



# Planning Commission Staff Report

**Meeting Date: October 6, 2015**

Subject: Extension for Tentative Subdivision Map Case Number TM11-001  
Applicant(s): TL Mt. Rose Estates, LP  
**Agenda Item Number: 8A**  
Summary: To extend for two years, until September 6, 2017 the approval of Tentative Map Case Number TM11-001.  
**Recommendation: Approval**  
Prepared by: Roger Pelham, MPA, Senior Planner  
Washoe County Community Services Department  
Division of Planning and Development  
775.328.3622  
rpelham@washoecounty.us

Washoe County  
Commission District: Commission District 2

---

## **Description**

**Extension Request for Tentative Subdivision Map Case Number TM11-001 for Monte Vista at the Estates at Mt. Rose** – Possible action to approve an extension of time, based upon a timely request, until September 6, 2017, for a 23-lot single-family subdivision on one parcel, with common open space as authorized in Articles 408 and 608 of the Washoe County Development Code. The subdivision was originally approved by the Planning Commission on September 6, 2011.

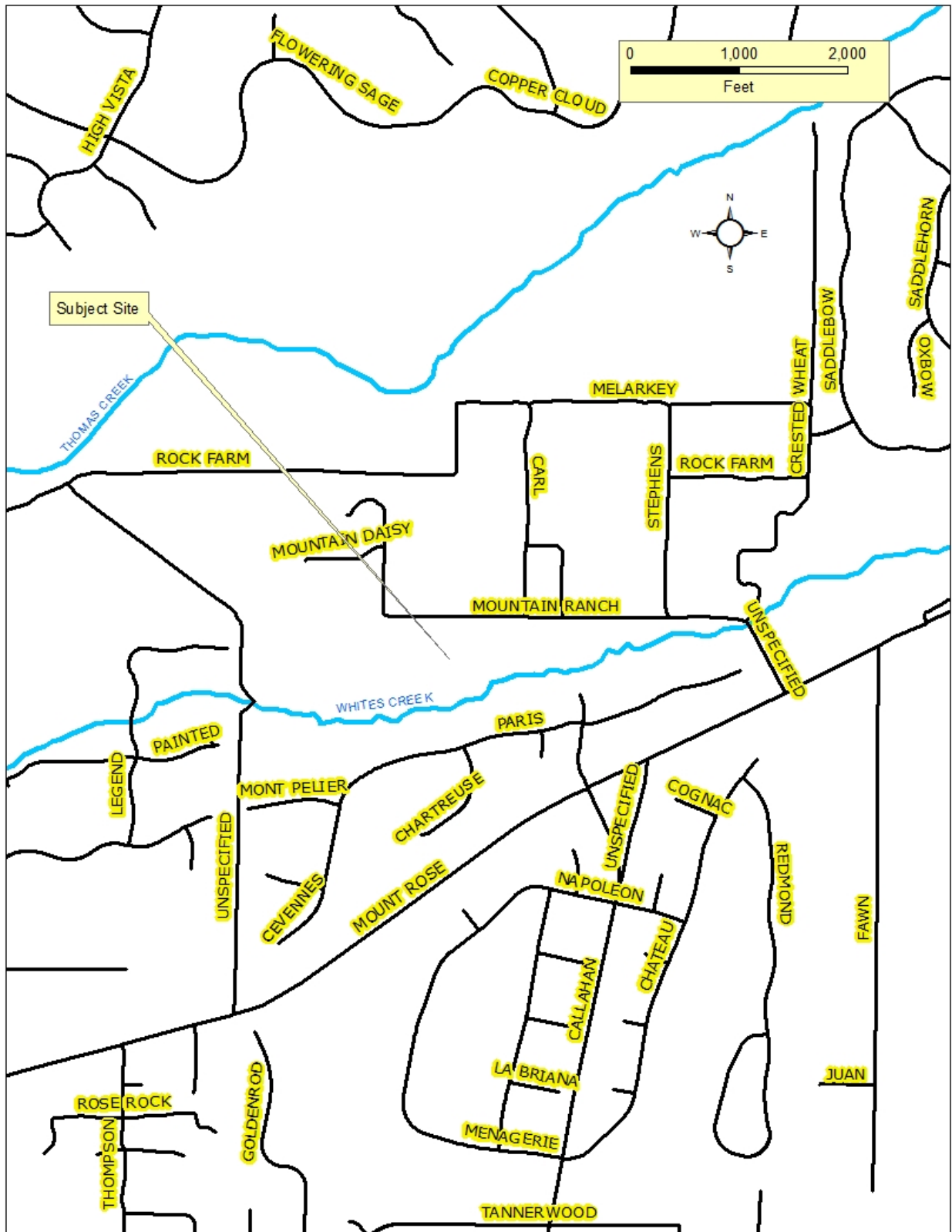
- Location: North of Mt. Rose Highway/Callahan Road Intersection
- Assessor's Parcel Number: 150-460-05
- Parcel Size: 82.38
- Regulatory Zone: High Density Rural (HDR) and General Rural (GR)
- Area Plan: Southwest Truckee Meadows, within the Timberland Wildland Transition Suburban Character Management Area (TSCMA)
- Citizen Advisory Board: Southwest Truckee Meadows
- Commission District: 2 – Commissioner Lucey
- Development Code: Authorized in Article 608 Tentative Subdivision Maps, and Article 408 Common Open Space Development
- TMSA: Within the Truckee Meadows Service Area
- Section/Township/Range: Within Section 35, T18N, R19E, MDM

**Staff Report Contents**

Vicinity Map ..... 3  
Tentative Subdivision Map Time Extension Evaluation ..... 4  
Recommendation..... 4  
Motion..... 4

**Exhibits Contents**

Action Order Dated 9/6/2011..... Exhibit A  
Extension of Time Application ..... Exhibit B



Vicinity Map

**Tentative Subdivision Map Time Extension Evaluation**

The Tentative Subdivision Map for Monte Vista at the Estates at Mt. Rose was approved by the Washoe County Planning Commission as a common open space development on September 6, 2011. No final maps have been recorded since the original approval. The developer is now requesting an extension (see attached application). WCC Section 110.608.30 enables the Planning Commission to grant extensions as allowed by State Law (NRS).

