

Community Services Department
Planning and Building
AMENDMENT OF CONDITIONS
APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89520

Telephone: 775.328.6100

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: <u>WAC18-0001</u>	
Project Name: Falcon Ridge			
Project Description: 142 Unit Town Home Project on El Rancho Dr.			
Project Address: 0 El Rancho Dr.			
Project Area (acres or square feet): 25.59 AC			
Project Location (with point of reference to major cross streets AND area locator): North side of El Rancho Dr east of Sun Valley Blvd.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
035-660-02	25.59		
Section(s)/Township/Range:			
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Falcon Ridge by Desert Wind LP		Name: TEC	
Address: 550 California Ave		Address: 9437 Double Diamond Pkwy Ste 17	
Reno, NV	Zip: 89509	Reno, NV	Zip: 89521
Phone: 775.626.1800	Fax: 775.626.1855	Phone: 775.352.7800	Fax: 775.352.7929
Email: cf@desertwindhomes.com		Email: jgilles@tecreno.com	
Cell: 775.513.4349	Other:	Cell: 775.846.0164	Other:
Contact Person: Chris Fawcett		Contact Person: Jason Gilles	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Falcon Ridge by Desert Wind LP		Name:	
Address: 550 California Ave		Address:	
Reno, NV	Zip: 89509		Zip:
Phone: 775.626.1800	Fax: 775.626.1855	Phone:	Fax:
Email: curtis@thehmtgroup.com		Email:	
Cell: 775.745.4855	Other:	Cell:	Other:
Contact Person: Curtis Rowe		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Amendment of Conditions Application Supplemental Information

(All required Information may be separately attached)

Required Information

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

- a. The current approved tentative map shows the remaining parcels as either right of way or common area. We would like to reserve two parcels for the possibility of future development as remainder parcels. The only change to the approval would be to refer to the two parcels as remainder versus common area. If it proves to be feasible to develop a new tentative map would be developed and taken through the county process.
- b. We request to amend Condition 1.e. The final map is not consistent with the tentative map as two additional parcels are added that are not right of way or common area.
- c. The remaining acreage is right of way, common area and remainder parcels.

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

Granting of this amendment will not have any potential impacts to public health, safety, or welfare. Prior to any use the parcels would need to go through the tentative and final map processes.

Washoe County Treasurer
 Tammi Davis

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

Pay Online

\$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

Washoe County Parcel Information

Parcel ID	Status	Last Update
03566002	Active	6/15/2018 2:06:45 AM
Current Owner: FALCON RIDGE BY DESERT WIND LP ATTN VICTOR RAMEKER 550 CALIFORNIA AVE RENO, NV 89509		SITUS: 0 EL RANCHO DR WCTY NV
Taxing District 4000	Geo CD:	
Legal Description		
Township 20 Section 30 Lot Block Range 20 SubdivisionName FALCON RIDGE TOWNHOMES		

 **Payment Information**

 **Special Assessment District**

 **Installment Date Information**

 **Assessment Information**

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

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2017	\$4,933.29	\$5,675.29	\$0.00	\$0.00	\$0.00
2016	\$4,933.71	\$5,804.72	\$0.00	\$0.00	\$0.00
2015	\$4,934.23	\$5,106.99	\$0.00	\$0.00	\$0.00
2014	\$4,804.64	\$4,852.71	\$0.00	\$0.00	\$0.00
2013	\$4,664.78	\$4,834.73	\$0.00	\$0.00	\$0.00
Total					\$0.00

Important Payment Information

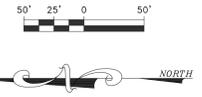
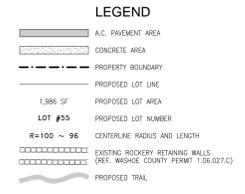
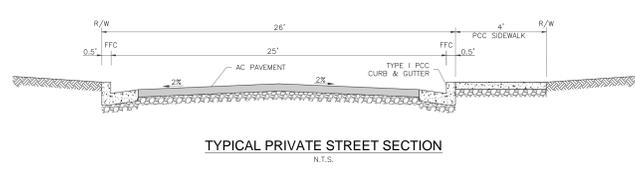
- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However,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

