



Parcel Map Review Committee Staff Report

Meeting Date: December 8, 2016

Subject: Parcel Map Case Number WTPM16-0004
Applicant: Eagle Canyon Investors, LLC
Agenda Item Number: 7B
Project Summary: Tentative parcel map to create four parcels to facilitate the sale of individual phases of the Eagle Canyon Ranch subdivision
Recommendation: Approval with Conditions
Prepared by: Roger Pelham, MPA, Senior Planner
Washoe County Community Services Department
Planning and Development Division
Phone: 775.328.3622
E-Mail: rpelham@washoecounty.us

Description

Tentative Parcel Map Case Number WTPM16-0004 (Eagle Canyon Ranch) – Hearing, discussion, and possible action to approve a tentative parcel map on an existing parcel of ±70.34 acres to create four parcels of ±18.52, ±14.41, ±27.81 and ±9.60 acres to facilitate the sale of individual phases of the Eagle Canyon Ranch subdivision (approved as Tentative Subdivision Case Number TM13-002). Each of the parcels proposed with this Tentative Parcel Map correspond to phases of the underlying Tentative Subdivision Map, planned by the applicant. The parcel map is proposed to be subject to all of the terms and conditions of the tentative map already approved for the area (Tentative Subdivision Case Number TM13-002), including the requirement for the creation of CC&Rs that will match the CC&Rs for the rest of the parcels of phases of the remainder of the tentative subdivision map.

- Applicant/Property Owner: Eagle Canyon Investors, LLC
Attn: Jesse Haw
550 W. Plumb Lane, Suite B #550
Reno, NV 89509
- Location: Between the terminus of Talon drive on the west
and the terminus of Lanstar Drive on the north
- Assessor's Parcel Number: 532-020-19
- Parcel Size: 70.34
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs
- Development Code: Authorized in Article 606, Parcel Maps
- Commission District: 4 – Commissioner Hartung
- Section/Township/Range: Sections 22, 23, 26 & 27 of T21N, R20E, MDM,
Washoe County, NV

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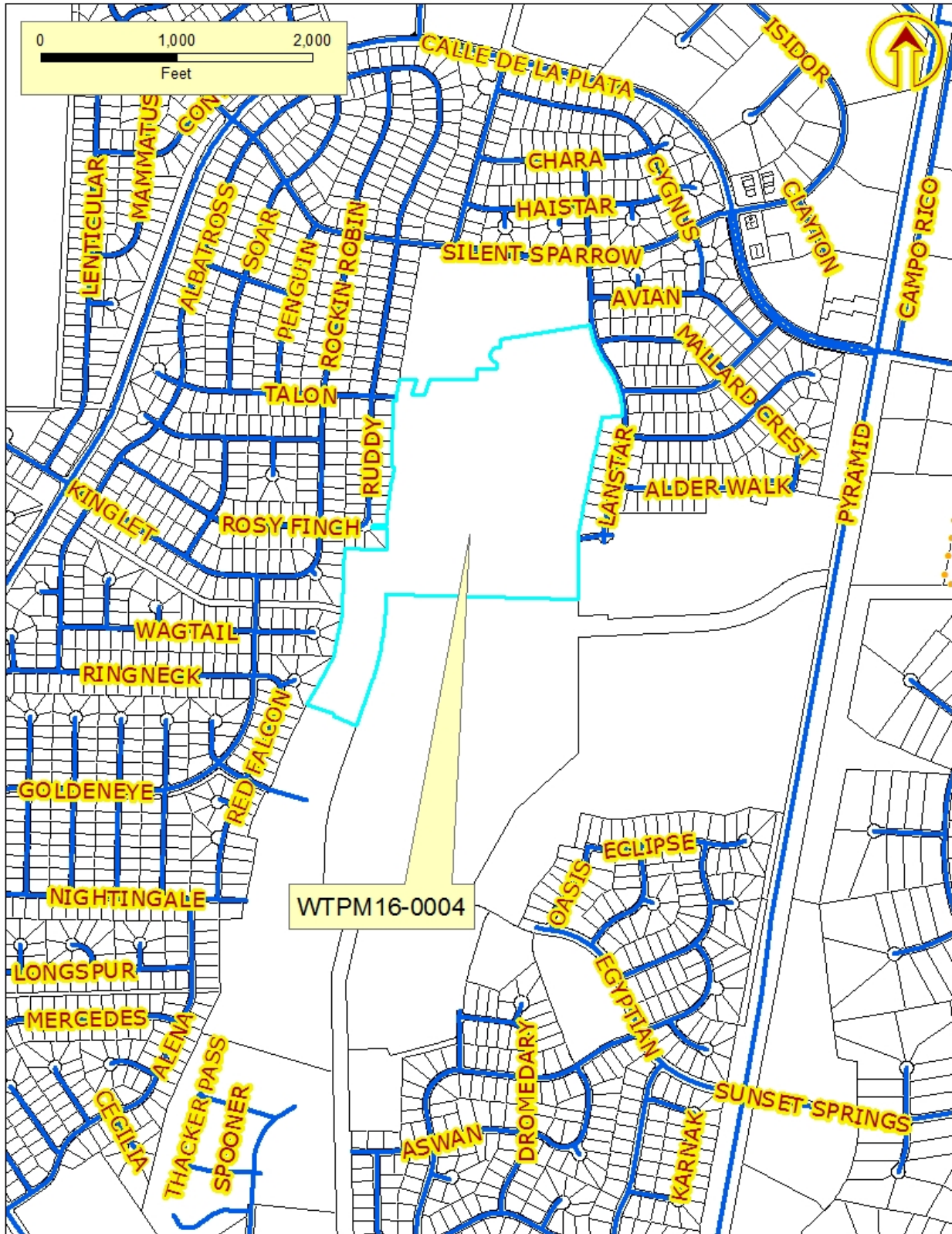
Project Application Exhibit D

Parcel Map

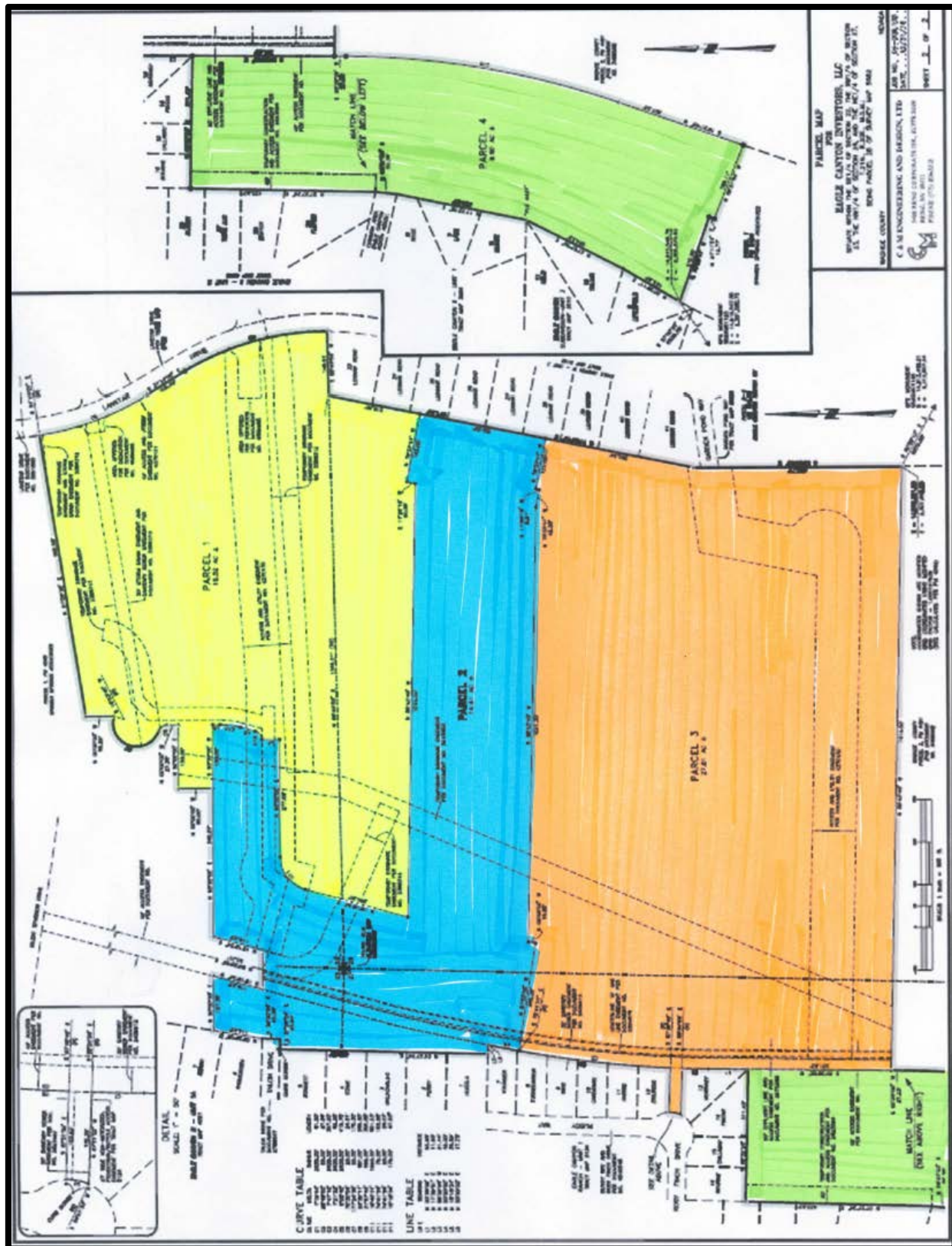
The purpose of a parcel map is to allow for the creation of subdivisions, merger and re-subdivision of existing lots, and common-interest communities consisting of four or fewer parcels pursuant to Article 606, *Parcel Maps*, of the Washoe County Development Code. A tentative parcel map must be submitted to the Planning and Development Division for the purpose of review prior to or concurrent with the final parcel map. Every tentative parcel map must be prepared by a professional land surveyor. The parcel map process exists to establish reasonable standards of design and procedures for subdividing in order to further the orderly layout and use of land and insure proper legal descriptions and monumenting of subdivided land. Additionally, the process helps to safeguard the public health, safety and general welfare by establishing minimum standards of design and development for any land division platted in the unincorporated area of Washoe County. If the Washoe County Parcel Map Review Committee grants an approval of the tentative parcel map, that approval is subject to Conditions of Approval. Conditions of Approval are requirements that may need to be completed during different stages of the proposed project. Those stages are typically:

- Prior to recordation of a final map.
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure.
- Prior to the issuance of a business license or other permits/licenses.
- Some Conditions of Approval are referred to as "Operational Conditions." These conditions must be continually complied with for the life of the project.
- Within 22 months from the date of approval of the tentative parcel map, the applicant must file a final parcel map along with any required supporting materials with the Planning and Development Division and the County Engineer showing that all conditions imposed by the Washoe County Parcel Map Review Committee have been met. Approval or conditional approval of a tentative parcel map imposes no obligation on the part of the Director of Planning and Development Division or the Board of County Commissioners to approve the final parcel map or to accept any public dedication shown on the tentative or final parcel map. Failure to submit a complete final parcel map and pay the required fees within the two year time period shall cease any further action on the map and shall render the tentative parcel map as expired.