NRS 278.360(1)(a) establishes a four year time frame after the approval of a tentative subdivision map for the developer to record the final map, or the first in a series of final maps. NRS 278.360(1)(c) allows the Planning Commission to grant an extension of up to two years to record the final map. NRS 278.350 and 278.360 enables the Planning Commission to extend the time frame for an approved tentative subdivision map either by Development Agreement or by "mutual consent". Since no Development Agreement governs this tentative subdivision map, the Planning Commission is allowed to approve the extension of time based on a request by the developer.

There are no public noticing requirements established either in NRS nor in the Development Code for tentative subdivision map extension requests.

Staff offers the fact that the circumstances surrounding the proposed development have not substantially changed, which provides sufficient cause to justify approval of an extension.

**Recommendation**

It is recommended that the Washoe County Planning Commission approve the extension request with the attached, original conditions and offers the following motion for your consideration:

**Motion**

I move that the Washoe County Planning Commission conditionally approves, until September 6, 2017, the two-year Extension Request for Tentative Subdivision Map Case No. TM11-001 for Monte Vista at the Estates at Mt. Rose subject to the attached conditions of approval (Action Order Dated September 6, 2011), having made the findings that the conditions of approval ensure consideration of the items enumerated in NRS 278.349, that the original findings remain valid, and that the circumstances have not appreciably changed since the original approval.

xc:     Applicant:            TL Mt. Rose Estates, LP, attn.: Rich Balestreri, 3300 Douglas Blvd, Suite 450, Roseville, CA 95611

          Property Owner:    TL Mt. Rose Estates, LP, attn.: Rich Balestreri, 3300 Douglas Blvd, Suite 450, Roseville, CA 95611

          Representative:    Wood Rodgers, Inc. attn. Steve Strickland, 5440 Reno Corporate Drive, Reno, NV 89511



# Planning Commission Action Order

Tentative Subdivision Map Case No. TM11-001

Decision: Approval with Conditions

Decision Date: September 6, 2011

Applicant: Tim Lewis Communities.

Property Owner: TL Mt. Rose Estates, LP, Attn: Kim Vann

Assigned Planner: Sandra Monsalve, AICP, Senior Planner  
Department of Community Development  
775-328-3608  
[smonsalve@washoecounty.us](mailto:smonsalve@washoecounty.us)

Project Description: Tentative Subdivision Case No. TM11-001 - Monte Vista at the Estates at Mt. Rose - To develop a 23-lot single-family subdivision on one parcel with common open space as authorized in Article 608.

- Location: North of Mt. Rose Highway/Callahan Road Intersection
- Assessor's Parcel Number: 150-460-01
- Parcel Size: 82.38 acres
- Regulatory Zone: High Density Rural (HDR) and General Rural (GR)
- Area Plan: Southwest Truckee Meadows
- Citizen Advisory Board: Southwest Truckee Meadows
- Commission District: 2 – Commissioner Humke
- Development Code: Authorized in Article 608 - Tentative Subdivision Maps
- TMSA: Within the Truckee Meadows Service Area
- Section/Township/Range: Section 35, T18N, R19E, MDM  
Washoe County, NV
- Staff: Sandra Monsalve, AICP, Senior Planner  
Phone: 775.328.3608  
Email: [smonsalve@washoecounty.us](mailto:smonsalve@washoecounty.us)

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.

To: Tim Lewis Communities  
Subject: Tentative Subdivision Map Case No. TM11-001  
Date: September 9, 2011  
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 7 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 Development

Kimberly H. Robinson, MUP  
Secretary to the Planning Commission

KHR/SM/ds (TM11-001 Monte Vista at the Estates at Mount Rose Action Order)

Attachments:

- Conditions of Approval

xc: Representatives: Wood Rodgers, Inc., Attn: Dave Snelgrove, 5440 Reno Corporate Drive, Reno, NV 89511

Action Order xc: Greg Salter, Esq., District Attorney's Office; Carol Buonanoma, Assessor's Office (CAAS); Theresa Wilkins, Assessor's Office, Kimble Corbridge/Leo Vesely, Engineering Division; Alan Reich, Department of Water Resources, Kurt Latipow, Fire Services Coordinator, Mark Regan, Sierra Fire Protection District, Jennifer Budge, Regional Parks and Open Space, Southwest Truckee Meadows Citizen Advisory Board, Chair

# EXHIBIT A



## Conditions of Approval

---

Tentative Subdivision Map Case No. TM11-001

The project approved under Tentative Subdivision Map Case No. TM11-001 shall be carried out in accordance with the Conditions of Approval granted by the Planning Commission on September 6, 2011. 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 Department of Community Development.

