



Planning Commission Staff Report

Meeting Date: July 6, 2021

Agenda Item: 9A

AMENDMENT OF CONDITIONS CASE NUMBER: WAC21-0003 (Ladera Ranch)

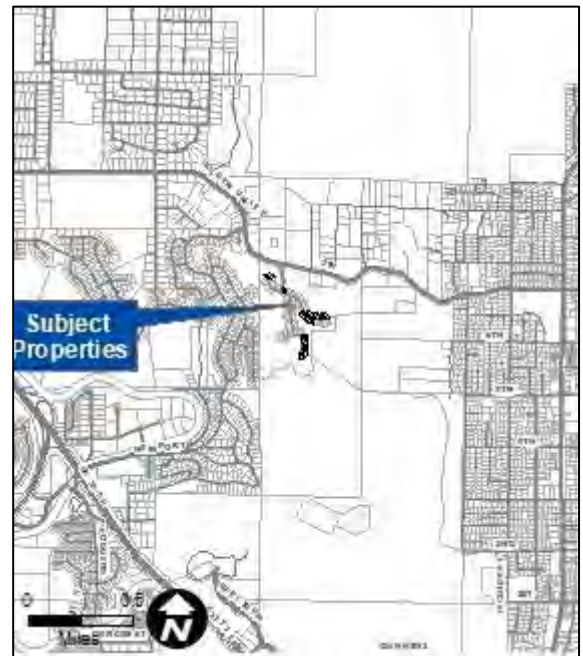
BRIEF SUMMARY OF REQUEST: To approve an amendment of conditions of a Tentative Subdivision Map for Ladera Ranch Case Number TM05-011

STAFF PLANNER: Planner's Name: Julee Olander
Phone Number: 775.328.3627
E-mail: jolander@washoecounty.us

CASE DESCRIPTION

For hearing, discussion, and possible action to approve an amendment of conditions for Tentative Subdivision Map Case Number TM05-011 (Ladera Ranch), to accommodate a revision to the grading plans for the approved tentative map in order to allow flat lots where daylight basements were planned on 28 lots located off Dream Catcher Drive in the Ladera Development.

Applicant/Property Owner: D.R. Horton
Location: 28 parcels off Dream Catcher Drive
APN: 502-711-08, 502-711-07, 502-711-06, 502-712-08, 502-722-37, 502-722-36, 502-722-35, 502-722-34, 502-722-33, 502-722-32, 502-772-31, 502-722-30, 502-722-23, 502-722-22, 502-722-21, 502-722-20, 502-722-19, 502-722-18, 502-732-10, 502-732-09, 502-732-08, 502-732-07, 502-732-06, 502-732-05, 502-732-04, 502-732-03, 502-732-02, 502-732-01
Parcel Size: 28 parcels totaling 4.93 total acres
Master Plan: Suburban Residential (SR)
Regulatory Zone: Medium Density Suburban (MDS)
Area Plan: Sun Valley
Citizen Advisory Board: Sun Valley
Development Code: Authorized in Article 608, Tentative Subdivision Maps and Article 408, Common Open Space Development
Commission District: 3 – Commissioner Jung



Vicinity Map

STAFF RECOMMENDATION

APPROVE

**APPROVE WITH
CONDITIONS**

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Amendment of Conditions Case Number WAC21-0003 for D.R. Horton with the amended conditions included as Exhibit A to this matter, having made all ten findings in accordance with Washoe County Code Section 110.608.25

(Motion with Findings on Page 9)

Staff Report Contents

Amendment of Conditions..... 3

Site Plan 5

Background..... 6

Evaluation of Amendment Request 6

Sun Valley Area Plan 7

Sun Valley Citizen Advisory Board (SN CAB)..... 7

Reviewing Agencies 7

Recommendation..... 9

Motion 9

Appeal Process..... 10

Exhibits Contents

Amended Conditions of Approval Exhibit A

TM05-011 Action Order Dated 7/6/2005..... Exhibit B

TM05-011 Staff Report Dated 6/28/2005..... Exhibit C

Agency Comments Exhibit D

Public Notice Map..... Exhibit E

Amendment Application Exhibit F

Amendment of Conditions

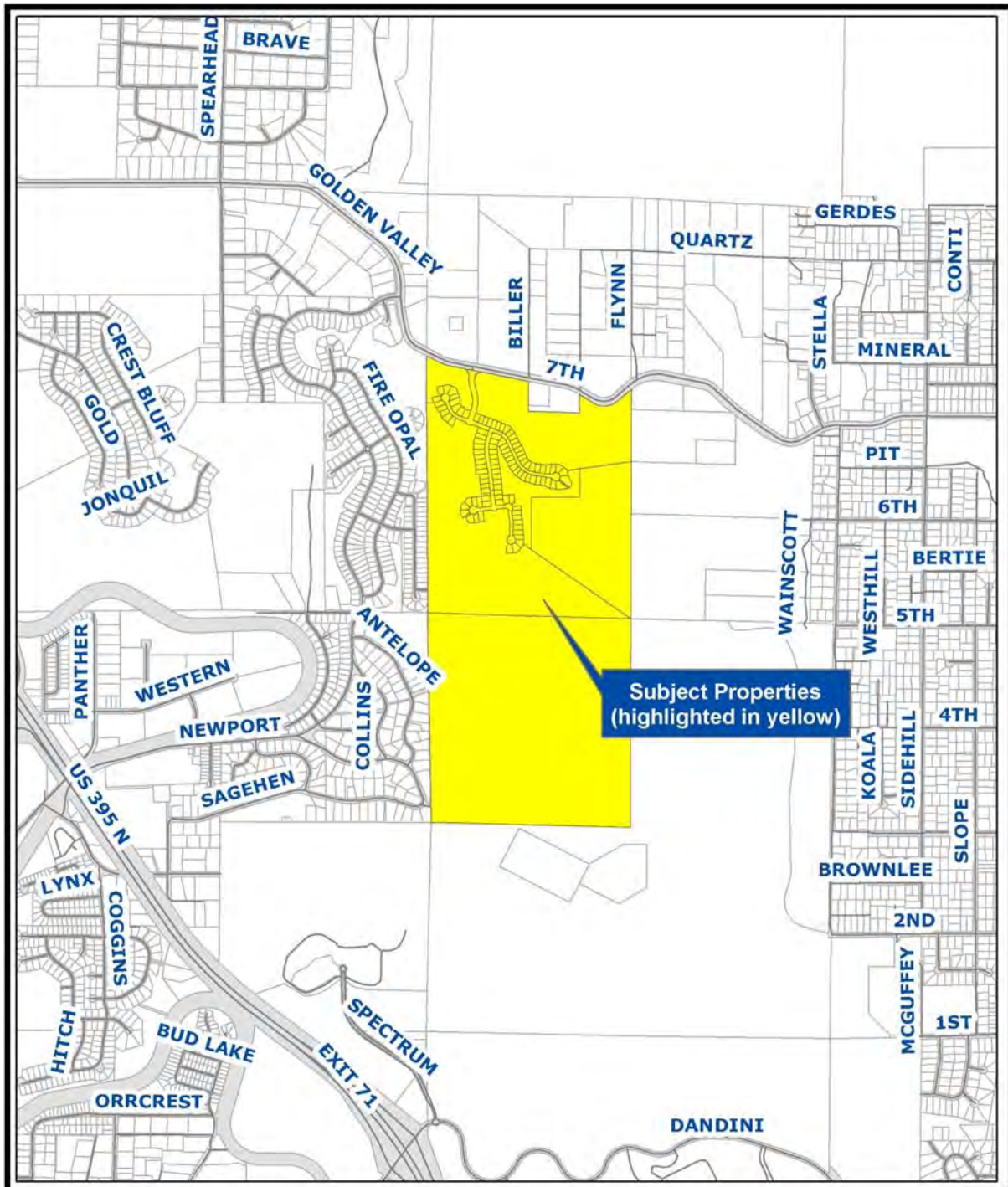
An amendment of conditions application is necessary in order to change a condition(s) of an approved discretionary permit, such as a special use permit, a variance, an abandonment of an easement or a tentative subdivision map. Some examples of why an amendment of conditions application is submitted are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

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

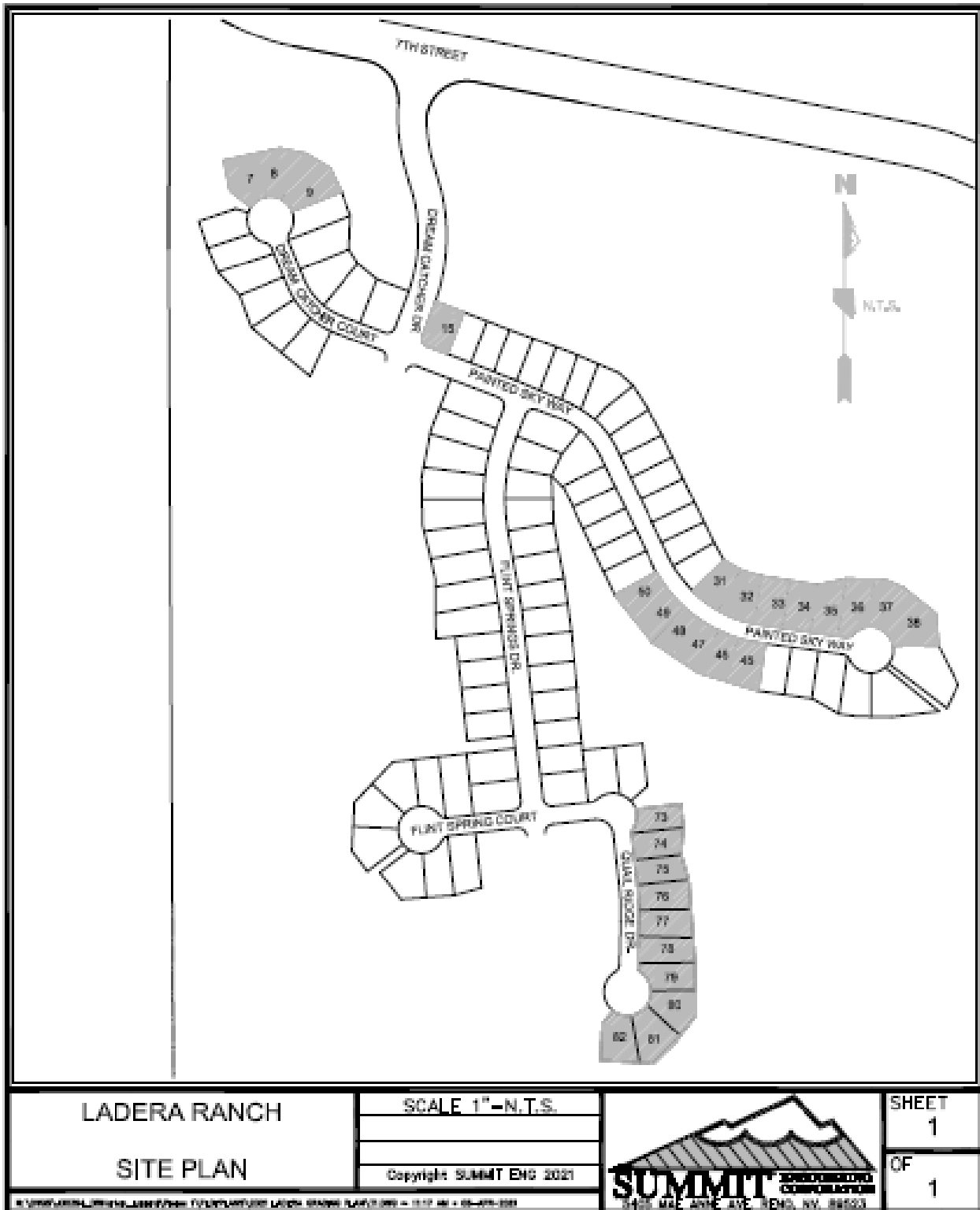
The amendment of conditions request is required to be heard by the same board that approved the original application and only the specific amendment may be discussed and considered for approval. The amendment of conditions application is processed in the same manner as the original discretionary permit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

The subject properties have a regulatory zone of medium density suburban (MDS). The subject properties are within the approved tentative map for Ladera Ranch, which allowed a 356-lot, single-family residential, common open space subdivision with lots ranging in size from 5,719 to 14,683 square feet, with an average lot size of 7,469 square feet. If the current request is approved, 28 daylight basements lots will be replaced with flat lots.

The amended conditions of approval for Case Number WAC21-0003 are attached to this staff report, as Exhibit A, and will be included with the amended Action Order, if approval is granted by the Planning Commission.



Vicinity Map



LADERA RANCH
SITE PLAN

SCALE 1"=N.T.S.

Copyright SUMMIT ENG 2021



SHEET
1

OF
1

Site Plan

(Marked lots to change from daylight basements to flat lots)

Background

The Planning Commission approved Tentative Subdivision Map Case Number TM05-11 (Ladera Ranch) for a 356-lot common open space residential subdivision in July 2005. In November 2006, an Amendment of Conditions was granted to allow for changes related to the project's sewer line, pedestrian path and grading. In 2007, 105 of the lots were recorded; however, no homes had been constructed yet as part of this subdivision. A Development Agreement was approved in 2015 extending the tentative map approval until July 2017. On February 7, 2017, an amendment was approved to reduce the side yard setback and to reduce the front yard setback for side-turned garages. The applicant is currently asking to amend the conditions of approval to remove the required daylight basements.



Evaluation of Amendment Request

The applicant is requesting to amend the conditions of approval for TM05-011 to allow for a slight revision to the grading plan which was approved as part of the Ladera Ranch Tentative Map in order to eliminate daylight basements lots in favor of flat lots. Since the tentative map was approved with the daylight basements an amendment of conditions is required to remove them. The approved tentative subdivision map included stepped foundations for daylight basements on approximately 1/3 of the proposed lots. There have been 14 lots that have been developed with the daylight basements. The applicant is requesting to change the units planned to have daylight basements to flat lots. The houses that have been constructed with daylight basements are larger and the developer would like to provide smaller houses on the remaining lots where daylight basements houses were planned (see Site Plan on page 5). The developer has found that buyers and the market no longer prefer the larger homes and would like to

offer smaller homes. The lots however, have been graded to accommodate the daylight basements and the developer will need to re-grade the lots to the original grade (see the photography on page 6).

The conditions of approval for TM05-011 allowed for daylight basements in the building standards and further allowed the grading of the daylight basements.

Regulatory Zone for Review Purposes	MDS, LDS, HDR
Minimum Lot Area Required	Common Open Space Development
Minimum Lot Width	Common Open Space Development
Minimum Front Yard	20 feet for street-facing garage; 10 feet for remainder of home and side-turned garage
Minimum Side Yard	5 feet
Minimum Rear Yard	20 feet
Maximum Building Height	35 feet / 2 story maximum, daylight basements are allowed

County staff supports this request to amend the approved TM05-011 grading plan in order to change the lots where daylight basements were planned to flat lots, along with restoring the grading of the lots as needed. The proposal is not anticipated to create any further impacts beyond what was evaluated with the original approval of the tentative map. Staff has reviewed the required findings that were made at the original subdivision approval and recommends that all ten findings can be made as list in this staff report on page 8-9.

Sun Valley Area Plan

The subject parcels are located within the Sun Valley Area Plan and there no specific policies that are pertinent to the daylight basements and flat lots.

Sun Valley Citizen Advisory Board (SVCAB)

The Sun Valley Citizen Advisory Board did not have a scheduled meeting during the review time. Comment forms were sent to the CAB members and none were received.

Reviewing Agencies

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

Agency	Sent to Review	Responded	Provided Conditions	Contact
Washoe County Building & Safety	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe County Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Walt West, wwest@washoecounty.us
WCHD – Air Quality	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Genine Rosa, grosa@washoecounty.us
WCHD – Environment Health	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
WCHD – EMS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Julie Hunter, jhunter@washoecounty.us

Truckee Meadows Fire Protection District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Dale Way / Brittany Lemon, dway@tmfpd.us / blemon@tmfpd.us
RTC Washoe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe Storey Conservation District	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sun Valley GID	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Chris Melton, Cmelton@svgid.com
City of Reno	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Tahoe Reno Airport Authority	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

All conditions required by the contacted agencies can be found in Exhibit A, Amended Conditions of Approval.

Staff Comment on Required Findings

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

- 1) Plan Consistency. That the proposed map is consistent with the Master Plan and any specific plan.
Staff Comment: The proposed changes continue to meet all of the goals and policies of the Master Plan and the Sun Valley Area Plan, as reviewed with original tentative subdivision map (TM05-011).
- 2) Design or Improvement. That the design or improvement of the proposed subdivision is consistent with the Master Plan and any specific plan.
Staff Comment: The proposed change from daylight basements to flat lots are not in conflict with the Master Plan and Sun Valley Area Plan.
- 3) Type of Development. That the site is physically suited for the type of development proposed.
Staff Comment: The site is physically suited for a residential housing development as previously approved. Some lots have been graded for daylight basements and the developer will need to re-grade for flat lots.
- 4) Availability of Services. That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System.
Staff Comment: The subdivision continues to meet the requirements of Article 702, Adequate Public Facilities Management System.
- 5) Fish or Wildlife. That neither the design of the subdivision nor any proposed improvements is likely to cause substantial environmental damage, or substantial and avoidable injury to any endangered plant, wildlife or their habitat.
Staff Comment: The proposed change will not cause substantial environmental damage or substantial and avoidable injury to any endangered plant, wildlife or their habitat.
- 6) Public Health. That the design of the subdivision or type of improvement is not likely to cause significant public health problems.

Staff Comment: The proposed change will not likely cause significant public health problems because most of the infrastructure has already occurred and the impacts have been mitigated with the conditions of the tentative subdivision map (TM05-011).

- 7) Easements. That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of property within, the proposed subdivision.

Staff Comment: The proposed change will not conflict with easements, access or property use. The conditions of the tentative subdivision map (TM05-011) have already taken into consideration and accommodated existing access through, or use of property.

- 8) Access. That the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles.

Staff Comment: The proposed change will not conflict with access. The conditions of the tentative subdivision map (TM05-011) have already address the design of the subdivision providing any necessary access to surrounding, adjacent lands and providing appropriate secondary access for emergency vehicles.

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

Staff Comment: All land or improvements have been dedicated to the County as previously approved with the original tentative subdivision map (TM05-011).

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

Staff Comment: To the extent possible, the design of the subdivision provides for future passive or natural heating or cooling opportunities.

Recommendation

Those agencies which reviewed the application recommended conditions in support of approval of the Amendment of Conditions request. Therefore, after a thorough review and analysis, Amendment of Conditions Case Number WAC21-0003 for Tentative Subdivision Map Case Number TM05-011 (Ladera Ranch) is being recommended for approval with conditions. Staff offers the following motion for the Commission's consideration is being recommended for approval with conditions. Staff offers the following motion for the Commission's consideration.

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Amendment of Conditions Case Number WAC21-0003 for D.R. Horton with the amended conditions included as Exhibit A to this matter, having made all ten findings in accordance with Washoe County Code Section 110.608.25:

- 1) Plan Consistency. That the proposed map is consistent with the Master Plan and any specific plan;
- 2) Design or Improvement. That the design or improvement of the proposed subdivision is consistent with the Master Plan and any specific plan;
- 3) Type of Development. That the site is physically suited for the type of development proposed;
- 4) Availability of Services. That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System;

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

Appeal Process

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

Applicant: D.R. Horton, Inc. E-mail: THWarley@drhorton.com
Representative: John Krmpotic, E-mail: JohnK@klsdesignngroup.com



Amended Conditions of Approval

Amendment of Conditions Case Number WAC21-0003 For Tentative Subdivision Map Case Number TM05-011 (Ladera Ranch)

The project approved under Amendment of Conditions Case Number WAC21-0003 for Tentative Subdivision Map Case Number Permit Case Number TM05-011 (Ladera Ranch) shall be carried out in accordance with the Amended Conditions of Approval granted by the Planning Commission on July 6, 2021. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

Unless otherwise specified, all conditions related to the amendment of conditions approval regarding the Tentative Subdivision Map Case Number Permit Case Number TM05-001 (Ladera Ranch) shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the amended conditions of approval related to the Tentative Subdivision Map Case Number Permit Case Number TM05-001 (Ladera Ranch) is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the amended conditions imposed regarding the approved Tentative Subdivision Map Case Number Permit Case Number TM05-001 (Ladera Ranch) may result in the initiation of revocation procedures.

Washoe County reserves the right to review and revise the amended conditions of approval related to this Tentative Subdivision Map Case Number Permit Case Number TM05-011 (Ladera Ranch) should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

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

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

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

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

- The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.

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

Washoe County Planning and Building Division

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

Contact Name – Julee Olander, 775.328.3627, jolander@washoecounty.us

- a. The subdivision shall be in substantial compliance with the provisions of Washoe County Code Chapter 110, Article 604, *Design Requirements*, and Article 608, *Tentative Subdivision Maps*.

Regulatory Zone for Review Purposes	MDS, LDS, HDR
Minimum Lot Area Required	Common Open Space Development
Minimum Lot Width	Common Open Space Development
Minimum Front Yard	20 feet for street-facing garage; 10 feet for remainder of home and side-turned garage
Minimum Side Yard	5 feet
Minimum Rear Yard	20 feet
Maximum Building Height	35 feet 2 story maximum, daylight basements are allowed

- b. The applicant shall be allowed to re-grade lots that were original graded for daylight basement units, to be graded for flat lots without basements.
- c. All prior conditions of approval for this project that are not modified by this action and shall remain in full force and effect.

Washoe County Engineering and Capital Projects

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

Contact Name – Walter West, P.E. 775.328.2310, wwest@washoecounty.us

- a. A complete set of revised grading plans shall be submitted to Washoe County Engineering and Capital Projects as a revision to the approved subdivision construction drawings for review and approval.
- b. The developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit and submit a copy to the Engineering Division prior to issuance of a grading permit.
- c. The applicant shall complete and submit the Construction Permit Submittal Checklist, the Performance Standards Compliance Checklist, and pay the construction stormwater inspection fee prior to approval of a grading/building permit.
- d. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.

- e. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Specifications for revegetation procedure and seed mix shall be prepared by a licensed landscape architect.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

- f. A revised/updated drainage report or letter shall be prepared by a licensed engineer to demonstrate the proposed grading revisions will not substantially modify the hydrology design parameters such as contributing basin areas that were used to design the storm drainage infrastructure.

Washoe County Health District

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

Contact Name – Genine Rosa, 775.784.7204, grosa@washoecounty.us

- a. Dust Control Permit will be required prior to breaking ground, failure to do so may result in enforcement action resulting in a Notice of Violation with associated fines. For Dust Control Permit questions call AQMD at 775-784-7200 or visit www.OurCleanAir.com. Link to application: Dust Control Permit Application

*** End of Amended Conditions ***



Community Development

"Dedicated to Excellence in Public Service"

Adrian P. Freund, AICP, Community Development Director



ACTION ORDER

July 6, 2005

LaDera Ranch 390, LLC
679 Sierra Rose Drive, Suite B
Reno, NV 89511

Dear Applicant:

As filed with the Department of Community Development, the Washoe County Planning Commission, at its regular meeting of July 5, 2005, approved the following, with eighty-four (84) conditions:

TENTATIVE SUBDIVISION MAP CASE NO. TM05-011 (LaDERA RANCH) – To develop a 356-lot, single-family residential, common open space subdivision with lots ranging in size from 5,719 to 14,683 square feet, with an average lot size of 7,469 square feet, as authorized in Article 408 of the Washoe County Development Code. The project includes a total of six parcels. The subject parcels are contiguous to each other and located to the south of Golden Valley Road/West Seventh Avenue, approximately one mile west of the intersection of West Seventh Avenue and Sun Valley Boulevard and approximately one mile east of the intersection of Golden Valley Road and Spearhead Way. The parcels total approximately 376 acres and have mixed land use designations including High Density Rural (HDR, ±61.33 acres), Low Density Suburban (LDS, ±135.3 acres), Medium Density Suburban (MDS, ±94.15 acres) and Open Space (OS, ±85.3 acres). The parcels are located within the Sun Valley Area Plan, and are situated in portions of Sections 13 and 24, T20N, R19E, MDM, Washoe County, Nevada. The property is located in the Sun Valley Citizen Advisory Board boundary and Washoe County Commission District No. 5. (APNs 082-473-07, 082-473-08, 082-473-09, 082-473-11, 082-473-12, and 502-250-05)

The approval of the tentative subdivision map was based on the following findings:

1. Plan Consistency. That the proposed map is consistent with the Comprehensive Plan and any specific plan;
2. Design or Improvement. That the design or improvement of the proposed subdivision is consistent with the Comprehensive Plan and any specific plan;
3. Type of Development. That the site is physically suited for the type of development proposed;
4. Availability of Services. That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System;

Letter to: LaDera Ranch 390, LLC
Subject: Tentative Subdivision Map No. TM05-011
Date: July 6, 2005
Page: 2

5. Fish or Wildlife. That neither the design of the subdivision nor any proposed improvements is likely to cause substantial environmental damage, or substantial and avoidable injury to any endangered plant, wildlife or their habitat;
6. Public Health. That the design of the subdivision or type of improvement is not likely to cause significant public health problems;
7. Easements. That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of property within, the proposed subdivision;
8. Access. That the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles;
9. Dedications. That any land or improvements to be dedicated to the County is consistent with the Comprehensive Plan;
10. Energy. That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision; and
11. Reasoned Consideration. That the Planning Commissioners gave reasoned consideration to the information contained within the staff report and information received during the meeting.

Unless appeals are filed in the time period stipulated in the Washoe County Development Code, the decision by the Planning Commission is final.

Yours truly,


Michael A. Hoyer for
Adrian P. Freund, AICP
Director and Secretary to the Planning Commission

APF/RDP/cm (TM05-011f1)

xc: Wood Rodgers, c/o R. David Snelgrove, AICP, 6774 South McCarran Boulevard, Reno, NV 89509

Blaine Cartledge, DA's Office; Marge Clausen, Assessor's Office (CAAS); Steve Churchfield, Chief Appraiser, Assessor's Office; David Lindsey, Department of Water Resources; Engineering Division; Truckee Meadows Fire Protection District; Regional Transportation Commission, Post Office Box 30002, Reno, NV 89520; Truckee Meadows Regional Planning Agency, 1400-A Wedekind Road, Reno, NV 89512; Diana Langs, Sun Valley GID, Sun Valley Citizen Advisory Board, Chair

STANDARD CONSIDERATIONS FOR SUBDIVISIONS
Nevada Revised Statutes 278.349

Pursuant to NRS 278.349, when contemplating action on a tentative subdivision map, the governing body, or the planning commission if it is authorized to take final action on a tentative map, shall consider:

- (a) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal;
- (b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision;
- (c) The availability and accessibility of utilities;
- (d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks;
- (e) Conformity with the zoning ordinances and master plan, except that if any existing zoning ordinance is inconsistent with the master plan, the zoning ordinance takes precedence;
- (f) General conformity with the governing body's master plan of streets and highways;
- (g) The effect of the proposed subdivision on existing public streets and the need for new streets and highways to serve the subdivision;
- (h) Physical characteristics of the land such as floodplain, slope and soil; and
- (i) The recommendations and comments of those entities reviewing the tentative map pursuant to NRS 278.330 and 278.335.

Letter to: LaDera Ranch 390, LLC
Subject: Tentative Subdivision Map No. TM05-011
Date: July 6, 2005
Page: 4

**CONDITIONS FOR
TENTATIVE SUBDIVISION MAP CASE NUMBER TM05-011
LADERA RANCH
(As approved by the Washoe County Planning Commission on July 5, 2005)**

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

THE TENTATIVE MAP APPROVAL ALLOWS THE SUBDIVIDER TO PROCEED WITH FULFILLING THE CONDITIONS OF APPROVAL AND RECORD A FINAL MAP FOR ALL, OR PORTIONS OF, THE DEVELOPMENT WITHIN TWO (2) YEARS FROM THE DATE OF THE PLANNING COMMISSION ACTION. FAILURE TO RECORD THE FIRST FINAL MAP WITHIN TWO (2) YEARS OF THE PLANNING COMMISSION ACTION, OR FAILURE TO RECORD THE LATEST MAP IN A SERIES WITHIN ONE (1) YEAR AFTER THE DATE OF THE MOST RECENTLY RECORDED MAP, SHALL TERMINATE ALL PROCEEDINGS CONCERNING THE SUBDIVISION.

UNLESS OTHERWISE STATED, PRIOR TO FINALIZATION OF ANY PORTION OF THE TENTATIVE SUBDIVISION MAP, ALL CONDITIONS MUST BE MET OR FINANCIAL ASSURANCES TO ENSURE COMPLETION OF THE CONDITIONS MUST BE PROVIDED. THE AGENCY RESPONSIBLE FOR DETERMINING COMPLIANCE WITH A SPECIFIC CONDITION SHALL DETERMINE WHETHER THE CONDITION MUST BE FULLY COMPLETED OR WHETHER THE APPLICANT SHALL BE OFFERED THE OPTION OF PROVIDING FINANCIAL ASSURANCES.

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

THE DEVELOPER SHALL MEET WITH THE ENGINEERING DIVISION, DEPARTMENT OF WATER RESOURCES AND THE DEPARTMENT OF COMMUNITY DEVELOPMENT STAFF AT LEAST SIXTY (60) DAYS BEFORE THE ANTICIPATED DATE OF THE FINAL MAP RECORDATION TO REVIEW SCHEDULING, REQUIREMENTS, FINAL CONSTRUCTION DRAWINGS, AND DOCUMENTATION NECESSARY TO ADEQUATELY COMPLY WITH THE CONDITIONS OF APPROVAL AND THE APPLICABLE STATUTES, ORDINANCES, RULES, REGULATIONS AND POLICIES.

REQUESTS FOR EXTENSION OF TIME FOR SUBSEQUENT FINAL MAPS MUST BE SUBMITTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT AT LEAST SIXTY (60) DAYS PRIOR TO THE EXPIRATION DATE OF THE TENTATIVE SUBDIVISION MAP.

COMPLIANCE WITH THE APPLICABLE STATUTES, ORDINANCES, RULES, REGULATIONS AND POLICIES AND WITH THE CONDITIONS OF APPROVAL OF THIS TENTATIVE MAP IS THE RESPONSIBILITY OF THE DEVELOPER, ITS SUCCESSOR IN INTEREST, AND ALL OWNERS, ASSIGNEES AND OCCUPANTS OF THE PROPERTY, AND THEIR SUCCESSORS IN INTEREST.

A COPY OF THE FINAL ORDER FOR THE APPROVAL OF THE TENTATIVE MAP SHALL BE ATTACHED TO ALL PHASES/UNITS SUBMITTALS FOR FINAL MAP REVIEW SIXTY (60) DAYS PRIOR TO RECORDATION.

GENERAL CONDITIONS

1. The subdivision shall be in substantial compliance with the provisions of Washoe County Development Code Article 604, Design Requirements, and Article 608, Tentative Subdivision Maps.

Regulatory Zone for Review Purposes	MDS, LDS, HDR
Minimum Lot Area Required	Common Open Space Development
Minimum Lot Width	Common Open Space Development
Minimum Front Yard	20 feet
Minimum Side Yard	6 feet
Minimum Rear Yard	20 feet
Maximum Building Height	35 feet / 2 story maximum, daylight basements are allowed

Notes: Variances to these standards may be processed per Washoe County Code. The Department of Community Development shall determine compliance with this condition.

Final Map Verification: Phase/Unit No.: _____ *Date Submitted:* _____
Where/How Condition is Satisfied: _____

2. The minimum side yard setback for all dwellings within this subdivision shall be six feet. The minimum front and rear setbacks shall be twenty feet. Compliance with this condition shall be determined by the Department of Community Development during building permit review.

Final Map Verification: Phase/Unit No.: _____ *Date Submitted:* _____
Where/How Condition is Satisfied: _____

3. Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations and policies in effect at the time of submittal of the tentative map or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the final map.

Final Map Verification: Phase/Unit No.: _____ *Date Submitted:* _____
Where/How Condition is Satisfied: _____

Letter to: LaDera Ranch 390, LLC
Subject: Tentative Subdivision Map No. TM05-011
Date: July 6, 2005
Page: 6

4. The subdivider shall present to Washoe County a final map, prepared in accordance with the tentative map, for the entire area for which a tentative map has been approved, or one of a series of final maps, each covering a portion of the approved tentative map, within two years after the date of approval of the tentative map or within one year of the date of approval for subsequent final maps. On subsequent final maps, that date may be extended by one year if the extension request is received prior to the expiration date.

Final Map Verification: Phase/Unit No.: _____ *Date Submitted:* _____
Where/How Condition is Satisfied: _____

5. Final maps shall be in substantial compliance with all plans and documents submitted with and made part of this tentative map request, as may be amended by action of the final approving authority. Substantial compliance shall be determined by the applicable agency and the Department of Community Development.

Final Map Verification: Phase/Unit No.: _____ *Date Submitted:* _____
Where/How Condition is Satisfied: _____

6. Prior to acceptance of public improvements and release of any financial assurances, the developer shall furnish to the Department of Water Resources and the Engineering Division a complete set of reproducible as-built construction drawings prepared by a civil engineer registered in the State of Nevada.

Final Map Verification: Phase/Unit No.: _____ *Date Submitted:* _____
Where/How Condition is Satisfied: _____

7. The developer shall be required to participate in any applicable General Improvement District or Special Assessment District formed by Washoe County. The applicable division of the Department of Public Works shall determine compliance with this condition.

Final Map Verification: Phase/Unit No.: _____ *Date Submitted:* _____
Where/How Condition is Satisfied: _____

Letter to: LaDera Ranch 390, LLC
Subject: Tentative Subdivision Map No. TM05-011
Date: July 6, 2005
Page: 7

8. A note shall be placed on all grading plans and construction drawings stating:

NOTE

Should any prehistoric or historic remains/artifacts be discovered during site development, work shall temporarily be halted at the specific site and the State Historic Preservation Office of the Department of Museums, Library and Arts, shall be notified to record and photograph the site. The period of temporary delay shall be limited to a maximum of two (2) working days from the date of notification.

Final Map Verification: Phase/Unit No.: _____ Date Submitted: _____
Where/How Condition is Satisfied: _____

9. Prior to ground-disturbing activity or prior to finalization of any portion of the tentative map, the developer shall submit two copies of an archaeological/historical survey to the Department of Community Development. The Department of Community Development shall submit the surveys to the State Historic Preservation Office of the Department of Museums, Library and Arts and the applicable tribe for review. Following that review, the State Historic Preservation Office shall forward a letter to the Department of Community Development indicating the survey was acceptable and whether a mitigation plan is required.

Final Map Verification: Phase/Unit No.: _____ Date Submitted: _____
Where/How Condition is Satisfied: _____

10. The final map shall designate faults that have been active during the Holocene epoch of geological time and the final map shall contain the following note:

NOTE

No habitable structures shall be located on a fault that has been active during the Holocene epoch of geological time.

The Department of Community Development shall determine compliance with this condition.

Final Map Verification: Phase/Unit No.: _____ Date Submitted: _____
Where/How Condition is Satisfied: _____

Letter to: LaDera Ranch 390, LLC
Subject: Tentative Subdivision Map No. TM05-011
Date: July 6, 2005
Page: 8

11. The developer shall provide written approval from the U.S. Postal Service concerning the installation and type of mail delivery facilities. The system, other than individual mailboxes, must be shown on the project construction plans and installed as part of the on-site improvements. The County Engineer shall determine compliance with this condition.

Final Map Verification: Phase/Unit No.: _____ *Date Submitted:* _____
Where/How Condition is Satisfied: _____

12. The developer and all successors shall direct any potential purchaser of the site to meet with the Department of Community Development to review conditions of approval prior to the final sale of the site. Any subsequent purchasers of the site shall notify the Department of Community Development of the name, address, telephone number and contact person of the new purchaser within thirty (30) days of the final sale.

Final Map Verification: Phase/Unit No.: _____ *Date Submitted:* _____
Where/How Condition is Satisfied: _____

CONDITIONS, COVENANTS AND RESTRICTIONS

13. Conditions, covenants, and restrictions (CC&Rs), including any supplemental CC&Rs, shall be submitted to the Community Development staff for review and subsequent forwarding to the District Attorney for review and approval. The final CC&Rs shall be signed and notarized by the owner(s) and submitted to the Community Development Department with the recordation fee prior to the recordation of the final map. The CC&Rs shall require all phases and units of the subdivision approved under this tentative map to be subject to the same CC&Rs. Washoe County shall be made a party to the applicable provisions of the CC&Rs to the satisfaction of the District Attorney's Office. Said CC&Rs shall specifically address the potential for liens against the properties and the individual property owners' responsibilities for the funding of maintenance, replacement, and perpetuation of the following items, at a minimum:

- a. Maintenance of public access easements, common areas, and common open spaces. Provisions shall be made to monitor and maintain, for a period of three (3) years regardless of ownership, a maintenance plan for the common open space area. The maintenance plan for the common open space area shall, as a minimum, address the following:
- 1) Vegetation management;
 - 2) Watershed management;
 - 3) Debris and litter removal;
 - 4) Fire access and suppression;
 - 5) Maintenance of public access and/or maintenance of limitations to public access.