The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

FALCON RIDGE TOWNHOMES

LINE	BEARING	DISTANCE
L1	N 63°57'34" W	63.19
L2	N 88°54'41" W	46.58
L3	S 73°33'11" W	62.18
L4	S 62°22'02" W	48.05
L5	S 63°43'24" W	34.89
L6	S 76°45'53" W	38.92
L7	N 75°35'40" E	36.57
L8	N 68°06'54" E	52.54
L9	N 31°43'00" E	61.08
L10	N 42°23'59" E	71.68
L11	N 45°18'41" E	60.20
L12	N 57°48'25" E	50.14
L13	N 87°19'22" E	61.08
L14	N 72°23'05" E	49.06
L15	S 84°02'10" E	53.64
L16	S 40°30'05" E	19.44



OWNER
 TDC/PACIFIC PROPERTIES INC
 4225 GLENCOE AVE.
 MARINA DEL REY, CA 90292

ENGINEER
 TEC CIVIL ENGINEERING CONSULTANTS
 9480 DOUBLE DIAMOND PARKWAY, SUITE 200
 RENO, NEVADA 89521

SHEET INDEX

1	PRELIMINARY LOT & BLOCK PLAN
2	PRELIMINARY GRADING PLAN
3	PRELIMINARY UTILITY PLAN
4	PRELIMINARY CROSS SECTIONS
5	PRELIMINARY LANDSCAPE PLAN

PROJECT DATA

TOTAL NUMBER OF RES LOTS 142
 LOT AREA 6.21 ACRES
 RIGHT-OF-WAY / COMMON AREA 13.36 ACRES
 REMAINDER PARCELS 6.35 ACRES
 TOTAL SITE AREA 25.92 ACRES
 SMALLEST LOT SIZE 1,600 S.F.
 LARGEST LOT SIZE 2,221 S.F.
 AVERAGE LOT SIZE 1,906 S.F.

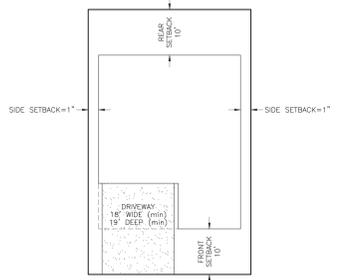
FOR INFORMATION ABOUT ZONING OR DENSITY, SEE FALCON RIDGE SPECIFIC PLAN, JEFF CODEGA PLANNING/DESIGN, AMENDED JULY 13, 2007

UTILITY DATA

CABLE CHARTER COMMUNICATIONS
 ELECTRIC NV ENERGY
 GAS NV ENERGY
 SANITARY SEWER (ON SITE) WASHOE COUNTY
 SANITARY SEWER (OFF SITE) SUNVALLEY GID
 SOLID WASTE WASTEWATER PLANT
 WASTE MANAGEMENT WASTE MANAGEMENT
 TELEPHONE AT&T
 WATER TRUCKEE MEADOWS WATER AUTHORITY