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.**

- **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.**

<b>STANDARD CONSIDERATIONS FOR SUBDIVISIONS</b> <b>Nevada Revised Statutes 278.349</b>
---

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

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



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

**Washoe County Community Development**

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

**Contact Name – Sandra Monsalve, AICP, Senior Planner, [smonsalve@washoecounty.us](mailto:smonsalve@washoecounty.us)**

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this ~~special use permit~~ tentative map.
- b. The subdivision shall be in substantial conformance with the provisions of Washoe County Development Code Article 604, Design Requirements, Article 608, Tentative Subdivision Maps, and Article 408 Common Open Space Development.
- c. 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.
- d. The subdivider shall present to Washoe County a final map, prepared in accordance with the tentative map, for the entire area for which a tentative map has been approved, or one of a series of final maps, each covering a portion of the approved tentative map, within four years after the date of approval of the tentative map or within two years of the date of approval for subsequent final maps. On subsequent final maps, that date may be extended by two years if the extension request is received prior to the expiration date.
- 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 TM11-001 Monte Vista was APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON SEPTEMBER 6, 2011.

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

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

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

THE NEXT FINAL MAP FOR <TM CASE NUMBER> MUST BE APPROVED AND ACCEPTED FOR RECORDATION BY THE COMMUNITY 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 COMMUNITY 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.

\_\_\_\_\_  
DAVE CHILDS, ICMA-CM, ACTING DIRECTOR OF COMMUNITY DEVELOPMENT

- g. Prior to acceptance of public improvements and release of any financial assurances, the developer shall furnish to the Department of Water Resources and Engineering Division a complete set of reproducible as-built construction drawings prepared by a civil engineer registered in the State of Nevada.
- h. The applicant shall record the Action Order with the County Recorder. A copy of the recorded Action Order stating conditional approval of this tentative map shall be attached to all applications for administrative permits issued by Washoe County.
- i. The developer shall be required to participate in any applicable General Improvement District or Special Assessment District formed by Washoe County.
- j. A note shall be placed on all grading plans and construction drawings stating:

NOTE

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

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

NOTE

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

- l. The developer shall provide written approval from the U.S. Postal Service concerning the installation and type of mail delivery facilities. The system, other than individual mailboxes, must be shown on the project construction plans and installed as part of the on-site improvements.
- m. The developer and all successors shall direct any potential purchaser of the site to meet with the Department of Community Development to review conditions of approval prior to the final sale of the site. Any subsequent purchasers of the site shall notify the Department of Community Development of the name, address, telephone number and contact person of the new purchaser within thirty (30) days of the final sale.
- n. ~~The applicant shall submit complete construction plans and building permits shall be issued within four (4) years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Department of Community Development.~~

**DESIGN REVIEW COMMITTEE/  
LANDSCAPING AND COMMON OPEN SPACE REVIEW**

- o. Prior to any ground disturbing activity or finalization of a final map, the applicant shall submit a landscaping/architectural design plan to the Department of Community Development for review and approval by the Design Review Committee. Said plan shall address, but not be limited to: fencing, landscaping material (if plant material: type, size at time of planting, maturation size at full growth, period of time between planting and full growth), landscaping location, landscaping irrigation system, and financial assurances that landscaping will be planted and maintained for a 3-year period. These financial assurances shall be added to, and included with, the subdivision improvement agreement of the Engineering Division. The following shall also apply:
- i. Placement of boulders shall be used as accent elements of the landscaped berms for the lots adjacent to Mountain Ranch Road.
  - ii. For final approval, all slopes over ten feet (if applicable) shall be revegetated from the bottom to the top of the slope according to plans submitted by a landscape architect. These plans shall include the placement of large boulders found on site in a natural-appearing manner. Alternatively, the slopes may be graded to be undulating both horizontally and vertically, or a combination of grading and revegetation, depending on the slopes location and visual impact. Retaining walls, where required, shall be limited to six feet in height, and shall be

- stepped/terraced as required by code, with landscaping on the step. Prior to the issuance of grading permits, the final slope treatment shall be approved by the Design Review Committee.
- iii. All project signage shall be of monument style and not to exceed 10-feet in height, and have no more than sixty (60) square feet of surface area per side. The signage type shall be in the form of a rockery wall design. Prior to the issuance of signage permits, all signs must be approved by the Design Review Committee.
  - iv. All signage shall be in compliance with the Development Code and the Mt. Rose Highway Scenic Corridor Standards. The main entry sign to the subdivision shall include/add the following wording below "Monte Vista"
  - v. All signage may have low wattage backlit lettering for identification purposes only, but may not have diffused up or down lighting.
  - vi. A fencing plan including fencing types and materials shall be presented to the Design Review Committee for their approval and inclusion in the CC&R's. Fencing adjacent to any identified wildlife corridors shall be Nevada Department of Wildlife (NDOW) approved.
- p. A certification letter or series of letters by a landscape architect registered in the State of Nevada shall be submitted to the Department of Community Development. The letter(s) shall certify that all applicable landscaping provisions of Articles 408, 410 and 412 of the Development Code have been met. Any landscaping plans and the letter shall be wet-stamped. The letter shall indicate any provisions of the code that the Director of Community Development has waived, if any.
- q. Boulders collected on site shall be removed, buried, or otherwise concealed with the exception of enhancing the landscaped berm area along Mountain Ranch Road thereby making the boulders elements of a portion of the berm area. The Department of Community Development shall determine compliance with this condition.
- r. The open space within the Whites Creek corridor being dedicated to Washoe County shall be identified on the final map(s) of each recorded map. The Engineering Division and the Department of Community Development shall determine compliance with this condition.
- s. Secondary emergency access from the proposed subdivision must be shown and recorded on all submitted final maps. The Engineering Division and the Department of Community Development shall determine compliance with this condition.
- t. All land disturbances over one acre require a Nevada Division of Environmental Protection (NDEP) stormwater discharge permit. A phased construction unit in a contiguous subdivision is considered under construction until all stripped or disturbed surface areas have been covered by paving, building construction or planting or upon lot sale. NDEP shall determine compliance with this condition. A copy of the permit shall be submitted to the Department of Community Development prior to final plat approval.