- b. All drainage facilities and roadways not maintained by Washoe County shall be privately maintained and perpetually funded by the homeowners association.
- c. All open space identified as common area on the final map shall be privately maintained and perpetually funded by the homeowners association. The maintenance of the common areas and related improvements shall be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
- d. Locating habitable structures on potentially active (Holocene) fault lines, whether noted on the recorded map or disclosed during site preparation, is prohibited.
- e. All outdoor lighting on buildings and streets within the subdivision shall be down-shielded.
- f. No motorized vehicles shall be allowed on the platted common area.
- g. Mandatory solid waste collection.
- h. Fence material (if any), height, and location limitations, and re-fencing standards. Replacement fence must be compatible in materials, finish and location of existing fence.
- i. Removal of all vegetation and debris in and within one foot on either side of all low-flow channels within all detention basins proposed for the subdivision every one or two years, or as needed, to mitigate insect development.
- j. The CC&Rs shall contain the following statement: "Rockery walls provide a favorable habitat for wild rodents such as ground squirrels, chipmunks, and others that can acquire plague through the bite of an infected flea. The rock surface provides an urban interface with these wild rodents. There is a risk of disease transmission to humans and domestic animals, especially cats. For this reason the public should not handle any wild rodents. An awareness of this risk by residents moving into developments having rockery walls will reduce the risk of disease transmission."
- k. The CC&Rs shall include a formal noise disclosure, acceptable to the Airport Authority of Washoe County, relative to aircraft over-flights and noise.

Final Map Verification: Phase/Unit No.: _____ Date Submitted: _____
Where/How Condition is Satisfied: _____

14. The common open space owned by the homeowners association shall be noted on the final map as "common open space" and the related deed of conveyance shall specifically provide for the preservation of the common open space in perpetuity. The deed shall be presented with the CC&Rs for review by the Community Development staff and the District Attorney.

Final Map Verification: Phase/Unit No.: _____ Date Submitted: _____
Where/How Condition is Satisfied: _____

LANDSCAPING AND COMMON OPEN SPACE

15. Prior to any ground-disturbing activity or finalization of a final map, the developer shall submit a landscaping/architectural design plan to the Department of Community Development for review and approval by the Design Review Committee. Said plan shall address, but not be limited to: type and color of building materials, general architectural design of proposed dwellings, fencing, landscaping material (if plant material: type, size at time of planting, maturation size at full growth, period of time between planting and full growth), common area landscaping location, entry landscaping, landscaping irrigation system, entry signage, common area signage and financial assurances that landscaping will be planted and maintained.

Final Map Verification: Phase/Unit No.: _____ *Date Submitted:* _____
Where/How Condition is Satisfied: _____

16. A certification letter or series of letters by a landscape architect registered in the State of Nevada shall be submitted to the Department of Community Development. The letter(s) shall certify that all applicable landscaping provisions of Articles 408, 410 and 412 of the Development Code have been met. Any landscaping plans and the letter shall be wet-stamped. The letter shall indicate any provisions of the code that the Director of Community Development has waived.

Final Map Verification: Phase/Unit No.: _____ *Date Submitted:* _____
Where/How Condition is Satisfied: _____

17. All open space retained by the homeowners association shall be identified as common area on the final map. A note on the final map shall indicate that all common areas shall be privately maintained and perpetually funded by the homeowners association. The County Engineer shall determine compliance with this condition. The maintenance of the common areas shall also be addressed in the CC&Rs and the District Attorney's Office shall determine compliance.

Final Map Verification: Phase/Unit No.: _____ *Date Submitted:* _____
Where/How Condition is Satisfied: _____

18. All common area not retained by the homeowners association shall be dedicated to the Washoe County Department of Regional Parks and Open Space, proportionally (approximately 0.8 acres per dwelling unit) with each final map. Compliance with this condition shall be determined by the Department of Community Development.

Final Map Verification: Phase/Unit No.: _____ *Date Submitted:* _____
Where/How Condition is Satisfied: _____

19. All retaining walls and all cuts into stable rock material that do not require stabilization by means of retaining walls shall be treated with "Permeon" simulated desert varnish or an equivalent rock stain product to ensure that all newly exposed rock surfaces and all rockery walls match the color of the surrounding hillside as closely as practicable. Final construction drawings shall include a note indicating compliance with this condition. Compliance with this condition shall be determined by the Department of Community Development prior to the final inspection of the grading and rockery walls by the Department of Building and Safety.

Final Map Verification: Phase/Unit No.: _____ Date Submitted: _____
Where/How Condition is Satisfied: _____

20. Landscaping surrounding the entrance to the subdivision shall include not less than 60 trees. Trees not shown on the plans submitted in the tentative subdivision map application shall be placed adjacent to West Seventh Avenue, in equal number to the north and south of Stagecoach Drive. Compliance with this condition shall be determined by the Department of Community Development prior to the final inspection of the grading and rockery walls by the Department of Building and Safety.

Final Map Verification: Phase/Unit No.: _____ Date Submitted: _____
Where/How Condition is Satisfied: _____

21. The applicant shall construct a six-foot-wide paved pedestrian path within the project site that roughly parallels West Seventh Avenue, allowing safe pedestrian access off the roadway from the northwest corner of the project area to the northeast corner of the project area. Compliance with this condition shall be determined by the Department of Community Development, prior to the approval of a final map.

Final Map Verification: Phase/Unit No.: _____ Date Submitted: _____
Where/How Condition is Satisfied: _____

22. Financial assurances for completion of all landscaping and improvement of all required pedestrian paths shall be included in the Subdivision Improvement Agreement. Compliance with this condition shall be determined by the Department of Community Development, prior to the approval of a final map.

Final Map Verification: Phase/Unit No.: _____ Date Submitted: _____
Where/How Condition is Satisfied: _____

Letter to: LaDera Ranch 390, LLC
Subject: Tentative Subdivision Map No. TM05-011
Date: July 6, 2005
Page: 12

23. The applicant shall install signage prohibiting motorized vehicle access at the entrance to all common open space areas and at all trail access points. Compliance with this condition shall be determined by the Department of Community Development, prior to the approval of a final map.

Final Map Verification: Phase/Unit No.: _____ Date Submitted: _____
Where/How Condition is Satisfied: _____

DEPARTMENT OF WATER RESOURCES CONDITION

24. Water rights necessary to serve this project shall be dedicated to Washoe County, per Article 422 of the Washoe County Developmental Code. A water rights lease agreement shall be executed between Washoe County and the water purveyor. Washoe County, in turn, will execute a 99-year water sale (lease) agreement to make the water rights available to the purveyor.

ENGINEERING CONDITIONS

Compliance with the following conditions shall be determined by the County Engineer.

25. Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations, and policies in effect at the time of submittal of the tentative map or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the final map.
26. Prior to acceptance of public improvements and release of any financial assurances, the developer shall furnish to the water and sewer provider(s) and Engineering Division a complete set of reproducible as-built construction drawings prepared by a civil engineer registered in the State of Nevada.
27. The developer shall be required to participate in any applicable General Improvement District or Special Assessment District formed by Washoe County. The applicable County Department shall be responsible for determining compliance with this condition.
28. The developer shall provide written approval from the U.S. Postal Service concerning the installation and type of mail delivery facilities. The system, other than individual mailboxes, must be shown on the project construction plans and installed as part of the onsite improvements. The County Engineer shall determine compliance with this condition.
29. A complete set of construction improvement drawings, including an onsite grading plan, shall be submitted to the County Engineer for approval prior to finalization of any portion of the tentative map. Grading shall comply with best management practices (BMPs) and shall include detailed plans for grading and drainage on each lot, erosion control (including BMP locations and installation details), slope stabilization and mosquito abatement. Placement or disposal of any excavated material shall be indicated on the grading plan.

Letter to: LaDera Ranch 390, LLC
Subject: Tentative Subdivision Map No. TM05-011
Date: July 6, 2005
Page: 13

30. All open space shall be identified as common area on the final map. A note on the final map shall indicate that all common areas shall be privately maintained and perpetually funded by the homeowners association. The County Engineer shall determine compliance with this condition. The maintenance of the common areas shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
31. Any existing easements or utilities that conflict with the development shall be relocated, quitclaimed, and/or abandoned, as appropriate. The County Engineer shall determine compliance with this condition.
32. Any easement documents recorded for the project shall include an exhibit map that shows the location and limits of the easement in relationship to the project. The County Engineer shall determine compliance with this condition.
33. All existing overhead utility lines shall be placed underground, except electric transmission lines greater than 100 kilovolts, which can remain above ground. The County Engineer shall determine compliance with this condition.

DRAINAGE (County Code 110.420)

34. The conditional approval of this tentative map shall not be construed as final approval of the drainage facilities shown on the tentative map. Final approval of the drainage facilities will occur during the final map review and will be based upon the final hydrology report.
35. Prior to finalization of the first final map, a master hydrology/hydraulic report and a master storm drainage plan shall be submitted to the County Engineer for approval.
36. Prior to finalization of any portion of the tentative map, a final, detailed hydrology/hydraulic report for that unit shall be submitted to the County Engineer. All storm drainage improvements necessary to serve the project shall be designed and constructed to County standards and specifications and/or financial assurances in an appropriate form and amount shall be provided. The County Engineer shall determine compliance with this condition.
37. Any increase in stormwater runoff resulting from the development and based on the 5- and 100-year storm(s) shall be detained. The County Engineer shall determine compliance with this condition.
38. The 100-year floodplain boundaries and flood elevations shall appear on each final map. If the floodplain boundary has been conditionally changed by a Federal Emergency Management Agency (FEMA) Conditional Letter of Map Amendment or Conditional Letter of Map Revision, the date of that letter and a note to that effect shall appear on the final map. The County Engineer shall determine compliance with this condition.
39. Standard reinforced concrete headwalls or other approved alternatives shall be placed on the inlet and outlet of all drainage structures, and grouted rock riprap shall be used to prevent erosion at the inlets and outlets of all culverts to the satisfaction of the Engineering Division.

Letter to: LaDera Ranch 390, LLC
Subject: Tentative Subdivision Map No. TM05-011
Date: July 6, 2005
Page: 14

40. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage leaving the site to the satisfaction of the Engineering Division.
41. Prior to approval of any final map, building permit, or grading permit, the developer will furnish to the Engineering Division and Community Development staff written confirmation from any irrigation ditch owner(s) that they have reviewed and approved any ditch crossings, protective fencing or stormwater discharge facilities that may impact the ditch.
42. The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklist and Inspection Fee shall be submitted with each final map. The County Engineer shall determine compliance with this condition.
43. In medians with irrigated landscaping adjacent to the curb, a subdrain system shall be installed a minimum of one foot behind the back face of curb to intercept drainage from the landscaping. The system shall be tied to the storm drain system or an acceptable alternative drainage system. The County Engineer shall determine compliance with this condition.
44. Drainage swales that drain more than two lots are not allowed to flow over the curb into the street; these flows shall be intercepted by an acceptable storm drain inlet and routed into the storm drain system. The County Engineer shall determine compliance with this condition.
45. A note on the final map shall indicate that all drainage facilities not maintained by Washoe County shall be privately maintained and perpetually funded by a homeowners association. As an alternative to a homeowners association, the developer may request the establishment of a County Utility Service Area under which fees would be paid for maintenance of the proposed storm drainage detention facility. The fee amount will be based on the additional service above that normally provided by the County to maintain new stormwater facilities dedicated by the developer (i.e., curb and gutter, drop inlets and piping). The County Engineer shall determine compliance with this condition. The maintenance and funding of these drainage facilities shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
46. The maximum permissible flow velocity (that which does not cause scour) shall be determined for all proposed channels and open ditches. The determination shall be based on a geotechnical analysis of the channel soil, proposed channel lining and channel cross section, and it shall be in accordance with acceptable engineering publications/calculations. Appropriate linings shall be provided for all proposed channels and open ditches such that the 100-year flows do not exceed the maximum permissible flow velocity. The County Engineer shall determine compliance with this condition.
47. Prior to issuance of a grading permit or finalization of the first final map, a wetlands delineation must be approved by the United States Army Corps of Engineers (COE). A copy of the wetlands delineation and the COE approval shall be submitted to the County Engineer.

48. Prior to issuance of a grading permit or approval of the affected final map, the developer shall obtain a permit from the COE for any work within the wetlands/waters of the U.S., or a letter from the COE indicating that a permit is not required. A copy of the permit/letter shall be submitted to the County Engineer.
49. All slopes steeper than 3:1 shall be mechanically stabilized to control erosion. As an alternative to riprap, an engineered solution (geofabric, etc.) may be acceptable. The County Engineer shall determine compliance with this condition.
50. A note on all affected final maps shall state that the owner, buyers, assigns or interest holders of any lots hereon hereby agree that all existing irrigation flows crossing these parcels shall be perpetuated. Any legal rights to water from the ditches crossing this property shall be honored, and the right of access for maintenance and operation will not be denied to valid holders of those rights. The County Engineer shall determine compliance with this condition.
51. Maintenance access and drainage easements shall be provided for all existing and proposed drainage facilities. The County Engineer shall determine compliance with this condition.
52. The hydrology report for each phase shall include sizing the driveway culverts for that phase such that they will pass the onsite 100-year flow. The driveway culvert sizes shall be identified on the improvement plans for each phase. The County Engineer shall determine compliance with this condition.
53. Drainage easements shall be provided for all storm runoff that crosses more than one lot. The County Engineer shall determine compliance with this condition.
54. Any rights-of-way/easements for irrigation ditches, associate structures and their maintenance shall be reserved with the finalization of the affected final map or prior to issuance of a grading permit. Any relocation of the irrigation facilities requires written approval of the ditch owner(s). The County Engineer shall determine compliance with this condition.

TRAFFIC (County Code 110.436)

55. All roadway improvements necessary to serve the project shall be designed and constructed to County standards and specifications and/or financial assurances in an appropriate form and amount shall be provided. The County Engineer shall determine compliance with this condition.
56. Cul-de-sac lengths shall not exceed 1500 feet in length and the Average Daily Traffic (ADT) shall not exceed 300.
57. The conditioned approval of the tentative map shall not be construed as final approval of the traffic reports recommendations concerning improvements to Golden Valley Road and subdivision street sections.
58. Golden Valley Road improvements shall be based on a design speed of 45 mph.

Letter to: LaDera Ranch 390, LLC
Subject: Tentative Subdivision Map No. TM05-011
Date: July 6, 2005
Page: 16

59. An acceleration lane shall be provided on Golden Valley Road to accommodate intersection northbound approach left turns onto Golden Valley Road.
60. Either construct a 5'-wide concrete sidewalk within the County right-of-way of Seventh Avenue on the south side of the road from the western to the eastern boundary of the project parcel including adjacent to parcels that are not part of the project parcel or a non-vehicular access easement shall be recorded and a maintenance agreement shall be formed to dedicate and maintain the 6'-wide asphalt pathway from the northwest corner to the northeast corner of the project site.
61. Construct sidewalk on both sides of Stagecoach from Seventh Avenue to Wagon Trail.
62. Construct traffic calming devices on Stagecoach, Blue Sage and Eagle Peak, which may include roundabouts, chicanes and speed humps to the satisfaction of the County Engineer. Delay to emergency vehicles must be considered and therefore the traffic calming plan cannot rely solely on speed humps.
63. Street names shall be reviewed and approved by the Regional Street Naming Coordinator.
64. Proposed landscaping and/or fencing along street rights-of-way and within median islands shall be designed to meet American Association of State Highway and Transportation Officials (AASHTO) sight distances and safety guidelines. No tree shall overhang the curb line of a street. The County Engineer shall determine compliance with this condition.
65. For any utilities placed in existing County streets, the streets shall be repaired to the satisfaction of the County Engineer. At a minimum, this will require full depth removal and replacement of asphalt for half the street width. Type II slurry seal is required for the entire street width. Full width street improvements may be required if the proposed utility location is too close to the centerline of the existing street.
66. Streetlights shall be constructed to Washoe County standards at locations to be determined at the final design stage. The County Engineer shall determine compliance with this condition.
67. AASHTO clear zones shall be determined for all streets adjacent to retaining walls or slopes steeper than 3:1. If a recoverable or traversable clear zone cannot be provided, an analysis to determine if barriers are warranted shall be submitted for approval. The County Engineer shall determine compliance with this condition.
68. All retaining walls that are adjacent to, provide support for or retain soil from the County right-of-way shall be constructed of reinforced masonry block or reinforced concrete and designed by an engineer licensed in the State of Nevada. The County Engineer shall determine compliance with this condition.
69. No retaining walls shall be located within a plowed snow storage easement. The County Engineer shall determine compliance with this condition.

Letter to: LaDera Ranch 390, LLC
Subject: Tentative Subdivision Map No. TM05-011
Date: July 6, 2005
Page: 17

REGIONAL TRANSPORTATION COMMISSION CONDITIONS

70. The applicant shall dedicate sufficient right-of-way through the subject property for construction of the West Sun Valley Arterial as indicated by the alignment study completed by Lumos and Associates. The applicant shall provide the County Engineer with documentation from the Regional Transportation Commission indicating compliance with this condition prior to approval of any final map.
71. The applicant shall construct a left-turn pocket with 150 feet of storage on the east approach to the project and a right-turn deceleration lane on the west approach. Compliance with this condition shall be determined by the County Engineer.
72. The applicant shall dedicate right-of-way if necessary and shall construct a concrete pad adjacent to the project on West Seventh Avenue to provide access to future Citifare transit service. Compliance with this condition shall be determined by the County Engineer.

FIRE SAFETY

Compliance with the following conditions shall be determined by the Reno Fire Department, prior to the approval of a final map.

73. The secondary access is required to meet all of the requirements for a permanent all-weather access road (paved). See the Reno Fire Department Policy section UFC-P902.2
74. The gated secondary fire department access shall meet all of the requirements listed in the Reno Fire Department Policy. Please see UFC-P902.2.4.
75. Fire hydrants shall be installed per Reno Fire Department Policy Section UFC-P903.4.
76. The minimum fire flow for the hydrants shall be 1500 gpm for 20 minutes per the Reno Fire Department Policy table 9-A.
77. Fire Fuel Breaks meeting the approval of the Reno Fire Department shall be provided and maintained.

AIRPORT AUTHORITY CONDITIONS

78. The property owner(s) shall grant an Avigation Easement to, and acceptable to the Airport Authority of Washoe County over the entire property. The property owner(s) shall provide the Department of Community Development with appropriate documentation indicating that the Avigation Easement has been granted and accepted by the Airport Authority of Washoe County, prior to the issuance of any master building permits.
79. The noise disclosure included in the CC&Rs shall be attached to any final map submitted for approval. Compliance with this condition shall be determined by the Airport Authority of Washoe County.

Letter to: LaDera Ranch 390, LLC
Subject: Tentative Subdivision Map No. TM05-011
Date: July 6, 2005
Page: 18

80. The applicant(s) and/or property owner(s) shall provide a list, verified by a qualified acoustical consultant, of construction methods to be utilized for noise attenuation to a maximum interior level of 45dBA Ldn prior to the issuance of any master building permits. Compliance with this condition shall be determined by the Airport Authority of Washoe County.

VECTOR CONTROL CONDITIONS

81. Any common areas with turf grass shall be equipped with mechanisms for avoidance of drift and overspray caused by wind, such as wind-activated sensor shut offs and sprinkler heads provided with low-angle nozzles. The District Health Department, Vector Control program shall determine compliance with this condition.
82. Rockery retaining walls shall be designed and constructed to District Health Department, Vector Control Program standards. The District Health Department, Vector Control program shall determine compliance with this condition.
83. Decomposed granite paths and trails within the development shall have no obstacles placed within one foot of either side of the walkway. The District Health Department, Vector Control program shall determine compliance with this condition.
84. All detention basins within this project shall be designed with a one-foot-deep, two- to three-foot-wide low flow channel. The channel shall be lined with four- to six-inch cobble. A permeable geotextile weed barrier shall be installed under the cobble. The channel shall connect inlet to outlet pipes. All urban nuisance flows shall be contained within the channel. Revegetation and ornamental landscaping shall not be planted within one foot on either side of the channel, and vegetation shall not be allowed to grow along the edge of the channel. The District Health Department, Vector Control program shall determine compliance with this condition.

***** END OF CONDITIONS *****

Agenda Item No: **4** (TM05-011) (7/5/2005)
Staff Recommendation: **CONDITIONAL APPROVAL**

Agenda Item No: **5** (VA05-015) (7/5/2005)
Staff Recommendation: **CONDITIONAL APPROVAL**

**WASHOE COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
STAFF REPORT**

To: Washoe County Planning Commission

Re: Tentative Subdivision Map Case No. TM05-011 and Variance Case No. VA05-015

Date: June 28, 2005

Prepared By: Roger Pelham, Planner

GENERAL INFORMATION SUMMARY

Applicant: LaDera Ranch 390, LLC.

Requested Actions:

TENTATIVE SUBDIVISION MAP CASE NO. TM05-011 – To develop a 356-lot, single-family residential, common open space subdivision with lots ranging in size from 5,719 to 14,683 square feet, with an average lot size of 7,469 square feet, as authorized in Article 408 of the Washoe County Development Code.

AND

VARIANCE CASE NO. VA05-015 – To increase the maximum allowable height of rockery retaining walls from six feet to not more than eight feet to facilitate less surface disturbance associated with the development of the LaDera Ranch residential subdivision, as authorized in Article 804 of the Washoe County Development Code.

The project includes a total of six parcels. The subject parcels are contiguous to each other and located to the south of Golden Valley Road/West Seventh Avenue, approximately one mile west of the intersection of West Seventh Avenue and Sun Valley Boulevard and approximately one mile east of the intersection of Golden Valley Road and Spearhead Way. The parcels total approximately 376 acres and have mixed land use designations including High Density Rural (HDR, ±61.33 acres), Low Density Suburban (LDS, ±135.3 acres), Medium Density Suburban (MDS, ±94.15 acres) and Open Space (OS, ±85.3 acres). The parcels are located within the Sun Valley Area Plan, and are situated in portions of Sections 13 and 24, T20N, R19E, MDM, Washoe County, Nevada.

To: Washoe County Planning Commission
Re: TM05-011 and VA05-015
Date: June 28, 2005
Page: 2

The property is located in the Sun Valley Citizen Advisory Board boundary and Washoe County Commission District No. 5. (APNs 082-473-07, 082-473-08, 082-473-09, 082-473-11, 082-473-12, 502-250-05)

RECOMMENDATION/FINDINGS

Based upon the staff analysis, comments received, and the site inspection, staff recommends approval of the requests with conditions and offers the following motions for your consideration:

TM05-011:

I move that the Washoe County Planning Commission conditionally approves Tentative Subdivision Map Case No. TM05-011 for LaDera Ranch 390, LLC. having made the following findings in accordance with Washoe County Development Code Section 110.608.25 and Nevada Revised Statutes 278-349:

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

To: Washoe County Planning Commission
Re: TM05-011 and VA05-015
Date: June 28, 2005
Page: 3

public at large for access through, or use of property within, the proposed subdivision;

8. Access. That the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles;
9. Dedications. That any land or improvements to be dedicated to the County is consistent with the Comprehensive Plan;
10. Energy. That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision; and
11. Reasoned Consideration. That the Planning Commissioners gave reasoned consideration to the information contained within the staff report and information received during the meeting.

VA05-015:

I move that the Washoe County Planning Commission conditionally approves Variance Case No. VA05-015 for LaDera Ranch 390, LLC. having made the following findings in accordance with Washoe County Development Code Section 110.804.25:

1. Special Circumstances. Because of the special circumstances applicable to the property, including: exceptional topographic conditions, namely slopes in excess of 15% within the buildable area of the subdivision and extraordinary and exceptional situation or condition of the property and/or location of surroundings, being adjacent to open space areas with sloped in excess of 30%; that the strict application of the regulation results in exceptional and undue hardships upon the owner of the property;
2. No Detriment. The relief will not create a substantial detriment to the public good, substantially impair affected natural resources or impair the intent and purpose of the Development Code or applicable policies under which the variance is granted;
3. No Special Privileges. The granting of the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the identical regulatory zone in which the property is situated;

To: Washoe County Planning Commission
Re: TM05-011 and VA05-015
Date: June 28, 2005
Page: 4

4. Use Authorized. The variance will not authorize a use or activity which is not otherwise expressly authorized by the regulation governing the parcel of property; and
5. Reasoned Consideration. That the Planning Commission gave reasoned consideration to the information contained within the staff report and information received during the meeting.

LAND USE SUMMARY

Land Use Designations:

The project consists of a total of six parcels which include approximately 376 acres and have mixed land use designations including High Density Rural (HDR, ±61.33 acres), Low Density Suburban (LDS, ±135.3 acres), Medium Density Suburban (MDS, ±94.15 acres) and Open Space (OS, ±85.3 acres). HDR has a residential density of 0.4 dwelling units per acre, LDS has a residential density of 1.0 dwelling units per acre, MDS has a residential density of 3.0 dwelling units per acre, and OS has no residential density. In sum the applicant has a total allowable density of 442 dwelling units. [(61.33x0.4)+(135.3x1)+(94.15x3)=442.28]

Proposed Density:

The applicant has proposed a subdivision of 356 lots, or 80% of the allowable density on the subject parcels. Thus, it must be kept in mind that any impacts associated with this project have been reduced by 20% at the outset, as 20% fewer homes are planned that are allowed.

Proposed Lot Configuration:

The proposed lot configuration is a curvilinear design with common open space that has been carefully designed to minimize grading, minimize scarring of the site and to prevent disturbance on areas with steep slopes. Staff has conditioned that the common open space be dedicated to the Washoe County Department of Regional Parks and Open Space with the recordation of each final map.

To: Washoe County Planning Commission
Re: TM05-011 and VA05-015
Date: June 28, 2005
Page: 5

Minimum Lot Size Required:

Under Article 408, Common Open Space Development, minimum lot sizes are not specified.

Minimum Lot Size on Tentative Subdivision Map:

5,719 square feet

Minimum Lot Width Required:

Under Article 408, Common Open Space Development, minimum lot widths are not specified.

Minimum Lot Width on Tentative Subdivision Map:

52 feet.

Maximum Lot Potential:

442

Number of Lots on Tentative Subdivision Map:

356

Development Suitability Constraints:

There are slopes greater than 30% on some areas of the subject site, which have the land use designation of Open Space, the subdivision has been carefully designed to avoid disturbance of those areas, to the greatest practicable extent. The applicant is also proposing daylight basements on 43% of the lots to work with the existing topography to a greater extent, and to further reduce the amount of grading required.

Area Plan Modifiers:

Section 110.218.05, requires residential development of one dwelling unit or more per acre to be served by community water and sewer systems. The proposed development will be served by the Sun Valley General Improvement District (SVGID), for both community water and community sewer.

Section 110.218.20, limits the height of new residential structures to two stories in height. The subdivision design includes stepped foundations for walk-out basements on approximately 1/3 of the proposed lots. Again, the applicant has gone to great lengths to

To: Washoe County Planning Commission
Re: TM05-011 and VA05-015
Date: June 28, 2005
Page: 6

minimize the amount of grading and cut-and-fill slopes that are required to develop this subdivision, the use of stepped foundations aids this effort greatly.

Section 110.218.05, requires all new parcels created to be within the service area of a recognized water purveyor. The proposed project is within the SVGID service area.

ANALYSIS

Background:

LaDera Ranch is a proposed single-family, common open space, residential subdivision of 356 home sites on approximately 73 acres with 303 acres of common open space remaining. The majority of the remaining common open space is proposed to be dedicated to the Washoe County Department of Regional Parks and Open Space. Dedication of the open space will create a connection between Golden Valley Road/West Seventh Avenue, south to the site of the Sun Valley Regional Park. The subject parcels are all currently undeveloped, however, all show evidence of extensive use by off-highway vehicles and other recreational users. Because the request is for a common open space subdivision and the applicant is making use of smaller lot sizes than otherwise allowed in the regulatory zone, smaller side yard setbacks are also requested. The minimum side yard setback for this subdivision is proposed to be six feet.

This subdivision request is the end result of a long process. Originally, the applicant applied for annexation into the City of Reno with a zone change, master plan amendment, special use permit and tentative map request. Approval of those requests would have removed a sizeable portion of Sun Valley from the service area of the Sun Valley General Improvement District, and allowed development on the subject site under the jurisdiction of the City of Reno. That request included more than twice the cut-and-fill and grading than is necessitated by the current request. After considerable opposition from the residents of Sun Valley, as well as county staff and elected officials, the applicant withdrew that application and applied for a Comprehensive Plan Amendment within Washoe County. That request, which increased density on the subject site based precisely upon the slope and topography was unanimously approved by the Washoe County Planning Commission and then subsequently approved by the Board of County Commissioners and the Truckee Meadows Regional Planning Commission.

The open space associated with this subdivision will be of great benefit to Washoe County and the citizens of Sun Valley particularly, as it will provide public lands from West Seventh Avenue south, to the open space that is already owned by the County and is planned to be developed as the Sun Valley Regional Park. The County will receive nearly 300 acres of open space. The applicant has proposed that the open space be dedicated to the Washoe County Department of Regional Parks and Open Space, and staff has conditioned that the land be dedicated to the County, proportionally with the

To: Washoe County Planning Commission
Re: TM05-011 and VA05-015
Date: June 28, 2005
Page: 7

approval of each phase of the subdivision. There is already a network of informal trails that have been utilized by the public, those trails will be formalized and the applicant will construct a paved pedestrian path within the subdivision that roughly parallels West Seventh Avenue, allowing safe pedestrian access along that roadway.

Due to the existing slopes, series of retaining walls are necessary throughout the subdivision, most notably adjacent to the main entrance to the subdivision from Golden Valley Road/West Seventh Avenue, which is proposed to be named Stagecoach Drive. That area will also include extensive landscaping and a divided roadway which will create a defined entrance and sense of place for the proposed subdivision. A detailed discussion of the entry landscaping is included in this report under the "Landscaping and Design section" Maintenance of those improvements shall be the responsibility of the Home Owners Association and shall be provided for in the Conditions, Covenants and Restrictions (CC&R's). The retaining walls are proposed to be a maximum of eight feet in height at the highest point and must be separated by a horizontal distance of at least six feet or the height of the retaining wall, whichever is greater. The horizontal separation will allow for landscaping between the walls to soften the visual impact. Other than the entry feature, few if any of the rockery walls will be visible from off-site. This is also true of the proposed grading, with the two largest areas of fill-slope facing each other across a ravine within the project site. Some of the rockery walls shown on the included plans may not be necessary as the applicant will be excavating into solid rock. If the applicant provides a geotechnical analysis that indicates that the cut into the rock is stable then additional rockery walls may be unnecessary. The applicant will be required to treat those cuts just as they would a rockery wall to minimize the visual impact. The treatment that has been conditioned by staff is the use of "Permeon" simulated desert varnish or an equivalent. The result of the use of this product is that all new rockery walls and all new cuts into stable rock that do not require rockery walls, will appear to have a weathered surface that closely resembles the color of the surrounding hillside, thus rendering them less visually obtrusive.

Drainage and pedestrian access throughout the subdivision is proposed to be accomplished by means of curbs, and gutters along both sides of all proposed streets, and sidewalks along one side of each street as indicated on the plans submitted. The Engineering Division has also conditioned that the applicant construct curbs and sidewalk along the entire project frontage on Golden Valley Road/West Seventh Avenue, or provide a pedestrian path from the northwest corner of the project to the northeast corner of the project roughly parallel to Golden Valley Road/West Seventh Avenue. The Citizen Advisory Board expressed the strong desire for the pedestrian access to be interior to the project to keep pedestrians off of Golden Valley Road/West Seventh Avenue. The project will also include interior trails to connect various areas within the subdivision and will include connections to existing trails within the area that will be dedicated as open space to Washoe County.

To: Washoe County Planning Commission
Re: TM05-011 and VA05-015
Date: June 28, 2005
Page: 8

The interior trail system bears particular discussion as the roadways within this subdivision are relatively long. The applicant has proposed pedestrian connections between the two main streets in three locations. This will allow pedestrian access “across” the subdivision from east to west, without having to walk along the roadways.

The interior traffic circulation is achieved by two main north-south roadways that form a loop near the southern end of the developed portion of the project. The entrance to the subdivision includes a divided roadway with a landscaped median, creating two means of entrance, according to the Reno Fire Department. By this means the applicant has met all necessary access criteria required by the Reno Fire Department. Secondary Fire access is achieved by means of a gated emergency access on the west of the subdivision through the adjacent subdivision, that is being developed at this time, under the jurisdiction of the City of Reno. The subdivision also includes several cul-de-sacs, which are all acceptable to the Fire Department.

It should also be noted that while the interior roadways are relatively long they have been designed with a number of curves, which tends to slow traffic.

Site Analysis:

As noted previously, the site contains significant areas of slopes 30% and greater, those areas are not proposed for development. The applicant has designed the subdivision very carefully to disturb as small an area as possible and has worked extensively with staff to reduce the amount of grading required. This subdivision has relatively small amounts of cut-and-fill slopes, and the greatest amount of those slopes will be visible only from the interior of the subdivision. To reduce the amount of cut-and-fill slopes even more the applicant has requested retaining wall heights up to eight feet, as there are significant slopes throughout the subject parcel, staff can very easily make a finding of physical hardship on the property.

To further reduce the amount of grading required to construct the subdivision the applicant has proposed stepped foundations on 157 of the 356, or 44% of the proposed lots. This allows the homes to be constructed “into” the hillside rather than flattening the hillside to accommodate the structure. This is a much better design in an area with slope constraints, than otherwise.

One challenge facing the applicant is the entrance to the subdivision from West Seventh Avenue, this is a busy roadway, that is relatively steep and includes a number of curves as it traverses O’Brien pass between Sun Valley and Golden Valley. The applicant has worked with County Engineering staff, and has conducted a traffic study. With those recommendations has designed an entry to safely address all identified concerns. A copy of the plan for that entry is attached to this report. The entry utilized “pork chop” islands and includes acceleration and deceleration lanes for all turning movements. This will enhance the safety of that section of the roadway by widening it and providing signage for the required movements.

To: Washoe County Planning Commission
Re: TM05-011 and VA05-015
Date: June 28, 2005
Page: 9

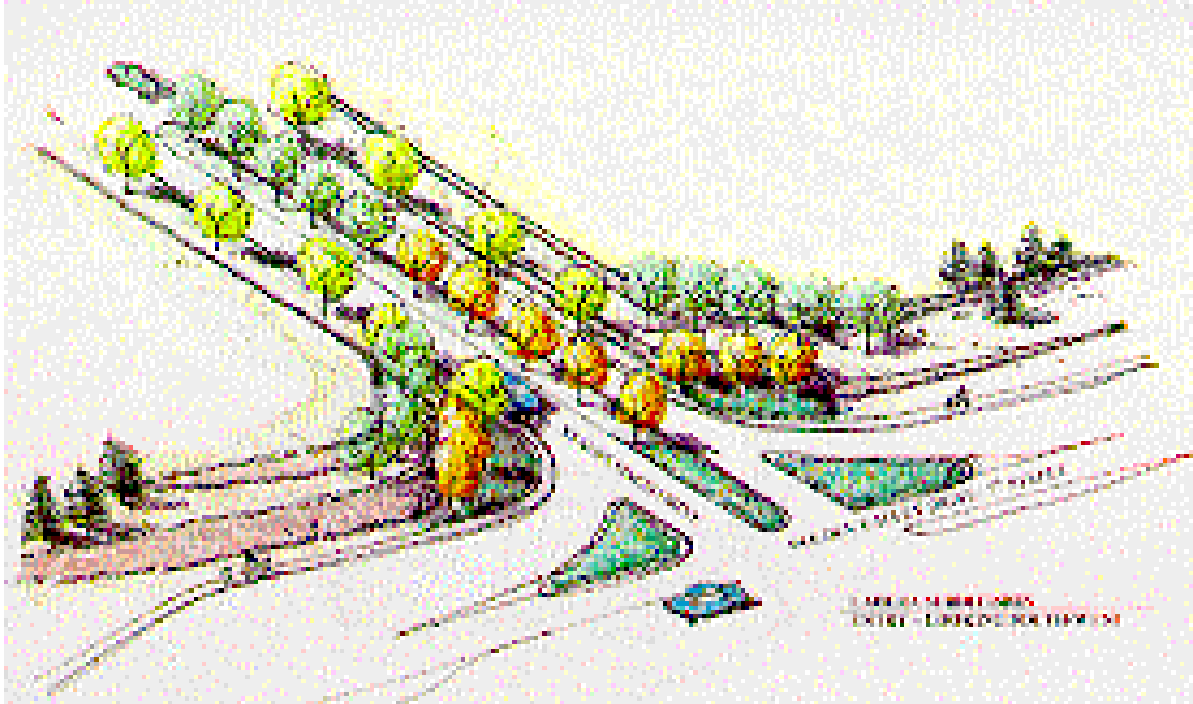
Traffic is one of the identified impacts associated with this project, however the traffic report prepared by Solegui Engineers indicates that the additional traffic will not impact the level of service on any of the studied roadways. That is to say that if a roadway or intersection currently operates at a level of service "c" it will continue to operate at that level. There are a number of roadway segments within the study area that currently operate at levels below the preferred standard, and will continue to operate at the same standard after the project is constructed. The exception to this is the Southbound on-ramps on to US395 from Golden Valley Boulevard, which will experience a decrease in the level of service, the applicant has indicated that NDOT is planning to install traffic signals at that intersection which will result in an increase in the level of service, the timing for those improvements is not known at this time. The current project will provide regional road impact fees that may help to improve impacted roadways in the future, when combined with fees collected from other projects.

