within the 100-year flood zone AND:**

- Will alter the stream channel or banks of a portion of the Truckee River or any of its tributaries as identified on Figure 2-1 “Surface Waters Tributary to Truckee River” of the Regional Water Management Plan, or
- Will alter any wetlands delineated through the Section 404 permit process.

- YES  NO

**5. The project is a new or significantly expanded landfill or other land disposal facility** subject to regulation under Section 090 of the Washoe County District Board of Health regulations governing solid waste management; or **any facility involved with the treatment and/or permanent disposal of hazardous or infectious wastes.**

- YES  NO

**6. The project will result in the loss or significant degradation of a designated paleontological site** as identified in the adopted local government master plans, if such sites have been designated.

- YES  NO

The determination as to whether or not a project meets any of these criteria shall be based on the total size of the proposed use of land, including all phases, additions and expansions.

**Based on the above, this project**  IS  IS NOT **a Project of Regional Significance.**

For more information, view the Truckee Meadows Regional Plan (p. 147) at [www.tmrpa.org/regional-plan](http://www.tmrpa.org/regional-plan)

NRS Section 278.026 identifies the thresholds that determine whether a project is regionally significant. Those that are require additional review to ensure conformance with the Truckee Meadows Regional Plan, and any final approval by the City will be contingent upon a subsequent review by the Regional Planning Commission. (RMC 18.08.601)

