



PLANNING COMMISSION MEETING AGENDA

Planning Commission Members

Dian A. VanderWell, Chair
Neal Cobb, Vice Chair
Roger Edwards
Vaughn Hartung
Roy H. Hibdon
William Weber
D.J. Whittemore
Kimberly H. Robinson, MUP, Secretary

Wednesday, February 2, 2011
10:00 a.m.

Washoe County Administration Complex
Community Development Large Conference Room
Building A, Room A-265
1001 East Ninth Street
Reno, NV

10:00 a.m. *Determination of Quorum

*Pledge of Allegiance

*Ethics Law Announcement

As a reminder to each of the commission members, at the time each item on the agenda is called, you are legally responsible to disclose conflicts of interest if you have any, including a pecuniary interest in the matter, receipt of a gift or loan in connection with the matter, or a commitment in a private capacity to the interests of others in the matter. If you make a disclosure, you will next need to state on the record if your independence of judgment would be materially affected by the conflict. If so, you must recuse yourself and not participate in that matter's consideration.

*Appeal Procedure

Most decisions rendered by the Planning Commission are appealable to the Board of County Commissioners. If you disagree with the decision of the Planning Commission and you want to appeal its action, call the Planning staff immediately, at 328.6100. You will be informed of the appeal procedure, application fee, and the time in which you must act. Appeal periods vary from seven (7) to fifteen (15) days, depending on the type of application.

Approval of Agenda

Approval of Minutes

December 7, 2010; and January 4, 2011

*Public Comment

Public comment may be heard on items both on and off the agenda, except that public comment under this section will not be taken on any items for which a separate public comment is expressly provided on the agenda; comments are limited to a three-minute time limit, however the Commission reserves the right to reduce this three-minute time limit. No action will be taken upon a matter raised under this agenda item until the matter has been specifically included on an agenda as an action item.

Consent Items

– Public Comment will be taken for Item A –

- A. **Resolution for Accepting Streets (The Estates at Mt. Rose)** - Consider and possibly adopt NRS 278.390 resolution accepting streets or roads previously offered for dedication to Washoe County in connection with Tract Map #4649, Document #3388210, The Estates at Mt. Rose, Phase 3A, Section 35, Range 19 east, Township 18 north (Callahan Road, Paris Court, Paris Avenue, Tou Louse Court, Chartreuse Court, Mont PeLier Court, De Maitre Court, and Cevennes Court) adding approximately 1.70 miles of new street. (APN 150-460-04)

10:00 a.m. Project Review Items

Planning Items

Other Items

1. ***Presentation: Washoe County Green Team.** This presentation will provide an overview of the Washoe County Green Team's purpose, composition, vision and activities.
Staff Representative: Bill Whitney, Senior Planner and Green Team Leader, Community Development, 775.328.3617
2. ***Presentation: Master Plan and Regulatory Zone Amendment Review Process.** Community Development staff will provide a brief presentation and facilitate a discussion of the primary considerations when reviewing Master Plan Amendments and Regulatory Zone Amendments, with a focus on the differences between the two amendments.
Staff Representative: Eric Young, Ph. D., Planner, Community Development, 775.328.3613

Chair and Commission Items

(Unless otherwise listed with a topic description, this portion of the agenda is limited to announcements, discussion of items proposed for action at future meetings, and reports on planning issues and/or activities of organizations in which individual members may be involved.)

- a. *Report on Previous Planning Commission Items
- b. *Legal Information and Updates
Deputy District Attorney Nathan Edwards, Esq.
- c. *2011 Legislative Session

Director's Items

(Unless otherwise listed with a topic description, this portion of the agenda is limited to announcements, discussion of items proposed for action at future meetings, and reports on planning issues and/or activities of organizations in which individual members may be involved.)

Adjournment

Non-action items are denoted with an asterisk (*).

Agenda Maintenance

In accordance with NRS 241.020, this agenda closes three (3) days prior to the meeting date. Only emergency items or items otherwise specifically excepted from the three day requirement by law may be added to the agenda within the three day period. Agendas and staff reports are posted to the Washoe County website at www.washoecounty.us/comdev/, four days prior to the meeting. This agenda has been posted at the following locations: Washoe County Administration Building (1001 E. 9th Street), Washoe County Clerk's Office-Courthouse (Court and Virginia Streets), Washoe County Library (301 South Center Street), and Sparks Justice Court (630 Greenbrae Drive).

Meeting Access

The facilities in which this meeting is being held are accessible to the disabled. Persons with disabilities who require special accommodations or assistance (e.g. sign language interpreters or assisted listening devices) at the meeting should notify the Washoe County Department of Community Development, 24 hours prior to the meeting at 775.328.3600.

Public Participation

The Planning Commission adopted *Rules, Policies and Procedures* are available on the website provided above or by contacting the Community Development Department.

At least one copy of items displayed and at least ten copies of any written or graphic material for the Commission's consideration should be provided to the Recording Secretary. Materials longer than one page in length submitted within six days of the Planning Commission meeting may not be considered by the Commission in their deliberations.

Time allocations for public hearing items are as follow: 15 minutes for staff's presentation; 15 minutes for an applicant's presentation; 5 minutes for a group representative's comments; 3 minutes for individual comment. At the discretion of the Chair, additional time may be provided to any party if the request is made at least 24 hours in advance of the meeting start time. The Chair may reduce the per person time allotment for comment on a particular item; this determination will be made prior to hearing comment on the item.

Agenda Items

Items on the agenda may not necessarily be considered in the order in which they appear. An asterisk (*) is used to denote non-action items. Action items may be acted upon by the Planning Commission.

Non-action items are denoted with an asterisk (*).



PLANNING COMMISSION MEETING MINUTES

Planning Commission Members

Dian A. VanderWell, Chair
Neal Cobb, Vice Chair
Roger Edwards
Vaughn Hartung
Roy H. Hibdon
William Weber
D.J. Whittemore
Adrian P. Freund, FAICP, Secretary

Tuesday, December 7, 2010
6:30 p.m.

Washoe County Commission Chambers
1001 East Ninth Street
Reno, NV

The Washoe County Planning Commission met in regular session on Tuesday, December 7, 2010, in the Washoe County Commission Chambers, 1001 East Ninth Street, Reno, Nevada.

DETERMINATION OF QUORUM

Chair VanderWell called the meeting to order at 6:30 p.m. The following Commissioners and staff were present:

Commissioners present: Dian A. VanderWell, Chair
Neal Cobb, Vice Chair
Roger M. Edwards
Vaughn Hartung
Roy Hibdon
William Weber
D.J. Whittemore

Commissioners absent: None

Staff present: Adrian Freund, FAICP, Director, Community Development
Kimberly Robinson, Planning Manager, Community Development
Sandra Monsalve, AICP, Senior Planner, Community Development
Don Morehouse, Planner, Community Development
Nathan Edwards, Esq., Deputy District Attorney
Sara DeLozier, Recording Secretary, Community Development

PLEDGE OF ALLEGIANCE

Commissioner Whittemore led the pledge to the flag.

ETHICS LAW ANNOUNCEMENT

Chair VanderWell provided the ethics procedure for disclosures.

APPEAL PROCEDURE

Ms. Robinson recited the appeal procedure for items heard before the Planning Commission.

APPROVAL OF AGENDA

Ms. Robinson indicated Items One and Two of the agenda would be continued to the January 2011 meeting. In accordance with the Open Meeting Law, Commissioner Hartung moved to approve the agenda as amended for the December 7, 2010 meeting. Commissioner Weber seconded the motion, which carried unanimously.

APPROVAL OF MINUTES

Commissioner Whittemore moved to approve the minutes for the November 3, 2010, Planning Commission meeting as written. Commissioner Edwards seconded the motion which carried with a vote of six in favor, none opposed, Commission Weber abstaining having been absent for the November 3, 2010 meeting.

PUBLIC COMMENT

The following three individuals provided comment on items continued to the January 4, 2011 agenda:

Kent Specht, 700 Hunter Place; and David Von Seggern, 2585 Sunline Drive, Sierra Club, spoke in opposition to the abandonment proposed for Canyon Drive (Abandonment Case Number AB10-008) voicing concern with a loss of access to the Truckee River and open space and suggested it would be appropriate to have the Parks and Open Space Department review and comments on the proposed abandonment.

H. William Brooks, Genoa, spoke in favor of the abandonment proposed in Abandonment Case Number AB10-009.

Chair VanderWell closed the public comment period.

CONSENT ITEMS

ITEM A

ADOPTING A RESOLUTION INITIATING A MASTER PLAN AMENDMENT (SPANISH SPRINGS AREA PLAN COMMERCIAL CAP) – To initiate an amendment to the Washoe County Master Plan, Volume Two, Spanish Springs Area Plan, to delete policy SS.17.2.c, otherwise known as the “commercial cap,” and incorporate other beneficial changes as may be identified during the public input process and properly related to the establishment of commercial and industrial zoning in the Spanish Springs planning area.

There was no interest in moving this item from the Consent agenda for discussion and no member of the public wishing to speak on the item. Commissioner Hartung moved to approve the item, Commissioner Weber seconded the motion which carried unanimously.

ITEM ONE (CONTINUED TO THE JANUARY 4, 2011 AGENDA)

PUBLIC HEARING: ABANDONMENT CASE NUMBER AB10-008 (GREGORY R. APPLEBAUGH) – To abandon approximately 4,321 square feet of the unbuilt portion of Canyon Drive, as authorized in Article 806 of the Washoe County Development Code. The project is located between Ross Drive and Hunter Place, on the northern portion of Canyon Drive which is undeveloped. The proposed abandonment is adjacent to an ±0.842-acre parcel owned by the applicant. The subject parcel to be abandoned is in the Southwest Truckee Meadows Area Plan and is situated in a portion of Section 20, T19N, R19E, MDM, Washoe County, Nevada. The parcel is located within the Southwest Truckee Meadows Citizen Advisory Board boundary and Washoe County Commission District No. 1. (APN: 009-101-10)

ITEM TWO (CONTINUED TO THE JANUARY 4, 2011 AGENDA)

PUBLIC HEARING: ABANDONMENT CASE NUMBER AB10-009 (SILVA AND BLOMQUIST RESIDENCES) – To abandon the 33-foot wide government patent easements located along the northern, southern, western, and eastern edges of two contiguous parcels as authorized in Article 806 of the Washoe County Development Code. The parcels are located approximately 550 feet west of the terminus of the paved portion of Taos Lane and 330 feet south of the intersection of Panorama Ridge Drive, Panorama Ridge Court, and Incognito Lane. Each of the parcels are 1.933-acres (Silva) and 1.276-acres (Blomquist) in size and are designated Low Density Suburban (LDS) in the Southwest Truckee Meadows Area Plan, and are situated in a portion of Section 30, T18N, R20E, MDM, Washoe County, Nevada. The property is located in the Southwest Truckee Meadows Citizen Advisory Board boundary and Washoe County Commission District No. 2. (APNs: 142-260-15 and 142-260-16)

ITEM THREE

PUBLIC HEARING: MASTER PLAN AMENDMENT CASE NUMBER MPA10-001 AND REGULATORY ZONE AMENDMENT CASE NUMBER RZA10-003 (HILLSIDE HOLDINGS, LLC)

- A. Master Plan Amendment Case Number MPA10-001 – To consider a request to amend the master plan designations from Rural Residential (RR) to Suburban Residential (SR), and from Open Space (OS) to Suburban Residential (SR) within the Southeast Truckee Meadows Area Plan, being a part of the Washoe County Master Plan;

and

- B. Regulatory Zone Amendment Case Number RZA10-003 – To change the regulatory zone map from Medium Density Rural (MDR) to Low Density Suburban (LDS ±49.40 acres) and Medium Density Suburban (MDS - up to ±3.6 acres), and from Open Space (OS) to Low Density Suburban (LDS). The requested zoning changes are contingent upon Master Plan Amendment Case No. MPA10-001 adoption by the Board of County Commission, and a finding of conformance to the Regional Plan by the Truckee Meadows Regional Planning Agency.

The subject properties of this amendment request include seven (7) contiguous parcels, totaling approximately ±368.25 acres. The subject properties are located at the northeast portion of Hidden Valley, two miles east of the intersection of Pembroke Drive and S. McCarran Boulevard, between Clean Water Way and Man of War Drive, directly north of the Sharon Hills Subdivision. The subject parcels are within the unincorporated portion of the Washoe County Truckee Meadows Services Area (TMSA). The subject parcels are located within Sections 23 & 24, T19N, R20E, MDM, Washoe County, Nevada. The properties are within Washoe County Commission District 2 and within the Southeast Truckee Meadows

Citizen Advisory Board boundary. (APNs: 021-030-07, 051-010-04, 051-010-05, 051-010-07, 051-010-09, 051-010-10, and 051-010-41)

To reflect changes requested within this application and to maintain currency of general area plan data, administrative changes to the Southeast Truckee Meadows Area Plan are proposed. These administrative changes include: a revised map series with updated parcel base, and updated applicable text.