Landscaping and Design:

The Development Code requires at least one tree for every fifty feet of frontage for a new subdivision adjacent to an arterial or collector street. This project has approximately 3000 feet of such frontage. The applicant could simply plant 60 trees in a row along West Seventh Avenue and meet the minimum requirements of the Code. This applicant has, however, submitted a plan that utilizes the required landscaping in a much more pleasant and effective manner by clustering the required landscaping around the entrance to the subdivision. Not only will this create a sense of place and a feeling of arrival at the subdivision, but it will also serve to accentuate the fact that there is an intersection at that point and may help to reduce the speed of passing drivers and thus contribute to the overall traffic safety of the area. This will also allow a more efficient use of water as a smaller area is being irrigated, rather than a very long strip. The plan submitted by the applicant utilizes approximately 43 trees, a condition has been included that that minimum number of trees will not be less than 60, and shall be spaced on either side of the intersection, adjacent to West Seventh Avenue. Two views of the proposed intersection and landscaping are provided below. It should also be noted that there are sidewalks proposed on both sides of the proposed street, and turning lanes are proposed for all turning movements at the intersection.

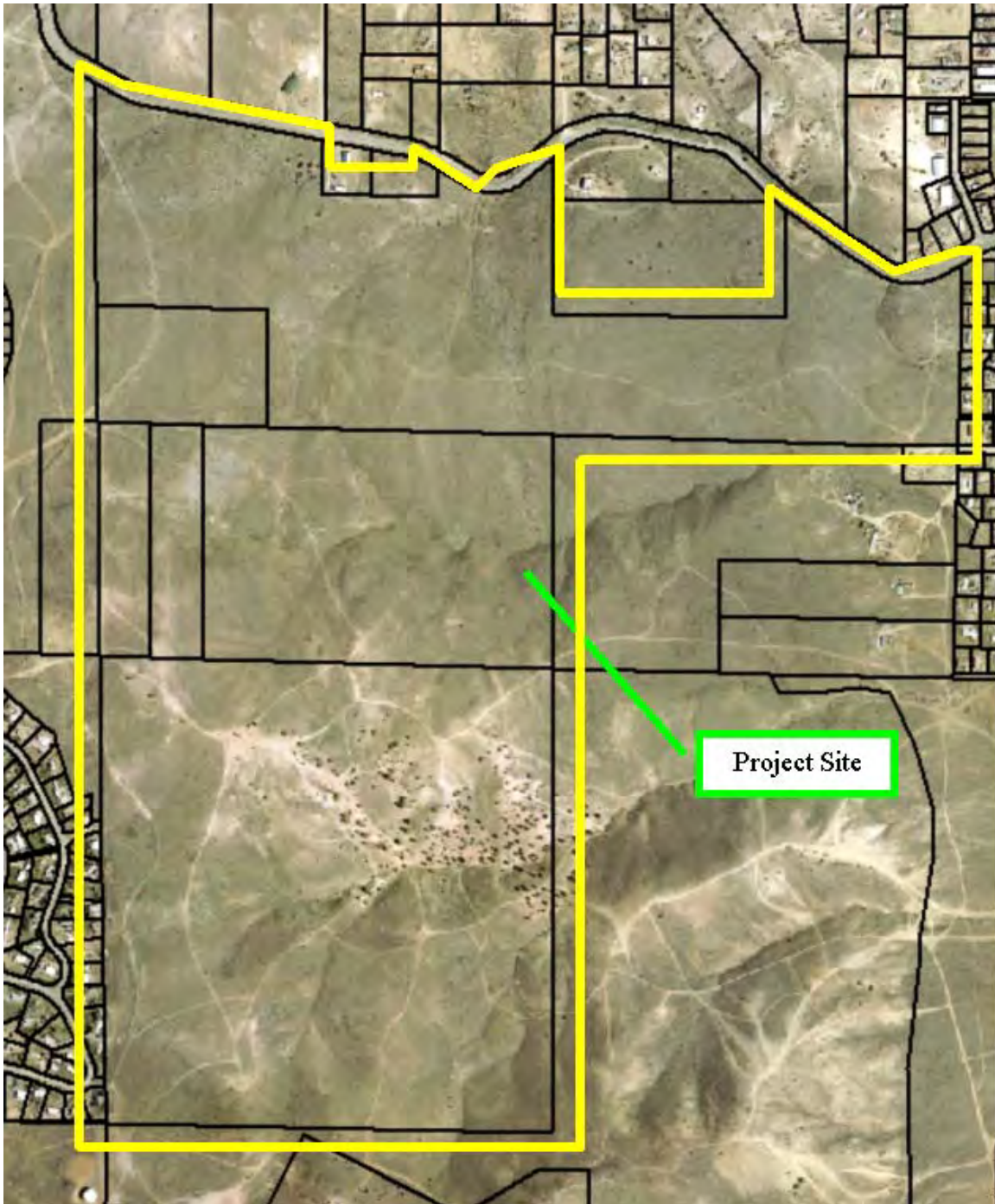
Subdivision signage will be reviewed by the Design Review Committee and will meet all applicable Development Code requirements and all Sun Valley Area Plan modifiers.

To: Washoe County Planning Commission
Re: TM05-011 and VA05-015
Date: June 28, 2005
Page: 10

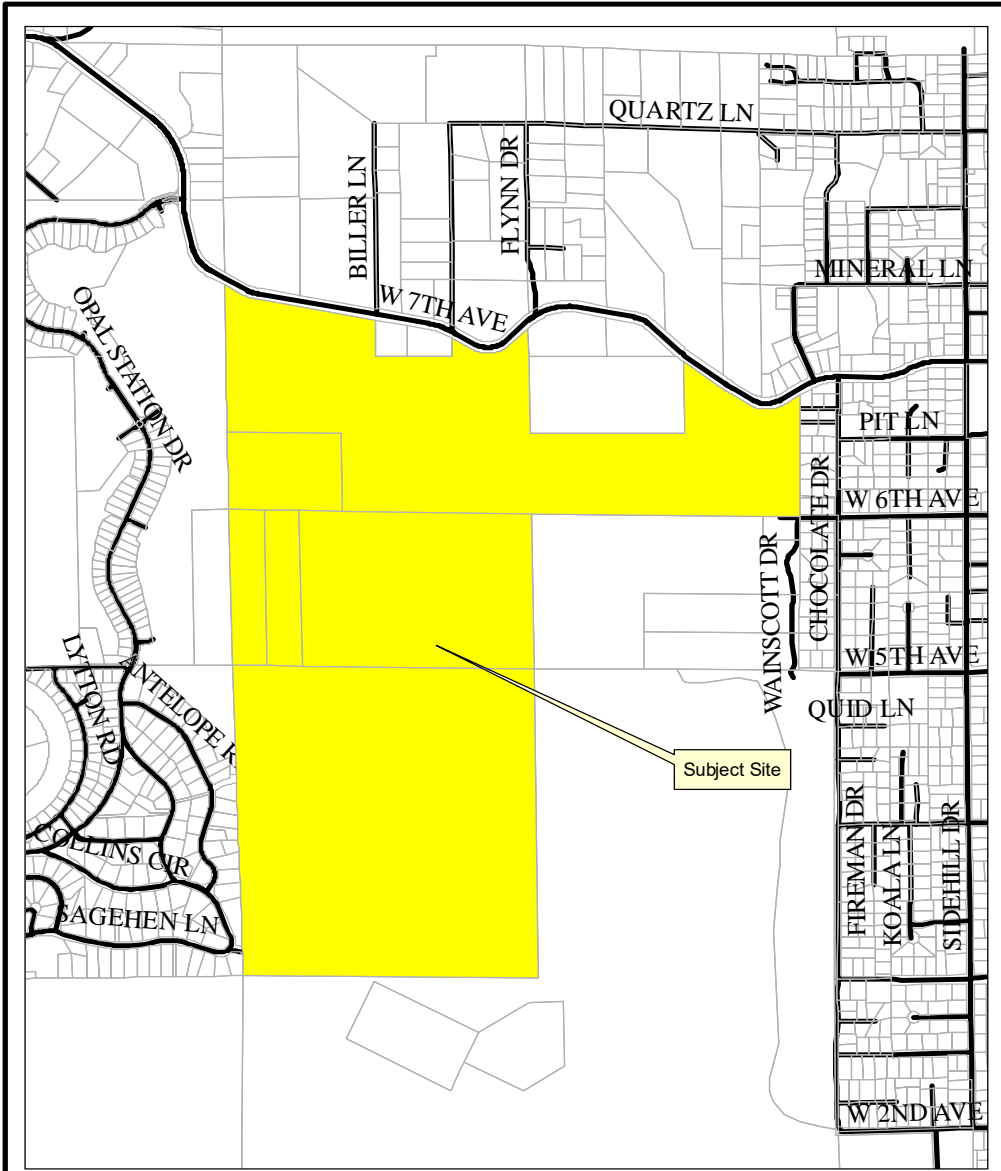


To: Washoe County Planning Commission
Re: TM05-011 and VA05-015
Date: June 28, 2005
Page: 11

Overhead View of Subject Parcels



VICINITY MAP



Vicinity Map
Tentative Subdivision Map Case No. TM05-011 and
Variance Case No. VA05-015 for LaDera Ranch

0 0.5 1
Miles

Date: June 2005

Department of
Community Development
WASHOE COUNTY
NEVADA

Post Office Box 11130
Reno, Nevada 89520 (775) 328-3600

To: Washoe County Planning Commission
Re: TM05-011 and VA05-015
Date: June 28, 2005
Page: 13

AGENCY COMMENTS

The plans were submitted to involved agencies and no adverse comments were received.

No unique or extraordinary conditions of approval were requested. All of the conditions are related to the service needs and/or development impacts of the reviewing agencies resulting from the subdivision proposal, and are proportional to the number of lots being created.

The District Health Department provided a letter to staff with their conditions of approval. Appeal of those conditions may be made to the District Board of Health. A copy of that letter is attached to this report.

The State Historic Preservation Office has requested that an inventory of any historic or prehistoric artifacts on the subject site be completed. A condition requiring that inventory has been included in the conditions of approval.

CITIZEN ADVISORY BOARD COMMENTS

The proposed plans were submitted to the Sun Valley Citizen Advisory Board and were discussed during the June 11, 2005. A copy of their correspondence is attached for your reference. Having attended that meeting I would like to note that I do not believe that the tone of the meeting is adequately conveyed in the memorandum, which was decidedly in favor of the project. One audience member spoke heatedly and repeatedly in opposition to the project due to his concerns over the impact on traffic in the area, however, the majority of the comments were favorable. The result of the meeting was a unanimous recommendation for approval of the tentative map and variance requests from the CAB. It is noted in the CAB correspondence that the CAB felt that applicant has addressed each one of its concerns, one comment from the CAB was that this is a "job well done" and another comment that I noted particularly from a Board member was that "this has no impact on anything." The motion for approval of the tentative map also included the desire to keep pedestrian traffic off of West Seventh Avenue. The CAB also supported the variance request to minimize the grading and scarring associated with the project.

SUN VALLEY AREA PLAN MODIFIERS

The following Sun Valley Area Plan (Article 218 of the Washoe County Development Code) regulations are especially pertinent to the proposed subdivision:

To: Washoe County Planning Commission
Re: TM05-011 and VA05-015
Date: June 28, 2005
Page: 14

110.218.20 Height Restrictions. In addition of height restriction established in Article 402, Density/Intensity Standards, and Article 406, Building Placement Standards, all new residential, commercial and industrial structures are limited to two stories in height.

Comment: Forty-four percent of the building pads are proposed to accommodate stepped foundations and daylight basements to lessen grading. If 50% or more of the lower level of the dwelling is beneath average grade for the site then the home can be two stories in addition to the daylight basement. Compliance with this requirement will be determined prior to the issuance of a building permit.

110.218.20 New Parcel. The creation of additional parcels in any regulatory zone within the Sun Valley Planning Area is restricted to areas with in the service area of recognized water purveyors.

Comment: All new parcels proposed for creation will be annexed into the Sun Valley General Improvement District.

RELEVANT SUN VALLEY AREA PLAN POLICIES AND ACTION PROGRAMS

In addition to the Washoe County Development Code Article 218, Sun Valley Area Modifiers, the following excerpts of policies and action programs contained in the Sun Valley Area Plan are relevant to the proposed subdivision:

SUN.1.1 Ensure that the scenic qualities of the mountains and hills surrounding Sun Valley are maintained.

SUN.1.1.1 Development on hillsides shall disturb the smallest area possible. Disturbed soils should be revegetated as soon as practical. Drought tolerant/fire resistant species should be used where appropriate.

SUN.1.1.2 Encourage the underground placement of primary, distribution, secondary, and service lines and other utilities for new development in the planning area.

The applicant has designed the subdivision with the express intent of minimizing hillside disturbance, revegetation has been included in the conditions of approval. Power distribution lines are required to be placed underground.

SUN.2.1 Minimize development on steeply sloped areas in the Sun Valley planning area.

To: Washoe County Planning Commission
Re: TM05-011 and VA05-015
Date: June 28, 2005
Page: 15

SUN.2.1.1 During development review, preference will be given to proposals that minimize hillside development or otherwise conserve steep slopes.

As noted previously the applicant has worked very closely with staff in the design of the subdivision and has proposed no disturbance in the areas with slopes of 30% or greater, other than storm-water detention/retention facilities, which are proposed to be located in the bottom of a ravine.

SUN.3.2 Encourage the use of flood control detention facilities in open space and recreation areas, and in areas where soil conditions would provide for groundwater recharge.

The flood control facilities for this project are located within the designated open space, that will be retained by the Homeowners Association, as noted above.

SUN.5.4 Maintain the predominant land use in Sun Valley as single family residential with average densities no greater than one dwelling per third acre except where designated otherwise.

The proposed subdivision is single-family residential with a density of one dwelling unit per 1.06 acres.

SUN.5.5 Ensure that the predominant housing type is single-family, detached.

As noted previously, the proposal is for a single-family residential subdivision. All dwelling units will be detached.

SUN.5.9 Ensure that utilities on lots of one acre or less are installed in a manner that minimizes the disruption of the natural amenities of the area and, where technically and economically feasible, are placed underground.

Utilities will be installed during construction of the subdivision, most improvements will be located within the streets interior to the subdivision. Power distribution lines will be underground.

Conclusion:

This is a very thoughtfully designed plan for a subdivision that works with the landscape, mitigates potential impacts to the greatest practical extent, provides needed housing, desirable trails and public open space.

To: Washoe County Planning Commission
Re: TM05-011 and VA05-015
Date: June 28, 2005
Page: 16

APPLICABLE REGULATIONS

Nevada Revised Statutes Chapter 278; Washoe County Code Chapter 110.

h:\my documents\2005 cases\2005_subdivisions\tm05-011_la_dera_ranch\stm05-011_va05-015_staff_report.doc

Attachments: Subdivision Plan pg. 1 (with entry landscaping detail)
 Subdivision Plan pg. 2
 Subdivision Plan pg. 3
 Subdivision layout with open space
 Subdivision layout
 Preliminary Intersection layout
 Sun Valley CAB notes
 District Health Letter dated 5/24/2005

xc: Applicant: LaDera Ranch 390, LLC, 679 Sierra Rose Drive, Suite B, Reno,
 NV 89511

Representatives: Wood Rodgers c/o R. David Snelgrove, AICP, 6774 South
 McCarran Boulevard, Reno, NV 89509

To: Washoe County Planning Commission
Re: TM05-011 and VA05-015
Date: June 28, 2005
Page: 17

STANDARD CONSIDERATIONS FOR SUBDIVISIONS
Nevada Revised Statutes 278.349

Pursuant to NRS 278.349, when contemplating action on a tentative subdivision map, the governing body, or the planning commission if it is authorized to take final action on a tentative map, shall consider:

- (a) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal;
- (b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision;
- (c) The availability and accessibility of utilities;
- (d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks;
- (e) Conformity with the zoning ordinances and master plan, except that if any existing zoning ordinance is inconsistent with the master plan, the zoning ordinance takes precedence;
- (f) General conformity with the governing body's master plan of streets and highways;
- (g) The effect of the proposed subdivision on existing public streets and the need for new streets and highways to serve the subdivision;
- (h) Physical characteristics of the land such as floodplain, slope and soil; and
- (i) The recommendations and comments of those entities reviewing the tentative map pursuant to NRS 278.330 and 278.335.

To: Washoe County Planning Commission
Re: TM05-011 and VA05-015
Date: June 28, 2005
Page: 18

**CONDITIONS FOR
TENTATIVE SUBDIVISION MAP CASE NO. TM05-011
LaDera Ranch
(As recommended by Department of Community Development
and attached to Staff Report dated June 28, 2005)**

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

THE TENTATIVE MAP APPROVAL ALLOWS THE SUBDIVIDER TO PROCEED WITH FULFILLING THE CONDITIONS OF APPROVAL AND RECORD A FINAL MAP FOR ALL, OR PORTIONS OF, THE DEVELOPMENT WITHIN TWO (2) YEARS FROM THE DATE OF THE PLANNING COMMISSION ACTION. FAILURE TO RECORD THE FIRST FINAL MAP WITHIN TWO (2) YEARS OF THE PLANNING COMMISSION ACTION, OR FAILURE TO RECORD THE LATEST MAP IN A SERIES WITHIN ONE (1) YEAR AFTER THE DATE OF THE MOST RECENTLY RECORDED MAP, SHALL TERMINATE ALL PROCEEDINGS CONCERNING THE SUBDIVISION.

UNLESS OTHERWISE STATED, PRIOR TO FINALIZATION OF ANY PORTION OF THE TENTATIVE SUBDIVISION MAP, ALL CONDITIONS MUST BE MET OR FINANCIAL ASSURANCES TO ENSURE COMPLETION OF THE CONDITIONS MUST BE PROVIDED. THE AGENCY RESPONSIBLE FOR DETERMINING COMPLIANCE WITH A SPECIFIC CONDITION SHALL DETERMINE WHETHER THE CONDITION MUST BE FULLY COMPLETED OR WHETHER THE APPLICANT SHALL BE OFFERED THE OPTION OF PROVIDING FINANCIAL ASSURANCES.

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

THE DEVELOPER SHALL MEET WITH THE ENGINEERING DIVISION, DEPARTMENT OF WATER RESOURCES AND THE DEPARTMENT OF COMMUNITY DEVELOPMENT STAFF AT LEAST SIXTY (60) DAYS BEFORE THE ANTICIPATED DATE OF THE FINAL MAP RECORDATION TO REVIEW SCHEDULING, REQUIREMENTS, FINAL CONSTRUCTION DRAWINGS, AND DOCUMENTATION NECESSARY TO ADEQUATELY COMPLY WITH THE CONDITIONS OF APPROVAL AND THE APPLICABLE STATUTES, ORDINANCES, RULES, REGULATIONS AND POLICIES.

To: Washoe County Planning Commission
Re: TM05-011 and VA05-015
Date: June 28, 2005
Page: 19

REQUESTS FOR EXTENSION OF TIME FOR SUBSEQUENT FINAL MAPS MUST BE SUBMITTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT AT LEAST SIXTY (60) DAYS PRIOR TO THE EXPIRATION DATE OF THE TENTATIVE SUBDIVISION MAP.

COMPLIANCE WITH THE APPLICABLE STATUTES, ORDINANCES, RULES, REGULATIONS AND POLICIES AND WITH THE CONDITIONS OF APPROVAL OF THIS TENTATIVE MAP IS THE RESPONSIBILITY OF THE DEVELOPER, ITS SUCCESSOR IN INTEREST, AND ALL OWNERS, ASSIGNEES AND OCCUPANTS OF THE PROPERTY, AND THEIR SUCCESSORS IN INTEREST.

A COPY OF THE FINAL ORDER FOR THE APPROVAL OF THE TENTATIVE MAP SHALL BE ATTACHED TO ALL PHASES/UNITS SUBMITTALS FOR FINAL MAP REVIEW SIXTY (60) DAYS PRIOR TO RECORDATION.

To: Washoe County Planning Commission
 Re: TM05-011 and VA05-015
 Date: June 28, 2005
 Page: 20

GENERAL CONDITIONS

1. The subdivision shall be in substantial compliance with the provisions of Washoe County Development Code Article 604, Design Requirements, and Article 608, Tentative Subdivision Maps.

Regulatory Zone for Review Purposes	MDS, LDS, HDR
Minimum Lot Area Required	Common Open Space Development
Minimum Lot Width	Common Open Space Development
Minimum Front Yard	20 feet
Minimum Side Yard	6 feet
Minimum Rear Yard	20 feet
Maximum Building Height	35 feet / 2 story maximum, daylight basements are allowed

Notes: Variances to these standards may be processed per Washoe County Code. The Department of Community Development shall determine compliance with this condition.

Final Map Verification: Phase/Unit No.: _____ *Date Submitted:* _____
Where/How Condition is Satisfied: _____

2. The minimum side yard setback for all dwellings within this subdivision shall be six feet. The minimum front and rear setbacks shall be twenty feet. Compliance with this condition shall be determined by the Department of Community Development during building permit review.

Final Map Verification: Phase/Unit No.: _____ *Date Submitted:* _____
Where/How Condition is Satisfied: _____

3. Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations and policies in effect at the time of submittal of the tentative map or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the final map.

Final Map Verification: Phase/Unit No.: _____ *Date Submitted:* _____
Where/How Condition is Satisfied: _____

To: Washoe County Planning Commission
Re: TM05-011 and VA05-015
Date: June 28, 2005
Page: 21

- The subdivider shall present to Washoe County, a final map, prepared in accordance with the tentative map, for the entire area for which a tentative map has been approved, or one of a series of final maps, each covering a portion of the approved tentative map, within two years after the date of approval of the tentative map or within one year of the date of approval for subsequent final maps. On subsequent final maps, that date may be extended by one year if the extension request is received prior to the expiration date.

Final Map Verification: Phase/Unit No.: _____ *Date Submitted:* _____
Where/How Condition is Satisfied: _____

- Final maps shall be in substantial compliance with all plans and documents submitted with and made part of this tentative map request, as may be amended by action of the final approving authority. Substantial compliance shall be determined by the applicable agency and the Department of Community Development.

Final Map Verification: Phase/Unit No.: _____ *Date Submitted:* _____
Where/How Condition is Satisfied: _____

- Prior to acceptance of public improvements and release of any financial assurances, the developer shall furnish to the Utility Services Division and Engineering Division a complete set of reproducible as-built construction drawings prepared by a civil engineer registered in the State of Nevada.

Final Map Verification: Phase/Unit No.: _____ *Date Submitted:* _____
Where/How Condition is Satisfied: _____

- The developer shall be required to participate in any applicable General Improvement District or Special Assessment District formed by Washoe County. The applicable division of the Department of Public Works shall determine compliance with this condition.

Final Map Verification: Phase/Unit No.: _____ *Date Submitted:* _____
Where/How Condition is Satisfied: _____

To: Washoe County Planning Commission
Re: TM05-011 and VA05-015
Date: June 28, 2005
Page: 22

8. A note shall be placed on all grading plans and construction drawings stating:

NOTE

Should any prehistoric or historic remains/artifacts be discovered during site development, work shall temporarily be halted at the specific site and the State Historic Preservation Office of the Department of Museums, Library and Arts, shall be notified to record and photograph the site. The period of temporary delay shall be limited to a maximum of two (2) working days from the date of notification.

Final Map Verification: Phase/Unit No.: _____ *Date Submitted:* _____
Where/How Condition is Satisfied: _____

9. Prior to ground-disturbing activity or prior to finalization of any portion of the tentative map, the developer shall submit two copies of an archaeological/-historical survey to the Department of Community Development. The Department of Community Development shall submit the surveys to the State Historic Preservation Office of the Department of Museums, Library and Arts and the applicable tribe for review. Following that review, the State Historic Preservation Office shall forward a letter to the Department of Community Development indicating the survey was acceptable and whether a mitigation plan is required.

Final Map Verification: Phase/Unit No.: _____ *Date Submitted:* _____
Where/How Condition is Satisfied: _____

10. The final map shall designate faults that have been active during the Holocene epoch of geological time and the final map shall contain the following note:

NOTE

No habitable structures shall be located on a fault that has been active during the Holocene epoch of geological time.

The Department of Community Development shall determine compliance with this condition.

Final Map Verification: Phase/Unit No.: _____ *Date Submitted:* _____
Where/How Condition is Satisfied: _____

To: Washoe County Planning Commission
Re: TM05-011 and VA05-015
Date: June 28, 2005
Page: 23

11. The developer shall provide written approval from the U.S. Postal Service concerning the installation and type of mail delivery facilities. The system, other than individual mailboxes, must be shown on the project construction plans and installed as part of the on-site improvements. The County Engineer shall determine compliance with this condition.

Final Map Verification: Phase/Unit No.: _____ *Date Submitted:* _____
Where/How Condition is Satisfied: _____

12. The developer and all successors shall direct any potential purchaser of the site to meet with the Department of Community Development to review conditions of approval prior to the final sale of the site. Any subsequent purchasers of the site shall notify the Department of Community Development of the name, address, telephone number and contact person of the new purchaser within thirty (30) days of the final sale.

Final Map Verification: Phase/Unit No.: _____ *Date Submitted:* _____
Where/How Condition is Satisfied: _____

CONDITIONS, COVENANTS AND RESTRICTIONS

13. Conditions, covenants, and restrictions (CC&Rs), including any supplemental CC&Rs, shall be submitted to the Community Development staff for review and subsequent forwarding to the District Attorney for review and approval. The final CC&Rs shall be signed and notarized by the owner(s) and submitted to the Community Development Department with the recordation fee prior to the recordation of the final map. The CC&Rs shall require all phases and units of the subdivision approved under this tentative map to be subject to the same CC&Rs. Washoe County shall be made a party to the applicable provisions of the CC&Rs to the satisfaction of the District Attorney's Office. Said CC&Rs shall specifically address the potential for liens against the properties and the individual property owners' responsibilities for the funding of maintenance, replacement, and perpetuation of the following items, at a minimum:
 - a. Maintenance of public access easements, common areas, and common open spaces. Provisions shall be made to monitor and maintain, for a period of three (3) years regardless of ownership, a maintenance plan for the common open space area. The maintenance plan for the common open space area shall, as a minimum, address the following:
 - 1) Vegetation management;

To: Washoe County Planning Commission
Re: TM05-011 and VA05-015
Date: June 28, 2005
Page: 24

- 2) Watershed management;
 - 3) Debris and litter removal;
 - 4) Fire access and suppression;
 - 5) Maintenance of public access and/or maintenance of limitations to public access.
- b. All drainage facilities and roadways not maintained by Washoe County shall be privately maintained and perpetually funded by the homeowners association.
 - c. All open space identified as common area on the final map shall be privately maintained and perpetually funded by the homeowners association. The maintenance of the common areas and related improvements shall be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
 - d. Locating habitable structures on potentially active (Holocene) fault lines, whether noted on the recorded map or disclosed during site preparation, is prohibited.
 - e. All outdoor lighting on buildings and streets within the subdivision shall be down-shielded.
 - f. No motorized vehicles shall be allowed on the platted common area.
 - g. Mandatory solid waste collection.
 - h. Fence material (if any), height, and location limitations, and re-fencing standards. Replacement fence must be compatible in materials, finish and location of existing fence.
 - i. Removal of all vegetation and debris in and within one foot on either side of all low-flow channels within all detention basins proposed for the subdivision every one or two years, or as needed, to mitigate insect development.

To: Washoe County Planning Commission
Re: TM05-011 and VA05-015
Date: June 28, 2005
Page: 25

- i. The CC&R's shall contain the following statement: "Rockery walls provide a favorable habitat for wild rodents such as ground squirrels, chipmunks, and others that can acquire plague through the bite of an infected flea. The rock surface provides an urban interface with these wild rodents. There is a risk of disease transmission to humans and domestic animals, especially cats. For this reason the public should not handle any wild rodents. An awareness of this risk by residents moving into developments having rockery walls will reduce the risk of disease transmission."
- j. The CC&R's shall include a formal noise disclosure, acceptable to the Airport Authority of Washoe County, relative to aircraft over-flights and noise,.

Final Map Verification: Phase/Unit No.: _____ *Date Submitted:* _____
Where/How Condition is Satisfied: _____

- 14. The common open space owned by the Home Owner's Association shall be noted on the final map as "common open space" and the related deed of conveyance shall specifically provide for the preservation of the common open space in perpetuity. The deed shall be presented with the CC&Rs for review by the Community Development staff and the District Attorney.

Final Map Verification: Phase/Unit No.: _____ *Date Submitted:* _____
Where/How Condition is Satisfied: _____

LANDSCAPING AND COMMON OPEN SPACE

- 15. Prior to any ground disturbing activity or finalization of a final map, the developer shall submit a landscaping/architectural design plan to the Department of Community Development for review and approval by the Design Review Committee. Said plan shall address, but not be limited to: type and color of building materials, general architectural design of proposed dwellings, fencing, landscaping material (if plant material: type, size at time of planting, maturation size at full growth, period of time between planting and full growth), common area landscaping location, entry landscaping, landscaping irrigation system, entry signage, common area signage and financial assurances that landscaping will be planted and maintained.

Final Map Verification: Phase/Unit No.: _____ *Date Submitted:* _____

To: Washoe County Planning Commission
Re: TM05-011 and VA05-015
Date: June 28, 2005
Page: 26

Where/How Condition is Satisfied: _____

16. A certification letter or series of letters by a landscape architect registered in the State of Nevada shall be submitted to the Department of Community Development. The letter(s) shall certify that all applicable landscaping provisions of Articles 408, 410 and 412 of the Development Code have been met. Any landscaping plans and the letter shall be wet-stamped. The letter shall indicate any provisions of the code that the Director of Community Development has waived.

Final Map Verification: Phase/Unit No.: _____ *Date Submitted:* _____

Where/How Condition is Satisfied: _____

17. All open space, retained by the Homeowners Association shall be identified as common area on the final map. A note on the final map shall indicate that all common areas shall be privately maintained and perpetually funded by the Homeowner's Association. The County Engineer shall determine compliance with this condition. The maintenance of the common areas shall also be addressed in the CC&Rs and the District Attorney's Office shall determine compliance.

Final Map Verification: Phase/Unit No.: _____ *Date Submitted:* _____

Where/How Condition is Satisfied: _____

18. All common area not retained by the Homeowners Association shall be dedicated to the Washoe County Department of Regional Parks and Open Space, proportionally (approximately 0.8 acres per dwelling unit) with each final map. Compliance with this condition shall be determined by the Department of Community Development.

Final Map Verification: Phase/Unit No.: _____ *Date Submitted:* _____

Where/How Condition is Satisfied: _____

19. All retaining walls and all cuts into stable rock material that do not require stabilization by means of retaining walls shall be treated with "Permeon" simulated desert varnish or an equivalent rock stain product to ensure that all newly exposed rock surfaces and all rockery walls match the color of the surrounding hillside as closely as practicable. Final construction drawings shall include a note indicating compliance with this condition. Compliance with this condition shall be determined by the Department of Community Development

To: Washoe County Planning Commission
Re: TM05-011 and VA05-015
Date: June 28, 2005
Page: 27

prior to the final inspection of the grading and rockery walls by the Department of Building and Safety.

Final Map Verification: Phase/Unit No.: _____ *Date Submitted:* _____
Where/How Condition is Satisfied: _____

20. Landscaping surrounding the entrance to the subdivision shall include not less than 60 trees. Trees not shown on the plans submitted in the tentative subdivision map application shall be placed adjacent to West Seventh Avenue, in equal number to the north and south of Stagecoach Drive. Compliance with this condition shall be determined by the Department of Community Development prior to the final inspection of the grading and rockery walls by the Department of Building and Safety.

Final Map Verification: Phase/Unit No.: _____ *Date Submitted:* _____
Where/How Condition is Satisfied: _____

21. The applicant shall construct a six-foot-wide paved pedestrian path within the project site that roughly parallels West Seventh Avenue, allowing safe pedestrian access off of the roadway from the northwest corner of the project area to the northeast corner of the project area. Compliance with this condition shall be determined by the Department of Community Development, prior to the approval of a final map.

Final Map Verification: Phase/Unit No.: _____ *Date Submitted:* _____
Where/How Condition is Satisfied: _____

22. Financial assurances for completion of all landscaping, and improvement of all required pedestrian paths shall be included in the Subdivision Improvement Agreement. Compliance with this condition shall be determined by the Department of Community Development, prior to the approval of a final map.

Final Map Verification: Phase/Unit No.: _____ *Date Submitted:* _____
Where/How Condition is Satisfied: _____

22. The applicant shall install signage prohibiting motorized vehicle access at the entrance to all common open space areas, and at all trail access points. Compliance with this condition shall be determined by the Department of Community Development, prior to the approval of a final map.

To: Washoe County Planning Commission
Re: TM05-011 and VA05-015
Date: June 28, 2005
Page: 28

Final Map Verification: Phase/Unit No.: _____ *Date Submitted:* _____
Where/How Condition is Satisfied: _____

DEPARTMENT OF WATER RESOURCES CONDITION

24. Water rights necessary to serve this project shall be dedicated to Washoe County, per Article 422 of the Washoe County Developmental Code. A water rights lease agreement shall be executed between Washoe County and the water purveyor. Washoe County, in turn, will execute a 99-year water sale (lease) agreement to make the water rights available to the purveyor.

ENGINEERING CONDITIONS

Compliance with the following conditions shall be determined by the County Engineer.

25. Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations, and policies in effect at the time of submittal of the tentative map or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the final map.
26. Prior to acceptance of public improvements and release of any financial assurances, the developer shall furnish to the water and sewer provider(s) and Engineering Division a complete set of reproducible as-built construction drawings prepared by a civil engineer registered in the State of Nevada.
27. The developer shall be required to participate in any applicable General Improvement District or Special Assessment District formed by Washoe County. The applicable County Department shall be responsible for determining compliance with this condition.
28. The developer shall provide written approval from the U.S. Postal Service concerning the installation and type of mail delivery facilities. The system, other than individual mailboxes, must be shown on the project construction plans and installed as part of the onsite improvements. The County Engineer shall determine compliance with this condition.
29. A complete set of construction improvement drawings, including an onsite grading plan, shall be submitted to the County Engineer for approval prior to finalization of any portion of the tentative map. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading and drainage on each lot, erosion control (including BMP locations and installation

To: Washoe County Planning Commission
Re: TM05-011 and VA05-015
Date: June 28, 2005
Page: 29

details), slope stabilization and mosquito abatement. Placement or disposal of any excavated material shall be indicated on the grading plan.

30. All open space shall be identified as common area on the final map. A note on the final map shall indicate that all common areas shall be privately maintained and perpetually funded by the Homeowners Association. The County Engineer shall determine compliance with this condition. The maintenance of the common areas shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
31. Any existing easements or utilities that conflict with the development shall be relocated, quitclaimed, and/or abandoned, as appropriate. The County Engineer shall determine compliance with this condition.
32. Any easement documents recorded for the project shall include an exhibit map that shows the location and limits of the easement in relationship to the project. The County Engineer shall determine compliance with this condition.
33. All existing overhead utility lines shall be placed underground, except electric transmission lines greater than 100 kilovolts, which can remain above ground. The County Engineer shall determine compliance with this condition.

