

Amendment of Conditions Application
The Ridges at Hunter Creek
Phase II

Submitted February 8, 2022

Resubmitted April 8, 2022

ORIGINAL

Prepared for
New Edge Living
4901 Birch Street
Newport, CA 92660

Prepared by



WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
5440 Reno Corporate Drive Tel: 775.823.4068
Reno, NV 89511 Fax: 775.823.4066

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Section 1

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: The Ridges at Hunter Creek Phase 2			
Project Description: This request is for a Condition Amendment associated with TM16-005 and specific to Condition 1, which requires "substantial conformance the plans approved". The amendment will allow lot lines to be adjusted as a result of grading. The amendment will also allow a clubhouse where three lots were previously identified.			
Project Address: N/A			
Project Area (acres or square feet): 111.6 acres (Phase 2)			
Project Location (with point of reference to major cross streets AND area locator): S. of Woodchuck Cir & Hunters Peak Rd; W. of Hawken Dr			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
041-650-03	42.5		
041-671-02	69.1		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). TM05-013 and TM16-005			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Kia Ora LLC		Name: Wood Rodgers, Inc	
Address: 204 Edison Way		Address: 1361 Corporate Blvd	
Reno, NV	Zip: 89502	Reno, NV	Zip: 89502
Phone: 775-971-4870	Fax:	Phone: 775-823-5258	Fax:
Email: sg@korullc.com		Email: shuggins@woodrodgers.com	
Cell: 949-637-0076	Other:	Cell: 775-250-8213	Other:
Contact Person: Steve Gabriel		Contact Person: Stacie Huggins	
Applicant/Developer:		Other Persons to be Contacted:	
Name: New Edge Living		Name:	
Address: 4901 Birch Street		Address:	
Newport Beach, CA	Zip: 92660		Zip:
Phone: 949-252-9101	Fax:	Phone:	Fax:
Email: dave@newedgeliving.com		Email:	
Cell: 949-278-2754	Other:	Cell:	Other:
Contact Person: Dave Conley		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

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)**.

The amendment is specific to TM16-005, Condition #1, which requires "substantial conformance to plans approved". The original TM for Phase 2 (TM16-005) was approved for 53 single family semi custom lots. The original TM used a conceptual approach establishing lots based on zoning parameters not necessarily topography. Since that approval, project development and design has advanced and the Applicant is seeking this Condition Amendment, related to Phase 2 only, to adjust the lot lines and create pads that are focused on topography and work with the natural contours. Also included with the Phase 2 Condition Amendment is the allowance for a guard house at the entrance and a clubhouse facility (where three residential parcels were previously shown/approved) in the southwest corner of the site.

This amendment will NOT modify the number of units, overall project area, or the general nature of the project as previously approved. Refer to Project Description in Section 2 for additional information.

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.

Granting the modifications described above will not result in impacts to public health, safety or welfare. Modification are proposed to better define the lots based on natural contours and include a guard house at the entry and an amenity in the form of a clubhouse for the residents. The amendment described does not change the findings previously reviewed and approved. A copy of the Tentative Map findings as well as the Final Conditions of Approval specific to Phase 2 are included for reference.

Property Owner Affidavit

Applicant Name: KIA ORA LLC

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

STATE OF NEVADA)
COUNTY OF WASHOE)

SEE ATTACHED CA NOTARIZATION

I, STEVEN GABRIEL *M. Gabriel*
(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): 041-661-01 - 11,13,14; 041-662-01 - 06,08,09,12,13; 041-671-02 & 041-650-03

Printed Name Steven Gabriel

Signed *[Signature]*

SEE ATTACHED CA NOTARIZATION

Address _____

Subscribed and sworn to before me this day of _____, _____.

(Notary Stamp)

Notary Public in and for said county and state

My commission expires: _____

*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

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], not Notary)

1 _____

2 _____

3 _____

4 _____

5 _____

6 _____

[Signature] _____ Signature of Document Signer No. 1

_____ Signature of Document Signer No. 2 (if any)

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

State of California
 County of ORANGE

Subscribed and sworn to (or affirmed) before me
 on this 25th day of October, 2021,
 by _____ Date Month Year
 (1) Steven Gabriel
 (and (2) _____),
 Name(s) of Signer(s)



Place Notary Seal and/or Stamp Above

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.
 Signature *[Signature]*
 Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document Limited Liability Company Agreement

Title or Type of Document: Kia Ora, LLC

Document Date: February 22, 2021 Number of Pages: 33

Signer(s) Other Than Named Above: _____

LIMITED LIABILITY COMPANY AGREEMENT

OF

KIA ORA, LLC,
a Nevada limited liability company

This LIMITED LIABILITY COMPANY AGREEMENT (this “Agreement”) of KIA ORA, LLC, a Nevada limited liability company (the “Company”), is entered into to be effective as of February 22, 2021, by and among (i) Michael D. Etchandy and Susan H. Etchandy Living Trust (“Etchandy”); (ii) Icegen LLC, a California limited liability company (“Gabriel”); (iii) Hunter Ridge Investors, LLC, a Nevada limited liability company (“Carano”); (iv) 2005 Peets Family Trust (“Peets”); (v) Lew W. Jacobs, IV and Kelly M. Jacobs, as Co-Trustees of the Jacobs Family December 2009 Joint Trust, U/I/D 12/17/09 (“Jacobs”); (vi) R and D Howell Revocable Trust (“Howell”); (vii) John C. Sullivan Revocable Trust (“Sullivan”); (vii) such other members of the Company as may from time to time become a party hereto (together with Etchandy, Gabriel, Carano, Peets, Jacobs, Howell and Sullivan, each individually referred to as a “Member” and collectively referred to as the “Members”); and (viii) Steven Gabriel, an individual, as the manager of the Company (“Manager”).

WHEREAS, on February 22, 2021, the Company was formed as a Nevada limited liability company by the filing of articles of organization (“Articles”) with the Secretary of State of the State of Nevada pursuant to and in accordance with Chapter 86 of the Nevada Revised Statutes, as amended from time to time (the “Act”).

WHEREAS, the parties hereto now desire to enter into this Agreement to delineate their rights and liabilities as members with each other, to provide for the management of the business of the Company, and to provide for certain other matters, all as permitted under the Act.

NOW, THEREFORE, the parties hereto hereby agree as follows:

ARTICLE 1 **THE COMPANY**

1.1 **Term**. The Company commenced on the date when the Articles were filed with the Secretary of State of the State of Nevada as required by the Act and shall continue until terminated as a result of the dissolution and winding up of the Company in accordance with Article 10 hereof.

1.2 **Principal Purpose**. The purpose of the Company is to (i) acquire, own, operate, finance, refinance, hold for investment, and ultimately sell or exchange that certain real property located in Washoe County, State of Nevada consisting of approximately 37.10 acres consisting of sixteen (16) approved final mapped lots and four (4) common areas as described and depicted on the Tract Map 4833 for The Ridges at Hunter Creek, recorded in the Official Records of Washoe

Section 2



Project Description

Background

The Ridges at Hunter Creek Phase 1 was previously approved as part of a 53-lot common open space subdivision (TM05-013 Hunter Creek Development). Following that approval, thirty lots were recorded while the remaining twenty-three lots expired. On July 5, 2016, the Planning Commission granted approval of Phase 2, a 53-lot common open space subdivision immediately adjacent to Phase 1 (TM16-005). On August 18, 2020, the Board of County Commissioners adopted an ordinance approving a Development Agreement to extend the deadline to file the first in a series of final maps associated with TM16-005 to July 5, 2022. On October 11, 2021, the Developer submitted the first final map for twenty-one lots in Phase 2.

At this time, no homes have been constructed in the recorded portions of the subdivision although the area is gated, roads are paved, and utilities and common landscaping are in place. An emergency access gate that connects to an emergency access road providing access to Caughlin Parkway is also located at the easterly end of the site. (*Refer to Site Aerial Exhibit in Section 3 of this submittal packet*). Grading and disturbance has already occurred on the project site to accommodate roads and storm drainage improvements that were a part of the previous approval. Additional grading on the southerly portion of the site to establish a loop road and provide access to a water tank also exists.

Location

The Ridges at Hunter Creek is located south of Woodchuck Circle and Hunters Peak Road, west of Hawken Drive. The property is bordered by scattered single family residences to the north; undeveloped property including USA owned land to the south; single family residences in the Caughlin Ranch Eagles Nest subdivision to the east and undeveloped USA owned land to the west. *Refer to Vicinity Map, Assessor's Parcel Map and Site Aerial in Section 3 of this submittal packet*).

Current Request

The request includes:

- An **Amendment of Conditions** associated with TM16-005 (The Ridges at Hunter Creek (Phase 2)) and specific to Condition 1 which requires "substantial conformance with the plans approved...". The amendment will allow the Developer to 1) adjust lot lines to work better with the natural contours, 2) add a guard house with vehicular gates at the main entrance and 3) provide a site for a clubhouse where residential lots were previously identified.

Of note, the applicant has submitted a concurrent request for a Special Use Permit for grading associated with the project. These concurrent requests will ultimately allow the developer to provide finish floor pad grading for lots previously approved within the Ridges at Hunter Creek subdivision. These requests do not modify either of the previously approved common open space subdivisions associated with Ridges at Hunter Creek.

Zoning and Master Plan Designations

The project site is within the West Truckee Meadows Wildland Transition Suburban Character Management Area of the Southwest Truckee Meadows Area Plan. Master Plan designations are as follows: Rural; Rural Residential; and Suburban Residential. Zoning designations include General Rural; High Density Rural; and Low Density Suburban (*Refer to Existing Zoning Map, Existing Master Plan Map Exhibits in Section 3 of this submittal packet*). It should be noted that the Ridges at Hunter Creek development was approved as a common open

space tentative map using setback standards that match those outlined for Low Density Suburban (LDS) zoning districts.

Project Details

Amendment of Conditions

The Amendment of Conditions is requested to modify lot lines under the previously approved Phase 2 Tentative Map to better work with natural contours. As part of the lot line modifications, the Developer was able to identify a site for a guard house at the main entrance and a site for a clubhouse facility that will serve residents in the community.

The clubhouse facility is planned on a 3-acre parcel near the southwestern boundary. This area was previously identified for three lots which would have required significant grading/disturbance in order to develop and provide utilities. The clubhouse area will include a 3,000± square foot building and outdoor recreational amenities for the residents. Architectural renderings of the proposed clubhouse are included Section 3 for reference.

Findings

Amendment of Conditions

Granting this request will not impact the required findings as approved. Granting the amendment to adjust lot lines to work with the natural contours, add a guard house with vehicular gates and incorporate a site for a clubhouse will not significantly change the preliminary lotting approved with the tentative map. The setbacks and lot standards previously approved as part of the common open space development will remain in place as noted in the original conditions of approval.

Below is a summary of the required Tentative Map findings, as taken from the Action Order dated July 8, 2016 (*refer to Section 4*), with comments relevant to support the tentative map amendment of condition.

Finding 1 Plan Consistency

Response: This request to adjust lot lines and incorporate a guard house and clubhouse site does not change the number of lots or general design of the previously approved Tentative Map. In keeping with the original concept, these changes to the project will have no impact on the County's Master Plan or the Southwest Truckee Meadows Area Plan.

Finding 2 Design or Improvements

Response: This request to adjust lot lines and incorporate a guard house and clubhouse does not change the previously approved subdivision. The proposed changes will continue to meet the density, lot size, and common open space criteria of the Master plan and the Southwest Truckee Meadows Area Plan.

Finding 3 Type of Development

Response: This request will not change the type of development previously approved. As previously approved, the site is physically suited for single family residential lots. It should be noted that no changes are planned to the overall development area and all setbacks and lot standards previously approved will be maintained in accordance with the Final Action Order dated July 8, 2016.

Finding 4 Availability of Services

Response: *Services were found to be available with the original Ridges at Hunter Creek (Phase 1 and Phase 2) development and this request to adjust lot lines and incorporate a clubhouse will have no impact on services for the area.*

Finding 5 Fish or Wildlife

Response: *This request to adjust lot lines and incorporate a clubhouse will have no impact on wildlife or other environmental considerations.*

Finding 6 Public Health

Response: *This request to adjust lot lines and incorporate a guard house and clubhouse are not anticipated to cause significant public health problems. It should be noted that planned changes will not impact the overall development area and all setbacks and lot standards previously approved will be maintained in accordance with the Final Action Order dated July 8, 2016.*

Finding 7 Easements

Response: *This request takes all easements into consideration and does not conflict with easements in regard to utility purposes or public access.*

Finding 8 Access

Response: *This request to adjust lot lines and incorporate a guard house and clubhouse will not impact the access to surrounding adjacent lands and provides appropriate secondary access for emergency vehicles.*

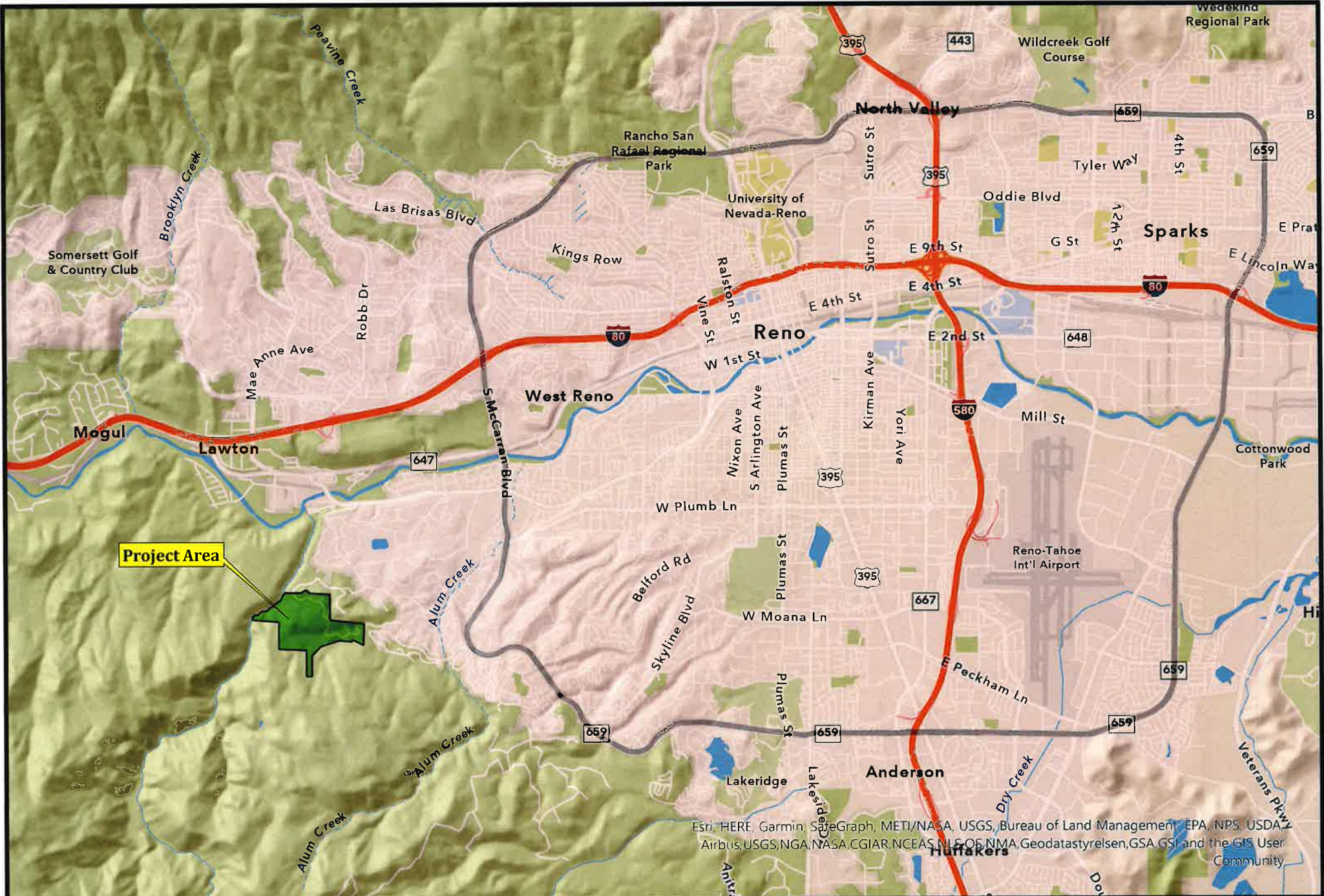
Finding 9 Dedications

Response: *This request will have no impact on any dedications planned or previously approved.*

Finding 10 Energy

Response: *This request to adjust lot lines and incorporate a guard house and clubhouse will allow the Developer to further ensure lots, and future homes, are oriented in such a way to take advantage of passive/natural heating and cooling opportunities.*

Section 3



Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, Airbus, USGS, NGA, NASA, CGIAR, NCEAS, NLS, OS, NMA, Geodastystreisen, GSA, GSI and the GIS User Community



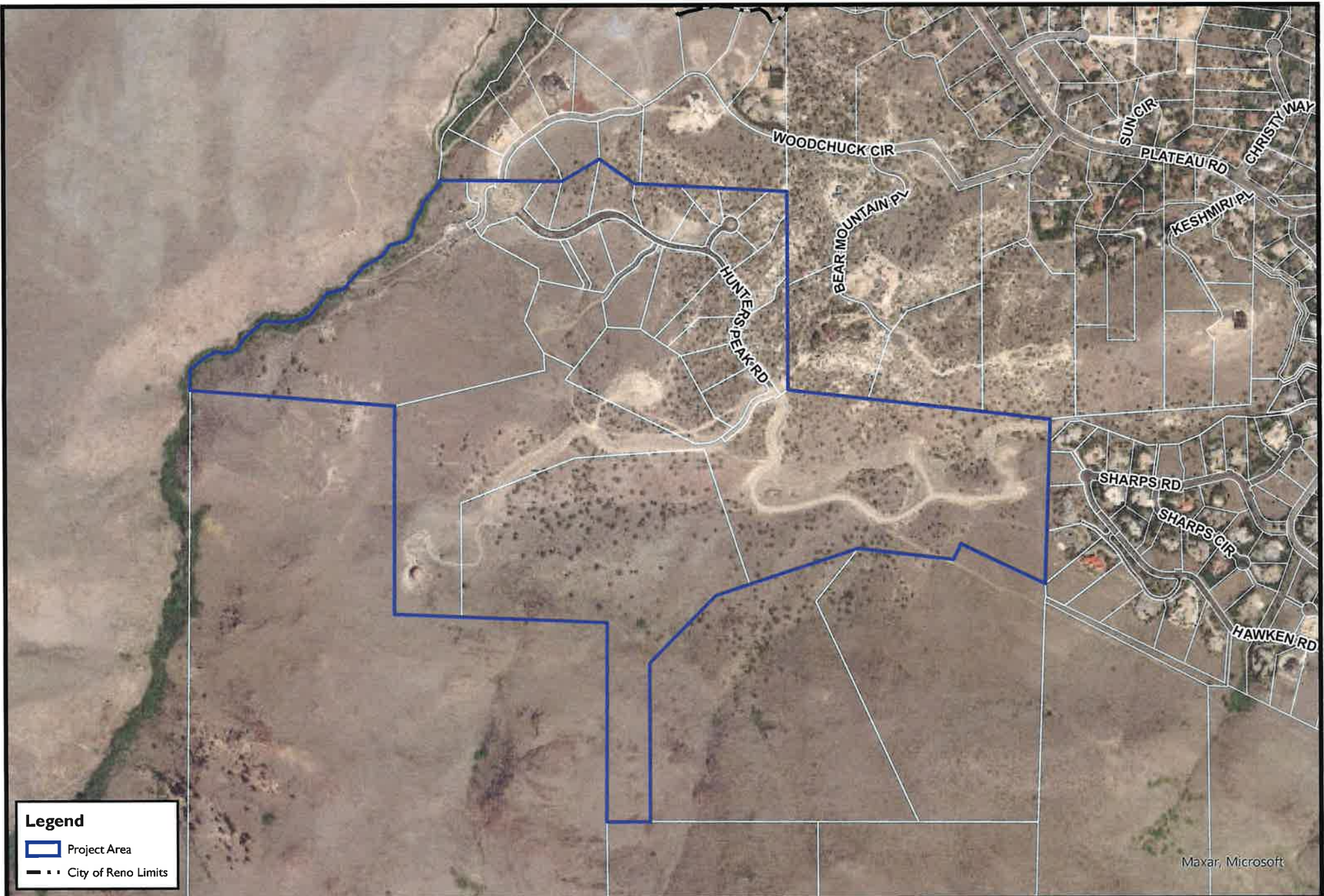
Vicinity Map

The Ridges at Hunter Creek Condition Amendment

October 2021



WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 1361 Corporate Boulevard
 Reno, NV 89502
 Tel: 775.823.4068
 Fax: 775.823.4066



Legend

- Project Area
- City of Reno Limits

Maxar, Microsoft

0 450 900
FEET

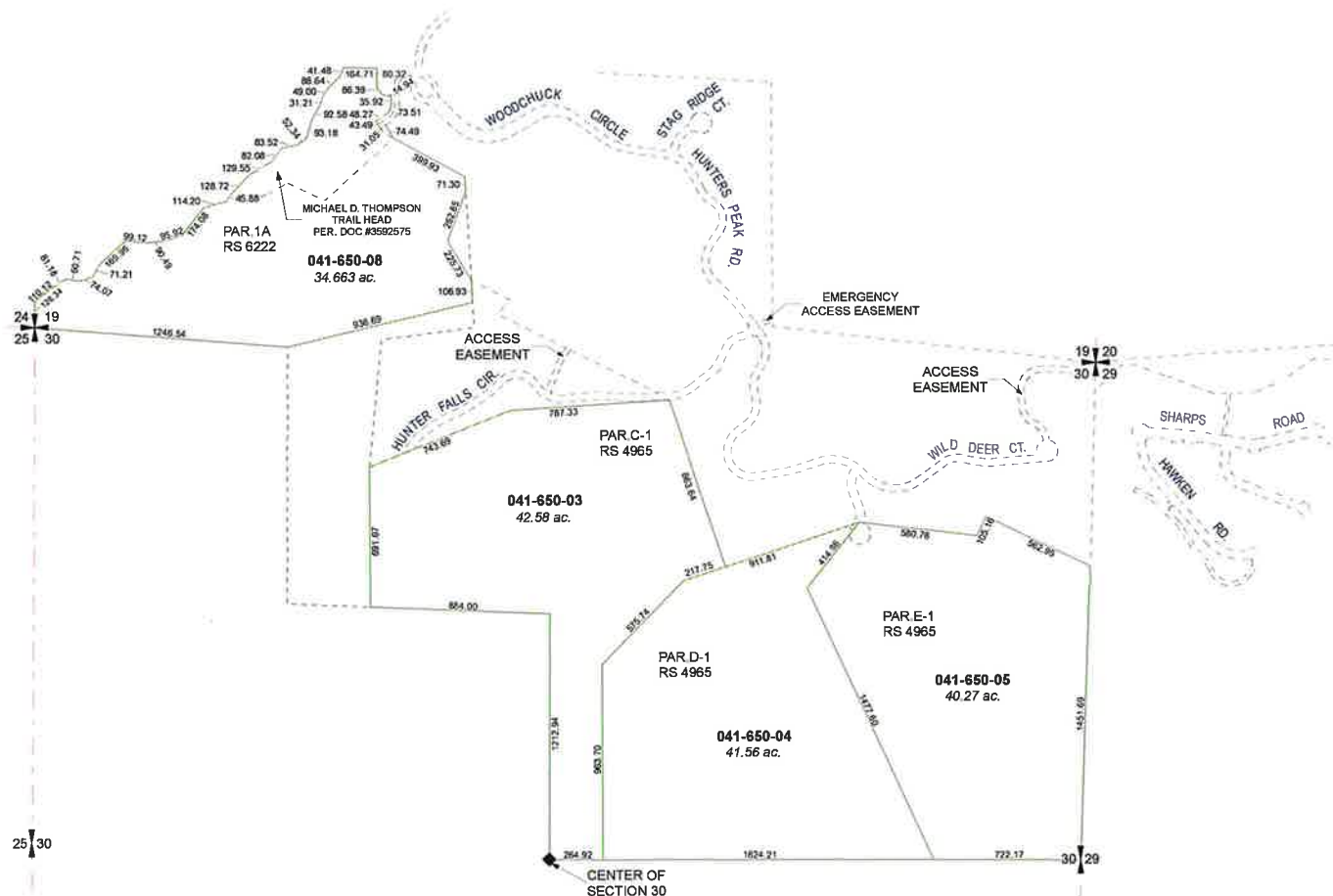
Aerial Map

The Ridges at Hunter Creek Condition Amendment

November 2021

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 1361 Corporate Boulevard
 Reno, NV 89502
 Tel: 775.823.4068
 Fax: 775.823.4066

PORTIONS OF S½ SECTION 19 &
N½ SECTION 30, T19N - R19E

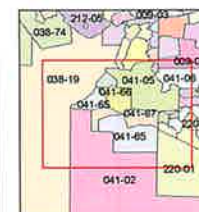
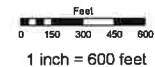


Assessor's Map Number

041-65

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE

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



created by: **CFB 10/28/2009**

updated: SR 04/14/20 SR 01/14/21

area previously shown on map(s):

041-05 041-66

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

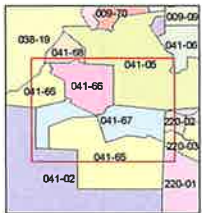
Assessor's Map Number
041-67

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
1001 East Ninth Street, Building D
Reno, Nevada 89512
(775) 328-2231



Feet
0 75 150 225 300

1 inch = 300 feet

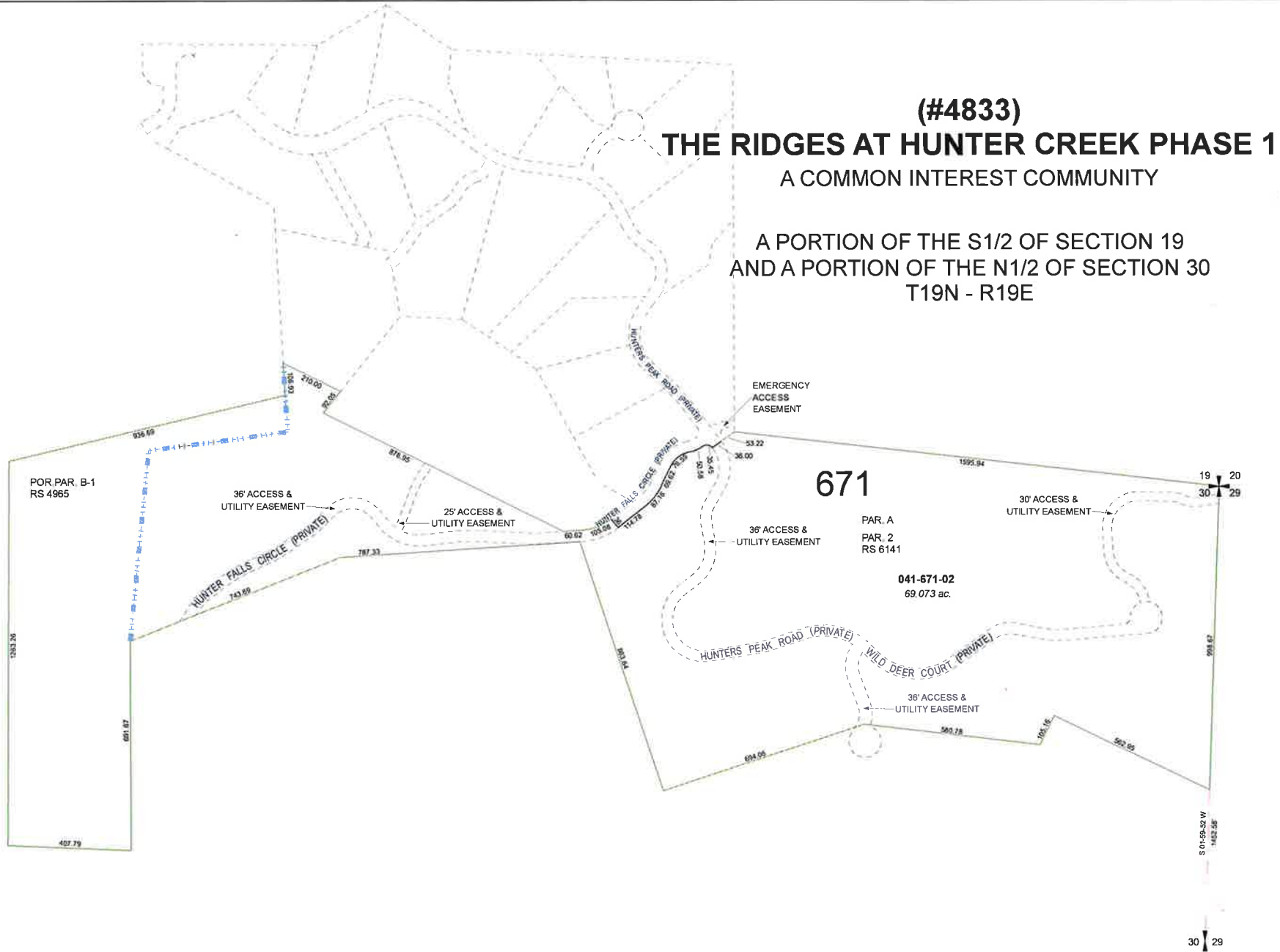


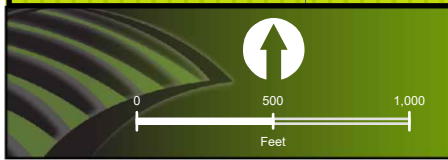
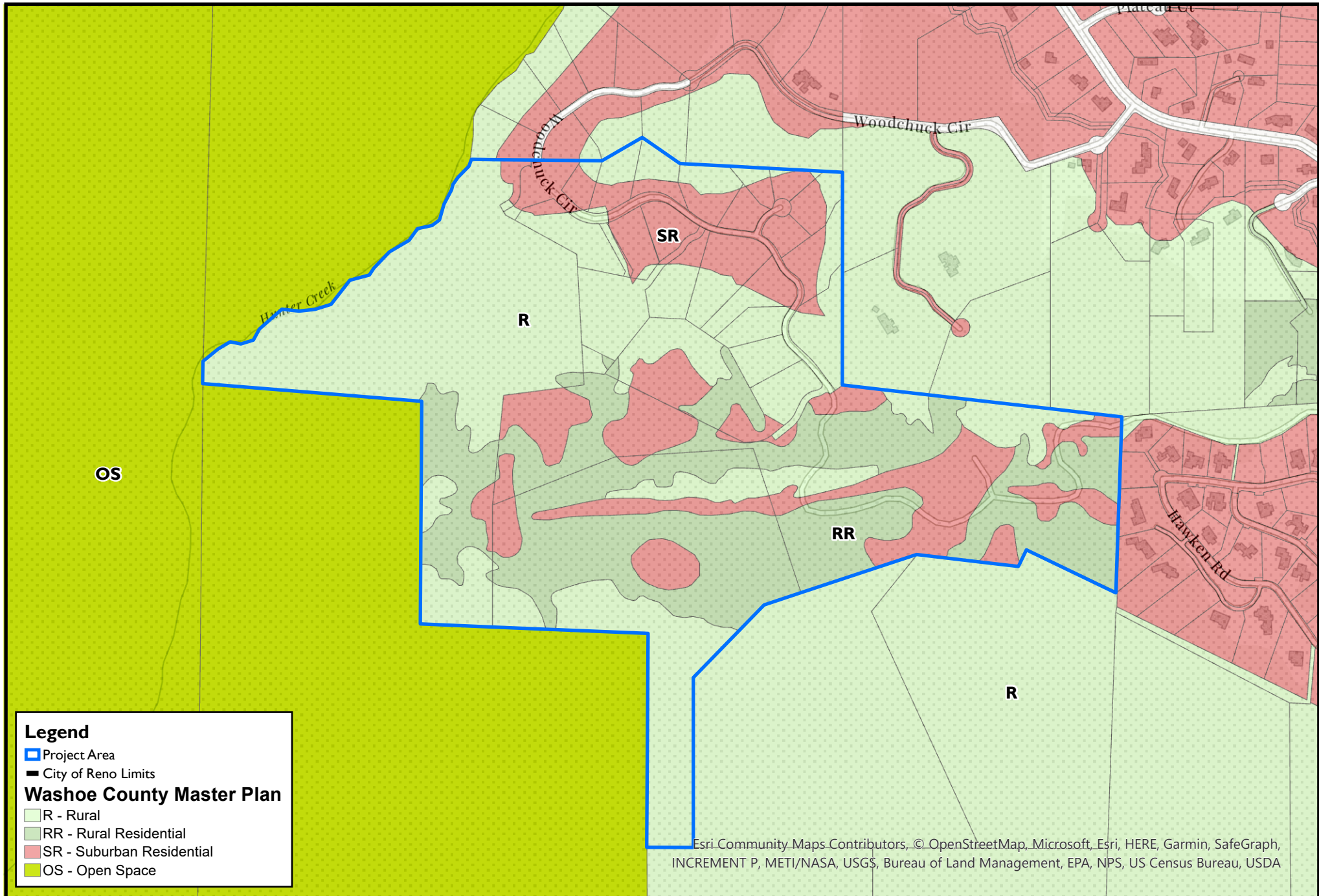
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updated: SR 04/14/20

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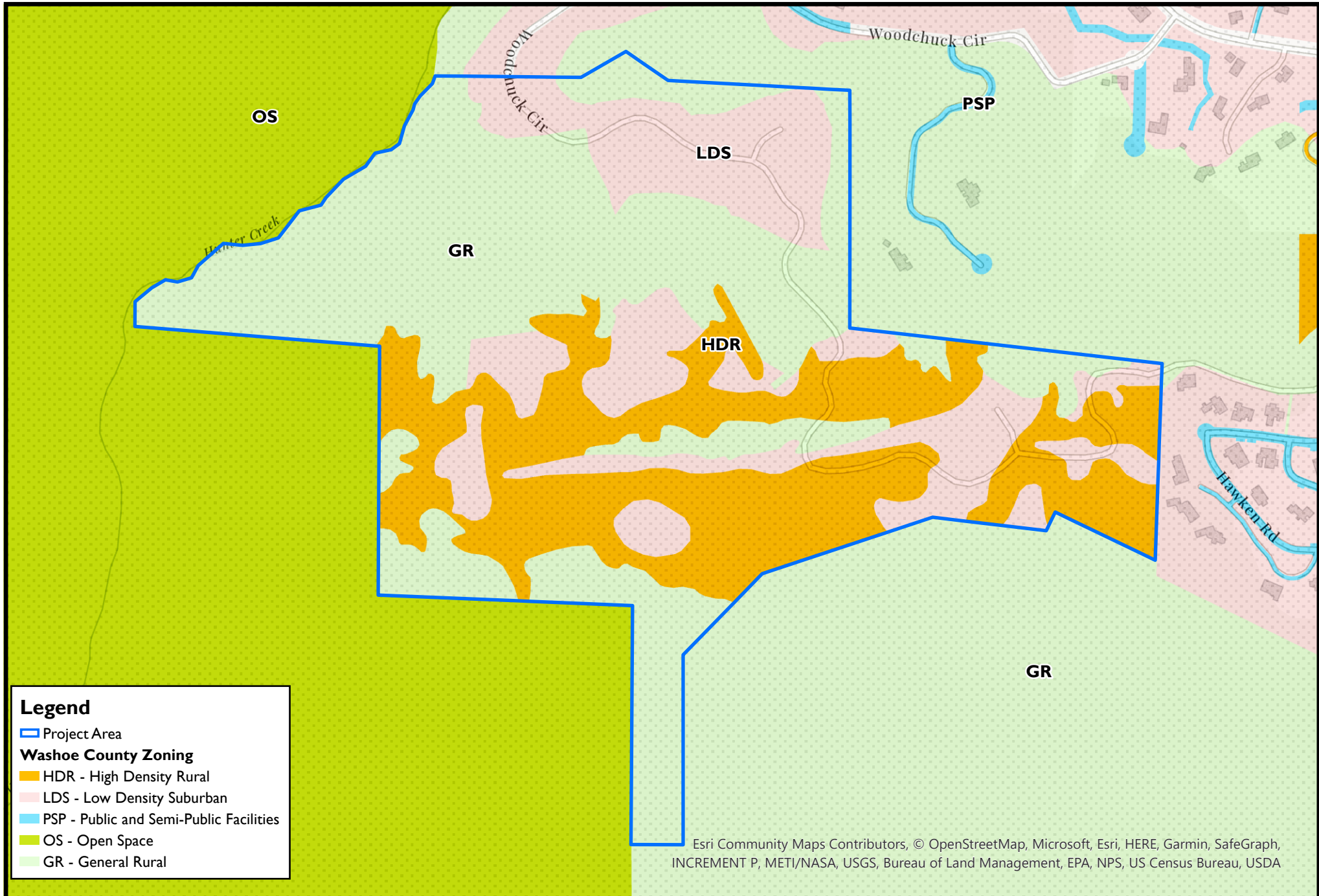
NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.