Chair VanderWell opened the public hearing. Sandra Monsalve reviewed her staff report dated December 3, 2010.

Ken Krater, owner and applicant, indicated a tentative map for this project site had been approved in 2008 and that this request to increase the potential density from 151 to 191 dwelling units was in response to the alignment determination and the progress toward the realization of the Southeast Connector which could serve as the primary access and thus alleviate the traffic concerns which were determinant in the original density allowance. Completed construction of the Southeast Connector would allow for Clean Water Way to provide main access with Man of War serving as an emergency access which would decrease the traffic impact on Pembroke and minimize the amount of deep cuts necessary to widen Man of War. Should the request be approved, a new tentative subdivision map would be submitted. He indicated this application had been submitted prior to the two-map system being adopted by Washoe County, that he did not have a problem with the change in process and that the NRS required neighborhood meeting had been held. He stated the proposed land use designation and lot sizes were consistent with the Hidden Valley Suburban Residential designations, all the currently designated open space would be maintained, utility services were readily available, and development would remain outside those areas identified with restraints. He reviewed the Regional Transportation Commission's (RTC) progress on the Southeast Connector design and development since 2008, with completion projected for the 2014-2018 time frame. An easement from the property to the Southeast Connector had already been established and coordination with the University of Nevada, partial owners of one parcel, had begun.

Tom Judy, Southeast Truckee Meadows Citizen Advisory Board, spoke in favor of following the staff recommendation to deny the request. He voiced concern with lot size and setback compatibility; connectivity and traffic on Pembroke and Man of War; anticipated declines in the Level of Service; and public access to Clean Water Way. He also noted the Hidden Valley Homeowner's Association had not recommended the Planning Commission approve this request.

Troy Miller, Director of Real Estate, University of Nevada, Main Station Farms, indicated the 2008 approval had provided Man of War Way as the primary access and Clean Water Way as the secondary/emergency access. He stated the University was not in favor of traffic through Main Station Farm; if the Southeast Connector were to become the primary access, the University would be willing to abandon a portion of Clean Water Way between the Southeast Connector and McCarran in order to prevent traffic through Main Station Farm. However, the University would be opposed to the designation of Clean Water Way as the primary access.

Chair VanderWell closed the public hearing.

In response to Commissioner Hartung, RTC Project Manager Garth Oksol indicated a signal was not planned for the intersection of Clean Water Way and McCarran due to the close proximity to the Mill Street intersection. Commissioner Weber indicated his 2008 concerns with emergency access and higher density were still valid and that he would support staff's recommendation. He asked if comments had been received from fire services which staff indicated fire services had not indicated a concern with the potential increased density.

Ms. Monsalve reiterated that the requested Master Plan Amendment, if approved, would be followed by a Regulatory Zone Amendment request and a new Tentative Subdivision Map. Commissioner Cobb spoke to the longevity of the planning process for the Southeast Connector and indicated there were still safety concerns with traffic on Pembroke. In response to Commissioner Whittemore, Mr. Miller indicated the University's primary concern was with the preservation of the University Farms, though as part owner of one of the subject parcels was perceivably in a position to benefit from approval of the request. Commissioner Hibdon spoke in favor a property owner's ability to realize the development potential of his or her property noting this request might be better timed with the realization of the Southeast Connector.

Ms. Monsalve indicated amendments to the Master Plan could not be conditioned and though it was the applicant's intent to revise the primary access designation on the tentative subdivision map, that could not be required as part of this process. She reiterated those findings, specifically a-c in the Southeast Truckee Meadows Area Plan, which could not be made by staff, voicing concern with the potential impacts to public safety and welfare and the lack of changed conditions.

Commissioner Whittemore suggested the applicant had the ability to come forward at a later date with a more appropriately timed request; Commissioner Hartung concurred. Chair VanderWell indicated her support of staff's recommendation.

Commissioner Whittemore moved that the Washoe County Planning Commission, based upon the information presented in the staff report, written testimony and verbal testimony received during the public hearing, deny Master Plan Amendment Case Number MPA10-001 proposed for the Southeast Truckee Meadows Area Plan. Commissioner Cobb seconded the motion which carried with a vote of six in favor, one opposed (Commissioner Hibdon).

The motion was based on the following findings in accordance with Washoe County Development Code Section 110.820.15.

1. The proposed amendment is in not in substantial compliance with the policies and action programs of the Master Plan.
2. The proposed amendment would result in land uses which are incompatible with (existing or planned) adjacent land uses, and would adversely impact the public health, safety or welfare.
3. The proposed amendment does not identify and respond to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment does not represent a more desirable utilization of land.
4. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation.
5. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.
6. The proposed amendment will not affect the location, purpose and mission of the military installation.

Having been unable to make the necessary findings to adopt the requested Master Plan Amendment, Commissioner Edwards moved that the Washoe County Planning Commission, based upon the information presented in the staff report, written testimony and verbal testimony received during the public hearing, recommend denial of Regulatory Zone Amendment Case Number RZA10-003. Commissioner Hartung seconded the motion which carried with a vote of six in favor, one opposed (Commissioner Hibdon).

The motion was based on the following findings in accordance with Washoe County Development Code Section 110.821.15:

1. The proposed amendment is not in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.
2. The proposed amendment would result in land uses which are incompatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. The proposed amendment does not identify and respond to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment does not represent a more desirable utilization of land.
4. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.
5. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
6. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.
7. The proposed amendment will not affect the location, purpose and mission of the military installation.

CHAIR AND COMMISSION ITEMS

- a. Report on Previous Planning Commission Items

Ms. Robinson provided hearing date updates for the Reno-Stead Corridor Joint Plan update, the Palomino Valley General Improvement District Master Plan Amendment, the San Emidio Geothermal Special Use Permit Application, and Development Code Amendments for building placement standards and the critical flood zone.

- b. Legal Information and Updates
Deputy District Attorney Nathan Edwards, Esq.

None

- c. Discussion and Possible Approval of Alternate Meeting Date in January

Commissioners were provided the opportunity to retain or modify their January 2011 meeting date. Commissioner Whittemore moved to keep the January 4, 2011 meeting date. The motion was seconded by Commissioner Cobb and carried unanimously.

DIRECTOR'S ITEMS

Director Freund noted the Commission would be asked to make two appointments to the Design Review Committee in January. He announced his retirement and invited the Commission to the Community Development holiday potluck and his retirement party. Commissioner Weber and Cobb expressed their appreciation for Director Freund's contributions to the department and his work with the Planning Commission.

ADJOURNMENT

Since there was no further business to come before the Planning Commission, the meeting adjourned at 7:40 p.m.

Respectfully submitted,

Sara DeLozier, Recording Secretary

Approved by Commission in session on _____, 2011.

Kimberly H. Robinson, MUP
Secretary to the Planning Commission



Community Development

"Dedicated to Excellence in Public Service"

Kimberly H. Robinson, MUP, Community Planning Services Manager
Nathan Edwards, Legal Counsel



Washoe County Planning Commission
Dian A. VanderWell, Chair
Neal Cobb, Vice Chair
William Weber

Roger M. Edwards
Roy H. Hibdon
Vaughn Hartung
D.J. Whittemore

WASHOE COUNTY PLANNING COMMISSION MINUTES

January 4, 2011

The Washoe County Planning Commission met in regular session on Tuesday, January 4, 2011, in the Washoe County Commission Chambers, 1001 East Ninth Street, Reno, Nevada.

DETERMINATION OF QUORUM

Chair VanderWell called the meeting to order at 6:35 p.m. The following Commissioners and staff were present:

Commissioners present: Dian A. VanderWell, Chair
Neal Cobb, Vice Chair
Roy Hibdon
Vaughn Hartung
D.J. Whittemore

Commissioners absent: Roger M. Edwards
William Weber

Staff present: Kimberly H. Robinson, Planning Manager, Community Development
Eva Krause, Planner, Community Development
Roger Pelham, Senior Planner, Community Development
Don Morehouse, Planner, Community Development
Nathan Edwards, Deputy District Attorney
Dawn Spinola, Recording Secretary, Community Development

PLEDGE OF ALLEGIANCE

Commissioner Whittemore led the pledge to the flag.

ETHICS LAW ANNOUNCEMENT

Mr. Edwards recited the Ethics Law standards.

APPEAL LANGUAGE

Ms. Robinson recited the appeal procedure for items heard before the Planning Commission.

APPROVAL OF AGENDA

In accordance with the Open Meeting Law, Commissioner Hartung moved to approve the agenda for the January 4, 2011, meeting. Commissioner Cobb seconded the motion, which passed unanimously.

APPROVAL OF MINUTES

Commissioner Whittemore moved to approve the minutes for the November 3, 2010 Planning Commission workshop as written. Commissioner Cobb seconded the motion which passed unanimously.

Chair VanderWell introduced and recognized the new Acting Director of Community Development, Dave Childs. Mr. Childs reviewed his background which includes planning and Assistant County Manager. He explained the plan was not to immediately fill Mr. Freund's position, but to use existing staff for the near term. He went on to say it was an opportunity to review the department's structure and its place in the county.

PUBLIC COMMENTS

As there was no response to the call for public comment, Chair VanderWell closed the public comment period.

CONSENT ITEMS

None

PROJECT REVIEW ITEMS:**AGENDA ITEM 1**

PUBLIC HEARING: Abandonment Case Number AB10-008 (Gregory R. Applebaugh) (Continued from the December 7, 2010 meeting) – To abandon approximately 4,321 square feet of the unbuilt portion of Canyon Drive, as authorized in Article 806 of the Washoe County Development Code. The project is located between Ross Drive and Hunter Place, on the northern portion of Canyon Drive which is undeveloped. The proposed abandonment is adjacent to an ±0.842-acre parcel owned by the applicant. The subject parcel to be abandoned is in the Southwest Truckee Meadows Area Plan and is situated in a portion of Section 20, T19N, R19E, MDM, Washoe County, Nevada. The parcel is located within the West Truckee Meadows Citizen Advisory Board boundary and Washoe County Commission District No. 1.

Ms. Krause reviewed the staff report dated November 22, 2010. She pointed out the right of way was located at the bottom of a steep gully so it would be infeasible for the bordering properties to construct driveways if a public road were constructed there. The adjoining properties all had other accesses to public roads.

Ms. Krause noted at the prior meeting it had been pointed out that this right of way provided access to parks and was used by wildlife. She explained she and Parks staff had attempted to walk through the gully but the underbrush was too thick and there were no established trails that traversed the entire length. There was no reason to maintain it as a road.

right of way, and the county would still require a utility easement be maintained. Parks staff had recommended it be maintained as a wildlife corridor and no structures be placed in it. She noted she had received a letter of support for the abandonment from a neighbor which she had provided to the Commissioners. She had also heard from a neighbor who was concerned the abandonment would block his access to connect to sewer when that service became available in the area.

Chair VanderWell opened the public hearing.

Applicant's Representative Raymond Heber presented visual aids which demonstrated the steepness of the gully and reiterated there were no established trails. There is evidence that wildlife utilizes the corridor and the applicant had agreed not to fence the area to be abandoned. Mr. Hebert noted the neighbors hoped the entire corridor would eventually be abandoned, because there would likely never be a road built through it.

Applicant Greg Applebaugh stated he would comply with all requirements and that he believed the entire length of Canyon Drive should be abandoned and deeded to the involved property owners.

Kent Specht spoke in opposition of the project, stating it would cut off access to the park and the river. He agreed with the statements regarding the slopes and wildlife. Darla McKenna and Patrick Flanagan spoke in support of the project, verifying wildlife used the corridor extensively. Reg Willison stated he did not have an issue with the abandonment but agreed with Mr. Specht's concerns regarding pedestrian access.

Chair VanderWell closed the public hearing.

Commissioner Hartung asked Counsel if the county was liable for injury occurring on the easement. Deputy District Attorney (DDA) Edwards stated it would require him to speculate, as there are so many factors that go into a lawsuit like that and the defense of it. In general his answer was no, he would not expect the county would be strictly liable for injury on the property.