DRAINAGE (County Code 110.420)

34. The conditional approval of this tentative map shall not be construed as final approval of the drainage facilities shown on the tentative map. Final approval of the drainage facilities will occur during the final map review and will be based upon the final hydrology report.
35. Prior to finalization of the first final map, a master hydrology/hydraulic report and a master storm drainage plan shall be submitted to the County Engineer for approval.
36. Prior to finalization of any portion of the tentative map, a final, detailed hydrology/hydraulic report for that unit shall be submitted to the County Engineer. All storm drainage improvements necessary to serve the project shall be designed and constructed to County standards and specifications and/or financial assurances in an appropriate form and amount shall be provided. The County Engineer shall determine compliance with this condition.
37. Any increase in stormwater runoff resulting from the development and based on the 5- and 100-year storm(s) shall be detained. The County Engineer shall determine compliance with this condition.

To: Washoe County Planning Commission
Re: TM05-011 and VA05-015
Date: June 28, 2005
Page: 30

38. The 100-year floodplain boundaries and flood elevations shall appear on each final map. If the floodplain boundary has been conditionally changed by a Federal Emergency Management Agency (FEMA) Conditional Letter of Map Amendment or Conditional Letter of Map Revision, the date of that letter and a note to that effect shall appear on the final map. The County Engineer shall determine compliance with this condition.
39. Standard reinforced concrete headwalls or other approved alternatives shall be placed on the inlet and outlet of all drainage structures, and grouted rock riprap shall be used to prevent erosion at the inlets and outlets of all culverts to the satisfaction of the Engineering Division.
40. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage leaving the site to the satisfaction of the Engineering Division.
41. Prior to approval of any final map, building permit, or grading permit, the developer will furnish to the Engineering Division and Community Development staff, written confirmation from any irrigation ditch owner(s) that they have reviewed and approved any ditch crossings, protective fencing or stormwater discharge facilities that may impact the ditch.
42. The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklist and Inspection Fee shall be submitted with each final map. The County Engineer shall determine compliance with this condition.
43. In medians with irrigated landscaping adjacent to the curb, a subdrain system shall be installed a minimum of one foot behind the back face of curb to intercept drainage from the landscaping. The system shall be tied to the storm drain system or an acceptable alternative drainage system. The County Engineer shall determine compliance with this condition.
44. Drainage swales that drain more than two lots are not allowed to flow over the curb into the street; these flows shall be intercepted by an acceptable storm drain inlet and routed into the storm drain system. The County Engineer shall determine compliance with this condition.
45. A note on the final map shall indicate that all drainage facilities not maintained by Washoe County shall be privately maintained and perpetually funded by a homeowners association. As an alternative to a homeowners association, the developer may request the establishment of a County Utility Service Area under which fees would be paid for maintenance of the proposed storm drainage detention facility. The fee amount will be based on the additional service above that normally provided by the County to maintain new stormwater facilities

To: Washoe County Planning Commission
Re: TM05-011 and VA05-015
Date: June 28, 2005
Page: 31

- dedicated by the developer (i.e., curb and gutter, drop inlets and piping). The County Engineer shall determine compliance with this condition. The maintenance and funding of these drainage facilities shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
46. The maximum permissible flow velocity (that which does not cause scour) shall be determined for all proposed channels and open ditches. The determination shall be based on a geotechnical analysis of the channel soil, proposed channel lining and channel cross section, and it shall be in accordance with acceptable engineering publications/calculations. Appropriate linings shall be provided for all proposed channels and open ditches such that the 100-year flows do not exceed the maximum permissible flow velocity. The County Engineer shall determine compliance with this condition.
 47. Prior to issuance of a grading permit or finalization of the first final map, a wetlands delineation must be approved by the United States Army Corps of Engineers (COE). A copy of the wetlands delineation and the COE approval shall be submitted to the County Engineer.
 48. Prior to issuance of a grading permit or approval of the affected final map, the developer shall obtain a permit from the COE for any work within the wetlands/waters of the U.S., or a letter from the COE indicating that a permit is not required. A copy of the permit/letter shall be submitted to the County Engineer.
 49. All slopes steeper than 3:1 shall be mechanically stabilized to control erosion. As an alternative to riprap, an engineered solution (geofabric, etc.) may be acceptable. The County Engineer shall determine compliance with this condition.
 50. A note on all affected final maps shall state that the owner, buyers, assigns or interest holders of any lots hereon, hereby agree that all existing irrigation flows crossing these parcels shall be perpetuated. Any legal rights to water from the ditches crossing this property shall be honored and the right of access for maintenance and operation will not be denied to valid holders of those rights. The County Engineer shall determine compliance with this condition.
 51. Maintenance access and drainage easements shall be provided for all existing and proposed drainage facilities. The County Engineer shall determine compliance with this condition.
 52. The hydrology report for each phase shall include sizing the driveway culverts for that phase such that they will pass the onsite 100-year flow. The driveway culvert sizes shall be identified on the improvement plans for each phase. The County Engineer shall determine compliance with this condition.

To: Washoe County Planning Commission
Re: TM05-011 and VA05-015
Date: June 28, 2005
Page: 32

53. Drainage easements shall be provided for all storm runoff that crosses more than one lot. The County Engineer shall determine compliance with this condition.
54. Any rights-of-way/easements for irrigation ditches, associate structures and their maintenance shall be reserved with the finalization of the affected final map or prior to issuance of a grading permit. Any relocation of the irrigation facilities requires written approval of the ditch owner(s). The County Engineer shall determine compliance with this condition.

TRAFFIC (County Code 110.436)

55. All roadway improvements necessary to serve the project shall be designed and constructed to County standards and specifications and/or financial assurances in an appropriate form and amount shall be provided. The County Engineer shall determine compliance with this condition.
56. Cul-de-sac lengths shall not exceed 1500 feet in length and the Average Daily Traffic (ADT) shall not exceed 300.
57. The conditioned approval of the tentative map shall not be construed as final approval of the traffic reports recommendations concerning improvements to Golden Valley Road and subdivision street sections.
58. Golden Valley Road improvements shall be based on a design speed of 45 mph.
59. An acceleration lane shall be provided on Golden Valley Road to accommodate intersection northbound approach left turns onto Golden Valley Road.
60. Either construction a 5' wide concrete sidewalk within the County right-of-way of 7th Avenue on the south side of the road from the western to the eastern boundary of the project parcel including adjacent to parcels that are not part of the project parcel or a non-vehicular access easement shall be recorded and a maintenance agreement shall be formed to dedicate and maintain the 6' wide asphalt pathway from the northwest corner to the northeast corner of the project site.
61. Construct sidewalk on both sides of Stagecoach from 7th Avenue to Wagon Trail.
62. Construct traffic calming devices on Stagecoach, Blue Sage and Eagle Peak, which may include roundabouts, chicanes and speed humps to the satisfaction of the County Engineer. Delay to emergency vehicles must be considered and therefore the traffic calming plan cannot rely solely on speed humps.

To: Washoe County Planning Commission
Re: TM05-011 and VA05-015
Date: June 28, 2005
Page: 33

63. Street names shall be reviewed and approved by the Regional Street Naming Coordinator.
64. Proposed landscaping and/or fencing along street rights-of-way and within median islands shall be designed to meet American Association of State Highway and Transportation Officials (AASHTO) sight distances and safety guidelines. No tree shall overhang the curb line of a street. The County Engineer shall determine compliance with this condition.
65. For any utilities placed in existing County streets, the streets shall be repaired to the satisfaction of the County Engineer. At a minimum, this will require full depth removal and replacement of asphalt for half the street width. Type II slurry seal is required for the entire street width. Full width street improvements may be required if the proposed utility location is too close to the centerline of the existing street.
66. Streetlights shall be constructed to Washoe County standards at locations to be determined at the final design stage. The County Engineer shall determine compliance with this condition.
67. AASHTO clear zones shall be determined for all streets adjacent to retaining walls or slopes steeper than 3:1. If a recoverable or traversable clear zone cannot be provided, an analysis to determine if barriers are warranted shall be submitted for approval. The County Engineer shall determine compliance with this condition.
68. All retaining walls that are adjacent to, provide support for or retain soil from the County right-of-way shall be constructed of reinforced masonry block or reinforced concrete and designed by an engineer licensed in the State of Nevada. The County Engineer shall determine compliance with this condition.
69. No retaining walls shall be located within a plowed snow storage easement. The County Engineer shall determine compliance with this condition.

REGIONAL TRANSPORTATION COMMISSION CONDITIONS

70. The applicant shall dedicate sufficient right-of-way through the subject property for construction of the West Sun Valley Arterial as indicated by the alignment study completed by Lumos and Associates. The applicant shall provide the County Engineer with documentation from the Regional Transportation Commission indicating compliance with this condition prior to approval of any final map.

To: Washoe County Planning Commission
Re: TM05-011 and VA05-015
Date: June 28, 2005
Page: 34

71. The applicant shall construct a left-turn pocket with 150 feet of storage on the east approach to the project and a right-turn deceleration lane on the west approach. Compliance with this condition shall be determined by the County Engineer.
72. The applicant shall dedicate right-of-way if necessary and shall construct a concrete pad, adjacent to the project on West Seventh Avenue to provide access to future Citifare transit service. Compliance with this condition shall be determined by the County Engineer.

FIRE SAFETY

Compliance with the following conditions shall be determined by the Reno Fire Department, prior to the approval of a final map.

73. The secondary access is required to meet all of for a permanent all weather access road (paved). See the Reno Fire Department Policy section UFC-P902.2
74. The gated secondary fire department access shall meet all of the requirements listed in the Reno Fire Department Policy. Please see UFC-P902.2.4.
75. Fire hydrants shall be installed per Reno Fire Department Policy Section UFC-P903.4.
76. The minimum fire flow for the hydrants shall be 1500 gpm for 20 minutes per the Reno Fire Department Policy table 9-A.
77. Fire Fuel Breaks meeting the approval of the Reno Fire Department shall be provided and maintained.

AIRPORT AUTHORITY CONDITIONS

78. The property owner(s) shall grant an Avigation Easement to, and acceptable to the Airport Authority of Washoe County over the entire property. The property owner(s) shall provide the Department of Community Development with appropriate documentation indicating that the Avigation Easement has been granted and accepted by the Airport Authority of Washoe County, prior to the issuance of any master building permits.
79. The noise disclosure included in the CC&R's shall be attached to any final map submitted for approval. Compliance with this condition shall be determined by the Airport Authority of Washoe County.
80. The applicant(s) and/or property owner(s) shall provide a list, verified by a qualified acoustical consultant, of construction methods to be utilized for noise attenuation to a maximum interior level of 45dBA Ldn prior to the issuance of

To: Washoe County Planning Commission
Re: TM05-011 and VA05-015
Date: June 28, 2005
Page: 35

any master building permits. Compliance with this condition shall be determined by the Airport Authority of Washoe County.

VECTOR CONTROL CONDITIONS

81. Any common areas with turf grass shall be equipped with mechanisms for avoidance of drift and over spray caused by wind, such as wind-activated sensor shut offs and sprinkler heads provided with low angle nozzles. The District Health Department, Vector Control program shall determine compliance with this condition.
82. Rockery retaining walls shall be designed and constructed to District Health Department, Vector Control Program standards. The District Health Department, Vector Control program shall determine compliance with this condition.
83. Decomposed granite paths and trails within the development shall have no obstacles placed within one foot of either side of the walkway. The District Health Department, Vector Control program shall determine compliance with this condition.
84. All detention basins within this project shall be designed with a one-foot deep, two- to three-foot wide low flow channel. The channel shall be lined with four- to six-inch cobble. A permeable geotextile weed barrier shall be installed under the cobble. The channel shall connect inlet to outlet pipes. All urban nuisance flows shall be contained within the channel. Revegetation and ornamental landscaping shall not be planted within one foot on either side of the channel, and vegetation shall not be allowed to grow along the edge of the channel. The District Health Department, Vector Control program shall determine compliance with this condition.

To: Washoe County Planning Commission
Re: TM05-011 and VA05-015
Date: June 28, 2005
Page: 36

**CONDITIONS OF APPROVAL FOR
VARIANCE CASE NO. VA05-015
LaDera Ranch
(As recommended by Department of Community Development
and attached to Staff Report dated June 28, 2005)**

*****IMPORTANT—PLEASE READ*****

FOR THE PURPOSES OF CONDITIONS IMPOSED BY WASHOE COUNTY, “MAY” IS PERMISSIVE AND “SHALL” OR “MUST” IS MANDATORY.

GENERAL CONDITIONS

UNLESS OTHERWISE SPECIFIED, ALL CONDITIONS MUST BE MET OR FINANCIAL ASSURANCES MUST BE PROVIDED TO SATISFY THE CONDITIONS PRIOR TO SUBMITTAL FOR A BUILDING PERMIT. THE AGENCY RESPONSIBLE FOR DETERMINING COMPLIANCE WITH A SPECIFIC CONDITION SHALL DETERMINE WHETHER THE CONDITION MUST BE FULLY COMPLETED OR WHETHER THE APPLICANT SHALL BE OFFERED THE OPTION OF PROVIDING FINANCIAL ASSURANCES. ALL AGREEMENTS, EASEMENTS, OR OTHER DOCUMENTATION REQUIRED BY THESE CONDITIONS SHALL HAVE A COPY FILED WITH THE COUNTY ENGINEER AND THE DEPARTMENT OF COMMUNITY DEVELOPMENT.

COMPLIANCE WITH THE CONDITIONS OF THIS VARIANCE IS THE RESPONSIBILITY OF THE APPLICANT, AND ALL OWNERS, ASSIGNEES, AND OCCUPANTS OF THE PROPERTY AND THEIR SUCCESSORS IN INTEREST. FAILURE TO COMPLY WITH ANY CONDITIONS IMPOSED IN THE ISSUANCE OF THE VARIANCE MAY RESULT IN THE INSTITUTION OF REVOCATION PROCEDURES.

ANY OPERATIONAL CONDITIONS IMPOSED BY TO THIS VARIANCE APPROVAL ARE SUBJECT TO REVIEW BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT PRIOR TO THE ANNUAL RENEWAL OF A BUSINESS LICENSE. FAILURE TO COMPLY WITH THE CONDITIONS MAY RESULT IN WITHHOLDING RENEWAL OF THE BUSINESS LICENSE UNTIL THE DEPARTMENT OF COMMUNITY DEVELOPMENT HAS DETERMINED COMPLIANCE HAS BEEN ACHIEVED.

ALL CONDITIONS LISTED WITHIN THIS APPROVAL MUST BE SATISFIED TO EFFECTUATE THIS VARIANCE APPROVAL. THE PROPERTY OWNER AND/OR APPLICANT ARE RESPONSIBLE FOR COMPLYING WITH ALL

To: Washoe County Planning Commission
Re: TM05-011 and VA05-015
Date: June 28, 2005
Page: 37

RELEVANT RULES, REGULATIONS, DEVELOPMENT STANDARDS, POLICIES AND PROCEDURES OF WASHOE COUNTY. WASHOE COUNTY RETAINS THE RIGHT TO ENFORCE ALL APPLICABLE ORDINANCES THAT ARE NOT WAIVED OR VARIED BY THE APPROVAL OF THIS APPLICATION.

WASHOE COUNTY RESERVES THE RIGHT TO REVIEW AND REVISE THE CONDITIONS OF THIS APPROVAL SHOULD IT DETERMINE THAT A SUBSEQUENT LICENSE OR PERMIT ISSUED BY WASHOE COUNTY VIOLATES THE INTENT OF THIS APPROVAL.

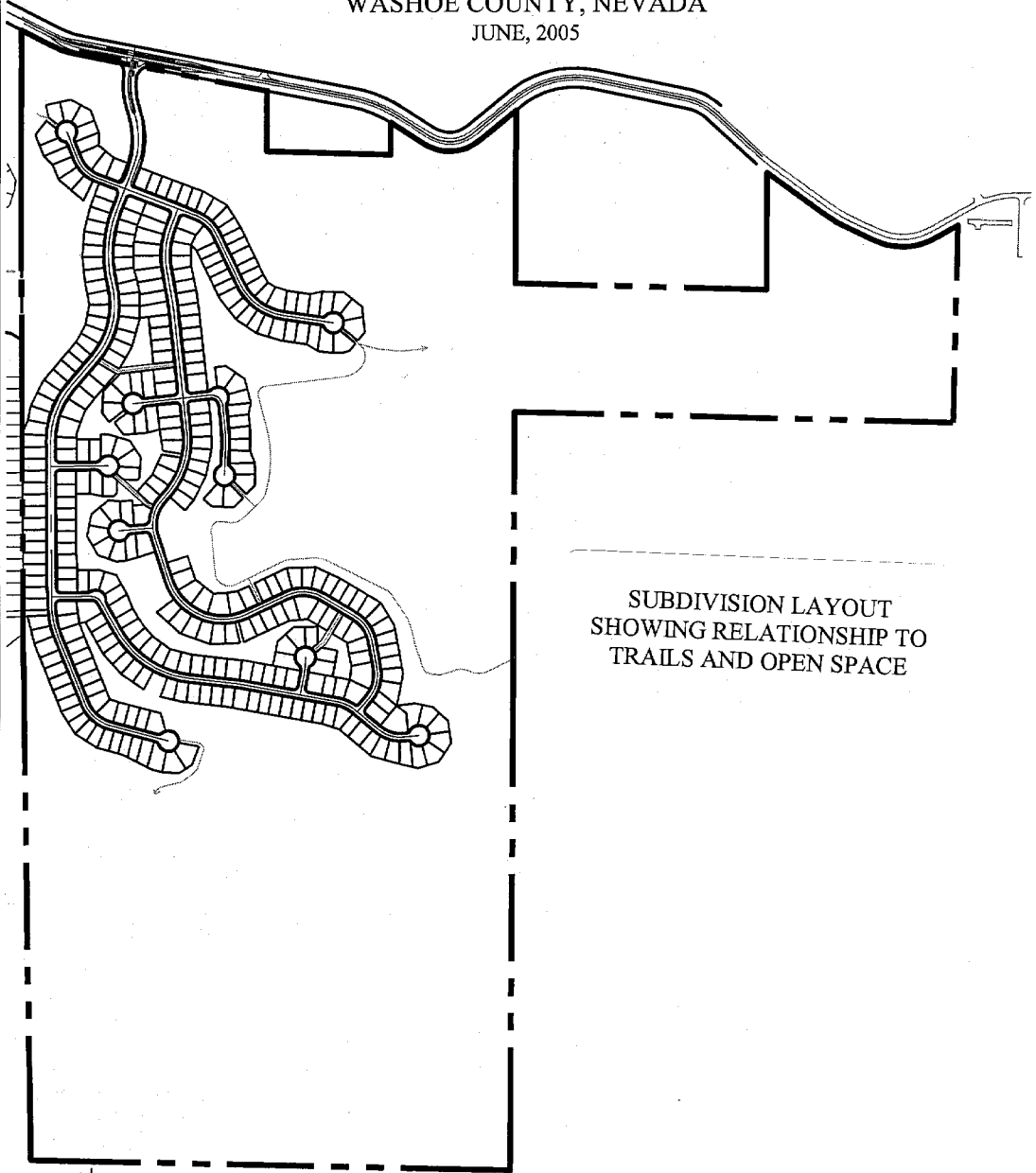
SPECIFIC CONDITIONS FOR VARIANCE CASE NO. VA05-015

1. The applicant shall obtain building permits for all retaining walls in accordance with the timing of the associated tentative map.
2. The applicant shall demonstrate conformance with the plans approved as part of this variance. Modification to the site plan may require amendment to and reprocessing of the variance. The Department of Community Development shall determine compliance with this condition.
3. Retaining walls shall not exceed eight feet in height. A landscaped area of not less than six feet in width shall be provided between each series of retaining walls. Compliance with this condition shall be determined by the Department of Community Development.
4. All retaining walls and all cuts into stable rock material that do not require stabilization by means of retaining walls shall be treated with "Permeon" simulated desert varnish or an equivalent rock stain product to ensure that all newly exposed rock surfaces and all rockery walls match the color of the surrounding hillside as closely as practicable. Compliance with this condition shall be determined by the Department of Community Development prior to the final inspection of the grading and rockery walls by the Department of Building and Safety.
5. A copy of the Final Order and approved site plan for the variance shall be attached to all building and grading permit applications issued by Washoe County. Building and grading plans will not be reviewed unless the Final Order and site plan are attached.

SILVERSTAR COMMUNITIES LADERA RANCH

WASHOE COUNTY, NEVADA

JUNE, 2005



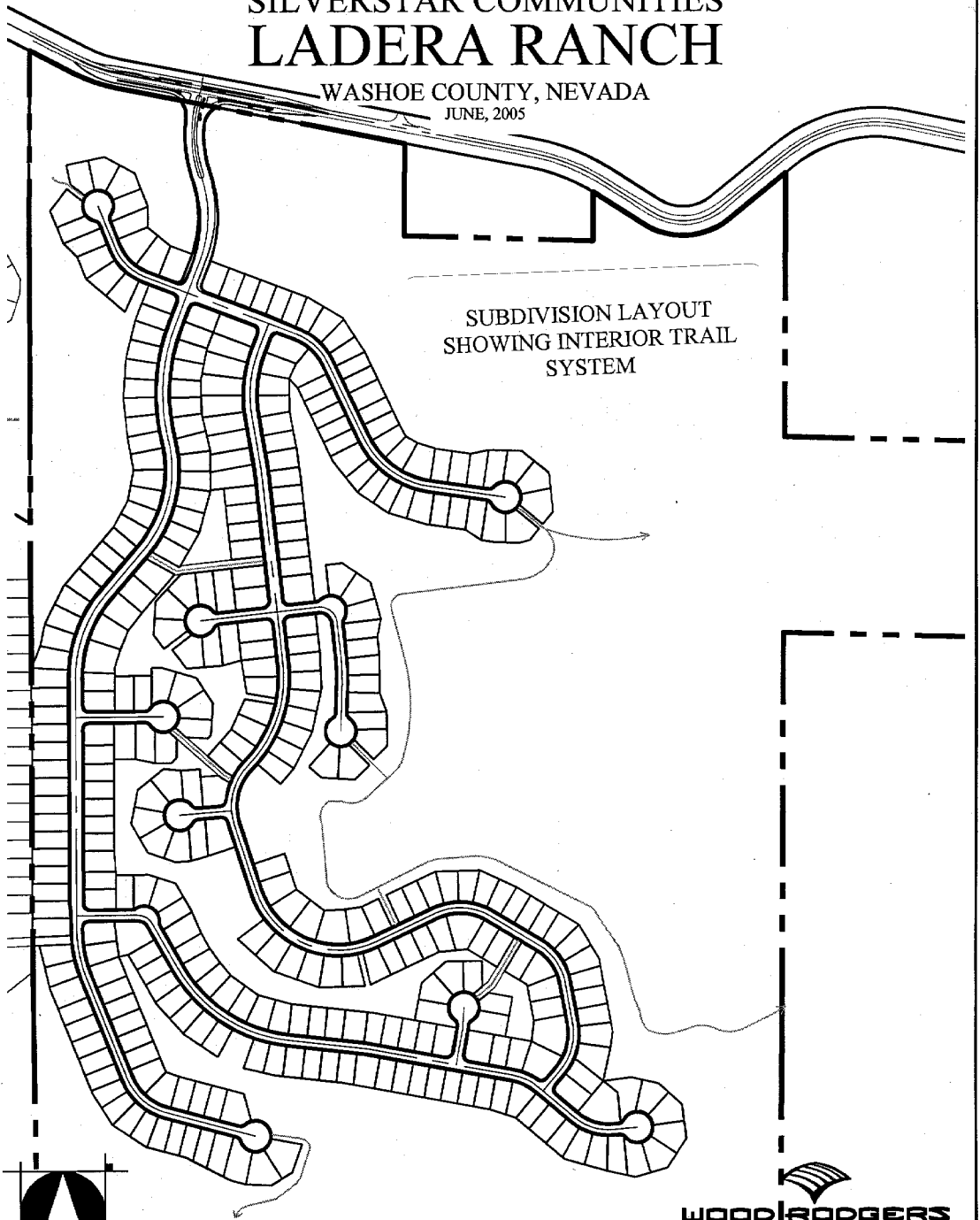
SUBDIVISION LAYOUT
SHOWING RELATIONSHIP TO
TRAILS AND OPEN SPACE



SILVERSTAR COMMUNITIES LADERA RANCH

WASHOE COUNTY, NEVADA
JUNE, 2005

SUBDIVISION LAYOUT
SHOWING INTERIOR TRAIL
SYSTEM



WOOD RODGERS
ENGINEERING ARCHITECTURE SURVEYING
6774 South McCullough Blvd., Reno, NV 89509
775.833.4088
775.833.4088
WAC-21-0003
EXHIBIT C

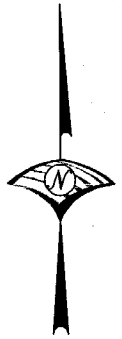
PRELIMINARY INTERSECTION LAYOUT

LADERA RANCH

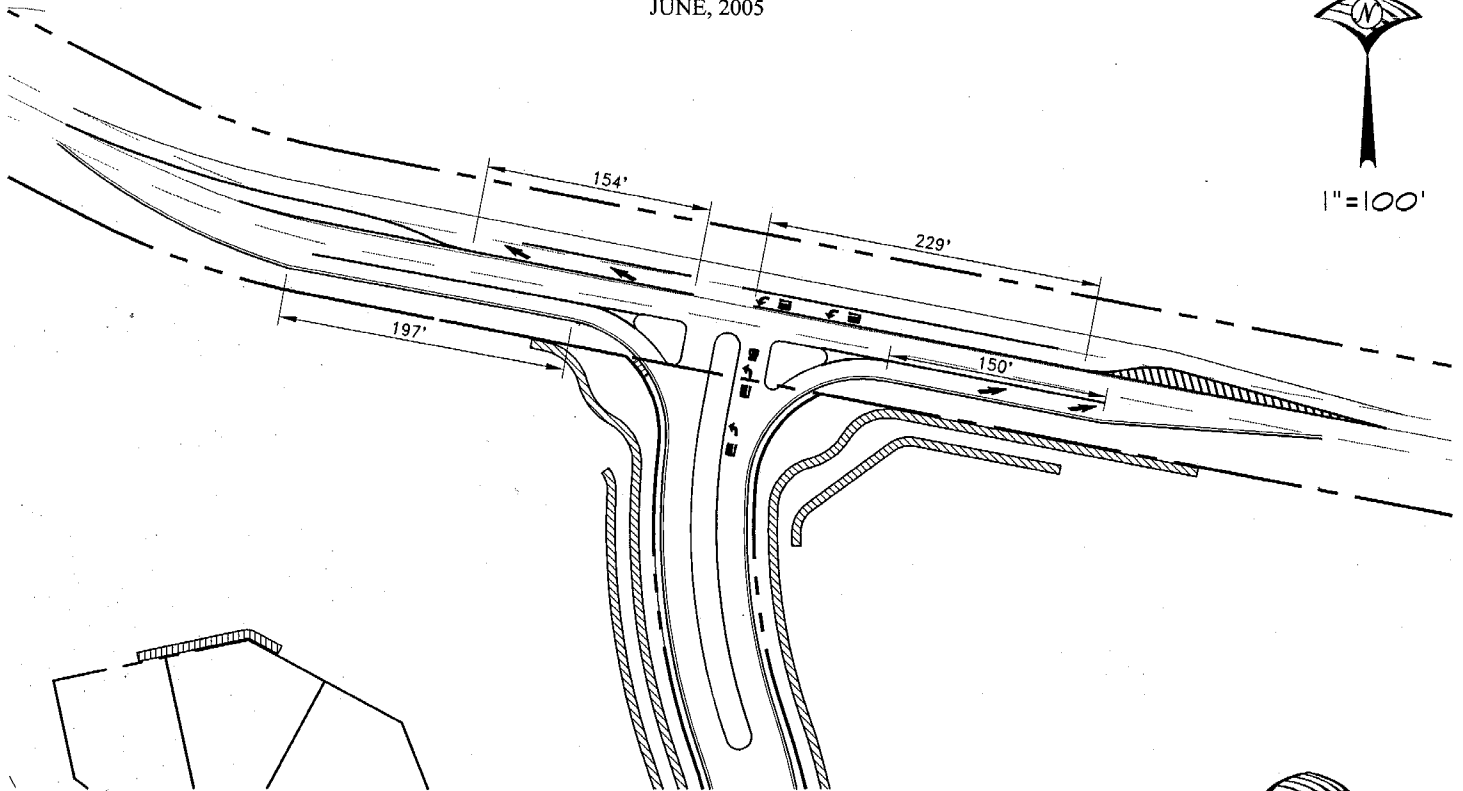
SILVERSTAR COMMUNITIES

WASHOE COUNTY, NEVADA

JUNE, 2005



1" = 100'



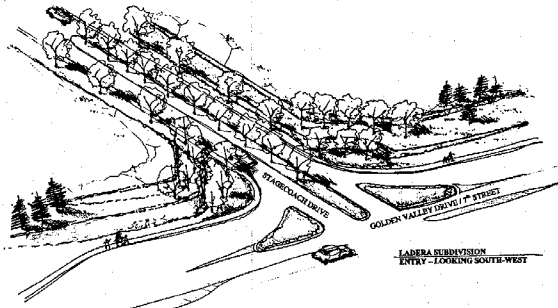
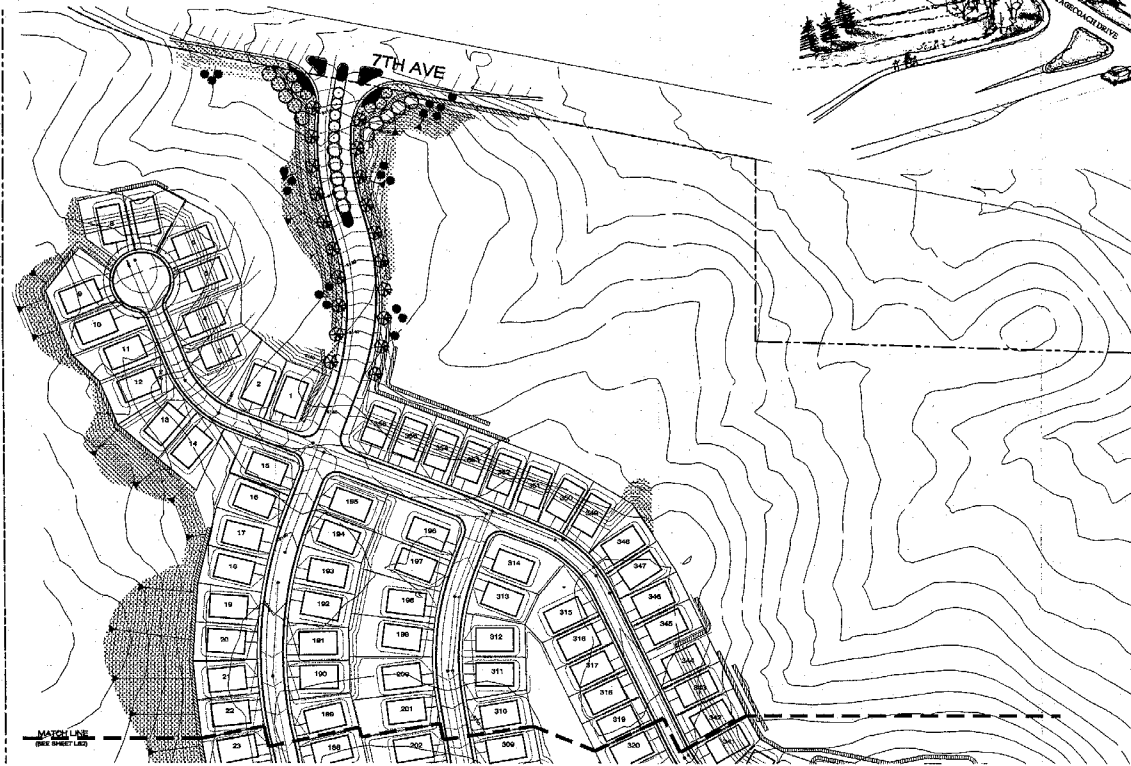
WOODRUFF & ROGERS
ENGINEERING ARCHITECT PLANNING SURVEYING
8774 South McCarran Blvd., Suite 750, Reno, NV 89503
775.783.4068

EXHIBIT C

TENTATIVE MAP LADERA RANCH

RENO, NEVADA
MAY, 2005

GRADING / LAYOUT



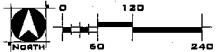
PLANT LEGEND

Notes: Plant quantities, grades and elevations, subject to change and the development of a complete site plan. Plant quantities are approximate. The quantities shown are for the entire site.

SYMBOL	DESCRIPTION	QUANTITY
○	DICHLIDIOUS SHADE TREE (80% 8" CAL. & 80% 1" CAL.)	8 +/-
○	FLOWERING ORNAMENTAL TREE (80% 8" CAL. & 80% 1" CAL.)	20 +/-
●	EVERGREEN TREE (Minimum 6' Height)	8 +/-
●	MIXED SHRUB BED (80% - 8" Cal., 40% - 1 Cal.)	630 +/-
■	TURF GRASS	
■	TRANSFORMATION OTHER PLANT	

GENERAL NOTES

- 1) ALL PLANTING AND IRRIGATION SHALL BE INSTALLED PER LOCAL GOVERNING AGENCIES.
- 2) SMALL PLANT AND SHRUBS AND LAYOUT SHALL BE BASED ON BUREAU OF AGRICULTURAL MECHANICS USE GUIDE TO LANDSCAPE DESIGN, 1997. ALL PLANTING SHALL BE INSTALLED PER THE SPECIFICATIONS AND DETAILS OF THE LANSPECIFICATIONS MANUAL, 1997. ALL PLANTING SHALL BE INSTALLED PER THE SPECIFICATIONS AND DETAILS OF THE LANSPECIFICATIONS MANUAL, 1997.
- 3) ALL SHRUBS SHALL BE 20% TO 30% HIGHER THAN OTHER VEG. HEIGHTS.
- 4) ALL PLANTING SHALL BE INSTALLED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING PLANTS AND TREES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING PLANTS AND TREES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING PLANTS AND TREES.



HANSEN LANDSCAPE ARCHITECTS, INC.
10000 S. MOORE AVENUE, SUITE 100
RENO, NEVADA 89502
TEL: 775-823-4068
FAX: 775-823-4068
WWW.HANSENLA.COM

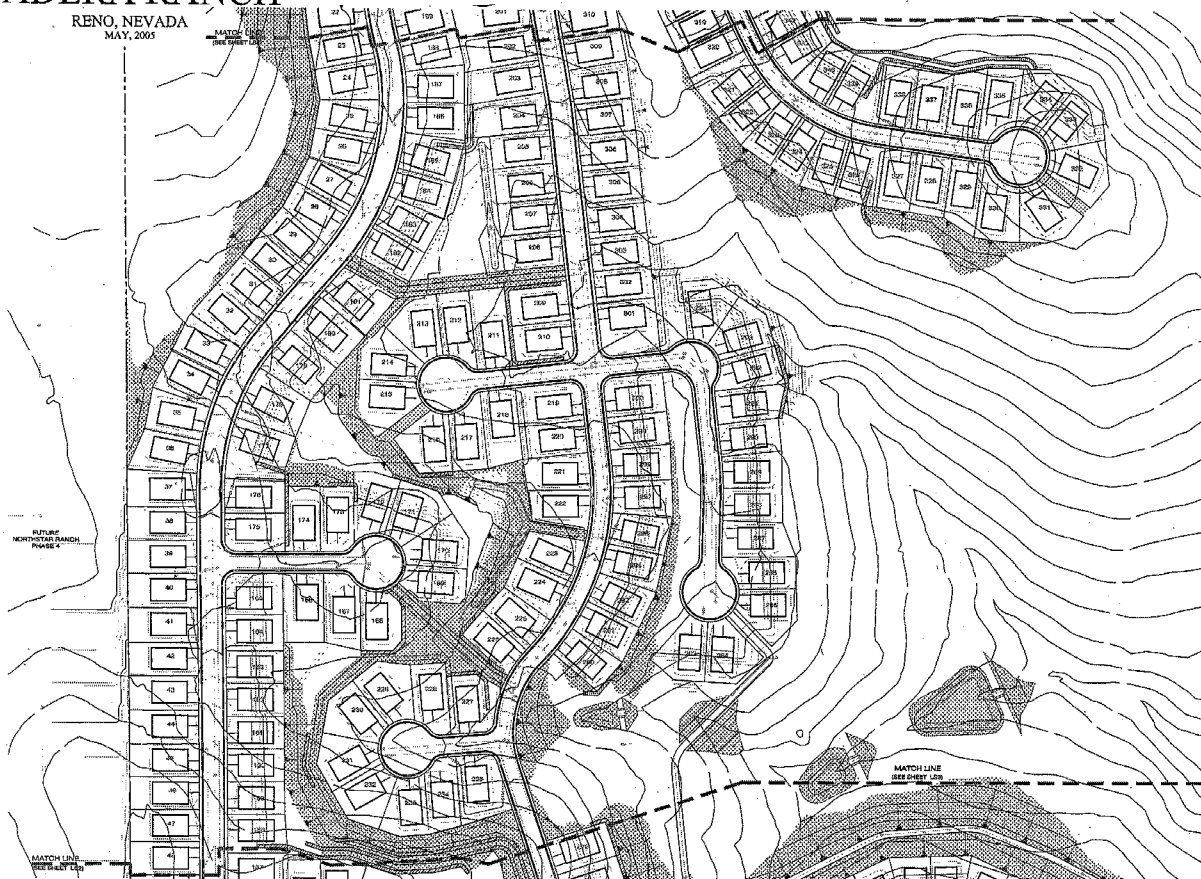
WAC21-0003
EXHIBIT C

WOOD ROGERS
ENGINEERING • PLANNING • SURVEYING
6774 South McCarran Blvd. Tel: 775-823-4068
Reno, NV 89509 Fax: 775-823-4068

TENTATIVE MAP LADERA RANCH

RENO, NEVADA
MAY, 2003

GRADING / LAYOUT



PLANT LEGEND

Note: Plant quantities indicated are approximate, subject to on-site verification, determination of soil conditions and availability of plants. Plant quantities are approximate and may vary from those shown on the final construction documents.