The recommended Conditions of Approval for Tentative Parcel Map Case Number WTPM16-0004 are attached to this staff report and include all conditions of approval for the previously-approved underlying tentative subdivision map (Case Number TM13-002) and will be included with the Action Order, if the tentative parcel map is approved by the Parcel Map Review Committee.



Vicinity Map



Site Plan

Tentative Parcel Map Evaluation

<u>Regulatory Zone:</u>	Medium Density Suburban
<u>Master Plan Designation:</u>	Suburban Residential
<u>Maximum Lot Potential:</u>	211
<u>Number of Lots on Parcel Map:</u>	4
<u>Minimum Lot Size Required:</u>	12,000 square feet (\pm 0.27 acre)
<u>Minimum Lot Size on Parcel Map:</u>	9.60 acres
<u>Minimum Lot Width Required:</u>	80 feet
<u>Minimum Lot Width on Parcel Map:</u>	\pm 311 feet

The tentative parcel map meets all minimum requirements for the Medium Density Suburban regulatory zone.

Development Suitability Constraints: The Spanish Springs Development Suitability Map, a part of the Spanish Springs Area Plan, identifies the subject parcel as being within the 1% FEMA flood hazard area. However, the subject site is now within flood zone X, as determined from the flood insurance rate map number 32031C2865G dated 3/16/2009 and Letter of Map Revision (LOMR) case number 09-09-0489P issued 3/18/2009. "Zone X" is defined as being outside of the 1% FEMA flood hazard area.

Hydrographic Basin: The subject parcel is within the Spanish Springs Hydrographic Basin.

The subject parcel is within the Truckee Meadows Service Area (TMSA).

Spanish Springs Area Plan Modifiers: There are no Spanish Springs Area Plan Modifiers that are particularly relevant to the proposed parcel map.

Development Information: A tentative subdivision map, case number Case Number TM13-002 has been approved on the subject site. That approval included other adjacent areas that total \pm 155 acres and allows the development of a 465-lot residential subdivision with common open space. The minimum lot size in the approved tentative subdivision map is 8,510 square feet; the maximum lot size approved is 37,591 square feet, and the average lot size is 11,125 square feet. The overall density is 3 dwelling units per acre.

The current request is to facilitate the sale of portions of that approved tentative subdivision map to various home builders who will then record final maps in compliance with the approved tentative subdivision map. To ensure that approval of this tentative parcel maps does not conflict in any way with the previously-approved tentative subdivision map staff has included recommended conditions of approval such that the tentative parcel map be subject to all of the terms and conditions of the tentative subdivision map already approved for the area (Tentative Subdivision Case Number TM13-002), including the requirement for the creation of CC&Rs that will match the CC&Rs for the rest of the parcels of phases of the remainder of the tentative subdivision map.

Reviewing Agencies

The following agencies received a copy of the project application for review and evaluation. Washoe County Community Services Department

- Planning and Development Division
- Engineering and Capital Projects Division
- Building and Safety Division
- Parks and Open Spaces

- Geographic Information Systems
- Surveyor
- Utilities
- Washoe County Health District
 - Air Quality Management Division
 - Environmental Health Services
- Truckee Meadows Fire Protection District
- Regional Transportation Commission (RTC)
- Washoe-Storey Conservation District

Two out of the twelve above listed agencies/departments provided substantive comments and/or recommended conditions of approval in response to their evaluation of the project application. A **summary** of each agency's comments and/or recommended conditions of approval and their contact information is provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order if granted approval. Washoe County Planning and Development Division requires the final map be in substantial compliance with the underlying approved tentative subdivision map, as noted in the staff report.

Contact: Roger Pelham, 328-3622, rpelham@washoecounty.us

- Washoe County Engineering and Public Works Division requires that the final map comply with the conditions of the Washoe County technical check for this map.

Contact: Mike Gump, 328-2020, mgump@washoecounty.us

Staff Comment on Required Findings

Washoe County Development Code Section 110.606.30 (i) of Article 606, *Parcel Maps*, requires that all of the following findings be made to the satisfaction of the Washoe County Parcel Map Review Committee before granting approval of the request. Staff has completed an analysis of the application and has determined that the proposal is in compliance with the required findings as follows.

- 1) General improvement considerations for all parcel maps including, but not limited to:
 - 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.

Staff Comment: The underlying tentative subdivision map has been approved. The Health District provided no comments. All development will be served by community water and sewer systems.
 - b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision.

Staff Comment: Water rights will be dedicated in accordance with the underlying tentative subdivision map and will be provided by the Truckee Meadows Water Authority.
 - c) The availability and accessibility of utilities.

Staff Comment: All utilities will be provided in accordance with all generally applicable requirements of the underlying tentative subdivision map.

- d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks.

Staff Comment: The availability and accessibility of all public services has been evaluated with the approval of the underlying tentative subdivision map.

- e) Conformity with the zoning ordinances and master plan.

Staff Comment: The proposed division of land is in conformance with the applicable zoning and master plan as noted in the staff report.

- f) General conformity with the governing body's master plan of streets and highways.

Staff Comment: The proposed division of land is in conformance with Washoe County's master plan of streets and highways.

- g) The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision.

Staff Comment: This division of land will not create any additional effect on existing public streets and the need for new streets or highways to serve the subdivision, as streets will be constructed as part of the underlying approved tentative subdivision map.

- h) Physical characteristics of the land such as floodplain, slope and soil.

Staff Comment: There are no physical characteristic of the land that inhibit the proposed division of land.

- i) The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive.

Staff Comment: The application for the proposed tentative parcel map was sent to all interested agencies and no recommendation for denial were received.

- 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.

Staff Comment: The application was reviewed by the appropriate agencies and no recommendation for denial was received.

- k) Community antenna television (CATV) conduit and pull wire.

Staff Comment: The application was reviewed by the appropriate agencies and no recommendation for denial was received.

- l) Recreation and trail easements.

Staff Comment: The application was reviewed by the appropriate agencies and no recommendation for denial was received.

- 2) Subdivision improvement considerations for second or subsequent parcel maps pursuant to Section 110.606.30(d) and which are in addition to the criteria listed above.

Staff Comment: All subdivision improvements pursuant to Section 110.606.30(d) are required to be constructed as part of the underlying approved tentative subdivision map.

Recommendation

Those agencies which reviewed the application, recommended conditions in support of approval of the tentative parcel map. Therefore, after a thorough analysis and review, Parcel Map Case Number WTPM16-0004 is being recommended for approval with conditions. Staff offers the following motion for the Parcel Map Review Committee's consideration.

Motion

I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, that the Washoe County Parcel Map Review Committee approve Tentative Parcel Map Case Number WTPM16-0004 for Eagle Canyon Investors, LLC, subject to the conditions of approval as listed in Exhibit A to the staff report, and make the determination that the following criteria is or will be adequately provided for pursuant to Washoe County Development Code, Section 110.606.30:

- 1) General improvement considerations for all parcel maps including, but not limited to:
 - 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;
 - 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 or 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 parcel map pursuant to NRS 278.330 and 278.348, inclusive;
 - 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;
 - k) Community antenna television (CATV) conduit and pull wire; and
 - l) Recreation and trail easements.
- 2) Subdivision improvement considerations for second or subsequent parcel maps pursuant to Section 110.606.30(d) and which are in addition to the criteria listed above.

Appeal Process

Parcel Map Review Committee action will be effective 10 calendar days after the written decision is filed with the Secretary to the Parcel Map Review Committee, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Board of County Commissioners. Any appeal must be filed in writing within 10 calendar days after the written decision is filed with and signed by the Secretary of the Parcel Map Review Committee and mailed to the applicant.

Applicant: Eagle Canyon Investors, LLV
Attn: Jesse Haw
550 W. Plumb Lane, Suite B #550
Reno, NV 89509

Representatives: C&M Engineering
5488 Reno Corporate Drive, Suite 200B
Reno, NV 89511



Conditions of Approval

Parcel Map Case Number WTPM16-0004

The tentative parcel map approved under Parcel Map Case Number WTPM16-0004 shall be carried out in accordance with the Conditions of Approval granted by the Washoe County Parcel Map Review Committee on December 8, 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 parcel map shall be met or financial assurance must be provided to satisfy the conditions of approval prior to the recordation of a final parcel map. 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 parcel 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 parcel map may result in the institution of revocation procedures.

Washoe County reserves the right to review and revise the Conditions of Approval related to this tentative parcel 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 RENO-TAHOE AIRPORT AUTHORITY is directed and governed by its own Board. Therefore, any conditions set by the Reno-Tahoe Airport Authority must be appealed to their Board of Trustees.**

- **The REGIONAL TRANSPORTATION COMMISSION (RTC) is directed and governed by its own Board. Conditions recommended by the RTC may be required, at the discretion of Washoe County.**
- **The NEVADA DEPARTMENT OF TRANSPORTATION (NDOT) is directed and governed by its own board. Therefore, any conditions set by the Nevada Department of Transportation must be appealed to that Board.**

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

Washoe County Planning and Development

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

Contact: Roger Pelham, Senior Planner, 775.328.3622, rpelham@washoecounty.us

- a. The final map shall be in substantial compliance with all plans and documents submitted as part of this tentative parcel map application, and with any amendments imposed by the Parcel Map Review Committee. All documentation necessary to satisfy the conditions noted below shall accompany the final map when submitted to the County Engineer and the Planning and Development Division.
- b. The applicant shall comply with all the conditions of approval and shall submit a final map for signature by the Director of the Planning and Development Division within 22 months from the date of approval by the Parcel Map Review Committee. Each agency responsible for imposing conditions may determine whether its conditions must be fully completed or whether the applicant shall be offered the option of providing financial assurances as a means of assuring compliance.
- c. The final map shall contain the following jurat:

DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE

THE FINAL PARCEL MAP CASE NO. TWPM16-004 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. THE OFFER(S) OF DEDICATION IS (ARE) REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20_____, BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

WILLIAM H. WHITNEY, DIRECTOR, PLANNING AND DEVELOPMENT DIVISION

- d. Any regulations, procedures, and conditions adopted by the Washoe County Health District must be met prior to recordation of a final map.
- e. The applicant shall provide verification to the Planning and Development Division that all conditions from the Truckee Meadows Fire Protection District have been satisfied.
- f. The applicant shall comply with all conditions of approval imposed upon Tentative Subdivision Map Case Number TM13-002, as follows:



Planning Commission Action Order

Tentative Subdivision Map Case No. TM13-002

Decision: Approval with Conditions

Decision Date: August 6, 2013

Applicant/Property Owner: Spanish Springs Associates, Attn: Jesse Haw, 550 W. Plumb Lane, Ste. B, #505, Reno, NV 89509

Assigned Planner: Grace Sannazzaro, Planner
Washoe County Community Services Department
Phone: 775-328-3771
Email: gsannazzaro@washoecounty.us

Action Order served by electronic mail and postal mail August 8, 2013

Project Description: Tentative Subdivision Map Case No. TM13-002 - Spanish Springs Associates – To develop a 465 lot residential subdivision with common open space on three parcels totaling ±155 acres. The minimum lot size proposed is 8,510 square feet; the maximum lot size proposed is 37,591 square feet, and the average lot size is 11,125 square feet. The overall density is 3 dwelling units per acre.