Commissioner Hartung then asked, if the applicant allowed others to use his property as an ingress and egress, would he then be liable for injury? DDA Edwards pointed out that Commissioner Hartung had just added another layer of complexity to the subject. He was not comfortable providing a legal opinion about the applicant's potential legal liability because it was outside the scope of his role as the DDA. Commissioner Hartung pointed out he was only trying to find common ground for everyone but understood it was complicated.

Chair VanderWell noted a letter from Washoe County Parks that clarified that if the residents wanted access to the park and the river, Parks staff recommended pursuing trail connectivity through alternative routes that would need to be established but would be safer, more suitable solutions.

Jennifer Budge from Regional Parks and Open Space noted numerous other trail easement opportunities in the immediate area. The easement in question did not contain any public trail access and she stated she would not encourage adding that to the canyon. It was not safe and they could not construct a trail to county standards in that corridor with the steep slopes. Currently the canyon ends at a private parcel where there are no easements, so if people are traveling through that corridor, they are not doing it with permission.

Commissioner Cobb asked if the issue regarding the neighbor concerned about his sewer connection had been resolved and Ms. Krause replied he would be allowed to connect via the utility easement required by Water Resources.

Commissioner Cobb asked Counsel who would be liable if a person trespassing across the private parcel were injured. DDA Edwards reiterated his hesitation to offer an opinion about people's potential liability on private property due to his capacity as the DDA for the county. He told of discussions in law school regarding the liability of private property owners for injuries to people who are trespassing on their property. There are certain rules that apply in terms of known hazards and a whole scope of liability issues could arise for a private property owner, even for people who are trespassing on their property.

Commissioner Whittemore asked the applicant if the sole purpose of the easement were to prevent people from accessing the canyon. Mr. Applebaugh replied it was for access to his driveway and garages. Currently his driveway is located within the easement and he would prefer to have legal right to it. Mr. Whittemore asked if it would prevent people access to the canyon and Mr. Applebaugh replied that it would, but he had never seen anyone accessing it.

Commissioner Whittemore then asked why he needed protection against anyone using it if no one did. Mr. Applebaugh replied he was not asking for protection, although in light of the conversation, he may reconsider. He planned to leave it open for anyone who did wish to access the canyon. Mr. Whittemore reiterated public access would be cut off if the abandonment were granted.

Chair VanderWell explained to Commissioner Whittemore that the Nevada Department of Fish and Game had asked the applicant not to fence the property.

Commissioner Hibdon stated he had no problem with the abandonment and would like to see Community Development and Parks work with homeowners along Canyon Drive to get the entire easement abandoned instead of doing it piecemeal.

Mrs. Robinson told Commissioner Hibdon that Community Development would be happy to get together with Parks and discuss options.

Commissioner Cobb moved to approve Abandonment Case Number AB10-008 to include the new Water Resource condition. The motion was seconded by Commissioner Hibdon and passed by a vote of 4-1-2. (Commissioner Whittemore opposed, Commissioners Weber and Edwards absent.)

1. Master Plan. The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the Southwest Truckee Meadows Area Plan; and
2. No Detriment. The abandonment or vacation does not result in a material injury to the public; and
3. Existing Easements. Existing public utility easements in the area to be abandoned or vacated can be reasonably relocated to provide similar or enhanced service.

AGENDA ITEM 2

PUBLIC HEARING: Abandonment Case Number AB10-009 (Silva and Blomquist Residences) (Continued from the December 7, 2010 meeting) – To abandon the 33-foot wide government patent easements located along the northern, southern, western, and eastern edges of two contiguous parcels as authorized in Article 806 of the Washoe County Development Code. The parcels are located approximately 550 feet west of the terminus of the paved portion of Taos Lane and 330 feet south of the intersection of Panorama Ridge Drive, Panorama Ridge Court, and Incognito Lane. Each of the parcels are 1.933-acres (Silva) and 1.276-acres (Blomquist) in size and are designated Low Density Suburban (LDS) in the Southwest Truckee Meadows Area Plan, and are situated in a portion of Section 30, T18N, R20E, MDM, Washoe County, Nevada. The property is located in the Southwest Truckee Meadows Citizen Advisory Board boundary and Washoe County Commission District No. 2. (APNs: 142-260-15 and 142-260-16)

Chair VanderWell opened the public hearing.

Mr. Morehouse reviewed the staff report dated November 17, 2010.

Chair VanderWell closed the public hearing.

Commissioner Whittemore moved to approve Abandonment Case Number AB10-009. The motion was seconded by Commissioner Cobb and passed by a vote of 5-2 (Commissioners Weber and Edwards absent).

The motion was based on the following findings:

1. Master Plan. The abandonment is consistent with the policies, action programs, standards and maps of the Master Plan and the Southwest Truckee Meadows Area Plan; and,
2. No Detriment. The abandonment does not result in a material injury to the public; and,
3. Existing Easements. Existing public utility easements in the area to be abandoned or vacated can be reasonably relocated to provide similar or enhanced service; and,
4. Reasoned Consideration. That the Planning Commissioners gave reasoned consideration to the information contained within the staff report and information received during the meeting.

AGENDA ITEM 3

PUBLIC HEARING: Amendment of Conditions Case No. AC10-010 (Amending Special Use Permit Case No. SW07-006 (Renown Health Spanish Springs) – To amend the conditions of approval to extend the timeline to develop a 60-bed hospital with a helipad on a “medical campus” with a medical office building and a diagnostic and treatment center as well as a central utility plant as authorized in Article 810 of the Washoe County Development Code, from a phased deadline ending in 2015 to a phased deadline ending in 2026. The project is located at the northeast corner of Eagle Canyon Drive and Neighborhood Way. The ±15-acre parcel is designated Neighborhood Commercial (NC) in the Spanish Springs Area Plan and is situated in

a portion of Section 34, T21N, R20E, MDM, Washoe County, Nevada. The property is located in the Spanish Springs Citizen Advisory Board boundary and Washoe County Commission District No. 4. (APN 532-020-15)

Chair VanderWell opened the public hearing.

Mr. Pelham reviewed the staff report dated December 17, 2010. He presented the language of the condition requested to be changed, which read as follows:

~~"The applicant shall substantially complete construction of all structures used to further the operation within twelve years fifteen years from the date of approval of the condition amendment by Washoe County. Phase 1 shall be substantially completed by 2014 December 2016. No extension of building permits for Phase 1 shall be issued after May 1, 2014. Phase 2 shall be substantially completed by 2015 December, 2021. No extension of building permits shall be issued for Phase 2 after May 1, 2015. Phase 3 shall be substantially completed by 2019 2026. No extension of building permits shall be issued for Phase 3 after May 1, 2019."~~

Mr. Pelham summarized the request to clarify the applicant was requesting to extend the time period from the initially-approved 12 years to 15 years from today's date. He noted the project was an important part of the community and needed to be preserved. He felt just opening up the completion date for 15 years was a poor policy decision due to the uncertainty of potential events during that time span. Therefore, staff recommendation included timeframes similar to the ones that were approved initially.

For the reasons noted above, a compromise condition had been compiled which presented a fair but regimented way to proceed with approval of the project. The condition specified each phase be required to obtain a building permit and be completed within a designated amount of time. The final completion date would be January 1, 2022. Mr. Pelham acknowledged projects are not always completed as anticipated and the final portion of the proposed condition described an opportunity for the applicant to return to the board and request a new modification of conditions were they unable to complete the project in the designated time frame. Any changes to the Area Plan, Master Plan or Development Code during that time could be incorporated into the decision at that time.

Applicant's Representative Melissa Lindell described efforts Renown had made to improve the site and area since purchase and assured the Board they fully intended to complete the project as planned. The economic conditions and uncertainty of the effects of health care reform had delayed construction. She noted assisted care and senior care facilities had been constructed nearby.

Ms. Lindell stated Renown was interested in preserving the entitlements and certainty for the future, that was why they had not closed escrow on the property until they had the certainty of a master plan. They also want certainty in terms of the time frame. She reiterated they had asked for five years for each phase, without the need to have a specific timeframe to obtain building permits.

Chair VanderWell closed the public hearing.

Commissioner Hibdon recapped the extension dates and times, noting the original approval was in 2007 with 12 years to complete, which would have been 2019. Now they were requesting 15 years from today, 2010, which would put completion at 2025. Subtracting 2019, that was an additional six years, not 15. Mr. Pelham agreed it would be an additional six years over the end of the third phase as it was originally approved. Mr. Hibdon went on to say they were asking for an additional six years from the 12 years they already have, so from 2019 to 2025.

Chair VanderWell read into the record a letter of support from Cascade Living Group (attached to minutes).

Commissioner Hartung asked Mr. Pelham if there was a time condition for permitting on the original application. Mr. Pelham replied answered yes and no. It was specified that there would be no additional extensions of the building permits past the 18 months that they are typically allowed. It was possible, if a sunset date did not exist for those permits, that one could pull a permit, keep renewing it and never actually build. Originally it was being dealt with at the end of the project and now it was being dealt with in advance.

Commissioner Hartung asked what would happen if they did not pull the permit by June 1, 2014. Mr. Pelham replied they would need to return to the board and provide justification as to why and to talk to the Board about whether or not it was still viable.

Commissioner Cobb thanked Commissioner Hibdon for clarifying the extension dates; he was more comfortable with the six year extension. He indicated he would support the request, and that Renown had shown that they were serious about the project.

Commissioner Whitemore agreed with Commissioner Cobb and also intended to support the project. He expressed his thanks to Mr. Pelham for his comments but supported the extension of six years without further conditions.

Commissioner Hartung asked if the motion would have to be re-written. Ms. Robinson stated that if whoever is intending on making a motion intends to suggest something other than what has been recommended by staff, then that is the language that needs to be in that particular motion. The Board could give staff direction and they could craft it, or the Board could craft it themselves.

Chair VanderWell asked Mr. Pelham to re-clarify the dates referred to by Commissioner Hartung. Ms. Robinson noted that information was also available to reference in the action order. Mr. Pelham displayed the text of the applicant's request and clarified it was based on the existing condition. Commissioner Hartung's question had been was there a requirement to pull permits within a certain time frame. The answer was both yes and no. They actually had to complete Phase 1 by 2011. They could have pulled permits any time in the last four years. Building permits would not be extended past May of 2011. Continuing beyond that time would be to the detriment of the approval of the project as required by the Board. Mr. Pelham went on to state that the only difference between the applicants proposed wording and the recommendation by staff was the limits were being put on the front end instead.

Chair VanderWell expressed to Applicant Steve Tapogna that the Board was sympathetic to the challenges brought on by the economic downturn. She asked if they felt it was reasonable to expect the urgent care portion of the project could be completed within five

years and the next phase within three. Mr. Tapogna replied he did not think that was enough time. He gave examples of the amount of time required to complete another project in the region

Mr. Tapogna explained the original Special Use Permit (SUP) had provided an option to complete project segments interchangeably depending on which the community needed most. The decision regarding which to start with had yet to be made. He stated the requested three five-year extensions allowed them the freedom to not have to return to the Board to request extensions. He pointed out the community still has the potential for growth and needs the facility.

Mr. Tapogna and Chair VanderWell discussed the requested date of completion of each phase. He clarified the original application requested 12 years and three had been used. They were requesting 15 more so that essentially added up to a total of 18 years.

Chair VanderWell asked if Mr. Tapogna knew if the senior care facilities in the area were at capacity. He replied Cascade Living Group was doing very well and was a wonderful complementary partner in health care in the area. Chris Mirando of Cascade stated they were at approximately 60 percent capacity and had a vested interest in Renown's success.

Chair VanderWell asked Mr. Mirando if they needed a facility sooner based on their capacity. He replied they would like to have it tomorrow but were realistic with regards to the economic problems. It was better to have the project delayed than not to have it at all.

Commissioner Hartung noted they were discussing a sunset date of 2022 and asked if the desired date was 2025. Mr. Tapogna verified that was correct. He added that if they calculated the full 15 years they would be at January 2026.

Commissioner Whittemore agreed with the mind set of better late than never and felt that the more conditions were placed on the project, the less likely it was to ever get done. He felt that giving them the most freedom possible was the best idea. He agreed with Mr. Pelham that things could change in that amount of time but it was a substantial enough project and the need was great enough that the real responsibility to the citizens was to give Renown the best opportunity to complete the project. He stated he was prepared to make a motion to give them what they had asked for.

Chair VanderWell pointed out facts that had been included in the staff report relating to decline in the population of Washoe County and the State of Nevada. She reiterated to Mr. Pelham the Board agreed with the idea changes could occur over time with the area plan and the development code. She asked him if the extension could cause issues with any future versions of the area plan.