**CONDITIONS, COVENANTS AND RESTRICTIONS**

- u. Conditions, covenants, and restrictions (CC&Rs), including any supplemental CC&Rs, shall be submitted to the Community Development staff for review and subsequent forwarding to the District Attorney for review and approval. The final CC&Rs shall be signed and notarized by the owner(s) and submitted to the Community Development Department with the recordation fee prior to the recordation of the final map. The CC&Rs shall require all phases and units of the subdivision approved under this tentative map to be subject to the same CC&Rs. Washoe County shall be made a party to the applicable provisions of the CC&Rs to the satisfaction of the District Attorney's Office. Said CC&Rs shall specifically address the potential for liens against the properties and the individual property owners' responsibilities for the funding of maintenance, replacement, and perpetuation of the following items, at a minimum:
  - 1. Maintenance of public access easements, common areas, and common open spaces. Provisions shall be made to monitor and maintain, for a period of three (3) years regardless of ownership, a maintenance plan for the common open space area. The maintenance plan for the common open space area shall, as a minimum, address the following:
    - a. Vegetation management;
    - b. Watershed management;
    - c. Debris and litter removal;
    - d. Fire access and suppression;
    - e. Maintenance of public access and/or maintenance of limitations to public access.
    - f. Maintenance of detention basins and drainage facilities.
    - g. Passive or natural heating or cooling opportunities.
    - h. Maintenance of fire fuel breaks and vegetation mitigation/controls.
    - i. All motorized vehicles/motorcycles shall be restricted from the open space of the subdivision;
    - j. A disclosure statement to each property owner indicating the presence of the earthquake faults within the area of the project site, and that earthquake insurance may be advisable. The Department of Community Development shall review and approve the language prior to determining compliance with this condition;

- k. There shall be no activity, material placement, or storage of material by any property owner that will directly or indirectly adversely impact Whites Creek. Care shall be taken by owners of surrounding lots to ensure no windblown material or debris enters the creek area.
- l. Residential exterior lighting shall be fully shielded, down-lit, and reflect away from adjoining properties. Covers must be installed on all lighting fixtures and lamps must not extend below the bottom of the cover.
- m. The fencing plan as approved by the Design Review Committee.
- n. The yards of the 10 proposed lots abutting Mountain Ranch Road shall be deemed the “rear” yards of those lots planned along this road and must maintain the required rear yard setback of the High Density Rural (HDR) regulatory zone.
- o. The identified 10 lots will have their front access from Salmon River Court as proposed on the tentative map site plans. Additionally, there will be no additional fencing constructed atop the 6-foot tall berm, as that is the maximum height allowed for a fence and/or berm along the rear lot line(s) of a residential lot.
- v. All drainage facilities and roadways not maintained by Washoe County shall be privately maintained and perpetually funded by the homeowners association.
- w. All open space identified as common area on the final map shall be privately maintained and perpetually funded by the homeowners association. The deed to the open space and common area shall reflect perpetual dedication for that purpose. The maintenance of the common areas and related improvements shall be addressed in the CC&Rs to the satisfaction of the District Attorney’s Office.
- x. The project (as applicable) adjacent to undeveloped land shall maintain a fire fuel break of a minimum 30 feet in width until such time as the adjacent land is developed.
- y. Locating habitable structures on potentially active (Holocene) fault lines, whether noted on the recorded map or disclosed during site preparation, is prohibited.
- x. Hours of construction for all phases of the project shall be limited to 7:00 a.m. to 6:00 p.m., Monday through Saturday. The Department of Community Development shall determine compliance with this condition.

**WHITES CREEK – SPECIAL REVIEW CONSIDERATIONS**

- z. As a result of the bridge construction over Whites Creek, and Whites Creek identified and inventoried as a significant hydrologic resource, the applicant shall protect the Critical and Sensitive Zone Buffer Areas by the following measures:
- a. **Conservation of Topsoil:** During the construction process, topsoil and vegetative strippings will be stockpiled and reapplied to any disturbed slope areas.
  - b. **Protection of Surface Water Quality:** Concentrated construction flows, such as from temporary roads, shall be channelized to temporary or permanent sediment treatment facilities prior to grading. Temporary silt control structures will be installed and maintained at storm drain inlets receiving runoff from the construction site. During the final plan stage, a stormwater pollution prevention plan will be developed and implemented.
  - c. **Conservation of natural vegetation, wildlife habitats and fisheries:** No equipment or vehicles shall travel beyond the limits of grading to prevent disruption of native vegetation.
  - d. **Control of erosion:** Temporary sediment and erosion control devices shall be constructed prior to any grading activity. Construction entrances and equipment parking areas shall be stabilized with gravel prior to grading. Concentrated construction flows, such as from temporary roads, shall be channelized to temporary or permanent sediment treatment facilities prior to grading. Temporary erosion control measures may be removed when erosion is stabilized and such measures are no longer needed. All temporary or final revegetation shall be installed within 15 days from the completion of any phase. All areas disturbed and left undeveloped for a period of more than 30 days shall be stabilized by the application of a dust palliative. All areas left undeveloped for more than 90 days shall be hydro-seeded with an approved seed mix and tackifier, and shall be irrigated until firmly established as approved by the County Engineer. Sedimentation fencing will be required at limits of all grading.
  - e. **Control of drainage and sedimentation:** Concentrated construction flows, such as from temporary roads shall be channelized to temporary or permanent sediment treatment facilities prior to grading. Temporary silt control structures will be installed and maintained at storm drain inlets receiving runoff from the construction site.
  - f. **Provision for restoration of the project site to predevelopment conditions:** Final revegetation will be installed within 15 days of the completion of any phase. All areas disturbed and left undeveloped for a period of more than 30 days shall be stabilized by the application of a dust palliative. All areas left undeveloped for more than 90 days shall be