- Applicant/Property Owner: Spanish Springs Associates
- Project Location: Approximately one-half mile north of the Eagle Canyon Drive/Neighborhood Way intersection; and approximately 1,500 feet southwest of the West Calle de la Plata/Pyramid Highway intersection
- Assessor's Parcel Nos.: 532-020-13; 532-020-17; 532-091-10
- Total Project Size: ±155 acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs
- Development Code: Article 602, General Subdivision Provisions
Article 608, Tentative Subdivision Maps
- Commission District: 4 – Commissioner Hartung
- Section/Township/Range: Sections 26, 27, 34, T21N, R20E, MDM, Washoe County, NV

Notice is hereby given that the Washoe County Planning Commission granted approval with conditions of the above referenced case number based on the findings in accordance with Washoe County Development Code Article 608. If no appeals have been filed within 10 days after issuance of the decision, 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. If the end of the appeal period falls on a non-business day, the appeal period shall be extended to include the next business day. An appeal shall be filed in accordance with the provisions found in Article 608 of the Washoe County Development Code.

Post Office Box 11130, Reno, NV 89520-0147 – 1001 E. Ninth St., Reno, NV 89512
Telephone: 775.328.3600 – Fax: 775.328.6133
www.washoecounty.us/comdev

To: Spanish Springs Associates
Subject: Tentative Subdivision Map Case No. TM13-002
Date: August 6, 2013
Page: 2

This Action Order grants approval 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. A 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.

This Action Order does not authorize grading or building without issuance of the necessary permits from the Washoe County Building and Safety Department.

Washoe County Community Services Department
Planning and Development Division


Carl R. Webb, Jr., AICP

Secretary to the Planning Commission

CW/GS/dc (TM13-002 Spanish Springs Associates Action Order)

Attachments:

- Conditions of Approval

xc: Consultant: C&M Engineering and Design, Attn: Lisa Menante, 9498 Double R Blvd., Ste B, Reno, NV 89521

Attorney: Robert M. Sader, 8600 Technology Way, Ste 101, Reno, NV 89521

Agencies:

- District Attorney's Office, Attn: Greg Salter, Esq.
- Assessor's Office (CAAS), Attn: Carol Buonanoma
- Assessor's Office, Attn: Theresa Wilkins
- Engineering & Capital Projects, Attn: Leo Vesely & Clara Lawson
- Parks & Open Space, Attn: Jennifer Budge
- Water Resources, Attn: Jason Phinney & John Cella
- Air Quality Management Program, Attn: Charlene Albee
- Environmental Health Services Division, Attn: Wes Rubio
- Vector-Borne Diseases Program, Attn: Jim Shaffer
- Truckee Meadows Fire Protection District, Attn: Amy Ray
- Regional Transportation Commission, Attn: Patrice Echola
- Nevada Department of Transportation, Attn: Anita Lyday
- Nevada Division of Environmental Protection, Attn: Bonnie Hartley, 901 South Stewart Street, Ste 4001, Carson City, NV 89701-5249
- Nevada Division of Water Resources, Attn: Robert Martinez
- Washoe County School District, Attn: Mike Boster



Conditions of Approval

Tentative Subdivision Map Case No. TM13-002

The project approved under Tentative Subdivision Map Case No. TM13-002 shall be carried out in accordance with the Conditions of Approval granted by the Planning Commission on August 6, 2013. 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.

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 District Health Department must be appealed to the District Board of Health.**

Post Office Box 11130, Reno, NV 89520-0027 – 1001 E. Ninth St., Reno, NV 89512
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www.washoecounty.us/comdev

Washoe County Conditions of Approval

- **The RENO-TAHOE AIRPORT AUTHORITY is directed and governed by its own Board. Therefore, any conditions set by the Reno-Tahoe Airport Authority must be appealed to their Board of Trustees.**
- **The REGIONAL TRANSPORTATION COMMISSION (RTC) is directed and governed by its own board. Therefore, any conditions set by the Regional Transportation Commission must be appealed to that Board.**
- **The NEVADA DEPARTMENT OF TRANSPORTATION (NDOT) is directed and governed by its own board. Therefore, any conditions set by the Nevada Department of Transportation must be appealed to that Board.**

**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.

Washoe County Conditions of Approval

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: Grace Sannazzaro, 775.328.3771, gsannazzaro@washoecounty.us

- a. 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*.
- b. 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.
- c. Failure to comply with the conditions of approval shall render this approval null and void.
- d. Pursuant to NRS 278.360 *Requirements for presentation of final map or series of final maps; extensions of time*, 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 in a series of final maps, each covering a portion of the approved tentative map, within 4 years after the approval date of the tentative map, or on or before the second anniversary of the date on which the subdivider recorded the first in the series of final maps, which includes a final map, prepared in accordance with the tentative map, for the entire area for which the tentative map has been approved; or the next final map in the series of final maps covering a portion of the approved tentative map. An extension of not more than 2 years may be granted by Washoe County for any final map after the 2-year period for presenting a successive final map has expired.
- e. Final maps shall be in substantial compliance with all plans and documents submitted with and made part of this tentative map request, as may be amended by action of the final approving authority.
- f. All final maps shall contain the applicable portions of the following jurat:

THE TENTATIVE MAP FOR TM13-002 FOR EAGLE CANYON RANCH WAS APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON AUGUST 6, 2013.

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.

Washoe County Conditions of Approval

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 NEXT FINAL MAP FOR TM13-002 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.

BILL WHITNEY, DIRECTOR
PLANNING AND DEVELOPMENT DIVISION
COMMUNITY SERVICES DEPARTMENT

- g. Prior to acceptance of public improvements and release of any financial assurances, the developer shall furnish to Water Resources and 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.
- h. The developer shall be required to participate in any applicable General Improvement District or Special Assessment District formed by Washoe County.
- i. A note shall be placed on all grading plans and construction drawings stating:

NOTE

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

Washoe County Conditions of Approval

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

NOTE

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

- k. The developer shall provide written approval from the U.S. Postal Service concerning the installation and type of mail delivery facilities. The system, other than individual mail boxes, must be shown on the project construction plans and installed as part of the on-site improvements.
- l. The developer and all successors shall direct any potential purchaser of the site to meet with the Planning and Development Division to review conditions of approval prior to the final sale of the site. Any subsequent purchasers of the site shall notify the Planning and Development Division of the name, address, telephone number and contact person of the new purchaser within thirty (30) days of the final sale.
- m. Conditions, covenants, and restrictions (CC&Rs), including any supplemental CC&Rs, shall be submitted to Planning and Development 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 areas. The maintenance plan for the common open space areas shall, as a minimum, address the following:
 - a. Vegetation management
 - b. Watershed management
 - c. Debris and litter removal
 - d. Fire access and suppression
 - (2) Maintenance of public access and/or maintenance of limitations to public access.
 - (3) All drainage facilities and roadways not maintained by Washoe County shall be privately maintained and perpetually funded by the homeowners association.
 - (4) All open space identified as common area on the final map shall be privately maintained and perpetually funded by the homeowner's association. The deed to the open spaces and common areas shall reflect perpetual dedication for that purpose. The maintenance of the common areas and related

Washoe County Conditions of Approval

improvements shall be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.

- n. The project adjacent to undeveloped land shall maintain a minimum fire fuel break area of 30 feet in width until such time as the adjacent land is developed.
- o. Locating habitable structures on potentially active (Holocene) fault lines, whether noted on the recorded map or disclosed during site preparation, is prohibited.
- p. 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 Planning and Development and the District Attorney.

Engineering and Capital Projects Division

- 2. The following conditions are requirements of the Engineering and Capital Projects Division, which shall be responsible for determining compliance. Conditions in *italics* are standard engineering conditions.

Contact: Leo Vesely, 775.325.8032 lvesely@washoecounty.us

General Conditions

- a. *Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations, and policies in effect at the time of submittal of the tentative map or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the final map.*
- b. *Prior to acceptance of public improvements and release of any financial assurances, the developer shall furnish to the water and sewer provider(s) and Engineering 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.*

Washoe County Conditions of Approval

- 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 lots, 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. *Prior to ground-disturbing activity, a proposed Construction Traffic Haul Route Plan shall be submitted to the Engineering Division for review and approval. Any existing or proposed roads that will be used as construction haul routes and are not designated truck routes must be evaluated by a geotechnical study to determine the existing structural section and its load capacity. If the pavement section is inadequate to support the proposed construction loadings, the roadway must be redesigned or reconstructed as needed to provide a 20-year design life in accordance with the AASHTO Interim Guide for Flexible Pavement.*

Drainage Conditions (Washoe County Code Section 110.420)

- k. *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.*
- l. *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.*
- m. *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.*
- n. *Standard reinforced concrete headwalls or other approved alternatives shall be placed on the inlet and outlet of all drainage structures, and grouted rock riprap shall be used to prevent erosion at the inlets and outlets of all culverts to the satisfaction of the Engineering Division.*
- o. *The developer shall provide pretreatment for petrochemicals and silt for all storm drainage leaving the site to the satisfaction of the Engineering Division.*

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- p. *The owner shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit or Waiver for construction and submit a copy to the Engineering Division prior to issuance of a grading permit.*
- q. *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.*
- r. *In medians with irrigated landscaping adjacent to the curb, a subdrain system shall be installed a minimum of one foot behind the back face of curb to intercept drainage from the landscaping. The system shall be tied to the storm drain system or an acceptable alternative drainage system. The County Engineer shall determine compliance with this condition.*
- 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. *All slopes steeper than 3:1 shall be mechanically stabilized to control erosion. As an alternative to riprap, an engineered solution (geofabric, etc.) may be acceptable. The County Engineer shall determine compliance with this condition.*
- w. *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.*
- x. *Maintenance access and drainage easements shall be provided for all existing and proposed drainage facilities. The County Engineer shall determine compliance with this condition.*
- y. *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.*

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- z. Common Area drainage onto residential lots shall be intercepted and routed to appropriate storm drainage facilities. The County Engineer shall determine compliance with this condition.
- aa. Open channels shall be designed to provide for de-siltation. Drainage channel design and access shall conform to the requirements of section 110.420.35. The County Engineer shall determine compliance with this condition

Traffic and Roadway (Washoe County Code Section 110.436)

- 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. *Proposed landscaping and/or fencing along street rights-of-way and within median islands shall be designed to meet American Association of State Highway and Transportation Officials (AASHTO) sight distances and safety guidelines. No tree shall overhang the curb line of any public street. The County Engineer shall determine compliance with this condition.*
- ee. *A note on each affected final map shall state that no direct access from individual lots shall be allowed onto Neighborhood Way with the exception of lot 463. The County Engineer shall determine compliance with this condition. This note shall also be included in the CC&R's to the satisfaction of the District Attorney's Office.*
- ff. *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.*
- gg. *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.*
- hh. *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.*
- ii. *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.*
- jj. *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.*
- kk. *Neighborhood Way shall be constructed to the existing southern portion of Ruddy Way. Prior to making final connection to the southern portion of Ruddy Way, the southern*

Washoe County Conditions of Approval

portion of Ruddy Way shall be renamed to Neighborhood Way and existing street signs at Red Falcon Way and Goldeneye Parkway shall be updated with the new name. No residential driveways shall be permitted on to Neighborhood Way with the exception of lot 463. The County Engineer shall determine compliance with this condition.