BASE OF BEARINGS

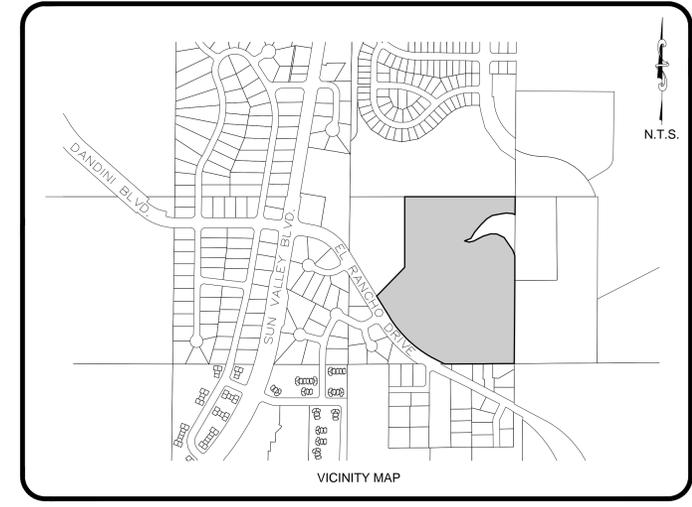
NEVADA STATE PLANE COORDINATE SYSTEM, (NAD 83)/94, NEVADA WEST ZONE COMBINED SCALE FACTOR: 1.000187939. ALL DISTANCES SHOWN ARE GROUND DISTANCES



TYPICAL LOT SETBACKS

NOTES:

- ALL STREETS WITHIN THE TENTATIVE MAP ARE PROPOSED PRIVATE PROPOSED PRIVATE.
- METES & BOUNDS DESCRIPTION AND BOUNDARY SHOWN ARE PER RECORDED REVERSION TRACT MAP #5039 WASHOE COUNTY DOCUMENT # 044388.
- 69 PARKING STALLS PROVIDED.



ENGINEER'S STATEMENT

THESE FIGURES (FIGURE 1 OF 5 THROUGH FIGURE 4 OF 5) HAVE BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PROCEDURES AND GUIDELINES, AND WILL BE IN SUBSTANTIAL COMPLIANCE WITH APPLICABLE STATUTES, CITY ORDINANCES, AND COMMUNITY DEVELOPMENT CODES WITH FINAL DESIGN.

JOSEPH DUNN P.E. #16018

ORIGINAL TENTATIVE MAP APPROVED FEBRUARY 3, 2015

TENTATIVE MAP (REVISED)
 PRELIMINARY LOT & BLOCK PLAN
 SHEET 1 of 5





Planning Commission Action Order

Tentative Subdivision Map Case Number TM14-003

Decision: Approval with Conditions

Decision Date: February 3, 2015

Mailing/Filing Date: February 9, 2015

Applicant/Property Owner: Townsend Enterprises, LLC

Assigned Planner: Trevor Lloyd, Senior Planner
Washoe County Community Services Department
Planning and Development Division

Phone: 775.328.3620

Email: tlloyd@washoecounty.us

Tentative Subdivision Map Case Number TM14-003 (Falcon Ridge) – To develop a previously approved and recorded 142 lot, single-family attached residential, common open space subdivision. Lots will range in size from 1,600 square feet to 2,526 square feet.

- Applicant/Property Owner: Townsend Enterprises, LLC
- Address/Location: El Rancho Drive directly east of Maynard Drive
- Assessor's Parcel Number: 035-660-02
- Parcel Size: ±25.92 acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: High Density Suburban (HDS)
- Area Plan: Sun Valley Area Plan
- Citizen Advisory Board: Sun Valley (not active)
- Development Code: Authorized in Article 608, Tentative Subdivision Maps and Article 408, Common Open Space Development
- Commission District: 3 – Commissioner Jung
5 – Commissioner Herman
- Section/Township/Range: Within Section 30, T20N, 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, Tentative Subdivision Maps and Article 408, Common Open Space Development. 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: Townsend Enterprises, LLC
Subject: Tentative Subdivision Map Case Number TM14-003
Date: February 9, 2015
Page: 2

This decision is based on having made all ten findings in accordance with Washoe County Development Code Section 110.608.25:

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

This Action Order 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 any development, to include building construction and grading, without the required permits from the Washoe County Building and Safety Division.