hydro-seeded with an approved seed mix and tackifier, and shall be irrigated until firmly established as approved by the County Engineer.

- g. **Provision of a bonding program to secure performance of requirements imposed:** A bonding program will be provided upon final plans per Washoe County.
- h. **Preservation of the hydrologic resources, character of the area and other conditions necessary:** Preservation of the hydrologic resource and the character of the area will be maintained by using best management practices and by the development and implementation of a stormwater pollution prevention plan.

### **Washoe County Department of Public Works**

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

**Contact Name – Leo Vesely, P.E., 775.328.2041 [lvesely@washoecounty.us](mailto:lvesely@washoecounty.us) and Clara Lawson, Traffic, [clawson@washoecounty.us](mailto:clawson@washoecounty.us)**

- 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 on-site improvements. The County Engineer shall determine compliance with this condition.
- e. All open space shall be identified as common area on the final map, except the area to be dedicated to Washoe County as "Open Space" along the Whites Creek corridor. A boundary line adjustment creating a new parcel to be dedicated to Washoe County should include at a minimum Whites Creek, Whites Creek 60' critical stream zone, and the Whites Creek Trail corridor. A note on the final map shall indicate that all common areas retained by the developer shall be privately maintained and perpetually funded by the Homeowners Association. The County Engineer Department of Regional Parks and Open Space shall be responsible for determining 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. The areas dedicated to Washoe County shall be maintained by Washoe County.

- 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.
- h. 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.
- i. 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.
- j. 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.
- k. The developer and all successors shall direct any potential purchaser of the site to meet with the Department of Community Development to review conditions of approval prior to the final sale of the site. Any subsequent purchasers of the site shall notify the Department of Community Development of the name, address, telephone number and contact person of the new purchaser within thirty (30) days of the final sale.
- l. The owner/developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit for construction and submit a copy to the Engineering Division prior to any ground disturbance.
- m. The owner/developer shall complete and submit the Construction Permit Submittal Checklist, the Performance Standards Compliance Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit. The County Engineer shall determine compliance with this condition.

### **3. TRAFFIC**

- a. 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.
- b. Any 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.
- c. 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.
  - d. Pedestrian and/or equestrian paths, a width of five feet, shall be constructed running along Callahan Ranch Road for the length of the subdivision. The concrete path shall be signed for pedestrians and bicycle use. The path on the opposite side shall be constructed of decomposed granite and signed as an equestrian path. Both paths shall meander and be landscaped in a consistent and flowing manner. Maintenance of both paths shall be the responsibility of the Homeowners Association. The Department of Community Development and the County Engineer shall determine compliance with this condition.
  - e. Appropriate transitions shall be provided between the existing and proposed improvements at all proposed street connections. This may include removal of existing pavement. The County Engineer shall determine compliance with this condition.
  - f. Angular jogs are not acceptable in the County right-of-way; proposed rights-of-way shall be connected to existing rights-of-way with a curvilinear alignment. The County Engineer shall determine compliance with this condition.
  - g. Permanent emergency access shall be provided from the Legend Trail cul-de-sac or other approved location to Salmon River Ct. The County Engineer shall determine compliance with this condition.
  - h. A streetlight shall be erected at the intersection of Salmon River Ct and Callahan Road. The County Engineer shall determine compliance with this condition.
  - i. No overhead utility poles (power, telephone, etc.) shall be located within the County right-of-way, and clear zones or barriers in compliance with AASHTO shall be provided for all utility poles adjacent to the County right-of-way. All existing overhead utility lines shall be placed underground unless the particular section of line provides individual services to existing houses, or is a power transmission line of more than 100 kilovolt. New electrical distribution lines of up to 200 amperes shall be placed underground. The County Engineer shall determine compliance with this condition.
  - j. Sight distance analysis shall be done per American Association of State Highway and Transportation Officials (AASHTO) guidelines at every intersection and sight distance easements recorded as needed. Sight distance easements will have restrictions on landscaping, entry signing, fencing, and structures. For the purpose of sight distance analysis, the approach speed shall be 30 mph. The County Engineer will determine compliance with this condition.
  - k. 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.

- l. All regulatory traffic signs shall meet County standards and the Manual on Uniform Traffic Control Devices.
- m. Street names shall be reviewed and approved by the Regional Street Naming Coordinator.
- n. Proposed landscaping and/or fencing along street rights-of-way and within median islands shall be designed to meet AASHTO sight distances and safety guidelines. The County Engineer shall be responsible for determining compliance with this condition.
- o. A note on the final map shall state that no direct access from individual lots shall be allowed onto Callahan Road. The County Engineer shall be responsible for determining compliance with this condition. This note shall also be included in the CC&Rs to the satisfaction of the District Attorney's Office.
- p. 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.