Master Plan
The Ridges at Hunter Creek Condition Amendment
October 2021

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 1361 Corporate Boulevard Reno, NV 89502
 Tel: 775.823.4068 Fax: 775.823.4066



Legend

- Project Area
- Washoe County Zoning**
- HDR - High Density Rural
- LDS - Low Density Suburban
- PSP - Public and Semi-Public Facilities
- OS - Open Space
- GR - General Rural

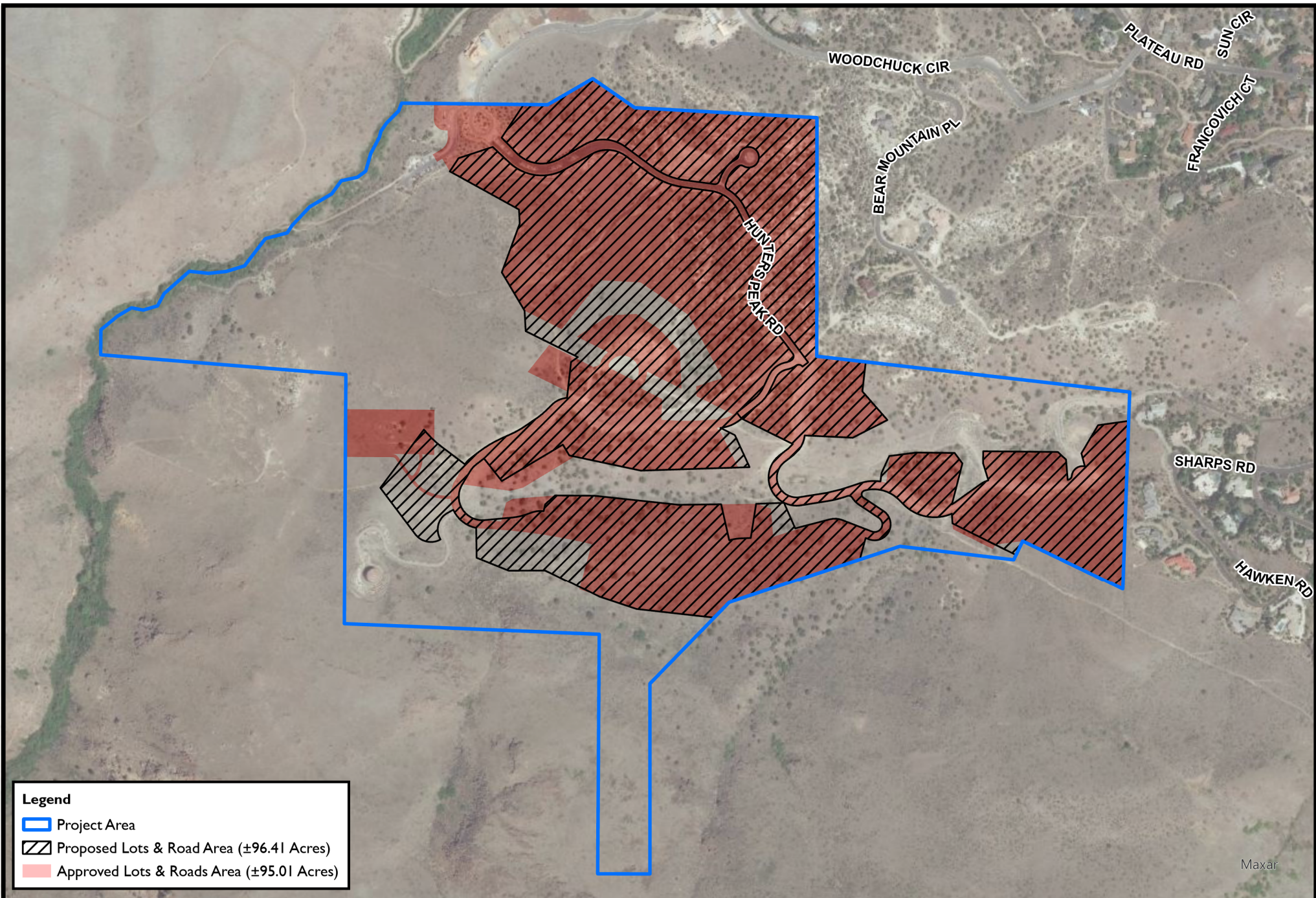
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Zoning
The Ridges at Hunter Creek Condition Amendment
October 2021



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Legend

- Project Area
- Proposed Lots & Road Area (±96.41 Acres)
- Approved Lots & Roads Area (±95.01 Acres)

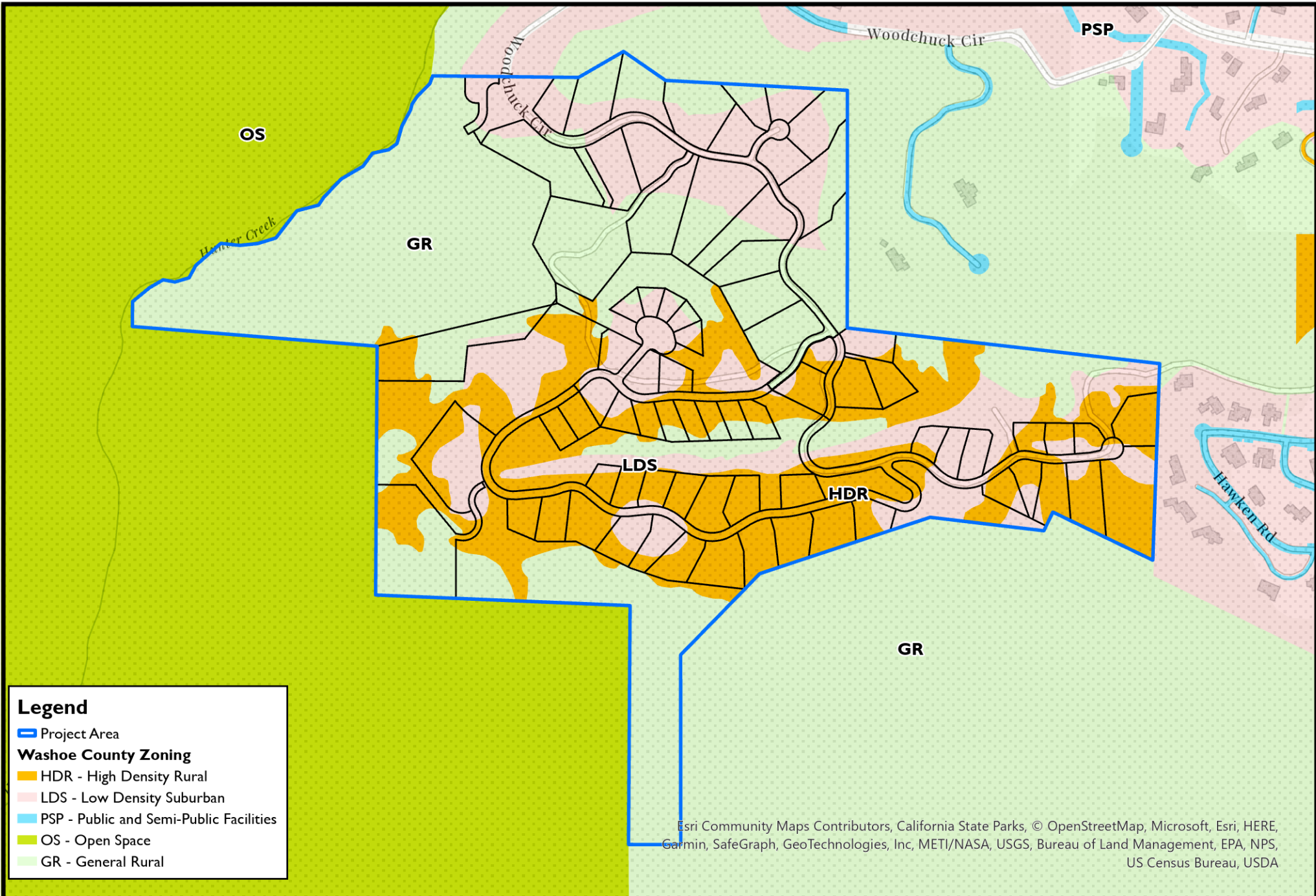


Lot Comparison Map







The Ridges at Hunter Creek Condition Amendment

February 2022

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 Reno, NV 89502 Fax: 775.823.4066



Legend

-  Project Area
- Washoe County Zoning**
-  HDR - High Density Rural
-  LDS - Low Density Suburban
-  PSP - Public and Semi-Public Facilities
-  OS - Open Space
-  GR - General Rural

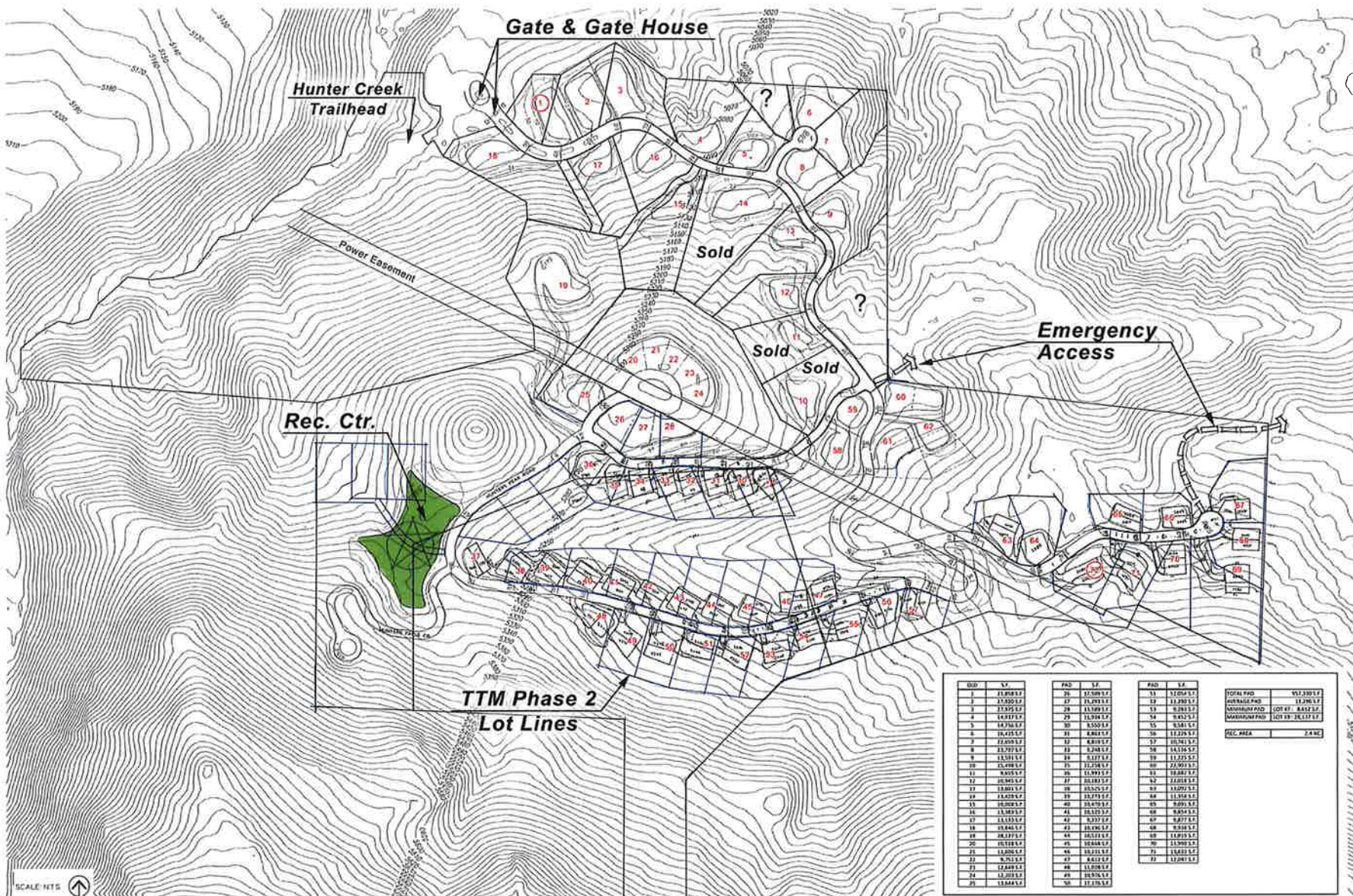
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Zoning
The Ridges at Hunter Creek Condition Amendment
April 2022



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LOT	SF	PAD	SF	PAD	SF
1	11,878 S.F.	26	17,088 S.F.	51	11,054 S.F.
2	11,830 S.F.	27	11,291 S.F.	52	11,290 S.F.
3	21,352 S.F.	28	11,101 S.F.	53	9,362 S.F.
4	14,817 S.F.	29	11,934 S.F.	54	9,427 S.F.
5	14,702 S.F.	30	8,500 S.F.	55	9,431 S.F.
6	16,475 S.F.	31	4,861 S.F.	56	11,225 S.F.
7	22,055 S.F.	32	8,811 S.F.	57	10,741 S.F.
8	21,729 S.F.	33	8,248 S.F.	58	14,134 S.F.
9	15,311 S.F.	34	11,171 S.F.	59	11,222 S.F.
10	15,498 S.F.	35	11,174 S.F.	60	22,500 S.F.
11	14,057 S.F.	36	11,977 S.F.	61	11,887 S.F.
12	10,545 S.F.	37	10,181 S.F.	62	11,015 S.F.
13	13,801 S.F.	38	10,525 S.F.	63	11,070 S.F.
14	14,028 S.F.	39	11,978 S.F.	64	11,500 S.F.
15	14,068 S.F.	40	10,470 S.F.	65	8,870 S.F.
16	13,983 S.F.	41	10,112 S.F.	66	8,874 S.F.
17	14,153 S.F.	42	9,332 S.F.	67	8,877 S.F.
18	15,441 S.F.	43	10,196 S.F.	68	8,510 S.F.
19	16,177 S.F.	44	10,111 S.F.	69	11,815 S.F.
20	15,181 S.F.	45	10,444 S.F.	70	11,900 S.F.
21	14,826 S.F.	46	10,111 S.F.	71	11,811 S.F.
22	16,261 S.F.	47	8,811 S.F.	72	11,047 S.F.
23	14,485 S.F.	48	11,005 S.F.		
24	14,203 S.F.	49	10,716 S.F.		
25	13,844 S.F.	50	11,116 S.F.		

TOTAL PAD	952,330 S.F.
AVAILABLE PAD	11,290 S.F.
NONAVAIL PAD (LOT #)	845 S.F.
MINIMUM PAD (LOT #)	26,117 S.F.
REG. AREA	2.4 AC



Conceptual Overall Area Site Plan
 Hunter Creek I Reno | Nevada



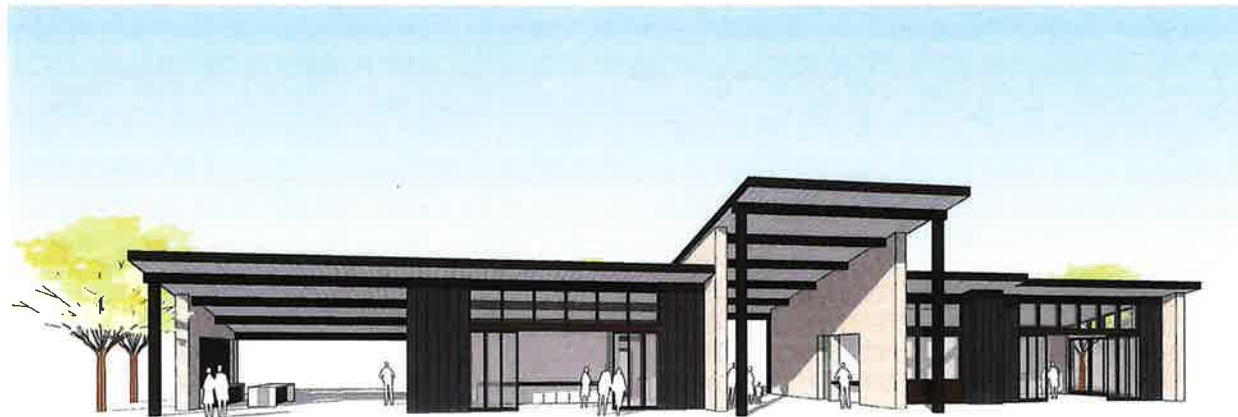
Conceptual Recreation Site Plan
 Hunter Creek | Reno | Nevada



Recreation Center Elevation - Option A

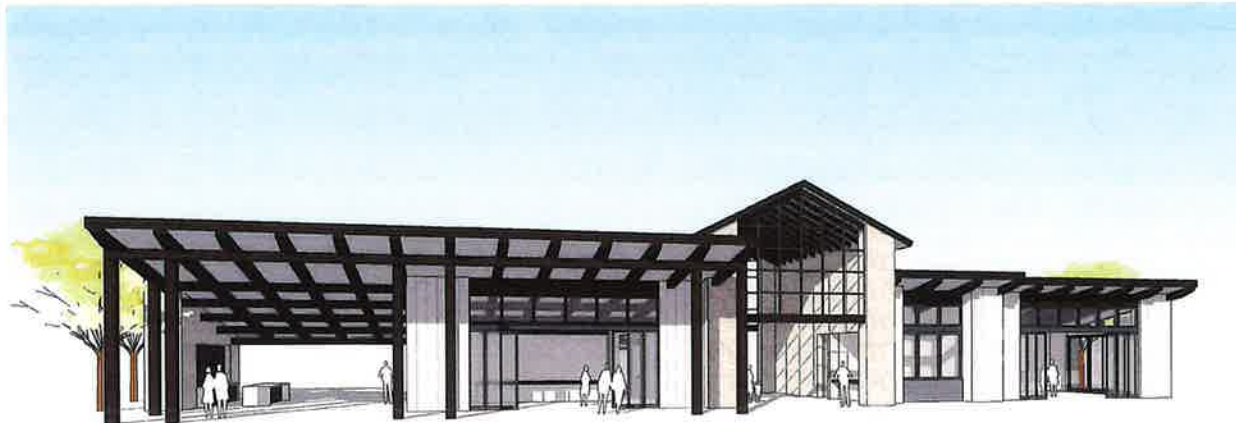


Recreation Center Elevation - Option B

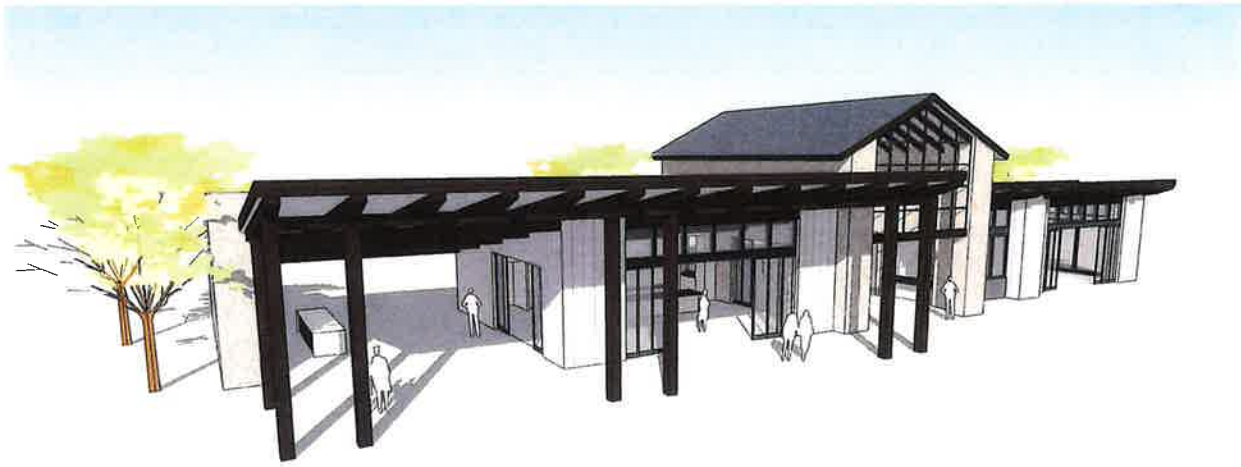


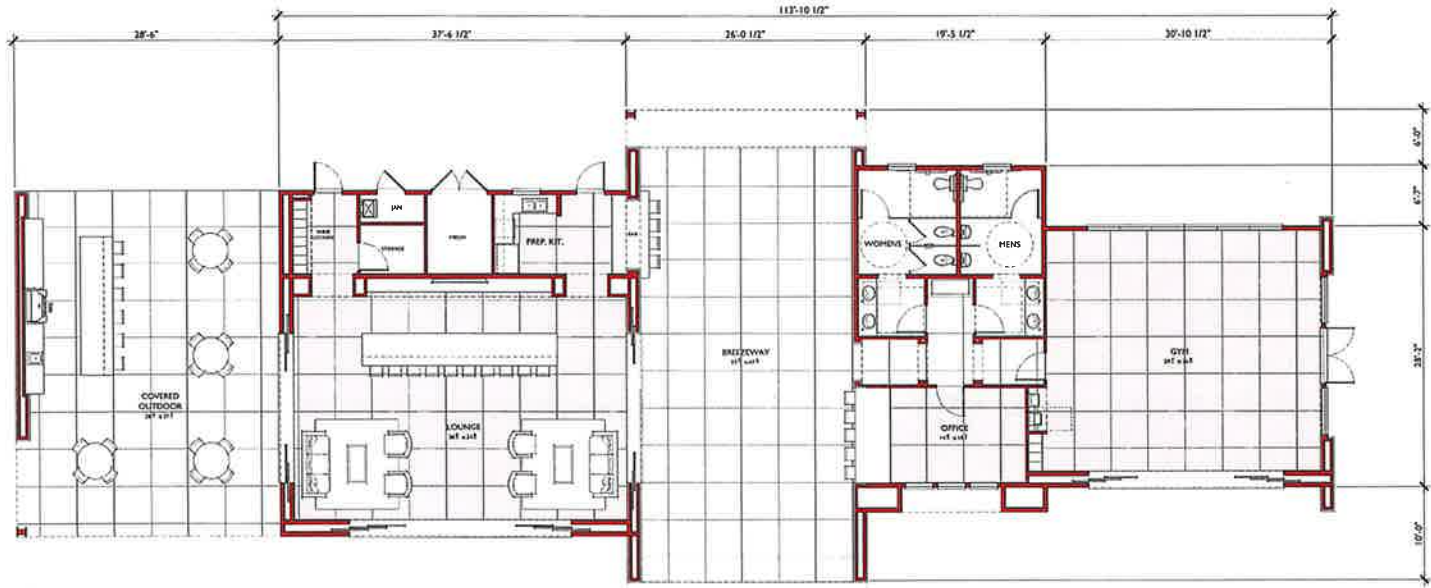








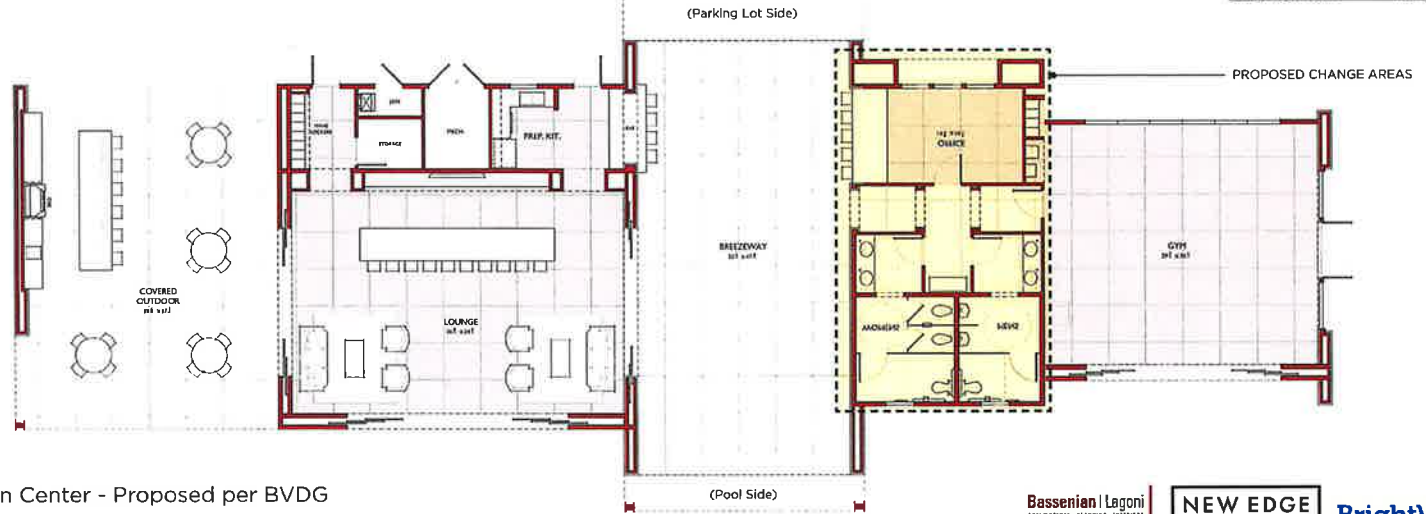




0 2 4 8 Recreation Center - Current per Architect

REC. CENTER
LOUNGE / GYM / OFFICE / PREP. KIT. / BAR /
COVERED OUTDOOR

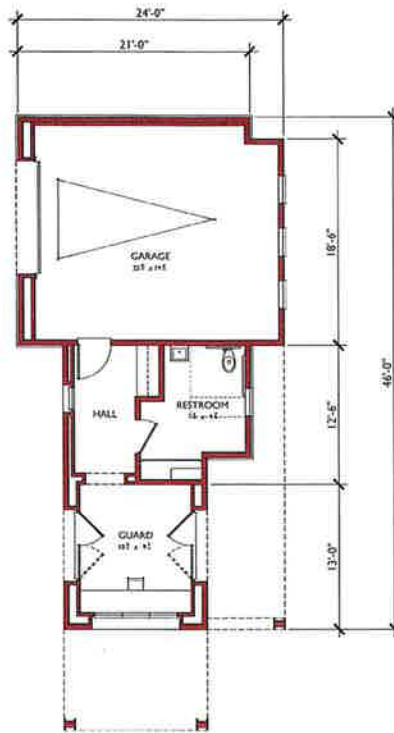
FLOOR AREA TABLE	
1ST FLOOR	3024 SQ. FT.
TOTAL LIVING	3024 SQ. FT.
COVERED OUTDOOR	1062 SQ. FT.



0 2 4 8 Recreation Center - Proposed per BVDG

Recreation Center Floor Plan
Hunter Creek | Reno | Nevada





GUARD HOUSE
 GUARD ROOM / RESTROOM
 1 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	320 SQ. FT.
TOTAL	320 SQ. FT.
1 - CAR GARAGE	461 SQ. FT.

*NOTE: SQUARE FOOTAGE MAY VARY

Bassenian | Lagoni
 ARCHITECTURE • PLANNING • INTERIORS
 Copyright 2015 Bassenian | Lagoni Architects

GUARD HOUSE
HUNTER CREEK

Reed, NV



986.21194

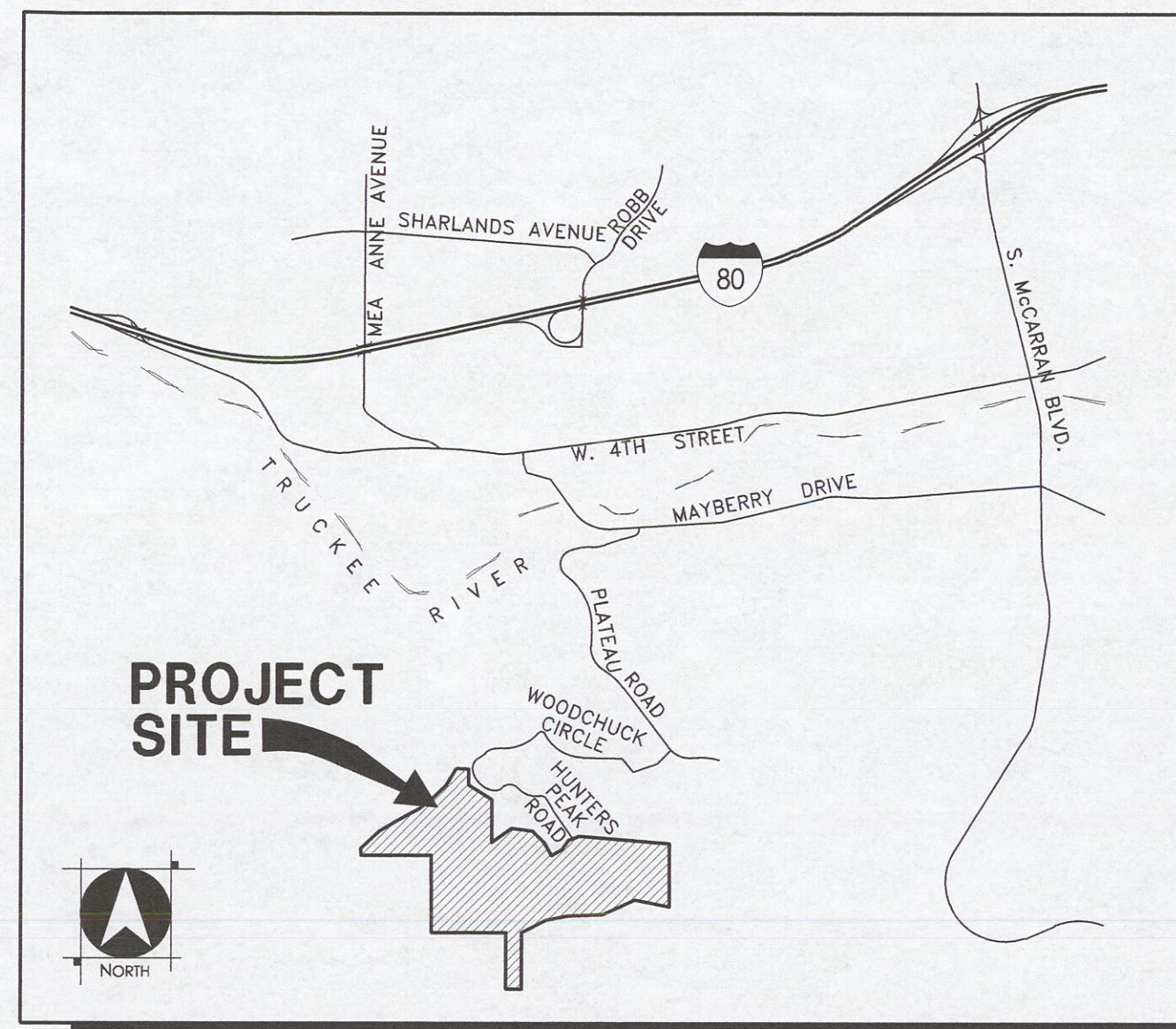
06.24.21

NEW EDGE
 LIVING

RIDGES AT HUNTER CREEK

TENTATIVE MAP AMENDMENT

TITLE SHEET



VICINITY MAP
NOT TO SCALE

OWNER:
KIA ORA LLC
204 EDISON WAY
RENO, NEVADA
ATTN: STEVE GABRIEL
949-637-0076

APPLICANT:
NEW EDGE LIVING
4901 BIRCH STREET
NEWPORT BEACH, CALIFORNIA
ATTN: DAVE CONLEY
949-278-2754

BASIS OF BEARINGS:
NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994, HIGH ACCURACY REFERENCE NETWORK (NAD 83/94-HARN), AS DETERMINED USING REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS WITH CORRECTIONS TRANSMITTED BY THE NORTHERN NEVADA COOPERATIVE REAL TIME NETWORK GPS (NNCRN GPS). THE BEARING BETWEEN GPS REFERENCE STATION "RNW REN0" N745M01028 AND "WSTOLEZZ1" S625M01279 IS TAKEN AS SOUTH 40°39'41" EAST. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. COMBINED GRID-TO-GROUND FACTOR = 1.00019799.

BASIS OF ELEVATION:
THE BASIS OF ELEVATION IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AS TAKEN FROM CITY OF RENO BENCHMARK 2708 WITH A PUBLISHED ELEVATION OF 4651.10 FT. BENCHMARK 2708 IS DESCRIBED AS BEING 1-1/2" DIA STL CAP-NW COR WOODLAND AVE & WHITE FIR ST 9 FT W/LY OF CB/DL.



SITE PLAN
NOT TO SCALE

SITE INFORMATION:

SITE PLAN STATISTICS
SITE AREA: 161.7± AC
TOTAL DWELLING UNITS: 67 SINGLE FAMILY RESIDENCES
TOTAL LOT AREA: 66.9± ACRES
RIGHT OF WAY AREA:
EXISTING: 4.6± ACRES
IN PROCESS: 2.3± ACRES
PROPOSED: 5.2± ACRES
TOTAL COMMON AREA/OPEN SPACE: 77.9± ACRES

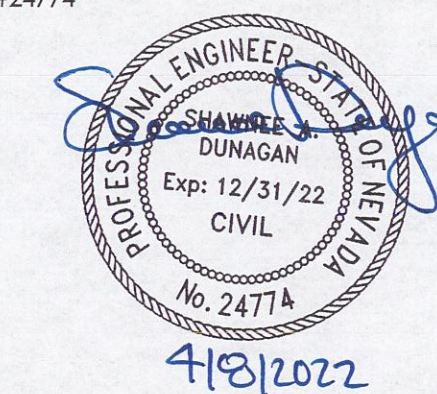
LOT SUMMARY
MINIMUM LOT SIZE: 13,567 SF
MAXIMUM LOT SIZE: 197,667 SF
AVERAGE LOT SIZE: 43,484 SF

ASSESSOR PARCEL NUMBERS
041-661-01 THROUGH 041-661-11
041-661-14
041-662-01 THROUGH 041-662-04
041-662-06 THROUGH 041-662-13
041-671-02
041-650-03

ENGINEERS STATEMENT:

I, SHAWNEE A. DUNAGAN, DO HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED BY ME OR UNDER MY SUPERVISION AND WAS COMPLETED ON THE 8th DAY OF APRIL, 2022.

SHAWNEE A. DUNAGAN, P.E. #24774



SHEET INDEX

SHT No.	DWG ID	DRAWING DESCRIPTION
1	T-1	TITLE SHEET
2	LB-1	PRELIMINARY LOT AND BLOCK PLAN
3	LB-2	PRELIMINARY LOT AND BLOCK PLAN

RIDGES AT HUNTER CREEK
TITLE SHEET



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Boulevard Tel 775.823.4068
Reno, NV 89502 Fax 775.823.4066

3308.007

APRIL 2022

SHEET T-1 OF 3

RIDGES AT HUNTER CREEK

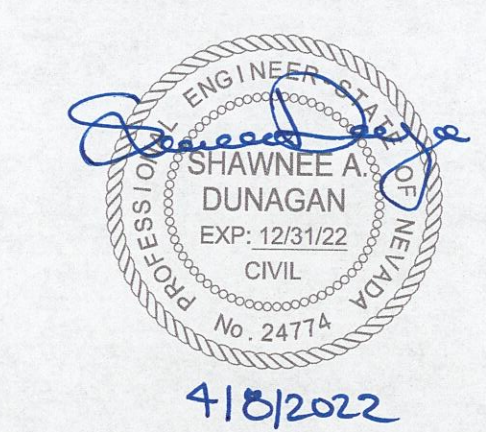
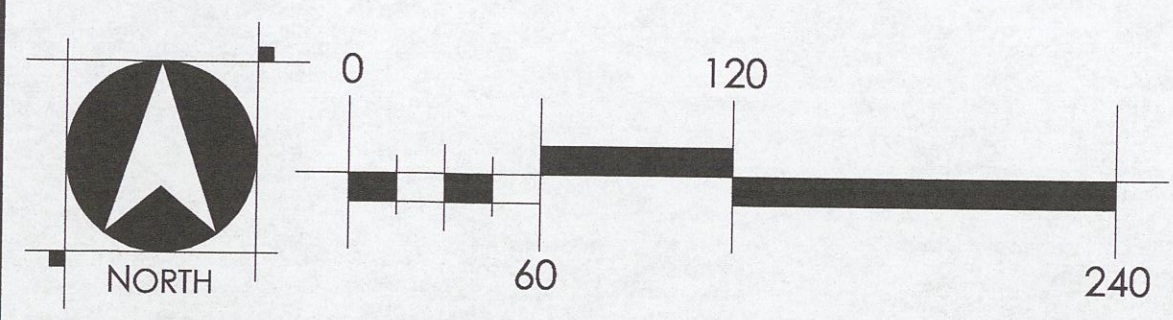
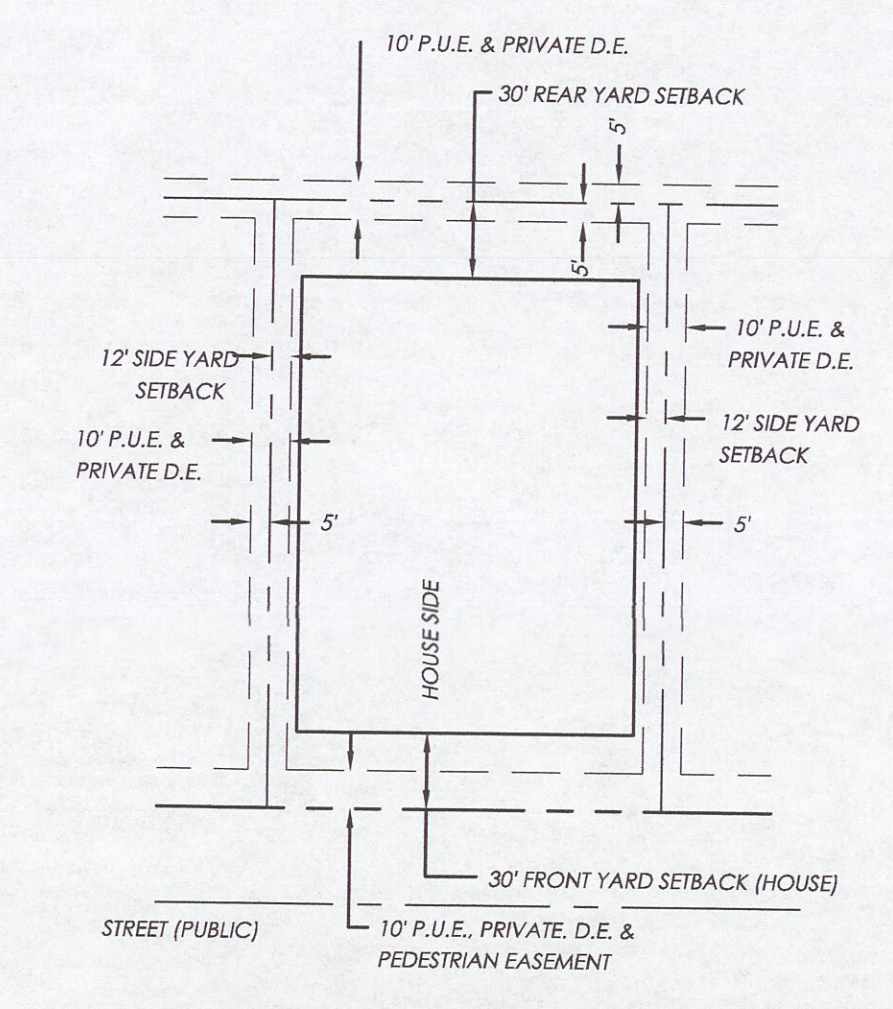
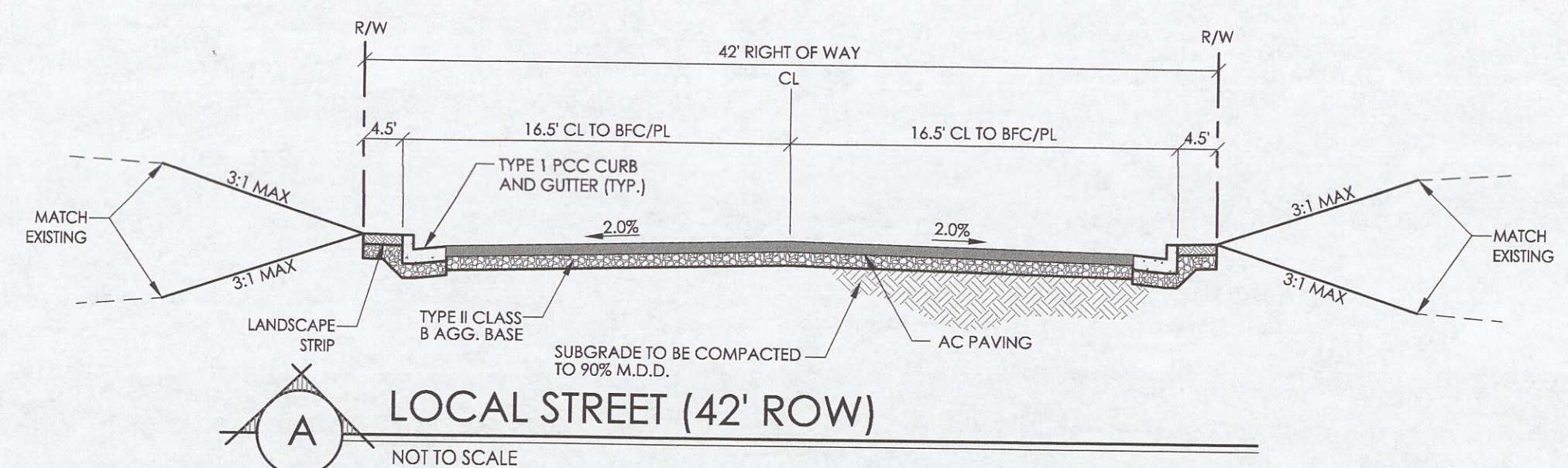
TENTATIVE MAP AMENDMENT

PRELIMINARY LOT AND BLOCK PLAN

NOTE:
ALL STREETS ARE PRIVATE UNLESS OTHERWISE NOTED.



041-021-06
UNITED STATES OF
AMERICA
(NOT A PART)



RIDGES AT HUNTER CREEK PRELIMINARY LOT AND BLOCK PLAN



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Boulevard Tel 775.823.4068
Reno, NV 89502 Fax 775.823.4066

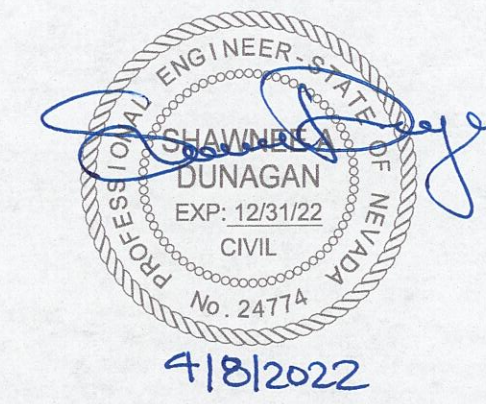
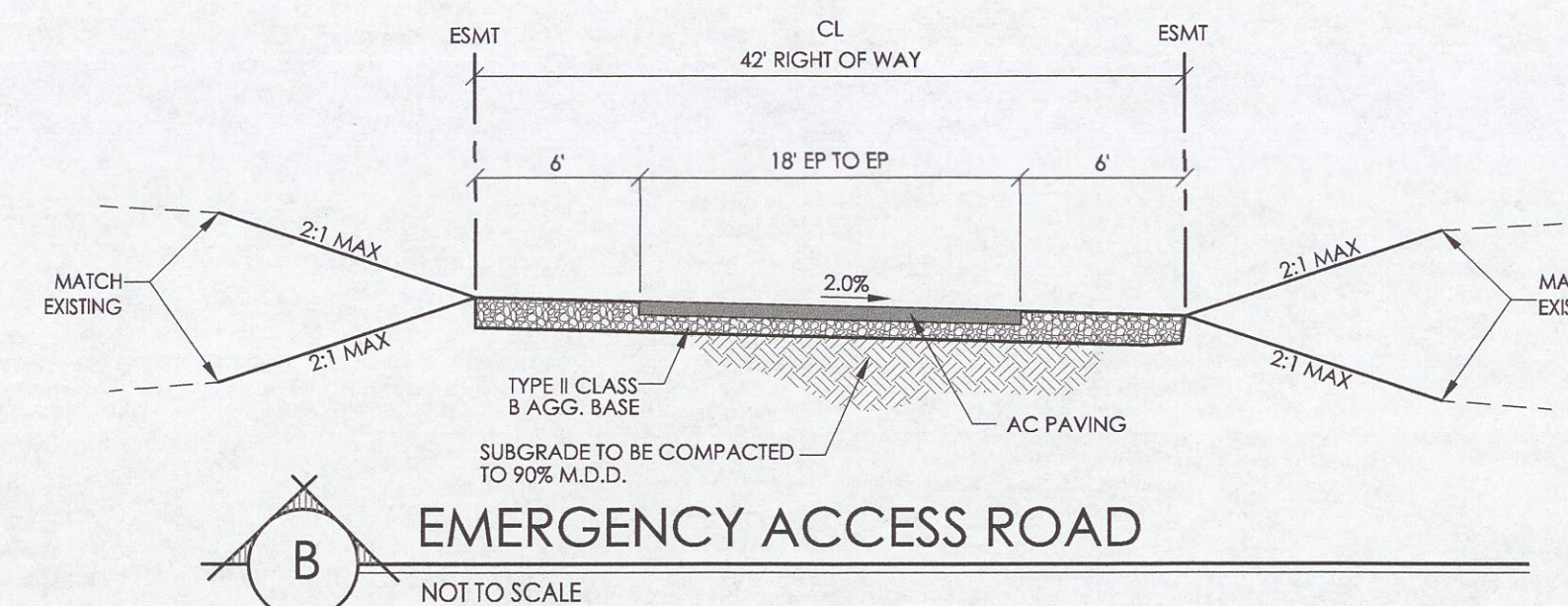
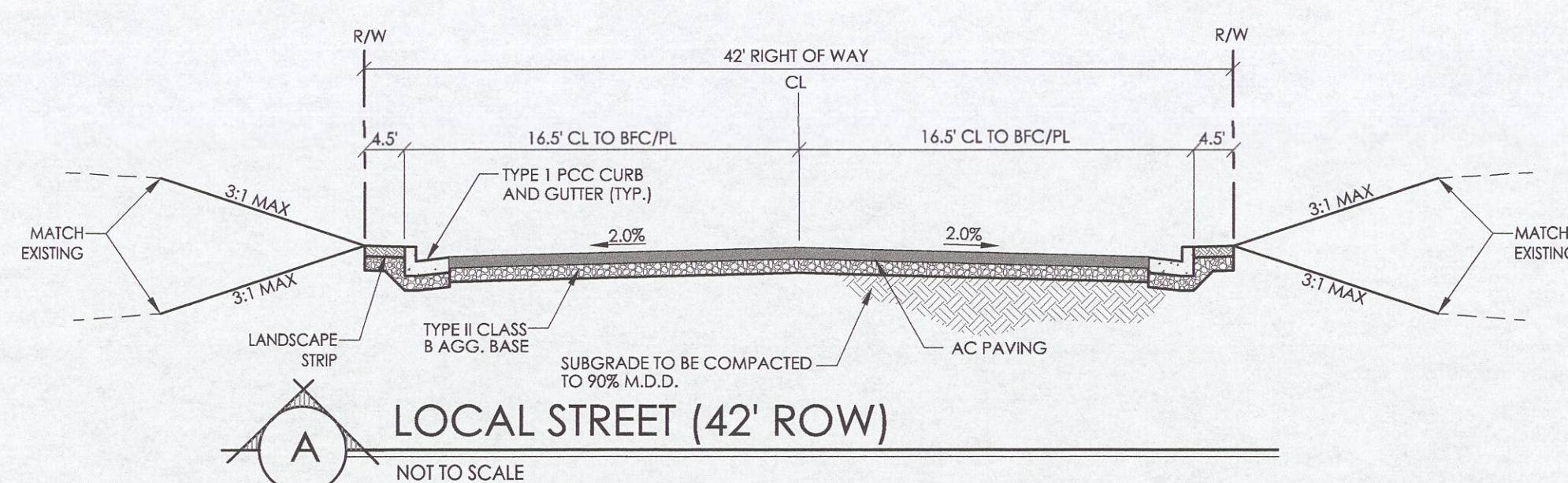
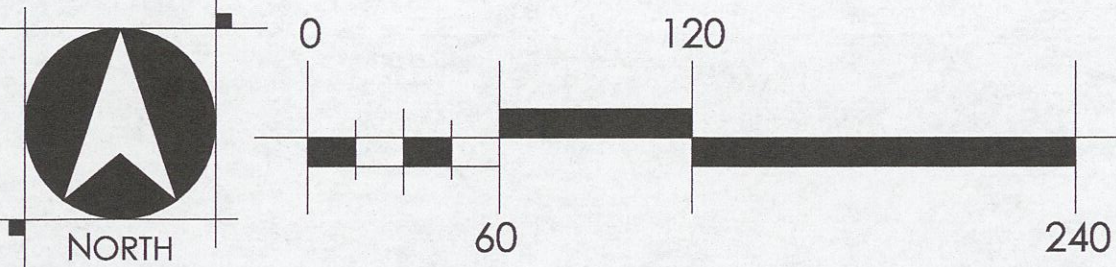
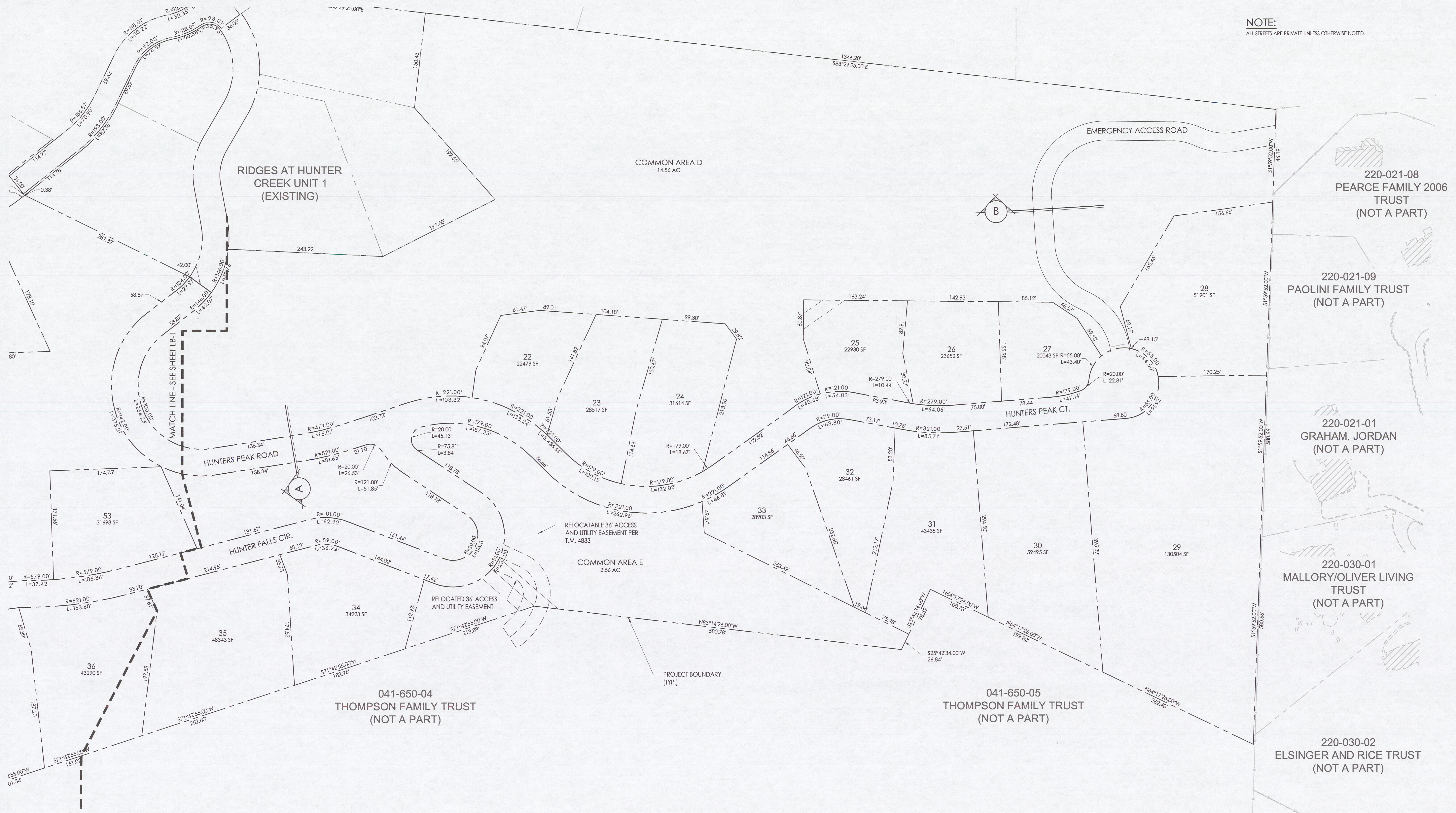
3308.007 APRIL 2022
SHEET LB-1 OF 3

RIDGES AT HUNTER CREEK

TENTATIVE MAP AMENDMENT

PRELIMINARY LOT AND BLOCK PLAN

NOTE:
ALL STREETS ARE PRIVATE UNLESS OTHERWISE NOTED.