SYMBOL	DESCRIPTION	QUANTITY
○	DESIGNUAR INLAND TREE (60% 2" CAL. & 60% 1" CAL.)	9 +/-
○	FLOWERING ORNAMENTAL TREE (60% 2" CAL. & 60% 1" CAL.)	20 +/-
○	EVERGREEN TREE (Minimum 8' Height)	9 +/-
○	MIXED SHRUB BED (50% - 8" CAL. 50% - 1" CAL.)	650 +/-
○	TURF GRASS	
○	REVEGETATION SEED BLEND	

GENERAL NOTES

- 1) ALL PLANTING AND PROTECTION SHALL BE INSTALLED PER LOCAL GOVERNMENT CODES.
- 2) THIS PLAN AND PROTECTION AND LAYOUT WILL BE BASED ON RECORD SURVEY DATA. CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL SURVEY DATA AND RECORDS. ALL TREE PLANT SIZE AND QUALITY AT TIME OF PLANTING SHALL BE AS PER TREE SPECIFICATIONS FOR CURRENT SPECIES AND TYPE.
- 3) ALL SHRUB BEDS SHALL PROVIDE A 6" DEPTH ROCK MULCH OVER VEGE BARRIER FABRIC.
- 4) ALL LANDSCAPING WILL BE AUTOMATICALLY PROVIDED. TURF GRASS WILL BE PROVIDED UNDER THE MULCH. RECORD SURVEY DATA SHALL BE PROVIDED TO THE CONTRACTOR FOR EACH SPECIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND SHRUBS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND SHRUBS AS REQUIRED FOR THIS PROJECT.



HANSEN LANDSCAPE ARCHITECTS, INC.
2774 South Jackson Blvd., Reno, NV 89509

PROJECT NO. 03-001
DATE: MAY 2003
SCALE: AS SHOWN
DRAWN BY: J. HANSEN
CHECKED BY: J. HANSEN
DATE: MAY 2003

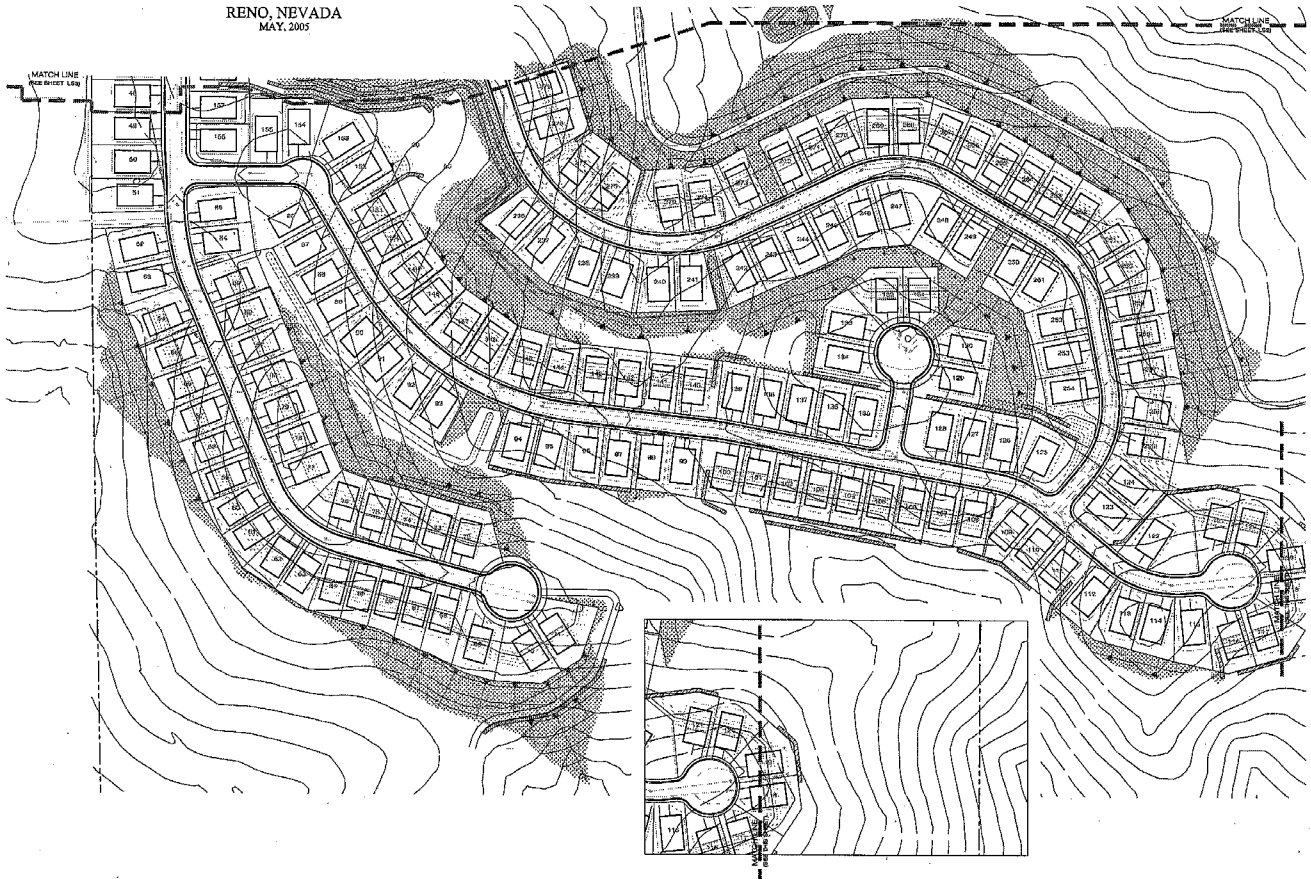
WAC21-0003

EXHIBITORS
2774 South Jackson Blvd., Reno, NV 89509
Reno, NV 89509 Fax 770.823.4056

TENTATIVE MAP LADERA RANCH

RENO, NEVADA
MAY, 2009

GRADING / LAYOUT



PLANT LEGEND

These plants are intended for residential use only. It is the responsibility of the client to verify the availability of the plants in the area of the project. Plant quantities are based on the site plan and are subject to change.

SYMBOL	DESCRIPTION	QUANTITY
○	DECIDUOUS SHADE TREE (60K 1" CAL. & 80K 1" CAL.)	8 +/-
○	FLOWERING ORNAMENTAL TREE (60K 2" CAL. & 80K 1" CAL.)	20 +/-
●	EVERGREEN TREE (40K 10" & 50K 12")	8 +/-
●	MIXED SHRUB BED (60K - 8 GAL., 40K - 1 Gal.)	830 +/-
■	TURF GRASS	
■	REVEGETATION SEED BED	

1. ALL PLANTING AND IRRIGATION SHALL BE INSTALLED PER LOCAL ORDINANCE

2. FINAL PLANT SELECTION AND LAYOUT SHALL BE BASED ON SOILS AND LOCAL BOTANICAL INFORMATION. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. PLANTING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

3. ALL BRICKS SHALL BE REDDISH OR BROWN POOL LAUNCH OVER VIEW BARREN

4. ALL LANDSCAPE SHALL BE AUTOMATICALLY IRRIGATED. TURF GRASS WILL BE IRRIGATED BY A SEPARATE SYSTEM. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE IRRIGATION SYSTEM SHALL BE BASED ON A PROPOSED IRRIGATION SYSTEM DESIGN WHICH WILL BE PROVIDED BY THE CONTRACTOR AT HIS OWN RISK AND COST.

WAC21 LANDSCAPE ARCHITECTS, INC.
Full Member, American Society of Landscape Architects

774 South McDermott Blvd., Reno, NV 89502
Tel: 775.853.4098
Fax: 775.853.4098

WAC21.003

EXHIBIT C

774 South McDermott Blvd., Reno, NV 89502

Tel: 775.853.4098 Fax: 775.853.4098

SUN VALLEY CITIZEN ADVISORY BOARD



MEMORANDUM

TO: Roger Pelham, Staff Representative
FROM: Alayne Everett, Recording Secretary
DATE: June 13, 2005
RE: Tentative Map TM05-011 and Variance Case VA05-015 Ladera Ranch

The following is a portion of the draft minutes of the Sun Valley Citizen Advisory Board held June 11, 2005.

Tentative Subdivision Map TM05-011 (LADERA RANCH) – R. David Snelgrove, AICP, Wood Rodgers, Inc., presented the request to develop a 356-lot, single-family residential, common open space subdivision with lots ranging in size from 5,719 to 14,683 square feet, with an average lot size of 7,469 square feet; **AND Variance Case VA05-015 (LADERA RANCH)** – To increase the maximum allowable height of rockery retaining walls from six feet to not more than eight feet to facilitate less surface disturbance associated with the development of the Ladera Ranch residential subdivision. The project includes a total of six parcels. The subject parcels are contiguous to each other and located to the south of Golden Valley Road/West Seventh Avenue, approximately one mile west of the intersection of West Seventh Avenue and Sun Valley Boulevard and approximately one mile east of the intersection of Golden Valley Road and Spearhead Way. The parcels total approximately 376 acres and have mixed land use designations including High Density Rural (HDR, ±61.33 acres), Low Density Suburban (LDS, ±135.3 acres), Medium Density Suburban (MDS, ±94.15 acres) and Open Space (OS, ±85.3 acres). Roger Pelham, Staff Representative was available to address policy and code questions. Representatives of Silver Star Development were available to address questions and concerns. Cary Chisholm, Wood Rodgers discussed the plans to increase line of sight at the intersection of 7th Avenue and the development and acceleration and deceleration lanes. **MOTION:** Charles Woodland moved to recommend approval of TM05-011 Ladera Ranch as presented and to request that negative traffic impacts to 7th Avenue and Sun Valley Blvd. be mitigated, that the pedestrian trail be kept off of 7th Avenue and that all of the comments and concerns be considered during the application and approval process. Frances Short seconded the motion. The motion carried. **MOTION:** Jeffrey Miller moved to recommend approval of VA05-015 Ladera Ranch as presented. Charles Woodland seconded the motion. The motion carried.

Comments and Concerns

- In response to questions raised, Mr. Snelgrove stated that the average lot size is over 7,000 square feet. It is anticipated that the housing would be more affordable price range.
- Concerns were raised regarding the traffic impacts from vehicles egress from the development onto 7th Avenue. Mr. Snelgrove stated that RTC and Washoe County are reviewing the traffic issues.
- Strong opposition was stated to any increase to vehicle traffic onto Sun Valley Blvd. and recommended that the CAB reject this project for the benefit of the community. Mr. Snelgrove stated that roadway improvements are not made until population and traffic impacts require improvements. The project will generate regional roadway impact fees to help with the roadway improvements.
- John Jackson stated that Washoe County and NDOT has been asked to address the traffic impacts on the fast track.
- Support was stated for the designs that Wood Rodgers has presented to help mitigate the negative traffic impacts.
- In response to questions raised, Mr. Snelgrove discussed the retaining walls. Roger Pelham reviewed the Washoe County standards for rockery walls.
- The applicant was asked to notify the community prior to any blasting during the construction period.
- In response to questions raised, Mr. Chisholm stated that they have swapped that trails system and open space for a park.
- Strong support was stated for keeping pedestrian traffic off of 7th Avenue and onto the trail.
- In response to questions raised, Mr. Chisholm discussed the benefits of the rockery walls' construction.
- John Jackson commented that the applicant has addressed the concerns raised and that this is a job well done.

c: Bonnie Weber, Commissioner
John Jackson, Chair.
Bob Webb, Planning Manager
Karena K. Miller, Outreach Coordinator

WAC21-0003
EXHIBIT C



DISTRICT HEALTH DEPARTMENT

DATE: May 24, 2005
TO: Trevor Lloyd, Planner
Washoe County Community Development
FROM: Bryan Tyre, PE
SUBJECT: **Ladera Ranch**
TM05-011, Tentative Map
VA05-015, Variance
E2004-044

RECEIVED
MAY 26 2005
WASHOE COUNTY
COMMUNITY DEVELOPMENT

Dear Mr. Lloyd:

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

1. Construction plans for the development must be submitted to this Division for approval. The construction drawings must conform to the State of Nevada Regulations Concerning Review of Plans for Subdivisions, Condominiums and Planned Unit Developments, and any applicable requirements of the District Health Department.
2. Prior to approval of each final map, the applicant shall submit a final map fee.
3. A completed dust control plan must be submitted to this Department for review and approval prior to the issuance of a building permit. This plan must be in conformance with Washoe County District Board of Health Regulations Governing Air Quality Management, Section 040.030.
4. All land disturbing activities during construction phases, such as, but not limited to, grading, excavation, cut and fill, etc., must be done with effective dust control measures consistent with Washoe County District Board of Health Regulations Governing Air Quality Management, Section 040.030. Disturbances greater than 1 acre in size must obtain an approved dust control plan prior to beginning work.
5. Any storm drainage from this site must have pretreatment for petrochemicals and silts.

Trevor Lloyd, Planner

Ladera Ranch

May 24, 2005

Page 2

6. A Water System Facility Plan must be submitted to the District Health Department prior to approval of the first final map. The Water System Facility Plan must be prepared by the water purveyor and include the network hydraulic analysis, service area and pressure zone boundaries, facilities necessary to serve developments within these boundaries, and the location and timing of the necessary facility improvements. The Water System Facility Plan must be in compliance with NAC 445A.65505 through 445A.6731 and approved by the District Health Department prior to review of any final map for the proposed subdivision. The appropriate plan review fee will also be required.
7. Before final approval will be considered, a "Commitment for Water Service" letter from the water purveyor committing adequate water service to this proposal must be submitted to the Washoe County District Health Department.
8. A letter of approval must be submitted from the Division of Water Resources for this proposal.
9. A letter from Sun Valley GID committing sewer service to this proposal must be submitted. This letter shall indicate that the treatment facility will not be brought beyond its permitted capacity by this service.
10. The Nevada Division of Environmental Protection must submit a letter to the Health Department certifying their approval of the final map.
11. Prior to approval of a final map for the referenced proposal, the design engineer shall submit to the satisfaction of the District Health Department a plan for periodic inspection of the construction of the systems for water supply and community sewerage. The design engineer shall, pursuant to the approved inspection plan, periodically certify in writing to the District Health Department that the improvements are being installed in accordance with the approved plans and recognized practices of the trade.

If you have any questions regarding the foregoing, please call me at 328-2430.

Sincerely,



Bryan W. Tyre, P.E.

Registered Engineer

Environmental Health Services

BWT:jc

Cc: Ladera Ranch 390 LLC
Wood Rodgers Inc, R.David Snelgrove
Darrin Price, Sun Valley GID

WAC21-0003
EXHIBIT C



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects

1001 EAST 9TH STREET
RENO, NEVADA 89512
PHONE (775) 328-3600
FAX (775) 328.3699

Date: May 17, 2021

To: Julee Olander, Planner

From: Walter West, P.E., Licensed Engineer

Re: **WAC21-0003 – Ladera Ranch Phase 1**
Amendment of Tentative Map TM-05-011
APNs: see APNs listed in application

GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Amendment of the tentative map/conditions case is to approve regrading of lots 7-9, 15, 31-38, 45-50, and 73-82 to eliminate walk-out basements and replace them with flat lots. The Engineering and Capital Projects Division recommends approval with the following comments and conditions of approval which supplement applicable County Code and are based upon our review of the site and the application prepared by KLS Planning and Design for D.R. Horton, Inc. The County Engineer shall determine compliance with the following conditions of approval.

For questions related to sections below, please see the contact name provided.

GENERAL CONDITIONS

Contact Information: Walter West, P.E. (775) 328-2310

1. A complete set of revised grading plans shall be submitted to Washoe County Engineering and Capital Projects as a revision to the approved subdivision construction drawings for review and approval.
2. The developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit and submit a copy to the Engineering Division prior to issuance of a grading permit.
3. The applicant shall complete and submit the Construction Permit Submittal Checklist, the Performance Standards Compliance Checklist, and pay the construction stormwater inspection fee prior to approval of a grading/building permit.
4. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
5. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Specifications for revegetation procedure and seed mix shall be prepared by a licensed landscape architect.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Information: Walter West, P.E. (775) 328-2310



INTEGRITY



EFFECTIVE
COMMUNICATION



QUALITY
PUBLIC SERVICE

WAC21-0003
EXHIBIT D

Subject: **WAC21-0003 – Ladera Ranch Phase 1**
Date: May 17, 2021
Page: 2

1. A revised/updated drainage report or letter shall be prepared by a licensed engineer to demonstrate the proposed grading revisions will not substantially modify the hydrology design parameters such as contributing basin areas that were used to design the storm drainage infrastructure.

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitchell Fink (775) 328-2050

No comments or conditions

UTILITIES (County Code 422 & Sewer Ordinance)

Contact Information: Tim Simpson, P.E. (775) 954-4648

No comments or conditions

From: [Rosa, Genine](#)
To: [Olander, Julee](#)
Cc: [Restori, Joshua](#)
Subject: Agency Review Memo I
Date: Monday, May 24, 2021 4:50:36 PM

Amendment of Conditions Case Number WAC21-0003 (Ladera Ranch)

Dust Control Permit will be required prior to breaking ground, failure to do so may result in enforcement action resulting in a Notice of Violation with associated fines. For Dust Control Permit questions call AQMD at 775-784-7200 or visit www.OurCleanAir.com.

Link to application: [Dust Control Permit Application](#)

Genine Rosa

Environmental Engineer II | Air Quality Management Division | Washoe County Health District
grosa@washoecounty.us | O: (775) 784-7204 | C: (775) 420-9185 | 1001 E. Ninth St., Bldg. B, Reno, NV 89512

*My schedule is 4 x 10's M-Th 7-5:30 off on Fridays.

www.OurCleanAir.com



From: [Hunter, Julie D.](#)
To: [Olander, Julee](#)
Cc: [Lawson, Jacqueline](#)
Subject: Amendment of Conditions Case Number WAC21-0003 (Ladera Ranch)
Date: Tuesday, May 25, 2021 9:30:54 AM
Attachments: [image001.png](#)

Good morning,

The EMS Oversight Program has reviewed Case Number WAC21-0003 (Ladera Ranch), and does not currently have any questions, comments, or concerns regarding this permit.

Please let me know if you have any questions.

Thank you,
Julie

Julie D Hunter, M.S.

EMS Coordinator | Division of Epidemiology and Public Health Preparedness | Washoe County Health District
jdhunter@washoecounty.us | O: (775) 326-6043 C: (775) 343-2143 | 1001 E. Ninth St., Bldg. B, Reno, NV 89512



From: [Lemon, Brittany](#)
To: [Olander, Julee](#)
Cc: [Way, Dale](#); [Lee, Brett](#)
Subject: WAC21-0003 (Ladera Ranch)
Date: Friday, May 21, 2021 10:00:00 AM
Attachments: [image001.png](#)

Julee,

We have no specific comments on this request beyond adopted codes and amendments.

Thank you.

Brittany Lemon

Fire Prevention Specialist II | Truckee Meadows Fire & Rescue

blemon@tmfpd.us | Office: 775.326.6079 | Cell: 775.379.0584

3663 Barron Way, Reno, NV 89511



"Committed to excellence, service, and the protection of life and property in our community"

From: cmelton@svgid.com
To: [Olander, Julee](#)
Cc: [Jennifer Merritt](#)
Subject: Item #2 Amendment of conditions case number WAC21-0003 (Ladera Ranch)
Date: Wednesday, May 19, 2021 9:11:16 AM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Julie,
SVGID has no comments on this item.
Thanks,

Chris Melton
Public Works Director
Sun Valley General Improvement District
5000 Sun Valley Blvd.
Sun Valley, NV 89433
Phone: 775-673-2253
Fax: 775-673-7708
CMelton@svgid.com
Website: www.svgid.com

"The information contained in this e-mail is confidential and may be legally privileged. It is intended only for the use of the individual or entity named above. If you are not an intended recipient or if you have received this message in error, you are hereby notified that any dissemination, distribution, or copy of this e-mail is strictly prohibited. If you have received this e-mail in error, please immediately notify us by return e-mail or telephone if the sender's phone number is listed above, then promptly and permanently delete this message. Thank you for your cooperation and consideration."

From: [Nathan Gilbert](#)
To: [Olander, Julee](#)
Cc: [Jeffrey Borchardt](#)
Subject: Re: May Agency Review Memo 1
Date: Monday, May 24, 2021 10:31:00 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hi Julee,

Reno staff has no concerns with the proposed Ladera Ranch condition amendments.

On Mon, May 17, 2021 at 4:52 PM Jeffrey Borchardt <borchardtj@reno.gov> wrote:
Hey Guys, Can each of you look at the following County Cases to see if there are any impacts to the City?

Heather - #1 Silver Hills
Nate - #2 Ladera Ranch
Brook - #5 - Larson MPA

Comments are due on 5/28.

Thanks!



Jeff Borchardt, AICP, MURP - Planning Manager (him/his)

Community Development Department

e. borchardtj@reno.gov w. www.reno.gov
a. One East First Street, Reno NV 89501
o. 775.334.4267 | c. 775.447.0120

----- Forwarded message -----

From: **Kerfoot, Lacey** <LKerfoot@washoecounty.us>
Date: Mon, May 17, 2021 at 1:46 PM
Subject: May Agency Review Memo 1
To: borchardtj@reno.gov <borchardtj@reno.gov>
Cc: stockhama@reno.gov <stockhama@reno.gov>, fussa@reno.gov <fussa@reno.gov>, Emerson, Kathy <KEmerson@washoecounty.us>, McQuone, Alice <AMcQuone@washoecounty.us>

Good afternoon,

Please find the attached Agency Review Memo with cases received in May by Washoe County Community Services Department, Planning and Building Division.

You've been asked to review the applications for **Items 1, 2, 5**. The item descriptions and links to the applications are provided in the memo.

Please remember to send any agency review responses/comments directly to the Planner for the case, rather than replying to me.

Regards,



Lacey Kerfoot

Office Support Specialist | Community Services Department

LKerfoot@washoecounty.us | Office: 775-328-3606 | Fax: 775-328-6133

1001 E. 9th Street, Reno, NV 89512

Visit us first online: www.washoecounty.us/csd

For Planning call (775) 328-3600, Email: Planning@washoecounty.us



--

Nathan Gilbert, AICP, MCRP - Associate Planner

Community Development Department

e. gilbertn@reno.gov w. www.reno.gov
a. One East First Street, Reno NV 89501
o. 775.334.2698 |

**WAC21-0003
EXHIBIT D**

CONFIDENTIALITY NOTICE: This e-mail transmission, and any documents, files or previous e-mail messages attached to it may contain confidential information that is also legally privileged. If you are not the intended recipient, or a person responsible for delivering it to the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of any of the information contained in or attached to this transmission is prohibited. If you have received this transmission in error, please immediately notify the sender and immediately destroy the original transmission and its attachments without reading or saving in any manner. Thank you.



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

P.O. Box 11130
Reno, Nevada 89520-0027
Phone: (775) 328-3600
Fax: (775) 328-3699

May 19, 2021

TO: Julee Olander, Planner, CSD, Planning & Development Division
FROM: Vahid Behmaram, Water Rights & Water Resources Consultant, CSD
SUBJECT: Amendment of Conditions Case Number WAC21-0003 (Ladera Ranch).

Project description:

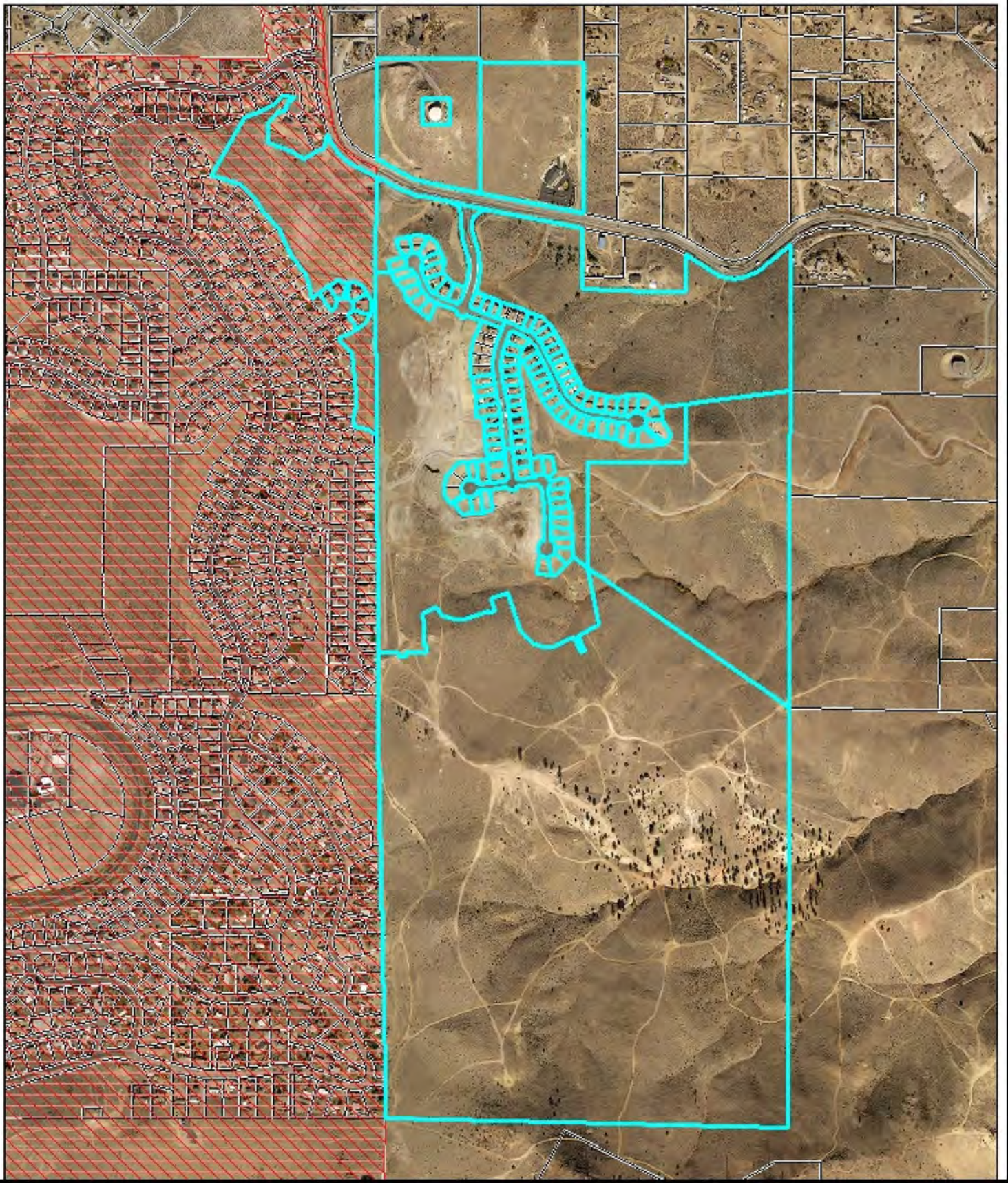
The applicant is proposing to approve an amendment of conditions for Ladera Ranch Case Number TM05-001, to remove 28 walk-out basement lots and replace with flat lots, located off Dream Catcher Drive.

Location: 28 parcels off Dream Catcher Drive

The Community Services Department (CSD) recommends approval of this project with the following Water Rights comments and/or conditions:

Conditions:

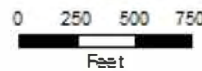
There are no conditions of approval as for water rights and water resources.



WAC21-0003 Ladera Ranch

Noticing Map- 500 feet

Source: Planning and Building Division



Date: 4/12/2021

Community Services
Department



WAC21-0003
1801 E Ninth St
Reno, Nevada 89515
EXHIBIT E

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name: Ladera Ranch Ph. 1			
Project Description: Regrading of remaining lots to eliminate walk-out basement lots and replace them with flat lots.			
Project Address: Dream Catcher Dr. Washoe County, NV 89433			
Project Area (acres or square feet): ±4.94 Acres			
Project Location (with point of reference to major cross streets AND area locator): South of Golden Valley Rd./W. 7th Ave. in Sun Valley			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
See attached sheet for APN's & Parcel Acreage			
Indicate any previous Washoe County approvals associated with this application: Case No.(s). TM05-011			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: D.R. Horton, Inc.		Name: KLS Planning & Design	
Address: 5190 Neil Rd. Suite 310		Address: 1 East 1st Street, Suite 1400	
Reno, NV	Zip: 89502	Reno, NV	Zip: 89501
Phone: 775-85-8423	Fax:	Phone: 775-857-7710	Fax: N/A
Email: THWarley@drhorton.com		Email: Johnk@klsdesigngroup.com	
Cell:	Other:	Cell: 775-857-7710	Other: N/A
Contact Person: Tom Warley		Contact Person: John Krmpotic, AICP	
Applicant/Developer:		Other Persons to be Contacted:	
Name: same as above		Name: Summit Engineering	
Address:		Address: 5405 Mae Anne Ave	
	Zip:	Reno, NV	Zip: 89523
Phone:	Fax:	Phone: 775-747-8550	Fax: 747-8559
Email:		Email: robert@summitnv.com	
Cell:	Other:	Cell: 775-787-4331	Other: N/A
Contact Person:		Contact Person: Robert Gelu	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: D.R Horton, Inc.

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

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, THOMAS H. WARLEY
(please print name)

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

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

Assessor Parcel Number(s): 502-711-08, 502-711-07, 502-711-08, 502-712-08, 502-722-37, 502-722-36, 502-722-35, 502-722-34, 502-722-33, 502-722-32, 502-722-31, 502-722-30, 502-722-23, 502-722-22, 502-722-21, 502-722-20, 502-722-19, 502-722-18, 502-732-10, 502-732-09, 502-732-08, 502-732-07, 502-732-06, 502-732-05, 502-732-04, 502-732-03, 502-732-02-502-732-01

Printed Name THOMAS H. WARLEY

Signed [Signature]

Address 590 Neil Rd, Suite 310

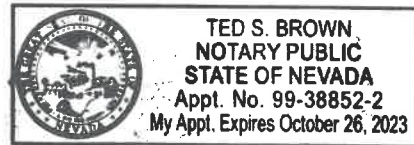
RENO, NV 89502

Subscribed and sworn to before me this 6th day of April, 2021.

(Notary Stamp)

[Signature]
Notary Public in and for said county and state

My commission expires: 10/26/23



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

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

CERTIFICATE OF ASSISTANT SECRETARY

The undersigned hereby certifies as follows:

1. She is a duly elected, qualified and acting Assistant Secretary of D. R. Horton, Inc. - NNV, a Delaware corporation (*the "Company"*), is familiar with the facts herein certified and is duly authorized to certify the same.
2. The following is a true, correct and complete copy of resolutions related to the subject matter as adopted by the Consent of Sole Director of the Company dated February 4, 2019 (*the "Resolutions"*). The Resolutions have not been amended, rescinded or modified and remain in full force and effect as of the date hereof.

Election of Vice President and Land Development Manager


RESOLVED, that Tom Warley is hereby elected to the office of Vice President of the Company (*the "Vice President"*) in the Company's Reno Division (*the "Division"*), to serve until the next annual meeting of directors of the Company and until his successor is duly elected and qualified or until his earlier death, resignation or removal.

RESOLVED FURTHER, that the Vice President is hereby authorized and empowered, in the Division and in the name and on behalf of (A) the Company, (B) any partnership of which the Company is a general partner, manager or agent, and (C) any limited liability company of which the Company is a member, manager or agent (*collectively, the "Entities"*), to execute and deliver maps, plats, permits, contracts, agreements and other documents and instruments for the subdivision, development and/or improvement of real property.

RESOLVED FURTHER, that the Vice President is hereby authorized on behalf of the Entities to sign, modify and terminate, from time to time as he deems it to be in the best interest of the Entities, all agency applications relating to development, construction contracts, purchase orders, consultant agreements, permits, engineering agreements and other similar or equivalent agreements or documents for the Division relating to the business of the Entities.

RESOLVED FURTHER, that the Vice President is hereby authorized on behalf of the Entities to sign, modify and terminate, from time to time as he deems it to be in the best interest of the Entities, various agreements and documents for the Division including, but not limited to, conditions, subcontract agreements, general contract agreements, bonds, improvement/development agreements and other similar or equivalent agreements or documents for the Division relating to the business of the Entities.

IN WITNESS WHEREOF, the undersigned has signed on the 11th day of February, 2019.



Ashley Dagley
Assistant Secretary

Amendment of Conditions Application Supplemental Information

(All required Information may be separately attached)

Required Information

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

Regrading of lots 7-9, 15, 31-38,45-50,73-82 to eliminate walk-out basement lots and replace them with flat lots. There are no conditions of approval that require walk-out basement lots. The existing grade outside of the rear property lines will not be disturbed.

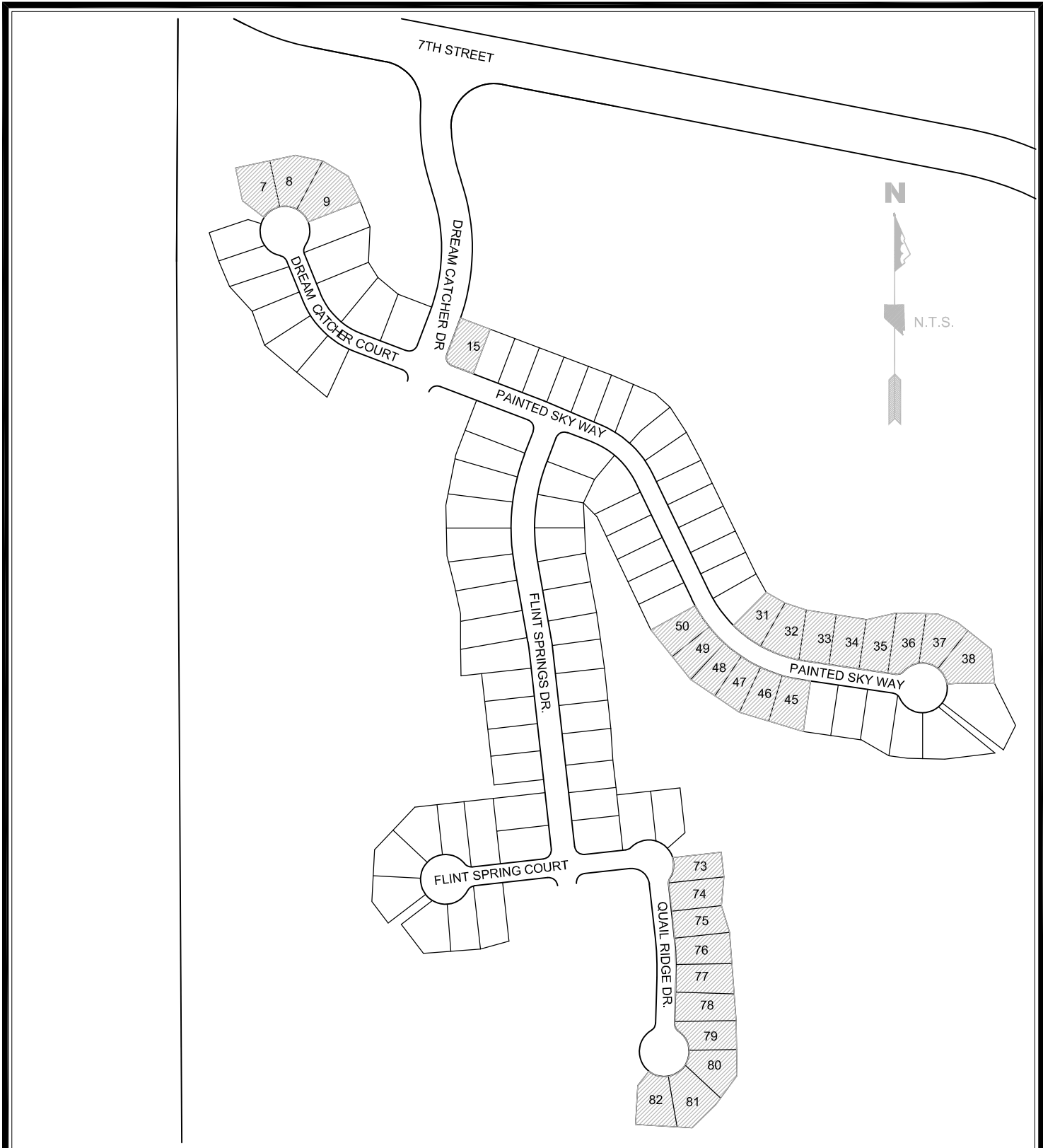
2. Describe any potential impacts to public health, safety, or welfare that could result from granting the amendment. Describe how the amendment affects the required findings as approved.