#### 4. **DRAINAGE**

- a. Drainage easements shall be provided over all drainage features located outside a street right-of-way. The Engineering Division shall determine compliance with this condition.
- b. Maintenance access shall be provided to all proposed ditches, detention and infiltration ponds, and storm drain outlets. The County Engineer shall determine compliance with this condition.
- c. 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.
- d. 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.
- e. 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.

- f. Prior to the approval of the first final map, the developer shall request participation as a service area covered by Washoe County Stormwater Drainage and Flood Service Ordinance to provide for the maintenance of open storm drainage facilities (ditches, ponds, etc.). If participation as a service area is not accepted, a funded maintenance program, including a maintenance schedule, shall be provided for the open storm drainage facilities. The County Engineer shall determine compliance with this condition.
- g. Emergency overflow routes for all detention and infiltration basins shall be identified to the satisfaction of the County Engineer. The County Engineer shall determine compliance with this condition.
- h. As required by the Clean Water Act, the site operator shall submit to the Nevada Division of Environmental Protection (NDEP) a Notice of Intent (NOI) for stormwater discharges associated with construction activity to be covered under a National Pollution Discharge Elimination System (NPDES) Permit. Proof of submittal of the NOI shall be submitted to the County Engineer prior to issuance of a grading permit or approval of a final map. The County Engineer shall determine compliance with this condition.
- i. The conditional approval of this tentative map shall not be construed as final approval of the drainage facilities shown on the tentative map. Final approval of the drainage facilities will occur during the final map review and will be based upon the final hydrology report.
- j. Prior to the finalization of any portion of the tentative map, a final, detailed hydrology/hydraulic report for that unit shall be submitted to the County Engineer. The report shall include the locations, points of entry and discharge, flow rates and flood limits of all 5- and 100-year storm flows impacting both the site and offsite areas and the methods for handling those flows. The report shall include all storm drain pipe and ditch sizing calculations and a discussion of and mitigation measures for any impacts on existing offsite drainage facilities and properties. 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 be responsible for determining compliance with this condition.
- k. Any increase in stormwater runoff resulting from the development and based on the 5- and 100-year storm(s) shall be detained. The County Engineer shall be responsible for determining compliance with this condition.
- l. The 100-year floodplain boundaries and flood elevations shall appear on each final map. If the floodplain boundary has been changed by a Federal Emergency Management Agency (FEMA) Conditional Letter of Map Amendment or Conditional Letter of Map Revision, the date of that letter and a note to that effect shall appear on the final map. The County Engineer shall be responsible for determining compliance with this condition. Grading or building permits shall not be issued for areas currently shown as "A" zones on the FEMA floodplain maps

until a Letter of Map Amendment or Letter of Map Revision is submitted or until conformance with Washoe County flood construction standards is determined by the County Engineer.

- m. Any grading that falls within the FEMA 100 year flood zone shall be in accordance with Washoe County Code 416. 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 pipe culverts to the satisfaction of the Engineering Division.
- o. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage from the site to the satisfaction of the Engineering Division.
- p. With any irrigated landscaping adjacent to the curb, a sub-drain 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 be responsible for determining compliance with this condition.
- q. 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 be responsible for determining compliance with this condition.
- r. 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 be responsible for determining compliance with this condition.
- s. Prior to issuance of a grading permit or approval of the affected final map, the developer shall obtain a permit from the COE for any work within the wetlands/waters of the U.S., or a letter from the COE indicating that a permit is not required. A copy of the permit/letter shall be submitted to the County Engineer.
- t. 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.
- u. 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.
- v. If rockery retaining walls will be used, prior to the approval of an affected final map, a geotechnical report shall be submitted that addresses the stability of

rockery walls in an earthquake and the appropriateness of their use adjacent to houses and roads as proposed for this site. The County Engineer shall determine compliance with this condition.

- w. The permanent emergency access shall be paved and a maintenance and finance plan shall be provided to the satisfaction of the County Engineer. The H.O.A. will pay for the maintenance of the emergency access.
- x. Mountain Ranch Road shall be closed to through SR431 traffic but remain as an emergency access to the satisfaction of the County Engineer. Relocate mailboxes and newspaper boxes on the eastern access to the end of Callahan Ranch Road.
- y. The north end of Callahan Ranch Road shall line up with the existing unnamed north/south aligned access that is to the east of Carl Drive.

### **Washoe County Department of Water Resources (DWR)**

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

#### **Contact Name – Alan Reich, P.E., 775.954.4600 [areich@washoecounty.us](mailto:areich@washoecounty.us)**

- a. Water rights, in accordance with Article 422 of the Washoe County Development Code, and consistent with the South Truckee Meadows Facility Plan, shall be dedicated to Washoe County prior to issuance of a Will-Serve Letter and recordation of any final subdivision plat. These water rights shall be in good standing with the State Division of Water Resources and shall reflect the point of diversion; place and manner of use shall be acceptable to the DWR.
- b. The applicant indicates banked water rights in support of this tentative subdivision map. Our records indicate sufficient water rights for this 23 lots, and small residual for some landscaping demand. However, the rights are still banked for the benefit of the original developer Reynen and Bardis. The current developer of the project shall provide necessary documentation in the form of an "Assignment of Beneficial Interest" to Washoe County DWR to transfer ownership interest in said water rights to them. This will allow for utilization of these water rights for recordation of a final map.
- c. The Developer shall pay \$75.00 per lot, prior to recordation of each final map, to the DWR as their pro-rated share of the ongoing water facility plan for the South Truckee Meadows.
- d. All fees shall be paid in accordance with Washoe County Ordinance prior to the approval of each final map.
- e. The Developer shall construct and/or provide the financial assurance for the construction of the domestic water distribution system and sanitary sewer collection systems prior to recordation of each final map. The financial assurance must be in a form and amount acceptable to the DWR.