RIDGES AT HUNTER CREEK
PRELIMINARY LOT AND BLOCK PLAN



WOOD ROGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Boulevard Tel 775.823.4068
Reno, NV 89502 Fax 775.823.4066

3308.007 APRIL 2022

SHEET LB-2 OF 3

Section 4



Planning Commission Action Order Tentative Subdivision Map Case Number TM16-005

Decision: **Approval with Conditions**

Decision Date: July 5, 2016

Mailing/Filing Date: July 8, 2016

Property Owner: Ridges at Hunter Creek LLC and Ridges Development Inc.
Attn: Ranson Webster
4345 Eagle Valley Circle
Reno, NV 89519

Assigned Planner: Trevor Lloyd, Senior Planner
Washoe County Community Services Department
Planning and Development Division
Phone: 775.328.3620
E-Mail: tlloyd@washoecounty.us

Tentative Map Case Number TM16-005 (The Ridges at Hunter Creek) – Hearing, discussion, and possible action to approve the merger and re-subdivision of four parcels totaling 155.01 acres into a 53 lot common open space subdivision.

- Applicant/Owner: Ridges at Hunter Creek LLC. and Ridges Development Inc.
- Location: South of Woodchuck Circle and Hunters Peak Road and West of Hawken Drive
- Assessor’s Parcel Numbers: 041-671-01, 041-650-02, 041-662-12 & 41-650-03
- Parcel Size: 155.01 acres
- Master Plan Category: Suburban Residential (SR), Rural Residential (RR) and Rural(R)
- Regulatory Zone: General Rural (GR), Low Density Suburban (LDS) and High Density Rural (HDR)
- Area Plan: Southwest Truckee Meadows Area Plan
- Citizen Advisory Board: West Truckee Meadows
- Development Code: Article 408, Common Open Space Developments; Article 424, Hillside Development; and, Article 608, Tentative Subdivision Maps
- Commission District: 1 – Commissioner Berkbigger
- Section/Township/Range: Section 19 & 30, T19N, R19E, MDM, Washoe County, NV

Notice is hereby given that the Washoe County Planning Commission granted approval with conditions as modified at the July 5, 2016 public hearing of the above referenced case number based on the findings in accordance with Washoe County Development Code Article 408, Common Open Space



To: Ridges at Hunter Creek LLC and Ridges Development Inc.
Subject: TM16-005
Date: July 8, 2016
Page: 2

Developments, Article 424, Hillside Development, and Article 608, Tentative Subdivision Maps. If no appeals have been filed within 10 calendar days after the Mailing/Filing date shown on this Action Order, the approval by the Washoe County Planning Commission is final. If filed, an appeal stays any further action on the permit until final resolution of the appeal. An appeal shall be filed in accordance with the provisions found in Article 912 of the Washoe County Development Code. This decision is based on having made all ten findings in accordance with Washoe County Development Code Section 110.608.25:

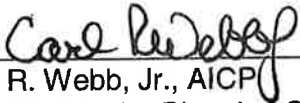
- 1) Plan Consistency. That the proposed map is consistent with the Master Plan and any specific plan;
- 2) Design or Improvement. That the design or improvement of the proposed subdivision is consistent with the Master Plan and any specific plan;
- 3) Type of Development. That the site is physically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

This Action Order is issued subject to the attached conditions and Washoe County development standards. Please contact the planner assigned to your project at the above-referenced phone number within seven days of receipt of this Order to review the steps necessary to satisfy the Conditions of Approval. Any business license, certificate of occupancy or final approval shall not be issued until all of the Conditions of Approval (attached) are satisfied. Additionally, compliance shall be required with all federal, state and local statutes, ordinances, and regulations applicable to the approved project.

To: Ridges at Hunter Creek LLC and Ridges Development Inc.
Subject: TM16-005
Date: July 8, 2016
Page: 3

This Action Order does not authorize any development, to include building construction and grading, without the required permits from the Washoe County Building and Safety Division.

Washoe County Community Services Department
Planning and Development Division



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

CRW/TL/ks

xc:

Applicant/Owner: Ridges at Hunter Creek LLC and Ridges Development Inc. Attn: Ranson Webster, 4345 Eagle Valley Circle, Reno, NV 89519

Representative: Wood Rodgers, Inc. Attn: Melissa Lindell, 5440 Reno Corporate Drive, Reno, NV 89511

Other Contact: Wood Rodgers, Inc. Attn: Steve Strickland, 5440 Reno Corporate Drive, Reno, NV 89511

Action Order xc: Nathan Edwards, Esq., District Attorney's Office; Keirsten Beck, Assessor's Office (CAAS); Josh Wilson, Assessor's Office; Tim Simpson, Utilities; Walt West, Engineering Division; Amy Ray, Truckee Meadows Fire Protection District; Nevada Division of Environmental Protection, 901 South Stewart Street, Suite. 4001, Carson City, NV 89701-5249; Regional Transportation Commission, Attn: Rebecca Kapuler and Daniel Doenges; Truckee Meadows Regional Planning Agency, One East First Street, Suite 900, Reno, NV 89501-1625; West Truckee Meadows Citizen Advisory Board, Chair.



Conditions of Approval

Tentative Subdivision Map Case Number TM16-005

The project approved under Tentative Subdivision Map Case Number TM16-005 shall be carried out in accordance with the Conditions of Approval granted by the Planning Commission on July 5, 2016. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

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

Compliance with the conditions of approval related to this Tentative Subdivision Map is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the Tentative Subdivision Map may result in the initiation of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this Tentative Subdivision Map should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

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

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

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

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

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District.**

Any conditions set by the Health District must be appealed to the District Board of Health.

- **The WASHOE COUNTY SCHOOL DISTRICT is directed and governed by its own Board. Therefore, any conditions set by the Washoe County School District must be appealed to their School Board.**

STANDARD CONSIDERATIONS FOR SUBDIVISIONS
Nevada Revised Statutes 278.349

Pursuant to NRS 278.349, when contemplating action on a Tentative Subdivision Map, the governing body or the Planning Commission, if it is authorized to take final action on a tentative map, shall consider:

- (a) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal;
- (b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision;
- (c) The availability and accessibility of utilities;
- (d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks;
- (e) Conformity with the zoning ordinances and master plan, except that if any existing zoning ordinance is inconsistent with the master plan, the zoning ordinance takes precedence;
- (f) General conformity with the governing body's master plan of streets and highways;
- (g) The effect of the proposed subdivision on existing public streets and the need for new streets and highways to serve the subdivision;
- (h) Physical characteristics of the land such as floodplain, slope and soil;
- (i) The recommendations and comments of those entities reviewing the tentative map pursuant to NRS 278.330 and 278.335; and
- (j) The availability and accessibility of fire protection, including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires, including fires in wild lands.

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

Washoe County Planning and Development Division

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

Contact Name – Trevor Lloyd, 775.328.3620

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit.
- b. The tentative map shall be in substantial compliance with the Approved Tentative Map and provisions of Washoe County Development Code Article 608, Common Open Space Development, and Article 608, Tentative Subdivision Maps.

Regulatory Zone for Review Purposes	General Rural (GR) Low Density Suburban (LDS) High Density Rural (HDR)
Minimum Lot Area Proposed	Common Open Space Development
Minimum Lot Width	Common Open Space Development
Minimum Front Yard	30 feet
Minimum Side Yard	12 feet
Minimum Rear Yard	30 feet
Maximum Building Height	35 feet

Notes: Variances to these standards may be processed per Washoe County Code.

- c. The subdivision shall be in substantial conformance with the provisions of Washoe County Development Code Article 604, Design Requirements, and Article 608, Tentative Subdivision Maps.
- d. 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.
- e. 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 four years after the date of approval of the tentative map or within two years of the date of approval for subsequent final maps. On subsequent final maps, that date may be extended by two years if the extension request is received prior to the expiration date.
- f. 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.
- g. All final maps shall contain the applicable portions of the following Jurat:

The Tentative Map for TM16-005 (The Ridges at Hunter Creek)
was APPROVED BY THE WASHOE COUNTY PLANNING
COMMISSION ON JULY 5, 2016.

THIS FINAL MAP, MAP NAME AND UNIT/PHASE #, MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS, IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP, EXCEPT THAT THE "OPERATIONAL CONDITIONS" CONTAINED IN THE RECORDED ACTION ORDER SHALL REMAIN IN FULL FORCE AND EFFECT IN PERPETUITY.

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

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

THE FIRST FINAL MAP FOR THIS TENTATIVE MAP WAS APPROVED AND ACCEPTED FOR RECORDATION ON date of Planning and Development Director's signature on first final map. THE MOST RECENTLY RECORDED FINAL MAP WAS APPROVED AND ACCEPTED FOR RECORDATION ON date of Planning and Development Director's signature on most recent final map. (If an extension has been granted after that date – add the following): A TWO YEAR EXTENSION OF TIME FOR THE TENTATIVE MAP WAS APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON _____.

THE NEXT FINAL MAP FOR <TM CASE NUMBER> MUST BE APPROVED AND ACCEPTED FOR RECORDATION BY THE PLANNING AND DEVELOPMENT DIRECTOR ON OR BEFORE THE EXPIRATION DATE, THE _____ DAY OF _____, 20____, OR AN EXTENSION OF TIME FOR THE TENTATIVE MAP MUST BE APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON OR BEFORE SAID DATE.

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

WILLIAM H. WHITNEY, DIRECTOR,
PLANNING AND DEVELOPMENT DIVISION

- h. Prior to acceptance of public improvements and release of any financial assurances, the developer shall furnish to the Engineering and Capital Projects Division a complete set of reproducible as-built construction drawings prepared by a civil engineer registered in the State of Nevada.
- i. The developer shall be required to participate in any applicable General Improvement District or Special Assessment District formed by Washoe County.
- j. 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.

- k. 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.

- l. 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.
- m. The developer and all successors shall direct any potential purchaser of the site to meet with the Planning and Development Division to review conditions of approval prior to the final sale of the site. Any subsequent purchasers of the site shall notify the Planning and Development Division of the name, address, telephone number and contact person of the new purchaser within thirty (30) days of the final sale.
- n. Failure to comply with the conditions of approval shall render this approval null and void.
- o. Conditions, covenants, and restrictions (CC&Rs), including any supplemental CC&Rs, shall be submitted to the Planning and Development staff for review and subsequent forwarding to the District Attorney for review and approval. The final CC&Rs shall be signed and notarized by the owner(s) and submitted to the Planning and Development Division with the recordation fee prior to the recordation of the final map. The CC&Rs shall require all phases and units of the subdivision approved under this tentative map to be subject to the same CC&Rs. Washoe County shall be made a party to the applicable provisions of the CC&Rs to the satisfaction of the District Attorney's Office. Said CC&Rs shall specifically

address the potential for liens against the properties and the individual property owners' responsibilities for the funding of maintenance, replacement, and perpetuation of the following items, at a minimum:

1. Maintenance of public access easements, common areas, and common open spaces. Provisions shall be made to monitor and maintain, for a period of three (3) years regardless of ownership, a maintenance plan for the common open space area. The maintenance plan for the common open space area shall, as a minimum, address the following:
 - a. Vegetation management;
 - b. Watershed management;
 - c. Debris and litter removal;
 - d. Fire access and suppression; and
 - e. Maintenance of public access and/or maintenance of limitations to public access.
2. All drainage facilities and roadways not maintained by Washoe County shall be privately maintained and perpetually funded by the homeowners association.
3. All open space identified as common area on the final map shall be privately maintained and perpetually funded by the homeowners association. The deed to the open space and common area shall reflect perpetual dedication for that purpose. The maintenance of the common areas and related improvements shall be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
4. The project adjacent to undeveloped land shall maintain a fire fuel break of a minimum 30 feet in width until such time as the adjacent land is developed.
5. Locating habitable structures on potentially active (Holocene) fault lines, whether noted on the recorded map or disclosed during site preparation, is prohibited.
6. All outdoor lighting on buildings and streets within the subdivision shall be down-shielded.
7. No motorized vehicles shall be allowed on the platted common area.
8. Washoe County will not assume responsibility for maintenance of the private street system of the development nor will Washoe County accept the streets for dedication to Washoe County unless the streets meet those Washoe County standards in effect at the time of offer for dedication.

9. Mandatory solid waste collection.
 10. 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.
 11. Slopes shall be three (3) horizontal to one (1) vertical (3:1) or flatter.
 12. Washoe County will not assume responsibility for maintenance of the private street system of the development nor will Washoe County accept the streets for dedication to Washoe County unless the streets meet those Washoe County standards in effect at the time of offer for dedication.
 13. Development of slopes in excess of thirty (30) percent is prohibited.
- p. The common open space owned by the homeowners association shall be noted on the final map as "common open space" and the related deed of conveyance shall specifically provide for the preservation of the common open space in perpetuity. The deed to the open space and common area shall reflect perpetual dedication for that purpose. The deed shall be presented with the CC&Rs for review by the Planning and Development staff and the District Attorney.
 - q. In coordination with the Washoe County Health Department, the University of Nevada Cooperative Extension, and/or the Washoe-Storey Conservation District, the applicant shall prepare and submit a noxious weeds control plan.
 - r. The final map shall identify all areas of general rural (GR) regulatory zone within all residential lots and a note shall be placed on the map shall state that no structures shall be placed within any area identified as GR.
 - s. The final map shall contain the following note: No structures shall be placed within 10 feet from the edge of the transmission line easement.

Washoe County Engineering and Capital Projects Division

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

Contact Name – Walt West, 775.328.2310

- a. Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations, and policies in effect at the time of submittal of the tentative map or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the final map.
- b. Prior to acceptance of public improvements and release of any financial assurances, the developer shall furnish to the water and sewer provider(s) and Engineering and Capital Projects Division a complete set of reproducible as-built construction drawings prepared by a civil engineer registered in the State of Nevada.

- c. The developer shall be required to participate in any applicable General Improvement District or Special Assessment District formed by Washoe County. The applicable County Department shall be responsible for determining compliance with this condition.
- d. The developer shall provide written approval from the U.S. Postal Service concerning the installation and type of mail delivery facilities. The system, other than individual mailboxes, must be shown on the project construction plans and installed as part of the onsite improvements. The County Engineer shall determine compliance with this condition.
- e. All open space shall be identified as common area on the final map. A note on the final map shall indicate that all common areas shall be privately maintained and perpetually funded by the Homeowners Association. The County Engineer shall determine compliance with this condition. The maintenance of the common areas shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
- f. Any existing easements or utilities that conflict with the development shall be relocated, quitclaimed, and/or abandoned, as appropriate. The County Engineer shall determine compliance with this condition.
- g. Any easement documents recorded for the project shall include an exhibit map that shows the location and limits of the easement in relationship to the project. The County Engineer shall determine compliance with this condition.
- h. All existing overhead utility lines shall be placed underground, except electric transmission lines greater than 100 kilovolts, which can remain above ground. The County Engineer shall determine compliance with this condition.
- i. A complete set of construction improvement drawings, including an onsite grading plan, shall be submitted to the County Engineer for approval prior to finalization of any portion of the tentative map. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading and drainage for project roadways, erosion control (including BMP locations and installation details), slope stabilization and mosquito abatement. A conceptual grading and drainage scheme shall be indicated for each lot on the grading plan. If drainage from one lot to another is proposed, then appropriate drainage easements shall be provided. Disposal of any excavated material onsite shall be indicated on the grading plans. The County Engineer shall determine compliance with this condition.
- j. Any roadway crossings of overhead power facilities shall be designed in accordance with NV Energy standards. Prior the recordation of any affected map, a letter from NV Energy shall be provided to the County Engineer approving the design and location of roadways with respect the overhead utility lines. The County Engineer shall determine compliance with this condition. (modified during the July 5, 2016 Planning Commission public hearing)
- k. Existing overhead power lines, such as those that traverse lots 8 through 11 and lot 53 shall be relocated underground and easements abandoned with the

recordation of the final map. The County Engineer shall determine compliance with this condition.

Drainage

- i. 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.
- m. 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.
- n. 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.
- o. Standard reinforced concrete headwalls or other approved alternatives shall be placed on the inlet and outlet of all drainage structures, and grouted rock riprap shall be used to prevent erosion at the inlets and outlets of all culverts to the satisfaction of the Engineering and Capital Projects Division.
- p. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage leaving the site to the satisfaction of the Engineering Division.
- q. DELETE (removed during the July 5, 2016 Planning Commission public hearing)
- r. 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.
- s. Drainage swales that drain more than two lots are not allowed to flow over the curb into the street; these flows shall be intercepted by an acceptable storm drain inlet and routed into the storm drain system. The County Engineer shall determine compliance with this condition.
- t. A note on the final map shall indicate that all drainage facilities not maintained by Washoe County shall be privately maintained and perpetually funded by a homeowners association. As an alternative to a homeowners association, the developer may request the establishment of a County Utility Service Area under which fees would be paid for maintenance of the proposed storm drainage detention facility. The fee amount will be based on the additional service above that normally provided by the County to maintain new stormwater facilities dedicated by the developer (i.e., curb and gutter, drop inlets and piping). The County Engineer shall determine compliance with this condition. The maintenance and funding of these drainage facilities shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.

- u. The maximum permissible flow velocity (that which does not cause scour) shall be determined for all proposed channels and open ditches. The determination shall be based on a geotechnical analysis of the channel soil, proposed channel lining and channel cross section, and it shall be in accordance with acceptable engineering publications/calculations. Appropriate linings shall be provided for all proposed channels and open ditches such that the 100-year flows do not exceed the maximum permissible flow velocity. The County Engineer shall determine compliance with this condition.
- v. 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.
- w. Maintenance access and drainage easements shall be provided for all existing and proposed drainage facilities. The County Engineer shall determine compliance with this condition.
- x. Drainage easements shall be provided across individual lots on the official map for all storm runoff that crosses more than one lot. The County Engineer shall determine compliance with this condition.
- y. Any increase in stormwater runoff resulting from the development and based on the 5 year and 100 year storm(s) shall be detained onsite. The detention facility shall be owned and maintained by a homeowners association. The County Engineer shall determine compliance with this condition.
- z. Any rights-of-way/easements for irrigation ditches or water supply 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 irrigation or water supply facilities shall maintain the quantity, quality, elevation and point of delivery of the ditch unless an alternate alignment and discharge point is approved by the owners of the irrigation and water supply facilities. The County Engineer shall determine compliance with this condition.
- aa. Common Area or offsite drainage draining onto residential lots shall be perpetuated through or around residential lots and drainage facilities capable of passing a 100-year storm shall be designed with the subdivision improvements to perpetuate the storm water runoff to improved or natural drainage facilities. The County Engineer shall determine compliance with this condition. (modified during the July 5, 2016 Planning Commission public hearing)

Traffic and Roadways

Discussion

The application indicates that the project roadways may be public roads. The existing Phase 1 was recorded and improved with private streets having 36' wide easements. Should the applicant want Phase 2 roadways to be offered for dedication to Washoe County and maintained as public roadways, all existing streets within Phase 1 shall meet current Washoe County standards including an offer of dedication of right-of-way,

pavement width, repair and sealing of existing pavement as directed by the County Engineer, structural section thickness, construction of structural retaining walls adjacent to right-of-ways, and construction of concrete sidewalks

- bb. All roadway improvements necessary to serve the project shall be designed and constructed to County standards and specifications and/or financial assurances in an appropriate form and amount shall be provided. The County Engineer shall determine compliance with this condition.
- cc. Street names shall be reviewed and approved by the Regional Street Naming Coordinator.
- dd. For any utilities placed in existing County streets, the streets shall be repaired to the satisfaction of the County Engineer. At a minimum, this will require full depth removal and replacement of asphalt for half the street width, or replacement of non-woven pavement reinforcing fabric with a 2" asphalt overlay for half the street width. Type II slurry seal is required for the entire street width with either option. Full width street improvements may be required if the proposed utility location is too close to the centerline of the existing street.
- ee. 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.
- ff. AASHTO clear zones shall be determined for all streets adjacent to retaining walls or slopes steeper than 3:1. If a recoverable or traversable clear zone cannot be provided, an analysis to determine if barriers are warranted shall be submitted for approval. The County Engineer shall determine compliance with this condition.
- gg. All retaining walls that are adjacent to, provide support for or retain soil from the County right-of-way shall be constructed of reinforced masonry block or reinforced concrete and designed by an engineer licensed in the State of Nevada. The County Engineer shall determine compliance with this condition.
- hh. No retaining walls that retain soil from the County right-of-way or private right-of-way shall be located within a plowed snow storage easement. The County Engineer shall determine compliance with this condition.
- ii. The conditions, covenants and restrictions (CC&Rs) shall prominently note to the satisfaction of the District Attorney's Office and the County Engineer that Washoe County will not assume responsibility for maintenance of the development's private street system or accept the streets for dedication to Washoe County unless the streets meet those Washoe County standards in effect at the time of the offer of dedication.
- jj. Adequate snow storage easements shall be identified on the final plat. The County Engineer shall determine compliance with this condition.
- kk. Proposed landscaping and/or fencing along street rights-of-way and within median islands shall be designed to meet AASHTO sight distances and safety guidelines. A minimum vertical clearance of 13.5 feet shall be maintained over all

private streets, and no tree shall overhang the curb of any public street. The County Engineer shall determine compliance with this condition.

- ll. The diameter of the cul-de-sac bulb island and anything located within the island, such as landscaping, parking, etc., shall be designed to provide safe sight distances and an adequate turning radius for garbage trucks, snow plows and moving vans. The County Engineer shall determine compliance with this condition.
- mm. If the Engineering Division does not inspect the subdivision improvements, prior to release of any financial assurances for the private improvements, the development shall provide the Engineering Division with a letter prepared by a civil engineer licensed in the State of Nevada, certifying that the private improvements have been constructed in accordance with the approved plans. The County Engineer shall determine compliance with this condition.
- nn. If the project roadways for this tentative map are to be publically owned and maintained by Washoe County, all existing roadways within The Ridges at Hunter Creek Phase 1 development shall meet Washoe County Standards including but not limited to the following:
 - i) Existing roadway right-of-ways shall be offered for dedication to Washoe County being a minimum of 42 feet in width.
 - ii) All streets shall meet standard width requirements with Type 1 curb and gutter and sidewalk in accordance with Washoe County Code requirements.
 - iii) Any roadway improvements comprised of concrete block pavers shall be removed and replaced with standard asphaltic or concrete paving. Alternatively, in lieu of concrete paver removal and roadway reconstruction, the County may allow for maintenance of pavers by a Home Owners Association.
 - iv) All existing roadway islands shall be located in right-of-way granted to Washoe County and a revocable encroachment permit shall be obtained from Washoe County.
 - v) All existing rockery walls that are adjacent to, provide support for or retain soil from the County right-of-way shall are not allowed and shall be re-constructed of reinforced masonry block or reinforced concrete and designed by an engineer licensed in the State of Nevada.

Washoe County Utilities

- 3. The following conditions are requirements of Washoe County Utilities, which shall be responsible for determining compliance with these conditions.

Contact Name – Tim Simpson, 775.954.4648

- a. All fees shall be paid in accordance with Washoe County Ordinance prior to the approval of each final map.

- b. Applicant shall conform to all conditions imposed by intergovernmental agreements required to provide sewer service to the subject project, and, if required, be a party to any such agreements.
- c. Improvement plans shall be submitted and approved by CSD prior to approval of the final map. They shall be in compliance with Washoe County Design Standards and be designed by a Professional Engineer licensed to practice in the State of Nevada.
- d. The Applicant shall submit an electronic copy of the street and lot layout for each final map at initial submittal time. The files must be in a format acceptable to Washoe County.
- e. Approved improvement plans shall be used for the construction of on-site and off-site sanitary sewer collection systems. The CSD will be responsible to inspect the construction of the sanitary sewer collection systems.
- f. Any on-site or off-site previously constructed sanitary sewer collection system not previously accepted by Washoe County shall be adequately flushed, vacuum tested, and video inspected to the satisfaction of the CSD.
- g. The sanitary sewer collection systems must be offered for dedication to Washoe County along with the recordation of each final map.
- h. Easements and real property for all sanitary sewer collection systems and appurtenances shall be offered for dedication to Washoe County along with the recordation of each final map.
- i. A master sanitary sewer report for the entire tentative map shall be prepared and submitted by the applicant's engineer at the time of the initial submittal for the first final map which addresses:
 - i. the estimated sewage flows generated by this project,
 - ii. projected sewage flows from potential or existing development within tributary areas,
 - iii. the impact on capacity of existing infrastructure,
 - iv. slope of pipe, invert elevation and rim elevation for all manholes proposed collection line sizes, on-site and off-site alignment, and half-full velocities.
- j. No Certificate of Occupancy will be issued until all the potable water and sewer collection facilities necessary to serve each final map have been completed and accepted.
- k. No permanent structures (including rockery or retaining walls, building's, etc.) shall be allowed within or upon any County maintained utility easement.
- l. A minimum 30-foot sanitary sewer and access easement shall be dedicated to Washoe County over any facilities not located in a dedicated right of way.
- m. A minimum 12-foot wide all weather sanitary sewer access road shall be constructed to facilitate access to off-site sanitary sewer manholes

Washoe County Health District

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

Contact Name – James English and J.L. Shaffer, 775.328.2434

- a. A Water Project per NAC 445A.66695 must be submitted and approved by this Division. Prior to any water system construction, a complete water system plan and Water Project submittal for the referenced proposal must be submitted to this Division. The plan must show that the water system will conform to the State of Nevada Public Water Supply Regulations, NAC Chapter NAC 445A.65505 to 445A.6731, inclusive.
 - i. The application for a Water Project shall conform to the requirements of NAC 445A.66695.
 - ii. Two copies of complete construction plans are required for review. All plans must include an overall site plan, additional phases that will eventually be built to indicate that the water system will be looped, all proposed final grading, utilities, and improvements for the proposed application.
- b. Mass grading may proceed after approval of a favorable review by this Division of a separate mass grading permit application. The application shall include a Truckee Meadows Water Authority annexation and onsite water discovery if applicable.
- c. Prior to approval of any building or site permit for this project, any septic systems on the subject properties shall be abandoned in compliance with the Washoe County Health District Regulations Governing Sewage, Wastewater and Sanitation.
- d. If private streets are proposed for this subdivision the private catch basins will require a water quality insert placed within all basins to improve water quality downstream and prevent mosquitoes from colonizing this infrastructure (Health Regulations Governing the Prevention of Vector-Borne Diseases 040.013).
- e. With rockery walls proposed, the voids in the rockery wall shall be filled by placing smaller rock within the face of the wall for the entire height of the wall (Health Regulations Governing the Prevention of Vector-Borne Diseases 040.081).
- f. If roadside ditches are proposed for the project, the flow line of this infrastructure shall be lined with 4-6 inch rock (Health Regulations Governing the Prevention of Vector-Borne Diseases 040.021).
- g. Prior to the sign off of the building plans the above detail designs are required on the plans and a scheduled compliance inspection with the Vector-Borne Diseases Program is required for the above condition(s).

Truckee Meadows Fire Protection District (TMFPD)

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

Contact Name – Amy Ray, 775.326.6000

- a. Any developments on the property shall meet the requirements of WCC 60.
- b. Plans shall be submitted for review and approval to TMFPD.
- c. A Vegetation Management Plan is required for the project in accordance with the requirements of the *International Wildland Urban Interface Code, 2012 Ed.* shall be submitted for approval by TMFPD.
- d. HOA and CC& R requirements and conditions shall be submitted for review, comment and approval by TMFPD prior to recording, adoption and use.
- e. Open spaces and drainages shall be maintained in accordance with WC Code 60, the Vegetation Management Plan and conditions placed in the HOA and CC&R documents, ensuring vegetation management and maintenance in those areas.

Washoe County Parks and Open Space

6. The following conditions are requirements of the Washoe County Parks and Open Space, which shall be responsible for determining compliance with these conditions.

Contact Name – Dennis Troy, 775.328.2059

- a. Washoe County Parks has been working closely with the United States Forest Service (USFS) to improve the trail crossing at Hunter Creek. The existing USFS fire access road is not conducive to trail users and is inaccessible during periods of high flows (Spring runoff, storm periods, etc.). The County would like to expand the existing easement boundaries (Easement Document #3592575) to include an area for a future alignment of a non-motorized pedestrian bridge over Hunter Creek. Please see attachment "A" for this proposed alignment. The County has committed staff resources to prepare these legal descriptions.
- b. It is the County's desire that the applicant provide a relocatable trail easement to Washoe County such that a future trail alignment can correspond with the USFS trails plan. Preliminary discussions with the USFS have identified a trail alignment on the adjacent property to the south of APN 041-650-02. The trail would ultimately tie into the Hunter Creek trail system and need to cross a portion of APN 041-650-02.

Washoe County School District

7. The following condition(s) are requirements of the Washoe County School District, which shall be responsible for determining compliance with these conditions.

Contact Name – Mike Boster, 775.789.3810

Washoe County Conditions of Approval

- a. A disclosure shall be made by the developer to each homebuyer on their closing documents that K-12 students in this subdivision may be assigned to the nearest WCSD school(s) with available capacity in the event that the zoned schools cannot accommodate additional students.

*** End of Conditions ***

Special Use Permit Application

The Ridges at Hunter Creek Phase I & II

Submitted February 8, 2022

Resubmitted April 8, 2022

ORIGINAL

Prepared for
New Edge Living
4901 Birch Street
Newport, CA 92660

Prepared by



WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
5440 Reno Corporate Drive Tel: 775.823.4068
Reno, NV 89511 Fax: 775.823.4066

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Section 1

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: The Ridges at Hunter Creek			
Project Description: This request is for a Special Use Permit to allow major grading associated with TM16-005. The Applicant is also seeking to waive specific standards under 110.438.45 (a, b, c, and j) and 110.438.50(a).			
Project Address: N/A			
Project Area (acres or square feet): 155.01 acres (Phase 1 & Phase 2)			
Project Location (with point of reference to major cross streets AND area locator): S. of Woodchuck Cir & Hunters Peak Rd; W. of Hawken Dr			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
see attached list			
Indicate any previous Washoe County approvals associated with this application: Case No.(s). TM05-013 and TM16-005			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Kia Ora LLC		Name: Wood Rodgers, Inc	
Address: 204 Edison Way		Address: 1361 Corporate Blvd	
Reno, NV	Zip: 89502	Reno, NV	Zip: 89502
Phone: 775-971-4870	Fax:	Phone: 775-823-5258	Fax:
Email: sg@korulic.com		Email: shuggins@woodrogers.com	
Cell: 949-637-0076	Other:	Cell: 775-250-8213	Other:
Contact Person: Steve Gabriel		Contact Person: Stacie Huggins	
Applicant/Developer:		Other Persons to be Contacted:	
Name: New Edge Living		Name:	
Address: 4901 Birch Street		Address:	
Newport Beach, CA	Zip: 92660		Zip:
Phone: 949-838-1228	Fax:	Phone:	Fax:
Email: Jamie@newedgeliving.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Jamie Yoshida		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

An SUP to allow mass grading associated with the previously approved Ridges at Hunter Creek development (TM05-013 Ridges at Hunter Creek Phase 1 & TM16-005 Ridges at Hunter Creek Phase 2). The Applicant is also seeking to waive specific standards under 110.438.45 (a, b, c, and j) and 110.438.50(a). Refer to Project Description and Plans for detailed discussion.

2. Provide a site plan with all existing and proposed structures (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.)

See attached

3. What is the intended phasing schedule for the construction and completion of the project?

Grading is anticipated to begin in mid-2022.

4. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

As noted with the original Tentative Map, the site includes slopes over 30% and a major drainageway which were addressed through the previous approvals. The adjusted lots (as noted in the Condition Amendment) allow the Developer to grade the lots following natural contours rather than putting the onus of grading on individual parcel owners.

5. What are the anticipated beneficial aspects or affects your project will have on adjacent properties and the community?

The benefit of mass grading the lots rather than grading on a lot by lot basis is anticipated to result in less road and noise disturbance to the surrounding neighbors.

6. What are the anticipated negative impacts or affect your project will have on adjacent properties? How will you mitigate these impacts?

The proposed grading is associated with an approved Tentative Map that was found to have minimal impacts on the surrounding area. The addition of grading as one operation, rather than lot-by-lot over time, will minimize noise and road impacts on the adjacent properties. Water trucks will be available on site to address dust control as necessary.

7. Provide specific information on landscaping, parking, type of signs and lighting, and all other code requirements pertinent to the type of use being purposed. Show and indicate these requirements on submitted drawings with the application.

No changes are planned related to landscaping, parking, etc.

8. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the special use permit request? (If so, please attach a copy.)

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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9. Utilities:

a. Sewer Service	RMWRF
b. Electrical Service	NV Energy
c. Telephone Service	AT&T
d. LPG or Natural Gas Service	NV Energy
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	Charter/Spectrum
g. Water Service	Truckee Meadows Water Authority

For most uses, Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required.

h. Permit #		acre-feet per year	
i. Certificate #		acre-feet per year	
j. Surface Claim #		acre-feet per year	
k. Other #		acre-feet per year	

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

Water Rights are in place for Phase 1. Additional water rights for Phase 2 will be dedicated prior to recordation of each map.
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10. Community Services (provided and nearest facility):

a. Fire Station	Truckee Meadows Fire Station 40
b. Health Care Facility	Renown Health Urgent Care - Summit Ridge
c. Elementary School	Caughlin Ranch Elementary
d. Middle School	Swope Middle
e. High School	Reno High
f. Parks	Mayberry Park/Michael Thompson Trailhead/Caughlin Ranch Trail System
g. Library	Downtown Reno Library
h. Citifare Bus Stop	N/A

**Special Use Permit Application
for Grading
Supplemental Information**
(All required information may be separately attached)

1. What is the purpose of the grading?

The purpose of the grading is to establish building pads for potential buyers. Mass grading not only allows one grading operation for minimal road and noise disturbance but also reduces long term impacts to the surrounding neighborhoods, if individual lots were graded one at a time, with disturbance potentially occurring for many years

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

Approximately 122,700 cubic yards are expected to be excavated from the site in order to grade the site (Phase 1 and Phase 2).

3. How many square feet of surface of the property are you disturbing?

Approximately 2,004,302 square feet of the project will be disturbed.

4. How many cubic yards of material are you exporting or importing? If none, how are you managing to balance the work on-site?

The project will require approximately 117,400 cubic yards of import in addition to the 122,700 cubic yards being excavated on site. During final design, the Applicant will attempt to balance the site but import will be required.

5. Is it possible to develop your property without surpassing the grading thresholds requiring a Special Use Permit? (Explain fully your answer.)

No. Due to the slopes on the property and the amount of excavation required to create buildable pads for all the lots within the subdivision an SUP (and modification of some grading standards) is necessary.

6. Has any portion of the grading shown on the plan been done previously? (If yes, explain the circumstances, the year the work was done, and who completed the work.)

There is an existing road that was graded and built with in accordance with the approved Phase 1 of the Ridges at Hunter Creek in 2008. This included some gravel temporary access roads within the subdivision.

7. Have you shown all areas on your site plan that are proposed to be disturbed by grading? (If no, explain your answer.)

Yes, the site plan includes all areas that are planned to be disturbed as a part of this effort.

8. Can the disturbed area be seen from off-site? If yes, from which directions and which properties or roadways?

Due to the location of the project site, visibility from off-site locations is limited. It is possible that minor disturbance will be visible from Woodchuck Court at the bottom of the subdivisions. Some grading being completed in Phase 1 will be visible from the north and east. All disturbed areas will be landscaped and/or revegetated with native vegetation.

9. Could neighboring properties also be served by the proposed access/grading requested (i.e. if you are creating a driveway, would it be used for access to additional neighboring properties)?

There are two parcels to the south (APN's 041-650-04 & 05) that will have access through the project site. The primary road through the project site will be graded and an easement will be added to the map to perpetuate access to these properties.

10. What is the slope (horizontal/vertical) of the cut and fill areas proposed to be? What methods will be used to prevent erosion until the revegetation is established?

In general cut and fill slopes have been designed to be 3:1. There are areas where the natural slope is steeper than 3:1 so 2:1 slopes were designed and delineated with rip-rap on the grading plan. All disturbed areas will be landscaped and/or revegetated with native vegetation. Erosion control measures will be provided on the final improvement plans.

11. Are you planning any berms?

Yes	No X	If yes, how tall is the berm at its highest?
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12. If your property slopes and you are leveling a pad for a building, are retaining walls going to be required? If so, how high will the walls be and what is their construction (i.e. rockery, concrete, timber, manufactured block)?

Tiered rockery/masonry/concrete walls will be needed on some slopes to limit scaring chasing grades. Rockery walls are not anticipated to exceed 6 ft. in height. Where necessary, any walls over 6' will be structural mason or concrete block wall.

13. What are you proposing for visual mitigation of the work?

A majority of the walls will be confined to behind the uphill lots and be visually mitigated by the future homes.

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

There are existing pinion pines throughout the subdivision. The exact number of trees that exists currently is unknown. The trees will be avoided at much as possible with the grading operation.

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

A revegetation seed mix - Z blend at 25 lbs per acre is proposed to be used. Any mulch will be Conwed 2,000 or Silva at 40 lbs/7,000 s.f.

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

Temporary irrigation will be provided through irrigation lines installed with landscaping. A landscaping plan will be developed for installing landscaping along the future private streets. Any interim irrigation before the permanent lines are installed will be managed with water trucks during the grading operations.

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

The revegetation plan has not been reviewed with the Washoe Store Conservation District at this time.

18. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that may prohibit the requested grading?

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	If yes, please attach a copy. There are CC&R's but they do not restrict grading.
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Ridges at Hunter Creek Grading SUP

Project APN's

- 041-661-11
- 041-661-10
- 041-661-09
- 041-661-08
- 041-661-05
- 041-661-04
- 041-661-03
- 041-661-02

- 041-662-01
- 041-662-03
- 041-662-04
- 041-662-13
- 041-662-06
- 041-662-08
- 041-662-09
- 041-662-10
- 041-662-11
- 041-662-12

- 041-671-02

- 041-650-03

Property Owner Affidavit

Applicant Name: KIA ORA LLC

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

STATE OF NEVADA)
)
COUNTY OF WASHOE)

SEE ATTACHED CA NOTARIZATION

I, STEVEN GABRIEL *MGABRIEL*
(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): 041-661-01 - 11,13,14; 041-662-01 - 06,08,09,12,13; 041-671-02 & 041-650-03

Printed Name Steven Gabriel

Signed *[Signature]*

SEE ATTACHED CA NOTARIZATION

Address _____

Subscribed and sworn to before me this
day of _____, _____.

~~(Notary Stamp)~~

Notary Public in and for said county and state

My commission expires: _____

*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

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], not Notary)

1 _____

2 _____

3 _____

4 _____

5 _____

6 _____

Signature of Document Signer No. 1 *Signature of Document Signer No. 2 (if any)*

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

State of California
 County of ORANGE

Subscribed and sworn to (or affirmed) before me
 on this 25th day of October, 2021,
 by Date Month Year
 (1) Steven Gabriel



(and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature *Dianne Henderson*
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document Limited Liability Company Agreement

Title or Type of Document: Kia Ora, LLC

Document Date: February 22, 2021 Number of Pages: 33

Signer(s) Other Than Named Above: _____

LIMITED LIABILITY COMPANY AGREEMENT

OF

KIA ORA, LLC,
a Nevada limited liability company

This LIMITED LIABILITY COMPANY AGREEMENT (this “Agreement”) of KIA ORA, LLC, a Nevada limited liability company (the “Company”), is entered into to be effective as of February 22, 2021, by and among (i) Michael D. Etchandy and Susan H. Etchandy Living Trust (“Etchandy”); (ii) Icegen LLC, a California limited liability company (“Gabriel”); (iii) Hunter Ridge Investors, LLC, a Nevada limited liability company (“Carano”); (iv) 2005 Peets Family Trust (“Peets”); (v) Lew W. Jacobs, IV and Kelly M. Jacobs, as Co-Trustees of the Jacobs Family December 2009 Joint Trust, U/I/D 12/17/09 (“Jacobs”); (vi) R and D Howell Revocable Trust (“Howell”); (vii) John C. Sullivan Revocable Trust (“Sullivan”); (viii) such other members of the Company as may from time to time become a party hereto (together with Etchandy, Gabriel, Carano, Peets, Jacobs, Howell and Sullivan, each individually referred to as a “Member” and collectively referred to as the “Members”); and (ix) Steven Gabriel, an individual, as the manager of the Company (“Manager”).