There are no potential impacts to public health, safety, or welfare that could result from the condition change. This change is driven by buyer preference and market preference for homes that do not include walk-out basements. The grading internal to the lot will change but existing grades outside of the boundary of each lot will remain the same. It will change the use of the rear yard area but that change is known to the home buyer and not a public good issue.



APN's and parcel acreage included in this project:

Assessor's Parcel No.(s):	Parcel Acreage	Assessor's Parcel No.(s):	Parcel Acreage
502-711-08	0.184	502-722-21	0.139
502-711-07	0.201	502-722-20	0.138
502-711-06	0.236	502-722-19	0.139
502-712-08	0.160	502-722-18	0.161
502-722-37	0.151	502-732-10	0.142
502-722-36	0.179	502-732-09	0.168
502-722-35	0.172	502-732-08	0.161
502-722-34	0.170	502-732-07	0.179
502-722-33	0.180	502-732-06	0.185
502-722-32	0.189	502-732-05	0.189
502-722-31	0.184	502-732-04	0.176
502-722-30	0.223	502-732-03	0.189
502-722-23	0.177	502-732-02	0.216
502-722-22	0.145	502-732-01	0.198



LADERA RANCH

SITE PLAN

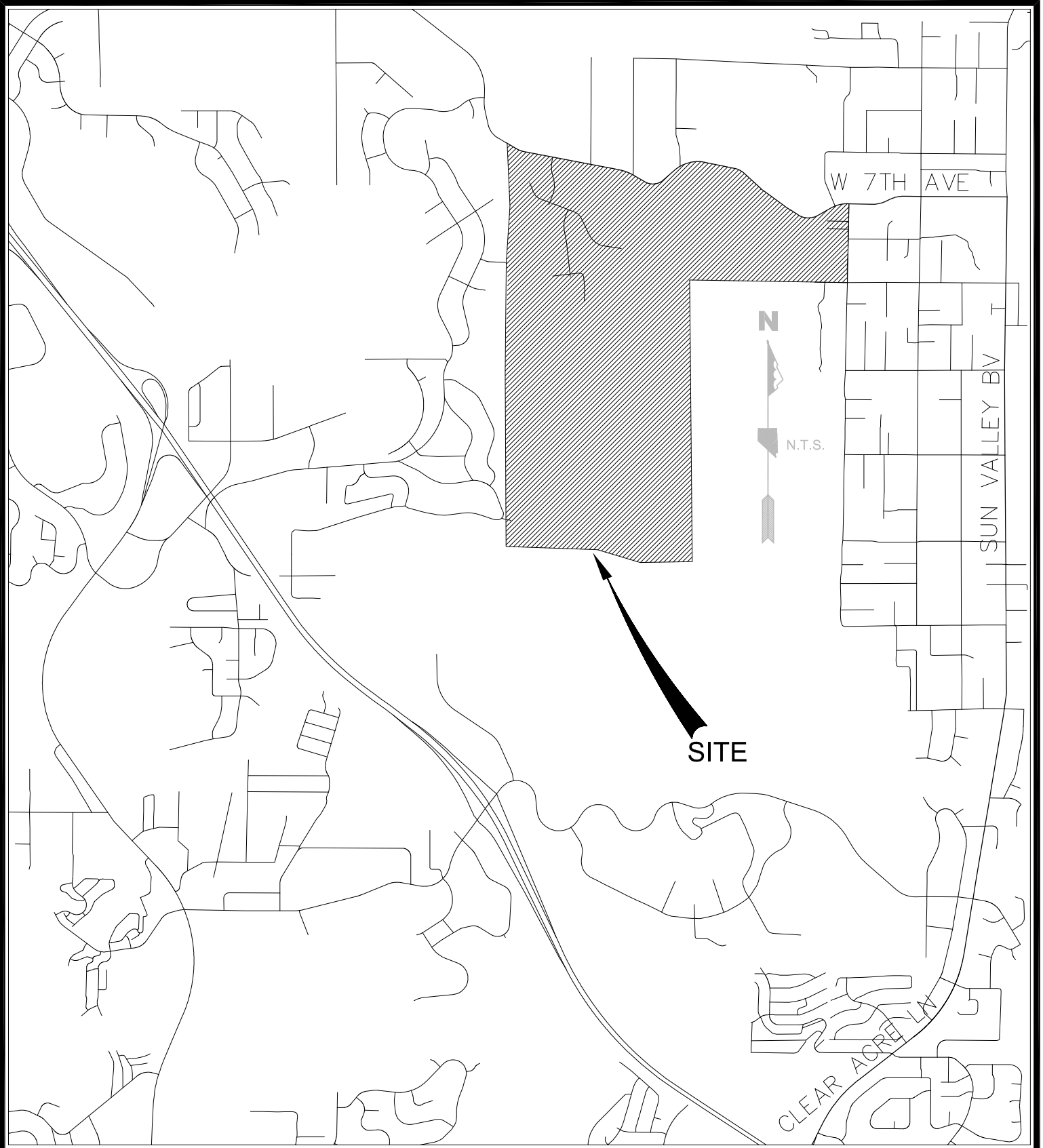
SCALE 1"=N.T.S.

Copyright SUMMIT ENG 2021



SHEET
1

OF
1



LADERA RANCH

VICINITY MAP

Copyright SUMMIT ENG 2021



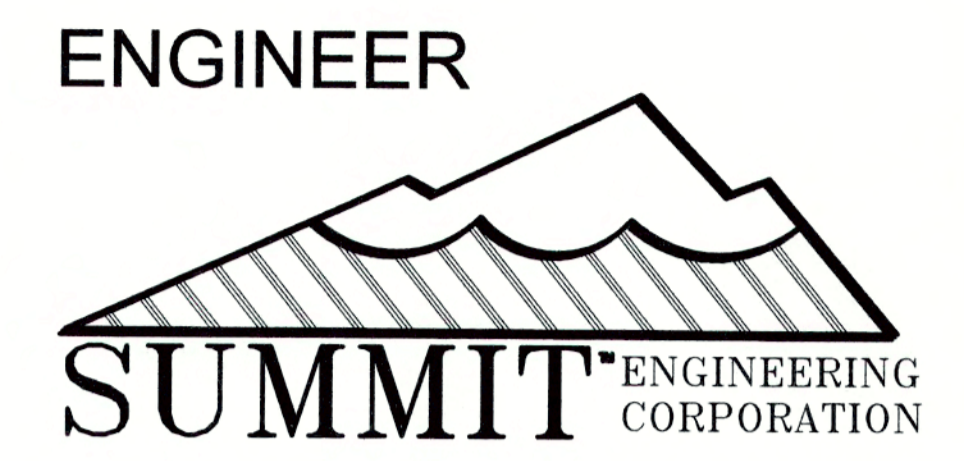
SHEET
1

OF
1

OWNER / DEVELOPER

D.R. HORTON
5190 NEIL ROAD, SUITE 310
RENO, NV 89502
(775) 856-8450

**AMENDMENT OF CONDITIONS
FOR
LADERA RANCH PHASE 1
WASHOE CO. NEVADA**

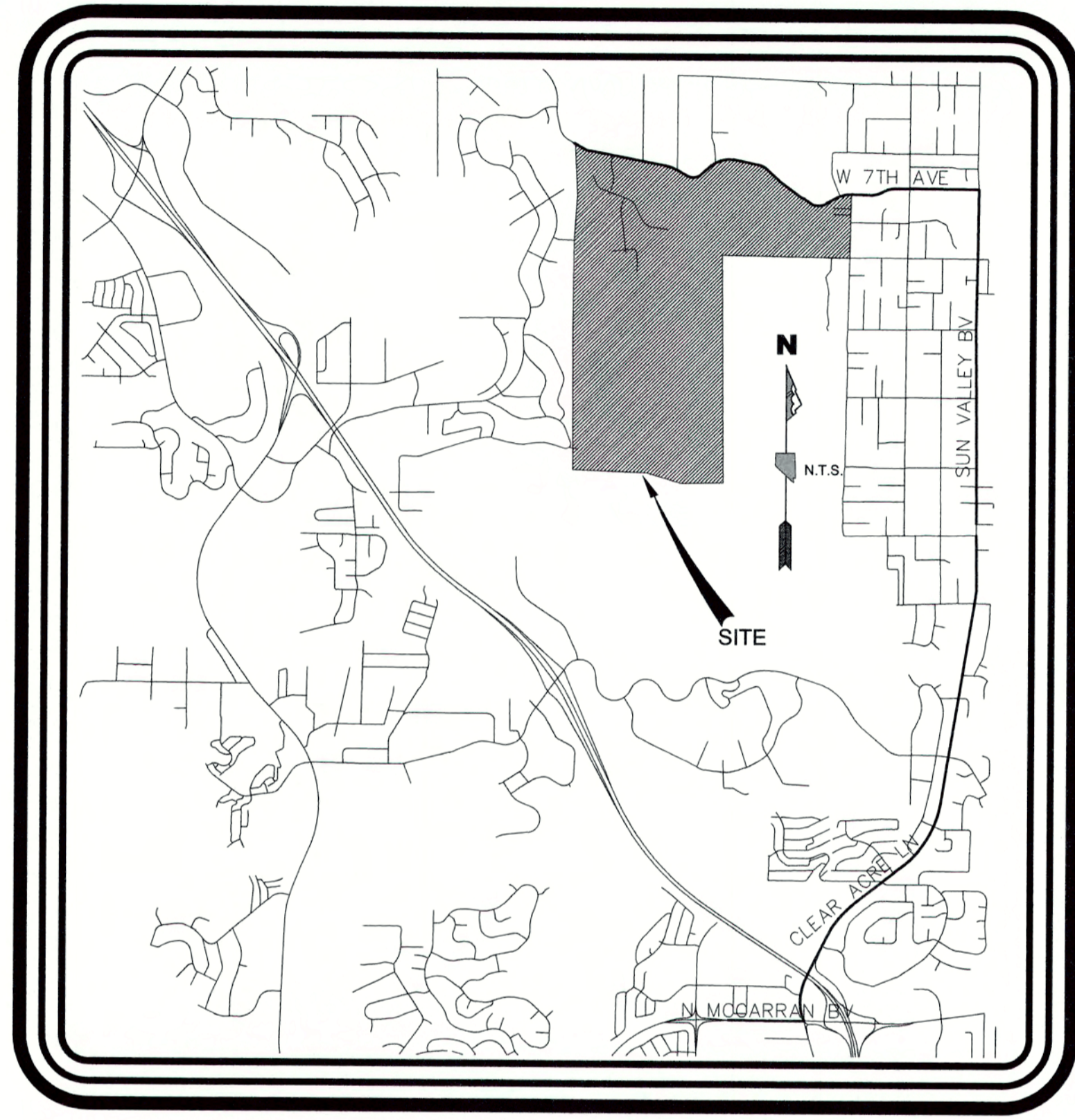


SHEET INDEX

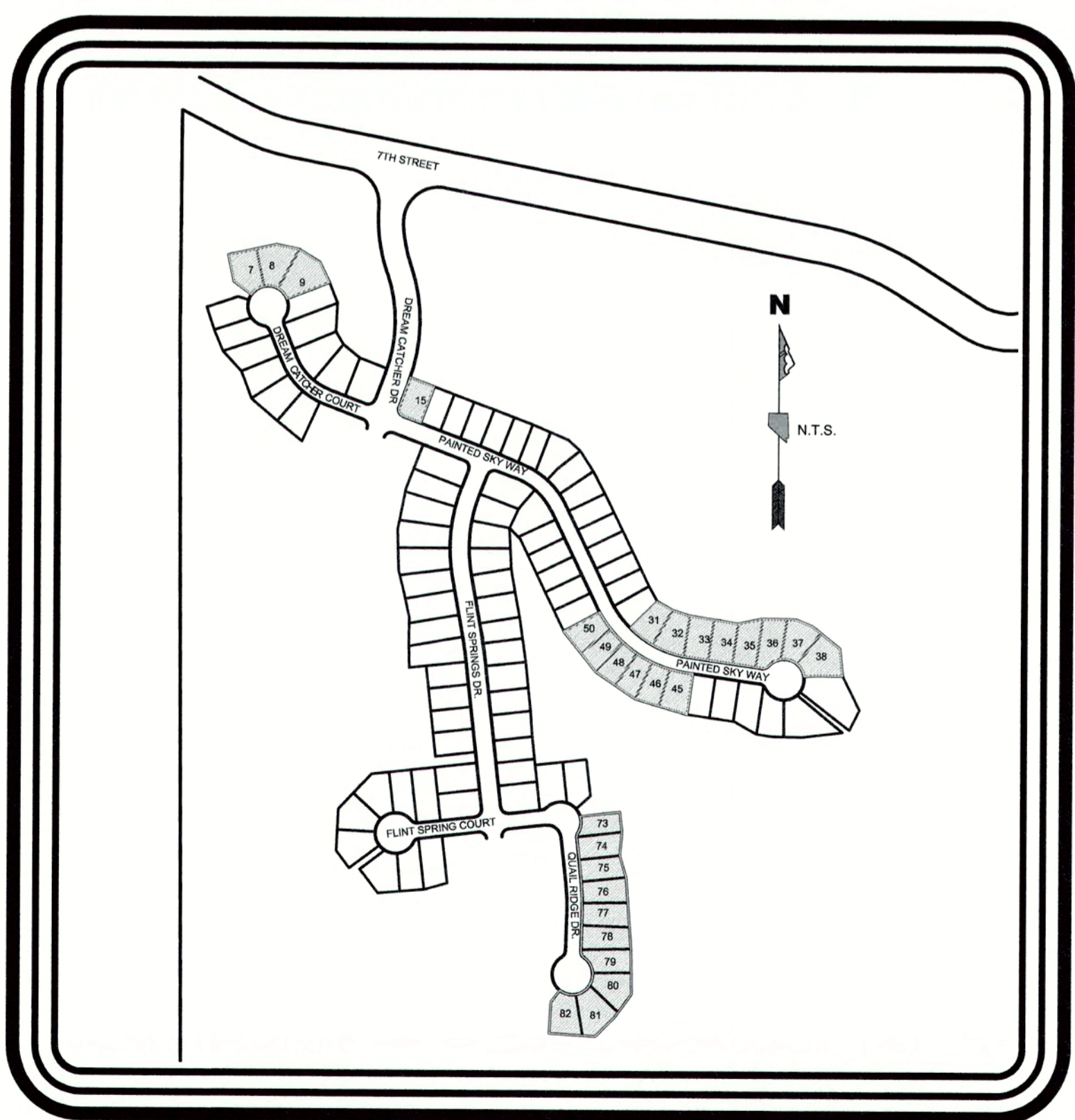
- T-1 TITLE SHEET
- G-2 GRADING PLAN
- G-4 GRADING PLAN
- G-5 GRADING PLAN
- X-1 TYPICAL CROSS SECTIONS

GENERAL NOTES

1. THESE NOTES REPRESENT GENERAL INFORMATION NECESSARY FOR THE PROPER EXECUTION OF THE WORK CONTAINED ON THESE IMPROVEMENT PLANS. THESE NOTES APPLY TO ALL PLAN SHEETS. THE CONTRACTOR IS RESPONSIBLE TO READ AND COMPLY WITH ALL NOTES.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF ALL CONSTRUCTION PERSONNEL IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, COUNTY AND CITY CODES AND ORDINANCES GOVERNING CONSTRUCTION SAFETY.
3. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL NECESSARY TRAFFIC AND PEDESTRIAN CONTROL DURING CONSTRUCTION AND TO PROVIDE ALL NECESSARY WARNING SIGNS AND CONSTRUCTION FENCING.
4. THE DEVELOPER IS RESPONSIBLE TO OBTAIN THE SERVICES OF A TESTING AND INSPECTION FIRM FOR INSPECTION AND TESTING OF ALL IMPROVEMENTS. WASHOE COUNTY IS RESPONSIBLE FOR INSPECTION AND TESTING OF PUBLIC IMPROVEMENTS. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY ANY AFFECTED PARTY 48 HOURS IN ADVANCE OF ANY REQUIRED TESTING AND/OR INSPECTION.
5. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (PWC) AND THE LATEST DETAILS FOR (PWC) ADOPTED BY WASHOE COUNTY.
6. THE CONTRACTOR SHALL MAINTAIN A 24-HOUR DUST CONTROL PROGRAM TO INCLUDE WATERING OF OPEN AREAS AND SHALL MAINTAIN CONFORMITY WITH SECTION 40.030 OF THE WASHOE COUNTY AIR POLLUTION REGULATIONS AND THE APPROVED DUST CONTROL PERMIT FOR THE PROJECT.
7. THE EXISTING UTILITIES SHOWN ON THESE IMPROVEMENT PLANS WERE OBTAINED FROM VARIOUS SOURCES AND ARE FOR THE CONTRACTOR'S GENERAL INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY LOCATION, SIZE, TYPE, ETC. THIS ENGINEER ASSUMES NO RESPONSIBILITY FOR THE UTILITIES NOT SHOWN OR NOT IN THE LOCATION SHOWN ON THESE PLANS. THE CONTRACTOR IS DIRECTED TO NOTIFY THE ENGINEER IN CASE OF ANY CONFLICT BETWEEN NEW AND EXISTING UTILITIES.
8. IT IS THE INTENT OF THESE SPECIFICATIONS AND IMPROVEMENT PLANS THAT THE WORK PERFORMED UNDER THE CONTRACT SHALL RESULT IN A COMPLETE OPERATING SYSTEM IN SATISFACTORY WORKING CONDITION WITH RESPECT TO THE FUNCTIONAL PURPOSES OF THE INSTALLATION. IF THERE ARE ANY QUESTIONS REGARDING THE STATED OR IMPLIED MEANING OF THESE PLANS, THE CONTRACTOR IS DIRECTED TO CONTACT THE CONSULTING ENGINEER IMMEDIATELY.
9. IN ORDER TO EXPEDITE THE INSPECTION AND TESTING OF MATERIALS, THE CONTRACTOR SHALL FURNISH COMPLETE STATEMENTS TO THE ENGINEER AS TO THE ORIGIN, COMPOSITION AND MANUFACTURE OF ALL MATERIALS TO BE USED IN THE WORK. SUCH STATEMENTS SHALL BE FURNISHED PROMPTLY AFTER EXECUTION OF THE CONTRACT, BUT IN ALL CASES PRIOR TO DELIVERY OF SUCH MATERIALS.
10. SHOULD ANY PREHISTORIC OR HISTORIC REMAINS OR ARTIFACTS BE DISCOVERED DURING SITE DEVELOPMENT, WORK SHALL TEMPORARILY BE HALTED AT THE SPECIFIC SITE AND THE STATE HISTORIC PRESERVATION OFFICE OF THE DEPARTMENT OF MUSEUMS, LIBRARY AND ARTS, SHALL BE NOTIFIED TO RECORD AND PHOTOGRAPH THE SITE. THE PERIOD OF TEMPORARY DELAY SHALL BE LIMITED TO A MAXIMUM OF TWO WORKING DAYS FROM THE DATE OF NOTIFICATION.
11. ALL EXCAVATION AND EMBANKMENT SHALL BE IN ACCORDANCE WITH WASHOE COUNTY STANDARDS AND THE GEOTECHNICAL INVESTIGATIONS BY WOOD RODGERS DATED JANUARY 28, 2005 AND THE "GEOTECHNICAL UPDATE REPORT LADERA RANCH" BY WOOD RODGERS, DATED JANUARY 6, 2017.
12. NO MATERIALS OF ANY KIND SHALL BE STOCKPILED OR CONSTRUCTION EQUIPMENT PARKED ON CONCRETE OR ASPHALT SURFACES TO BE DEDICATED TO WASHOE COUNTY.
13. A CONSTRUCTION HAIL ROUTE SHALL BE DESIGNATED TO THE SATISFACTION OF THE ENGINEERING DIVISION AND SHALL BE USED BY ALL CONTRACTORS. ALL CONSTRUCTION TRAFFIC SHALL USE WEST 7TH AND SUN VALLEY BLVD TO THE SITE.
14. EXCESS OR UNSUITABLE MATERIAL SHALL BE DISPOSED OF IN CONFORMANCE WITH WASHOE COUNTY REGULATIONS OR IN APPROVED AREAS AS SHOWN ON THE APPROVED GRADING PLANS.
15. DRAINAGE:
 - A) THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL NEW DRAINAGE IMPROVEMENTS ARE IN PLACE AND FUNCTIONING.
 - B) NO FENCE OR OTHER OBSTRUCTION WHICH INTERFERES WITH DRAINAGE SHALL BE ALLOWED WITHIN THE DRAINAGE OR STORM DRAIN EASEMENTS.
16. ALL DIMENSIONS NOTED ON THESE PLANS ARE TO FRONT FACE OF CURB UNLESS OTHERWISE NOTED.
17. CONSTRUCTION OF STREET IMPROVEMENTS MUST ALLOW FOR THE PERPETUATION OF ALL EXISTING LEGAL ACCESSES AND EXISTING DRIVEWAYS. THE LOCATION AND WIDTH OF ALL LEGAL ACCESSES AND DRIVEWAYS SHALL BE IN ACCORDANCE WITH DRAWING W-16.4 OF THE STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION. AS REQUIRED, A DEPRESSED CURB AND CONCRETE APRON SHALL BE PROVIDED IN ACCORDANCE WITH STANDARD DETAIL DRAWING W-5.11. ADDITIONALLY, ALL IMPROVEMENTS NECESSARY TO PERPETUATE THE EXISTING ACCESS OR DRIVEWAY, INCLUDING ASPHALT PAVING, GRADING, PIPING, ETC., SHALL BE CONSTRUCTED TO THE SATISFACTION OF THE COUNTY ENGINEER. ALL COSTS FOR IMPROVING THE LEGAL ACCESSES AND DRIVEWAYS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
18. A 4' WIDE P.C.C. DRIVEWAY APRON OR TEMPORARY HEADER SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD DETAIL DRAWING W-5.11 AND W-16.4 AT ALL DEPRESSED CURBS AND ALL UNUSED DEPRESSED CURBS SHALL BE REPLACED WITH FULL HEIGHT CURBS.
19. CONSTRUCTION OF WEAKENED PLANE JOINTS IN ALL CURBS, GUTTERS AND SIDEWALKS SHALL BE INSTALLED IN ACCORDANCE WITH STANDARD DETAIL DRAWING W-16.1, W-16.2, AND W-16.3.
20. STORM DRAIN LARGER THAN 36" SHALL BE RCP CL. IV. IT IS THE CONTRACTORS RESPONSIBILITY TO MAINTAIN COVER OVER STORM DRAINS DURING CONSTRUCTION TO PROTECT THE INTEGRITY OF THE STORM DRAIN.
21. ALL SANITARY SEWER LINES SHALL BE SDR CLASS 35 PVC. IN ADDITION, ALL SANITARY SEWER LATERALS SHALL BE 6" DIAMETER AND SHALL BE STUBBED, PLUGGED AND MARKED TO EVERY LOT WITH CLEAN OUT. ALL SEWERS SHALL BE "TV" INSPECTED. ALL SEWER SHALL BE BALL, FLUSH, MANDRELL AND PRESSURE TESTED.
22. ALL SANITARY SEWER MANHOLES SHALL BE VACUUM TESTED.
23. AT ALL POINTS WHERE SEWER AND WATER LINES CROSS, A MINIMUM VERTICAL CLEARANCE OF 18" SHALL BE MAINTAINED, ELSE THE SEWER PIPE SHALL BE CLASS 150 CAST IRON FOR 10 FEET ON EACH SIDE OF THE CROSSING POINT. A MINIMUM OF 10' HORIZONTAL SEPARATION SHALL BE MAINTAINED FOR ALL SEWER AND WATER LINES RUNNING PARALLEL. REFER TO THE DETAIL ON SHEET D-1 FOR FURTHER INFORMATION.
24. ALL SIGN LOCATIONS AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.)
25. A PRECONSTRUCTION CONFERENCE SHALL BE HELD WITH WASHOE COUNTY, SVGD, & PUBLIC UTILITIES PRIOR TO ANY CONSTRUCTION.
26. THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL IMPROVEMENTS ARE CONSTRUCTED ACCORDING TO THESE PLANS AND SPECIFICATIONS. ANY CHANGES TO THE LOCATION (HORIZONTAL OR VERTICAL), OR ANY OTHER PLAN DESIGNATION, SHALL BE APPROVED BY THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE TO KEEP THE NECESSARY RECORDS TO ENABLE THE ENGINEER TO PREPARE AS-BUILT DRAWINGS OF THE FINAL CONSTRUCTED IMPROVEMENTS.
27. THE CONTRACTOR SHALL COORDINATE ALL UTILITY CONNECTIONS WITH THE APPROPRIATE UTILITY COMPANY.
28. THE CONTRACTOR SHALL SUPPLY THE WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT WITH A REPRODUCIBLE (I.E. MYLARS, SEPIAS) SET OF AS-BUILT DRAWINGS PRIOR TO ACCEPTANCE. THE AS-BUILT DRAWINGS SHALL IDENTIFY THE FOLLOWING:
 - GENERAL:
 - A. ANY CHANGES IN SLOPE OR ALIGNMENT.
 - B. DIMENSIONS FROM CURB TO SEWER AND WATER LINES.
 - C. SIZE AND TYPE OF SEWER AND WATER PIPE.
 - D. DIMENSIONS TO END CAPS.
 - SEWER:
 - A. DIMENSIONS TO WYES FROM DOWN STREAM SANITARY SEWER MANHOLES.
 - B. DIMENSIONS BETWEEN SANITARY SEWER MANHOLES.
 - C. DIMENSIONS TO END OF LATERALS FROM SANITARY SEWER MAIN.
29. ALL GAS AND ELECTRIC IMPROVEMENTS NOTED ON THESE PLANS ARE FOR REFERENCE ONLY. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN DESIGN PLANS FROM NV ENERGY FOR ALL GAS AND ELECTRIC CONSTRUCTION INFORMATION.
30. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING CONFORMANCE WITH ALL PERMITS, INCLUDING GRADING, BUILDING, DUST CONTROL SWPPP AND THE N.D.P.E.S. PERMIT ISSUED BY THE STATE OF NEVADA DIVISION OF ENVIRONMENTAL PROTECTION.
31. ALL PARCELS WITHIN AN APPROVED SUBDIVISION SHALL REQUIRE THAT THE INDIVIDUAL SITE AND DRAINAGE PLANS SUBMITTED FOR BUILDING PERMITS SHALL SHOW ALL FINISHED GRADE ELEVATIONS, HIGH POINT LOCATIONS, AND DRAINAGE SWALE LOCATIONS WITH A MINIMUM SLOPE OF ONE PERCENT (1%) ON THE SWALE. THIS INFORMATION SHALL BE SHOWN ON BOTH THE SITE AND DRAINAGE PLAN AND THE APPROVED CONSTRUCTION GRADING PLANS. ALL INDIVIDUAL SITE AND DRAINAGE PLANS SUBMITTED TO THE BUILDING AND SAFETY DIVISION AND APPROVED CONSTRUCTION DRAWINGS SHALL BE STAMPED BY A NEVADA REGISTERED CIVIL ENGINEER.
32. ALL PARCELS WITHIN ANY APPROVED SUBDIVISION SHALL REQUIRE THAT A NEVADA REGISTERED CIVIL ENGINEER OR A NEVADA REGISTERED LAND SURVEYOR SUBMIT A CERTIFICATION LETTER TO THE BUILDING OFFICIAL PRIOR TO THE SCHEDULING OF INSPECTIONS FOR THE FOLLOWING:
 - 1. NEVADA REGISTERED CIVIL ENGINEER TO CERTIFY THAT:
 - 1.1 SOILS INVESTIGATION REPORT INDICATING SOILS CLASSIFICATION AND DESIGN PRIOR TO THE FOUNDATION INSPECTION.
 - 1.2 ELEVATION, GRADING AND DRAINAGE CERTIFICATION PER THE APPROVED CONSTRUCTION PLANS PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - 2. NEVADA REGISTERED CIVIL ENGINEER OR A NEVADA REGISTERED LAND SURVEYOR TO CERTIFY:
 - 2.1 FOUNDATION ELEVATION AND BUILDING SETBACK CERTIFICATION AS PER THE APPROVED PLOT PLAN PRIOR TO THE FOUNDATION INSPECTION.



VICINITY MAP



SITE PLAN

ABBREVIATIONS

- AC ASPHALTIC CONCRETE
- AGG. AGGREGATE
- BC BEGIN CURVE
- BF BOTTOM OF FOOTING
- BVC BEGIN VERTICAL CURVE
- BW BACK OF SIDEWALK
- CB CATCH BASIN
- CBU CLUSTER BOX UNIT
- CL CENTERLINE
- CONC. CONCRETE
- CONST. CONSTRUCT
- ELEV. ELEVATION
- EC END OF CURVE
- EVC END OF VERTICAL CURVE
- EXST. EXISTING
- (e) EXISTING
- FF FINISHED FLOOR
- FFC FRONT FACE OF CURB
- FG FINISHED GRADE
- FHA FIRE HYDRANT
- FL FLOW LINE
- FLG FLANGE
- G GAS
- GB GRADE BREAK
- HP HIGH POINT
- IE INVERT ELEVATION
- LF LINEAL FEET
- LP LOW POINT
- LT LEFT
- MH MANHOLE
- P PAD ELEVATION
- PI POINT OF INTERSECTION
- PRC POINT OF REVERSE CURVATURE
- PVC POLYVINYL CHLORIDE PIPE
- PO PUSH ON
- P.U.E. PUBLIC UTILITY EASEMENT
- P PROPERTY LINE
- Q10 10-YEAR STORM FLOW
- Q100 100-YEAR STORM FLOW
- (R) RADIAL
- R RADIUS
- REF. REFERENCE
- RCP REINFORCED CONCRETE PIPE
- RP RADIUS POINT
- RT RIGHT
- R/W RIGHT OF WAY
- S SLOPE
- SS SANITARY SEWER
- SW SIDEWALK
- STA. STATION
- SD STORM DRAIN
- TC TOP OF CURB
- TP TYPICAL
- VC VERTICAL CURVE
- VPI VERTICAL POINT OF INTERSECTION
- W WATER
- Δ CURVE DELTA

BASIS OF BEARINGS

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE GRID, NAD83/94. COORDINATES SHOWN ARE MODIFIED BY A COMBINATION FACTOR OF 1.000197939 AND CONVERTED TO THE U.S. SURVEY FOOT. ALL DIMENSIONS ARE GROUND DISTANCES.

BASIS OF ELEVATION

NORTH AMERICAN VERTICAL DATUM OF 1988 DETERMINED WITH REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS WITH CORRECTIONS TRANSMITTED BY WASHOE COUNTY CONTINUOUSLY OPERATING REFERENCE STATION (CORS) "STEAD" USING THE CONTINENTAL UNITED STATES GEOID MODEL OF 1999 (CONUS99).

SPECIFICATIONS

ALL CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION SPONSORED AND DISTRIBUTED BY RENO, SPARKS, AND WASHOE COUNTY, AND THE RECOMMENDATIONS ESTABLISHED BY THE SOILS INVESTIGATION OF THIS SITE AS PREPARED BY WOOD RODGERS, DATED JANUARY 28, 2005 AND THE "GEOTECHNICAL UPDATE REPORT LADERA RANCH" BY WOOD RODGERS, DATED JANUARY 6, 2017

ENGINEER'S STATEMENT

THESE PLANS (SHEETS T-1 OF 5 THROUGH X-1 OF 5) HAVE BEEN PREPARED IN ACCORDANCE WITH THE APPROVED TENTATIVE MAP, COUNTY COMMISSION CONDITIONS OF APPROVAL, WITH ACCEPTED ENGINEERING PROCEDURES AND GUIDELINES AND ARE IN SUBSTANTIAL COMPLIANCE WITH APPLICABLE STATUTES, COUNTY ORDINANCES, AND CODES. IN THE EVENT OF CONFLICT BETWEEN ANY PORTION OF THESE PLANS AND COUNTY CODES, THE COUNTY CODES SHALL PREVAIL.



REV.	DATE	DESCRIPTION	BY	APPD

**AMENDMENT OF CONDITIONS
LADERA RANCH PHASE 1
TITLE SHEET**
 NEVADA
 WASHOE COUNTY

DESIGNED BY: KF
CHECKED BY: RG

SCALE
HORIZ: 1"=40'
VERT:

JOB NO:

4-8-21

oblh

LADERA RANCH ~ PHASE 1

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, LADERA RANCH 390, LLC, A NEVADA LIMITED LIABILITY COMPANY, IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278 AND 116, AND THAT THE STREETS, AVENUES, HIGHWAYS AND ALL APPURTENANCES THERETO, EXCLUDING THE EQUESTRIAN AND PEDESTRIAN TRAILS, AS SHOWN ARE HEREBY GRANTED, DEDICATED AND SET APART TO BE USED AS PUBLIC THOROUGHFARES FOREVER; AND HEREBY GRANTS TO ALL PUBLIC UTILITIES AND THE COUNTY OF WASHOE PERMANENT EASEMENTS SHOWN ON THIS PLAT FOR PLOWED SNOW STORAGE AND THE CONSTRUCTION AND MAINTENANCE OF TRAFFIC CONTROL SIGNAGE, DRAINAGE AND UTILITY SYSTEMS TOGETHER WITH THE RIGHT OF ACCESS THERETO FOREVER. THE OWNERS AND ASSIGNEES AGREE TO THE USE OF RESIDENTIAL WATER METERS, THE SEWER FACILITIES AND ASSOCIATED APPURTENANCES ARE HEREBY DEDICATED TO SUN VALLEY GENERAL IMPROVEMENT DISTRICT.