- ll. The driveway for lot 463 shall line up with Mojave Desert and shall be constructed to promote forward movements on to Neighborhood Way from the driveway. The County Engineer shall determine compliance with this condition.
- mm. The right of way for Grimes Point Court shall meet Washoe County Code requirements or shall be approved by the County Engineer. A public utility easement shall be provided for the entire length of Grimes Point Court. The County Engineer shall determine compliance with this condition.
- nn. At the intersection of Grimes Point Court and Sand Dune Drive, the asphalt pavement on Sand Dune Drive, from curb return to curb return for the full width of Sand Dune Drive, shall be milled down 1.5 inches and overlaid with 1.5 inches of type 3 asphalt pavement and a slurry seal.
- oo. A pedestrian ramp for the disabled shall be installed on the east side of Sand Dune Drive to the satisfaction of the County Engineer.
- pp. Sidewalk shall be installed on the east side of Sand Dune Drive from the end of the curb return at the intersection of Sand Dune Drive and Rosetta Stone Drive north to the existing sidewalk on Sand Dune Drive.
- qq. Non-motorized pedestrian/bicycle accesses shall be perpetuated off of Rosy Finch Drive between proposed Lot 205 and proposed Lot 206; and between proposed Lot 464 and proposed Lot 465 at the end of the cul-de-sac to the sewer access easement to the east.

Parks and Open Space

3. The following conditions are requirements of Parks and Open Space, which shall be responsible for determining compliance.

Contact: Jennifer Budge, 775.823.6500, jbudge@washoecounty.us

- a. Pedestrian access shall be perpetuated at the following locations to ensure connectivity between neighborhoods for non-motorized access.
 - I. Intersection of Nightingale Way and existing Washoe County trail easement
 - II. All adjoining cul-de-sacs
 - III. Carico Court and North Spanish Springs Flood Detention Facility
- b. Prior to recordation of the first final map and upon request by Washoe County Community Services Department, the existing sewer easement from Talon Drive to the North Spanish Springs Flood Detention Facility will be amended to include a non-motorized public access trail easement shall be recorded.
- c. Prior to recordation of the first final map and upon request by Washoe County Community Services Department, a non-motorized, public access trail easement consistent with the terms outlined in Document 360446, shall be offered for dedication to Washoe County providing east-west connectivity from Carico Court/Neighborhood way through APN 532-091-09 to Gator Swamp Park. Easement location to be determined cooperatively between applicant and Washoe County Community Services Department

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and may be relocated if desired by applicant so that the easement does not prohibit future plans on APN 532-091-09.

Water Resources

4. The following conditions are requirements of the Water Resources, which shall be responsible for determining compliance with these conditions.

Contact: Jason Phinney, 775.954.4628, jphinney@washoecounty.us

- a. The applicant shall dedicate necessary water rights prior to issuance of a Will-Serve letter by Water Resources, Community Services Department. A valid Will-Serve letter is a pre-requisite to approval and recordation of a final subdivision map. Necessary processing of water rights prior to the issuance of a Will-serve Letter may take six months or longer. The dedication of water rights shall be in accordance with Article 422, the Spanish Springs Area Plan and the terms of the Wholesale Agreement between Washoe County and Truckee Meadows Water Authority (TMWA). Water rights must be in good standing with the State of Nevada Division of Water Resources and the point of diversion, place and manner of use must be acceptable to the Community Services Department.
- b. The Developer shall pay \$75.00 per lot to Water Resources, of the Community Services Department as their pro-rated share of the ongoing water and sewer facility plan for the Spanish Springs Valley prior to approval of each final map.
- c. All fees shall be paid in accordance with Washoe County Ordinance prior to the approval of each final map.
- d. Per the inter-local agreement between the City of Sparks and Washoe County, the applicant shall pay to Washoe County, the City of Sparks sewer connection fees as identified in the agreement.
- e. Improvement plans shall be submitted and approved by Water Resources of the Community Services Department 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.
- f. The Applicant shall submit an electronic copy of the street and lot layout for each final map at initial submittal time. Please submit this in a TIFF file format.
- g. The Developer shall construct and/or provide the financial assurance for the construction of any on-site and off-site water distribution and the sanitary sewer collection systems prior to signature on each final map. The financial assurance must be in a form and amount acceptable to Water Resources, Community Services Department.
- h. Approved improvement plans shall be used for the construction of on-site and off-site water distribution and sanitary sewer collection systems. Water Resources will be responsible to inspect the construction of the water distribution and sanitary sewer collection systems.
- i. The water distribution and sanitary sewer collection systems must be offered for dedication to Washoe County along with the recordation of each final map.

Washoe County Conditions of Approval

- j. Easements and real property for all water distribution, sanitary sewer collection systems and appurtenances shall be offered for dedication to Washoe County along with the recordation of each final map.
- k. 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; and
 - V. Proposed collection line sizes, on-site and off-site alignment, and half-full velocities
- l. 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.
- m. No permanent structures (including rockery or retaining walls, building's, etc.) shall be allowed within or upon any County maintained utility easement.
- n. The developers' engineer shall submit a plan or letter from the appropriate fire agency identifying the approved fire hydrant locations and indicating the fire flow and duration required for each final map. This information must accompany the water system improvements plans when submitted for initial review.
- o. A minimum 20-foot sanitary sewer and access easement shall be dedicated to Washoe County over any facilities not located in a dedicated right of way.
- p. A minimum 30-foot water main easement shall be dedicated to Washoe County over any facilities not located in a dedicated right of way.
- q. A minimum 12-foot wide all weather sanitary sewer access road shall be constructed to facilitate access to off-site sanitary sewer manholes.
- r. Article 216, Section 110.216.55 of the Spanish Springs Area Plan states "*All proposed development in the Spanish Springs planning area shall evaluate and develop storm drainage improvements which ensure the Spanish Springs Water Detention Facility remains hydraulically equivalent to the design parameters of the facility...*"
- s. All storm drain outlets that will be draining into any of the Facility channels shall adequately protect that area from erosion, i.e. riprap of adequate size and area.

Washoe County Conditions of Approval

Air Quality Management Program

5. The following conditions are requirements of the Air Quality Management Program of the District Health Department, 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 District Health Department must be appealed to the District Board of Health.

Contact: Charlene Albee, 775.784.7211, calbee@washoecounty.us

- a. A Dust Control Permit shall be issued prior to the commencement of any construction activities relating to the subject tentative subdivision map.

Environmental Health Services Division

6. The following conditions are requirements of the Environmental Health Services Division of the District Health Department, 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 District Health Department must be appealed to the District Board of Health.

Contact: Wes Rubio, 775.328.2381, wrubio@washoecounty.us

- a. Any storm drainage from this site must have pre-treatment for petrochemicals and silts.
- b. Grading shall be performed in compliance with Best Management Practices and mosquito-breeding places shall be eliminated within graded areas.
- c. The Nevada Division of Environmental Protection must submit a letter to the Washoe County Health District certifying their approval of the final map.
- d. Prior to approval of each final map, the applicant shall submit a final map fee (\$362.)
- e. A note on each affected final map shall state: "Sewage disposal shall be by connection to a public sewer system only".
- f. A letter from Washoe County committing to provide sewer service to this proposal shall be submitted and shall state that the treatment facility will not be brought beyond its permitted capacity by this service.
- g. Prior to approval of a final map, the design engineer shall submit to the satisfaction of the Washoe County Health District a plan for periodic inspection of the construction of the systems for water supply and community sewerage. The design engineer shall pursuant to the approved inspection plan periodically certify in writing to the Washoe County Health District that the improvements are being installed in accordance with the approved plans and recognized practices of the trade.
- h. Construction plans for the development must be submitted to the Environmental Health Services Division for approval. The construction drawings must conform to the State of Nevada Regulations Concerning Review of Plans for Subdivisions, Condominiums and Planned Unit Developments, and any applicable requirements of the Washoe County Health District.

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- i. Before final approval will be considered, a "Commitment for Water Service" letter from the water purveyor committing adequate water service to their proposal shall be submitted to the Washoe County Health District.
- j. Prior to final approval, a complete water system plan for the referenced proposal shall be submitted to the Washoe County Health District. The plan must show that the water system will conform to the State of Nevada Public Water Supply Regulations, NAC Chapter 445, and the State of Nevada Regulations Governing Review of Plans for Subdivision, Condominiums and Planned Unit Development, NAC 278.400 and 278.410.

Vector-Borne Diseases Program

7. The following conditions are requirements of the Vector-Borne Diseases Program of the District Health Department, 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 Washoe County District Health (WCDH) must be appealed to the District Board of Health.

Contact: Jim Shaffer, 775.785.4599, jshaffer@washoecounty.us

- a. Low Impact Design (LID) shall be included for a typical front lot and common areas, which may include an 18 inch water catchment planting area to capture nuisance water adjacent to impervious surfaces or a design to direct lawn irrigation through a dry riverbed reducing water runoff into the infrastructure and minimize downstream impacts. A wind sensory unit shall be required as part of the irrigation system for common areas with turf (WCDH Vector-Borne Diseases Regulations 040.038).
- b. Any proposed drainage channels and ditches will require a cobble rock (4-6 inch rock) low-flow channel (040.023). Any existing channels will require 4-6 inch cobble rock in the flow line of these facilities (WCDH Vector-Borne Diseases Regulations 040.022).
- c. The following maintenance language shall be noted on the civil plans (WCDH Vector-Borne Diseases Regulations 040.022):

"All vegetation, debris and blockages shall require removal in low flow channels and ditches on an annual basis. The maintenance will mitigate insect development by preventing standing water from ponding longer than seven (7) days".
- d. An Avigation Easement shall be recorded for the Eagle Canyon Ranch subdivision to protect the community when standing water occurs in the North Spanish Springs Flood Detention Facility resulting from flood events.
- e. Prior to approval of building plans, the above detail designs shall be required on the plans.