WHEREAS, on February 22, 2021, the Company was formed as a Nevada limited liability company by the filing of articles of organization (“Articles”) with the Secretary of State of the State of Nevada pursuant to and in accordance with Chapter 86 of the Nevada Revised Statutes, as amended from time to time (the “Act”).

WHEREAS, the parties hereto now desire to enter into this Agreement to delineate their rights and liabilities as members with each other, to provide for the management of the business of the Company, and to provide for certain other matters, all as permitted under the Act.

NOW, THEREFORE, the parties hereto hereby agree as follows:

ARTICLE 1 **THE COMPANY**

1.1 **Term**. The Company commenced on the date when the Articles were filed with the Secretary of State of the State of Nevada as required by the Act and shall continue until terminated as a result of the dissolution and winding up of the Company in accordance with Article 10 hereof.

1.2 **Principal Purpose**. The purpose of the Company is to (i) acquire, own, operate, finance, refinance, hold for investment, and ultimately sell or exchange that certain real property located in Washoe County, State of Nevada consisting of approximately 37.10 acres consisting of sixteen (16) approved final mapped lots and four (4) common areas as described and depicted on the Tract Map 4833 for The Ridges at Hunter Creek, recorded in the Official Records of Washoe

Section 2



Project Description

Background

The Ridges at Hunter Creek Phase 1 was previously approved as part of a 53-lot common open space subdivision (TM05-013 Hunter Creek Development). Following that approval, thirty lots were recorded while the remaining twenty-three lots expired. On July 5, 2016, the Planning Commission granted approval of Phase 2, a 53-lot common open space subdivision immediately adjacent to Phase 1 (TM16-005). On August 18, 2020, the Board of County Commissioners adopted an ordinance approving a Development Agreement to extend the deadline to file the first in a series of final maps associated with TM16-005 to July 5, 2022. On October 11, 2021, the Developer submitted the first final map for 21 lots in Phase 2 leaving 32 lots to be recorded in Phase 2.

At this time, no homes have been constructed in the recorded portions of the subdivision although the area is gated, roads are paved, and utilities and common landscaping are in place. An emergency access gate that connects to an emergency access road providing access to Caughlin Parkway is also located at the easterly end of the site. (*Refer to Site Aerial Exhibit in Section 3 of this submittal packet*). Grading and disturbance has already occurred on the project site to accommodate roads and storm drainage improvements that were a part of the previous approval. Specifically, Phase 1 backbone infrastructure including water, sewer, storm drain, and street improvements have been completed. In Phase 2 Unit 1 the water line is existing through a majority of the site as well as some sewer and storm drain infrastructure. Additional grading on the southerly portion of the site to establish a loop road and provide access to a water tank also exists.

Location

The Ridges at Hunter Creek is located south of Woodchuck Circle and Hunters Peak Road, west of Hawken Drive. The property is bordered by scattered single family residences to the north; undeveloped property including USA owned land to the south; single family residences in the Caughlin Ranch Eagles Nest subdivision to the east and undeveloped USA owned land to the west. *Refer to Vicinity Map, Assessor's Parcel Map and Site Aerial in Section 3 of this submittal packet*).

Zoning and Master Plan Designations

The project site is within the West Truckee Meadows Wildland Transition Suburban Character Management Area of the Southwest Truckee Meadows Area Plan. Master Plan designations are as follows: Rural; Rural Residential; and Suburban Residential. Zoning designations include General Rural; High Density Rural; and Low Density Suburban (*Refer to Existing Zoning Map, Existing Master Plan Map Exhibits in Section 3 of this submittal packet*). Note that the Ridges at Hunter Creek development was approved as a common open space tentative subdivision using setback standards that match those outlined for Low Density Suburban (LDS) zoning districts.

Current Request

The request includes:

- A **Special Use Permit** to allow mass grading associated with the previously approved Ridges at Hunter Creek Phase 1 and Phase 2 subdivision that results in approximately 2,004,302 square feet of disturbed area within the project. **The request does not modify either of the previously approved common open space subdivisions associated with Ridges at Hunter Creek.**
- Also included for consideration, is a request to **vary specific grading standards** outlined in Sections 110.438.45 and 50.

Project Details

When the Ridges at Hunter Creek (Phase 1 and phase 2) development was approved, the project was designed as a common open space development allowing for clustering of lots while retaining most of the property as open space in its natural state. Because the lots were intended to be custom or semi-custom lots, grading was limited to roadways, drainage, and infrastructure. As noted in the original TM for Phase 2, approximately 30 thousand cubic yards of grading was estimated; however, that did not account for individual pad grading. If the lots were graded on a lot-by-lot basis by future owners, some lots would have too much material while others would need to bring in materials. Additionally, a number of lots would not be able to meet the grading standards outlined in Section 110.438.45 or 50. Rather than grading lots on an “as developed” basis, the Developer/Applicant is seeking this Special Use Permit and modifications to grading standards in order to provide finish floor pad grading on a per lot basis.

Different from the original approval(s), in an effort to limit disturbance on the overall area, the Developer proposes to grade the pad sites creating lots that work better with the natural contours of the site. As such, approximately 2,004,302 square feet (30%) of the property will be disturbed with approximately 122,700 cubic yards expected to be excavated (*Refer to Tentative Map Plan Set in Section 3 and Map Pocket of this submittal packet*). At this time, approximately 117,400 cubic yards of import material is anticipated, however, during final design, the applicant will further attempt to balance the site. By including the grading as part of the tentative map, the Developer will be able to limit on-site grading to one operation resulting in limited road and noise disturbance.

Additionally, by allowing the grading to occur as one operation, impacts will be minimized through the use of rockery retaining walls, generally six feet in height. In limited areas, especially lots on the uphill side of right-of-way, tiered rockery/masonry/concrete walls may be needed on some slopes to limit scaring due to chasing grades. Cut off ditches will be designed behind walls that will experience off-site sheet flows. All areas disturbed by grading that will not be formally landscaped or developed with rockery walls will be reseeded with a seed mix - Z blend at 25 lbs. per acre.

The project has been designed to minimize slopes as much as possible, however, because the site is naturally sloped a system of slopes and cut off ditches are necessary. Where fill is needed below the finish floor pads, the use of 2:1 slopes will reduce the overall grading impact. Without the use of 2:1 slopes, there are some lots where catching the already 3:1 or less slope becomes problematic and creates a larger grading scar. Any proposed 2:1 slopes have been protected with backfilled rip rap per the grading plan. The use of 2:1 slopes was limited as much as possible and 3:1 slopes utilized in all other areas. Walls used on uphill lots will be designed with cut off ditches above the wall to route offsite stormwater flows around the wall. Rip rap will be used in any ditches/yard swales with higher velocities to be verified with the final improvement plans.

The drainage concept previously approved will not change as a result of the proposed grading. The minor east/west drainageway will remain in common open space through the center of the development area. Drainage improvements including culverts and detention basins have already been constructed on the site. (*Refer to Tentative Map Plan Set in Section 3 and Map Pocket of this submittal packet*).

Where cut or fill slopes are adjacent to roadways, the Applicant plans to install guardrail as allowed per WC Development Code and AASHTO standards. Specifically, with a design speed of less than 40 mph and under 750 ADT, a 7 to 10 ft clear zone is required per the AASHTO Roadside Design Manual. As designed, the current roadway section includes 9 feet from the edge of the traveled way to the beginning of the top of the slope. Guardrail is not required per the manual, however, due to the proposed street grades, curves and slopes, it will be installed in locations of concern. The final locations will be finalized with the future improvement plans.

Special Use Permit Findings

Granting this request to allow major grading associated with the Ridges at Hunter Creek subdivision will not impact the previously approved Tentative Map(s) or the surrounding area. Granting the special use permit to allow the developer to disturb approximately 2,004,302 square feet of the site will not result in additional lots. All setback and lot standards previously approved with the project will remain in place as noted in the original conditions of approval. Below is a summary of the required findings for a special use permit, the Planning Commission, Board of Adjustment, or a hearing examiner shall find that all of the following are true:

Finding (a) Consistency. The proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the applicable area plan;

Response: The request to allow mass grading associated with a previously approved tentative map meets all applicable goals and policies of the Washoe County Master Plan and the Southwest Truckee Meadows Area Plan.

Finding (b) Improvements. 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;

Response: The original Ridges at Hunter Creek tentative map addressed all utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities of which will remain unchanged from the original approval. The request to allow mass grading, rather than individual grading on a lot-by-lot effort, will not affect any of the abovementioned project attributes.

Finding (c) Site Suitability. The site is physically suitable for the type of development and for the intensity of development;

Response: This request to allow mass grading will not change the type of development previously approved. As previously approved, the site is physically suited for single family residential lots and grading the site under one operation, rather than lot-by-lot, will minimize the duration of road and noise impacts in the area. It should be noted that although the grading is significantly more than previously reviewed under the existing Tentative Map, it does not change the overall development area and all setbacks and lot standards previously approved will be maintained in accordance with the Final Action Order dated July 8, 2016.

Finding (d) Issuance Not Detrimental. Issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area; and

Response: The request to allow mass grading for the previously approved Ridges at Hunter Creek development will not be detrimental to public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area. As approved, grading would be necessary on a lot-by-lot basis as individual development occurred. The request to mass grade the site allows the Developer to minimize the duration of road and noise impacts on the surrounding area. It should be noted that the proposed grading will not impact the overall development area and all setbacks and lot standards previously approved will be maintained in accordance with the Final Action Order dated July 8, 2016.

Finding (e) 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.

Response: Not applicable to the project.

Modified Grading Standards

In addition to Major Grading Special Use Permit thresholds, the following grading standards outlined in Section 110.438.45 and 50 will need to be considered for variation as part of this application request. An exhibit showing specific locations where the requested modifications occur has been included in Section 3 of this application packet.

- (1) 110.438.45(a): Grading shall not result in slopes in excess of, or steeper than three horizontal to one vertical (3:1) except as provided below:
- 1) Storm drainage improvements
 - 2) Cut and fill slopes less than thirty inches in heights
 - 3) Cut slopes proposed to be located behind civic, commercial and industrial buildings, when the cut slope is shorter than and substantially screened by the proposed building. Such slopes are subject to approval of a Director's Modification of Standards by the Director of Community Development.
 - 4) The County Engineer may waive this requirement for up to fifteen (15) percent of the length of the cut and/or fill where the presence of rock, or in his determination, other practical hardships exist.

Response: Based on the existing topography, walls and/or steeper slopes are necessary in some cases to minimize disturbance and impact on adjacent properties. There are areas where using a 3:1 slope coming off the proposed pad to existing ground creates a slope that extends past the property line and in some cases would not catch until it reached the existing drainage ditch. Walls have been utilized in conjunction with 2:1 slopes in specific areas as needed. Refer to Exhibit 1 in Section 3 which delineates where 2:1 slopes have been utilized. We are requesting the County Engineer waive this requirement due to the hardship the slopes create for a grading plan.

- (2) 110.438.45(b): Within the required front yard setbacks fills shall not differ from the natural or existing grade by more than forty-eight (48) inches.

Response: Currently all of the lots are owned by the same entity. Grading certain existing lots together blends the lots together and creates an overall grading plan instead piecing them together. The lots are then graded in a manner that allows slopes and drainage facilities to work independently on the lots. This grading standard applies to the existing Phase 1 that was previously mapped, as well as Phase 1 Unit 1. That final map will record by July 2022 in which those lots will then be considered existing. Refer to Exhibit 2 in Section 3 which depicts the areas where the subdivision standard of grading will be utilized.

- (3) 110.438.45(c): Finish grading shall not vary from the natural slope by more than ten (10) feet in elevation.

Response: Based on the existing topography, finish grades vary by more than ten feet from existing ground in various locations. Exhibit 3 in Section 3 depicts that area the variance for greater than 10 ft cut or fills from the natural grade. The pad grading has been stepped and sloped to reduce the cut/fills as much as possible.

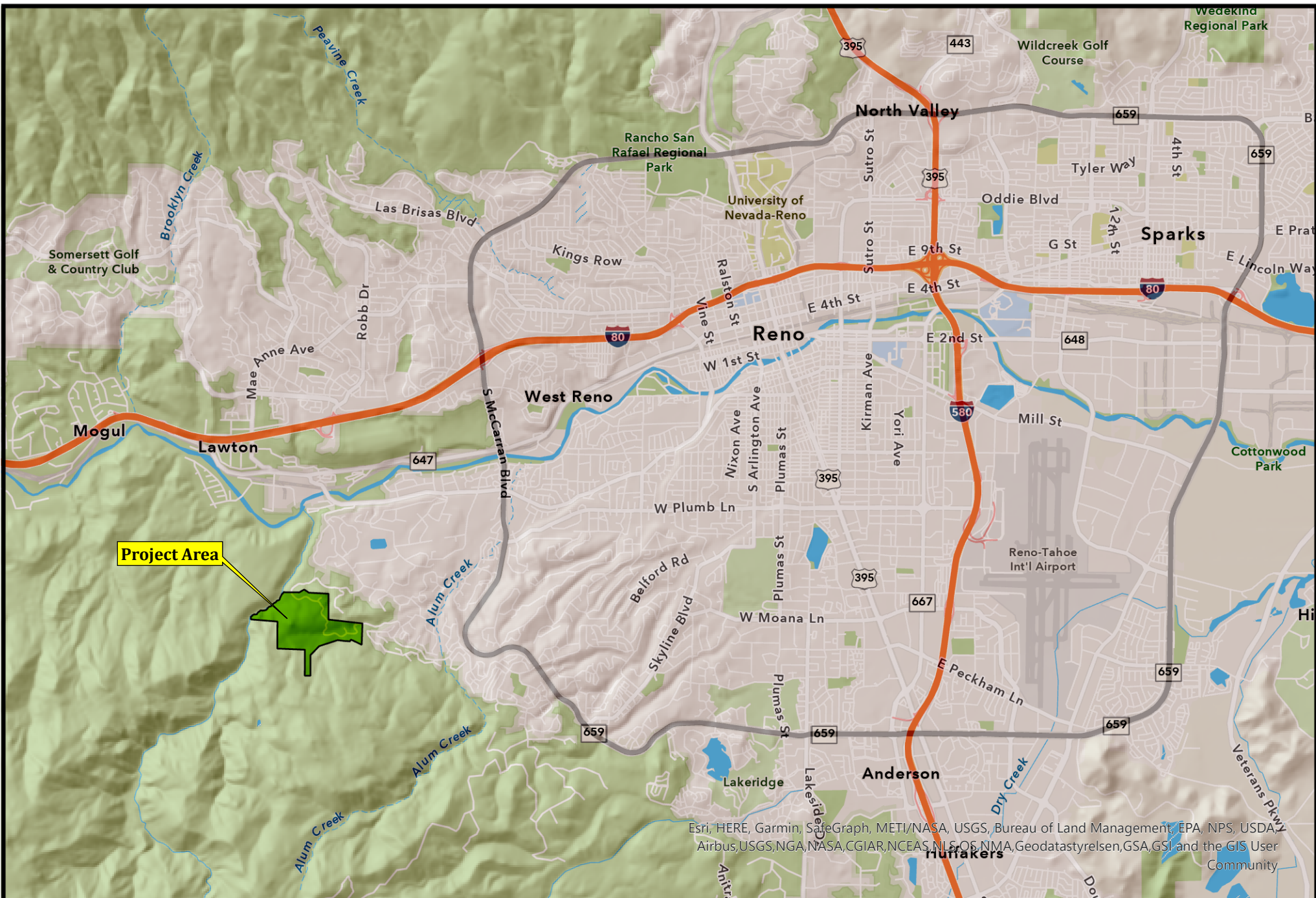
- (4) 110.438.45(j): Ensure that when any cut is made for a structure pad, the exposed cut shall not exceed the height of the structure.

Response: Based on the existing topography, cuts for structure pads on various lot extend above the height of the structure. Per the tentative map and zoning code the maximum structure height is 35 ft. The mass grading design has incorporated stepped pads and walls to reduce the cut into the slope behind the pad. Assuming a 20 ft building height, which is standard for residential we have identified the lots where the cut slope would exceed this building height. Exhibit 4 in Section 3 depicts these lots as described.

- (5) 110.438.50(a): The use of riprap and gabions as a mechanical stabilization for cut slopes is prohibited, except where essential for safe access, for passage within the rights-of-way of public roads, and for storm drainage control device(s).

Response: Based on existing topography, steep slopes impact pad grading. Utilizing stepped pads and walls there are locations where using a 3:1 slope cannot catch the existing slope. Utilizing 2:1 slopes limits the amount of disturbance and enables the slope to catch existing ground. To create a stable slope riprap will be utilized. The rip rap will be backfilled with soil and revegetated to look like a natural slope while providing additional stabilization. The grading plans submitted include a detail of the proposed back-filled riprap on Sheet 9.

Section 3



Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, Airbus, USGS, NGA, NASA, CGIAR, NCEAS, NLS, OS, NMA, Geodastystyrelsen, GSA, GSI and the GIS User Community



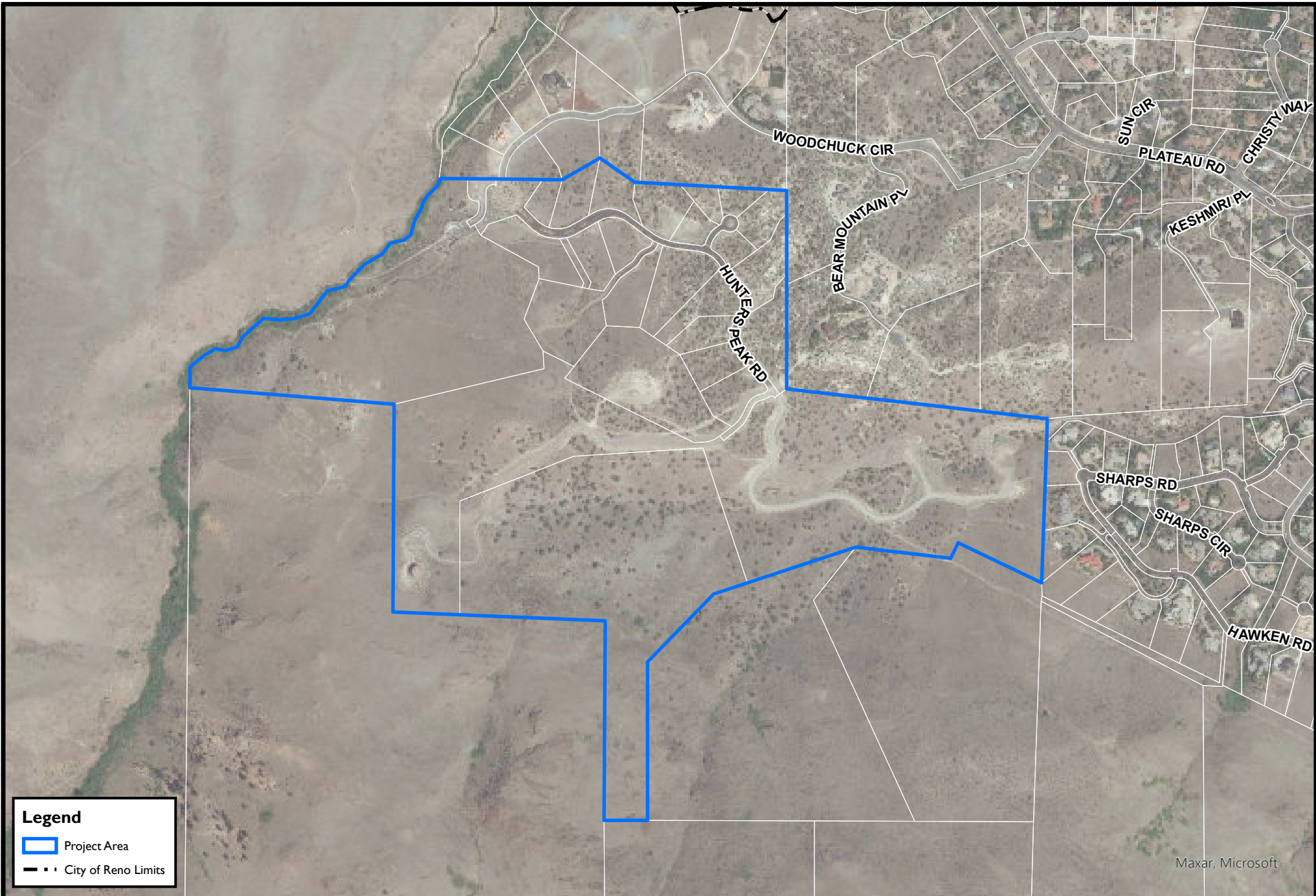
Vicinity Map

The Ridges at Hunter Creek Condition Amendment

October 2021



WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 1361 Corporate Boulevard Reno, NV 89502
 Tel: 775.823.4068 Fax: 775.823.4066



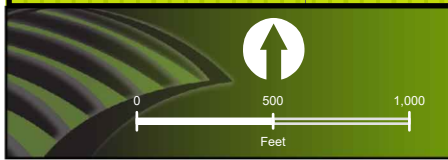
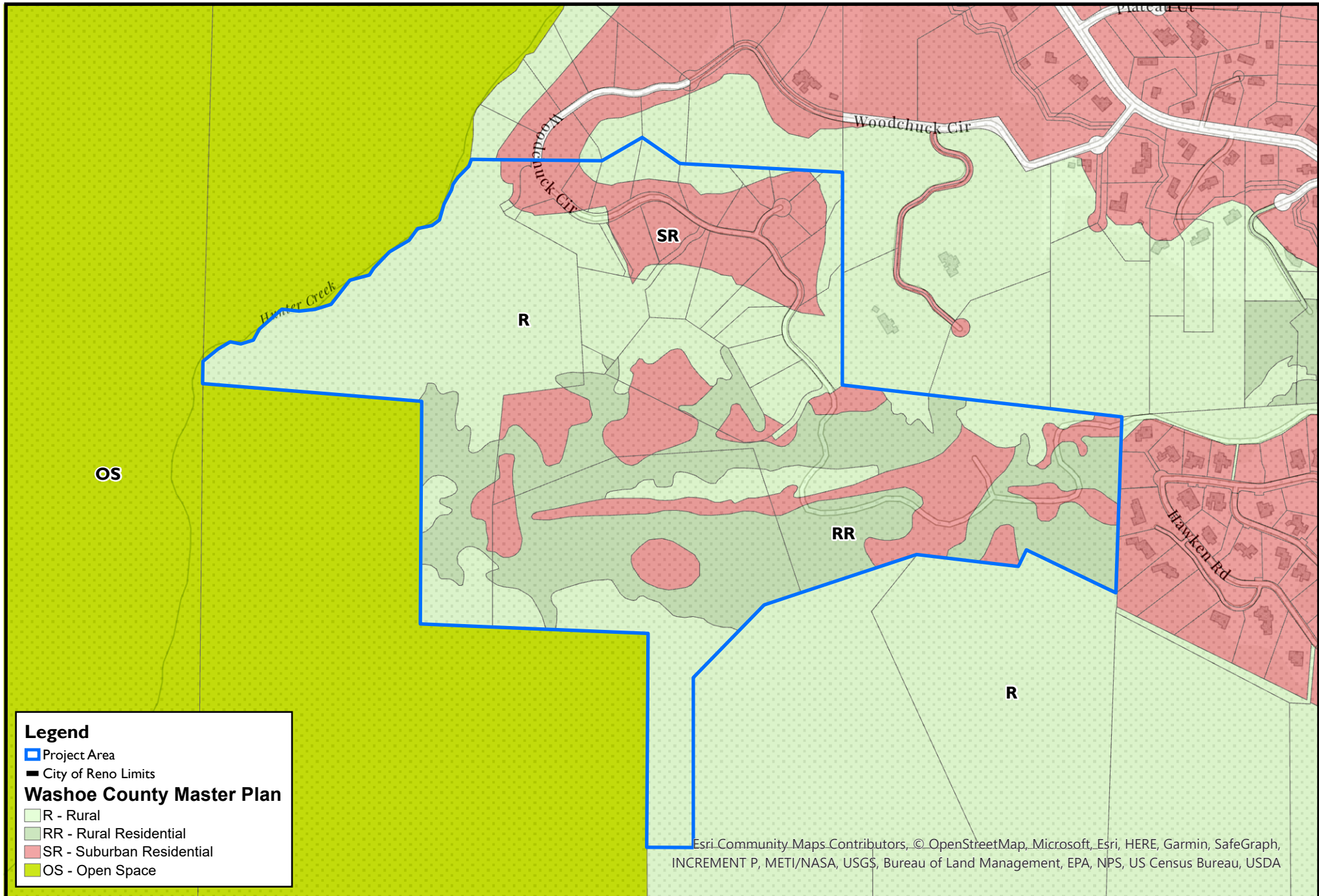
Legend

- Project Area
- City of Reno Limits



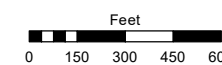
Aerial Map
The Ridges at Hunter Creek Condition Amendment
November 2021

WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 1361 Corporate Boulevard Reno, NV 89502
 Tel: 775.823.4068 Fax: 775.823.4066

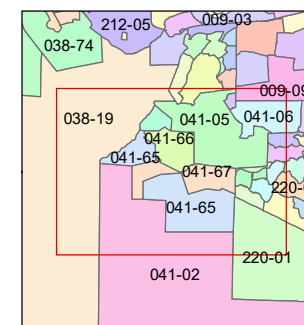
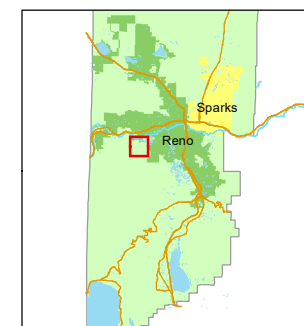


Master Plan
The Ridges at Hunter Creek Condition Amendment
October 2021

WOOD RODGERS
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 1361 Corporate Boulevard Reno, NV 89502
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1 inch = 600 feet



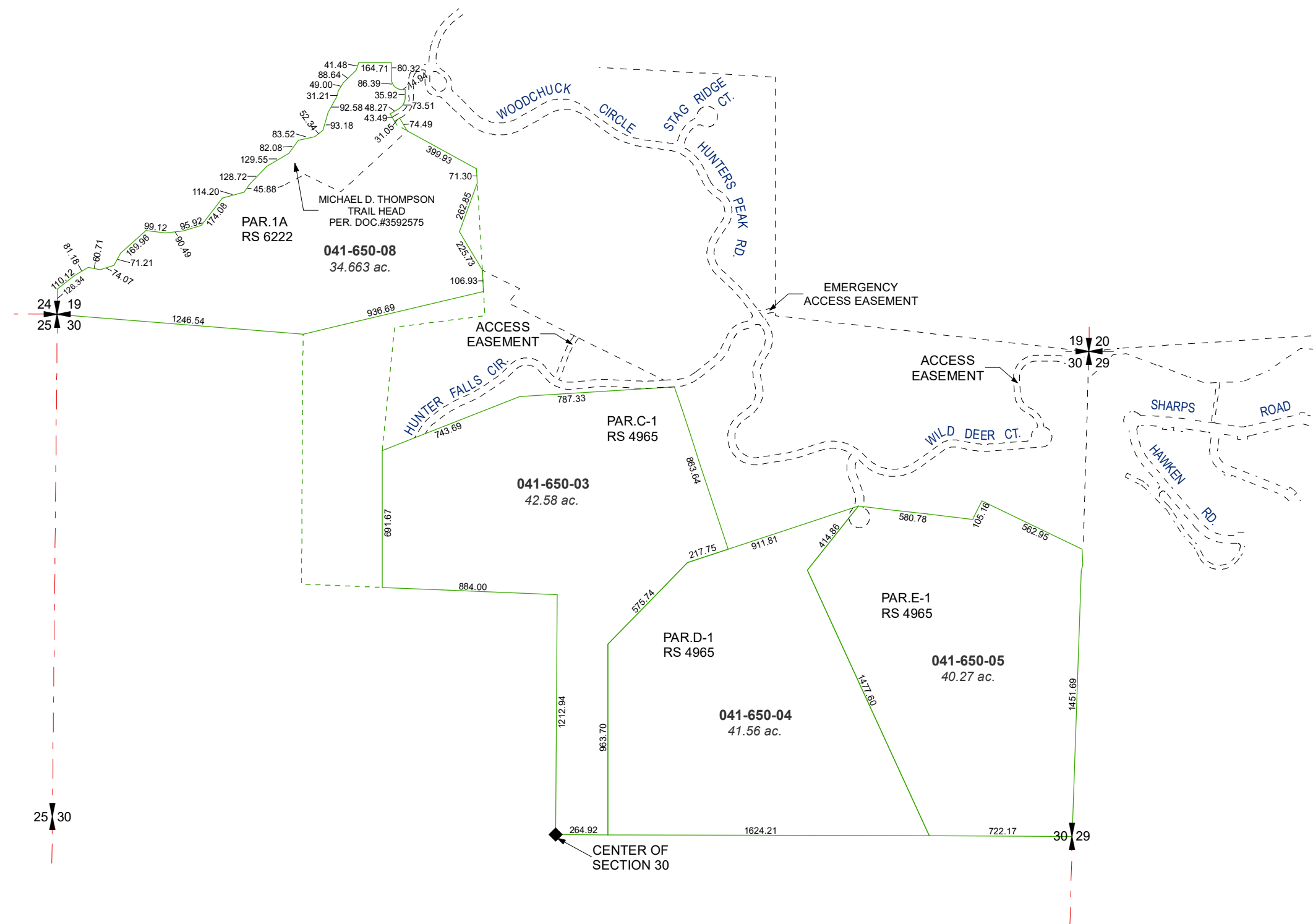
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updated: SR 04/14/20 SR 01/14/21

area previously shown on map(s):

041-05 041-66

PORTIONS OF S½ SECTION 19 & N½ SECTION 30, T19N - R19E



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

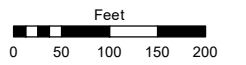
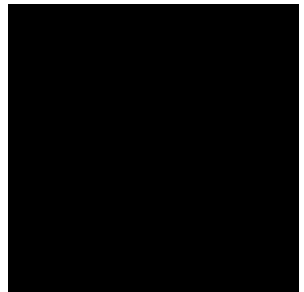
(# 4833)
THE RIDGES AT HUNTER CREEK PHASE 1
 A COMMON INTEREST COMMUNITY
 POR. OF THE S½ OF SEC. 19,
 & POR. OF THE N½ OF SEC. 30,
 T19N - R19E

Assessor's Map Number

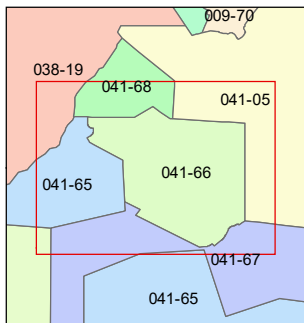
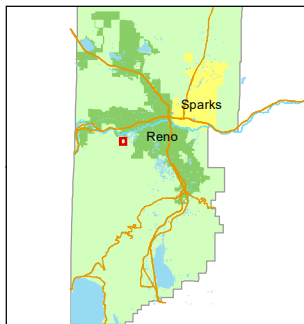
041-66

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE

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



1 inch = 200 feet



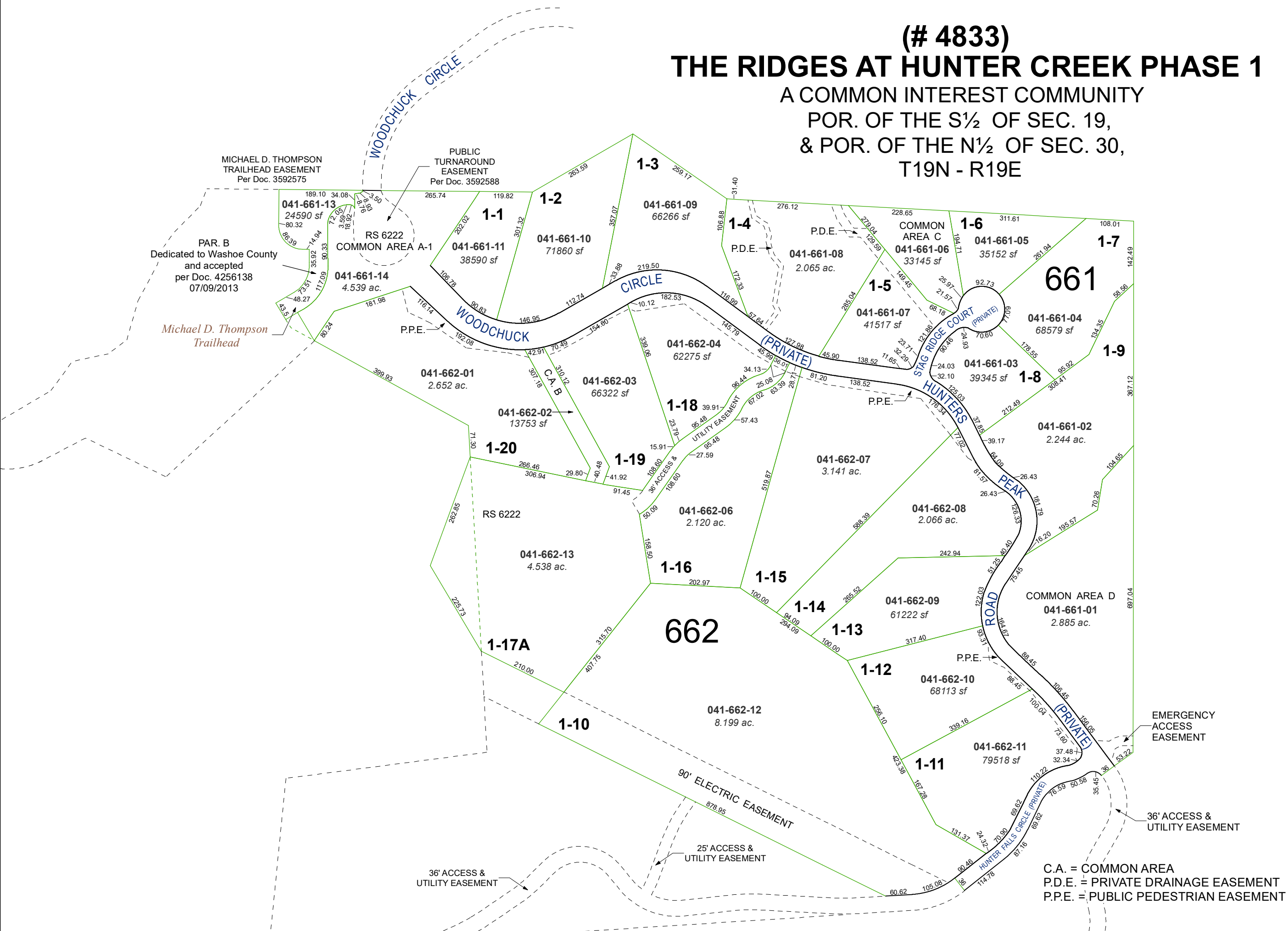
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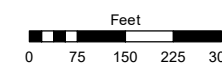
area previously shown on map(s):

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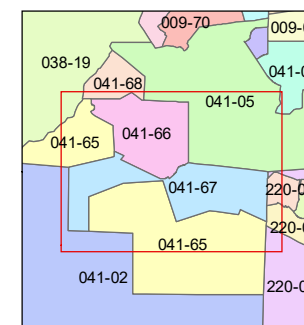
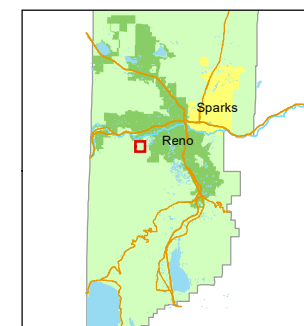
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C.A. = COMMON AREA
 P.D.E. = PRIVATE DRAINAGE EASEMENT
 P.P.E. = PUBLIC PEDESTRIAN EASEMENT



1 inch = 300 feet



created by: SR 5/20/2016

updated: SR 04/14/20

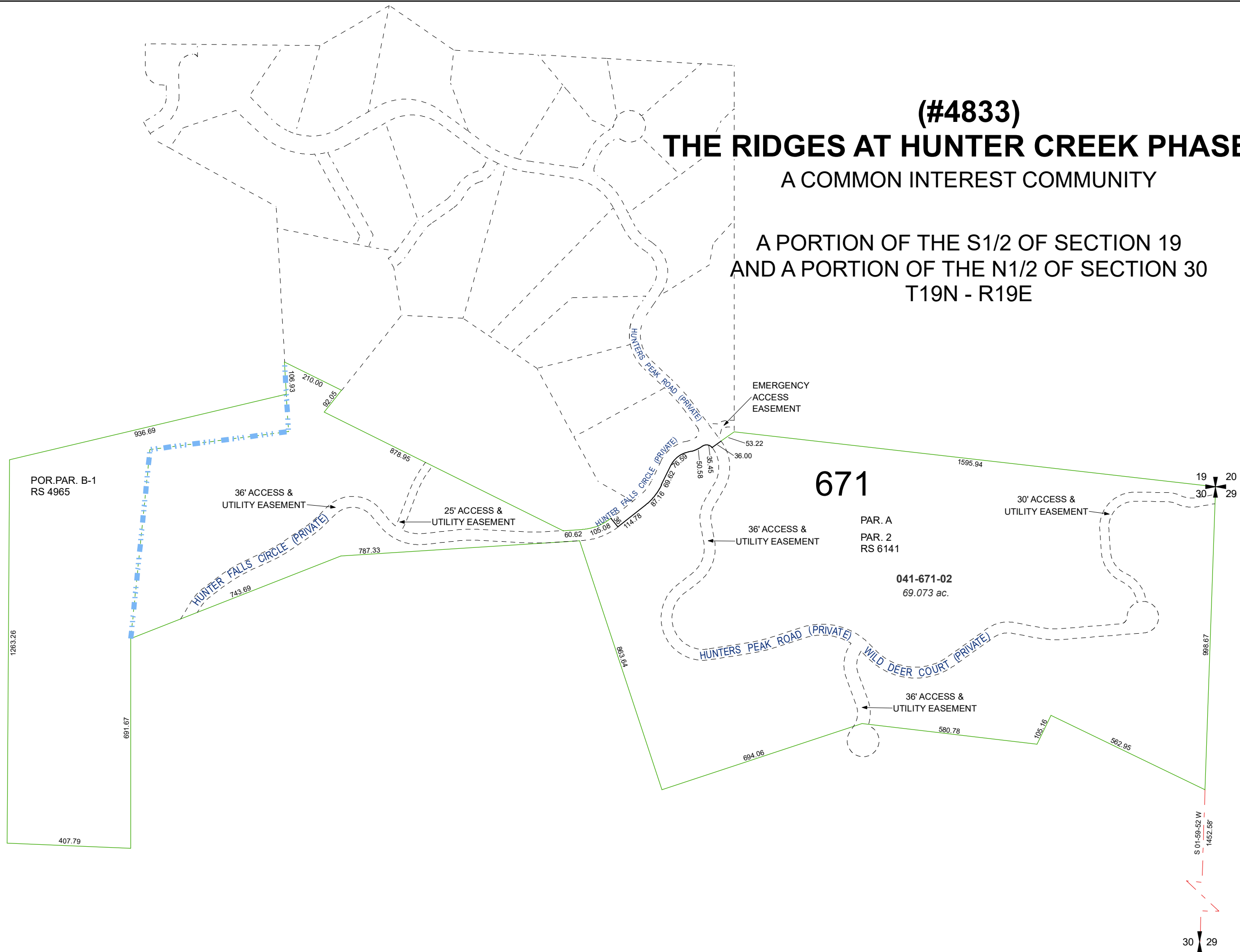
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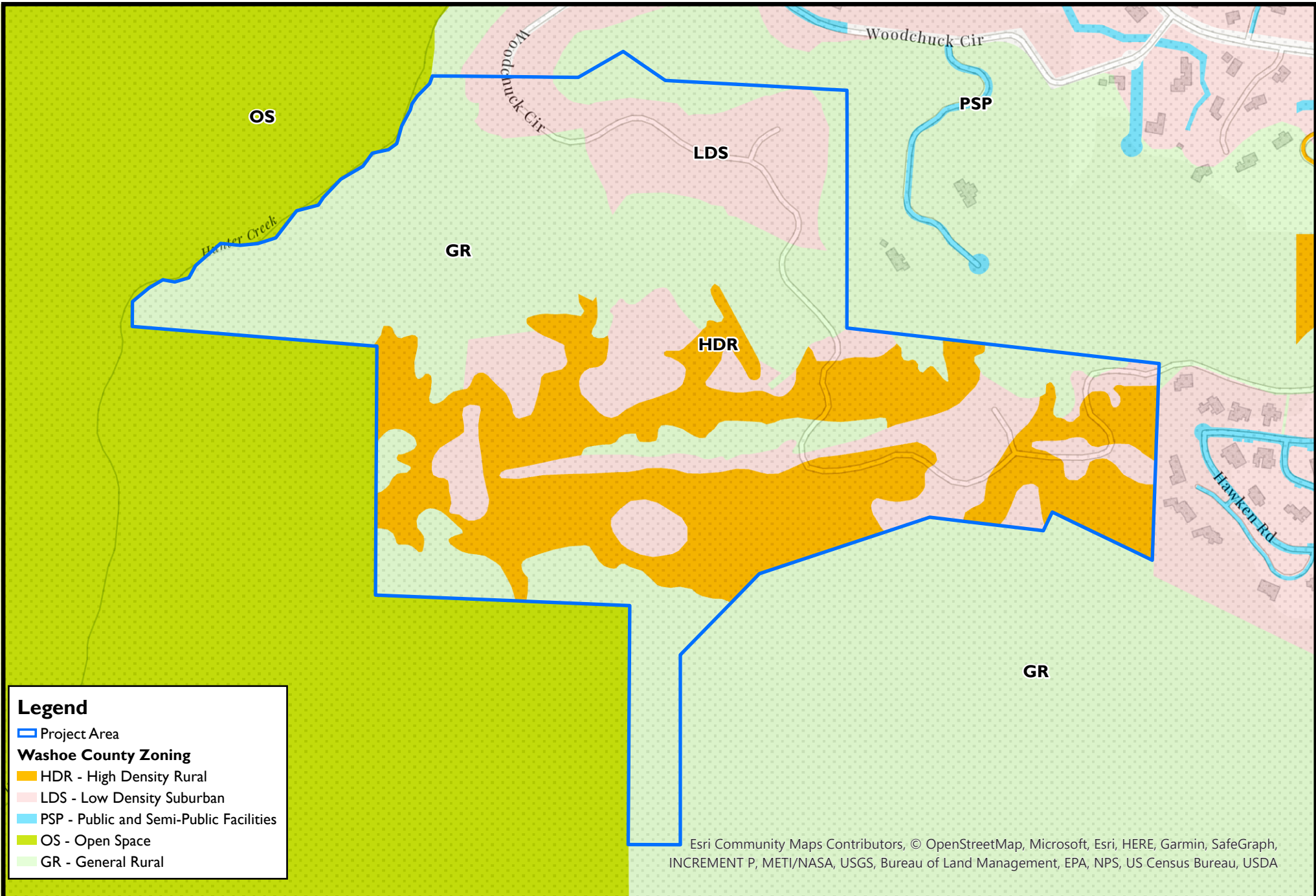
041-65