SILVERSTAR ASSOCIATES, INC., A NEVADA CORPORATION, MANAGER OF LADERA RANCH 390, LLC, A NEVADA LIMITED LIABILITY COMPANY

Chris M. Judson
CHRIS M. JUDSON
TITLE: CEO/TREASURER
DATE: 4/6/07

NOTARY PUBLIC CERTIFICATE:



STATE OF NEVADA S.S.
COUNTY OF WASHOE
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON April 7, 2007, BY
CHRIS M. JUDSON, AS CEO/TREASURER OF SILVERSTAR, INC., A NEVADA CORPORATION, MANAGER OF
LADERA RANCH 390, LLC, A NEVADA LIMITED LIABILITY COMPANY

Leisha S. Makinano
NOTARY PUBLIC

TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT LADERA RANCH 390, LLC, A NEVADA LIMITED LIABILITY COMPANY, OWNS OF RECORD AN INTEREST IN THE LAND DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNERS OF RECORD OF SAID LAND; THAT ALL THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP; THAT FPM MORTGAGE, AS ATTORNEY IN FACT FOR THE PARTIES BEING NAMED AS BENEFICIARIES UNDER THAT CERTAIN DEED OF TRUST RECORDED MAY 18TH, 2007, AS DOCUMENT NUMBER 3533917, HOLDS A RECORD OF A SECURITY INTEREST IN THE LANDS TO BE DIVIDED AND HAS SIGNED THE FINAL MAP;

AND THAT THEY ARE THE ONLY HOLDERS OF RECORD OF A SECURITY INTEREST IN SAID LAND; AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE COMMON INTEREST COMMUNITY OF DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL, OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OF SPECIAL ASSESSMENTS, AND THAT A GUARANTEE DATED MARCH 30, 2007 FOR THE BENEFIT OF THE COUNTY OF WASHOE, STATE OF NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

TICOR TITLE OF NEVADA, INC.
Melissa Azoul
BY: MELISSA AZOUL
TITLE: ASSISTANT VICE PRESIDENT
DATE: 4/3/07

SECURITY INTEREST HOLDERS CERTIFICATE:

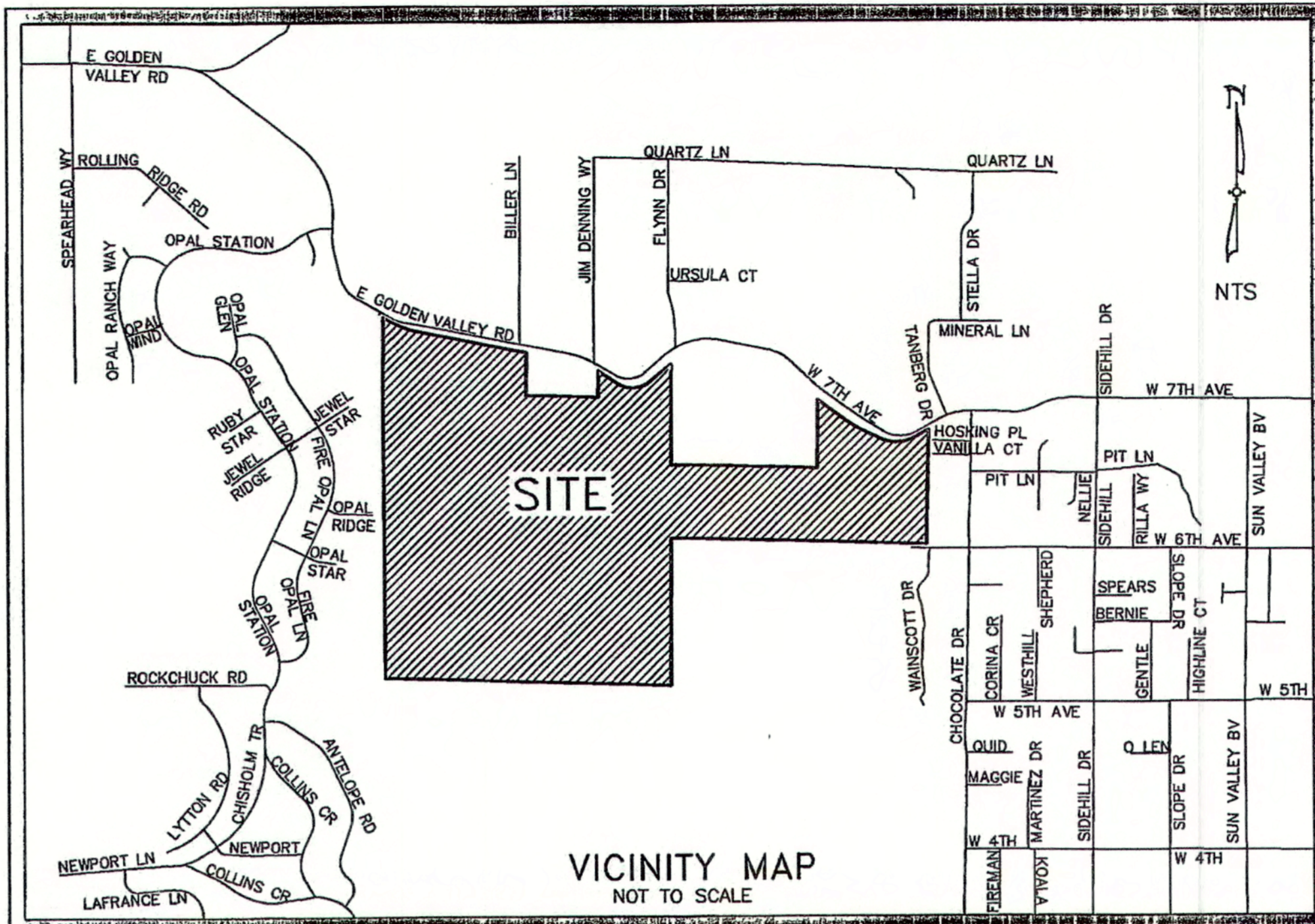
THIS IS TO CERTIFY THE UNDERSIGNED FPM MORTGAGE, AS ATTORNEY IN FACT FOR THE PARTIES BEING NAMED AS BENEFICIARIES UNDER THAT CERTAIN DEED OF TRUST RECORDED MAY 18TH, 2007, AS DOCUMENT NUMBER 3533917, HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT.

FPM
James Pfrommer
BY: JAMES PFROMMER
AS ATTORNEY IN FACT FOR BENEFICIARIES OF RECORD
DATE: 2/1/07

NOTARY PUBLIC CERTIFICATE:

STATE OF NEVADA S.S.
COUNTY OF WASHOE
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON February 1, 2007 BY
JAMES PFROMMER, AS ATTORNEY IN FACT FOR BENEFICIARIES OF RECORD.

Sunny S. Allen
NOTARY PUBLIC
SUNNY S. ALLEN
Notary Public - State of Nevada
Commission Expires August 5, 2007



NOTES:

- PUBLIC UTILITY AND CABLE TV EASEMENTS ARE HEREBY GRANTED OVER ALL PUBLIC STREETS, 10 FEET IN WIDTH ADJACENT TO PUBLIC ROADWAYS, 10 FEET IN WIDTH CENTERED ON ALL INTERIOR LOT LINES, AND 5 FEET IN WIDTH ADJACENT TO ALL EXTERIOR BOUNDARIES.
- A PUBLIC UTILITY AND CABLE TV EASEMENT IS HEREBY GRANTED WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY AND CABLE TV FACILITIES TO THAT LOT AND THE RIGHT TO EXIT THAT LOT WITH SAID FACILITIES FOR THE PURPOSE OF SERVING ADJACENT LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME, AND THE UTILITY AND CABLE TV COMPANIES.
- NO OWNER OR TENANT SHALL OBSTRUCT A DRAINAGE EASEMENT OR CHANNEL WITHIN THE TRACT.
- A PRIVATE DRAINAGE EASEMENT IS HEREBY GRANTED 10 FEET COINCIDENT WITH SIDE LOT LINES AND 5 FEET IN WIDTH ADJACENT TO ALL REAR LOT LINES.
- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL THE SEWER AND WATER FACILITIES HAVE BEEN COMPLETED AND ACCEPTED BY SUN VALLEY G.I.D.
- NO FENCES, RETAINING WALLS, ROCKERY WALLS, OR PERMANENT STRUCTURES ARE ALLOWED WITHIN OR ACROSS SANITARY SEWER OR WATERLINE EASEMENTS MAINTAINED BY SUN VALLEY GENERAL IMPROVEMENT DISTRICT.
- A TRAFFIC CONTROL SIGNAGE AND PLOWED SNOW EASEMENT, 10 FEET IN WIDTH ADJACENT TO PUBLIC ROADWAYS COINCIDE WITH ALL DEDICATED STREETS AND ARE GRANTED TO WASHOE COUNTY.
- NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT HAS BEEN ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGICAL TIME.
- THE PUBLIC UTILITY EASEMENTS SHOWN AND NOTED ON THIS PLAT INCLUDE USE FOR THE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES.
- ALL DRAINAGE FACILITIES LOCATED OUTSIDE THE DEDICATED STREET RIGHT OF WAY OR A COUNTY MAINTAINED DRAINAGE EASEMENT ARE TO BE PRIVATELY OWNED AND MAINTAINED BY HOMEOWNERS AND THE HOMEOWNERS ASSOCIATION.
- (FOR NATURAL DRAINAGE) EACH OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF DRAINAGE FACILITIES AND THE NATURAL DRAINAGE CHARACTERISTICS WITHIN THEIR LOT SO OTHER PROPERTIES ARE NOT ADVERSELY AFFECTED. A BLANKET DRAINAGE EASEMENT IS HEREBY GRANTED WITHIN EACH LOT AND PARCEL TO THE AFFECTED PROPERTY AS MAY BE NECESSARY FOR THE PERPETUATION AND MAINTENANCE OF THE NATURAL CHARACTERISTICS AND IMPROVED DRAINAGE FACILITIES.
- A BLANKET PUBLIC UTILITY AND DRAINAGE EASEMENT IS HEREBY GRANTED OVER COMMON O.S. "B", COMMON O.S. "D", COMMON O.S. "F", AND PARCEL "G" SHOWN HEREON.
- ALL COMMON O.S. SHALL BE PRIVATELY OWNED, PERPETUALLY FUNDED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- NO ADDITIONAL PIPING OF OPEN DITCHES SHALL BE ALLOWED.
- ALL PEDESTRIAN PATHS SHALL BE PRIVATELY OWNED AND MAINTAINED, AND PERPETUALLY FUNDED BY THE HOMEOWNERS AND THE HOMEOWNERS ASSOCIATION (EXCEPTING THEREFROM THOSE PATHS WITHIN PARCEL "C").
- A BLANKET TEMPORARY DRAINAGE EASEMENT IS HEREBY GRANTED OVER PARCEL "E", SAID EASEMENT TO BE AUTOMATICALLY RELINQUISHED UPON FUTURE DEVELOPMENT WHICH PROVIDES A DRAINAGE EASEMENT BEING RECORDED ON A FINAL MAP OR SEPARATE DOCUMENT.
- A BLANKET PEDESTRIAN ACCESS EASEMENT IS HEREBY GRANTED OVER PARCEL "G" SHOWN HEREON.

SURVEYOR'S CERTIFICATE:

- DON M. MCHARG, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:
 - THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF LADERA RANCH 390, LLC, A NEVADA LIMITED LIABILITY COMPANY.
 - THE LANDS SURVEYED LIE WITHIN SECTION 23, T20N, R19E, MDM.
 - AND THE SURVEY WAS COMPLETED ON 2-2-07.
 - THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
 - THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY 4-16-2006 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.

Don M. McHarg
DON M. MCHARG, PROFESSIONAL LAND SURVEYOR NO. 4787
EXPIRES 12/31/07

COMMUNITY DEVELOPMENT CERTIFICATE:

THE TENTATIVE MAP FOR LADERA RANCH, TM 05-011, WAS APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON JULY 5, 2005. THIS FINAL MAP MEETS ALL APPLICABLE STATUTES, ORDINANCES, AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ALL CONDITIONS HAVE BEEN MET.

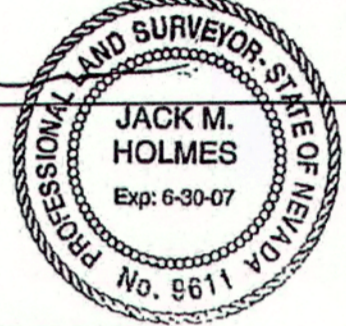
THIS FINAL MAP IS APPROVED AND ACCEPTED FOR RECORDATION THIS 7th DAY OF June 2007, BY THE WASHOE COUNTY COMMUNITY DEVELOPMENT DIRECTOR. THE OFFER OF DEDICATION OF STREETS, SEWER FACILITIES, AND WATER FACILITIES, IS REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NRS CHAPTER 278.

Adrian P. Fredrick
ADRIAN P. FREDRICK
COMMUNITY DEVELOPMENT DIRECTOR

COUNTY SURVEYOR'S CERTIFICATE:

I CERTIFY THAT I HAVE EXAMINED THIS PLAT CONSISTING OF FIVE SHEETS, AND THAT I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT AND THAT AN ADEQUATE PERFORMANCE GUARANTEE HAS BEEN FILED GUARANTEEING THE MONUMENTS AS SHOWN WILL BE SET BY 4-16-2006

Jack M. Holmes
JACK M. HOLMES, PLS 9811
WASHOE COUNTY SURVEYOR
DATE: 5/24/07



UTILITY COMPANIES CERTIFICATE:

- THE EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY AND CABLE TELEVISION COMPANIES.
- Patti Espin*
SIERRA PACIFIC POWER CO. DATE: 12/22/06
 - Michelle Knudsen*
NEVADA BELL TELEPHONE COMPANY D/B/A AT&T NEVADA DATE: 12/22/06
 - Greg S. Legie*
CHARTER COMMUNICATIONS DATE: 11/22/2006
 - Darwin Price*
SUN VALLEY GENERAL IMPROVEMENT DISTRICT DATE: 1/31/07

TAX CERTIFICATE:

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

Janice D. Engstrom
WASHOE COUNTY TREASURER
DATE: 2/6/07

DIVISION OF WATER RESOURCES CERTIFICATE:

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

Thomas K. Gallagher, P.E.
DIVISION OF WATER RESOURCES
DATE: 06 APR 07

DISTRICT BOARD OF HEALTH CERTIFICATE:

THIS FINAL MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY, AND WATER SUPPLY FACILITIES AND IS PREDICATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

Barry
FOR THE DISTRICT BOARD OF HEALTH
DATE: 4/16/07

WATER RIGHT DEDICATION CERTIFICATE:

THE WATER AND SEWER RESOURCE REQUIREMENTS SET FORTH IN ARTICLE 422 OF THE WASHOE COUNTY DEVELOPMENT CODE, RELATED TO THE DEDICATION OF WATER RESOURCES, HAVE BEEN SATISFIED.

Sahid Baharam
WASHOE COUNTY DEPARTMENT OF WATER RESOURCES
DATE: 5/23/07

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

3542043

FILE NO. 3542043
FEE: 94.00
FILED FOR RECORD AT THE REQUEST OF Ladera Ranch 390 LLC
ON THIS 9th DAY OF June 2007, AT 4 MINUTES PAST 3 O'CLOCK PM OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA
KATHRYN L. BURKE
COUNTY RECORDER
BY: *C. Bar Hley*
DEPUTY

OFFICIAL PLAT FOR LADERA RANCH ~ PHASE 1

THIS IS A MERGER AND RESUBDIVISION PER N.R.S. 278 A DIVISION PARCEL A OF ROS. 4895 AND OF PORTIONS OF SECTION 13 T20N, R19E, MDM WASHOE COUNTY NEVADA

N:\DWS\Ladera-Ranch\SURVEY\LADERA_PLAT.DWG

SUMMIT ENGINEERING CORPORATION
405 MAE ANNE AVENUE, RENO, NV, 89503
PHONE: (775) 747-8550 FAX: (775) 747-8559

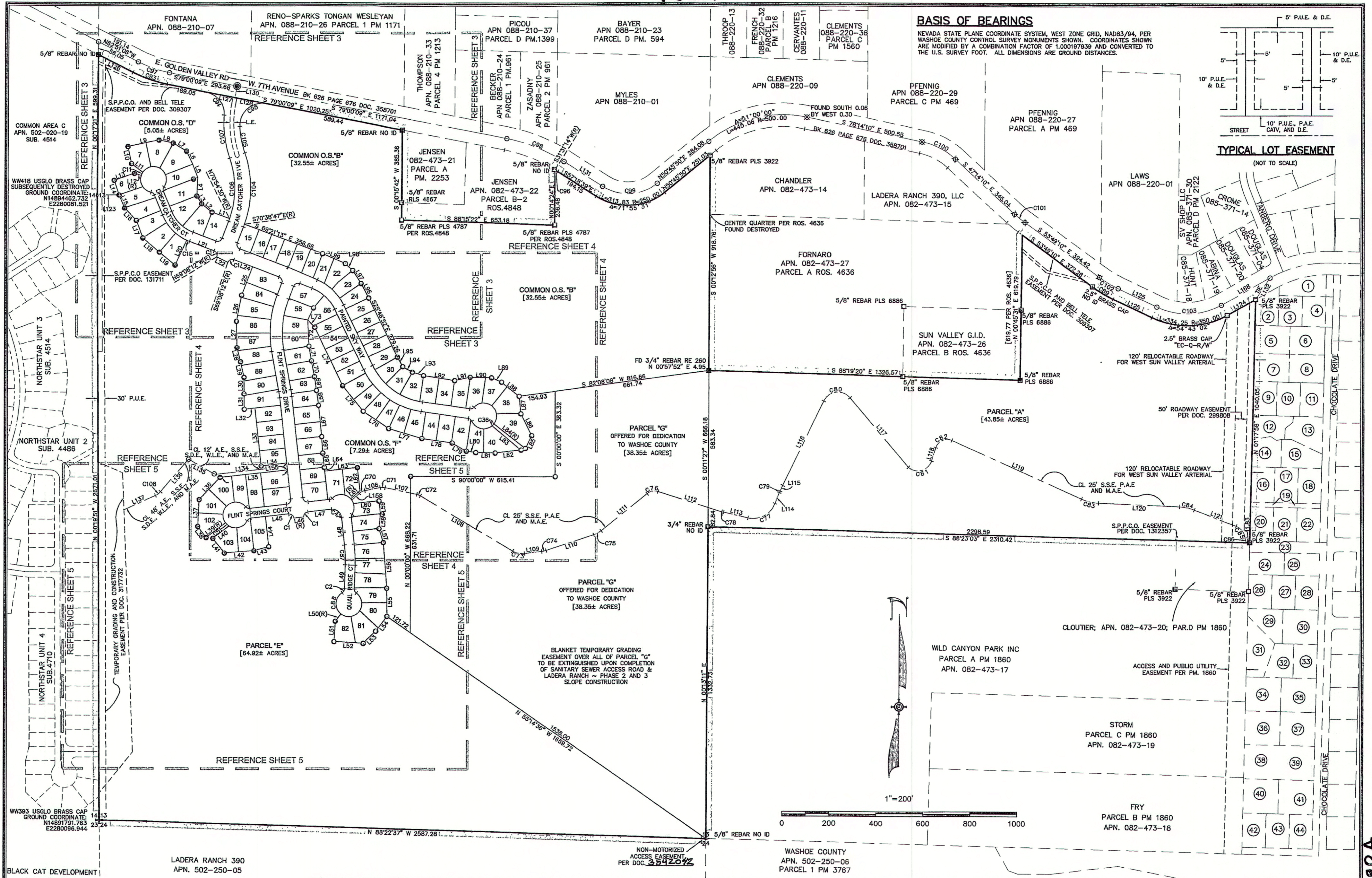
SHEET 1 OF 5

Subdivision Tract Map 4790

10:32 AM * 21-DEC-2006

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

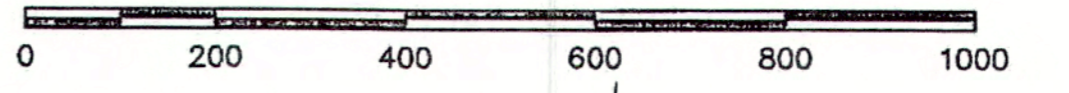
406LH



BASIS OF BEARINGS
 NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE GRID, NAD83/94, PER WASHOE COUNTY CONTROL SURVEY MONUMENTS SHOWN. COORDINATES SHOWN ARE MODIFIED BY A COMBINATION FACTOR OF 1.000197939 AND CONVERTED TO THE U.S. SURVEY FOOT. ALL DIMENSIONS ARE GROUND DISTANCES.

TYPICAL LOT EASEMENT
 (NOT TO SCALE)

1"=200'



TOTAL AREA = 216.33± ACRES
 TOTAL LOT AREA = 18.55± ACRES
 TOTAL R/W AREA = 5.78± ACRES
 TOTAL COMMON AREA = 44.88± ACRES
 TOTAL PARCEL AREA = 147.12± ACRES
 TOTAL NUMBER LOTS = 105
 TOTAL NUMBER COMMON AREAS = 3
 TOTAL NUMBER PARCELS = 3

1 BURTON; APN.085-600-53; PAR. 4 PM 3977	12 SIMONSON; APN.085-610-44; PAR. 1 PM 1874	23 WASHOE COUNTY TREASURER; APN.085-203-25	34 BELLETICH; APN.085-632-02
2 DAVIS; APN.085-600-50; PAR. 1 PM 3977	13 CANFIELD; APN.085-610-58; PAR. 1 PM1874	24 SAGE HAWK; APN.085-203-02 PAR. B PM 1378	35 CANFIELD; APN.085-632-01
3 HOSKING; APN.085-600-51; PAR. 2 PM 3977	14 KIRBY; APN.085-610-60; PAR. 3 PM 1874	25 TRAUTMAN; APN.085-203-01; PAR. A PM 1376	36 DEL SOLDATO; APN.085-632-04
4 HOSKING; APN.085-600-52; PAR. 3 PM 3977	15 CASEY; APN.085-610-59; PAR. 2 PM 1874	26 CORTES; APN.085-203-42; PAR. A PM 1991	37 JUDD; APN.085-632-03
5 DAVIS; APN.085-600-33; PAR. 4 PM 1519	16 CROSSLEY; APN.085-610-50 PAR. A PM 1723	27 CORTES; APN.085-203-43; PAR. B PM 1991	38 KAUFFMANN; APN.085-632-06
6 SPURGEON; APN.085-600-30; PAR. 1 PM 1519	17 BAKER; APN.085-610-51 PAR. B PM 1723	28 GOODIN; APN.085-203; PAR. C PM 1991	39 SIMMONS; APN.085-632-05
7 JOHNSON; APN.085-600-32; PAR. 3 PM 1519	18 BAKER; APN.085-610-52 PAR. C PM 1723	29 DRY CREEK INC.; 085-203-47; PAR.A PM2223	40 O'CONNELL; APN.085-632-08
8 SMITH; APN.085-600-31 PAR. 2 PM 1519	19 SCHMIDT; APN.085-610-31	30 KEENER; APN.085-203-04	41 KAIN; APN.085-632-07
9 SIMONSON; APN.085-610-44 PAR. 1 PM 967	20 ENZMINGER; APN.085-610-47 PAR. A PM 1662	31 DRYCREEK INC.; 085-203-48 PAR. B PM2223	42 A&M DEVELOPMENT; 085-632-11 PAR. A PM 2169
10 CAIN; APN.085-610-45 PAR. 2 PM 967	21 YOUNGERE-REISINGER; 85-610-47 PAR.BPM1662	32 BIGELOW; APN.085-203-49 PAR. C PM 2223	43 ANDREWS; 85-632-12; PAR. PM 2169
11 SAGE HAWK; APN.085-610-46 PAR. 3 PM 967	22 MCMULLIN; APN.085-610-49 PAR. C PM 1662	33 DOUGHERTY; APN. 085-203-06	44 CROOM; 85-632-13; PAR.B PM 2169

3542043

4790A

OFFICIAL PLAT FOR
LADERA RANCH ~ PHASE 1
 THIS IS A MERGER AND RESUBDIVISION PER N.R.S. 278
 A DIVISION OF PARCEL A OF ROS. 4848 AND
 OF PORTIONS OF SECTION 13 T20N, R19E, MDM
 WASHOE COUNTY NEVADA

N:\DWSS\Ladera-Ranch\SURVEY\LADERA_PLAT.DWG

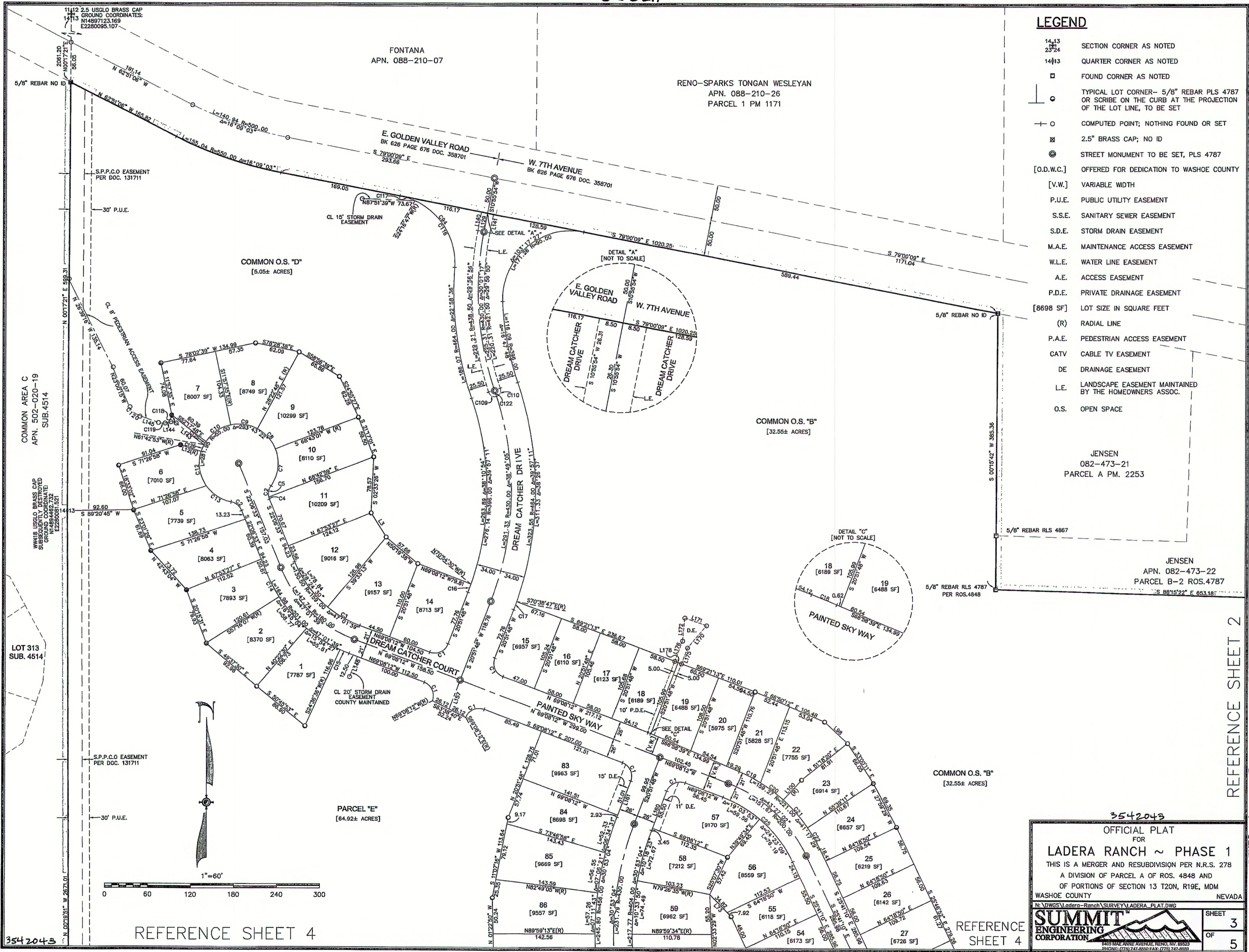
SUMMIT ENGINEERING CORPORATION
 5405 MAE ARNE AVENUE, RENO, NV, 89521
 PHONE: (775) 747-8500 FAX: (775) 747-8500

SHEET 2 OF 5

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

Subdivision Tract Map 4790A

806LH



LEGEND

- 14.13 SECTION CORNER AS NOTED
- 23.24 QUARTER CORNER AS NOTED
- 14.13 FOUND CORNER AS NOTED
- TYPICAL LOT CORNER - 5/8" REBAR PLS 4787 OR SCRIBE ON THE CURB AT THE PROJECTION OF THE LOT LINE, TO BE SET
- + ○ COMPUTED POINT; NOTHING FOUND OR SET
- ⊗ 2.5" BRASS CAP; NO ID
- ⊙ STREET MONUMENT TO BE SET, PLS 4787
- [O.D.W.C.] OFFERED FOR DEDICATION TO WASHOE COUNTY
- [V.W.] VARIABLE WIDTH
- P.U.E. PUBLIC UTILITY EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- S.D.E. STORM DRAIN EASEMENT
- M.A.E. MAINTENANCE ACCESS EASEMENT
- W.L.E. WATER LINE EASEMENT
- A.E. ACCESS EASEMENT
- P.D.E. PRIVATE DRAINAGE EASEMENT
- [8698 SF] LOT SIZE IN SQUARE FEET
- (R) RADIAL LINE
- P.A.E. PEDESTRIAN ACCESS EASEMENT
- CATV CABLE TV EASEMENT
- DE DRAINAGE EASEMENT
- L.E. LANDSCAPE EASEMENT MAINTAINED BY THE HOMEOWNERS ASSOC.
- O.S. OPEN SPACE

JENSEN
082-473-21
PARCEL A PM. 2253

JENSEN
APN. 082-473-22
PARCEL B-2 ROS.4787

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

3542043

REFERENCE SHEET 4

3542043

OFFICIAL PLAT FOR
LADERA RANCH ~ PHASE 1

THIS IS A MERGER AND RESUBDIVISION PER N.R.S. 278
A DIVISION OF PARCEL A OF ROS. 4848 AND
OF PORTIONS OF SECTION 13 T20N, R19E, MDM
WASHOE COUNTY NEVADA

Summit Engineering Corporation
5483 MAE ANNE AVENUE, RENO, NV, 89523
PHONE: (775) 747-8200 FAX: (775) 747-8000

REFERENCE SHEET 4

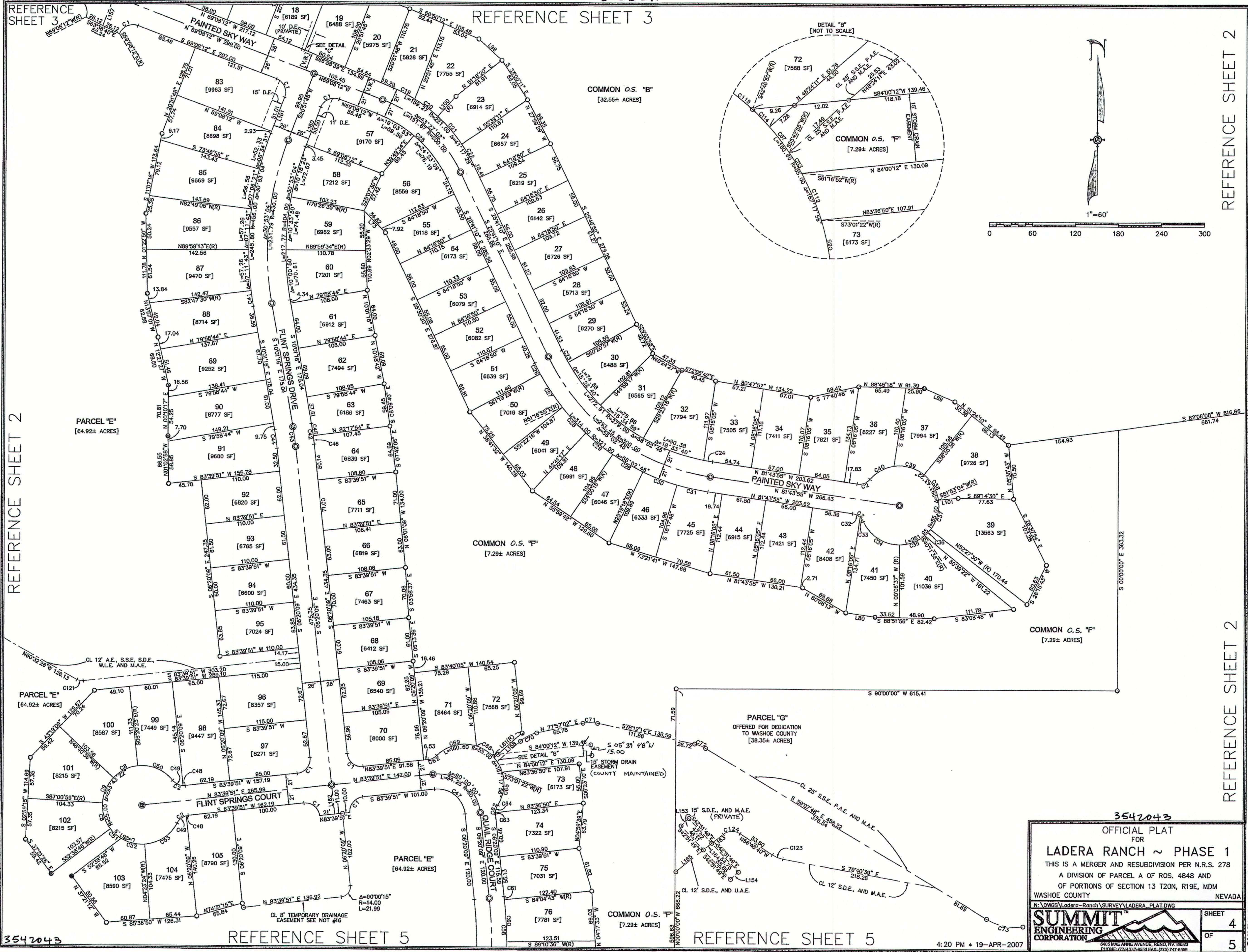
SHEET 3 OF 5

Subdivision Tract Map 4790B

REFERENCE SHEET 2

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

206LH



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

3542043

REFERENCE SHEET 5

REFERENCE SHEET 5

3542043
OFFICIAL PLAT
FOR
LADERA RANCH ~ PHASE 1
THIS IS A MERGER AND RESUBDIVISION PER N.R.S. 278
A DIVISION OF PARCEL A OF ROS. 4848 AND
OF PORTIONS OF SECTION 13 T20N, R19E, MDM
WASHOE COUNTY NEVADA

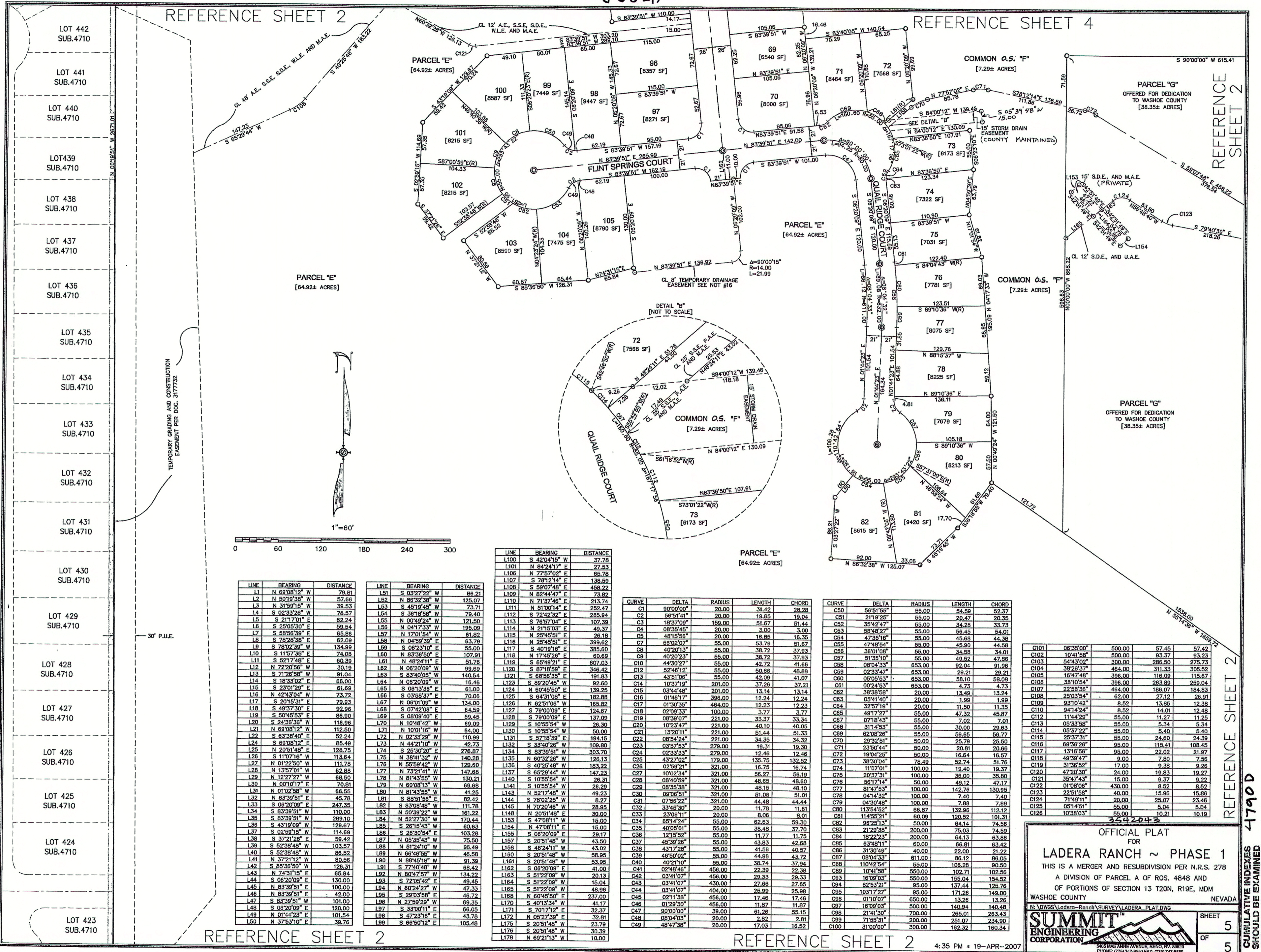
SUMMIT
ENGINEERING
CORPORATION

4790C
SHEET 4
OF 5

4:20 PM • 19-APR-2007

8405 MAE ANNE AVENUE, HENO, NV, 89823
PHONE: (775) 747-8001 FAX: (775) 747-8208

Subdivision Tract Map 4790C



10614

REFERENCE SHEET 2

REFERENCE SHEET 4

REFERENCE SHEET 2

REFERENCE SHEET 2

REFERENCE SHEET 2

REFERENCE SHEET 2

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

Table with columns: LINE, BEARING, DISTANCE. Lists boundary measurements for various lots.