Mr. Pelham noted the conditions were crafted the way they were because that question cannot be answered. Spanish Springs will change in the next 10 to 15 years, as will the area plan. The unknown is how they will change. The conditions allow another opportunity to review the project in the future if things do change and the applicant does not get the permits in the specified amount of time. He stated it was appropriate to review it and incorporate any new area or master plan policies that may have an effect on the project.

Commissioner Cobb agreed with Commissioner Whittemore in that they should offer every advantage to help this project come to fruition. He noted Renown had made great investments in the project and paid their dues. He felt they owed a project of this magnitude and significance any consideration they could. He asked if it was within their power to give them whatever modifications they needed. Mr. Pelham reiterated the text of their request was shown on the screen.

Commissioner Cobb noted there had been other requests besides timing. Mr. Pelham stated he would be very reluctant to look at changing any conditions of approval other than the one agenda item, noticed and addressed in the staff report. Ms. Robinson clarified they did not have the room to discuss other conditions. She reiterated the applicant's exact request was what was up on the screen.

Commissioner Hartung explained he had been chair of the Spanish Springs Citizen Advisory Board (CAB) and the CAB had made every attempt to not hobble the applicant in any way. He agreed with the idea of giving the applicant as much leeway as possible and noted the residents of Spanish Springs are in full support of the project.

Commissioner Whittemore opined there was the opportunity to make three different decisions. One would be to deny the application. Two would be to approve it as staff has written it. Three would be to craft their own motion that would mimic the wording of the applicant's original request. He reiterated staff had made great points, but the Board had been discussing allowing them to have what they asked for, without extra requirements requiring building permits at certain times.

Commissioner Hibdon moved to approve Amendment of Conditions Case No. AC10-010 for Renown Health, extending the time limit to December 2025. He clarified his motion gives them until that time and sets no other conditions. Ms. Robinson asked for clarification as to whether the phrasing was part of the motion or not. Commissioner Hibdon stated he did not intend to include that. Ms. Robinson pointed out the way he had phrased the motion inferred he was moving to approve their request as submitted. Commissioner Hibdon stated the motion he made gave them until December of 2025, with no other conditions, excluding in particular the requirement for them to pull building permits at a certain time.

DDA Edwards stated he understood what Commissioner Hibdon was driving at but it was complicated because he had changed the staff recommendation. He suggested to Chair VanderWell that she wait to hear what he expected would be essentially the same motion from Commissioner Whittemore, opining it would help with what Ms. Robinson was attempting to clarify. He expected it would clarify the motion was to approve the SUP as requested by the applicant as specifically offered in the new paragraph outlined in Exhibit B of the staff report.

Chair VanderWell called for a second to Commissioner Hibdon's motion and received none.

Commissioner Whittemore moved to approve Amendment of Conditions Case No. AC10-010, without the modification recommended by staff, including Paragraph Two from the Wood Rodgers letter which stated: "The applicant shall substantially complete construction of all structures used to further the operation within fifteen years from the date of approval of the condition amendment by Washoe County. Phase 1 shall be substantially completed by

December 2016. Phase 2 shall be substantially completed by December, 2021. Phase 3 shall be substantially completed by 2026.”

The motion was seconded by Commissioner Cobb. He noted it was a reluctant second because his understanding was that they could not make changes to the proposed motion and he was not attempting to alienate any of the other Commissioners by seconding one motion and not another. He explained he had considered requesting the same kinds of changes the two Commissioners had and was confused why he had not been able to do something that had just been done.

Commissioner Whittemore explained the motion was made to approve the application as it was originally requested, which had no requirements for building permits, but simply asked for five more years for each phase from today's date. Originally the application was approved with three four-year phases for a total of 12. They have asked for approval of five years for all three phases from today's date. Staff recommended approval of five years for all three phases but that they also condition them to pull building permits 18 months before that date. What they had decided was that they could not give them a blanket window to complete the project 15 years from now without asking them to do what they had already agreed to do, which was what had already been approved, which was to complete the project in three phases.

Ms. Robinson clarified hers and Mr. Pelham's understanding was that Commissioner Cobb had asked if they could change any other conditions besides the one regarding time. She apologized for causing any confusion. Ms. Robinson pointed out to Chair VanderWell the motion included a month and a year for the first two phases and only a year for the third. She recommended the motioner might designate a month. Commissioner Whittemore stated the month would be December of 2026 for Phase Three.

Commissioner Hartung pointed out December 2026 was essentially the same as 2027. The motion commissioner Hibdon had proposed inferred December 31, 2025, which was really 2026. So by saying December 2026, that added an additional full year. Chair VanderWell reiterated Commissioner Whittemore had noted they had three choices and they agreed with the applicant's request. Commissioner Hibdon had motioned to approve through December of 2025 instead of December of 2026 and all of this caused confusion.

DDA Edwards pointed out the motioner had also read the applicant's requested language which said it would be completed by 2026, which he thought could be read to mean January 1, 2026. If he wanted to stand by the December 2026, they were agendized to do that if that is what they wanted.

Commissioner Hibdon opined the only difference in the motions was the time frames for phasing. He noted his motion did not contain phasing.

Commissioner Hartung stated that was the applicant's language and if they were comfortable with the phasing they should grant them that. He reiterated he wanted to give them some leeway. He asked if the motion was to approve the project through December 2026. Commissioner Whittemore stated the December date was used to stay consistent with the rest of the request and motion.

Commissioner Cobb as second agreed. The motion passed (by a vote of 4-1-2. (Commissioner Hibdon opposed, Commissioners Weber and Edwards absent.)

The motion was based on the following findings:

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

Chair VanderWell thanked Mr. Pelham for all of his work and assistance to the Board.

PLANNING ITEMS

None

OTHER ITEMS

None

CHAIR AND COMMISSION ITEMS

Ms. Robinson told the Board there would be a second reading of Development Code Amendment (DCA) for Article 416, which deals with the floodplain, on January 11 at the Board of County Commission meeting.

She then noted there would be a first reading of the DCA for Article 406, Mobile Home Lot Sizes, also on January 11, with a second reading scheduled for January 25.

Ms. Robinson explained the Design Review Committee has seats for a principal member and an alternate from the Planning Commission. Commissioner Cobb's term as principal had expired and a volunteer was needed to take his place. Commissioner Hartung volunteered for the position and Chair VanderWell officially appointed him.

DIRECTOR'S ITEMS

Ms. Robinson raised the issue that modifications had been made to the agendas and comments were welcome.

ADJOURNMENT

Since there was no further business to come before the Planning Commission, the meeting adjourned at 8:31 p.m.

Respectfully submitted,

Dawn Spinola, Recording Secretary

Approved by Commission in session on , 2011.

Kimberly H. Robinson, MUP
Secretary to the Planning Commission

DRAFT



WASHOE COUNTY

Department of Public Works

"Dedicated to Excellence in Public Service"

DAN ST. JOHN, P.E., Public Works Director

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

PLANNING COMMISSION AGENDA ITEMS

DATE: January 4, 2011

TO: Washoe County Planning Commission

FROM: Norman T. Lindeman, Engineering Division *N.T.L.*

SUBJECT: The Estates at Mt. Rose Phase 3A, Tract Map No. 4649
Acceptance of Streets that were Previously Rejected on Tract Map No. 4649

cc: Dawn Spinola, Department of Community Development

Recommendation:

It is recommended that the Planning Commission accept the attached "Resolution for Accepting Streets" and return it to the Engineering Division for recordation.

Background:

Tract Map #4649 was approved by Community Development on May 15, 2006 and recorded on May 16, 2006. All street improvements have been completed to County standards.

Comments:

Approximately 1.70 miles of new street will be added to the Washoe County Street System by this action. The project is located in the Callahan Ranch Area off Mt. Rose Highway.

Attachment

NL/ke

APN: 150-460-04

*When recorded return to:
Washoe County Engineering Division
PO Box 11130
Reno, NV 89520*

RESOLUTION ACCEPTING STREETS

The Estates at Mt. Rose Phase 3A Tract Map 4649, Section 35, Range 19 East, Township 18 North, Document No. 3388210 recorded May 16, 2006. (Callahan Road, Paris Court, Paris Avenue, Tou Louse Court, Chartreuse Court, Mont PeLier Court, De Maitre Court, and Cevennes Court) as described and shown on Exhibit "A" (a copy is attached and is incorporated by reference).

WHEREAS, it is a function of the County of Washoe to operate and maintain public streets; and

WHEREAS, certain streets, or portions thereof, were offered for dedication by Tract Map No.4649, Document No. 3388210 recorded on May 16, 2006; and

WHEREAS, said offer of dedication was rejected by the Community Development Director because said roads were not constructed to Washoe County standards; and

WHEREAS, NRS 278.390 specifically provides that if at the time a final map is approved any streets are rejected, but the offer of dedication shall be deemed to remain open and the governing body or planning commission may by resolution at any later date, and without further action by the subdivider, rescind its action and accept and open the streets for public use; and

WHEREAS, portions of said streets have been recently constructed and now meet current County standards; and

WHEREAS, said streets are necessary for public access; and

WHEREAS, the Planning Commission finds that it is in the best interest of the public to accept said streets.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the County of Washoe, pursuant to NRS 278.390, that the streets shown on Tract Map #4649 (as described and shown on Exhibit "A", a copy is attached and is incorporated by reference) are hereby accepted.

BE IT FURTHER RESOLVED, and hereby ordered, that the Washoe County Engineer shall record this resolution in the Office of the Washoe County Recorder.

PLANNING COMMISSION OF WASHOE COUNTY, NEVADA

DIAN VANDERWELL, CHAIR

_____, 2011

ATTEST:

KIMBERLY H. ROBINSON, MUP
Secretary

6494

THE ESTATES AT MT. ROSE - PHASE 3A

A COMMON INTEREST COMMUNITY

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, REYEN & BARDIS (MT. ROSE ESTATES), 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.L.S. CHAPTERS 278 AND 116, AND THAT THE STREETS, AVENUES, DRIVES, COURTS, AND HIGHWAYS AND ALL APPURTENANCES THEREOF AS SHOWN ARE HEREBY GRANTED, DEDICATED AND SET APART TO BE USED AS PUBLIC THOROUGHFARES FOR EVER. THE OWNER HEREBY GRANTS TO ALL PUBLIC UTILITY COMPANIES AND WASHOE COUNTY PERMANENT EASEMENTS SHOWN ON THIS PLAT FOR PLOWED SNOW STORAGE, SIGHT DISTANCE, AND THE CONSTRUCTION AND MAINTENANCE OF TRAFFIC CONTROL, SIGNAGE, DRAINAGE AND UTILITY SYSTEMS, TOGETHER WITH THE RIGHT OF ACCESS THEREO FOR THE OPEN SPACE PARCELS AND THE WATER AND SEWER FACILITIES AND ASSOCIATED APPURTENANCES ARE HEREBY DEDICATED TO WASHOE COUNTY. THE OWNER AND ITS ASSIGNS AGREE TO THE USE OF RESIDENTIAL WATER METERS.

REYEN & BARDIS (MT. ROSE ESTATES), LLC, A NEVADA LIMITED LIABILITY COMPANY
John Reyner 2/16/06
JOHN REYNER DATE
PRESIDENT

NOTARY CERTIFICATE:

STATE OF NEVADA } SS
COUNTY OF WASHOE }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 16 DAY OF February, 2006, BY JOHN REYNER, AS PRESIDENT OF REYEN & BARDIS (MT. ROSE ESTATES), LLC, A NEVADA LIMITED LIABILITY COMPANY.

Richard M. Michael
NOTARY PUBLIC

SECURITY INTEREST HOLDER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE FOLLOWING HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT.

COLORADO BANK, NATIONAL ASSOCIATION
BY *Janis A. Hanna* 2/16/06
Dennis D. Hanna, SVP DATE
NAME/TITLE (PRINT)

ACKNOWLEDGMENT

STATE OF Nevada } SS
COUNTY OF WASHOE }
ON THIS 16th DAY OF February, 2006, *Dennis D. Hanna*, AS *Senior Vice President* OF COLORADO BANK, NATIONAL ASSOCIATION, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSES HEREIN STATED.