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(#4833)
THE RIDGES AT HUNTER CREEK PHASE 1
A COMMON INTEREST COMMUNITY

A PORTION OF THE S1/2 OF SECTION 19
AND A PORTION OF THE N1/2 OF SECTION 30
T19N - R19E





Legend

- Project Area
- Washoe County Zoning**
- HDR - High Density Rural
- LDS - Low Density Suburban
- PSP - Public and Semi-Public Facilities
- OS - Open Space
- GR - General Rural

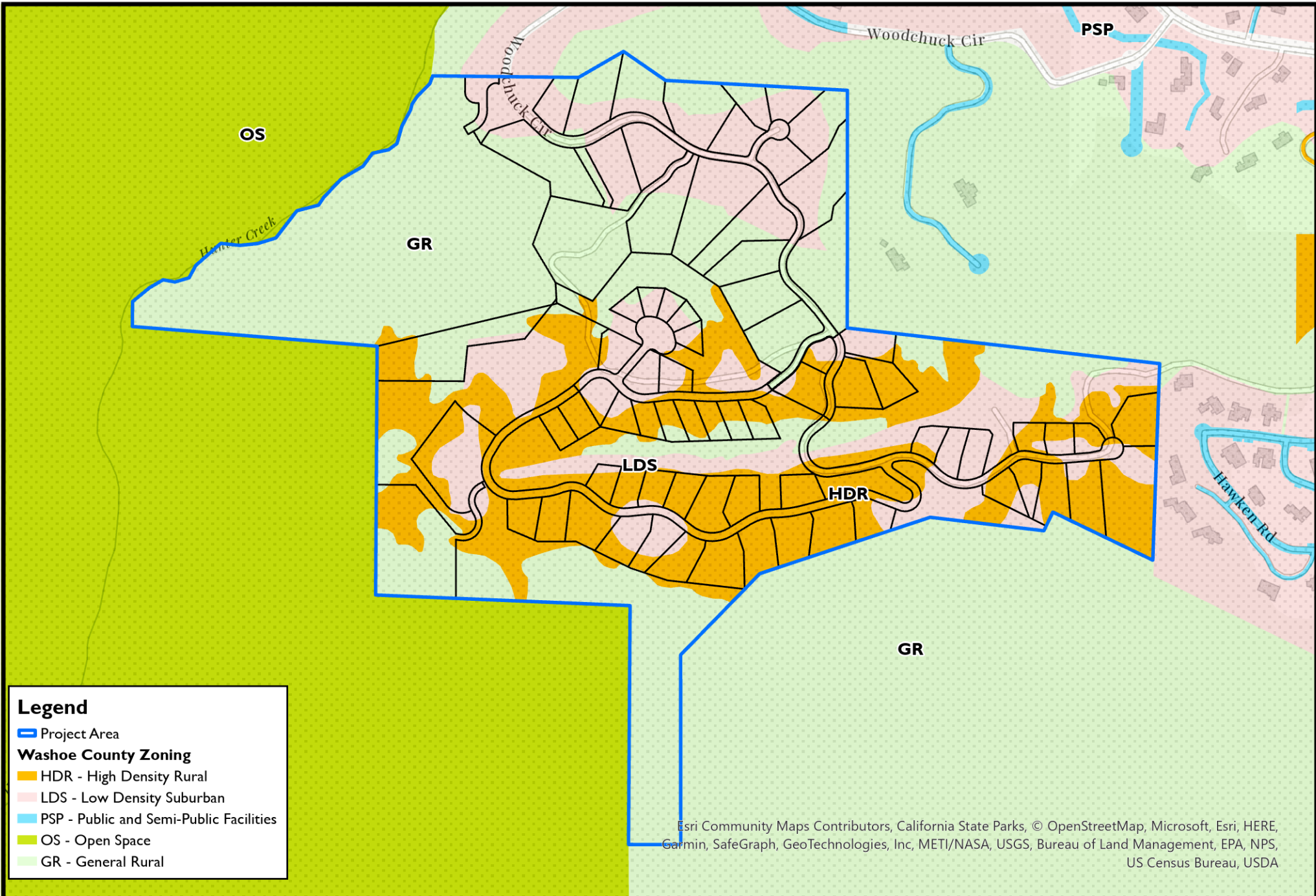
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Zoning
The Ridges at Hunter Creek Condition Amendment
October 2021



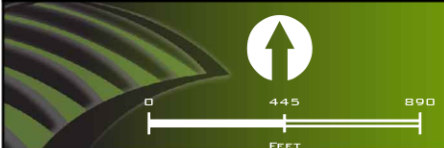
WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 1361 Corporate Boulevard Tel: 775.823.4068
 Reno, NV 89502 Fax: 775.823.4066



Legend

- Project Area
- Washoe County Zoning**
- HDR - High Density Rural
- LDS - Low Density Suburban
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- OS - Open Space
- GR - General Rural

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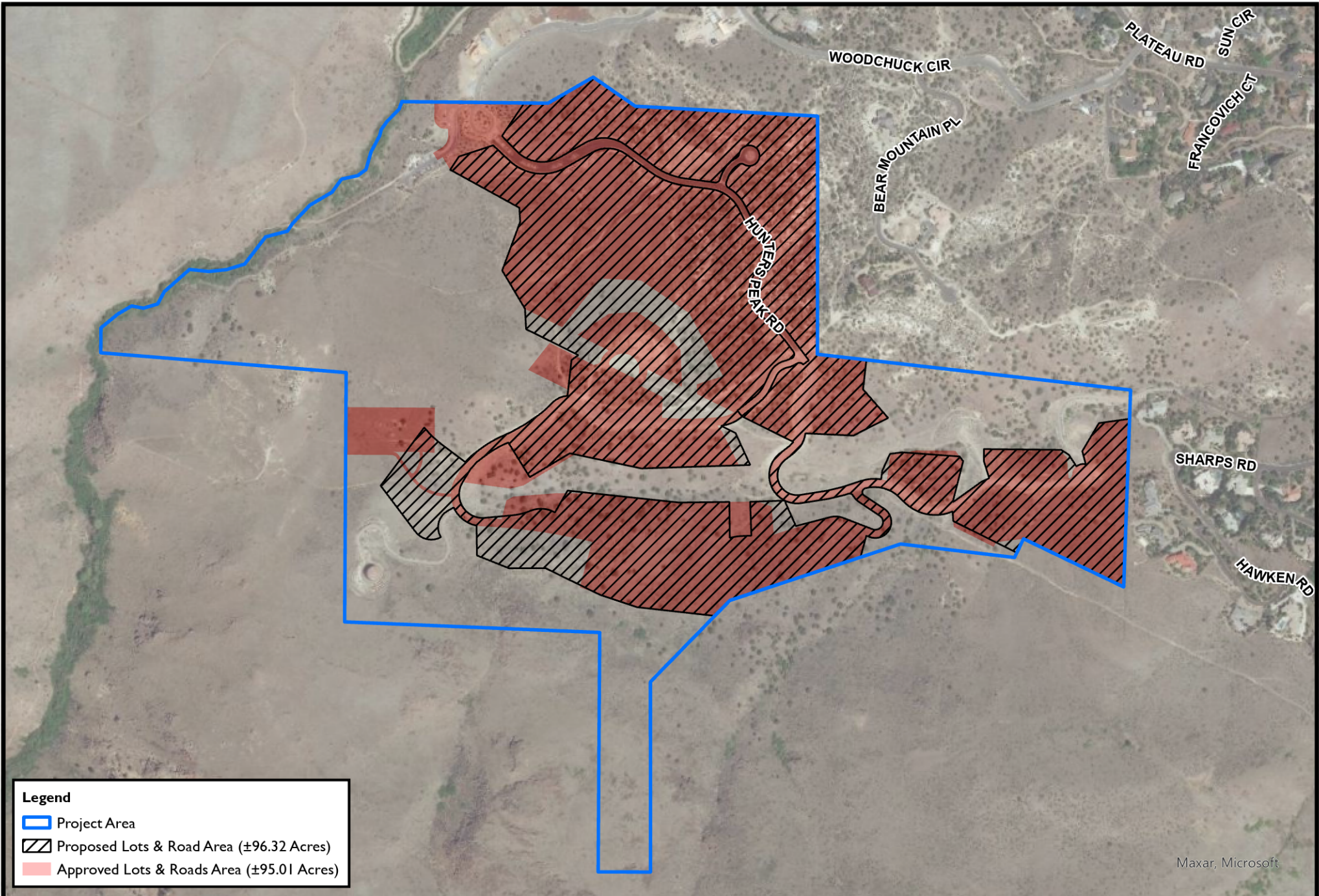


Zoning

The Ridges at Hunter Creek Condition Amendment

April 2022

WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 1361 Corporate Boulevard Tel: 775.823.4068
 Reno, NV 89502 Fax: 775.823.4066



Legend

- Project Area
- Proposed Lots & Road Area (±96.32 Acres)
- Approved Lots & Roads Area (±95.01 Acres)

Maxar, Microsoft



Lot Comparison Map

The Ridges at Hunter Creek Condition Amendment

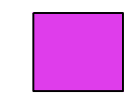
April 2022

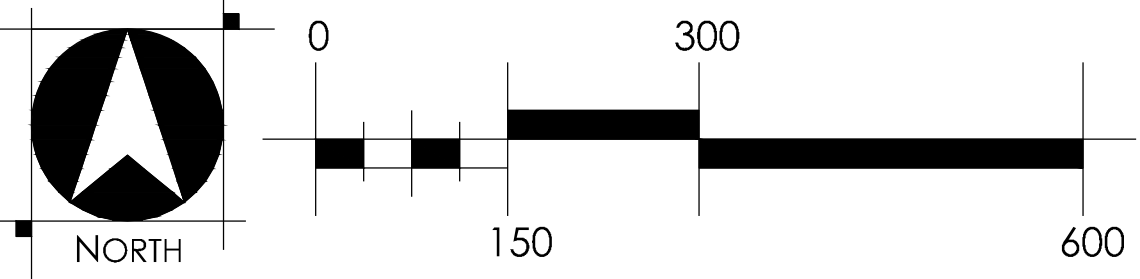
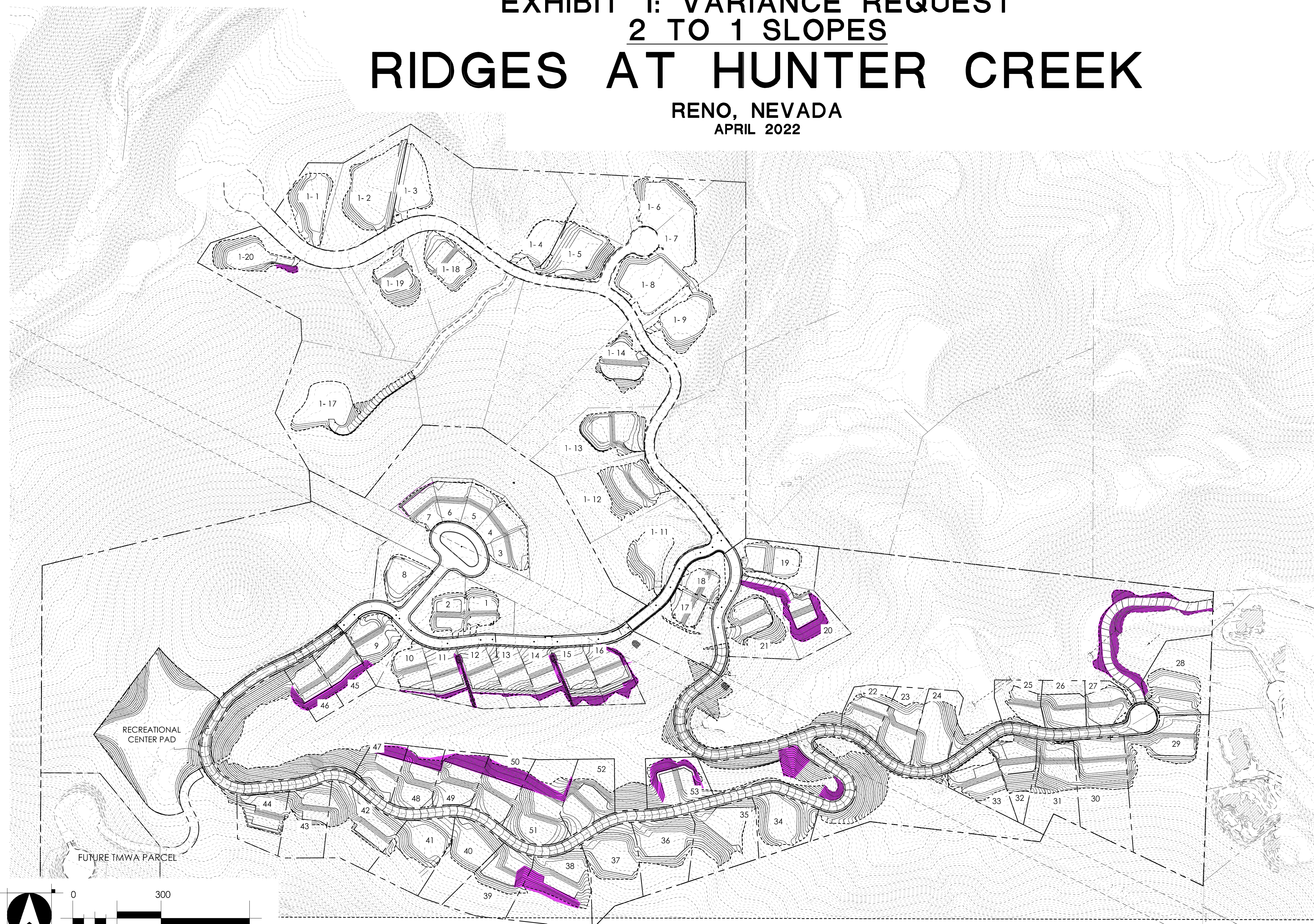
WOOD RODGERS
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 Reno, NV 89502 Fax: 775.823.4066

EXHIBIT 1: VARIANCE REQUEST 2 TO 1 SLOPES RIDGES AT HUNTER CREEK

RENO, NEVADA
APRIL 2022

LEGEND:

 2 TO 1 SLOPES
(APPROX. 125,000 SQ.
FT. OF AREA AT 2:1,
6.2% OF THE OVERALL
DISTURBED AREA)

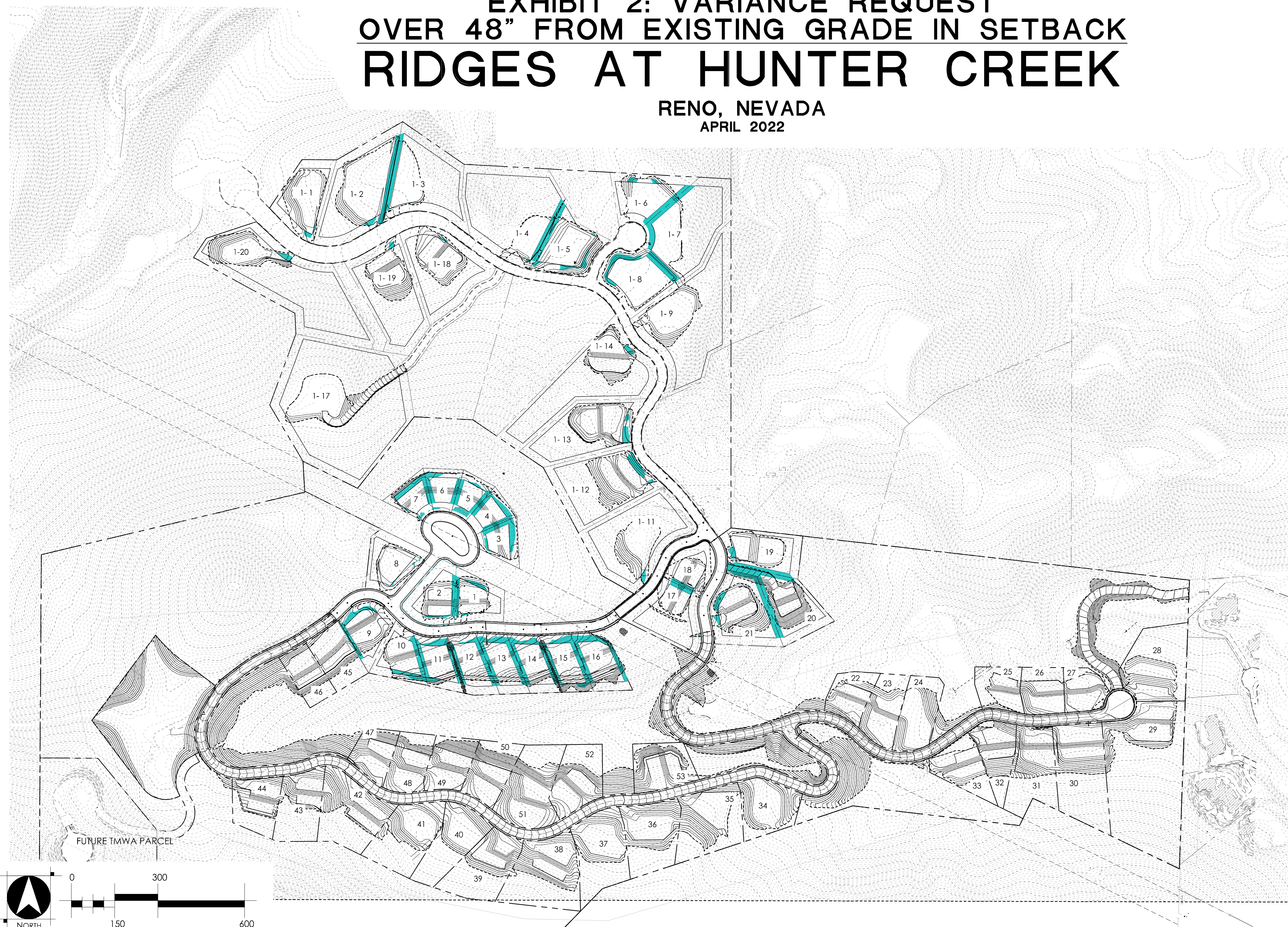



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RIDGES AT HUNTER CREEK
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Tel 775.823.4068
Fax 775.823.4068
1361 Corporate Boulevard, Reno, NV 89502
Tel 775.823.4068
Fax 775.823.4068

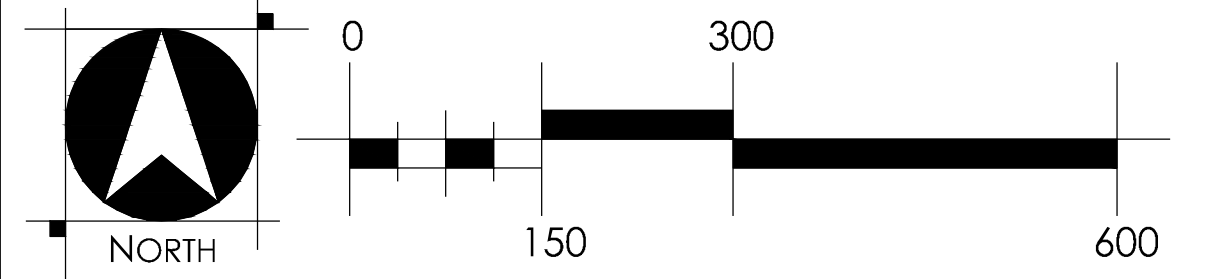
EXHIBIT 2: VARIANCE REQUEST OVER 48" FROM EXISTING GRADE IN SETBACK RIDGES AT HUNTER CREEK

RENO, NEVADA
APRIL 2022



LEGEND:

-  >48" DIFFERENCE IN SETBACK FROM EXISTING GRADE (APPLYING SUBDIVISION GRADING STANDARDS AT SHARED LOT LINES) REFER TO GRADING SECTIONS



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RIDGES AT HUNTER CREEK
WOOD RODGERS
1361 Corporate Boulevard Reno, NV 89502 Tel 775.823.4068 Fax 775.823.4068

EXHIBIT 3: VARIANCE REQUEST CUT/FILLS OVER 10 FEET RIDGES AT HUNTER CREEK

RENO, NEVADA
APRIL 2022

LEGEND:
■ >10 FT CUT
■ >10 FT FILL

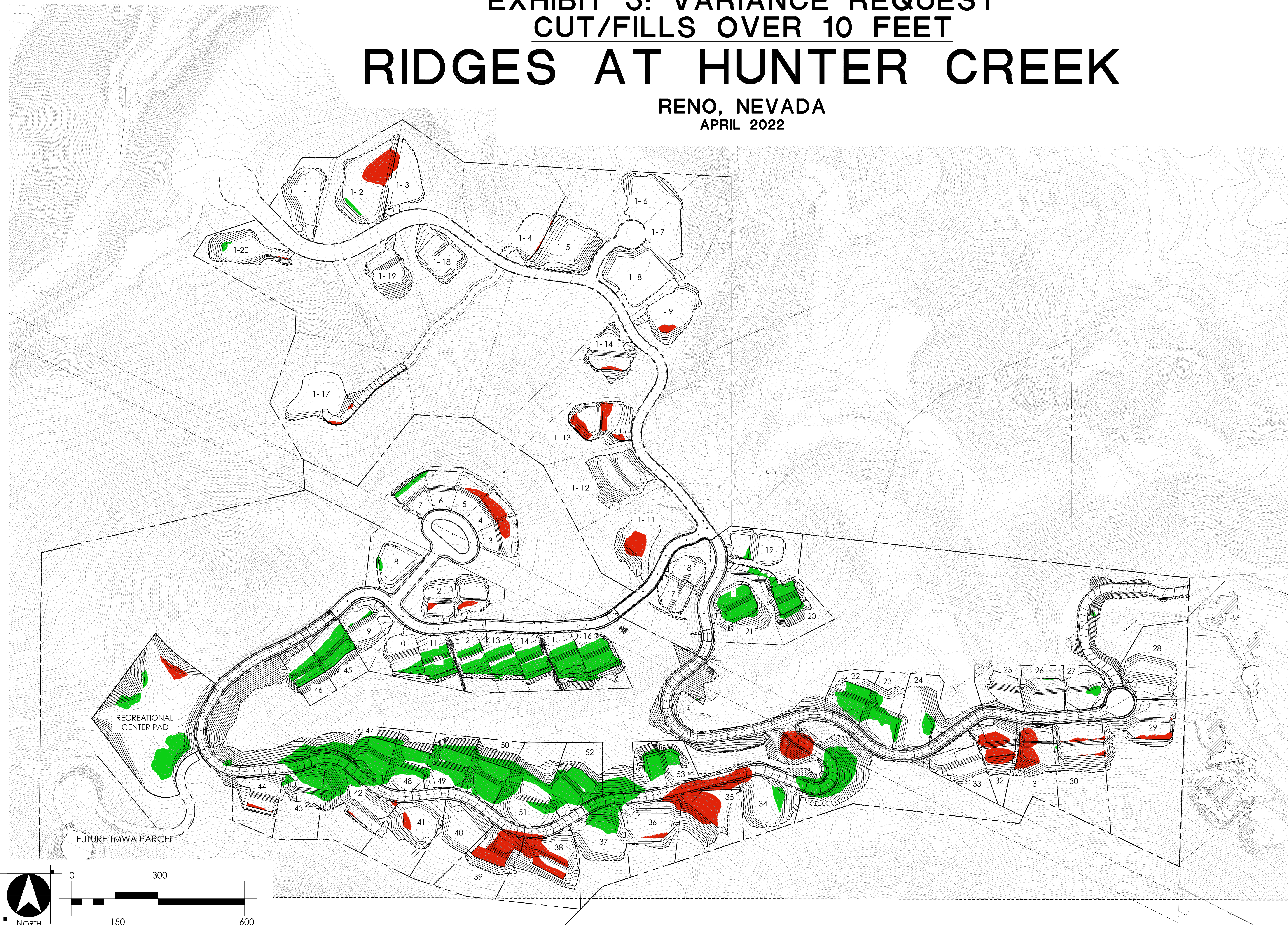
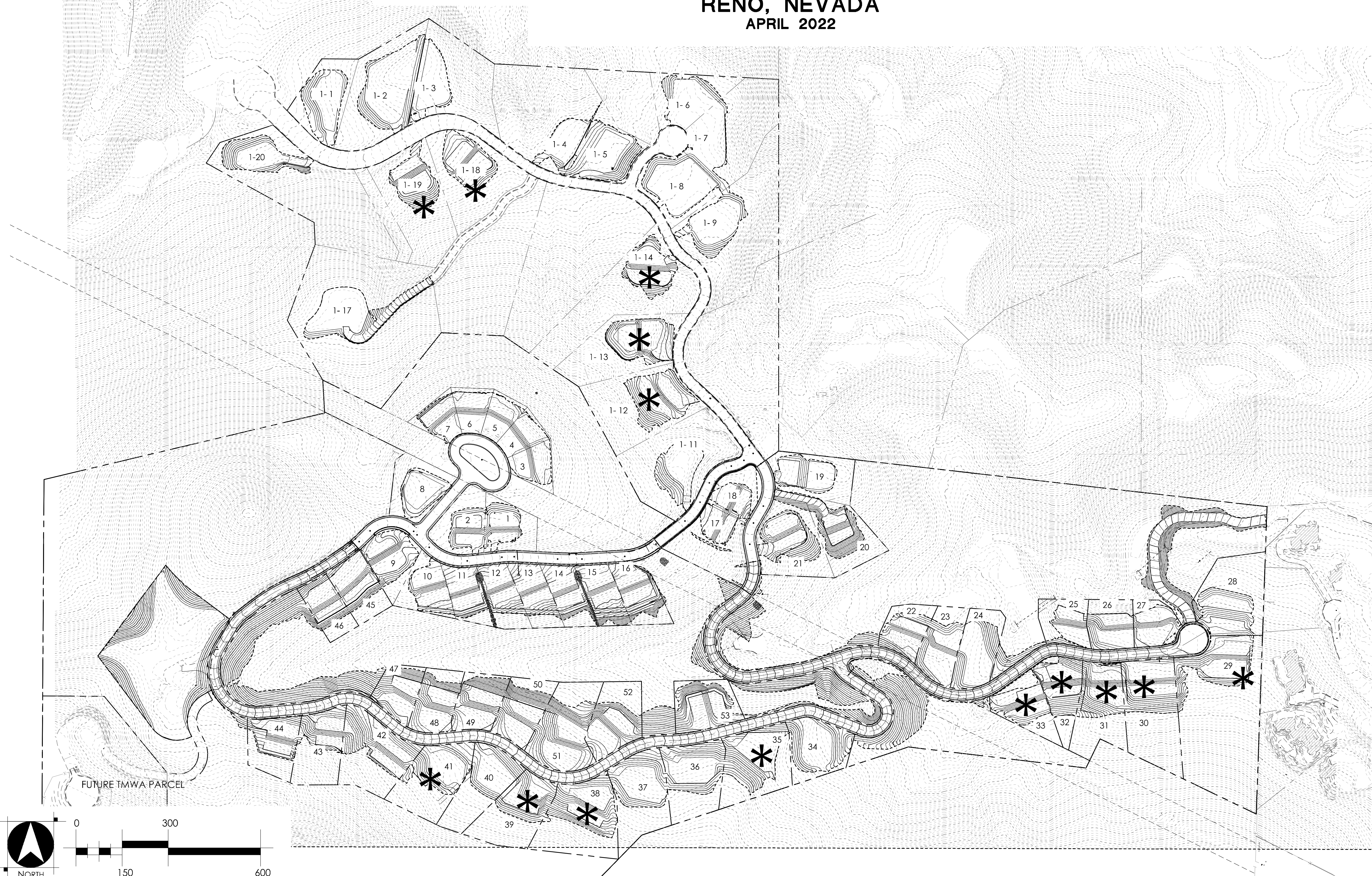


EXHIBIT 4: VARIANCE REQUEST 20 FT EXCESS HEIGHT OVER PAD GRADE RIDGES AT HUNTER CREEK

RENO, NEVADA
APRIL 2022

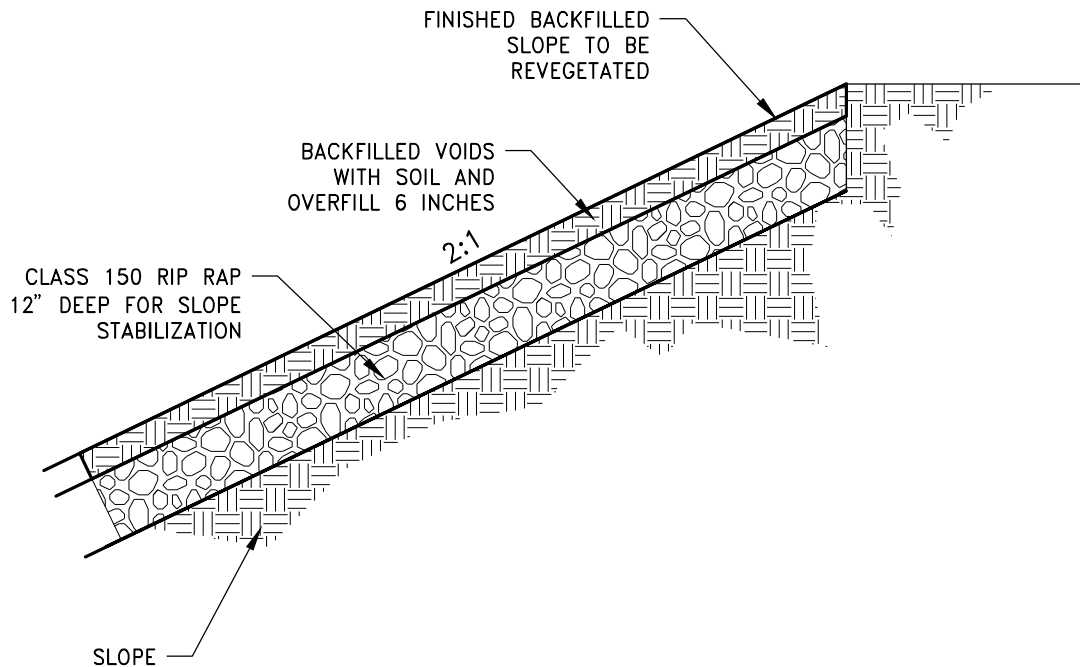
LEGEND:
* BACKSLOPE EXCEEDS
HEIGHT STRUCTURE



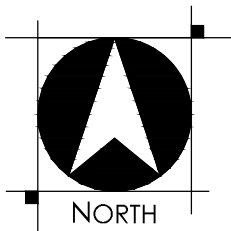
RIDGES AT HUNTER CREEK
WOOD RODGERS
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APRIL 2022

SOIL BACKFILLED RIP RAP RIDGES AT HUNTER CREEK

WASHOE COUNTY, NEVADA
MARCH 2022



1 SOIL BACKFILLED RIP RAP
EXH N.T.S.



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RIDGES AT HUNTER CREEK

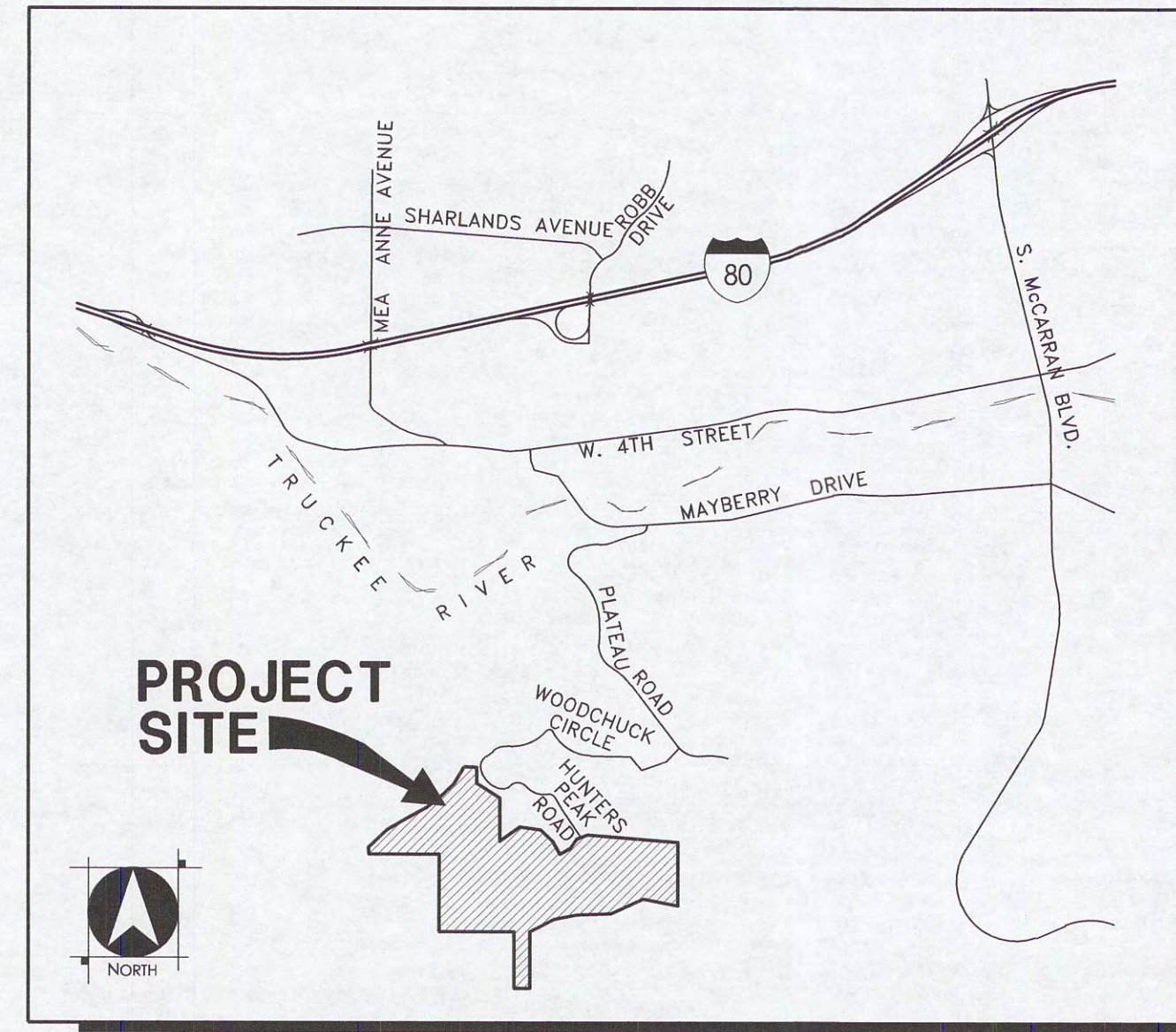
MASS GRADING SPECIAL USE PERMIT TITLE SHEET

OWNER:
KIA ORA LLC
204 EDISON WAY
RENO, NEVADA
ATTN: STEVE GABRIEL
949-637-0076

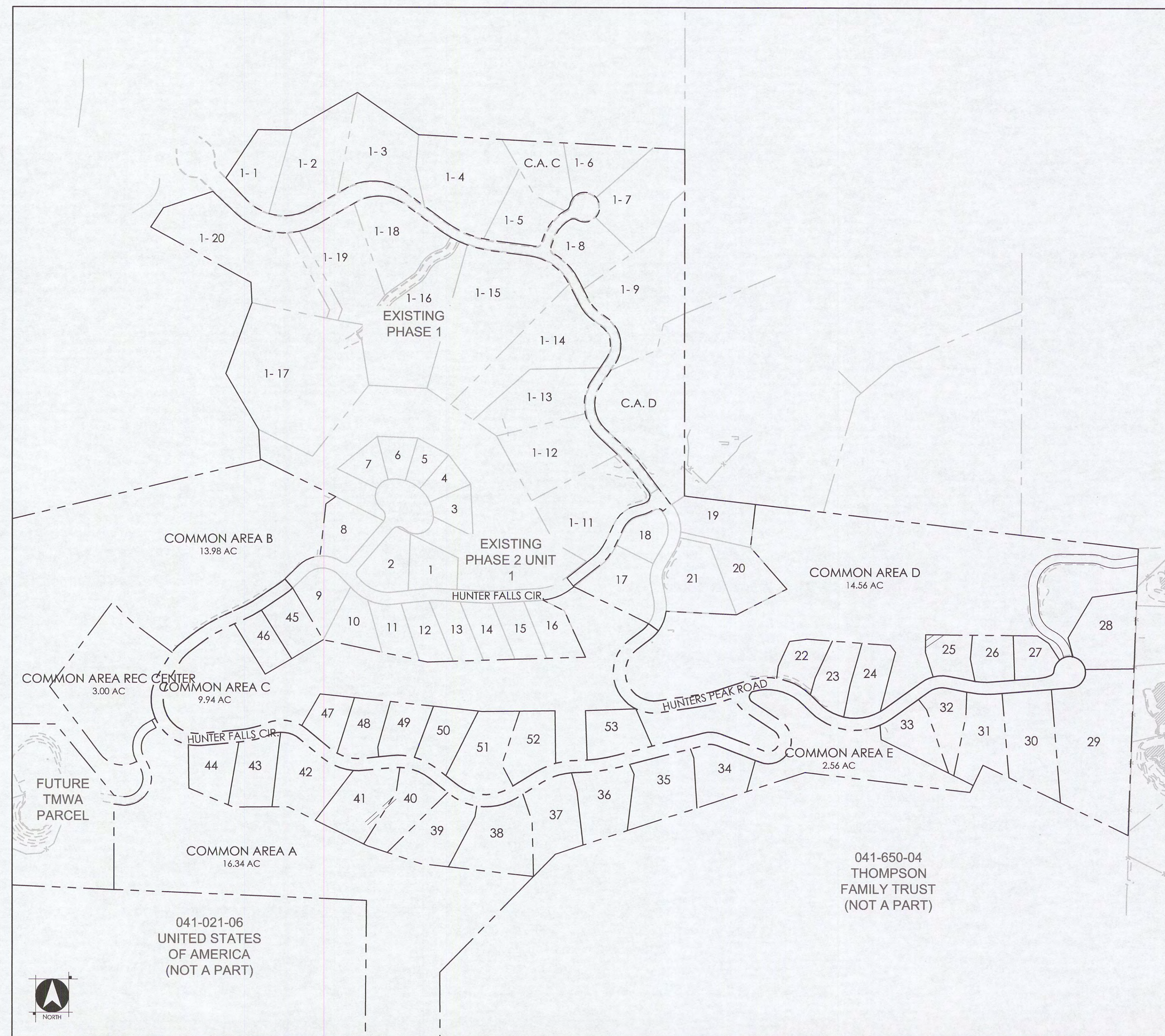
APPLICANT:
NEW EDGE LIVING
4901 BIRCH STREET
NEWPORT BEACH, CALIFORNIA
ATTN: DAVE CONLEY
949-278-2754

BASIS OF BEARINGS:
NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994, HIGH ACCURACY REFERENCE NETWORK (NAD 83/94-HARN), AS DETERMINED USING REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS WITH CORRECTIONS TRANSMITTED BY THE NORTHERN NEVADA COOPERATIVE REAL TIME NETWORK GPS (NNCRN GPS). THE BEARING BETWEEN GPS REFERENCE STATION "RNW-RENO"-N745M01028 AND "WSZOLEZZI"-S625M01279 IS TAKEN AS SOUTH 40°39'41" EAST. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. COMBINED GRID-TO-GROUND FACTOR = 1.000197939.

BASIS OF ELEVATION:
THE BASIS OF ELEVATION IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AS TAKEN FROM CITY OF RENO BENCHMARK 2708, WITH A PUBLISHED ELEVATION OF 4651.10 FT. BENCHMARK 2708 IS DESCRIBED AS BEING 1-1/2" DIA. STL. CAP-NW COR-WOODLAND AVE & WHITE FIR ST-9 FT W/LY OF CB/OI.



VICINITY MAP
NOT TO SCALE



SITE PLAN
NOT TO SCALE

SITE INFORMATION:

SITE PLAN STATISTICS
SITE AREA: 161.7± AC

LOT SUMMARY
MINIMUM LOT SIZE: 13,567 SF
MAXIMUM LOT SIZE: 197,667 SF
AVERAGE LOT SIZE: 43,484 SF

ASSESSOR PARCEL NUMBERS
041-661-01 THROUGH 041-661-11
041-661-14
041-662-01 THROUGH 041-662-04
041-662-06 THROUGH 041-662-13
041-671-02
041-650-03

ENGINEERS STATEMENT:

I, SHAWNEE A. DUNAGAN, DO HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED BY ME OR UNDER MY SUPERVISION AND WAS COMPLETED ON THE 8TH DAY OF FEBRUARY, 2022.