Table with columns: LINE, BEARING, DISTANCE. Continuation of boundary measurements.

Table with columns: CURVE, DELTA, RADIUS, LENGTH, CHORD. Lists curve data for the subdivision.

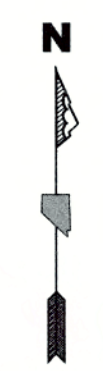
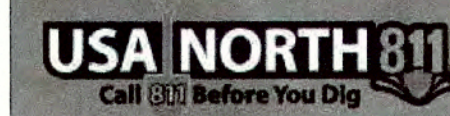
Table with columns: CURVE, DELTA, RADIUS, LENGTH, CHORD. Continuation of curve data.

Table with columns: CURVE, DELTA, RADIUS, LENGTH, CHORD. Final curve data entries.

OFFICIAL PLAT FOR LADERA RANCH ~ PHASE 1. This is a merger and resubdivision per N.R.S. 278. A division of parcel A of ROS. 4848 and an portion of section 13 T20N, R19E, MDM WASHOE COUNTY NEVADA. SUMMIT ENGINEERING CORPORATION. SHEET 5 OF 5.

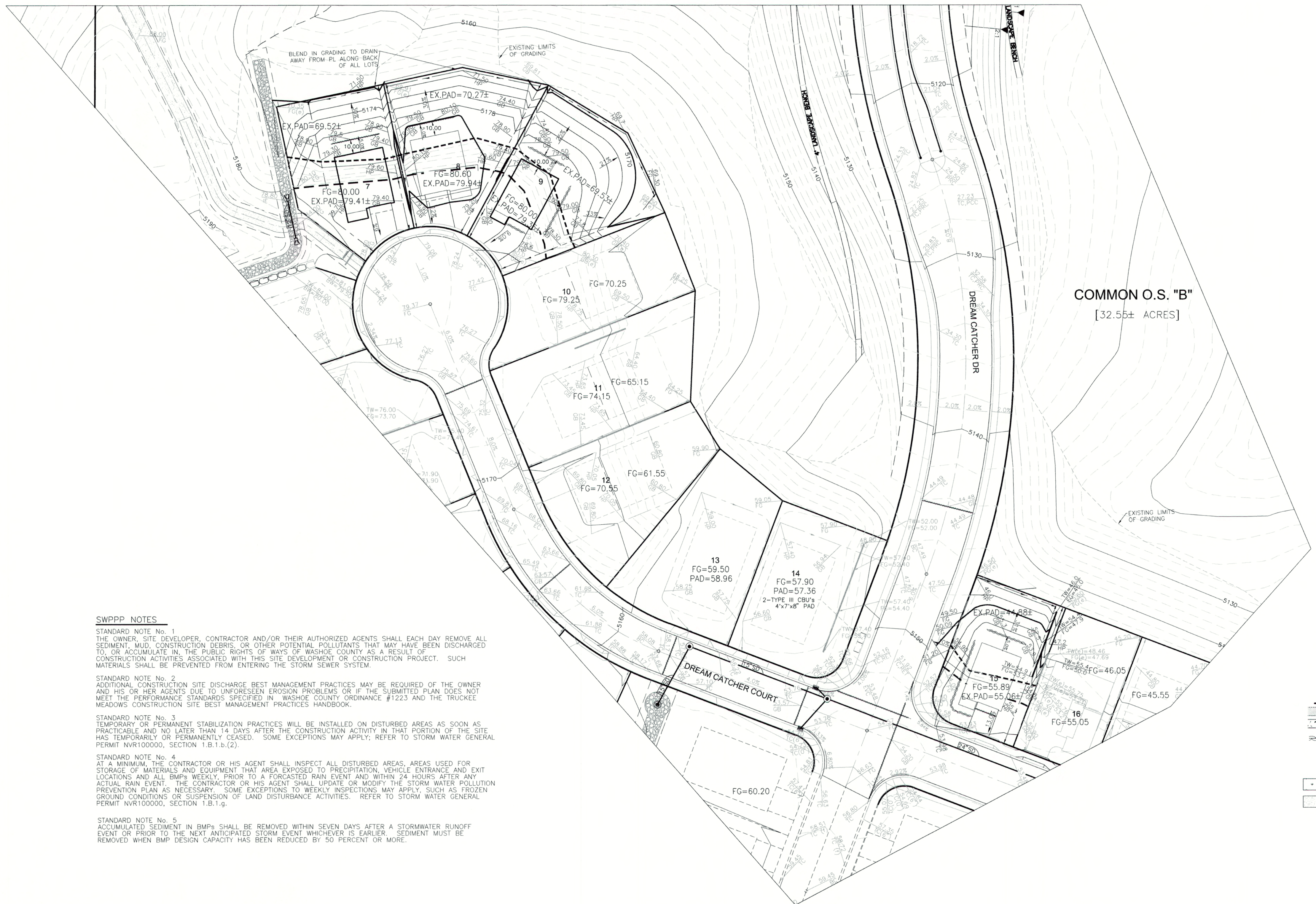
Subdivision Tract Map 4790 D

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



SUMMIT ENGINEERING CORPORATION
 5405 MAE ANNE AVENUE, RENO, NV 89523
 PHONE: (775) 747-8650 FAX: (775) 747-8659

Copyright SUMMIT ENG 2021



SWPPP NOTES

- STANDARD NOTE No. 1
 THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATE IN, THE PUBLIC RIGHTS OF WAYS OF WASHOE COUNTY AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.
- STANDARD NOTE No. 2
 ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN WASHOE COUNTY ORDINANCE #1223 AND THE TRUCKEE MEADOWS CONSTRUCTION SITE BEST MANAGEMENT PRACTICES HANDBOOK.
- STANDARD NOTE No. 3
 TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS PRACTICABLE AND NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. SOME EXCEPTIONS MAY APPLY; REFER TO STORM WATER GENERAL PERMIT NVR100000, SECTION 1.B.1.b.(2).
- STANDARD NOTE No. 4
 AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT AREA EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS AND ALL BMPs WEEKLY, PRIOR TO A FORECASTED RAIN EVENT AND WITHIN 24 HOURS AFTER ANY ACTUAL RAIN EVENT. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORM WATER POLLUTION PREVENTION PLAN AS NECESSARY. SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS FROZEN GROUND CONDITIONS OR SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO STORM WATER GENERAL PERMIT NVR100000, SECTION 1.B.1.g.
- STANDARD NOTE No. 5
 ACCUMULATED SEDIMENT IN BMPs SHALL BE REMOVED WITHIN SEVEN DAYS AFTER A STORMWATER RUNOFF EVENT OR PRIOR TO THE NEXT ANTICIPATED STORM EVENT WHICHEVER IS EARLIER. SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT OR MORE.

GENERAL NOTES

- THE CONTRACTOR SHALL MAINTAIN A DUST CONTROL PROGRAM, INCLUDING WATERING OF OPEN AREAS. THE CONTRACTOR SHALL ALSO MAINTAIN CONFORMITY WITH ALL APPLICABLE AIR QUALITY AND POLLUTION REGULATIONS.
- THE CONTRACTOR SHALL MAINTAIN AN ONGOING PROCESS OF REMOVAL OF ALL SPILLAGE OF EXCAVATION MATERIAL ON ALL PAVED STREETS.
- THE INSPECTION AND TESTING OF SOILS SHALL BE TO THE WASHOE COUNTY SPECIFICATIONS.
- LAND GRADING SHALL BE DONE IN A METHOD TO PREVENT DUST FROM TRAVERSING THE PROPERTY LINE.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND FEES REQUIRED FOR CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY ALL AFFECTED PUBLIC ENTITIES AND THE ENGINEER OF RECORD 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY IN FIELD, ALL ELEVATIONS, DIMENSIONS, FLOW LINES, EXISTING CONDITIONS, AND POINTS OF CONNECTIONS WITH ADJOINING PROPERTY (PUBLIC OR PRIVATE). ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER, THE SOILS ENGINEER, WASHOE COUNTY, AND NV ENERGY 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE TO EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY COMPANIES FOR LOCATIONS OR POTHOLING PRIOR TO CONSTRUCTION.
- ADD 5100 FEET TO ALL SPOT ELEVATIONS.

NOTE:
 SHOULD ANY PREHISTORIC REMAINS/ARTIFACTS BE DISCOVERED DURING SITE DEVELOPMENT, WORK SHALL TEMPORARILY BE HALTED AT THE SPECIFIC SITE AND THE STATE HISTORIC PRESERVATION OFFICE OF THE DEPARTMENT OF MUSEUMS, LIBRARY AND ARTS, SHALL BE NOTIFIED TO RECORD AND PHOTOGRAPH THE SITE. THE PERIOD OF TEMPORARY DELAY SHALL BE LIMITED TO A MAXIMUM OF TWO (2) WORKING DAYS FROM THE DATE OF NOTIFICATION.

NOTE:
 ALL RETAINING WALLS SHALL BE DESIGNED BY A STRUCTURAL ENGINEER AND SUBMITTED TO THE WASHOE COUNTY UNDER A SEPERATE PERMIT.
 *** BW INDICATES BOTTOM OF WALL GRADE @ FINISH GRADE AND DOES NOT INCLUDE THE FOOTING DEPTH
 REF. STRUCTURAL ENGINEERING PLANS FOR DESIGN OF FOOTINGS AND FABRIC REINFORCEMENT. (TYPICAL OF ALL WALLS)
 VOIDS IN ALL ROCKERY WALLS SHALL BE FILLED BY PLACING SMALLER ROCK WITHIN 6" OF THE FACE FOR THE ENTIRE HEIGHT OF THE ROCK WALLS.

LEGEND

- SANITARY SEWER W/SIZE & DIRECTION INDICATOR (DASHED IF EXIST)
- STORM DRAIN W/SIZE & DIRECTION INDICATOR (DASHED IF EXIST)
- MANHOLE (HOLLOW IF EXISTING)
- SEWER LATERAL
- A.C. PAVEMENT AREA
- CONCRETE AREA
- GRADE BREAK
- CATCH BASIN (HOLLOW IF EXISTING)
- LOT NUMBER
- REVEGETATION
- DC
- ROCKERY WALL
- PROPOSED ELEV. @ FRONT FACE TOP OF CURB
- PROPOSED ELEV. @ GRADE BREAK
- PROPOSED ELEV. @ FINISHED GRADE
- EXISTING CONTOUR LINE
- HANDICAP RAMP
- EXISTING
- FUTURE
- WATER MAIN IN COMMON TRENCH WITH GAS (DASHED IF EXIST)
- FLUSH VALVE
- CONC. ENCASE SD OR SS 10' EACH SIDE OF WATER MAIN CROSSING WHERE SD OR SS IS ABOVE WATER
- TOE OF SLOPE PER TOPO SHOTS
- TOP OF SLOPE PER TOPO SHOTS

REV.	DATE	DESCRIPTION	BY	APPD

**AMENDMENT OF CONDITIONS
 LADERA RANCH PHASE 1
 REGRADING LOTS 7-9, 15, 31-38, 45-50, 73-82**

RENO WASHOE COUNTY NEVADA

DESIGNED BY: KF
 CHECKED BY: RG

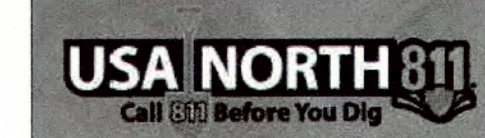
SCALE
 HORIZ: 1"=40'
 VERT:

JOB NO:

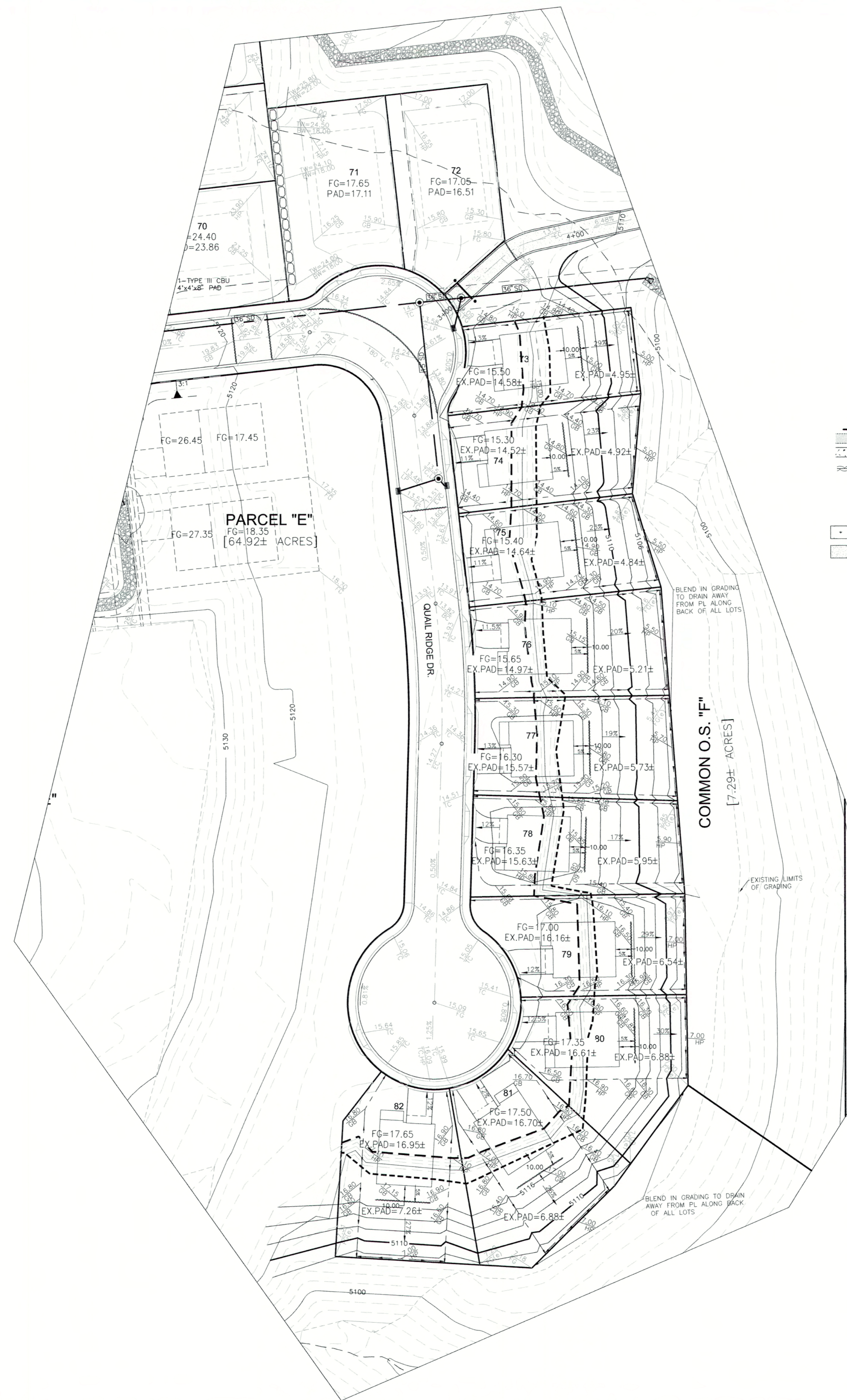
4-8-21

SHEET
G-2 OF **5**

N:\DWG\3\030394_DR\Horton_Ladera\Phase 1\LOT\PLANS\2021 LADERA GRADING PLAN\LADERA_RANCH_SPLIT LEVEL GRADING - LIBERTY.DWG - 10:43 AM '08-APR-2021



Copyright SUMMIT ENG 2021



LEGEND

- | | | | |
|--|---|--|--|
| | SANITARY SEWER W/SIZE & DIRECTION INDICATOR (DASHED IF EXIST) | | ROCKERY WALL |
| | STORM DRAIN W/SIZE & DIRECTION INDICATOR (DASHED IF EXIST) | | PROPOSED ELEV. ● FRONT FACE TOP OF CURB |
| | MANHOLE (HOLLOW IF EXISTING) | | PROPOSED ELEV. ● GRADE BREAK |
| | SEWER LATERAL | | PROPOSED ELEV. ● FINISHED GRADE |
| | A.C. PAVEMENT AREA | | 4900 EXISTING CONTOUR LINE |
| | CONCRETE AREA | | HANDICAP RAMP |
| | GRADE BREAK | | EXISTING |
| | CATCH BASIN (HOLLOW IF EXISTING) | | FUTURE |
| | FIRE HYDRANT | | WATER MAIN IN COMMON TRENCH WITH GAS (DASHED IF EXIST) |
| | LOT NUMBER | | GATE VALVE |
| | VEGETATION | | FLUSH VALVE |
| | DG | | CONC. ENCASE SD OR SS 10' EACH SIDE OF WATER MAIN CROSSING WHERE SD OR SS IS ABOVE WATER |
| | | | TOE OF SLOPE PER TOPO SHOTS |
| | | | TOP OF SLOPE PER TOPO SHOTS |

SWPPP NOTES

- STANDARD NOTE No. 1
THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATE IN, THE PUBLIC RIGHTS OF WAYS OF WASHOE COUNTY AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.
- STANDARD NOTE No. 2
ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN WASHOE COUNTY ORDINANCE #1223 AND THE TRUCKEE MEADOWS CONSTRUCTION SITE BEST MANAGEMENT PRACTICES HANDBOOK.
- STANDARD NOTE No. 3
TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS PRACTICABLE AND NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. SOME EXCEPTIONS MAY APPLY; REFER TO STORM WATER GENERAL PERMIT NVR100000, SECTION 1.B.1.b.(2).
- STANDARD NOTE No. 4
AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS AND ALL BMPs WEEKLY, PRIOR TO A FORECASTED RAIN EVENT AND WITHIN 24 HOURS AFTER ANY ACTUAL RAIN EVENT. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORM WATER POLLUTION PREVENTION PLAN AS NECESSARY. SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS FROZEN GROUND CONDITIONS OR SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO STORM WATER GENERAL PERMIT NVR100000, SECTION 1.B.1.g.
- STANDARD NOTE No. 5
ACCUMULATED SEDIMENT IN BMPs SHALL BE REMOVED WITHIN SEVEN DAYS AFTER A STORMWATER RUNOFF EVENT OR PRIOR TO THE NEXT ANTICIPATED STORM EVENT WHICHEVER IS EARLIER. SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT OR MORE.

GENERAL NOTES

- THE CONTRACTOR SHALL MAINTAIN A DUST CONTROL PROGRAM, INCLUDING WATERING OF OPEN AREAS. THE CONTRACTOR SHALL ALSO MAINTAIN CONFORMITY WITH ALL APPLICABLE AIR QUALITY AND POLLUTION REGULATIONS.
- THE CONTRACTOR SHALL MAINTAIN AN ONGOING PROCESS OF REMOVAL OF ALL SPILLAGE OF EXCAVATION MATERIAL ON ALL PAVED STREETS.
- THE INSPECTION AND TESTING OF SOILS SHALL BE TO THE WASHOE COUNTY SPECIFICATIONS.
- LAND GRADING SHALL BE DONE IN A METHOD TO PREVENT DUST FROM TRAVERSING THE PROPERTY LINE.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND FEES REQUIRED FOR CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY ALL AFFECTED PUBLIC ENTITIES AND THE ENGINEER OF RECORD 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY IN FIELD, ALL ELEVATIONS, DIMENSIONS, FLOW LINES, EXISTING CONDITIONS, AND POINTS OF CONNECTIONS WITH ADJOINING PROPERTY (PUBLIC OR PRIVATE). ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER, THE SOILS ENGINEER, WASHOE COUNTY, AND NV ENERGY 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE TO EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY COMPANIES FOR LOCATIONS OR POTHOLES PRIOR TO CONSTRUCTION.
- ADD 5100 FEET TO ALL SPOT ELEVATIONS.

NOTE:
SHOULD ANY PREHISTORIC REMAINS/ARTIFACTS BE DISCOVERED DURING SITE DEVELOPMENT, WORK SHALL TEMPORARILY BE HALTED AT THE SPECIFIC SITE AND THE STATE HISTORIC PRESERVATION OFFICE OF THE DEPARTMENT OF MUSEUMS, LIBRARY AND ARTS, SHALL BE NOTIFIED TO RECORD AND PHOTOGRAPH THE SITE. THE PERIOD OF TEMPORARY DELAY SHALL BE LIMITED TO A MAXIMUM OF TWO (2) WORKING DAYS FROM THE DATE OF NOTIFICATION.

NOTE:
ALL RETAINING WALLS SHALL BE DESIGNED BY A STRUCTURAL ENGINEER AND SUBMITTED TO THE WASHOE COUNTY UNDER A SEPERATE PERMIT.

*** "BW" INDICATES BOTTOM OF WALL GRADE @ FINISH GRADE AND DOES NOT INCLUDE THE FOOTING DEPTH

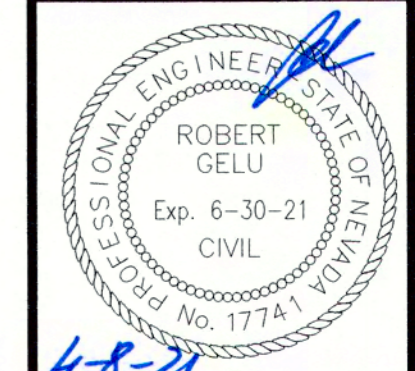
REF. STRUCTURAL ENGINEERING PLANS FOR DESIGN OF FOOTINGS AND FABRIC REINFORCEMENT. (TYPICAL OF ALL WALLS)

VOIDS IN ALL ROCKERY WALLS SHALL BE FILLED BY PLACING SMALLER ROCK WITHIN 6" OF THE FACE FOR THE ENTIRE HEIGHT OF THE ROCK WALLS.

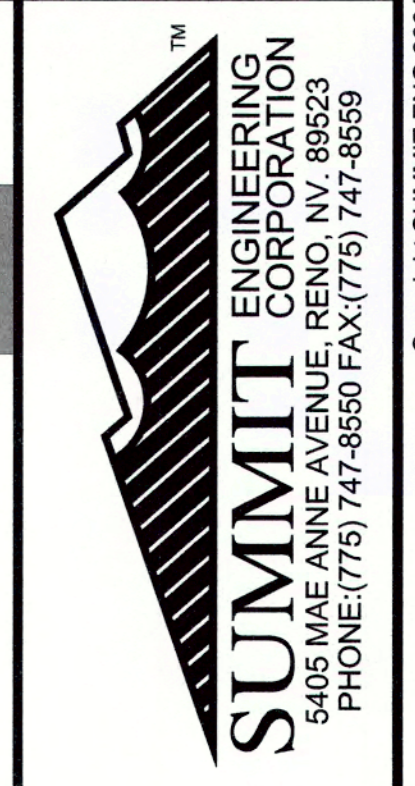
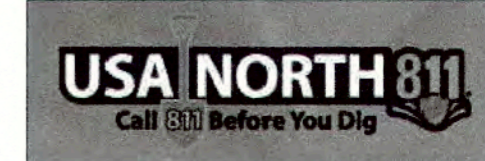
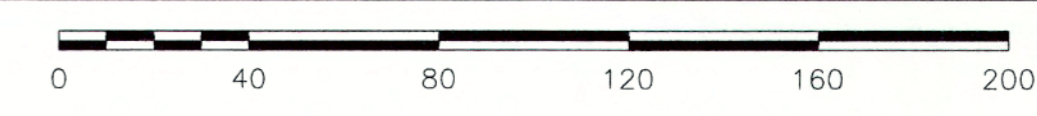
REV.	DATE	DESCRIPTION	BY	APPD

AMENDMENT OF CONDITIONS
LADERA RANCH PHASE 1
REGRAIDING LOTS 7-9, 15, 31-38, 45-50, 73-82
 WASHOE COUNTY
 NEVADA

DESIGNED BY: KF
 CHECKED BY: RG
 SCALE
 HORIZ: 1"=40'
 VERT:
 JOB NO:



4-8-21
 SHEET
G-4 OF **5**



Copyright SUMMIT ENG 2021

REV.	DATE	DESCRIPTION	BY	APPD

AMENDMENT OF CONDITIONS
LADERA RANCH PHASE 1
REGRADEING LOTS 7-9, 15, 31-38, 45-50, 73-82
 WASHOE COUNTY
 NEVADA
 RENO

DESIGNED BY: KF
CHECKED BY: RG
SCALE
HORIZ: 1"=40'
VERT:
JOB NO:
SHEET G-5 OF 5

SWPPP NOTES

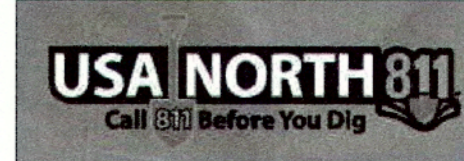
- STANDARD NOTE No. 1**
 THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATE IN, THE PUBLIC RIGHTS OF WAYS OF WASHOE COUNTY AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.
- STANDARD NOTE No. 2**
 ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN WASHOE COUNTY ORDINANCE #1223 AND THE TRUCKEE MEADOWS CONSTRUCTION SITE BEST MANAGEMENT PRACTICES HANDBOOK.
- STANDARD NOTE No. 3**
 TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS PRACTICABLE AND NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. SOME EXCEPTIONS MAY APPLY; REFER TO STORM WATER GENERAL PERMIT NVR100000, SECTION 1.B.1.b.(2).
- STANDARD NOTE No. 4**
 AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT AREA EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS AND ALL BMPs WEEKLY, PRIOR TO A FORECASTED RAIN EVENT AND WITHIN 24 HOURS AFTER AN ACTUAL RAIN EVENT. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORM WATER POLLUTION PREVENTION PLAN AS NECESSARY. SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS FROZEN GROUND CONDITIONS OR SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO STORM WATER GENERAL PERMIT NVR100000, SECTION 1.B.1.g.
- STANDARD NOTE No. 5**
 ACCUMULATED SEDIMENT IN BMPs SHALL BE REMOVED WITHIN SEVEN DAYS AFTER A STORMWATER RUNOFF EVENT OR PRIOR TO THE NEXT ANTICIPATED STORM EVENT WHICHEVER IS EARLIER. SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT OR MORE.

GENERAL NOTES

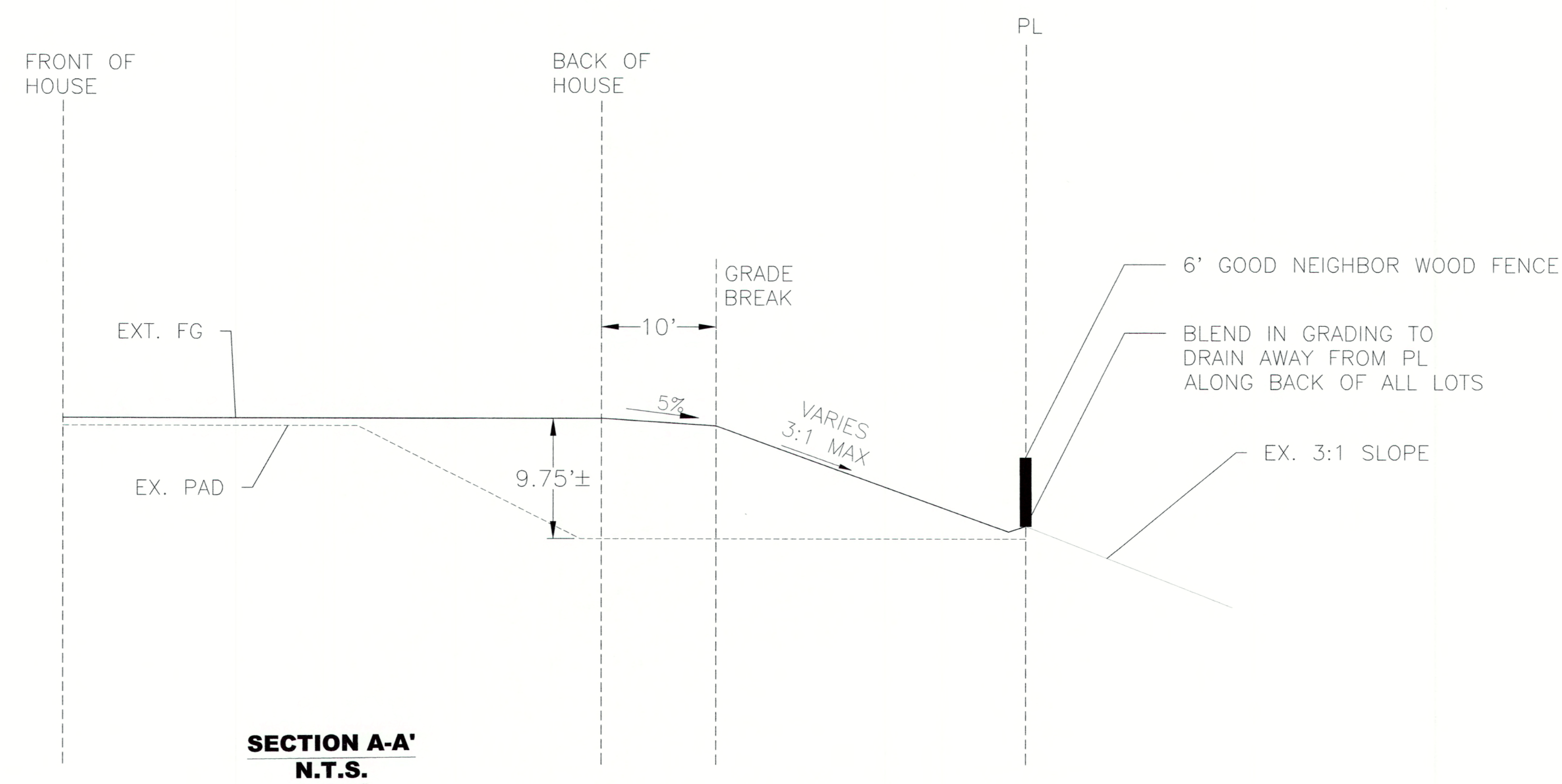
- THE CONTRACTOR SHALL MAINTAIN A DUST CONTROL PROGRAM, INCLUDING WATERING OF OPEN AREAS. THE CONTRACTOR SHALL ALSO MAINTAIN CONFORMITY WITH ALL APPLICABLE AIR QUALITY AND POLLUTION REGULATIONS.
- THE CONTRACTOR SHALL MAINTAIN AN ONGOING PROCESS OF REMOVAL OF ALL SPILLAGE OF EXCAVATION MATERIAL ON ALL PAVED STREETS.
- THE INSPECTION AND TESTING OF SOILS SHALL BE TO THE WASHOE COUNTY SPECIFICATIONS.
- LAND GRADING SHALL BE DONE IN A METHOD TO PREVENT DUST FROM TRAVERSING THE PROPERTY LINE.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND FEES REQUIRED FOR CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY ALL AFFECTED PUBLIC ENTITIES AND THE ENGINEER OF RECORD 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY IN FIELD, ALL ELEVATIONS, DIMENSIONS, FLOW LINES, EXISTING CONDITIONS, AND POINTS OF CONNECTIONS WITH ADJOINING PROPERTY (PUBLIC OR PRIVATE). ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER, THE SOILS ENGINEER, WASHOE COUNTY, AND NV ENERGY 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE TO EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY COMPANIES FOR LOCATIONS OR POTHOLING PRIOR TO CONSTRUCTION.
- ADD 5100 FEET TO ALL SPOT ELEVATIONS.

NOTE:
 SHOULD ANY PREHISTORIC REMAINS/ARTIFACTS BE DISCOVERED DURING SITE DEVELOPMENT, WORK SHALL TEMPORARILY BE HALTED AT THE SPECIFIC SITE AND THE STATE HISTORIC PRESERVATION OFFICE OF THE DEPARTMENT OF MUSEUMS, LIBRARY AND ARTS, SHALL BE NOTIFIED TO RECORD AND PHOTOGRAPH THE SITE. THE PERIOD OF TEMPORARY DELAY SHALL BE LIMITED TO A MAXIMUM OF TWO (2) WORKING DAYS FROM THE DATE OF NOTIFICATION.

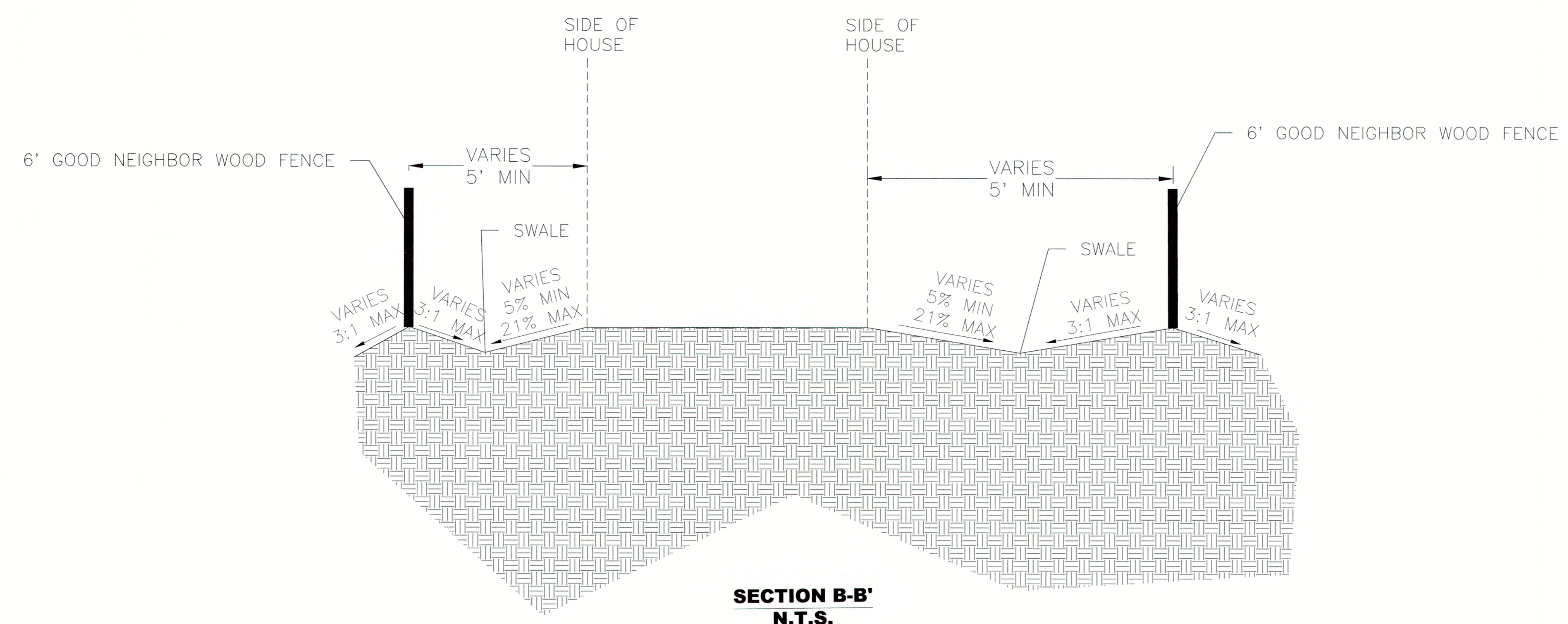
NOTE:
 ALL RETAINING WALLS SHALL BE DESIGNED BY A STRUCTURAL ENGINEER AND SUBMITTED TO THE WASHOE COUNTY UNDER A SEPERATE PERMIT.
 *** "BW" INDICATES BOTTOM OF WALL GRADE @ FINISH GRADE AND DOES NOT INCLUDE THE FOOTING DEPTH.
 REF. STRUCTURAL ENGINEERING PLANS FOR DESIGN OF FOOTINGS AND FABRIC REINFORCEMENT. (TYPICAL OF ALL WALLS)
 VOIDS IN ALL ROCKERY WALLS SHALL BE FILLED BY PLACING SMALLER ROCK WITHIN 6" OF THE FACE FOR THE ENTIRE HEIGHT OF THE ROCK WALLS.



Copyright SUMMIT ENG 2021



SECTION A-A'
N.T.S.



SECTION B-B'
N.T.S.

REV.	DATE	DESCRIPTION	BY	APPD

AMENDMENT OF CONDITIONS
LADERA RANCH PHASE 1
TYPICAL CROSS-SECTIONS

WASHOE COUNTY NEVADA
RENO

DESIGNED BY: KF
CHECKED BY: RG
SCALE
HORIZ: N.T.S.
VERT:
JOB NO:



SHEET X-1 OF 5