Walter M. Moore
NOTARY PUBLIC (PRINT) NAME

TITLE COMPANY CERTIFICATE:

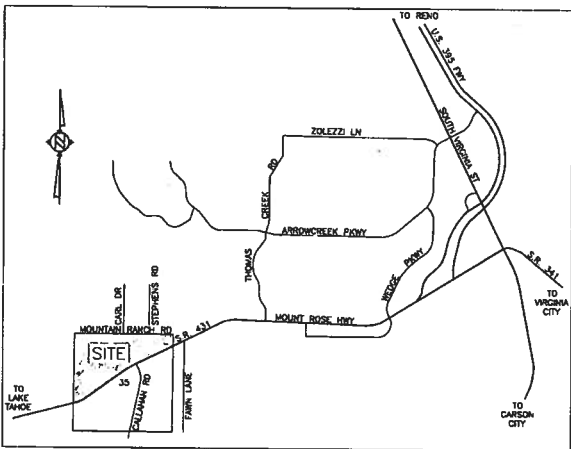
THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT THE SUBDIVIDER OFFERING THIS PLAT IS THE LAST TITLE HOLDER OF RECORD OF ALL THE LANDS DELINEATED HEREON, AND THE LANDS ARE FREE FROM ANY LIENS OR ENCUMBRANCES EXCEPT FOR DOCUMENT 338417, AS OF 2/16/06 4:19:06 PM.

FIRST AMERICAN TITLE COMPANY OF NEVADA
BY *James D. Doolittle* 2/16/06 5:16:06 PM
DATE
James D. Doolittle
NAME/TITLE (PRINT)

UTILITY COMPANIES' CERTIFICATE:

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY AND CABLE TELEVISION COMPANIES.

Paul J. Poy 2/16/2006
SEPIA PACIFIC POWER COMPANY DATE
Richard M. Michael 2/16/2006
NEVADA BELL TELEPHONE 6/6/98 SSC NEVADA DATE
Walter M. Moore 2/16/2006
CABLE COMMUNICATIONS DATE
Walter M. Moore 2/23/06
WASHOE COUNTY DEPARTMENT OF WATER RESOURCES DATE
33802-10



VICINITY MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATE:

I, GERALD D. JUAREZ, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:
1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF REYEN & BARDIS (MT. ROSE ESTATES), LLC, A NEVADA LIMITED LIABILITY COMPANY.
2. THE LANDS SURVEYED LIE WITHIN A PORTION OF SECTION 35, T. 18 N., R. 19 E., M.D.M., WASHOE COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON DECEMBER 10, 2005.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
4. THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY T.B.M. 13607 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE UNDERSIGNED BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.



GERALD D. JUAREZ, P.L.S.
NEVADA CERTIFICATE NO. 12140

TAX CERTIFICATE:

THE UNDERSIGNED CERTIFIES THAT ALL PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO N.L.S. 361A.2B.

A.P.N. 150-101-01
WASHOE COUNTY TREASURER
BY *Walter M. Moore* 2/16/2006
DATE
DEPUTY

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 TREATMENT AND A COMBINATION SYSTEM FOR DISPOSAL OF SEWAGE.

Walter M. Moore
FOR THE DISTRICT BOARD OF HEALTH DATE

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.

Robert H. Zeitz 3/29/2006
DIVISION OF WATER RESOURCES DATE

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.

Walter M. Moore 3/19/06
WASHOE COUNTY DEPARTMENT OF WATER RESOURCES DATE

COUNTY SURVEYORS CERTIFICATE:

I CERTIFY THAT I HAVE EXAMINED THIS PLAT CONSISTING OF NINE 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 2-0202



JACK M. HOLMES, P.L.S. 8611
WASHOE COUNTY SURVEYOR DATE

COMMUNITY DEVELOPMENT CERTIFICATE:

THE TENTATIVE MAP OF ESTATES AT MT. ROSE, 1363-006, WAS APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON THE 6TH DAY OF MAY, 2003.

THE FIRST FINAL MAP FOR THIS TENTATIVE MAP WAS APPROVED FOR RECORDATION ON 10/20/03. ALL THE MOST RECENTLY RECORDED FINAL MAP, ESTATES AT MT. ROSE PHASE 2, FOR THIS TENTATIVE MAP WAS APPROVED AND ACCEPTED FOR RECORDATION ON MAY 16, 2006.

THIS FINAL MAP, ESTATES AT MT. ROSE PHASE 3A, MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ALL CONDITIONS HAVE BEEN MET.

THE NEXT FINAL MAP FOR 1363-006 MUST BE APPROVED AND ACCEPTED FOR RECORDATION BY THE COMMUNITY DEVELOPMENT DIRECTOR ON OR BEFORE THE EXPIRATION DATE, THE 29TH DAY OF OCTOBER, 2007, OR AN EXTENSION OF THE TIME FOR THE TENTATIVE MAP MUST BE APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON OR BEFORE SAID DATE.

THIS FINAL MAP IS APPROVED AND ACCEPTED FOR RECORDATION THIS 15th DAY OF May, 2006 BY THE WASHOE COUNTY COMMUNITY DEVELOPMENT DIRECTOR. THE OFFER OF DEDICATION FOR STREETS, AVENUES, DRIVES, COURTS, OPEN SPACE, HIGHWAYS, SEWER FACILITIES AND WATER FACILITIES IS REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NRS CHAPTER 278.

Joseph P. Freilund 05/15/2006
JOSEPH P. FREILUND DATE
COMMUNITY DEVELOPMENT DIRECTOR

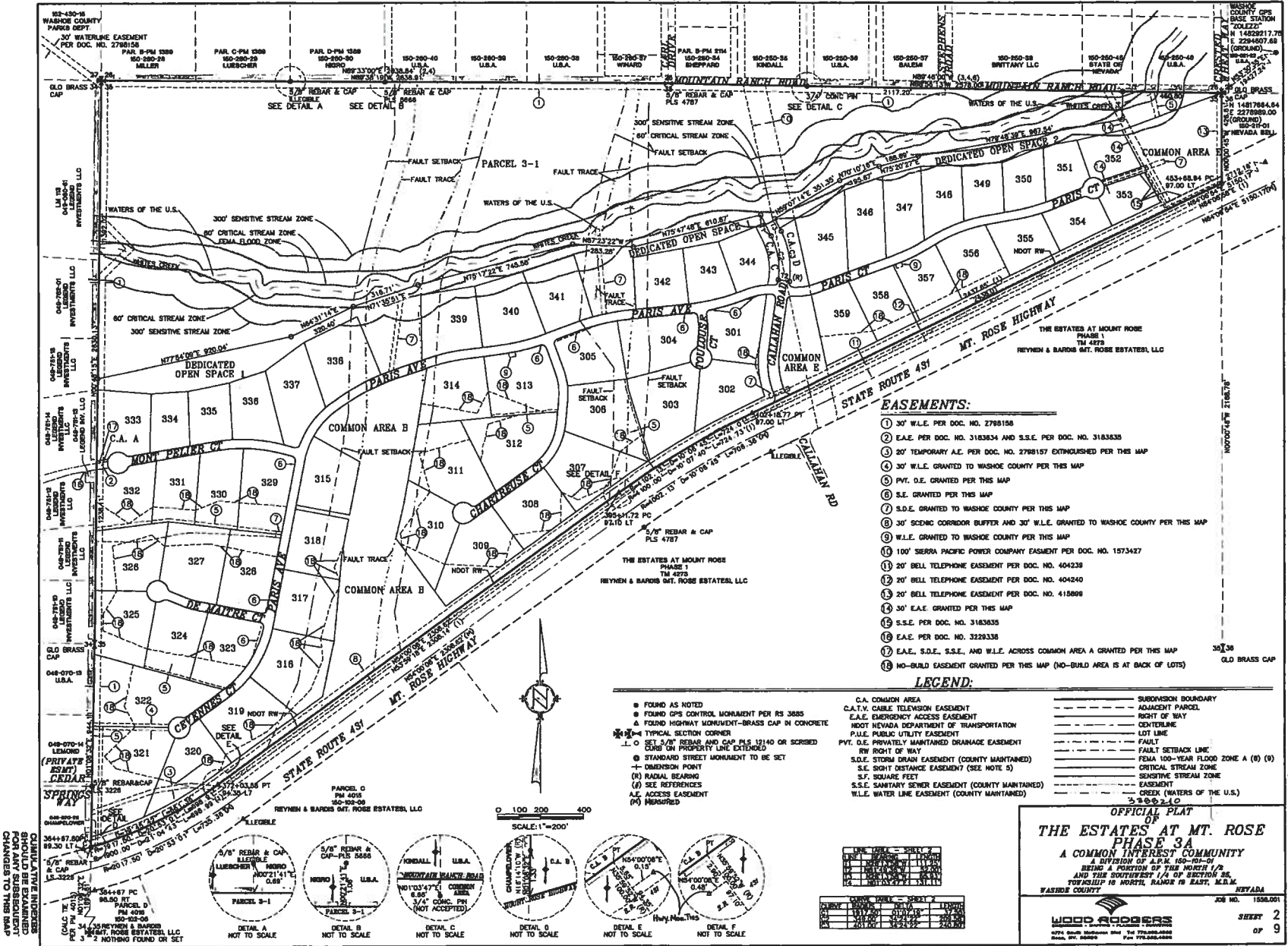
FILE NO. 3380210 FILED FOR RECORD AT THE REQUEST OF <i>Walter M. Moore</i> ON THE 16th DAY OF February, 2006 AT 2:17 HOURS FIRST OFFICE, C.M. OFFICIAL RECORDS OF WASHOE COUNTY NEVADA <i>Walter M. Moore</i> COUNTY RECORDER	OFFICIAL PLAT OF THE ESTATES AT MT. ROSE PHASE 3A A COMMON INTEREST COMMUNITY A DIVISION OF A.P.N. 150-101-01 AND THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 18 NORTH, RANGE 19 EAST, M.D.M. WASHOE COUNTY NEVADA JOB NO. 1558.001
BY <i>Walter M. Moore</i> FEE: 124.00	WOOD ROGERS SHEET 1 OF 9

Subdivision Tract Map 4649

ORIGINAL TITLE EXAMINERS SHOULD BE EXAMINED FOR ANY REVISIONS/CHANGES TO THIS MAP

ORIGINAL TITLE EXAMINERS SHOULD BE EXAMINED FOR ANY REVISIONS/CHANGES TO THIS MAP

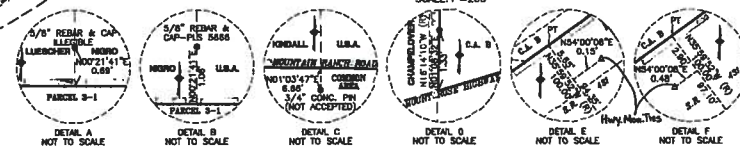
Exhibit A



- EASEMENTS:**
- 30' W.L.E. PER DOC. NO. 2788158
 - E.A.E. PER DOC. NO. 3183834 AND S.S.E. PER DOC. NO. 3183838
 - 20' TEMPORARY A.E. PER DOC. NO. 2788157 EXTINGUISHED PER THIS MAP
 - 30' W.L.E. GRANTED TO WASHOE COUNTY PER THIS MAP
 - P.V.T. D.E. GRANTED PER THIS MAP
 - S.E. GRANTED PER THIS MAP
 - S.D.E. GRANTED TO WASHOE COUNTY PER THIS MAP
 - 30' SCENIC CORRIDOR BUFFER AND 30' W.L.E. GRANTED TO WASHOE COUNTY PER THIS MAP
 - W.L.E. GRANTED TO WASHOE COUNTY PER THIS MAP
 - 100' SIERRA PACIFIC POWER COMPANY EASEMENT PER DOC. NO. 1573427
 - 20' BELL TELEPHONE EASEMENT PER DOC. NO. 404238
 - 20' BELL TELEPHONE EASEMENT PER DOC. NO. 404240
 - 20' BELL TELEPHONE EASEMENT PER DOC. NO. 415888
 - 30' E.A.E. GRANTED PER THIS MAP
 - S.S.E. PER DOC. NO. 3183835
 - E.A.E. PER DOC. NO. 3229338
 - E.A.E., S.D.E., S.S.E., AND W.L.E. ACROSS COMMON AREA A GRANTED PER THIS MAP
 - NO-BUILD EASEMENT GRANTED PER THIS MAP (NO-BUILD AREA IS AT BACK OF LOTS)