To: Townsend Enterprises, LLC
Subject: Tentative Subdivision Map Case Number TM14-003
Date: February 9, 2015
Page: 3

Washoe County Community Services Department
Planning and Development Division


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

CRW/TL/df

Attachments: Conditions of Approval

Applicant/Property Owner: Townsend Enterprises, LLC
Attn: Bohn Townsend
7260 Cheltenham Way
Reno, NV 89502

Representatives: TEC Engineering
Attn: Jason Gilles
9480 Double Diamond Parkway
Reno, NV 89521

Other Contact: KLS Planning & Design
Attn: John Krmpotic
9480 Double Diamond Parkway
Reno, NV 89521



Conditions of Approval

Tentative Subdivision Map Case Number: TM14-003

The project approved under Tentative Subdivision Map Case Number TM14-003 shall be carried out in accordance with the Conditions of Approval granted by the Planning Commission on February 3, 2015. 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.

- **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.**

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 Washoe County Community Services Department, Planning and Development Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Trevor Lloyd, 775.328.3620

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this Tentative Subdivision Map.
- b. 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.
- 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 TM14-003 for (Falcon Ridge) was APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON February 3, 2015.

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.

THE NEXT FINAL MAP FOR TM14-003 MUST BE APPROVED AND ACCEPTED FOR RECORDATION BY THE PLANNING AND DEVELOPMENT DIRECTOR ON OR BEFORE THE EXPIRATION DATE, THE 3rd DAY OF February, 2019, OR AN EXTENSION OF TIME FOR THE TENTATIVE MAP MUST BE APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON OR BEFORE SAID DATE.

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

WILLIAM H. WHITNEY, DIRECTOR OF THE PLANNING AND DEVELOPMENT DIVISION

- g. Prior to acceptance of public improvements and release of any financial assurances, the developer shall furnish to the Community Services Department, 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.

- 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 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.
- l. Prior to any ground disturbing activity, the applicant shall submit a landscaping design plan to the Planning and Development Division for review and approval by the Design Review Committee. Said plan shall address, but not be limited to: type and color of building materials, general architectural design, parking, parking lot circulation and striping, signage, exterior lighting, fencing, trash enclosures, 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.
- m. A certification letter or series of letters by a registered landscape architect or other persons permitted to prepare landscaping and irrigation plans pursuant to N.R.S. 623A shall be submitted to and approved by the Planning and Development Division. 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 the Planning and Development Division has waived.
- n. All landscaping shall be maintained in accordance with the provisions found in Section 110.412.75, Maintenance. A three-year maintenance plan shall be submitted by a licensed landscape architect registered in the State of Nevada to the Planning and Development Division prior to a Certificate of Occupancy. The plan shall be wet-stamped.
- o. Failure to comply with the Conditions of Approval shall render this approval null and void.

- p. Conditions, covenants, and restrictions (CC&Rs), including any supplemental CC&Rs, shall be submitted to the Planning and Development staff for review and subsequent forwarding to the District Attorney for review and approval. The final CC&Rs shall be signed and notarized by the owner(s) and submitted to the Planning and Development Division with the recordation fee prior to the recordation of the final map. The CC&Rs shall require all phases and units of the subdivision approved under this tentative map to be subject to the same CC&Rs. Washoe County shall be made a party to the applicable provisions of the CC&Rs to the satisfaction of the District Attorney's Office. Said CC&Rs shall specifically address the potential for liens against the properties and the individual property owners' responsibilities for the funding of maintenance, replacement, and perpetuation of the following items, at a minimum:
1. Private streets and driveways
 2. Snow removal
 3. Landscaping maintenance
 4. Clubhouse and pool(s)
 5. Fencing, including fence material, height, and location limitations
 6. All common areas
 7. Mandatory solid waste
 8. The availability of curbside recycling program
 9. Maintenance of funding of detention basins and drainage facilities
 10. Maintenance of fire fuel breaks and vegetation mitigation
- q. Prior to finalization of the first final map, the effects on this development of the provisions, reservations and easements contained in the Patent from the State of Nevada, recorded January 4, 1906 in Book B, Page 103, Land Patent Records of Washoe County, Nevada shall be identified. Any conflicts with the proposed development shall be addressed prior to finalization of the affected final map. Washoe County Planning and Development and Washoe County Engineering and Capital Projects Division shall determine compliance with this condition.
- r. The subdivision will adhere to the following property line setbacks for each of the residential lots:
- | | |
|-------|---------|
| Front | 10 feet |
| Side | 0 feet |
| Rear | 10 feet |
- s. Prior to the issuance of any building permits, the applicant shall remove the existing earthen stockpile north of the drainage ditch. The applicant shall submit