Truckee Meadows Fire Protection District (TMFPD)

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

Contact: Amy Ray, 775.326.6005, aray@tmfpd.us

- a. Hydrants shall be placed by TMFPD in accordance with Washoe County Code 60.

Washoe County Conditions of Approval

- b. All cul-de-sacs shall have a minimum 50 foot radius (100 foot diameter) to accommodate turnarounds for fire apparatus.
- c. Fire emergency access gates shall be provided at intersection/adjacent cul-de-sacs with Knox locks for Fire Department access. Minimum width shall be 20 feet per WCC Chapter 60.
- d. All property and open space shall be maintained. Defensible space and vegetation management shall be provided. A vegetation management plan addressing common and open space areas shall be submitted and approved by TMFPD. The Homeowner's Association or property owner (Spanish Springs Associates, Ltd.) shall be responsible for all maintenance and management of vegetation on open space and common areas. This designation of responsibility shall be included in the vegetation management plan. The property owner is responsible for vegetation management of the entire property while the project is under construction, including all undeveloped lots and property during construction and phasing. This shall include any drainage and detention areas within the subdivision.
- e. Any vacant lots and construction areas shall be kept free of combustible construction materials and adherence to IFC Section 304 shall be required and is the responsibility of the property owner.

*** End of Conditions ***

- g. The approval for this tentative parcel map does not include improvements for driveways to building pads. Grading for access to building pads, if they exceed the criteria stated in the previous condition, shall require a special use permit. Compliance shall be determined by the Planning and Development Division.
 - h. Any regulations, procedures, and conditions adopted by Washoe County Health District must be met prior to recordation of a final map.
2. The following conditions are requirements of the Engineering and Capital Projects Division, which shall be responsible for determining compliance with these conditions.
- Contact: Mike Gump, PLS, 775.325.8033, mgump@washoecounty.us**
- a. Comply with the conditions of the Washoe County technical check for this map.
 - b. All boundary corners must be set.

*** End of Conditions ***



Washoe County
COMMUNITY SERVICES DEPARTMENT
Engineering and Capital Projects

INTEROFFICE MEMORANDUM

PARCEL MAP REVIEW

DATE: 11/16/2016
TO: Department of Community Services, Roger Pelham
FROM: Mike Gump, PLS, Engineering Division
SUBJECT: *20th Parcel Map for: Eagle Canyon Investors, LLC*
Parcel Map Case No.: WTPM16-0004
APN: 532-020-19
Review Date: 11/16/2016
Existing Zoning/Land Use Designation:

The Engineering Division has reviewed the subject parcel map and the following conditions must be successfully completed prior to final approval of this application by the Engineering Division.

1. Comply with the conditions of the Washoe County technical check for this map.
2. All boundary corners must be set.

From: Lawson, Clara
Sent: Wednesday, November 09, 2016 8:23 AM
To: Pelham, Roger
Cc: Corbridge, Kimble
Subject: WTPM16-0004

I don't have any traffic concerns with this 4 parcel map. All lots appear to have access.

Clara Lawson, PE, PTOE, Licensed Engineer
Washoe County | Community Services Dept | Engineering Division 1001 E. Ninth St., Reno NV
89520
clawson@washoecounty.us | o 775-328-3603 | fax 775-328-3699
Connect with us: cMail | Twitter | Facebook | www.washoecounty.us

From: Kaneyuki, Bradley
Sent: Monday, November 14, 2016 6:19 AM
To: Pelham, Roger; Fagan, Donna
Cc: Kaneyuki, Bradley
Subject: FW: November Agency Review Memo
Attachments: November Agency Review Memo.pdf

Re: #4 - Tentative Parcel Map Case Number WTPM16-0004 (Eagle Canyon Ranch)

Morning Roger and Donna,

There are no requests to reserve any new street names for this case number:

Bradley Kaneyuki
Technology Systems Developer II
Regional Services/GIS
(775) 328-2344
1001 E 9th St, Bldg C, Reno, NV 89512



REGIONAL TRANSPORTATION COMMISSION

Metropolitan Planning • Public Transportation • Operations • Engineering • Construction

Metropolitan Planning Organization of Washoe County, Nevada

November 11, 2016

FR: Chrono/PL 183-16

Ms. Eva Krause, Planner
Community Services Department
Washoe County
P.O. Box 11130
Reno, NV 89520

RE: WTMP16-0001 (Montreux Golf)
WTPM16-0002 (First Parcel Map for Montreux Development Group, LLC)
WTPM16-0003 (Second Parcel Map for Montreux Development Group LLC)
WTPM16-0004 (Eagle Canyon Ranch)

Dear Ms. Krause,

We have reviewed the above applications and have no comments at this time.

Thank you for the opportunity to comment on these applications. Please feel free to contact me at 775-332-0174 or rkapuler@rtcwashoe.com if you have any questions or comments.

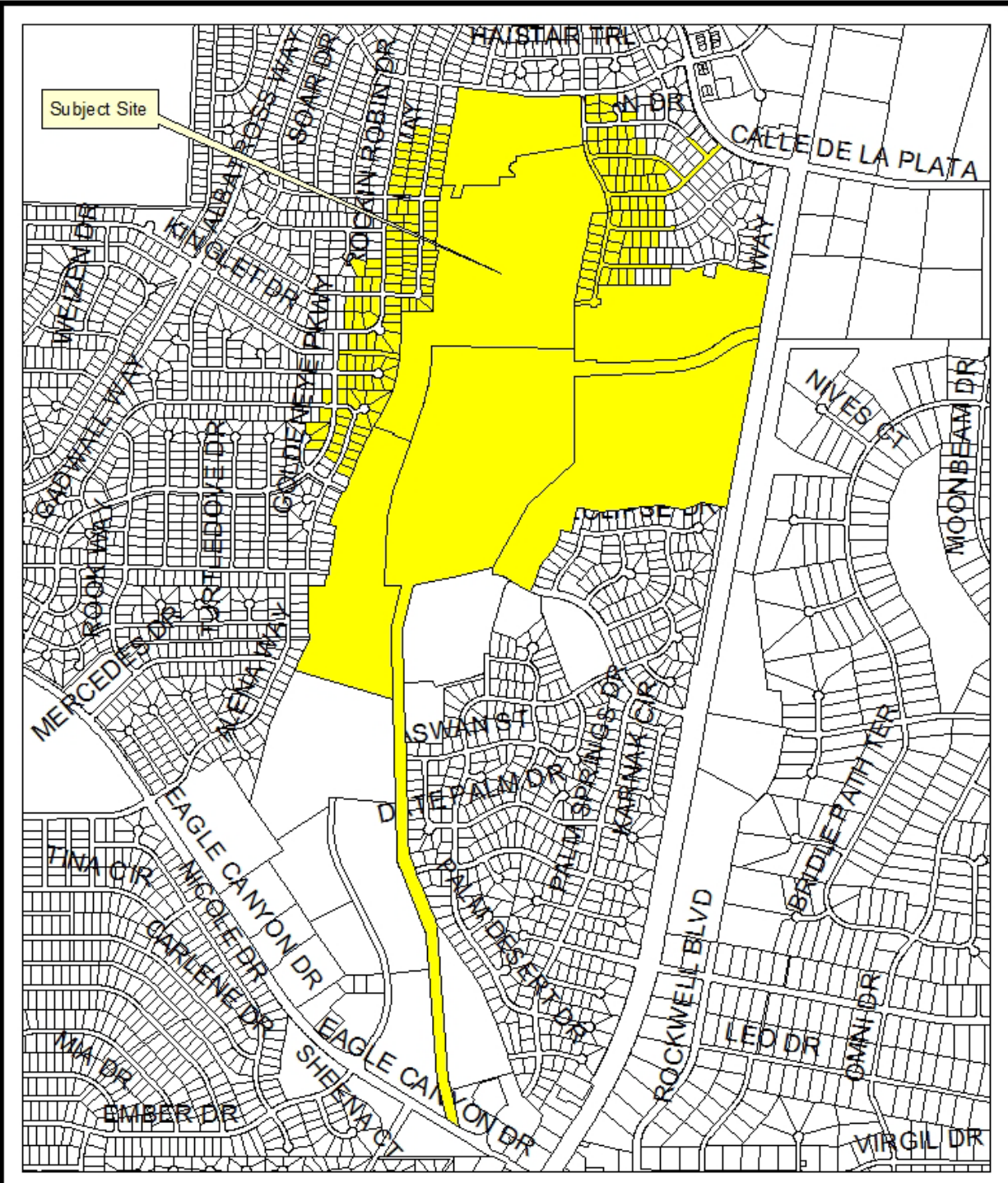
Sincerely,

Rebecca Kapuler
Planner

RK/jm

Copies: Bill Whitney, Washoe County Community Services
Kelly Mullin, Washoe County Community Services
Roger Pelham, Washoe County Community Services
Jae Pullen, Nevada Department of Transportation, District II
Tina Wu, Regional Transportation Commission
Daniel Doenges, Regional Transportation Commission
Julie Masterpool, Regional Transportation Commission
David Jickling, Regional Transportation Commission

Washoe County no comment 11142016



Mailing Label Map
 Tentative Parcel Map Case Number WTPM16-004
 Eagle Canyon Ranch
 194 Parcels selected at 500 feet.



Community Services
 Department
 Planning and
 Development Division
 WASHOE COUNTY
 NEVADA
 Post Office Box 11120
 Reno, Nevada 89520
 (775) 225-3600

Source: Planning and Development Division

Date: November 2016

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

Project Information		Staff Assigned Case No.: _____	
Project Name: Eagle Canyon Ranch			
Project Description:			
Project Address: Pyramid Way			
Project Area (acres or square feet): 70.34 Ac.			
Project Location (with point of reference to major cross streets AND area locator): Spanish Springs, west of State Route 445, north of Eagle Canyon Drive, south of West Calle de la Plata			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
532-020-19	70.34 Ac.		
Section(s)/Township/Range: Sections 22, 23, 26 and 27, T21N, R20E			
Indicate any previous Washoe County approvals associated with this application: Case No.(s). TM13-002, BL15-013			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Eagle Canyon Investors, LLC		Name: C and M Engineering	
Address: 550 W. Plumb Lane, Suite B, #550 Reno, NV		Address: 5488 Reno Corporate Drive, Suite 200B Reno, NV	
Zip: 89509-3686		Zip: 89511	
Phone: 982-0132		Phone: 856-3312	
Fax: 336-0432		Fax:	
Email: jesse@hawcoproperties.com		Email: gfong@candmengineering.com	
Cell:		Cell:	
Other:		Other:	
Contact Person: Jesse Haw		Contact Person: George Fong	
Applicant/Developer:		Other Persons to be Contacted:	
Name: same as owner		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:		Phone:	
Fax:		Fax:	
Email:		Email:	
Cell:		Cell:	
Other:		Other:	
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to tentative parcel maps may be found in Article 606, Parcel Maps.