- LEGEND:**
- SUBDIVISION BOUNDARY
 - - - ADJACENT PARCEL
 - - - RIGHT OF WAY
 - - - CENTERLINE
 - - - LOT LINE
 - - - FAULT
 - - - FAULT SETBACK LINE
 - - - FEMA 100-YEAR FLOOD ZONE A (1) (10)
 - - - CRITICAL STREAM ZONE
 - - - SENSITIVE STREAM ZONE
 - - - EASEMENT
 - - - CREEK (WATERS OF THE U.S.)
 - FOUND AS NOTED
 - FOUND GPS CONTROL MONUMENT PER RS 3885
 - FOUND HIGHWAY MONUMENT—BRASS CAP IN CONCRETE
 - TYPICAL SECTION CORNER
 - SET 5/8" REBAR AND CAP PLS 12140 OR SCRIBED CORN (ON PROPERTY LINE EXTENDED)
 - STANDARD STREET MONUMENT TO BE SET
 - DIMENSION POINT
 - RADIAL BEARING
 - SEE REFERENCES
 - A.E. ACCESS EASEMENT
 - MEASURED
 - C.A. COMMON AREA
 - C.A.T.V. CABLE TELEVISION EASEMENT
 - E.A.E. EMERGENCY ACCESS EASEMENT
 - NDOT NEVADA DEPARTMENT OF TRANSPORTATION
 - P.U.E. PUBLIC UTILITY EASEMENT
 - P.V.T. D.E. PRIVATELY MAINTAINED DRAINAGE EASEMENT
 - R.W. RIGHT OF WAY
 - S.D.E. STORM DRAIN EASEMENT (COUNTY MAINTAINED)
 - S.E. SIGHT DISTANCE EASEMENT (SEE NOTE 5)
 - S.F. SQUARE FEET
 - S.S.E. SANITARY SEWER EASEMENT (COUNTY MAINTAINED)
 - W.L.E. WATER LINE EASEMENT (COUNTY MAINTAINED)

SCALE: 1"=200'



LINE TYPE	SHOWN	ASSET	LENGTH	AREA
1	111.25	111.25	111.25	111.25
2	111.25	111.25	111.25	111.25
3	111.25	111.25	111.25	111.25
4	111.25	111.25	111.25	111.25
5	111.25	111.25	111.25	111.25
6	111.25	111.25	111.25	111.25
7	111.25	111.25	111.25	111.25
8	111.25	111.25	111.25	111.25
9	111.25	111.25	111.25	111.25
10	111.25	111.25	111.25	111.25

OFFICIAL PLAT
THE ESTATES AT MT. ROSE
PHASE 3A
 A COMMON INTEREST COMMUNITY
 A DIVISION OF A.P.M. 100-101-01
 BEING A PORTION OF THE NORTH 1/2
 AND THE SOUTHWEST 1/4 OF SECTION 36,
 TOWNSHIP 16 NORTH, RANGE 18 EAST, N.E.M.
 WASHOE COUNTY NEVADA
 JOB NO. 1556.001
WOOD ROBBERS
 2000 W. WASHINGTON ST. SUITE 100
 LAS VEGAS, NV 89102
 SHEET 2
 OF 9

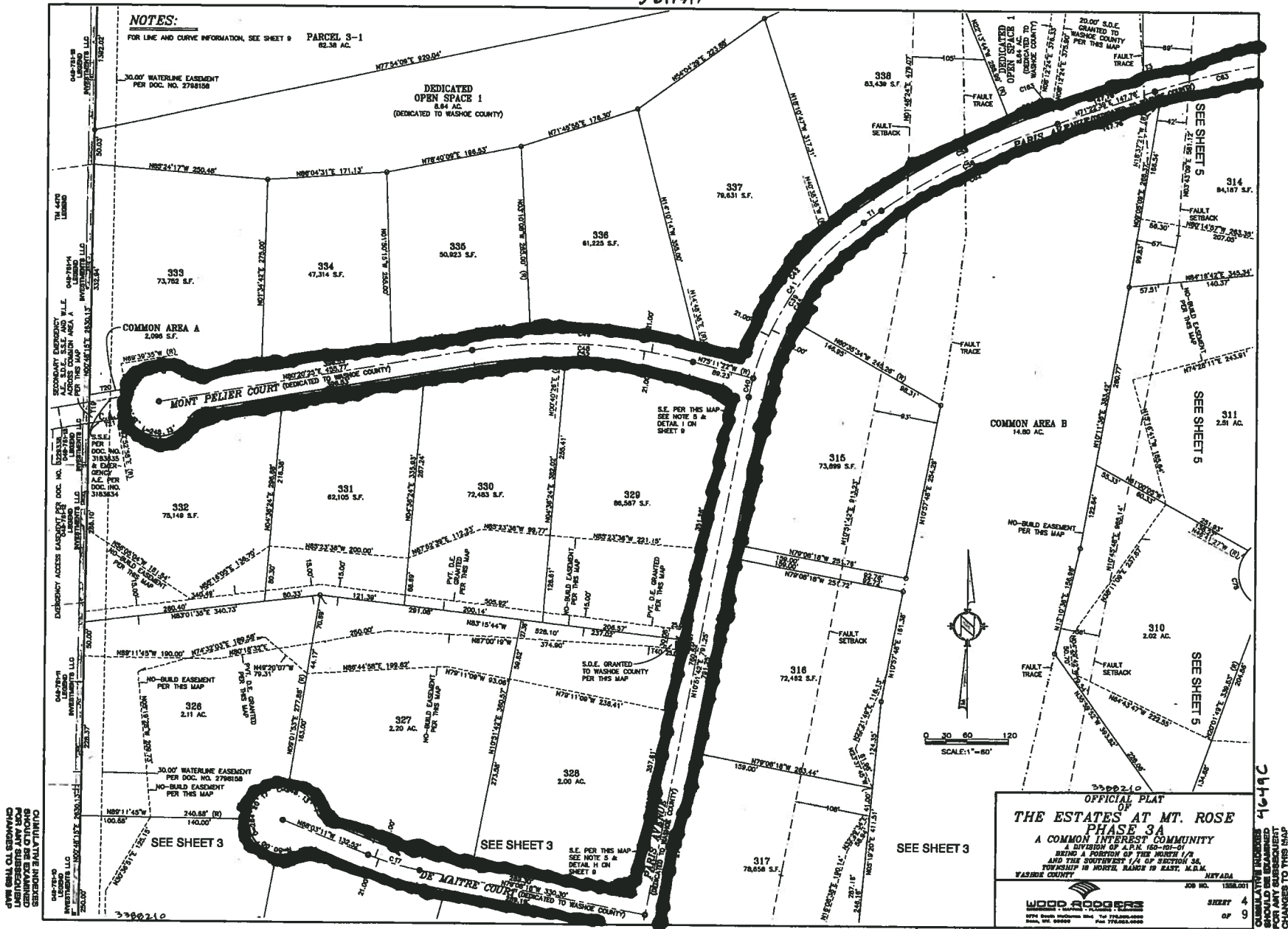
QUANTITATIVE ENGINEERS
 SHOULD BE EXAMINED
 AND APPROVED BY THE
 BOARD OF ENGINEERS
 CHANGES TO THIS MAP

CHANGES TO THIS MAP
 FOR ANY SUBSEQUENT
 COUNCIL MEETING
 SHOULD BE EXAMINED
 AND APPROVED BY THE
 BOARD OF ENGINEERS

Exhibit A

Subdivision Tract Map 4649A

26494



Streets to be accepted
Exhibit A

Subdivision Tract Map 4649C

26494
CONSULTATIVE INDEMNITIES SHOULD BE OBTAINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

OFFICIAL PLAT
THE ESTATES AT MT. ROSE
PHASE 3A
 A COMMON INTEREST COMMUNITY
 A DIVISION OF A.P.N. 165-01-01
 BEING A PORTION OF THE NORTH 1/2
 AND THE SOUTHWEST 1/4 OF SECTION 34,
 TOWNSHIP 10 NORTH, RANGE 19 EAST, N.W.M.
 WASHOE COUNTY, NEVADA

WOOD RODGERS
 2000 W. WASHINGTON ST. SUITE 100
 LAS VEGAS, NEVADA 89102
 TEL: 702.735.8888 FAX: 702.735.8888

JOB NO. 1588.001
 SHEET 4
 OF 9

CONSULTATIVE INDEMNITIES SHOULD BE OBTAINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

NOTES:

FOR LINE AND CURVE INFORMATION, SEE SHEET 9 PARCEL 3-1
 82.38 AC.

DEDICATED
 OPEN SPACE 1
 2.84 AC.
 (DEDICATED TO WASHOE COUNTY)

COMMON AREA A
 2.098 S.F.

COMMON AREA B
 14.80 AC.