a revegetation plan for the area under the stockpile to the Planning and Development Division for approval prior to the removal of the stockpile.

Washoe County Planning and Development – Division (Parks)

2. The following conditions are requirements of the Washoe County Community Services Department, Planning and Development Division – Parks and Recreation, which shall be responsible for determining compliance with these conditions.

Contact Name – Cheryl Surface, 775.328.2019

- a. The applicant shall provide a 20-foot wide public access, non-motorized trail easement along the drainage channel, connecting to Wedekind Park and the regional trail system.
- b. The applicant shall construct a 10-foot wide crusher fine multipurpose trail at the northeast corner of the property, connecting Sparks and County parcels, in compliance with Washoe County Green Book Standards
- c. The applicant shall construct a 10-foot wide crusher fine multipurpose trail along the drainage channel, connecting Wedekind Park and the regional trail system, in compliance with Washoe County Green Book Standards.
- d. The natural stream channel is a key resource for the subject parcel and the adjacent public park property. A stream restoration and maintenance plan needs to be developed. Streams shall be maintained and perpetually funded by the Homeowners Association. The maintenance and funding of stream zone and related improvements shall be addressed in the CC&Rs to the satisfaction of Washoe County. Stream maintenance shall, at a minimum address the following:
 1. Debris and litter removal
 2. Noxious weed abatement
 3. Water quality
 4. Re-vegetation and plant materials
 5. Slope stabilization
 6. Vector control
 7. Flood management
 8. Habitat preservation

As part of construction, all noxious weeds (White top (Perennial Pepper weed) will need to be treated and removed from banks and bottoms, and new plant material should be introduced to stabilize slopes. Severe erosion below the rock walls is impacting the streambed and the adjacent park property. Erosion control measures, including slope stabilization will need to take place. (This plan shall be reviewed and coordinated with City of Sparks Parks and Recreation, Washoe County Health District and Washoe County Planning and Development, Parks).

Washoe County Engineering and Capital Projects Division

3. The following conditions are requirements of the Washoe County Community Services Department, Engineering and Capital Projects Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Leo Vesely, 775.325.8032

- 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.
- 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. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to issuance of a grading permit.
 - 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. 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.
 - m. 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.
 - n. The applicant shall provide pretreatment for petrochemicals and silt for all storm drainage from the site to the satisfaction of the County Engineer.
 - o. The developer shall obtain a Stormwater Discharge Permit from the Nevada Division of Environmental Protection (NDEP), and a copy of the permit shall be submitted to the County Engineer. The Stormwater Pollution Prevention Plan shall be included with the subdivision improvement drawings.
 - p. 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.
 - 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 determine compliance with this condition.
 - r. 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. 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. The County Engineer shall determine compliance with this condition.
 - s. 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.