1. What is the location (address or distance and direction from nearest intersection)?

Spanish Springs, 3000 feet west of Pyramid Way, 6000 feet north of Eagle Canyon Drive and Neighborhood Way intersection, 2000 feet south of West Calle de la Plata

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
532-020-19	Spanish Springs Area Plan - MDS	70.34 Ac

2. Please describe the existing conditions, structures, and uses located at the site:

property is vacant

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area	18.52 Ac	14.41 Ac	27.81 Ac	9.60 Ac
Minimum Lot Width	n/a	n/a	n/a	n/a

4. Was the parcel or lot that is proposed for division created (recorded) within the last 5 years? (If yes, public review of the parcel map will be required. See Community Development staff for additional materials that are required to be submitted.)

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
---	-----------------------------

5. Utilities:

a. Sewer Service	Washoe County
b. Electrical Service/Generator	NV Energy
c. Water Service	Truckee Meadows Water Authority

6. Please describe the source of the water facilities necessary to serve the proposed tentative parcel map:

- a. Water System Type:

<input type="checkbox"/> Individual wells		
<input type="checkbox"/> Private water	Provider:	
<input checked="" type="checkbox"/> Public water	Provider:	Truckee Meadows Water Authority

- b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
---	------------------------------------	------------------------------------	-----------------------------------

- c. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

7. What sewer services are necessary to accommodate the proposed tentative parcel map?

- a. Sewage System Type:

<input type="checkbox"/> Individual septic		
<input checked="" type="checkbox"/> Public system	Provider:	Washoe County

- b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
---	------------------------------------	------------------------------------	-----------------------------------

- c. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

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

a. Permit #		acre-feet per year	
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other, #		acre-feet per year	

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

sufficient rights are held by Truckee Meadows Water Authority to serve this project

9. Does the property contain wetlands? (If yes, please attach a preliminary delineation map and describe the impact the proposal will have on the wetlands. Impacts to the wetlands may require a permit issued from the U.S. Army Corps of Engineers.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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10. Does property contain slopes or hillsides in excess of 15 percent and/or significant ridgelines? (If yes, and this is the second parcel map dividing this property, Article 424, Hillside Development of the Washoe County Development Code will apply.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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11. Does property contain geologic hazards such as active faults; hillside or mountainous areas; is it subject to avalanches, landslides, or flash floods; is it near a water body, stream, Significant Hydrologic Resource as defined in Article 418, or riparian area such as the Truckee River, and/or an area of groundwater recharge

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
------------------------------	--	---

12. Does the tentative parcel map involve common open space as defined in Article 408 of the Washoe County Development Code? (If so, please identify all proposed non-residential uses and all the open space parcels.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
------------------------------	--	---

13. If private roads are proposed, will the community be gated? If so, is a public trail system easement provided through the subdivision?

not applicable

14. Is the subject property located adjacent to an existing residential subdivision? If so, describe how the tentative map complies with each additional adopted policy and code requirement of Article 434, Regional Development Standards within Cooperative Planning Areas and all of Washoe County, in particular, grading within 50 and 200 feet of the adjacent developed properties under 5 acres and parcel matching criteria:

parcel map conforms with Spanish Springs Area Plan

15. Are there any applicable policies of the adopted area plan in which the project is located that require compliance? If so, which policies and how does the project comply

Yes No If yes, include a separate set of attachments and maps.

16. Are there any applicable area plan modifiers in the Development Code in which the project is located that require compliance? If so, which modifiers and how does the project comply?

no

17. Is the project subject to Article 418, Significant Hydrologic Resources? If yes, please address Special Review Considerations within Section 110.418.30 in a separate attachment.

Yes No If yes, include a separate set of attachments and maps.

NOT APPLICABLE

Grading

Please complete the following additional questions if the project anticipates grading that involves: (1) Disturbed area exceeding twenty-five thousand (25,000) square feet not covered by streets, buildings and landscaping; (2) More than one thousand (1,000) cubic yards of earth to be imported and placed as fill in a special flood hazard area; (3) More than five thousand (5,000) cubic yards of earth to be imported and placed as fill; (4) More than one thousand (1,000) cubic yards to be excavated, whether or not the earth will be exported from the property; or (5) If a permanent earthen structure will be established over four and one-half (4.5) feet high. If your project exceeds any of the above criteria, you shall either provide a preliminary grading and roadway design plan for review OR if these criteria are exceeded with the final construction drawings and not disclosed at the Tentative Parcel Map Application, you shall be required to apply for a special use permit for grading and you will be delayed up to three months, if approved.

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

19. How many cubic yards of material are you exporting or importing? If exporting of material is anticipated, where will the material be sent? If the disposal site is within unincorporated Washoe County, what measures will be taken for erosion control and revegetation at the site? If none, how are you balancing the work on-site?

20. Can the disturbed area be seen from off-site? If yes, from which directions, and which properties or roadways? What measures will be taken to mitigate their impacts?

21. 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?

22. Are you planning any berms and, if so, how tall is the berm at its highest? How will it be stabilized and/or revegetated?

23. Are retaining walls going to be required? If so, how high will the walls be, will there be multiple walls with intervening terracing, and what is the wall construction (i.e. rockery, concrete, timber, manufactured block)? How will the visual impacts be mitigated?

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

25. 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?

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

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

28. Surveyor:

Name	George Fong, C and M Engineering
Address	5488 Reno Corporate Drive, Suite 200B, Reno, NV 89511
Phone	856-3312
Cell	
E-mail	gfong@candmengineering.com
Fax	
Nevada PLS #	4043

Request to Reserve New Street Name(s)

The Applicant is responsible for all sign costs.

Applicant Information

Name: Eagle Canyon Investors, LLC
Address: 550 W. Plumb Lane, Suite B, #550

Phone : _____ Fax: _____
 Private Citizen Agency/Organization

Street Name Requests

(No more than 14 letters or 15 if there is an "i" in the name. Attach extra sheet if necessary.)

If final recordation has not occurred within one (1) year, it is necessary to submit a written request for extension to the coordinator prior to the expiration date of the original

Location

Project Name: _____
 Reno Sparks Washoe County
Parcel Numbers: _____
 Subdivision Parcelization Private Street

Please attach maps, petitions and supplementary information.

Approved: _____ Date: _____
Regional Street Naming Coordinator
 Except where noted
Denied: _____ Date: _____
Regional Street Naming Coordinator

Washoe County Geographic Information Services

Post Office Box 11130 - 1001 E. Ninth Street
Reno, NV 89520-0027

Phone: (775) 328-2325 - Fax: (775) 328-6133

Tentative Parcel Map Development Application Submittal Requirements

**This sheet must accompany the original application and be signed by
the Professional Land Surveyor.**

1. **Fees:** See Tentative Parcel Map Fee Worksheet. **Make check payable to Washoe County. Bring check with your application to Community Development. Submit Fee Worksheet with “Original Packet” only. Do not include Fee Worksheet in other copies of the packet.**
 - A separate \$225.00 check for the engineering technical review fee is required upon submittal.
2. **Development Application:** A completed Washoe County Development Application form.
3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
4. **Proof of Property Tax Payment:** The applicant must provide a written statement from the Washoe County Treasurer's Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.
5. **Application Materials:** The completed Tentative Parcel Map Application materials.
6. **Title Report:** A preliminary title report, with an effective date of no more than one hundred twenty (120) days of the submittal date, by a title company which provides the following information:
 - Name and address of property owners.
 - Legal description of property.
 - Description of all easements and/or deed restrictions.
 - Description of all liens against property.
 - Any covenants, conditions and restrictions (CC&Rs) that apply.

Submit Title Report with “Original Packet” only. You may be requested to provide additional copies, but do not include Title Report in other copies of the packet.

7. **Development Plan Specifications: (If the requirement is “Not Applicable,” please check the box proceeding the requirement)**
 - a. Map to be drawn using engineering scales (e.g. scale 1” = 100’, 1” = 200’, or 1” = 500’ unless a prior approval is granted by the County Surveyor) showing all streets and ingress/egress to the property and must meet NRS standards as specified in NRS 278.466.
 - b. Property boundary lines, distances and bearings.
 - c. Contours at five (5) foot intervals or two (2) foot intervals where, in the opinion of the County Engineer, topography is a major factor in the development.
 - d. The cross sections of all right-of-ways, streets, alleys or private access ways within the proposed development, proposed name and approximate grade of each, and approximate radius of all curves and diameter of each cul-de-sac.
 - e. The width and approximate location of all existing or proposed easements, whether public or private, for roads, drainage, sewers, irrigation or public utility purposes.
 - f. If any portion of the land within the boundary of the development is subject to inundation or storm water overflow, as shown on the adopted Federal Emergency Management Agency's Flood Boundary and Floodway Maps, that fact and the land so affected shall be clearly shown on the map by a prominent note on each sheet, as well as width and direction of flow of each water course within the boundaries of the development.

- g. The location and outline to scale of each existing building or structure that is not to be moved in the development.
 - h. Existing roads, trails or rights-of-way within the development shall be designated on the map.
 - i. Vicinity map showing the proposed development in relation to the surrounding area.
 - j. Date, north arrow, scale, and number of each sheet in relation to the total number of sheets.
 - k. Location of snow storage areas sufficient to handle snow removed from public and private streets, if applicable.
 - l. All known areas of potential hazard including, but not limited to, earth slide areas, avalanche areas or otherwise hazardous slopes, shall be clearly designated on the map. Additionally, active fault lines (post-Holocene) shall be delineated on the map.
8. **Street Names:** A completed "Request to Reserve New Street Name(s)" form (included in application packet). Please print all street names on the Tentative Map. Note whether they are existing or proposed.
9. **Packets:** Ten (10) packets. One (1) packet must be labeled "Original" and must include the fee worksheet (including the appropriate fees) and the original signed and notarized Owner Affidavit. **The original packet must include an 8.5" x 11" reduction of any large format sheets included in the application.** These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ x 11" display. Each packet shall include: one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

- Notes:
- (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.
 - (ii) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies to clarify the potential impacts and potential conditions of development to minimize or mitigate impacts resulting from the project. No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Community Development.
 - (iii) All oversized maps and plans must be folded to a 9" x 12" size.