- f. The Applicant shall submit an electronic copy of the street and lot layout for each final map at the time of initial submittal.
- g. Improvement plans shall be submitted and approved by DWR prior to approval of each 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.
- h. DWR approved improvement plans shall be used for the construction of on-site and off-site domestic water distribution system and sanitary sewer collection system. The DWR will be responsible to inspect the construction of the domestic water distribution and sanitary sewer collection systems and appurtenant facilities.
- i. The domestic water distribution and the sanitary sewer collection systems must be offered for dedication to Washoe County along with the recordation of each final map.
- j. Easements and/or real property for the domestic water distribution and the 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:
  - a. the estimated sewage flows generated by this project,
  - b. projected sewage flows from potential or existing development within tributary areas,
  - c. the impact on capacity of existing infrastructure,
  - d. slope of pipe, invert elevation and rim elevation for all manholes,
  - e. And proposed collection line sizes, on-site and off-site alignment, and half-full velocities.
- l. No Certificates of Occupancy will be issued until domestic water distribution systems and sanitary sewer facilities necessary to serve each final map have been completed and accepted for operation and maintenance by the DWR.
- m. No building permits shall be released until an application for service is received and a sewer lateral permit is issued.
- n. No permanent structures (including rockery or retaining walls, building's, etc.) shall be allowed within or upon any County maintained utility easement.
- o. The developer shall dedicate to Washoe County an easement over all private roadways for the maintenance of the domestic water distribution and the sanitary sewer system and appurtenances.
- p. A 20-foot minimum sanitary sewer and access easement shall be dedicated to Washoe County over any facilities not located in a dedicated right of way.
- q. A 30-foot water main easement shall be dedicated to Washoe County over any facilities not located in a dedicated right of way.
- r. A 12-foot wide all weather sanitary sewer access road shall be constructed to facilitate access to sanitary sewer manholes not within a paved street.

- s. Any well on the property not in use for production or monitoring purposes, shall be properly abandoned in accordance with state regulations governing Water Wells and Related Drilling.
- t. 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.

#### **Washoe County District Health Department**

4. The following conditions are requirements 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 Name – Bryan Tyre, P.E., 775.328.2434 [btyre@washoecounty.us](mailto:btyre@washoecounty.us)**

- a. Construction plans for the development must be submitted to this District 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 Health District.
- b. Prior to approval of each final map, the applicant shall submit a final map fee.
- c. A completed dust control plan must be submitted to this Department for review and approval prior to the issuance of a building permit. This plan must be in conformance with Washoe County District Board of Health Regulations Governing Air Quality Management, Section 040.030.
- d. Any storm drainage from this site must have pretreatment for petrochemicals and silts.
- e. The Nevada Division of Environmental Protection must submit a letter to the Health District certifying their approval of the final map.
- f. A letter from Washoe County committing sewer service to this proposal must be submitted. This letter shall indicate that the treatment facility will not be brought beyond its permitted capacity by this service.
- g. Prior to final approval, a complete water system plan for the referenced proposal must be submitted to the Health District. The plan must show that the water system will conform to the State of Nevada Public Water Supply Regulations, NAC Chapter 445.

#### **District Health – Vector Control**

5. The following conditions are requirements from District Health Department, Vector-Borne Diseases. Compliance with said conditions shall be determined by District Health Department.



**Contact Name – J.L. Shaffer, 775.328.2434 [jshaffer@washoecounty.us](mailto:jshaffer@washoecounty.us)**

- a. The typical front lot landscape with turf will require a xeriscape buffer of 18 inches from the back face of sidewalk. If only a curb exists the setback is the same 18 inches. This will minimize excess runoff by mimicking the natural infiltration of storm and nuisance water runoff.
- b. All existing catch basins will require a water quality insert placed below the grate to improve water quality and eliminate access by adult mosquitoes from colonizing the standing water in the sump (040.013).
- c. The proposed detention basin will require a cobble line (4-6 inch rock) low flow channel between the inlet(s) and outlet pipe. Any revegetation and or landscape plantings will need to be kept within two feet of the low flow channel. In addition, below the low flow channel a two feet wide three-foot deep infiltration trench the length of the basin is required to minimize down stream runoff impacts. The Low Impact design and infiltration detail in the detention basin will reduce fertilization and sediment from being transported to Whites Creek channel.
- d. Monte Vista at the Estates at Mt. Rose shall include the following maintenance language in the CC&R's document of the Homeowner Association (HOA) to maintain the detention basin. "All vegetation, debris and blockages shall require removal annually in the low flow channel including two feet on either side of the channel. The maintenance plan will mitigate insect development by preventing standing water from ponding longer than seven (7) days."