- t. All slopes steeper than 5:1 shall be stabilized to control erosion. The County Engineer shall determine compliance with this condition.
- u. Maintenance access and drainage easements shall be provided for all existing and proposed drainage facilities. The County Engineer shall determine compliance with this condition.
- v. 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.
- w. 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.
- x. The 100-year floodplain boundaries and flood elevations shall appear on each final map. If the floodplain boundary has been conditionally changed by a Federal Emergency Management Agency (FEMA) Conditional Letter of Map Amendment or Conditional Letter of Map Revision, the date of that letter and a note to that effect shall appear on the final map. The County Engineer shall determine compliance with this condition.
- y. Prior to issuance of a grading permit or approval of the affected final map, the developer shall obtain a permit from the United States Corps of Engineers (USCOE) 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.
- z. The final hydrology report shall include an analysis to determine if this project causes an increase in the Wildcreek Detention Dam's peak outflow for both the 100-year 6-hour and 100-year 24-hour storms. Appropriate mitigation shall be provided if this project causes an increase in the Wildcreek Detention Dam's existing peak outflow. The County Engineer shall determine compliance with this condition.
- aa. Notes on the final map and the CC&Rs shall address the following items.
 - i. All lots subject to 100-year flooding shall be identified. All FEMA flood zones, floodways and base flood elevations shall be shown.
 - ii. Structures located within the 100-year floodplain must comply with County Code Article 416, Flood Hazards.
 - iii. No structures, fencing or fill will be allowed within the FEMA floodway except as provided for in Section 110.416.70

The County Engineer shall determine compliance with this condition.

- bb. Maintenance access and drainage easements shall be provided over all drainage features located outside of a street right-of-way. The County Engineer shall determine compliance with this condition.
- cc. All outfall pipes directed to the floodway channel will require riprap rock placed below the pipe and taken to the main channel bottom (flow line of the drainage way). Any vegetation that currently exists in the flow line of the channel will require removal to prevent any pooling of water that can provide habitat for insect development. The homeowners association will be required to maintain the channel bottom. "All vegetation, debris shall require removal in the low-flow channel (water flow line) prior to June of each year. The annual maintenance will eliminate habitat that insects need for development of their life cycle while reducing the pesticide costs in controlling these pests."
- dd. 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.
- ee. Street names shall be reviewed and approved by the Regional Street Naming Coordinator.
- ff. 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.
- gg. Sidewalks shall be constructed in accordance with current Washoe County standards for street improvements.
- hh. A note on the affected final map shall state that no direct access from individual lots shall be allowed onto El Rancho Drive. The County Engineer shall determine compliance with this condition. This note shall also be included in the CC&Rs to the satisfaction of the District Attorney's Office.
- ii. 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.
- jj. American Association of State Highway and Transportation Officials (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.
- kk. 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.
- ll. No retaining walls that retain soil from the County right-of-way shall be located within a plowed snow storage easement. The County Engineer shall determine compliance with this condition.
 - mm. The El Rancho Drive frontage along the project shall be widened for curb, gutter, sidewalk and a bike lane and median/left turn pocket in accordance with County Standards. The sidewalk shall be continued west to the adjacent apartment driveway. A left turn pocket shall be striped at Maynard Way. The County Engineer shall determine compliance with this condition.
 - nn. Left turns out of the private entrance will be prohibited. Left turns into the private entrance will be allowed provided that calculations show adequate sight distance for 45 mph vehicle speed to the satisfaction of the City Engineer and the City of Sparks. Center medians for both westbound and eastbound left turn movements shall be designed for adequate storage and deceleration length and a copy of the traffic analysis shall be provided. The County Engineer shall determine compliance with this condition.
 - oo. A traffic analysis on the need for a right turn lane shall be provided and either a right turn lane or taper shall be designed at the project entrance to the satisfaction of the County Engineer.
 - pp. Proposed landscaping and/or fencing along street rights-of-way shall be designed to meet AASHTO sight distances and safety guidelines. No trees shall be planted within the County right-of-way. The County Engineer shall determine compliance with this condition.
 - qq. Appropriate pavement returns shall be provided at the intersection of the emergency access road/El Rancho Drive. The County Engineer shall determine compliance with this condition.
 - rr. Prior to finalization of any portion of the tentative map, a detailed analysis of turning movements for emergency and service vehicles shall be provided to the Engineering Division. The County Engineer shall determine compliance with this condition.
 - ss. The applicant shall provide signage indicating that all streets within the development are private and not maintained by Washoe County. The County Engineer shall determine compliance with this condition.
 - tt. Provide a turn-around area near the gate on Falcon Rock Lane at the northern intersection of Falcon Rock Lane and El Rancho Drive.
 - uu. 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.
 - vv. Currently, Citifare has transit service in the vicinity of this project; however there is no concrete pad. The applicant should dedicate right-of-way and construct a concrete pad adjacent to the site providing a minimum 5-foot sidewalk

connecting any bus stop directly to the internal pedestrian circulation system. The Department of Community Development and the Regional Transportation Commission shall determine compliance with this condition.