I hereby certify, that to the best of my knowledge, all information contained in this application is correct and meets all Washoe County Development Code requirements.



 Professional Land Surveyor

APPLICATIONS	COMMUNITY SERVICES DEPARTMENT FEES					HEALTH FEES		TOTAL
	Planning					Health District		
	PLANNING	NOTICING	ENGINEERING	PARKS	UTILITIES	ENVIRON.	VECTOR	
REVERSION TO ACREAGE (See Note 5)								
Not Tahoe	\$51	-	\$215	-	\$26	\$115	-	\$407
Tahoe	\$51	-	\$215	-	-	\$115	-	\$381
SIGN PERMIT INSPECTION - (Permanent or Temporary)	To Be Determined							
SPECIAL USE PERMIT								
Residential								
Not Tahoe	\$1,162	\$200	\$65	-	\$203	\$383	\$162	\$2,175
Tahoe	\$1,162	\$200	\$65	-	-	\$383	\$162	\$1,972
With Environmental Impact Statement	\$1,162	-	-	-	-	-	-	\$1,162
Commercial, Industrial, Civic								
Minor (See Note 7)	\$2,165	\$200	\$130	-	\$203	\$383	\$162	\$3,243
Major (See Note 7)	\$2,165	\$200	\$520	-	\$203	\$383	\$162	\$3,633
Tahoe Minor (See Note 7)	\$2,165	\$200	\$130	-	-	\$383	\$162	\$3,040
Tahoe Major (See Note 7)	\$2,165	\$200	\$520	-	-	\$383	\$162	\$3,430
With Environmental Impact Statement	\$2,240	-	-	-	-	-	-	\$2,240
TENTATIVE PARCEL MAP/PARCEL MAP WAIVER (See Note 5)								
No System	\$803	\$200	\$345	-	\$68	\$1,208	\$303	\$2,927
1 System (Sewer)	\$803	\$200	\$345	-	\$153	\$517	\$303	\$2,321
1 System (Water)	\$803	\$200	\$345	-	\$153	\$1,208	\$303	\$3,012
2 Systems	\$803	\$200	\$345	-	\$203	\$517	\$303	\$2,371
Tahoe (Sewer)	\$803	\$200	\$345	-	-	\$517	\$303	\$2,168
Sun Valley (No WC Utilities)	\$803	\$200	\$345	-	\$51	\$517	\$303	\$2,219
TENTATIVE SUBDIVISION MAP (See Notes 5 & 6)								
No System	\$2,422	\$200	\$1,299	\$129	-	\$1,586	\$265	\$5,901
1 System (Sewer)	\$2,422	\$200	\$1,299	\$129	\$2,039	\$584	\$265	\$6,938
1 System (No Sewer)	\$2,422	\$200	\$1,299	\$129	\$1,019	\$1,586	\$265	\$6,920
2 Systems	\$2,422	\$200	\$1,299	\$129	\$3,059	\$584	\$265	\$7,958
Tahoe (Sewer)	\$2,422	\$200	\$1,299	\$129	-	\$584	\$265	\$4,899
With Hillside Ordinance - ADD	\$2,422	-	-	-	-	-	-	\$2,422
With Significant Hydrologic Resource - ADD	\$2,422	-	-	-	-	-	-	\$2,422
With Common Open Space - ADD	\$2,422	-	-	-	-	-	-	\$2,422

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED EAGLE CANYON INVESTORS, LLC, A NEVADA LIMITED LIABILITY COMPANY, IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT, THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278, AND THAT THE EASEMENTS AS SHOWN FOR ACCESS, UTILITY AND DRAINAGE ARE HEREBY GRANTED.

EAGLE CANYON INVESTORS, LLC,
A NEVADA LIMITED LIABILITY COMPANY
BY: HAWCO DEVELOPMENT COMPANY,
A NEVADA CORPORATION
MANAGER

JESSE HAW, PRESIDENT

STATE OF NEVADA S.S.
COUNTY OF WASHOE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
BY JESSE HAW, AS PRESIDENT OF HAWCO DEVELOPMENT COMPANY, A NEVADA CORPORATION, AS
MANAGER OF EAGLE CANYON INVESTORS, LLC, A NEVADA LIMITED LIABILITY COMPANY.

NOTARY PUBLIC

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT EAGLE CANYON INVESTORS, LLC, A NEVADA LIMITED LIABILITY COMPANY, OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT IT IS THE ONLY OWNER OF RECORD OF SAID LANDS; THAT ALL THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS TO BE DIVIDED AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS, AND THAT A GUARANTEE DATED _____ FOR THE BENEFIT OF THE COUNTY OF WASHOE, STATE OF NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

WESTERN TITLE COMPANY, LLC

BY: _____ DATE _____
DEBBIE CIMIJOTTI

SURVEYOR'S CERTIFICATE

I, GEORGE FONG, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, HEREBY CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF EAGLE CANYON INVESTORS, LLC.
2. THE LANDS SURVEYED LIE WITHIN THE SE1/4 OF SECTION 22, THE SW1/4 OF SECTION 23, THE NW1/4 OF SECTION 26 AND THE NE1/4 OF SECTION 27, T.21N., R.20E., M.D.M., AND THE SURVEY WAS COMPLETED ON OCTOBER 31, 2016.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

GEORGE FONG - PLS 4043

UTILITY COMPANIES CERTIFICATE

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY AND CABLE TV COMPANIES, AND THE TRUCKEE MEADOWS WATER AUTHORITY.

SIERRA PACIFIC POWER COMPANY d/b/a NV ENERGY DATE
BY: MATT GINGERICH

NEVADA BELL TELEPHONE COMPANY d/b/a AT&T NEVADA DATE
BY: CLIFF COOPER, MGR-OSP PLANNING AND ENGINEERING DESIGN

CHARTER COMMUNICATIONS DATE
BY: DIANE ALBRECHT, DESIGNER/DRAFTER

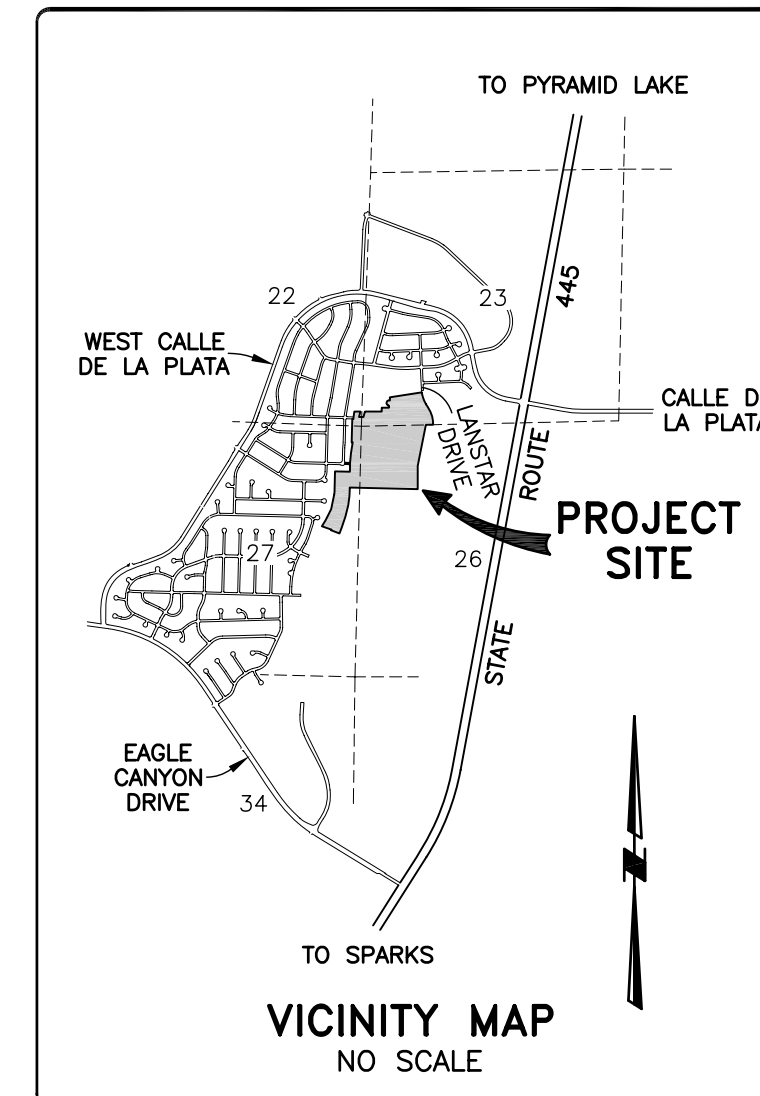
WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT DATE
BY: DWAYNE SMITH, DIRECTOR OF ENGINEERING

TRUCKEE MEADOWS WATER AUTHORITY DATE
BY: JOHN R. ZIMMERMAN, WATER RESOURCES MANAGER

WATER AND SEWER RESOURCE REQUIREMENTS

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

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT DATE



TAXATION CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL THE PROPERTY TAXES ON ASSESSOR'S PARCEL NUMBER 532-020-19 FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAVE BEEN PAID PURSUANT TO NRS 361A.265.

WASHOE COUNTY TREASURER

DEPUTY DATE

DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE

THE FINAL PARCEL MAP CASE NO. PM16-____ 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. THE OFFER(S) OF DEDICATION IS (ARE) REJECTED AT THIS TIME BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20____, BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