SEE SHEET 3

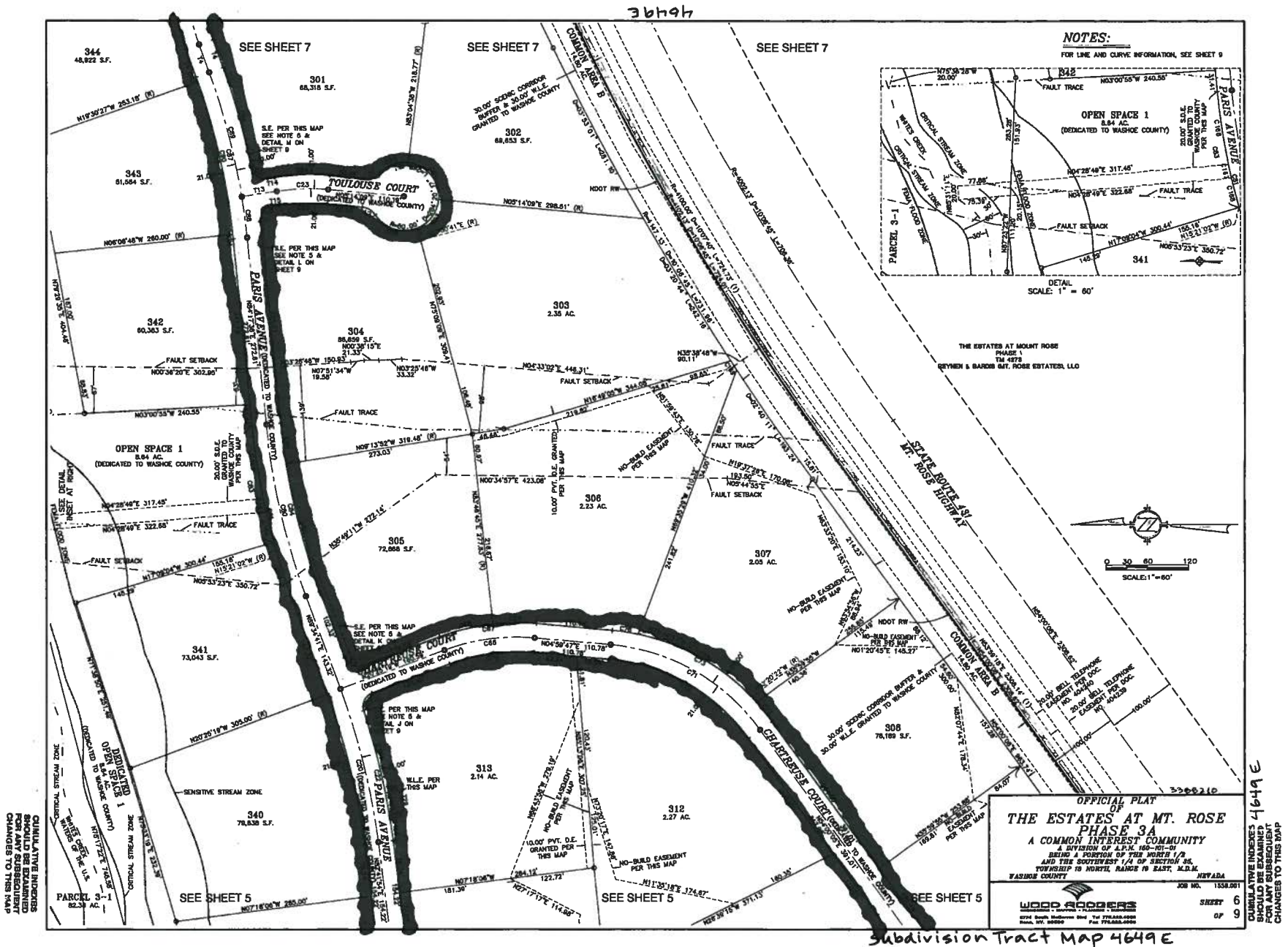
SEE SHEET 3

SEE SHEET 3

SEE SHEET 5

SEE SHEET 5

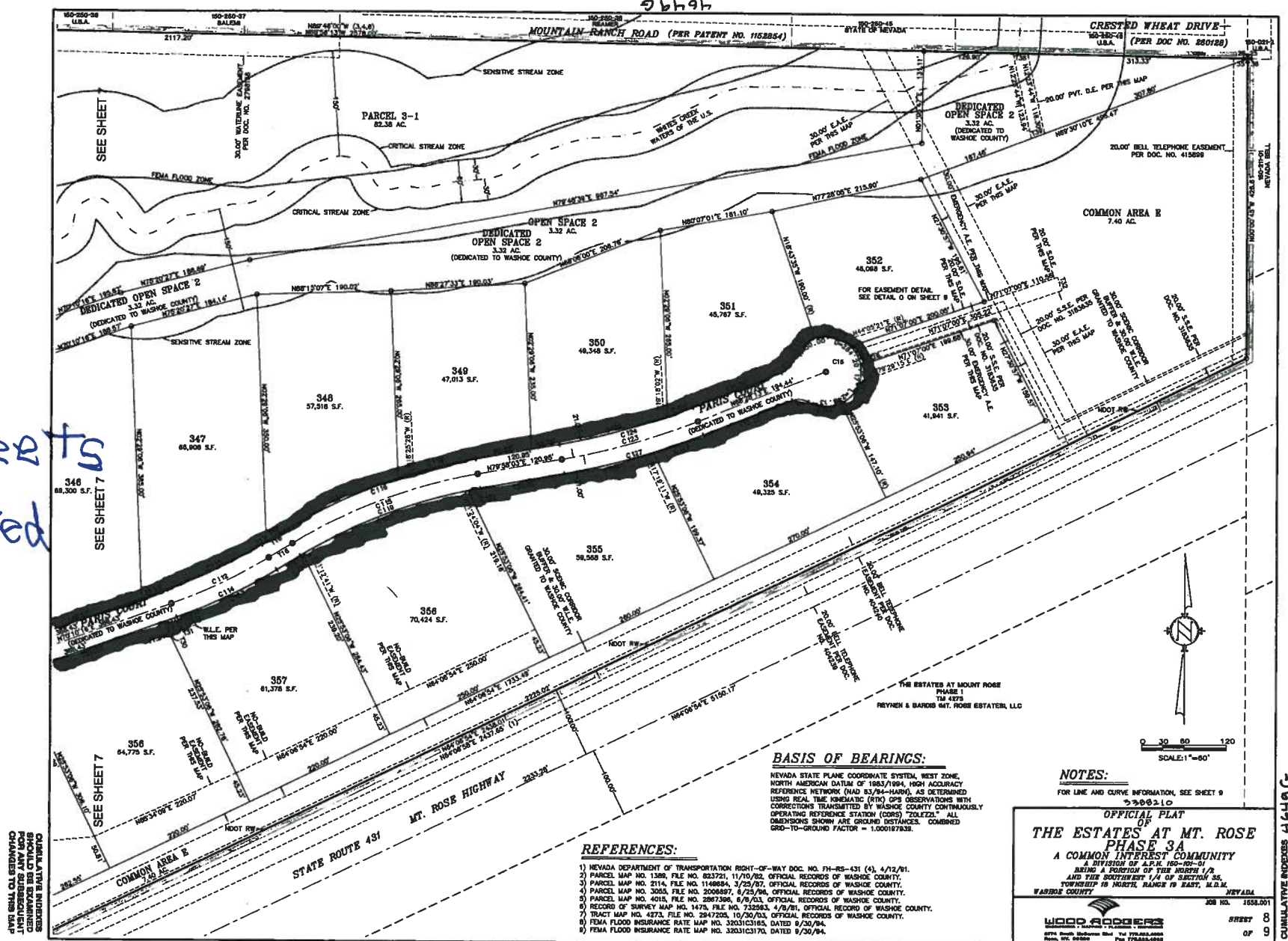
SEE SHEET 5



Streets to be accepted
Exhibit A

9649

Streets to be accepted



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

BASIS OF BEARINGS:

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1984, HIGH ACCURACY REFERENCE NETWORK (NAD 83/84-HARN), AS DETERMINED USING REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS WITH CORRECTIONS TRANSMITTED BY WASHOE COUNTY CONTINUOUSLY OPERATING REFERENCE STATION (CORS) "ZOLEZZI". ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. COMBINED SMO-10-GROUND FACTOR = 1.00018733.

REFERENCES:

- 1) NEVADA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY DOC. NO. FH-82-431 (4), 4/12/81.
- 2) PARCEL MAP NO. 1389, FILE NO. 823721, 11/10/82, OFFICIAL RECORDS OF WASHOE COUNTY.
- 3) PARCEL MAP NO. 2114, FILE NO. 1148884, 3/25/87, OFFICIAL RECORDS OF WASHOE COUNTY.
- 4) PARCEL MAP NO. 3055, FILE NO. 2008887, 4/25/96, OFFICIAL RECORDS OF WASHOE COUNTY.
- 5) PARCEL MAP NO. 4015, FILE NO. 2887396, 8/8/03, OFFICIAL RECORDS OF WASHOE COUNTY.
- 6) RECORD OF SURVEY MAP NO. 1475, FILE NO. 732263, 4/9/81, OFFICIAL RECORD OF WASHOE COUNTY.
- 7) TRACT MAP NO. 4374, FILE NO. 2947205, 10/30/03, OFFICIAL RECORDS OF WASHOE COUNTY.
- 8) FEMA FLOOD INSURANCE RATE MAP NO. 32031C1365, DATED 6/30/84.
- 9) FEMA FLOOD INSURANCE RATE MAP NO. 32031C1370, DATED 6/30/84.

NOTES:

FOR LINE AND CURVE INFORMATION, SEE SHEET 9

3306210
OFFICIAL PLAT
OF
THE ESTATES AT MT. ROSE
PHASE 3A
A COMMON INTEREST COMMUNITY
 A DIVISION OF A.R.H. 100-100-01
 BEING A PORTION OF THE NORTH 1/2
 AND THE SOUTHWEST 1/4 OF SECTION 36,
 TOWNSHIP 19 NORTH, RANGE 19 EAST, N.E.M.
 WASHOE COUNTY, NEVADA

WOOD ROGERS
 8775 South Rainbow Blvd. • Las Vegas, Nevada 89123
 Phone: 702-891-8888 Fax: 702-891-8889

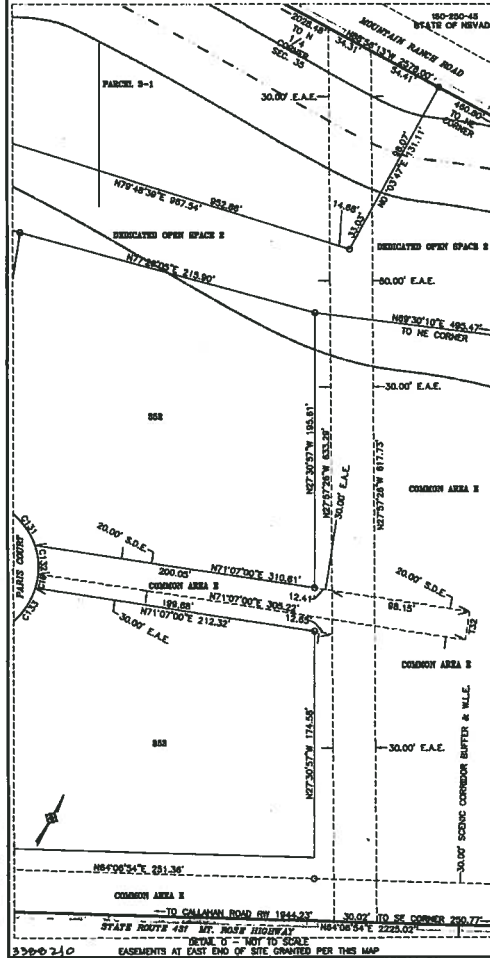
208 NO. 1658-001
 SHEET 8
 OF 9

Subdivision Tract Map 4649G

Exhibit A

1649G
 CUMULATIVE CHANGES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

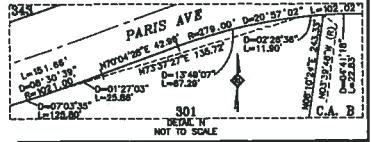
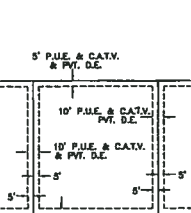
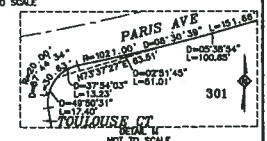
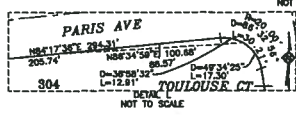
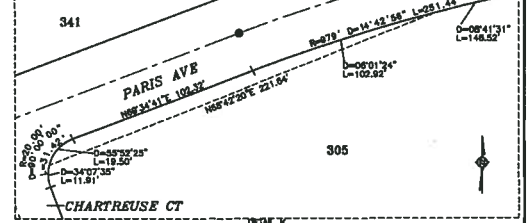
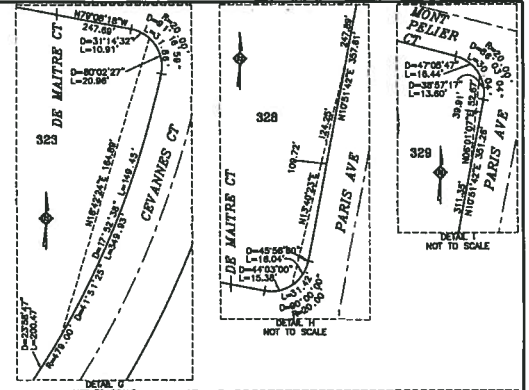
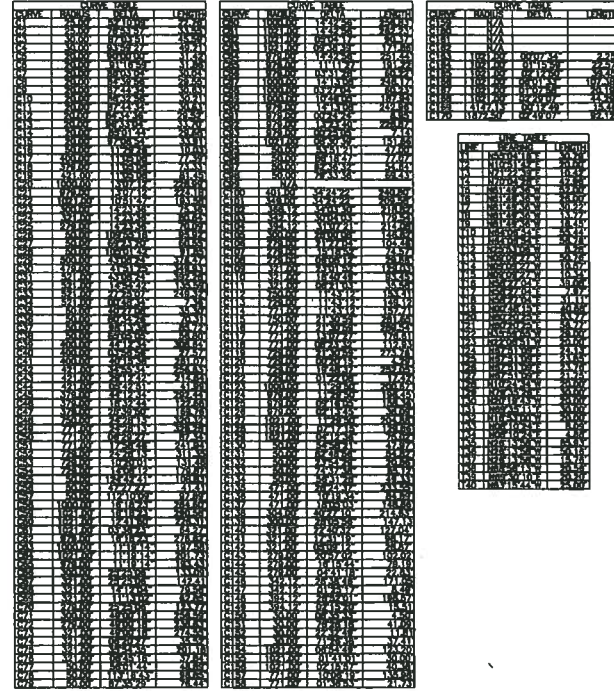
TOTAL AREA = 229.31 ACRES±
 RIGHT-OF-WAY AREA = 9.84 ACRES±
 COMMON AREA = 23.04 ACRES±
 OPEN SPACE AREA = 11.96 ACRES±
 PARCEL 3-1 AREA = 82.38 ACRES±
 LOT AREA = 102.86 ACRES±
 TOTAL NO. OF LOTS = 69



NOTES:

1. PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED, 10' IN WIDTH CONCORDANT WITH ALL DEDICATED STREET RIGHTS-OF-WAY, 10' IN WIDTH CONCORDANT WITH ALL OTHER EXTERIOR BOUNDARIES, AND 10' IN WIDTH CENTERED ON ALL INTERIOR PROPERTY LINES.
2. A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITH EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THIS LOT AND THE RIGHT TO EJECT THAT LOT WITH SAID UTILITY SERVICE FACILITIES FOR THE PURPOSE OF SERVING ADJACENT LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD, AT THAT TIME, AND THE UTILITY COMPANY.
3. ALL PUBLIC UTILITY EASEMENTS SHALL INCLUDE CABLE TELEVISION.
4. A PRIVATE DRAINAGE EASEMENT, 5' IN WIDTH CONCORDANT WITH ALL REAR PROPERTY LINES AND 10' IN WIDTH CENTERED ON ALL INTERIOR PROPERTY LINES IS ALSO HEREBY GRANTED FOR THE EXCLUSIVE PURPOSE OF PROVIDING DRAINAGE FOR THE MUTUAL BENEFIT OF ADJACENT LOT OWNERS. SAID EASEMENT TO BE RELOCATABLE WITH THE ADJUSTMENT OF BOUNDARY LINES AS AGREED UPON BY THE ADJACENT LOT OWNERS.
5. THE SIGHT DISTANCE EASEMENTS AS SHOWN ON LOTS 301, 304, 305, 313, 323, 328 AND 329 ARE GRANTED TO WASHOE COUNTY. NO ABOVE-GROUND STRUCTURES SHALL BE PLACED WITHIN SAID EASEMENTS. ANY VEGETATION WITHIN THE EASEMENTS SHALL BE BELOW 2.5' OR ABOVE 6.0' AND SHALL NOT BLOCK THE SIGHT DISTANCE.
6. ALL COMMON AREAS ARE SUBJECT TO A PEDESTRIAN ACCESS EASEMENT, A PRIVATELY-MAINTAINED DRAINAGE EASEMENT, AND A BLANKET PUBLIC UTILITY EASEMENT.
7. ALL COMMON AREAS AND DRAINAGE STRUCTURES (INCLUDING THE DETENTION BASIN) LOCATED WITHIN THE COMMON AREAS SHALL BE PRIVATELY MAINTAINED AND PROPORTIONALLY FUNDED BY THE HOMEOWNERS ASSOCIATION.
8. ALL DEDICATED OPEN AREA PARCELS SHALL BE GRANTED TO WASHOE COUNTY AND ARE SUBJECT TO A PEDESTRIAN ACCESS EASEMENT AND A BLANKET PUBLIC UTILITY EASEMENT.
9. NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT HAS BEEN ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGICAL TIME.
10. NO DIRECT ACCESS FROM INDIVIDUAL LOTS SHALL BE ALLOWED ONTO MOUNT ROSE HIGHWAY.
11. TRAFFIC CONTROL SIGNAGE AND PLOWED SNOW STORAGE EASEMENTS ARE HEREBY GRANTED, 10' IN WIDTH CONCORDANT WITH ALL DEDICATED STREET RIGHTS-OF-WAY.
12. DRAINAGE FACILITIES OUTSIDE THE DEDICATED STREET RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE HOMEOWNERS, UNLESS THEY ARE IN A MINIMUM 10' WIDE DRAINAGE EASEMENT AND ARE PIPED WITH CONCRETE OR PVC PIPE.
13. NO OWNER OR TENANT SHALL OBSTRUCT A DRAINAGE EASEMENT OR CHANNEL WITHIN THE TRACT.
14. NO FENCES SHALL BE ALLOWED WITHIN OR ACROSS ANY DRAINAGE, WATER OR SANITARY SEWER EASEMENTS MAINTAINED BY WASHOE COUNTY.
15. NO ENCROACHMENTS (INCLUDING FILL, STRUCTURES, ETC.) SHALL BE PERMITTED WITHIN THE FLOODPLAIN UNLESS APPROVED BY THE COUNTY ENGINEER.
16. REFERENCE FIRM MAPS NO. 32031C2185 AND 32031C3170 FOR 100-YEAR FLOOD INFORMATION BY FEMA, BOTH DATED SEPTEMBER 30, 1994, SUBJECT TO POTENTIAL CHANGE AS APPROVED BY THE COUNTY ENGINEER.
17. REFERENCE ARMY CORPS OF ENGINEERS LETTER DATED AUGUST 26, 2003 FOR WATERS OF THE US DELIMITATION, PROJECT 20033508R.
18. LOCATION OF FAULT LINES AND SETBACK LINES ARE AS SHOWN ON A PRELIMINARY GEOTECHNICAL INVESTIGATION OF THE SITE BY BLACK EAGLE CONSULTING, INC. DATED MAY 2003.

CONSULTING ENGINEERS
 SHALL BE RESPONSIBLE FOR ANY SUBSEQUENT
 CHANGES TO THIS MAP



OFFICIAL PLAT
 OF
THE ESTATES AT MT. ROSE
 PHASE 3A
 A COMMON INTEREST COMMUNITY
 BEING A PORTION OF THE NORTH 1/4
 AND THE SOUTHERN 1/4 OF SECTION 36,
 TOWNSHIP 18 NORTH, RANGE 18 EAST, N.E.M.
 WASHOE COUNTY, NEVADA

JOB NO. 1558.001

8775 South Rainbow Blvd. Las Vegas, NV 89123
 Phone: 702.251.8888 Fax: 702.251.8889

SHEET 9
 OF 9

Subdivision Tract Map 4649H

Exhibit A

CONSULTING ENGINEERS
 SHALL BE RESPONSIBLE FOR ANY SUBSEQUENT
 CHANGES TO THIS MAP



WASHOE COUNTY

"Dedicated To Excellence in Public Service"

www.washoecounty.us

DATE: January 21, 2011
TO: Washoe County Planning Commission
FROM: Bill Whitney, Senior Planner
SUBJECT: Presentation on the Activities of the Washoe County Green Team

The Green Team was formalized in 2008 following County Commission support at a strategic planning retreat. The Green Team meets monthly and consists of staff members from most of the different county departments. **The vision of the Washoe County Green Team is to preserve our resources and sustain our future. As a resource for both employees and citizens, the role of the team is to lead, manage, and implement best practices and programs in Washoe County for creating a sustainable community.**

The County Green Team has been working on the following items of particular interest:

- **Greenhouse Gas Emissions Inventory:** The County has completed Milestone 1 (Emissions Inventory & Forecast) of a 5 step process that is part of the ICLEI "Local Governments for Sustainability" program. The Emissions Inventory was adopted by the Commission, submitted to ICLEI for approval and the county was awarded the Milestone I Achievement Award. The Green Teams is now moving forward on both step 2 (Setting a Reduction Target) and Step 3 (Climate Action Plan) simultaneously and will bring a draft of both to the County Commission for their review and comment prior to finalizing and submitting them to ICLEI.

New County Energy and Sustainability Strategy: On September 28, 2010, the Board voted to approve the new updated strategy to include new technologies, industry strategies, terminology, and new bench marks. The purpose of this strategy is to introduce cost-effective, energy-efficient technologies into County facilities and promote an energy conscious culture that encourages prudent decisions with regard to energy consumption. The reduction in total energy demand that will result across all county government operations will help offset future higher energy costs and help drive down the need for new fossil fuel based energy production. Public Works and the Green Team, borrowing from documents created by other entities around the country created the new Energy and Sustainability Strategy.

This Strategy is a starting point for the Green Team to prepare target greenhouse gas reductions, and give guidance to departments on how they can help in reaching those targets. This Strategy is intended to be a living document, which can be updated easily as goals are met.

- **Energy Conservation:** Public Works has been busy with heating, ventilating and air conditioning (HVAC) reprogramming activities at many county facilities that save energy and costs. Utilization of *Utility Manager Pro* software is used to track energy use in all county facilities, allowing staff to pinpoint under-performing facilities and to plan upgrades accordingly. Re-programmed several of the chiller plant controls at Mills Lane to reduce energy consumption and the number of starts on the 300 ton chillers by 3,800 annually. This along with the re-programming of the system to meet the standard county energy policy reduced the total energy usage by 846,000 kWh last year. This netted the county a savings of approx. \$42,000 in utility cost.

Converted 119 pneumatic Variable Air Volume (mixing boxes in the ceiling) to Direct Digital Controls at the Parr Jail. Based on a previous project completed by an outside contractor, the project would have cost \$220,000. Staff completed the project in house for \$110,000. This project improved occupant comfort, reduced maintenance calls and provided energy savings.

Re-programmed all the heat pumps at the Spanish Springs Library to reduce the number of equipment starts. The contractor supplied program had the pumps cycling too frequently. This along with re-programming set points to comply with the county energy policy reduced the total energy usage by 192,000 kWh. This netted the county a savings of approx. \$9,600 in utility cost.

Added occupancy sensors to the Jan Evans gymnasium and C wing housing that is seldom used. The HVAC operating time for the gymnasium was reduced from 84 hrs/week to 26 hrs/week. The HVAC operating time for C wing housing was reduced by 6,000 hrs over a 9 month period. This along with re-programming set points to comply with the county energy policy reduced the total energy usage by 1,135,000 kWh. This netted the county a savings of approx. \$56,700 in utility cost.

Added aerators to the majority of water faucets and installed new flush diaphragms to inmate toilets to limit water usage at the 911 Parr detention facility. This is saving the county nearly 1,000,000 gallons of water each month and approx. \$2,000 each month.

Water Resources has automated water pumping based on time of day and effective utilization of storage capacity. Water pumping now takes into consideration energy rate structure, which is variable depending on time of day. Potential energy savings will be identified after one year of analysis. This allows for consideration of the seasonal fluctuation in water use. In addition to time adjustments, Water Resources has begun to purchase and install higher quality pumps that take into account energy use during start up and shut down modes (variable speed pumps) whenever they need to replace pump motors on its 54 wells.

- **Change the World, Start with ENERGY STAR Campaign:** The National Association of Counties (NACo) awarded Washoe County the first place award in the large county category and the county received a \$5,000 grant from Wal-Mart to enhance current energy conservation measures of the county.

- **Solar Photovoltaic Power:** Four 30 kW solar photovoltaic systems have been installed on county buildings and are producing electricity. Two on the 9th and Wells Administration Complex, one on the Reno Senior Center and one on the Northwest Library. The project cost was reimbursed from a Federal Energy Efficiency Conservation Block Grant (EECBG) in the amount of \$401,200 and NVEnergy Solar Generations Rebates in amounts exceeding \$321,260.
- **Employee Bicycle Commuter Program:** The Green Team has worked closely with interested county employees *Bike to Work Committee* to promote enhancements to the workplace that will encourage the use of bicycles for commuting to work making Washoe County a bicycle friendly employer. The project includes:
 1. Development of a secure and appropriate location to store bicycles.
 2. Identification of a secure location for commuter lockers and installation of lockers.
 3. Identification of a shower area at the 9th street complex for employee use.
 4. Development of *Biking to Work Guidelines* for employees.
- **Recycling Programs:** The Green Team has initiated a CFL light bulb recycling program that is available to employees here at the 9th street complex. Our recycling operations have been expanded to include the blue bins for glass, aluminum, plastic in addition to the existing recycling of paper.

The local non-profit organization *Keep Truckee Meadows Beautiful*, in conjunction with Washoe County Regional Parks and Open Space spearheaded the recycling of 18,360 pounds or 9.81 tons of phone books during last year's effort and were awarded with trees for last October's plantings at Rancho San Rafael Park, Hidden Valley Park and Washoe Golf Course. The trees were planted with help from over 100 volunteers from the community and organizations. This year's recycling efforts are presently under way.

Keep Truckee Meadows Beautiful, in conjunction with Washoe County Regional Parks and Open Space spearheaded the 2009 Christmas tree recycling program. Approximately 10,500 trees have been recycled in the area with 3,375 trees at Rancho San Rafael Park and over 3,000 trees at Bartley Ranch Park. The mulch from these trees was made available to the community at Rancho San Rafael Park and Bartley Ranch Park in the spring of 2010. This year's recycling efforts are presently under way.

The Truckee River Clean up day held every September continues to be very successful with tons of trash removed along the river, including tons of recyclable material, hundreds of storm drains stenciled, and river bank trees wrapped to protect them from beaver damage.

- **County Regulations Guiding the Development of Renewable Energy:** In 2010, the Department of Community Development updated Washoe County Development Code standards relating to both residential and commercial wind energy. Staff is presently working on new Development Code standards that will guide and promote the use of solar and geothermal energy in the county. The county approved the Virginia Peak Wind Project last year which we hope will be the states first commercial wind project. The county also permitted a 20 MW

solar generation power station located on private property at Fish Springs Ranch west of Pyramid Lake. Full build out of this project would be close to 100 MW over a 10-year period.

- **Cooperation with Local Agencies and Partners:** Washoe County Green Team reached out to other local agencies and partners to help improve sustainability throughout the region. Our team members are also participants on regional working groups including GreenUp, Sierra Green Building Association (SIGBA), Nevada Land Conservancy, Keep Truckee Meadows Beautiful (Illegal Dumping Task Force and board) and more. In addition, team members volunteered and helped to organize regional projects including tree, phone book and electronic recycling programs. The Washoe County Green Team leader meets monthly with Green Team leaders of other local entities as the *Regional Green Team* to discuss opportunities for cooperation.

BW

cc: Dave Childs, Community Development
Bob Webb, Program Manager
Kim Robinson, Program Manager