- ww. The conditions, covenants and restrictions (CC&Rs) shall prominently note to the satisfaction of the District Attorney's Office and the County Engineer that Washoe County will not assume responsibility for maintenance of the development's private street system or accept the streets for dedication to Washoe County unless the streets meet those Washoe County standards in effect at the time of the offer of dedication.
- xx. An adequate easement for snow storage and signage shall be identified on the final plat. The County Engineer shall determine compliance with this condition.
- yy. Proposed landscaping and/or fencing along street rights-of-way and within median islands shall be designed to meet AASHTO sight distances and safety guidelines. A minimum vertical clearance of 13.5 feet shall be maintained over all private streets, and no tree shall overhang the curb of any public street. The County Engineer shall determine compliance with this condition.
- zz. Prior to release of any financial assurances for the private improvements, the developer shall provide the Engineering Division with a letter prepared by a civil engineer licensed in the State of Nevada, certifying that the private improvements have been constructed in accordance with the approved plans. The County Engineer shall determine compliance with this condition.

Washoe County Utility Services Division

4. The following conditions are requirements of the Washoe County Community Services Department, Utility Services Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Timothy Simpson, 775.954.4600

- a. All fees shall be paid in accordance with Washoe County Ordinance prior to the approval of each final map.
- b. Applicant shall conform to all conditions imposed by intergovernmental agreements required to provide sewer service to the subject project, and, if required, be a party to any such agreements.
- c. Improvement plans shall be submitted and approved by 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.
- d. 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.
- e. The sewer connection to Sun Valley General Improvement District (SVGID) Sewer Interceptor shall be accomplished per SVGID's design standards and inspected by SVGID.

Washoe County Conditions of Approval

- f. Approved improvement plans shall be used for the construction of on-site and off-site sanitary sewer collection systems.
- g. Any previously constructed sanitary sewer collection system shall be adequately flushed, vacuum tested, and inspected to the satisfaction of the CSD.
- h. The sanitary sewer collection systems must be offered for dedication to Washoe County along with the recordation of each final map.
- i. Easements and real property for all sanitary sewer collection systems and appurtenances shall be offered for dedication to Washoe County along with the recordation of each final map.
- j. 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,
 - v. proposed collection line sizes, on-site and off-site alignment, and half-full velocities.
- k. 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.
- l. No permanent structures (including rockery or retaining walls, building's, etc.) shall be allowed within or upon any County maintained utility easement.
- m. 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.
- n. A minimum 12-foot wide all weather sanitary sewer access road shall be constructed to facilitate access to off-site sanitary sewer manholes.

Washoe County District Health Department – Environmental Health

- 5. 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 – Christopher Anderson, 775.328-2632