SHAWNEE A. DUNAGAN, P.E. #24774



SHEET INDEX

SHT No.	DWG ID	DRAWING DESCRIPTION
1	T-1	TITLE SHEET
2	G-1	PRELIMINARY GRADING PLAN
3	G-2	PRELIMINARY GRADING PLAN
4	G-3	PRELIMINARY GRADING PLAN
5	U-1	PRELIMINARY UTILITY PLAN
6	U-2	PRELIMINARY UTILITY PLAN

RIDGES AT HUNTER CREEK
TITLE SHEET



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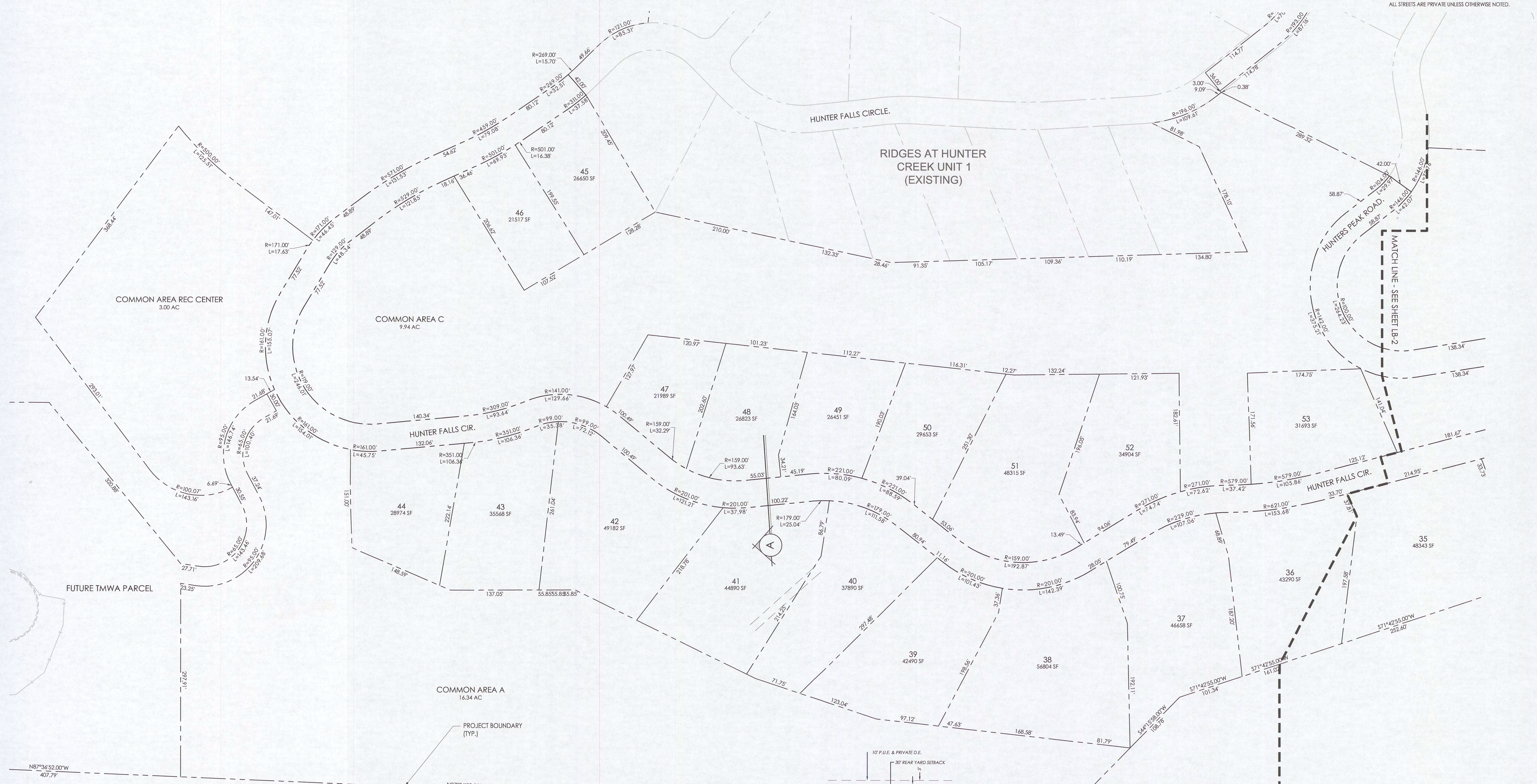
3308.007

APRIL, 2022

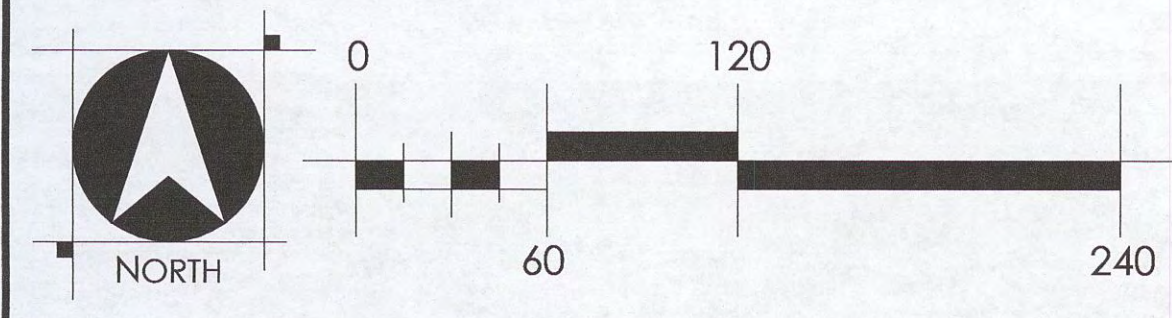
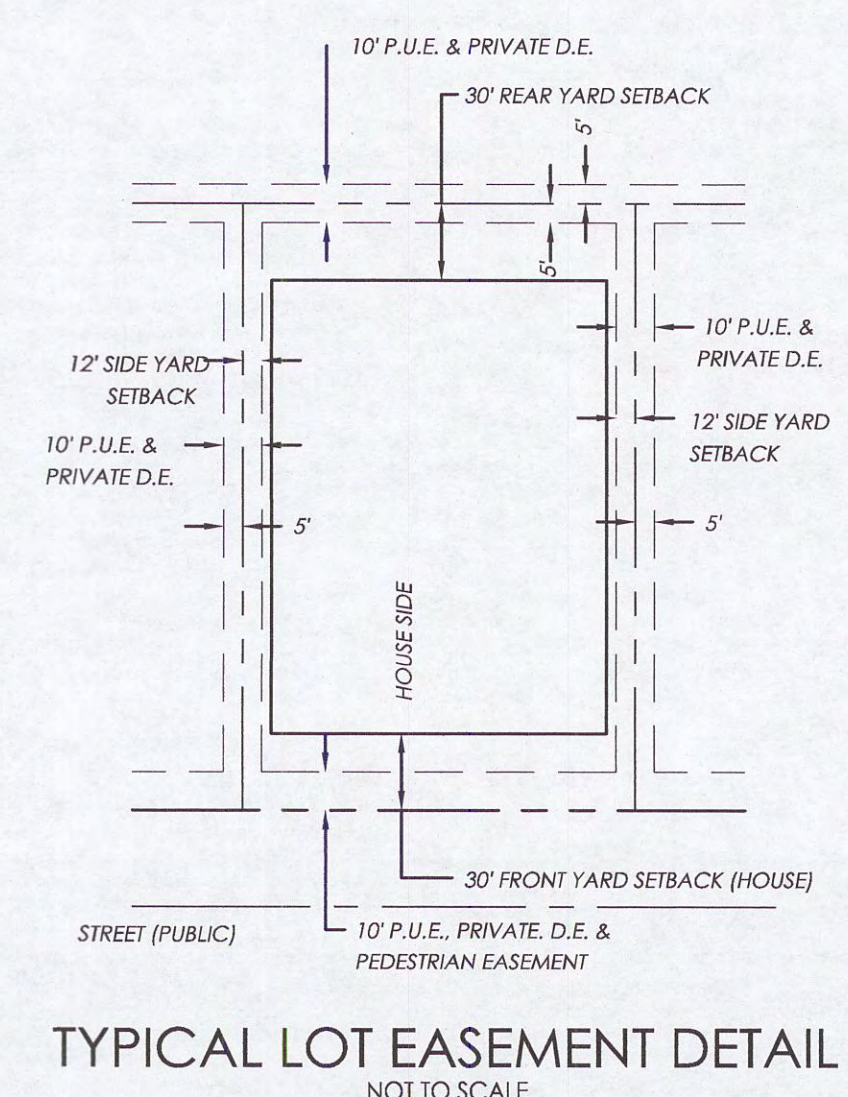
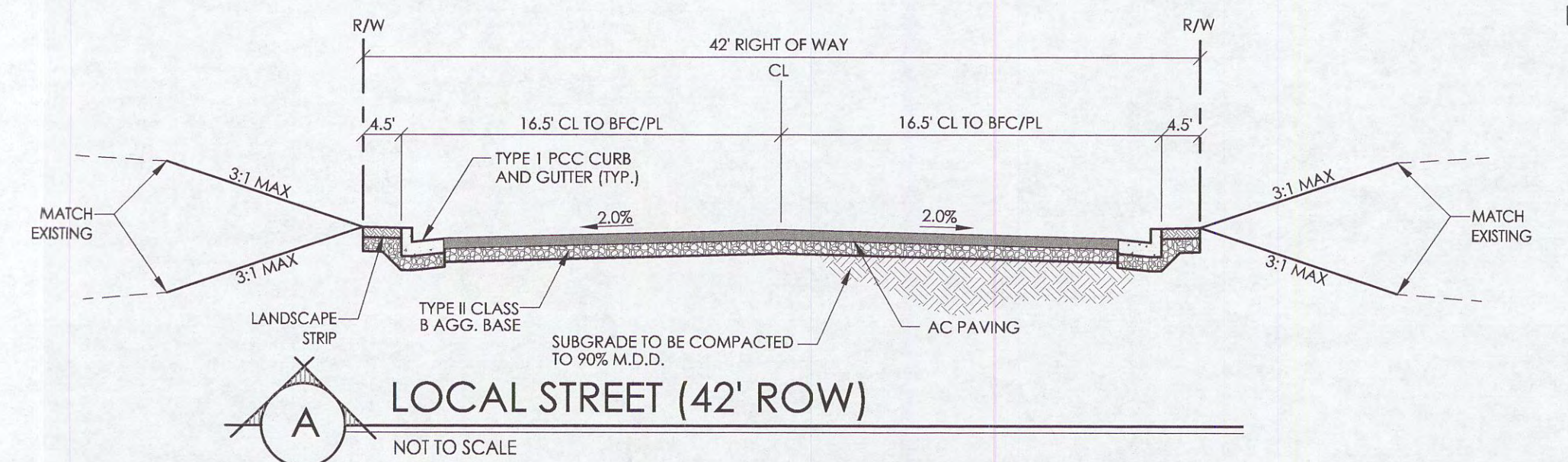
RIDGES AT HUNTER CREEK

MASS GRADING SPECIAL USE PERMIT PRELIMINARY LOT AND BLOCK PLAN

NOTE:
ALL STREETS ARE PRIVATE UNLESS OTHERWISE NOTED.



041-021-06
UNITED STATES OF
AMERICA
(NOT A PART)



RIDGES AT HUNTER CREEK PRELIMINARY LOT AND BLOCK PLAN



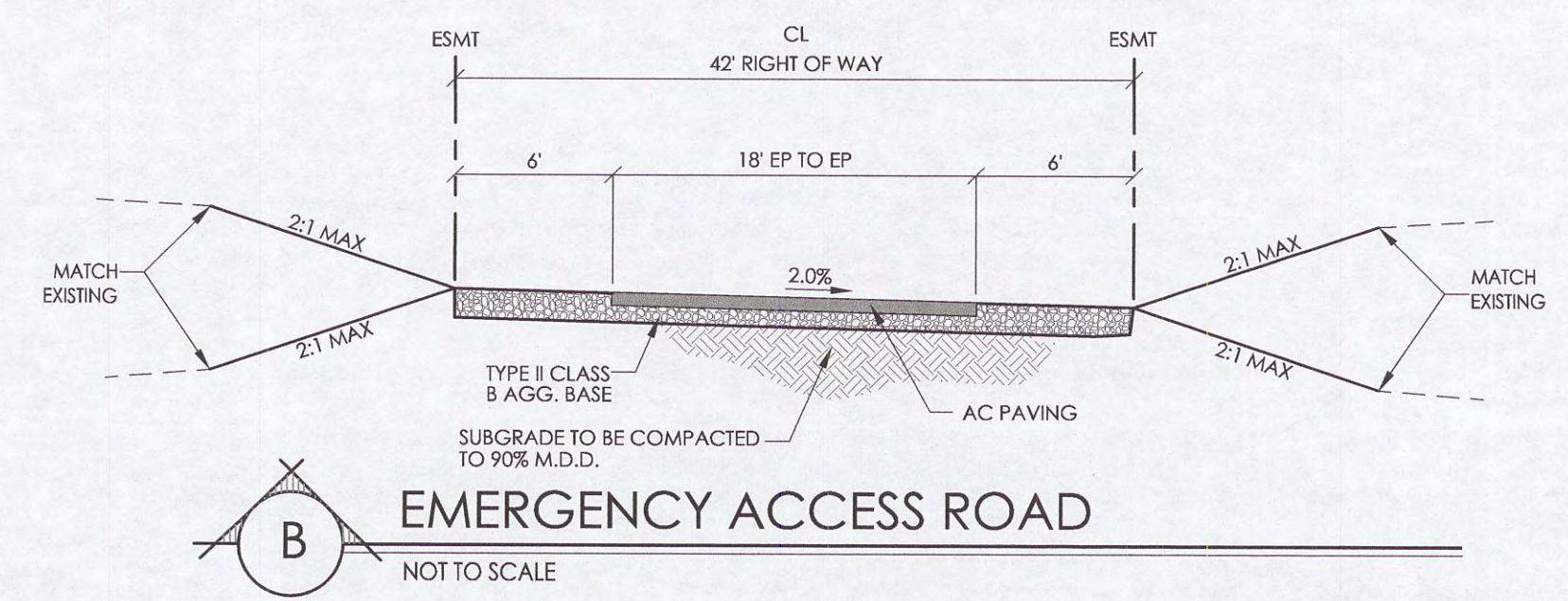
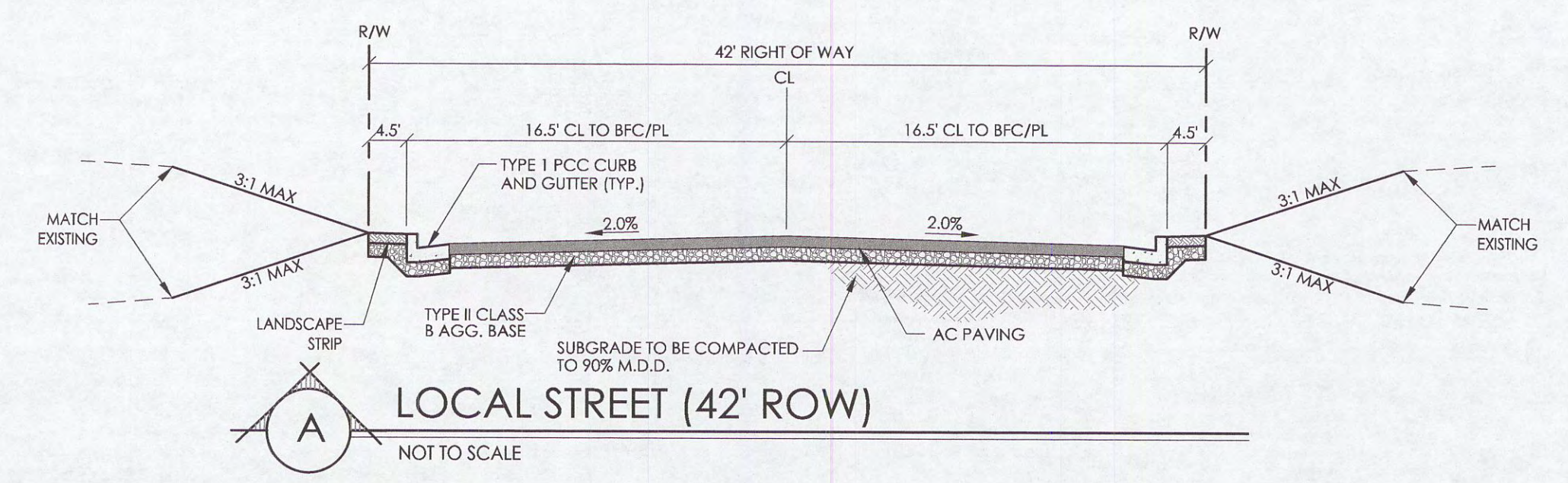
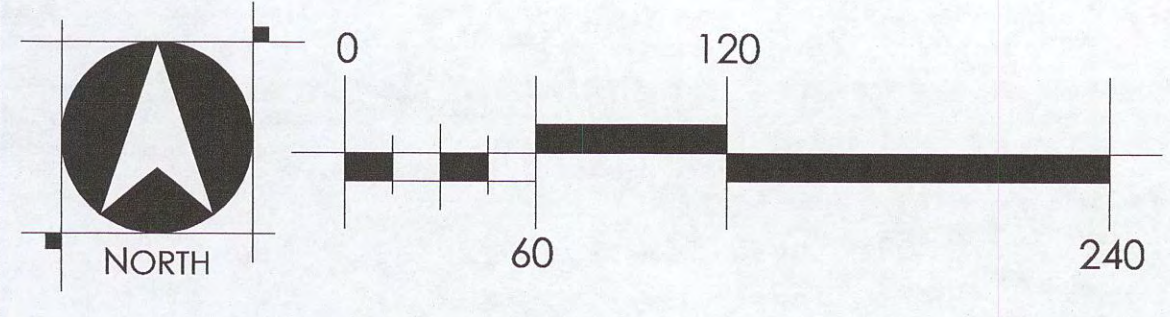
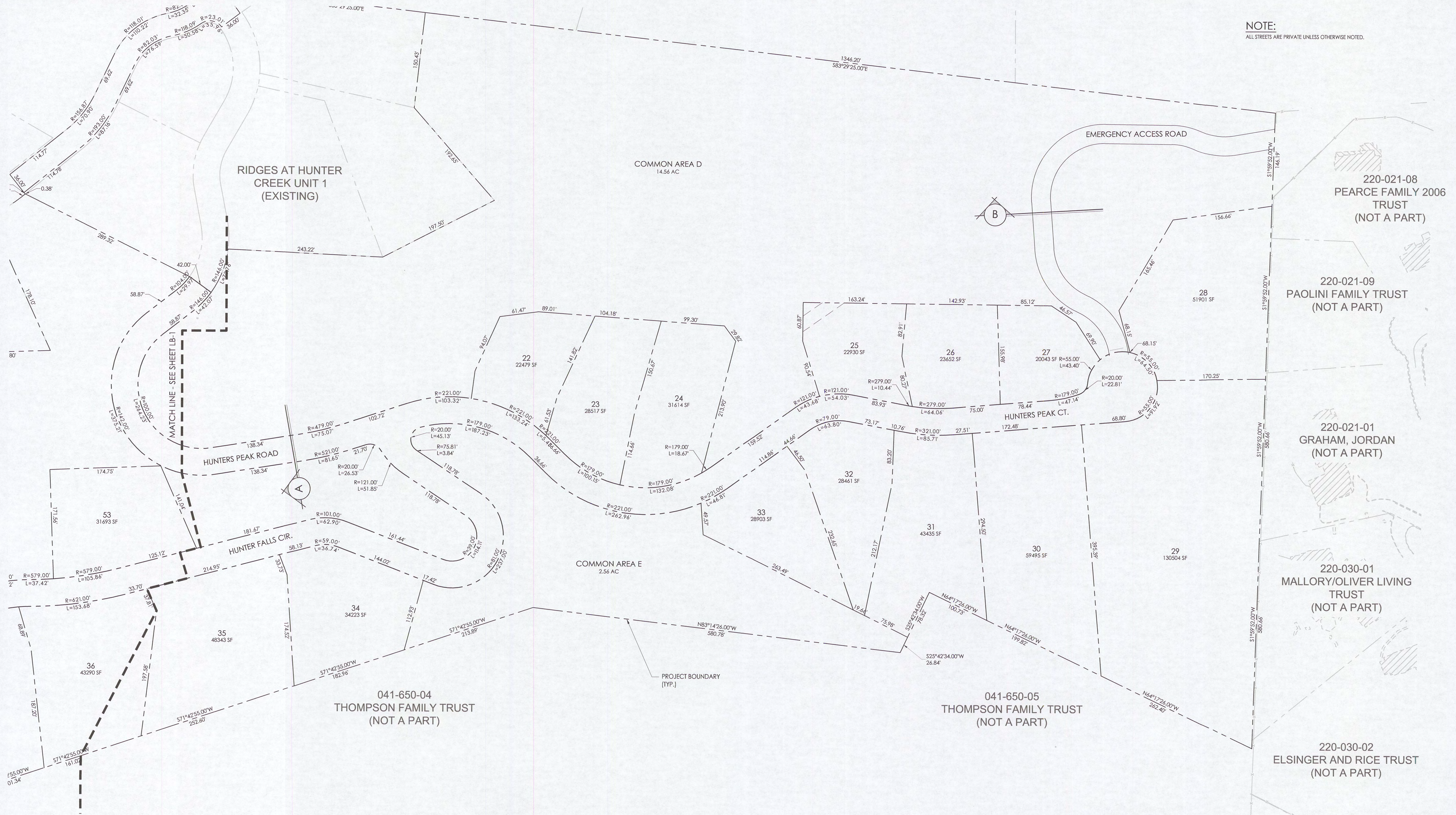
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RIDGES AT HUNTER CREEK

MASS GRADING SPECIAL USE PERMIT PRELIMINARY LOT AND BLOCK PLAN

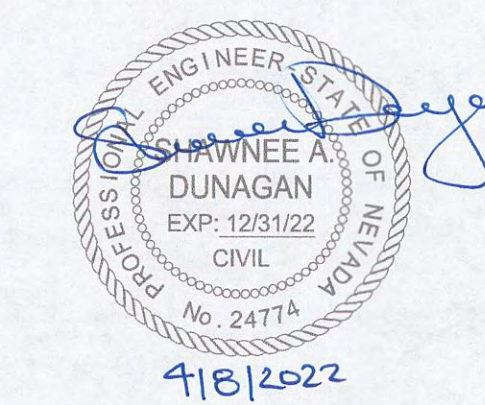
NOTE:
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RIDGES AT HUNTER CREEK PRELIMINARY LOT AND BLOCK PLAN



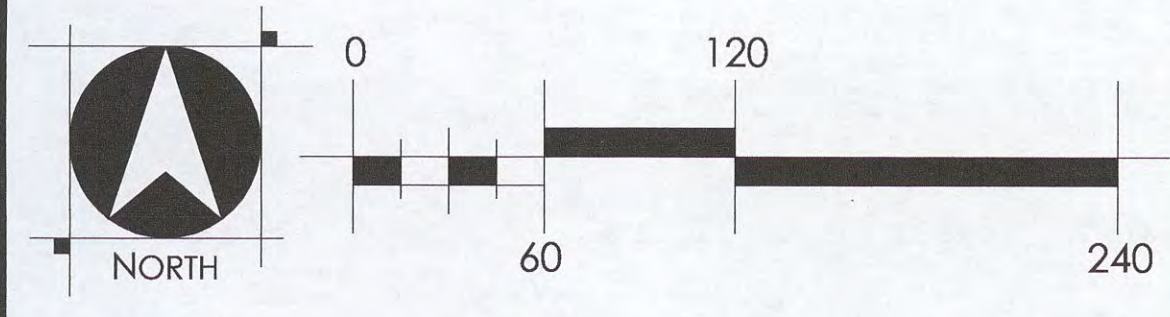
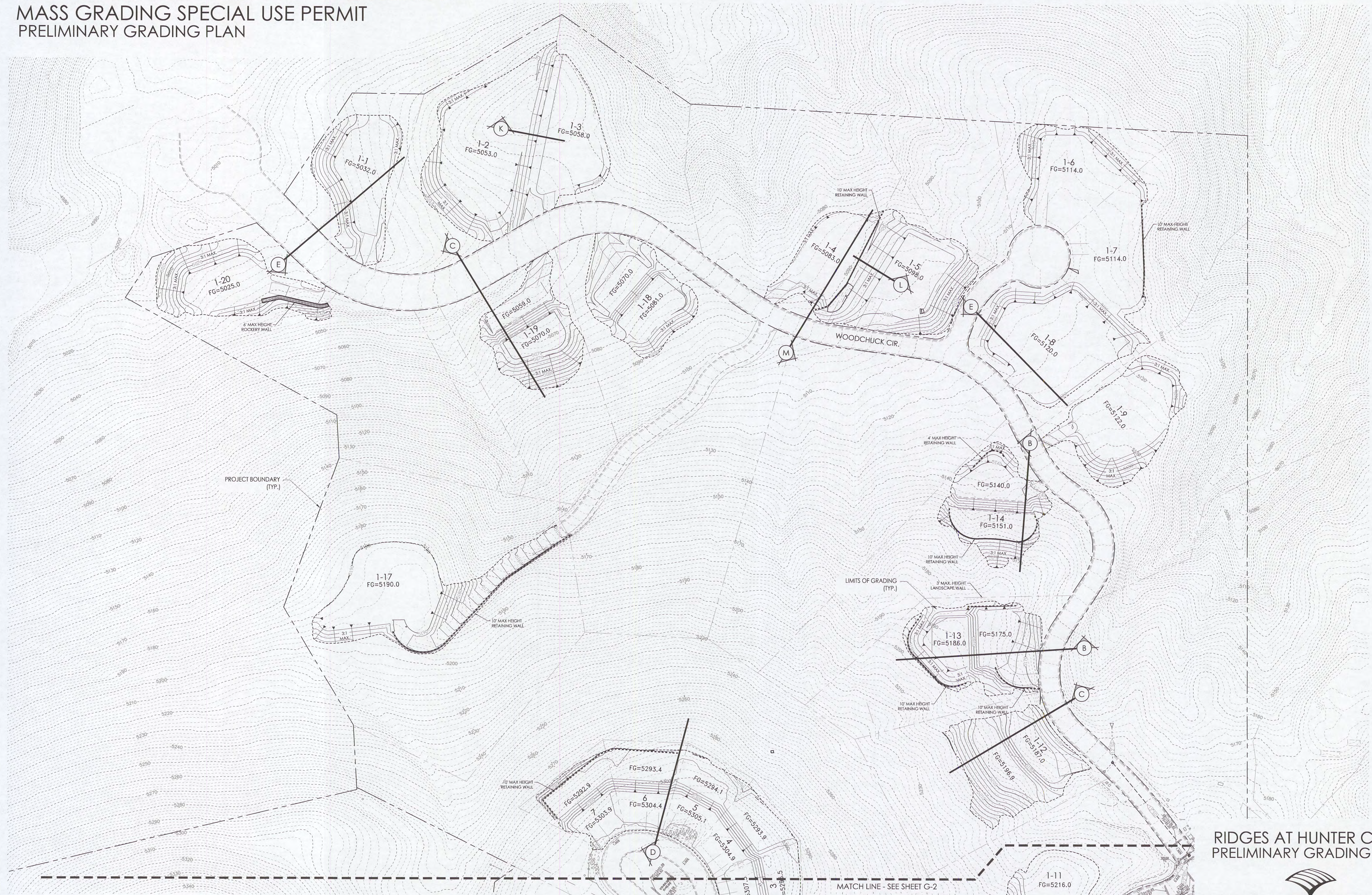
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RIDGES AT HUNTER CREEK

MASS GRADING SPECIAL USE PERMIT

PRELIMINARY GRADING PLAN



LEGEND:
 ROCKERY WALL
 RETAINING WALL



RIDGES AT HUNTER CREEK
 PRELIMINARY GRADING PLAN



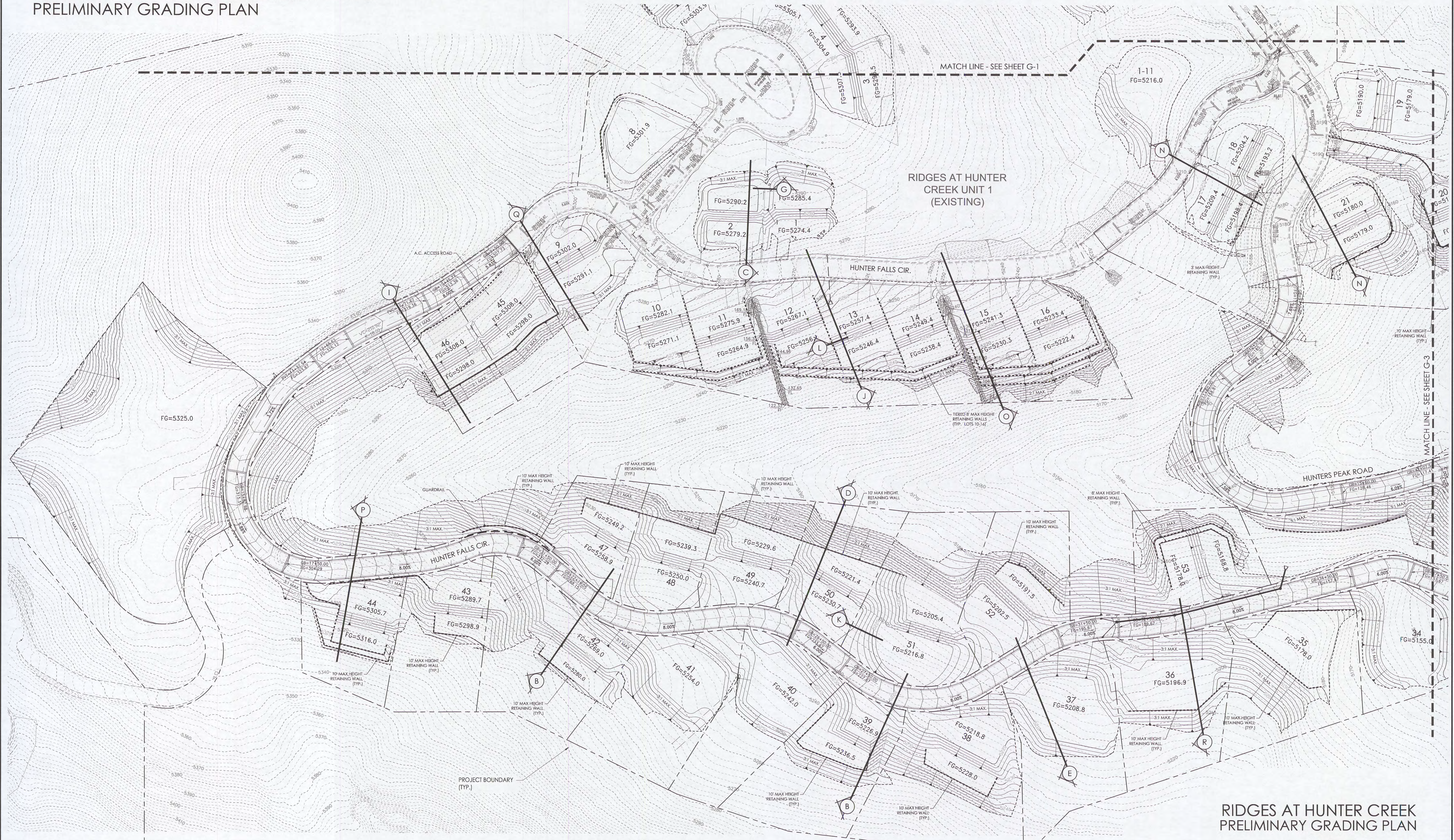
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3308.007 APRIL, 2022

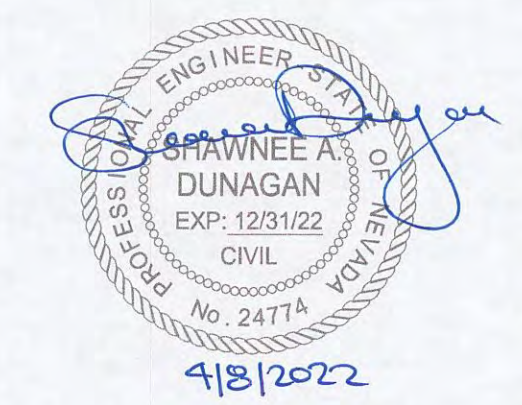
SHEET G-1 OF 9

RIDGES AT HUNTER CREEK

MASS GRADING SPECIAL USE PERMIT PRELIMINARY GRADING PLAN



LEGEND:
 ROCKERY WALL
 RETAINING WALL



RIDGES AT HUNTER CREEK
PRELIMINARY GRADING PLAN

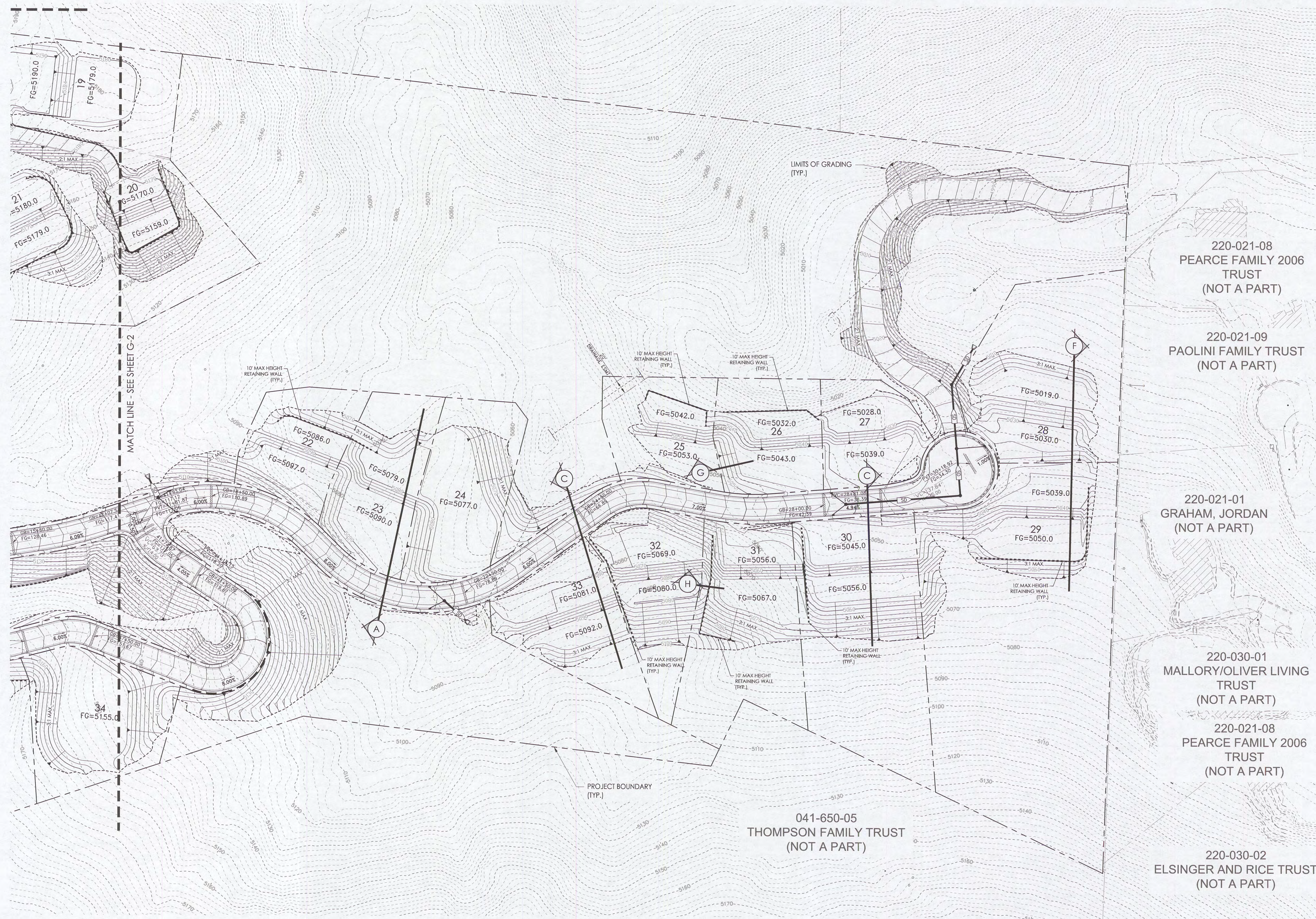


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RIDGES AT HUNTER CREEK

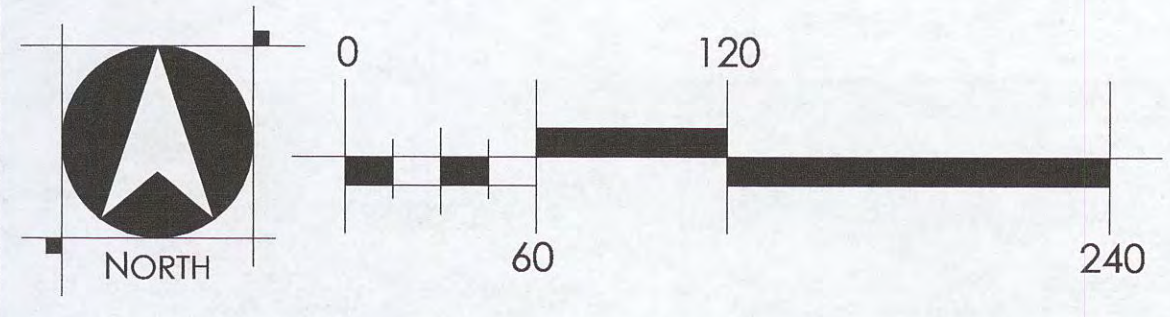
MASS GRADING SPECIAL USE PERMIT

PRELIMINARY GRADING PLAN



- 220-021-08
PEARCE FAMILY 2006
TRUST
(NOT A PART)
- 220-021-09
PAOLINI FAMILY TRUST
(NOT A PART)
- 220-021-01
GRAHAM, JORDAN
(NOT A PART)
- 220-030-01
MALLORY/OLIVER LIVING
TRUST
(NOT A PART)
- 220-021-08
PEARCE FAMILY 2006
TRUST
(NOT A PART)
- 220-030-02
ELSINGER AND RICE TRUST
(NOT A PART)

041-650-05
THOMPSON FAMILY TRUST
(NOT A PART)



- LEGEND:
- ROCKERY WALL
 - RETAINING WALL



RIDGES AT HUNTER CREEK
PRELIMINARY GRADING PLAN



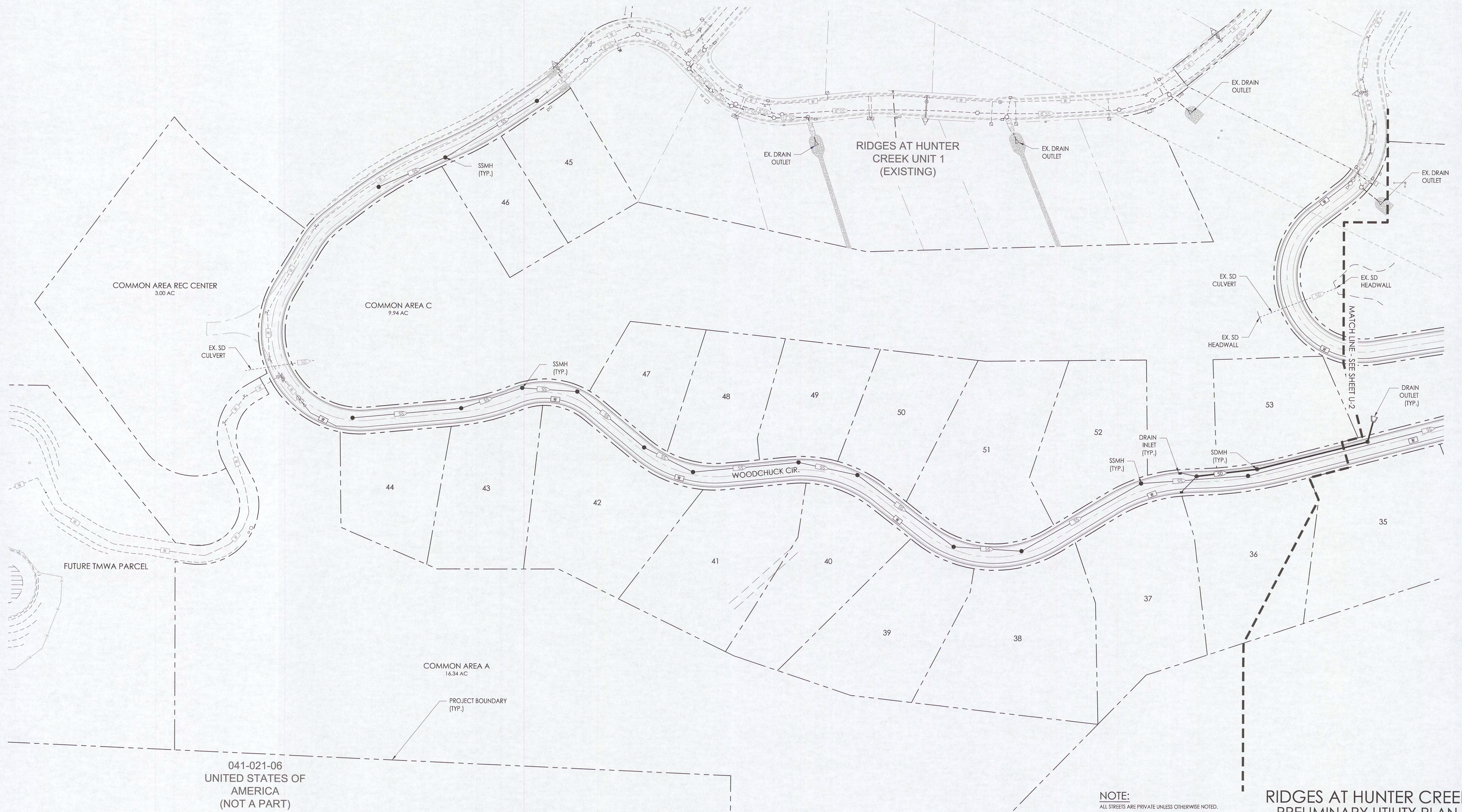
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1361 Corporate Boulevard Tel 775.823.4068
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3308.007 APRIL, 2022

RIDGES AT HUNTER CREEK

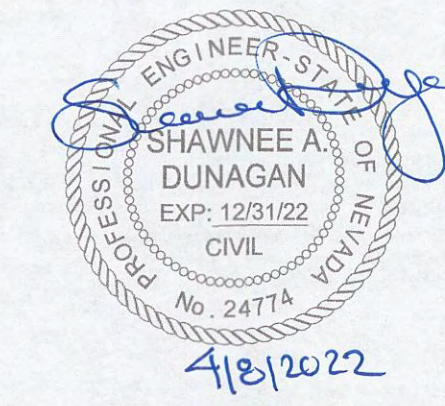
MASS GRADING SPECIAL USE PERMIT

PRELIMINARY UTILITY PLAN



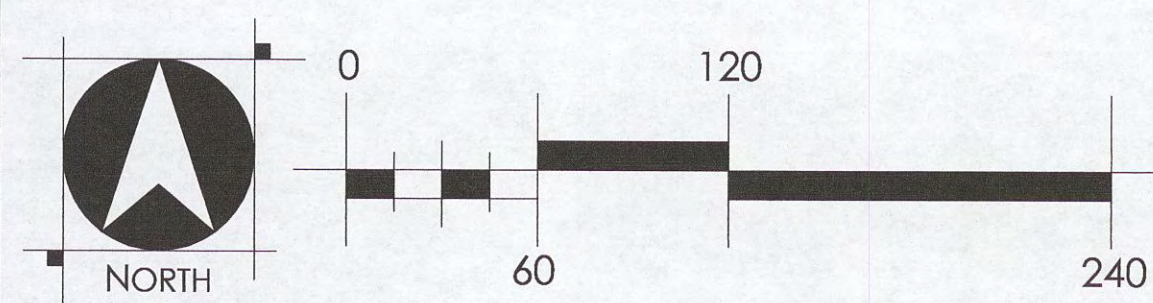
NOTE:
 ALL STREETS ARE PRIVATE UNLESS OTHERWISE NOTED.
 ALL SANITARY SEWER IS PUBLIC (WASHOE COUNTY) UNLESS OTHERWISE NOTED.
 ALL WATER IS PUBLIC (TMWA).
 ALL STORM DRAIN IS PRIVATE.