**Washoe County Department of Regional Parks and Open Space**

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

**Contact Name – Jennifer Budge, CPRP, 775.823.6513 [jbudge@washoecounty.us](mailto:jbudge@washoecounty.us)**

- a. The applicant will work with the Department of Regional Parks and Open Space, through a separate agreement, to re-construct portions of the Whites Creek Trail to a sustainable manner. Trail re-construction will be conducted by Washoe County and funded by a Recreation Trails Program Grant.
- b. The applicant will decommission and revegetate existing "social trails" that are not a part of the regional trail corridor. Decommissioned trails shall be revegetated with a Washoe County/US Forest Service approved seed mix and application method. Other barriers such as gates, bollards, boulders or fencing may need to be installed in some areas to prevent unauthorized uses in these areas and allow time for plant material to become re-established.
- c. A portion of open spaces A & B shall be offered for dedication to Washoe County. This shall include at a minimum: Whites Creek, Whites Creek 60' critical stream zone and the Whites Creek Trail Corridor. The remaining portions of open spaces A & B shall be labeled as common areas to be privately maintained and perpetually funded by the Homeowners Association. The

maintenance and funding of common areas shall be addressed in the CC&Rs to the satisfaction of the Washoe County District Attorney.

- d. The applicant shall provide a 30' –wide non-motorized, public access trail easement concurrent with the existing 30' water easement from Whites Creek Trail to APN: 049-761-02 through the subject parcel. This will accommodate future trail connections from Whites Creek Trail to APN: 152-430-15 Arrowcreek Open Space and other regional trail corridors in the region.
- e. Pedestrian crossing notifications (signs, crosswalk etc.) to be installed along Mt. Ranch and Callahan Roads where Whites Creek Trail intersects, as deemed appropriate by Washoe County traffic engineer.

**Sierra Fire Protection District**

- 6. The following conditions are requirements of the Sierra Fire Protection District, which shall be responsible for determining compliance with these conditions.

**Contact Name – Mark Regan, Prevention Captain, [mregan@washoecounty.us](mailto:mregan@washoecounty.us)**

- a. The applicant shall have a Wildfire Hazard Mitigation Plan for the ±49.3 acres of common area and/or open space.
- b. All hydrants will supply 1500gpm and have a Storz steamer port in place of a 4.33 x 5" port.

\*\*\* End of Conditions \*\*\*

# Washoe County Development Application Exhibit B

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.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: Monte Vista at the Estates of Mt. Rose			
Project Description: A extension of time request for Tentative Subdivision Case No. TM11-001 for a 23 lot single family subdivision with common open space.			
Project Address: N. of Mt. Rose Hwy/Callahan Road Intersection			
Project Area (acres or square feet): 58.08			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): N. of Mt. Rose Highway/Callahan Road intersection/N. of Whites Creek in the southwest area plan.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
150-460-05	58.08		
Section(s)/Township/Range: Section 35, T 18 N, R 19 E, MDM			
<b>Indicate any previous Washoe County approvals associated with this application:</b> Case No.(s). TM11-001			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: TL Mt. Rose Estates, LP		Name: Wood Rodgers, Inc.	
Address: 3300 Douglas Blvd., Suite 450		Address: 5440 Reno Corporate Drive	
Roseville, California	Zip: 95611	Reno, Nevada	Zip: 89511
Phone: 916-787-3420	Fax:	Phone: 775-823-4068	Fax: 775-823-4066
Email: rbalestreri@timelewis.com		Email: sstrickland@woodrodgers.com	
Cell: 916-425-557	Other:	Cell: 775-745-4207	Other:
Contact Person: Rich Balestreri		Contact Person: Steve Strickland	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Same as Owner		Name: Wood Rodgers, Inc.	
Address:		Address: 5440 Reno Corporate Drive	
	Zip:	Reno, Nevada	Zip: 89511
Phone:	Fax:	Phone: 775-823-4068	Fax: 775-823-4066
Email:		Email: mlindell@woodrodgers.com	
Cell:	Other:	Cell: 775-6901047	Other:
Contact Person:		Contact Person: Melissa Lindell	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

# Property Owner Affidavit

**Applicant Name:** TL Mt. Rose Estates L.P.

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

STATE OF NEVADA     )  
                                  )  
COUNTY OF WASHOE    )

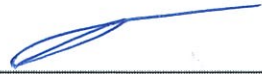
I, J. Timothy Lewis, President of TL Management Inc, its General Partner  
(please print name)

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

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

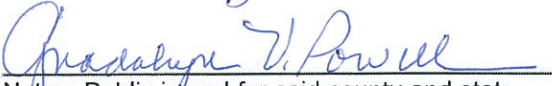
Assessor Parcel Number(s): 150-460-05

Printed Name J. Timothy Lewis

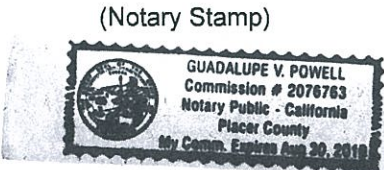
Signed 

Address 3500 Douglas Blvd. #270  
Roseville, CA 95661

Subscribed and sworn to before me this 27th day of August, 2015.

  
Notary Public in and for said county and state

My commission expires: Aug 30, 2018



- \*Owner refers to the following: (Please mark appropriate box.)
- Owner
  - Corporate Officer/Partner (Provide copy of recorded document indicating authority to sign.)
  - Power of Attorney (Provide copy of Power of Attorney.)
  - Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
  - Property Agent (Provide copy of record document indicating authority to sign.)
  - Letter from Government Agency with Stewardship