BILL WHITNEY, DIRECTOR, PLANNING AND DEVELOPMENT

NOTES

1. PUBLIC UTILITY AND CABLE TV EASEMENTS ARE HEREBY GRANTED, 10 FEET IN WIDTH COINCIDENT WITH ALL STREET RIGHTS-OF-WAY, AND 5 FEET IN WIDTH COINCIDENT WITH THE SIDE AND REAR LINES OF ALL PARCELS.
2. A PUBLIC UTILITY AND CABLE TV EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY AND CABLE TV FACILITIES TO SAID PARCEL AND THE RIGHT TO EXIT SAID PARCEL WITH SAID FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME, AND THE UTILITY AND CABLE TV COMPANIES.
3. THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.
4. ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 416.
5. THIS PARCEL MAP IS SITUATE WITHIN FLOOD ZONE X AS DETERMINED FROM FLOOD INSURANCE RATE MAP NUMBER 32031C2865G, DATED MARCH 16, 2009; AND LETTER OF MAP REVISION CASE NUMBER 09-09-0489P ISSUED ON MARCH 18, 2009.
6. WITH THE DEVELOPMENT OF EACH PARCEL AND PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL DEDICATE WATER RIGHTS TO THE SERVICING UTILITY SUFFICIENT TO SERVE THE DEVELOPMENT, AND SHALL PROVIDE WASHOE COUNTY A WILL SERVE LETTER.
7. SEWAGE DISPOSAL SHALL BE BY COMMUNITY SEWER ONLY.
8. A 5 FOOT PRIVATE DRAINAGE EASEMENT IS HEREBY GRANTED COINCIDENT WITH ALL SIDE AND REAR PARCEL LINES OF ALL PARCELS.
9. A 10 FOOT PLOWED SNOW STORAGE AND TRAFFIC CONTROL SIGNAGE EASEMENT IS HEREBY GRANTED ALONG ALL STREET RIGHTS-OF-WAY.
10. WATER FOR FIRE SUPPRESSION, MEETING BOTH DURATION AND FLOW IN ACCORDANCE WITH CHAPTER 60 OF THE WASHOE COUNTY CODE, SHALL BE PROVIDED AT BUILDING PERMIT FOR ANY PARCEL.
11. FEES FOR IMPROVEMENT PLAN CHECKING AND CONSTRUCTION INSPECTION SHALL BE IN ACCORDANCE WITH WASHOE COUNTY ORDINANCE AND SHALL BE PAID PRIOR TO THE ISSUANCE OF BUILDING PERMIT FOR ANY PARCEL.
12. PRIOR TO THE ISSUANCE OF A SANITARY SEWER WILL SERVE LETTER OR A BUILDING PERMIT FOR ANY PARCEL, SANITARY SEWER CONNECTION FEES IN ACCORDANCE WITH WASHOE COUNTY ORDINANCE SHALL BE PAID.
13. THE TRAFFIC MITIGATION PLAN REQUIRED BY SECTION 4.4.1 OF THE SPANISH SPRINGS SPECIFIC PLAN SHALL BE REVIEWED AND APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT AND THE COUNTY ENGINEER PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY PARCEL.
14. STORM WATER IMPACT FEES, IN ACCORDANCE WITH WASHOE COUNTY ORDINANCE, SHALL BE PAID PRIOR TO RELEASE OF A BUILDING PERMIT FOR ANY PARCEL.
15. THIS PARCEL MAP IS A PORTION OF THAT TENTATIVE MAP FOR EAGLE CANYON RANCH (TM13-002). DEVELOPMENT OF THESE PARCELS SHALL BE IN CONFORMANCE WITH THE CONDITIONS OF APPROVAL OF SAID TENTATIVE MAP.

DEVELOPMENT SUMMARY:

	PER TENTATIVE SUBDIVISION MAP APPROVED 08/06/2013	PER PREVIOUS FINAL SUBDIVISION MAPS	PER PREVIOUS FINAL PARCEL MAPS	PER THIS PARCEL MAP	REMAINDER LEFT FOR DEVELOPMENT
NUMBER OF LOTS	465	75	0	0	390
LOT AREA	118.74 AC	19.02 AC	0 AC	0 AC	99.72 AC
STREET AREA	28.22 AC	4.79 AC	0 AC	0 AC	23.43 AC
COMMON AREA	8.26 AC	1.69 AC	0 AC	0 AC	6.57 AC
TOTAL AREA	155.22 AC	25.50 AC	0 AC	0 AC	129.72 AC

THE RECORDATION OF THIS PARCEL MAP IS NOT DEEMED AS A FINAL MAP RECORDED FOR THE PURPOSE OF EXTENDING THE APPROVAL OF TENTATIVE MAP TM13-002 AS REQUIRED PER NRS 278.360. THIS NOTE AND TABLE SHALL BE PLACED ON EACH FINAL PARCEL MAP AND FINAL SUBDIVISION MAP UNTIL THE SUBJECT 155.225 ACRE AREA IS DEVELOPED.

16. ALL PARCELS WILL BE REQUIRED TO MEET ALL REQUIREMENTS OF WASHOE COUNTY CODE 60, WHICH INCLUDES THE REQUIREMENTS OF THE INTERNATIONAL WILDLAND URBAN INTERFACE CODE AND INTERNATIONAL FIRE CODE AND AMENDMENTS.

BASIS OF BEARINGS

NEVADA STATE PLANE COORDINATE SYSTEM,
WEST ZONE GRID, NAD83/94, PER PARCEL
MAP 4569

TOTAL AREA = 70.34 ACRES ±

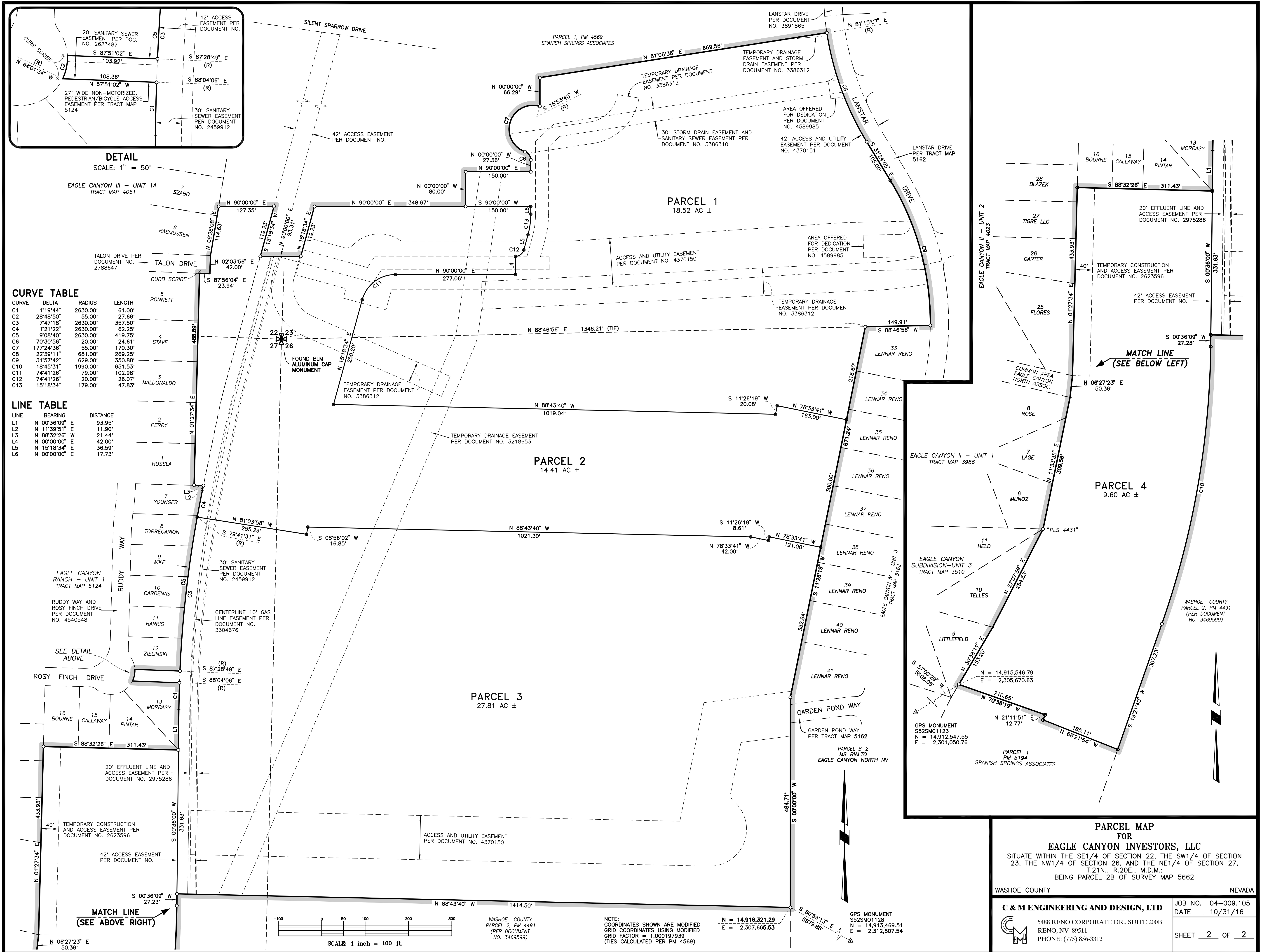
LEGEND

- SET 5/8" REBAR WITH CAP "PLS 4043"
- FOUND 5/8" REBAR WITH CAP "PLS 4043" UNLESS NOTED OTHERWISE
- ⊙ FOUND CENTERLINE MONUMENT
- PUE PUBLIC UTILITY EASEMENT
- (R) RADIAL
- + DIMENSION POINT, NOTHING SET
- ⊗ SECTION CORNER AS DESCRIBED

REFERENCES:

SURVEY MAP 5662, RECORDED SEPTEMBER 11, 2015 AS FILE NO. 4512202, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

<p>PARCEL MAP FOR EAGLE CANYON INVESTORS, LLC SITUATE WITHIN THE SE1/4 OF SECTION 22, THE SW1/4 OF SECTION 23, THE NW1/4 OF SECTION 26, AND THE NE1/4 OF SECTION 27, T.21N., R.20E., M.D.M.; BEING PARCEL 2B OF SURVEY MAP 5662</p>		<p>COUNTY RECORDER'S CERTIFICATE FILE NO: _____ FILED FOR RECORD AT THE REQUEST OF _____ ON THIS _____ DAY OF _____, 20____, AT _____ MINUTES PAST _____ O'CLOCK _____ M. OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.</p>
<p>WASHOE COUNTY</p>	<p>NEVADA</p>	<p>COUNTY RECORDER</p>
<p>C & M ENGINEERING AND DESIGN, LTD 5488 RENO CORPORATE DR., SUITE 200B RENO, NV 89511 PHONE: (775) 856-3312</p>	<p>JOB NO. 04-009.105 DATE 10/31/16 SHEET 1 OF 2</p>	<p>BY: _____ DEPUTY FEE: _____</p>



Washoe County Treasurer
Tammi Davis

Account Detail

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Washoe County Parcel Information

Parcel ID	Status	Last Update
53202019	Active	10/29/2016 2:09:37 AM

Current Owner:
EAGLE CANYON INVESTORS LLC

550 W PLUMB LN STE 505
RENO, NV 89509

SITUS:
0 PYRAMID WAY
WASHOE COUNTY NV

Taxing District
4000

Geo CD:

Legal Description

Township 21 Section 22 23 Lot 2B Block Range 20 SubdivisionName EAGLE CANYON RANCH UNIT 1

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2016	\$7,179.51	\$3,589.76	\$0.00	\$0.00	\$3,589.75
Total					\$3,589.75

Important Payment Information

- ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See [Payment Information](#) for details.

Pay Online

Payments will be applied to the oldest charge first.

Select a payment option:

- Total Due \$3,589.75
- Oldest Due \$1,794.88
- Partial

[ADD TO CART](#)

\$0.00

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
P.O. Box 30039
Reno, NV 89520-3039

Overnight Address:
1001 E. Ninth St., Ste D140
Reno, NV 89512-2845

[Payment Information](#)

[Special Assessment District](#)

[Installment Date Information](#)

[Assessment Information](#)

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