RIDGES AT HUNTER CREEK PRELIMINARY UTILITY PLAN



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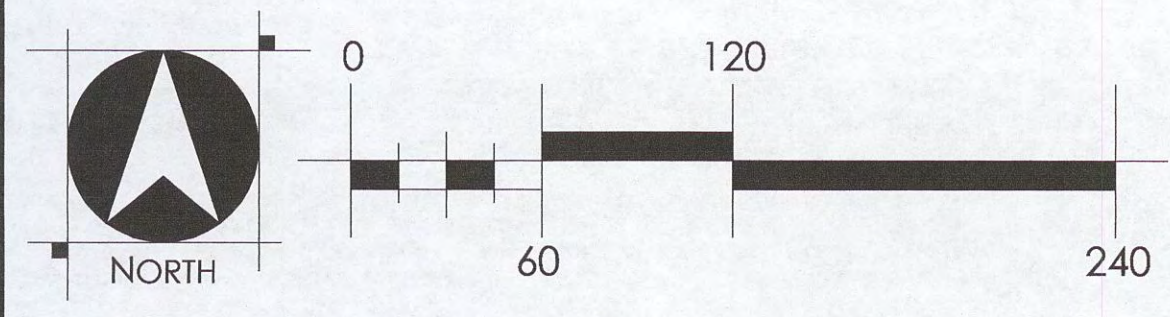
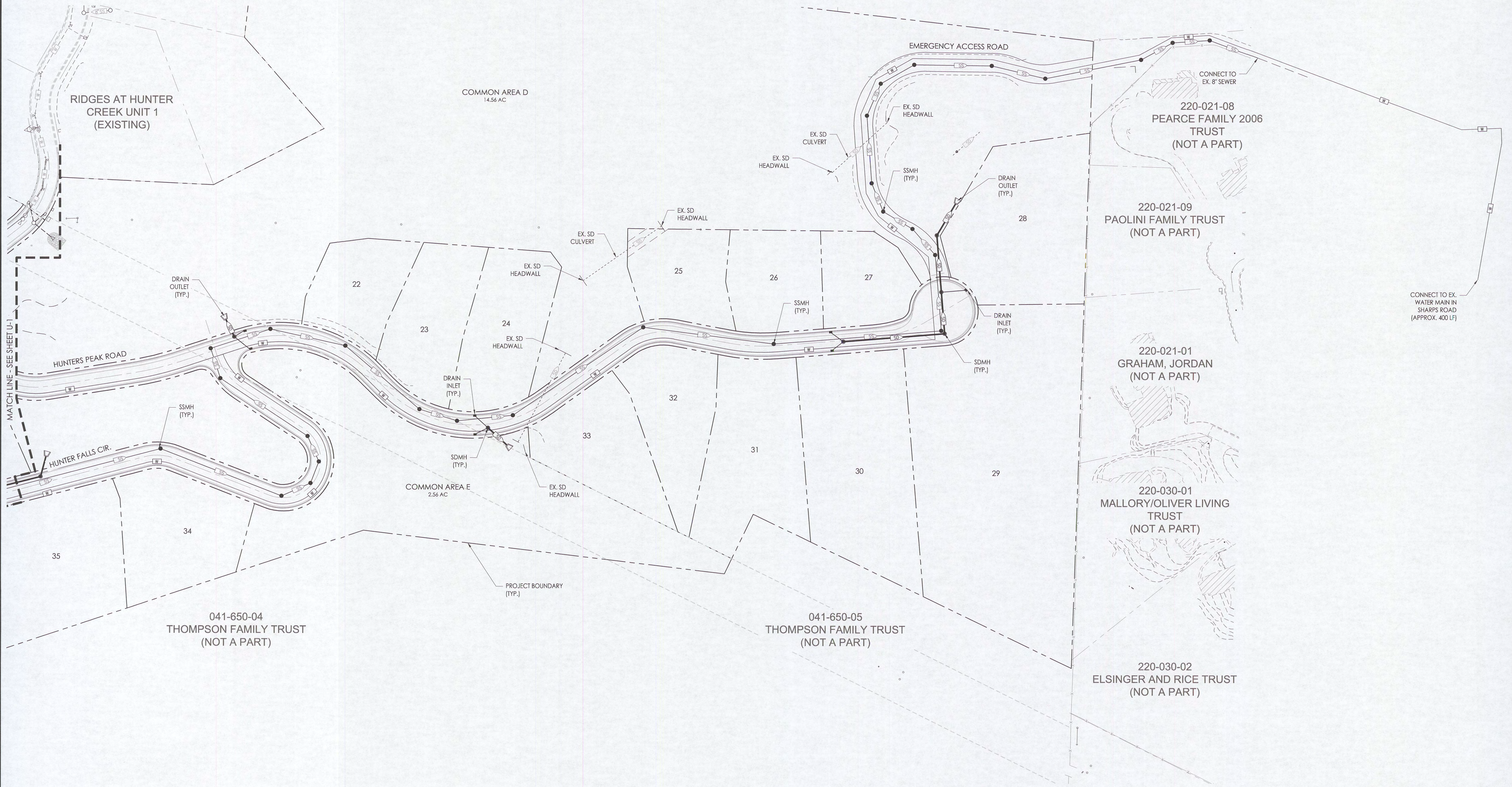
3308.007 APRIL, 2022



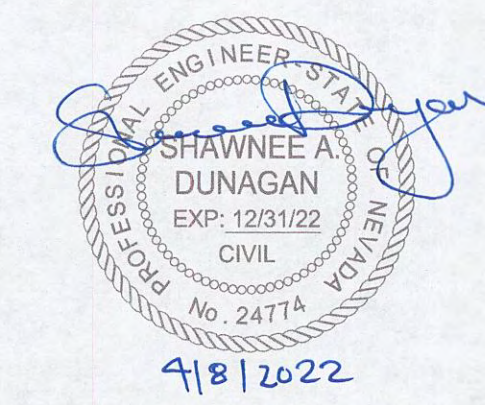
RIDGES AT HUNTER CREEK

MASS GRADING SPECIAL USE PERMIT

PRELIMINARY UTILITY PLAN



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RIDGES AT HUNTER CREEK
 PRELIMINARY UTILITY PLAN

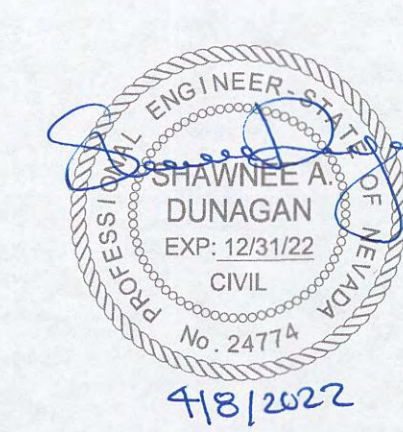
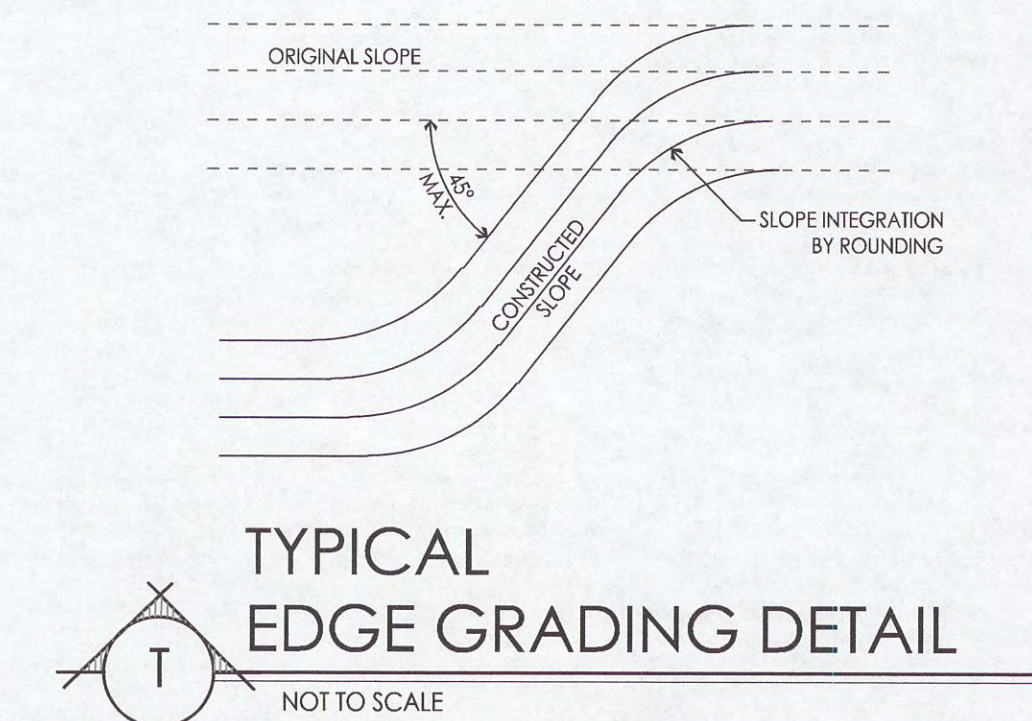
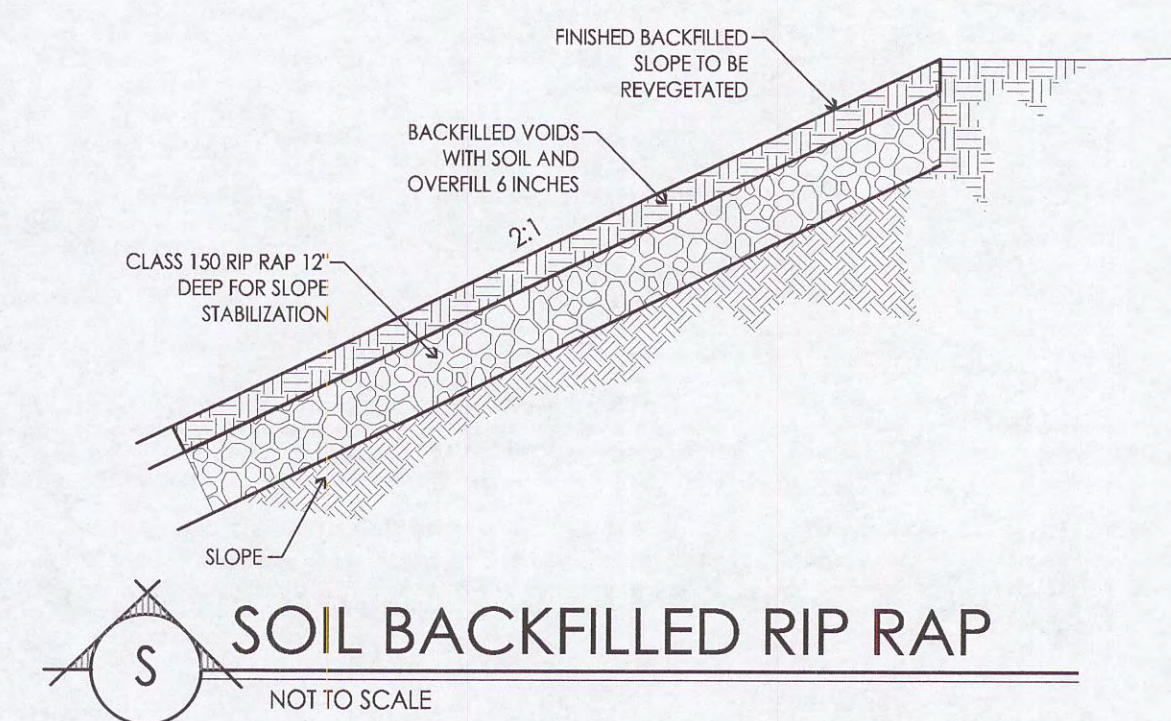
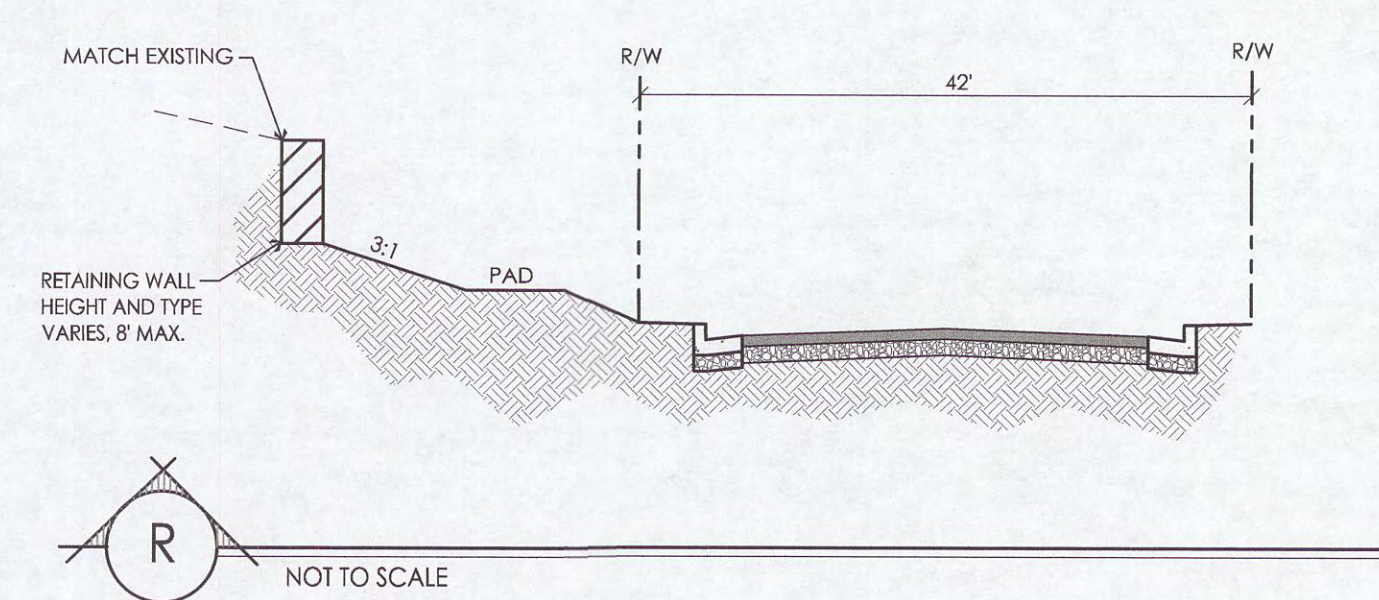
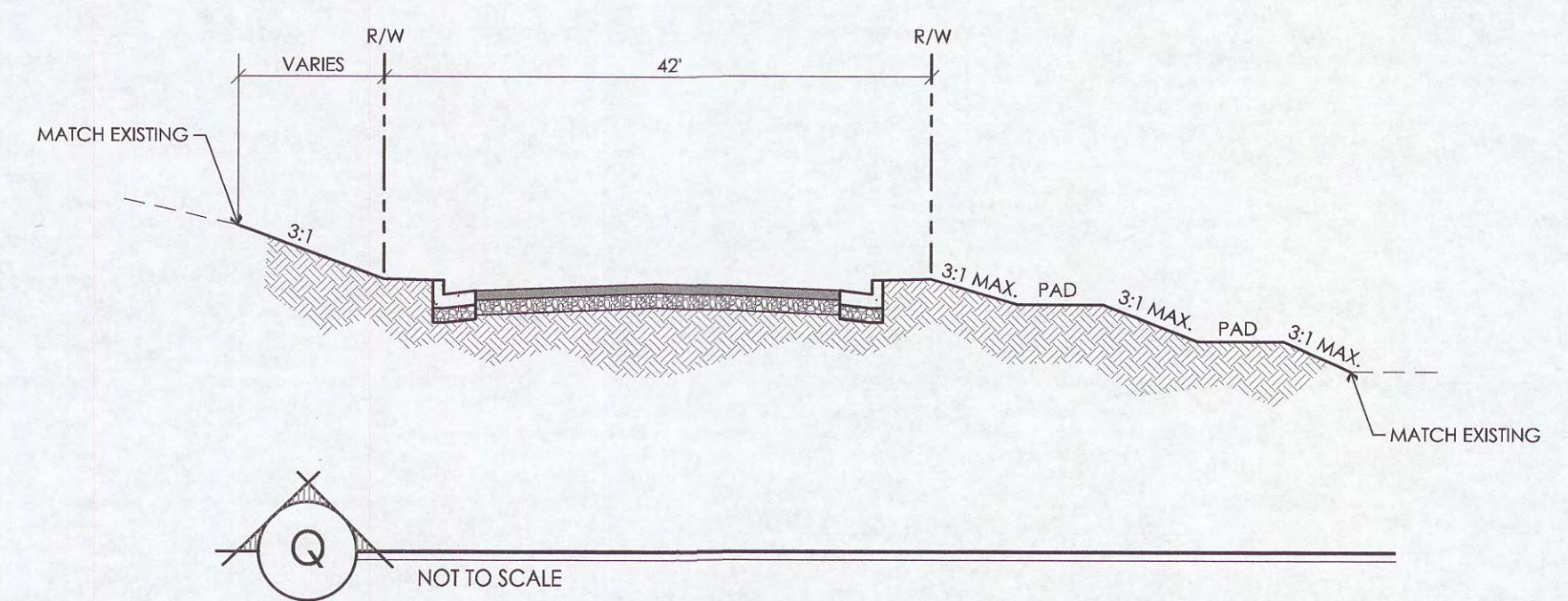
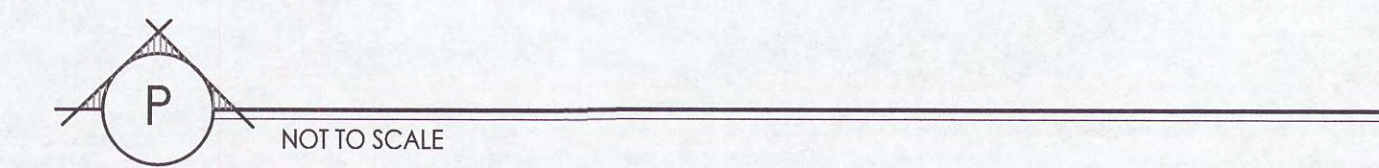
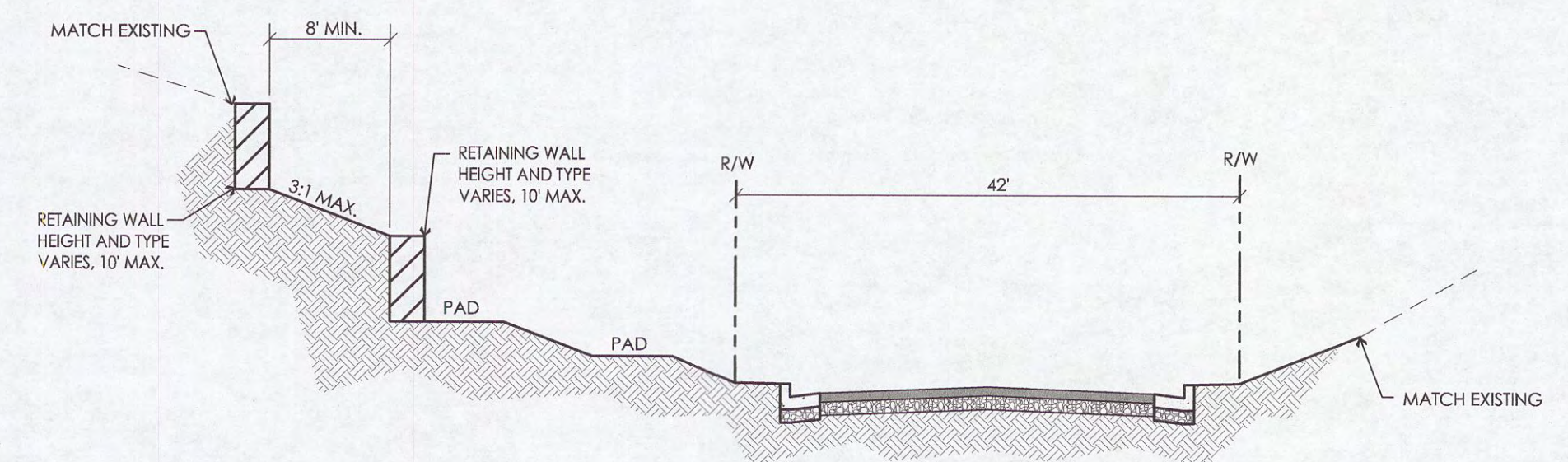
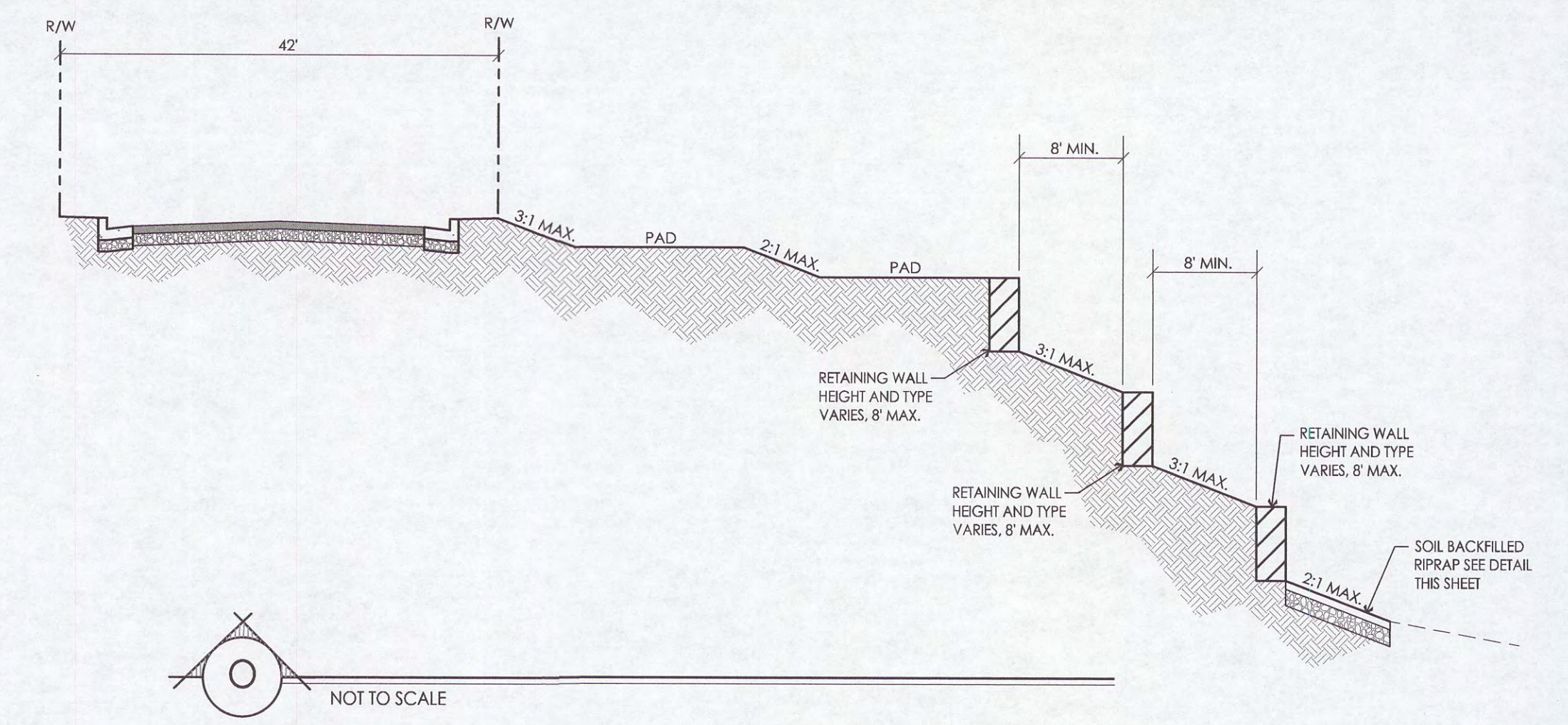
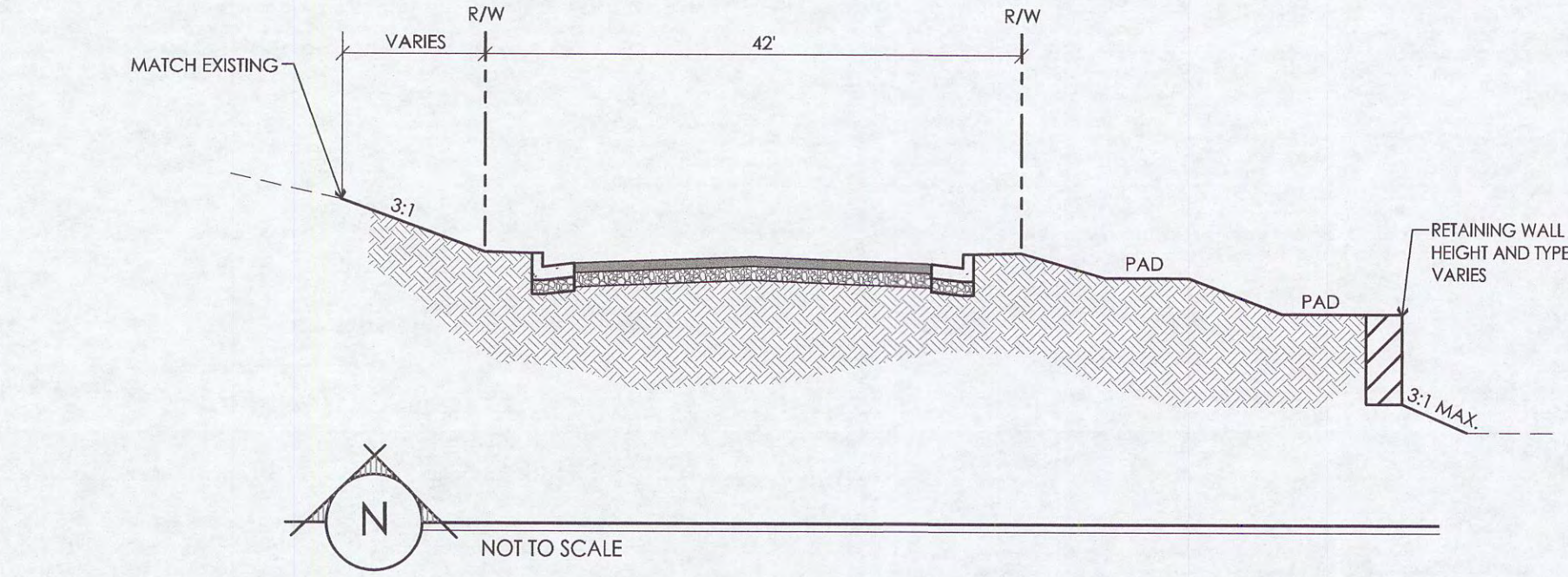
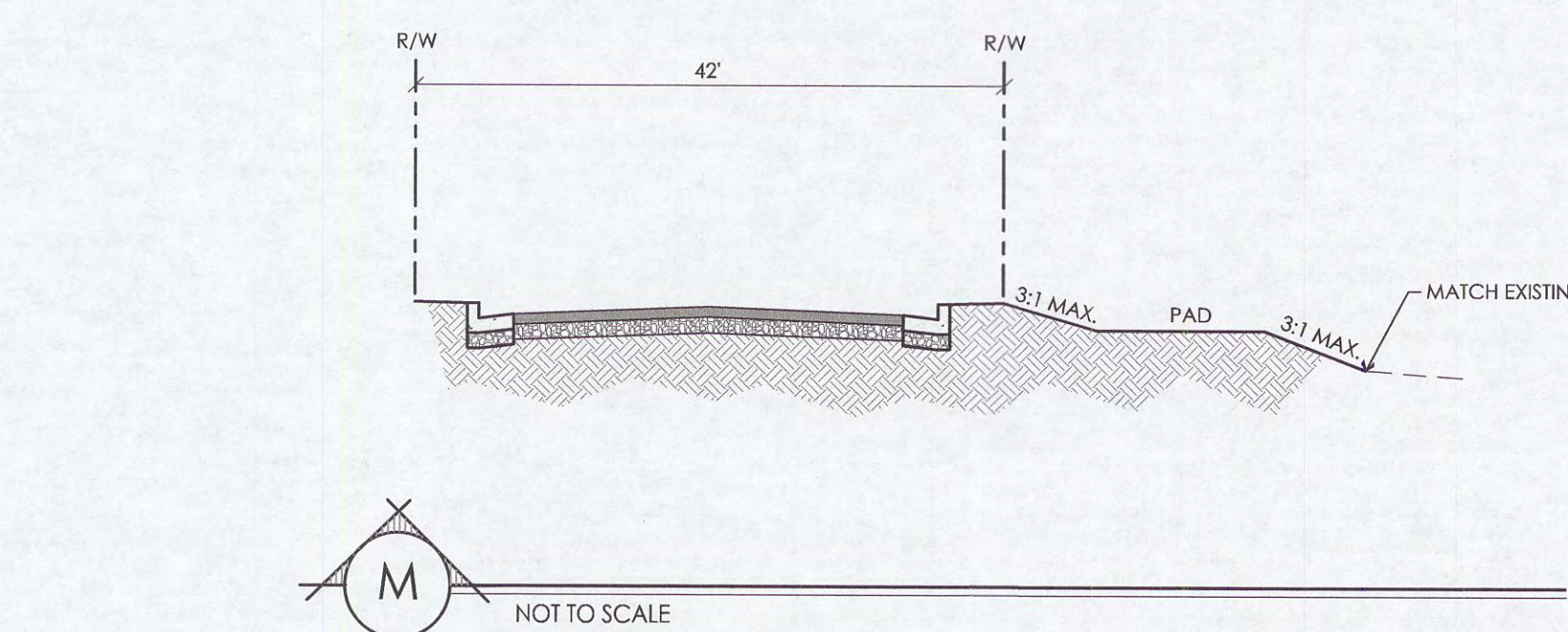
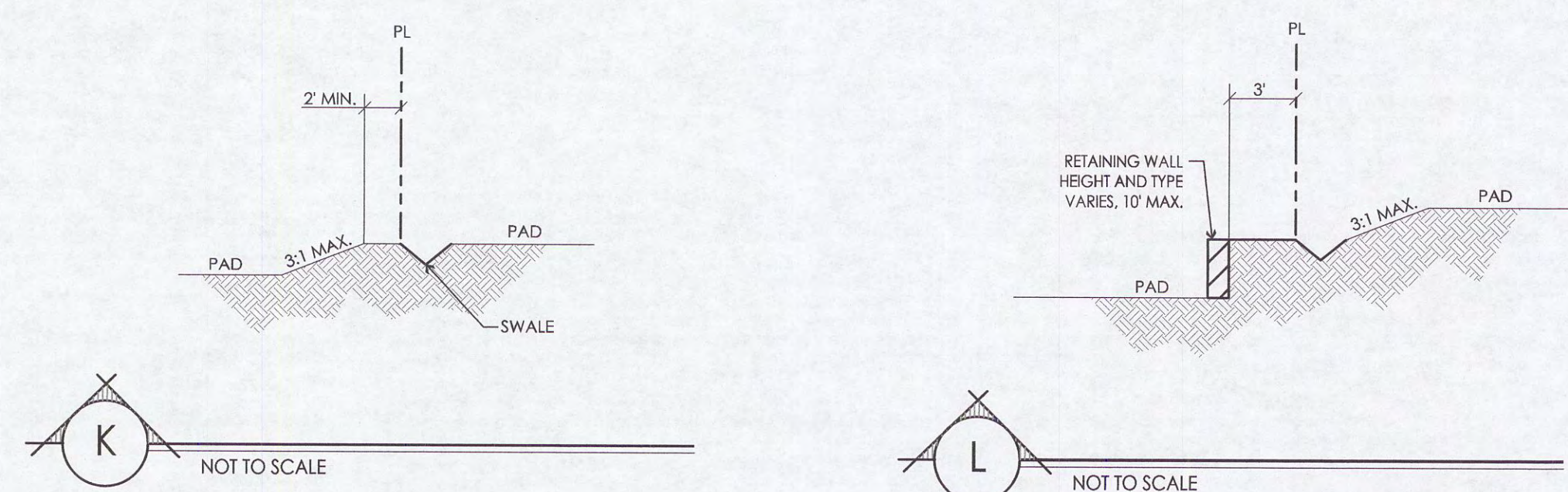
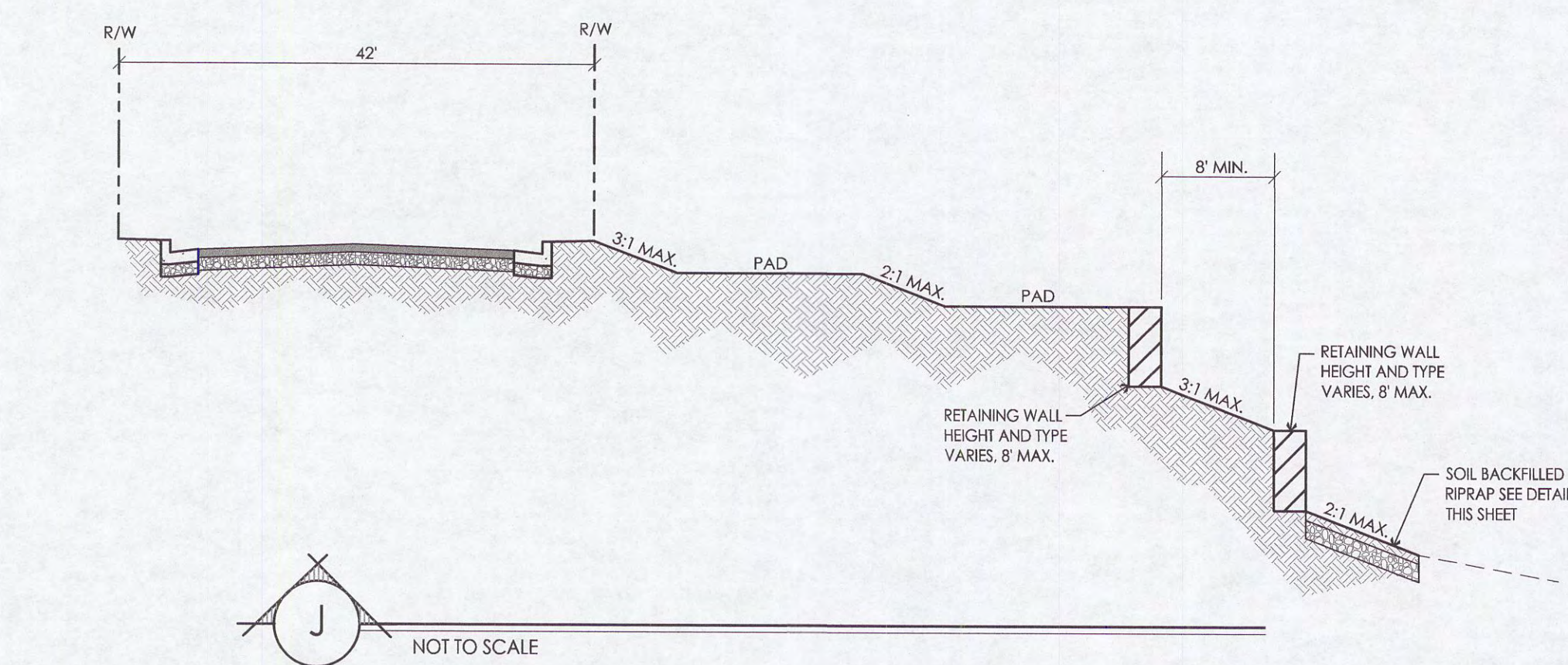
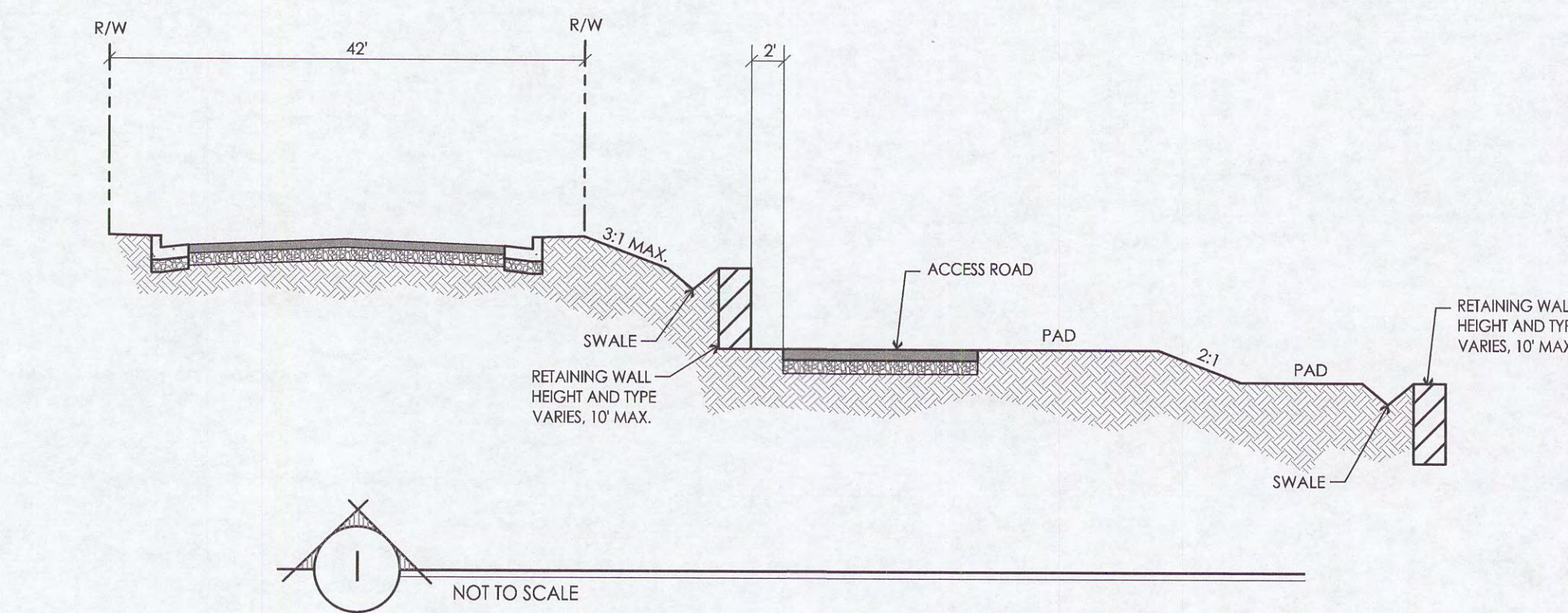
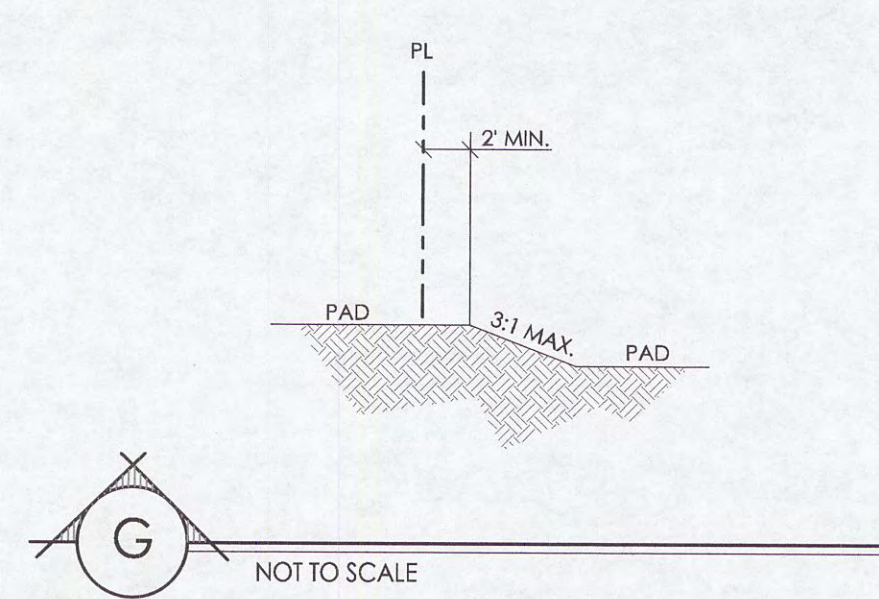
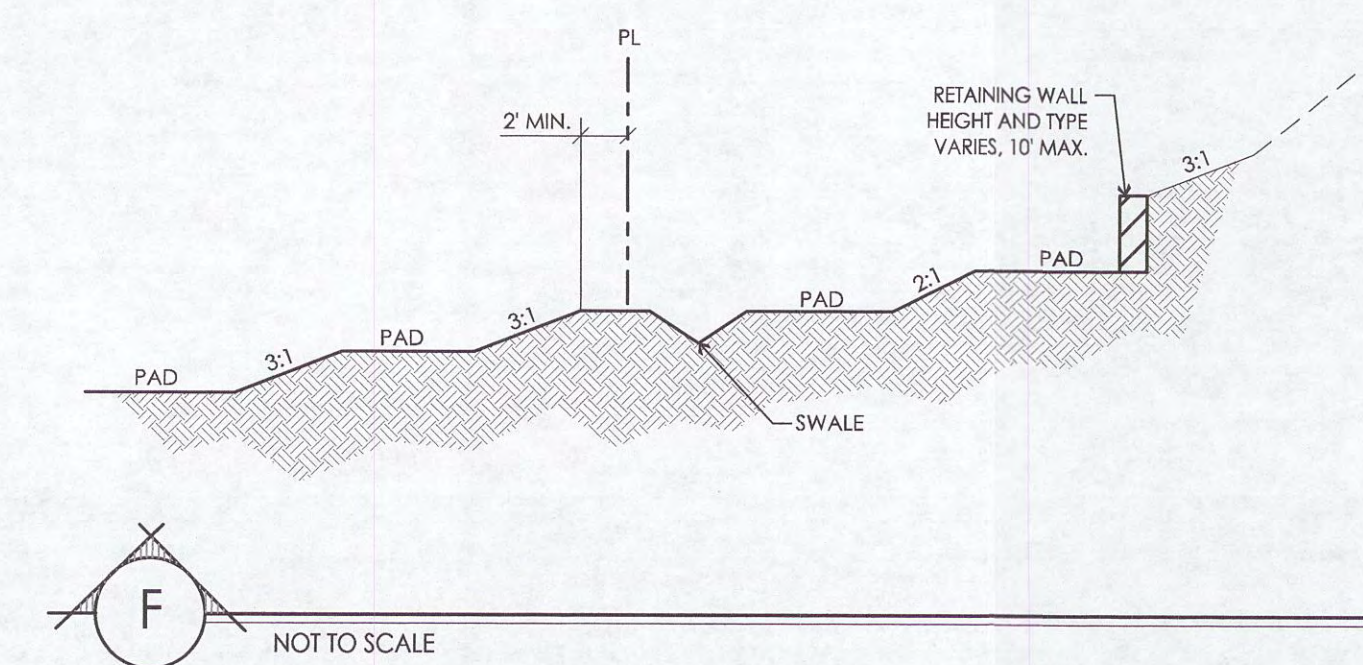
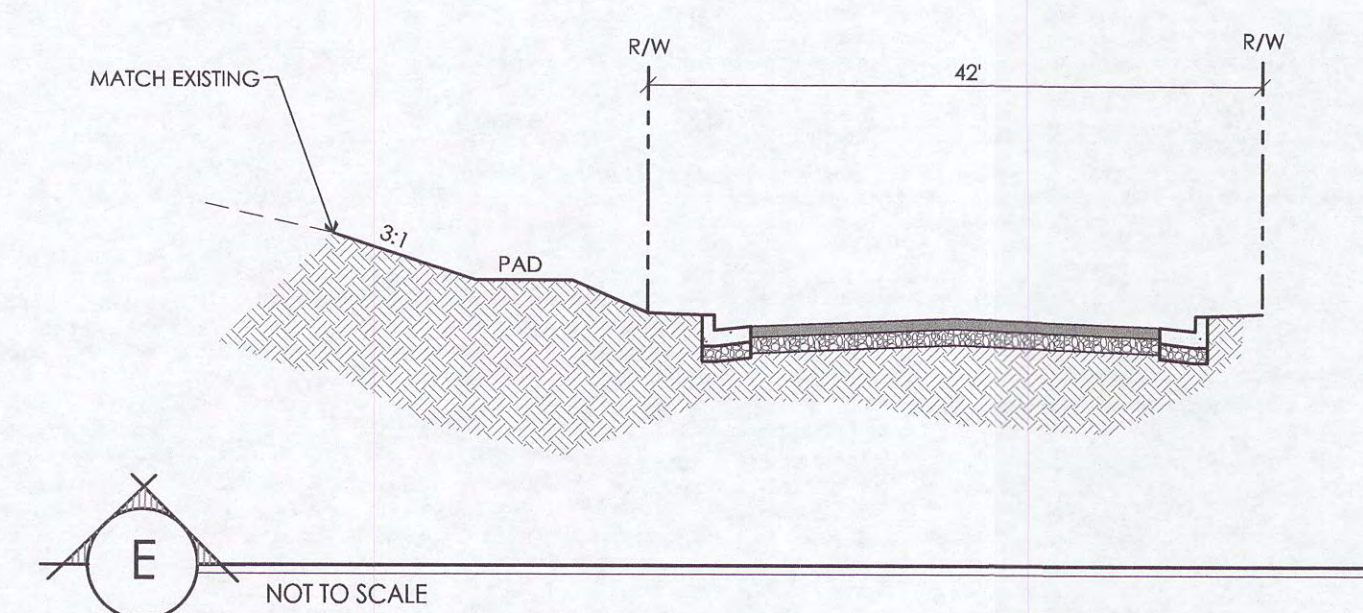
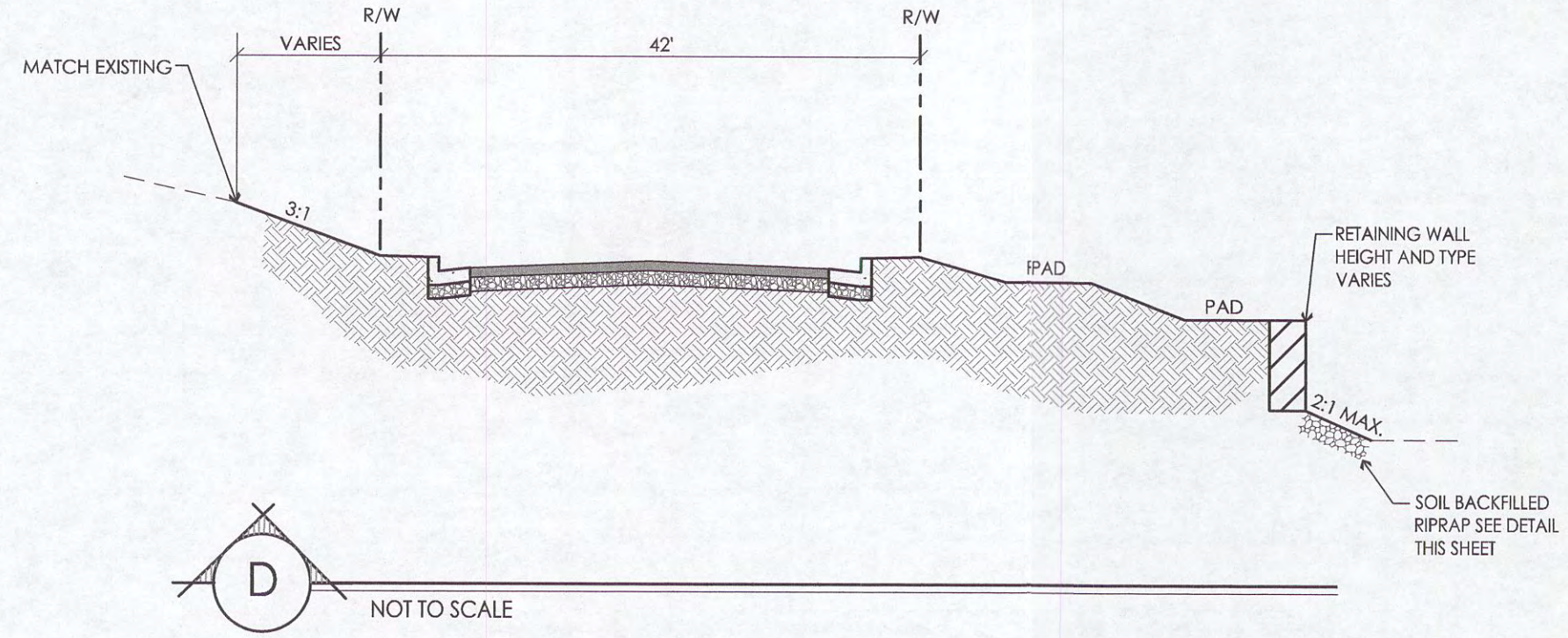
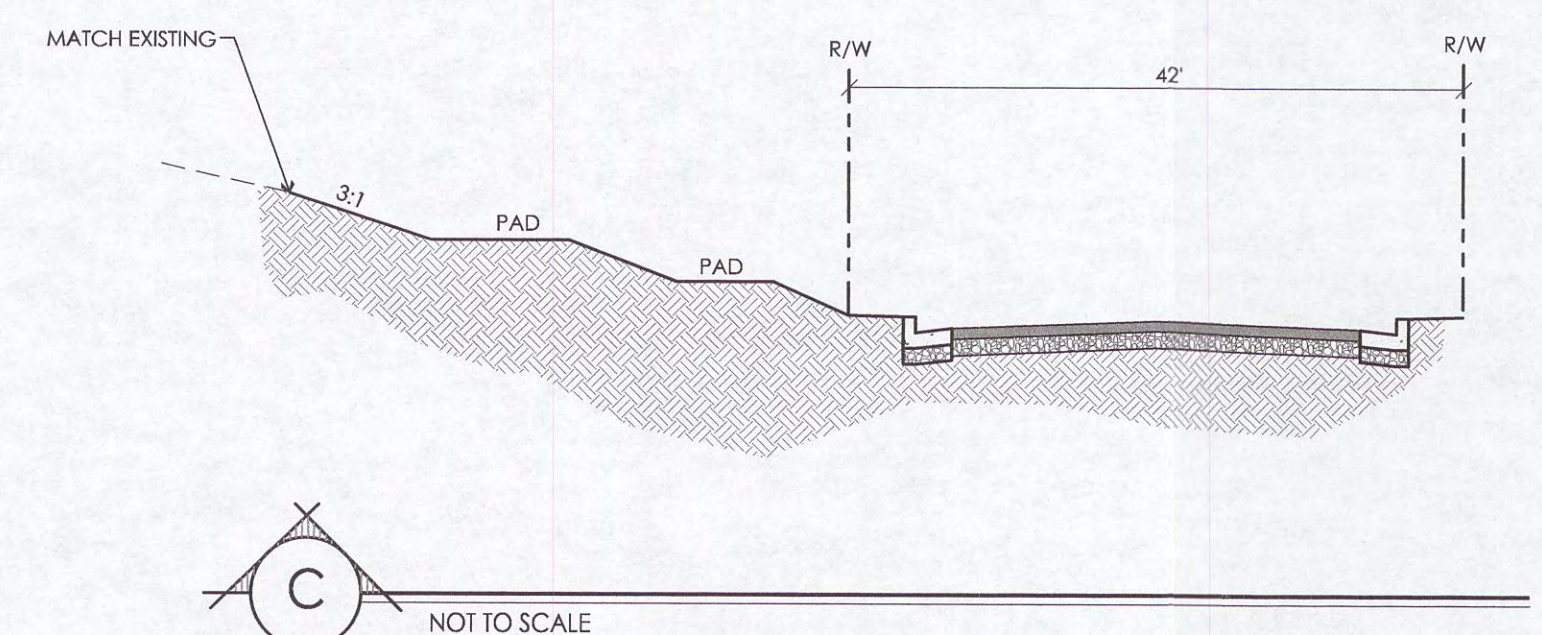
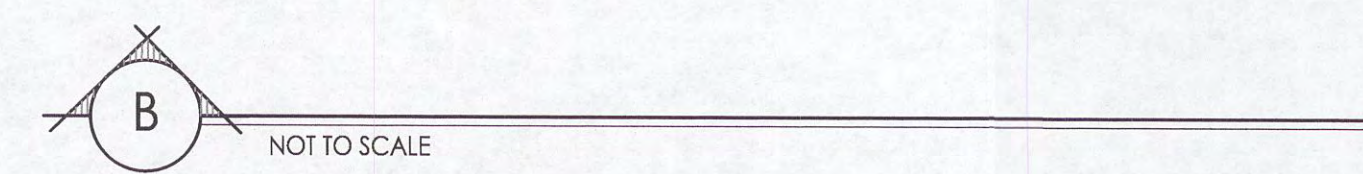
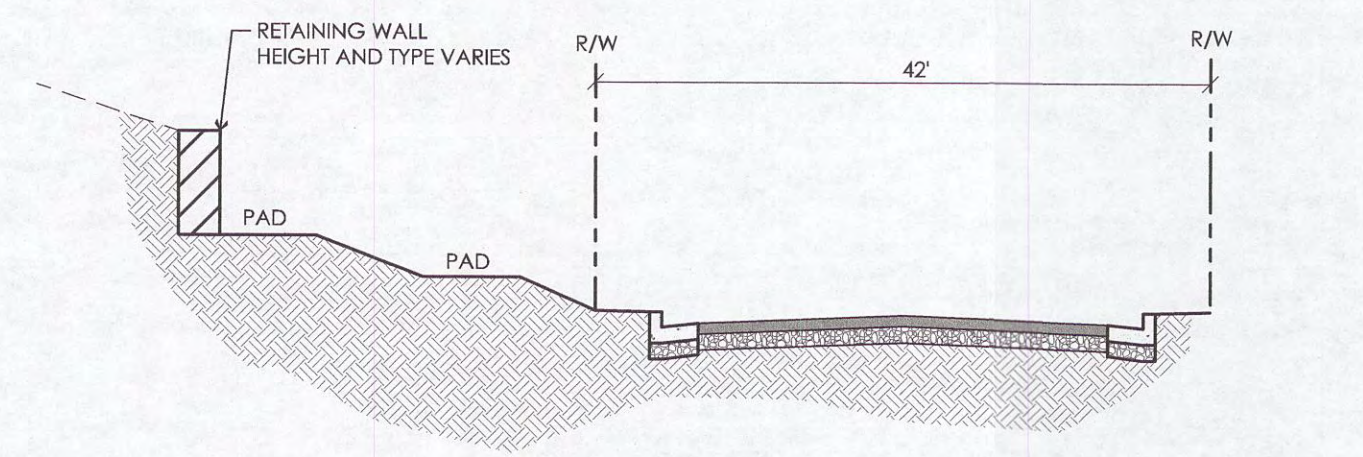
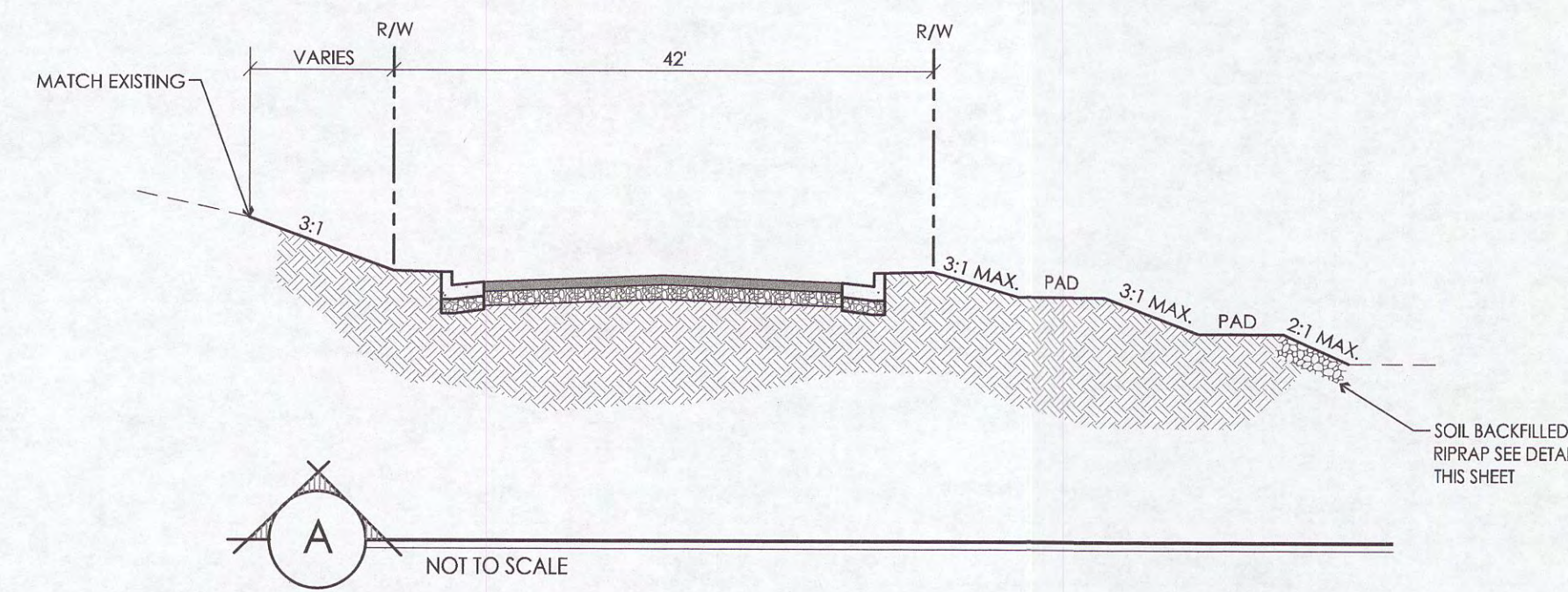
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3308.007 APRIL, 2022
 SHEET U-2 OF 9

RIDGES AT HUNTER CREEK

MASS GRADING SPECIAL USE PERMIT

PRELIMINARY SECTIONS



RIDGES AT HUNTER CREEK PRELIMINARY SECTIONS

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3308.007 APRIL, 2022

Section 4



WOOD RODGERS

February 8, 2022

New Edge Living
Mr. Jamie Yoshida
4901 Birch Street
Newport Beach, CA 92660

**Re: Ridges at Hunter Creek Mass Grading Special Use Permit
Drainage Report Letter**

Dear Mr. Yoshida,

The purpose of this letter is to provide a summary of the previous Hydrology Reports that have been completed and are still applicable to the Mass Grading Special Use Permit for the Ridges at Hunter Creek.

There are two reports that are applicable to this project. There was a technical hydrology and drainage report titled The Ridges at Hunter Creek dated January 2008 that analyzed all the required backbone infrastructure to support all of the phases and two additional villages. This analysis included a full assessment of the detention requirements in order to serve the full development of the project. An additional technical drainage report for Ridges at Hunter Creek Phase II Unit 1 was completed in October of 2019. This report completed an analysis of how the development of Phase II Unit 1 was consistent with the original analysis in the 2008 report and how detention requirements were still being met. These reports are on file with the County. If requested we will provide copies to County Staff for review with the Special Use Permit.

The mass grading and remaining backbone infrastructure will follow the design guidelines set in these reports. Offsite flow will still be routed in the same manner as identified in the original reports and through the already constructed detention facilities. The proposed mass grading associated with the Ridges at Hunter Creek has been designed to collect and convey 100-year storm flows through the proposed project and into existing storm drain facilities. The project can be developed without adversely affecting downstream properties. No negative impacts are anticipated from the grading of the project site. Additional drainage reports will be provided with building permit submittals as required.

Please let us know if you have any questions or require any additional information.

Sincerely,
Wood Rodgers, Inc.



Shawnee Dunagan, P.E.
Associate Engineer



Planning Commission Action Order
Tentative Subdivision Map Case Number TM16-005

Decision: **Approval with Conditions**

Decision Date: July 5, 2016

Mailing/Filing Date: July 8, 2016

Property Owner: Ridges at Hunter Creek LLC and Ridges Development Inc.
 Attn: Ranson Webster
 4345 Eagle Valley Circle
 Reno, NV 89519

Assigned Planner: Trevor Lloyd, Senior Planner
 Washoe County Community Services Department
 Planning and Development Division
 Phone: 775.328.3620
 E-Mail: tlloyd@washoecounty.us

Tentative Map Case Number TM16-005 (The Ridges at Hunter Creek) – Hearing, discussion, and possible action to approve the merger and re-subdivision of four parcels totaling 155.01 acres into a 53 lot common open space subdivision.

- **Applicant/Owner:** Ridges at Hunter Creek LLC. and Ridges Development Inc.
- **Location:** South of Woodchuck Circle and Hunters Peak Road and West of Hawken Drive
- **Assessor’s Parcel Numbers:** 041-671-01, 041-650-02, 041-662-12 & 41-650-03
- **Parcel Size:** 155.01 acres
- **Master Plan Category:** Suburban Residential (SR), Rural Residential (RR) and Rural(R)
- **Regulatory Zone:** General Rural (GR), Low Density Suburban (LDS) and High Density Rural (HDR)
- **Area Plan:** Southwest Truckee Meadows Area Plan
- **Citizen Advisory Board:** West Truckee Meadows
- **Development Code:** Article 408, Common Open Space Developments; Article 424, Hillside Development; and, Article 608, Tentative Subdivision Maps
- **Commission District:** 1 – Commissioner Berkbigler
- **Section/Township/Range:** Section 19 & 30, T19N, R19E, MDM, Washoe County, NV

Notice is hereby given that the Washoe County Planning Commission granted approval with conditions as modified at the July 5, 2016 public hearing of the above referenced case number based on the findings in accordance with Washoe County Development Code Article 408, Common Open Space

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Developments, Article 424, Hillside Development, and Article 608, Tentative Subdivision Maps. If no appeals have been filed within 10 calendar days after the Mailing/Filing date shown on this Action Order, the approval by the Washoe County Planning Commission is final. If filed, an appeal stays any further action on the permit until final resolution of the appeal. An appeal shall be filed in accordance with the provisions found in Article 912 of the Washoe County Development Code. This decision is based on having made all ten findings in accordance with Washoe County Development Code Section 110.608.25:

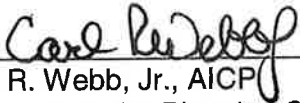
- 1) Plan Consistency. That the proposed map is consistent with the Master Plan and any specific plan;
- 2) Design or Improvement. That the design or improvement of the proposed subdivision is consistent with the Master Plan and any specific plan;
- 3) Type of Development. That the site is physically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

This Action Order is issued subject to the attached conditions and Washoe County development standards. Please contact the planner assigned to your project at the above-referenced phone number within seven days of receipt of this Order to review the steps necessary to satisfy the Conditions of Approval. Any business license, certificate of occupancy or final approval shall not be issued until all of the Conditions of Approval (attached) are satisfied. Additionally, compliance shall be required with all federal, state and local statutes, ordinances, and regulations applicable to the approved project.

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This Action Order does not authorize any development, to include building construction and grading, without the required permits from the Washoe County Building and Safety Division.

Washoe County Community Services Department
Planning and Development Division



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

CRW/TL/ks

xc:

Applicant/Owner: Ridges at Hunter Creek LLC and Ridges Development Inc. Attn: Ranson Webster, 4345 Eagle Valley Circle, Reno, NV 89519

Representative: Wood Rodgers, Inc. Attn: Melissa Lindell, 5440 Reno Corporate Drive, Reno, NV 89511

Other Contact: Wood Rodgers, Inc. Attn: Steve Strickland, 5440 Reno Corporate Drive, Reno, NV 89511

Action Order xc: Nathan Edwards, Esq., District Attorney's Office; Keirsten Beck, Assessor's Office (CAAS); Josh Wilson, Assessor's Office; Tim Simpson, Utilities; Walt West, Engineering Division; Amy Ray, Truckee Meadows Fire Protection District; Nevada Division of Environmental Protection, 901 South Stewart Street, Suite. 4001, Carson City, NV 89701-5249; Regional Transportation Commission, Attn: Rebecca Kapuler and Daniel Doenges; Truckee Meadows Regional Planning Agency, One East First Street, Suite 900, Reno, NV 89501-1625; West Truckee Meadows Citizen Advisory Board, Chair.



Conditions of Approval

Tentative Subdivision Map Case Number TM16-005

The project approved under Tentative Subdivision Map Case Number TM16-005 shall be carried out in accordance with the Conditions of Approval granted by the Planning Commission on July 5, 2016. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

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

Compliance with the conditions of approval related to this Tentative Subdivision Map is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the Tentative Subdivision Map may result in the initiation of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this Tentative Subdivision Map should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

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

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

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

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

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District.**

Any conditions set by the Health District must be appealed to the District Board of Health.

- **The WASHOE COUNTY SCHOOL DISTRICT is directed and governed by its own Board. Therefore, any conditions set by the Washoe County School District must be appealed to their School Board.**

STANDARD CONSIDERATIONS FOR SUBDIVISIONS
Nevada Revised Statutes 278.349

Pursuant to NRS 278.349, when contemplating action on a Tentative Subdivision Map, the governing body or the Planning Commission, if it is authorized to take final action on a tentative map, shall consider:

- (a) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal;
- (b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision;
- (c) The availability and accessibility of utilities;
- (d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks;
- (e) Conformity with the zoning ordinances and master plan, except that if any existing zoning ordinance is inconsistent with the master plan, the zoning ordinance takes precedence;
- (f) General conformity with the governing body's master plan of streets and highways;
- (g) The effect of the proposed subdivision on existing public streets and the need for new streets and highways to serve the subdivision;
- (h) Physical characteristics of the land such as floodplain, slope and soil;
- (i) The recommendations and comments of those entities reviewing the tentative map pursuant to NRS 278.330 and 278.335; and
- (j) The availability and accessibility of fire protection, including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires, including fires in wild lands.

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

Washoe County Planning and Development Division

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

Contact Name – Trevor Lloyd, 775.328.3620

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit.
- b. The tentative map shall be in substantial compliance with the Approved Tentative Map and provisions of Washoe County Development Code Article 608, Common Open Space Development, and Article 608, Tentative Subdivision Maps.

Regulatory Zone for Review Purposes	General Rural (GR) Low Density Suburban (LDS) High Density Rural (HDR)
Minimum Lot Area Proposed	Common Open Space Development
Minimum Lot Width	Common Open Space Development
Minimum Front Yard	30 feet
Minimum Side Yard	12 feet
Minimum Rear Yard	30 feet
Maximum Building Height	35 feet

Notes: Variances to these standards may be processed per Washoe County Code.

- c. The subdivision shall be in substantial conformance with the provisions of Washoe County Development Code Article 604, Design Requirements, and Article 608, Tentative Subdivision Maps.
- d. 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.
- e. 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 four years after the date of approval of the tentative map or within two years of the date of approval for subsequent final maps. On subsequent final maps, that date may be extended by two years if the extension request is received prior to the expiration date.
- f. 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.
- g. All final maps shall contain the applicable portions of the following Jurat:

The Tentative Map for TM16-005 (The Ridges at Hunter Creek) was APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON JULY 5, 2016.

THIS FINAL MAP, MAP NAME AND UNIT/PHASE #, MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS, IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP, EXCEPT THAT THE "OPERATIONAL CONDITIONS" CONTAINED IN THE RECORDED ACTION ORDER SHALL REMAIN IN FULL FORCE AND EFFECT IN PERPETUITY.

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

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

THE FIRST FINAL MAP FOR THIS TENTATIVE MAP WAS APPROVED AND ACCEPTED FOR RECORDATION ON date of Planning and Development Director's signature on first final map. THE MOST RECENTLY RECORDED FINAL MAP WAS APPROVED AND ACCEPTED FOR RECORDATION ON date of Planning and Development Director's signature on most recent final map. (If an extension has been granted after that date – add the following): A TWO YEAR EXTENSION OF TIME FOR THE TENTATIVE MAP WAS APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON _____.

THE NEXT FINAL MAP FOR <TM CASE NUMBER> MUST BE APPROVED AND ACCEPTED FOR RECORDATION BY THE PLANNING AND DEVELOPMENT DIRECTOR ON OR BEFORE THE EXPIRATION DATE, THE _____ DAY OF _____, 20____, OR AN EXTENSION OF TIME FOR THE TENTATIVE MAP MUST BE APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON OR BEFORE SAID DATE.

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

WILLIAM H. WHITNEY, DIRECTOR,
PLANNING AND DEVELOPMENT DIVISION

- h. Prior to acceptance of public improvements and release of any financial assurances, the developer shall furnish to the Engineering and Capital Projects Division a complete set of reproducible as-built construction drawings prepared by a civil engineer registered in the State of Nevada.
- i. The developer shall be required to participate in any applicable General Improvement District or Special Assessment District formed by Washoe County.
- j. 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.

- k. 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.

- l. 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.
- m. The developer and all successors shall direct any potential purchaser of the site to meet with the Planning and Development Division to review conditions of approval prior to the final sale of the site. Any subsequent purchasers of the site shall notify the Planning and Development Division of the name, address, telephone number and contact person of the new purchaser within thirty (30) days of the final sale.
- n. Failure to comply with the conditions of approval shall render this approval null and void.
- o. Conditions, covenants, and restrictions (CC&Rs), including any supplemental CC&Rs, shall be submitted to the Planning and Development staff for review and subsequent forwarding to the District Attorney for review and approval. The final CC&Rs shall be signed and notarized by the owner(s) and submitted to the Planning and Development Division with the recordation fee prior to the recordation of the final map. The CC&Rs shall require all phases and units of the subdivision approved under this tentative map to be subject to the same CC&Rs. Washoe County shall be made a party to the applicable provisions of the CC&Rs to the satisfaction of the District Attorney's Office. Said CC&Rs shall specifically

address the potential for liens against the properties and the individual property owners' responsibilities for the funding of maintenance, replacement, and perpetuation of the following items, at a minimum:

1. Maintenance of public access easements, common areas, and common open spaces. Provisions shall be made to monitor and maintain, for a period of three (3) years regardless of ownership, a maintenance plan for the common open space area. The maintenance plan for the common open space area shall, as a minimum, address the following:
 - a. Vegetation management;
 - b. Watershed management;
 - c. Debris and litter removal;
 - d. Fire access and suppression; and
 - e. Maintenance of public access and/or maintenance of limitations to public access.
2. All drainage facilities and roadways not maintained by Washoe County shall be privately maintained and perpetually funded by the homeowners association.
3. All open space identified as common area on the final map shall be privately maintained and perpetually funded by the homeowners association. The deed to the open space and common area shall reflect perpetual dedication for that purpose. The maintenance of the common areas and related improvements shall be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
4. The project adjacent to undeveloped land shall maintain a fire fuel break of a minimum 30 feet in width until such time as the adjacent land is developed.
5. Locating habitable structures on potentially active (Holocene) fault lines, whether noted on the recorded map or disclosed during site preparation, is prohibited.
6. All outdoor lighting on buildings and streets within the subdivision shall be down-shielded.
7. No motorized vehicles shall be allowed on the platted common area.
8. Washoe County will not assume responsibility for maintenance of the private street system of the development nor will Washoe County accept the streets for dedication to Washoe County unless the streets meet those Washoe County standards in effect at the time of offer for dedication.

9. Mandatory solid waste collection.
 10. 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.
 11. Slopes shall be three (3) horizontal to one (1) vertical (3:1) or flatter.
 12. Washoe County will not assume responsibility for maintenance of the private street system of the development nor will Washoe County accept the streets for dedication to Washoe County unless the streets meet those Washoe County standards in effect at the time of offer for dedication.
 13. Development of slopes in excess of thirty (30) percent is prohibited.
- p. The common open space owned by the homeowners association shall be noted on the final map as "common open space" and the related deed of conveyance shall specifically provide for the preservation of the common open space in perpetuity. The deed to the open space and common area shall reflect perpetual dedication for that purpose. The deed shall be presented with the CC&Rs for review by the Planning and Development staff and the District Attorney.
- q. In coordination with the Washoe County Health Department, the University of Nevada Cooperative Extension, and/or the Washoe-Storey Conservation District, the applicant shall prepare and submit a noxious weeds control plan.
- r. The final map shall identify all areas of general rural (GR) regulatory zone within all residential lots and a note shall be placed on the map shall state that no structures shall be placed within any area identified as GR.
- s. The final map shall contain the following note: No structures shall be placed within 10 feet from the edge of the transmission line easement.

Washoe County Engineering and Capital Projects Division

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

Contact Name – Walt West, 775.328.2310

- a. Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations, and policies in effect at the time of submittal of the tentative map or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the final map.
- b. Prior to acceptance of public improvements and release of any financial assurances, the developer shall furnish to the water and sewer provider(s) and Engineering and Capital Projects Division a complete set of reproducible as-built construction drawings prepared by a civil engineer registered in the State of Nevada.

- c. The developer shall be required to participate in any applicable General Improvement District or Special Assessment District formed by Washoe County. The applicable County Department shall be responsible for determining compliance with this condition.
- d. The developer shall provide written approval from the U.S. Postal Service concerning the installation and type of mail delivery facilities. The system, other than individual mailboxes, must be shown on the project construction plans and installed as part of the onsite improvements. The County Engineer shall determine compliance with this condition.
- e. All open space shall be identified as common area on the final map. A note on the final map shall indicate that all common areas shall be privately maintained and perpetually funded by the Homeowners Association. The County Engineer shall determine compliance with this condition. The maintenance of the common areas shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
- f. Any existing easements or utilities that conflict with the development shall be relocated, quitclaimed, and/or abandoned, as appropriate. The County Engineer shall determine compliance with this condition.
- g. Any easement documents recorded for the project shall include an exhibit map that shows the location and limits of the easement in relationship to the project. The County Engineer shall determine compliance with this condition.
- h. All existing overhead utility lines shall be placed underground, except electric transmission lines greater than 100 kilovolts, which can remain above ground. The County Engineer shall determine compliance with this condition.
- i. A complete set of construction improvement drawings, including an onsite grading plan, shall be submitted to the County Engineer for approval prior to finalization of any portion of the tentative map. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading and drainage for project roadways, erosion control (including BMP locations and installation details), slope stabilization and mosquito abatement. A conceptual grading and drainage scheme shall be indicated for each lot on the grading plan. If drainage from one lot to another is proposed, then appropriate drainage easements shall be provided. Disposal of any excavated material onsite shall be indicated on the grading plans. The County Engineer shall determine compliance with this condition.
- j. Any roadway crossings of overhead power facilities shall be designed in accordance with NV Energy standards. Prior the recordation of any affected map, a letter from NV Energy shall be provided to the County Engineer approving the design and location of roadways with respect the overhead utility lines. The County Engineer shall determine compliance with this condition. (modified during the July 5, 2016 Planning Commission public hearing)
- k. Existing overhead power lines, such as those that traverse lots 8 through 11 and lot 53 shall be relocated underground and easements abandoned with the

recordation of the final map. The County Engineer shall determine compliance with this condition.

Drainage

- l. 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.
- m. 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.
- n. 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.
- o. Standard reinforced concrete headwalls or other approved alternatives shall be placed on the inlet and outlet of all drainage structures, and grouted rock riprap shall be used to prevent erosion at the inlets and outlets of all culverts to the satisfaction of the Engineering and Capital Projects Division.
- p. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage leaving the site to the satisfaction of the Engineering Division.
- q. DELETE (removed during the July 5, 2016 Planning Commission public hearing)
- r. 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.
- s. Drainage swales that drain more than two lots are not allowed to flow over the curb into the street; these flows shall be intercepted by an acceptable storm drain inlet and routed into the storm drain system. The County Engineer shall determine compliance with this condition.
- t. A note on the final map shall indicate that all drainage facilities not maintained by Washoe County shall be privately maintained and perpetually funded by a homeowners association. As an alternative to a homeowners association, the developer may request the establishment of a County Utility Service Area under which fees would be paid for maintenance of the proposed storm drainage detention facility. The fee amount will be based on the additional service above that normally provided by the County to maintain new stormwater facilities dedicated by the developer (i.e., curb and gutter, drop inlets and piping). The County Engineer shall determine compliance with this condition. The maintenance and funding of these drainage facilities shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.

- u. The maximum permissible flow velocity (that which does not cause scour) shall be determined for all proposed channels and open ditches. The determination shall be based on a geotechnical analysis of the channel soil, proposed channel lining and channel cross section, and it shall be in accordance with acceptable engineering publications/calculations. Appropriate linings shall be provided for all proposed channels and open ditches such that the 100-year flows do not exceed the maximum permissible flow velocity. The County Engineer shall determine compliance with this condition.
- v. 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.
- w. Maintenance access and drainage easements shall be provided for all existing and proposed drainage facilities. The County Engineer shall determine compliance with this condition.
- x. Drainage easements shall be provided across individual lots on the official map for all storm runoff that crosses more than one lot. The County Engineer shall determine compliance with this condition.
- y. Any increase in stormwater runoff resulting from the development and based on the 5 year and 100 year storm(s) shall be detained onsite. The detention facility shall be owned and maintained by a homeowners association. The County Engineer shall determine compliance with this condition.
- z. Any rights-of-way/easements for irrigation ditches or water supply 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 irrigation or water supply facilities shall maintain the quantity, quality, elevation and point of delivery of the ditch unless an alternate alignment and discharge point is approved by the owners of the irrigation and water supply facilities. The County Engineer shall determine compliance with this condition.
- aa. Common Area or offsite drainage draining onto residential lots shall be perpetuated through or around residential lots and drainage facilities capable of passing a 100-year storm shall be designed with the subdivision improvements to perpetuate the storm water runoff to improved or natural drainage facilities. The County Engineer shall determine compliance with this condition. (modified during the July 5, 2016 Planning Commission public hearing)

Traffic and Roadways

Discussion

The application indicates that the project roadways may be public roads. The existing Phase 1 was recorded and improved with private streets having 36' wide easements. Should the applicant want Phase 2 roadways to be offered for dedication to Washoe County and maintained as public roadways, all existing streets within Phase 1 shall meet current Washoe County standards including an offer of dedication of right-of-way,

pavement width, repair and sealing of existing pavement as directed by the County Engineer, structural section thickness, construction of structural retaining walls adjacent to right-of-ways, and construction of concrete sidewalks

- bb. All roadway improvements necessary to serve the project shall be designed and constructed to County standards and specifications and/or financial assurances in an appropriate form and amount shall be provided. The County Engineer shall determine compliance with this condition.
- cc. Street names shall be reviewed and approved by the Regional Street Naming Coordinator.
- dd. For any utilities placed in existing County streets, the streets shall be repaired to the satisfaction of the County Engineer. At a minimum, this will require full depth removal and replacement of asphalt for half the street width, or replacement of non-woven pavement reinforcing fabric with a 2" asphalt overlay for half the street width. Type II slurry seal is required for the entire street width with either option. Full width street improvements may be required if the proposed utility location is too close to the centerline of the existing street.
- ee. 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.
- ff. AASHTO clear zones shall be determined for all streets adjacent to retaining walls or slopes steeper than 3:1. If a recoverable or traversable clear zone cannot be provided, an analysis to determine if barriers are warranted shall be submitted for approval. The County Engineer shall determine compliance with this condition.
- gg. All retaining walls that are adjacent to, provide support for or retain soil from the County right-of-way shall be constructed of reinforced masonry block or reinforced concrete and designed by an engineer licensed in the State of Nevada. The County Engineer shall determine compliance with this condition.
- hh. No retaining walls that retain soil from the County right-of-way or private right-of-way shall be located within a plowed snow storage easement. The County Engineer shall determine compliance with this condition.
- ii. The conditions, covenants and restrictions (CC&Rs) shall prominently note to the satisfaction of the District Attorney's Office and the County Engineer that Washoe County will not assume responsibility for maintenance of the development's private street system or accept the streets for dedication to Washoe County unless the streets meet those Washoe County standards in effect at the time of the offer of dedication.
- jj. Adequate snow storage easements shall be identified on the final plat. The County Engineer shall determine compliance with this condition.
- kk. Proposed landscaping and/or fencing along street rights-of-way and within median islands shall be designed to meet AASHTO sight distances and safety guidelines. A minimum vertical clearance of 13.5 feet shall be maintained over all

private streets, and no tree shall overhang the curb of any public street. The County Engineer shall determine compliance with this condition.

- ll. The diameter of the cul-de-sac bulb island and anything located within the island, such as landscaping, parking, etc., shall be designed to provide safe sight distances and an adequate turning radius for garbage trucks, snow plows and moving vans. The County Engineer shall determine compliance with this condition.
- mm. If the Engineering Division does not inspect the subdivision improvements, prior to release of any financial assurances for the private improvements, the development shall provide the Engineering Division with a letter prepared by a civil engineer licensed in the State of Nevada, certifying that the private improvements have been constructed in accordance with the approved plans. The County Engineer shall determine compliance with this condition.
- nn. If the project roadways for this tentative map are to be publically owned and maintained by Washoe County, all existing roadways within The Ridges at Hunter Creek Phase 1 development shall meet Washoe County Standards including but not limited to the following:
 - i) Existing roadway right-of-ways shall be offered for dedication to Washoe County being a minimum of 42 feet in width.
 - ii) All streets shall meet standard width requirements with Type 1 curb and gutter and sidewalk in accordance with Washoe County Code requirements.
 - iii) Any roadway improvements comprised of concrete block pavers shall be removed and replaced with standard asphaltic or concrete paving. Alternatively, in lieu of concrete paver removal and roadway reconstruction, the County may allow for maintenance of pavers by a Home Owners Association.
 - iv) All existing roadway islands shall be located in right-of-way granted to Washoe County and a revocable encroachment permit shall be obtained from Washoe County.
 - v) All existing rockery walls that are adjacent to, provide support for or retain soil from the County right-of-way shall not be allowed and shall be re-constructed of reinforced masonry block or reinforced concrete and designed by an engineer licensed in the State of Nevada.

Washoe County Utilities

- 3. The following conditions are requirements of Washoe County Utilities, which shall be responsible for determining compliance with these conditions.

Contact Name – Tim Simpson, 775.954.4648

- a. All fees shall be paid in accordance with Washoe County Ordinance prior to the approval of each final map.

- b. Applicant shall conform to all conditions imposed by intergovernmental agreements required to provide sewer service to the subject project, and, if required, be a party to any such agreements.
- c. Improvement plans shall be submitted and approved by CSD prior to approval of the final map. They shall be in compliance with Washoe County Design Standards and be designed by a Professional Engineer licensed to practice in the State of Nevada.
- d. The Applicant shall submit an electronic copy of the street and lot layout for each final map at initial submittal time. The files must be in a format acceptable to Washoe County.
- e. Approved improvement plans shall be used for the construction of on-site and off-site sanitary sewer collection systems. The CSD will be responsible to inspect the construction of the sanitary sewer collection systems.
- f. Any on-site or off-site previously constructed sanitary sewer collection system not previously accepted by Washoe County shall be adequately flushed, vacuum tested, and video inspected to the satisfaction of the CSD.
- g. The sanitary sewer collection systems must be offered for dedication to Washoe County along with the recordation of each final map.
- h. Easements and real property for all sanitary sewer collection systems and appurtenances shall be offered for dedication to Washoe County along with the recordation of each final map.
- i. A master sanitary sewer report for the entire tentative map shall be prepared and submitted by the applicant's engineer at the time of the initial submittal for the first final map which addresses:
 - i. the estimated sewage flows generated by this project,
 - ii. projected sewage flows from potential or existing development within tributary areas,
 - iii. the impact on capacity of existing infrastructure,
 - iv. slope of pipe, invert elevation and rim elevation for all manholes proposed collection line sizes, on-site and off-site alignment, and half-full velocities.
- j. No Certificate of Occupancy will be issued until all the potable water and sewer collection facilities necessary to serve each final map have been completed and accepted.
- k. No permanent structures (including rockery or retaining walls, building's, etc.) shall be allowed within or upon any County maintained utility easement.
- l. A minimum 30-foot sanitary sewer and access easement shall be dedicated to Washoe County over any facilities not located in a dedicated right of way.
- m. A minimum 12-foot wide all weather sanitary sewer access road shall be constructed to facilitate access to off-site sanitary sewer manholes

Washoe County Health District

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

Contact Name – James English and J.L. Shaffer, 775.328.2434

- a. A Water Project per NAC 445A.66695 must be submitted and approved by this Division. Prior to any water system construction, a complete water system plan and Water Project submittal for the referenced proposal must be submitted to this Division. The plan must show that the water system will conform to the State of Nevada Public Water Supply Regulations, NAC Chapter NAC 445A.65505 to 445A.6731, inclusive.
 - i. The application for a Water Project shall conform to the requirements of NAC 445A.66695.
 - ii. Two copies of complete construction plans are required for review. All plans must include an overall site plan, additional phases that will eventually be built to indicate that the water system will be looped, all proposed final grading, utilities, and improvements for the proposed application.
- b. Mass grading may proceed after approval of a favorable review by this Division of a separate mass grading permit application. The application shall include a Truckee Meadows Water Authority annexation and onsite water discovery if applicable.
- c. Prior to approval of any building or site permit for this project, any septic systems on the subject properties shall be abandoned in compliance with the Washoe County Health District Regulations Governing Sewage, Wastewater and Sanitation.
- d. If private streets are proposed for this subdivision the private catch basins will require a water quality insert placed within all basins to improve water quality downstream and prevent mosquitoes from colonizing this infrastructure (Health Regulations Governing the Prevention of Vector-Borne Diseases 040.013).
- e. With rockery walls proposed, the voids in the rockery wall shall be filled by placing smaller rock within the face of the wall for the entire height of the wall (Health Regulations Governing the Prevention of Vector-Borne Diseases 040.081).
- f. If roadside ditches are proposed for the project, the flow line of this infrastructure shall be lined with 4-6 inch rock (Health Regulations Governing the Prevention of Vector-Borne Diseases 040.021).
- g. Prior to the sign off of the building plans the above detail designs are required on the plans and a scheduled compliance inspection with the Vector-Borne Diseases Program is required for the above condition(s).

Truckee Meadows Fire Protection District (TMFPD)

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

Contact Name – Amy Ray, 775.326.6000

- a. Any developments on the property shall meet the requirements of WCC 60.
- b. Plans shall be submitted for review and approval to TMFPD.
- c. A Vegetation Management Plan is required for the project in accordance with the requirements of the *International Wildland Urban Interface Code, 2012 Ed.* shall be submitted for approval by TMFPD.
- d. HOA and CC& R requirements and conditions shall be submitted for review, comment and approval by TMFPD prior to recording, adoption and use.
- e. Open spaces and drainages shall be maintained in accordance with WC Code 60, the Vegetation Management Plan and conditions placed in the HOA and CC&R documents, ensuring vegetation management and maintenance in those areas.

Washoe County Parks and Open Space

6. The following conditions are requirements of the Washoe County Parks and Open Space, which shall be responsible for determining compliance with these conditions.

Contact Name – Dennis Troy, 775.328.2059

- a. Washoe County Parks has been working closely with the United States Forest Service (USFS) to improve the trail crossing at Hunter Creek. The existing USFS fire access road is not conducive to trail users and is inaccessible during periods of high flows (Spring runoff, storm periods, etc.). The County would like to expand the existing easement boundaries (Easement Document #3592575) to include an area for a future alignment of a non-motorized pedestrian bridge over Hunter Creek. Please see attachment "A" for this proposed alignment. The County has committed staff resources to prepare these legal descriptions.
- b. It is the County's desire that the applicant provide a relocatable trail easement to Washoe County such that a future trail alignment can correspond with the USFS trails plan. Preliminary discussions with the USFS have identified a trail alignment on the adjacent property to the south of APN 041-650-02. The trail would ultimately tie into the Hunter Creek trail system and need to cross a portion of APN 041-650-02.

Washoe County School District

7. The following condition(s) are requirements of the Washoe County School District, which shall be responsible for determining compliance with these conditions.

Contact Name – Mike Boster, 775.789.3810

Washoe County Conditions of Approval

- a. A disclosure shall be made by the developer to each homebuyer on their closing documents that K-12 students in this subdivision may be assigned to the nearest WCSD school(s) with available capacity in the event that the zoned schools cannot accommodate additional students.

*** End of Conditions ***