- a. Prior to any grading or other site improvements, a complete water system plan and Water Project submittal for the referenced proposal must be submitted to this Division. The plan must show that the water system will conform to the State of Nevada Public Water Supply Regulations, NAC Chapter 445A, and the State of Nevada Regulations Governing Review of Plans for Subdivisions, Condominiums, and Planned Unit Developments, NAC 278.400 and 278.410.
 - i. Two copies of all plans are required for review. All plans must include an overall site plan, additional phases that will eventually be built to indicate that the water system will be looped; all proposed grading, utilities, and improvements for the proposed application.
 - ii. Any construction activities (including but not limited to mass grading of the site) conducted prior to the review and approval of the required Water Project and submittal and approval of a Final Map are in violation of NAC 445A.6666, NAC 445A.6669, and NAC 278.340.
- b. Pursuant to NAC 278.340 of the State of Nevada Regulations Governing Review of plans for Subdivision, Condominiums, and Planned Unit Developments, no construction (including grading) shall be performed prior to the Washoe County Health District approval of the referenced Final Map.
- c. Grading shall be performed in compliance with current best management practices and mosquito-breeding sources must be eliminated within graded areas. Grading plans must be reviewed and approved by the Washoe County Health District Vector Borne-Disease Program.
- d. Construction plans for the development must be submitted to this Division for approval. The construction drawings must conform to the State of Nevada Regulations Concerning Review of Plans for Subdivisions, Condominiums and Planned Unit Developments, and any applicable requirements of the Washoe County Health District.
- e. Prior to approval of a Final Map for the referenced project and pursuant to NAC278.370, the design engineer is required to submit to the satisfaction this Division an inspection 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 Division that the improvements are being installed in accordance with the approved plans and recognized practices of the trade. A copy of the inspection plan must be included with the Final Map submittal.
- f. Prior to final approval, a "Commitment for Service" letter from the sewage purveyor committing sewer service for the entire proposed development must be submitted to the Division. The letter must indicate that the community facility for treatment will not be caused to exceed its capacity and the discharge permit requirements by this added service, or the facility will be expanded to provide for the added service. A copy of this letter must be included with the Final Map submittal.
- g. Prior to final approval, a "Commitment for Water Service" letter from the water purveyor committing adequate water service for the entire proposed development

must be submitted to the Division. A copy of this letter must be included with the Final Map submittal.

- h. The Final Map application packet must include a letter from Nevada Division of Environmental Protection to the Health District certifying their approval of the Final Map. A copy of this letter must be included with the final map submittal.
- i. Pursuant to NAC 278.360 of the State of Nevada Regulations Governing Review of plans for Subdivision, Condominiums, and Planned Unit Developments, the development of the subdivision must be carried on in a manner which will minimize water pollution.
- j. Prior to approval of the final map, the applicant must submit to this Division the Final Map fee.

Washoe County District Health Department – Vector Borne Diseases

- 6. 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 – Jim Shaffer, 775.785-4599

- a. All new private catch basins will require a water quality insert placed within all basins to improve water quality downstream and prevent mosquitoes from colonizing this infrastructure (040.013).
- b. The typical front lot containing turf will require a minimum 24 inch catchment area from the back face of impervious surfaces. The Low Impact Design (LID) will reduce the nuisance water runoff into the infrastructure while minimizing downstream runoff (040.038).
- c. A wind sensor control unit will be required for any proposed/existing landscape turf to assist in reducing the nuisance water runoff associated with irrigation (040.038).
- d. The natural channel is a key resource for the subject parcel. Storm and nuisance water will be directed to this channel and without a maintenance component, will further degrade this channel causing ponding conditions. District Health shall require removal of the white top along the banks and flow line of this drainage way (040.022). In addition we will require annual maintenance to the channel by the Homeowners Association.
- e. All outfall pipes shall have rip rap rock placed below the outfall pipe and directed to the main flow line of the existing channel.
- f. If a detention basin is constructed to minimize peak flows to the natural channel , District Health will require a cobble line low flow channel (4-6 inch rock) one foot deep three feet wide connecting the inlet(s) to the outlet pipe. An infiltration trench below the low flow channel 2 feet wide and 3 feet deep is required to reduce the downstream effect of water runoff (040.023). Please provide the

following language to the Landscape Maintenance Association:" All vegetation, debris and blockages shall require removal in the low flow channel on an annual basis. The maintenance will mitigate insect development by preventing standing water from ponding longer than 7 days" (040.022).

- g. A site visit to the proposed project determined that the voids in the rockery wall needs to be filled by placing smaller rock to the face for the entire height of the wall to discourage rodent habitat (040.081).
- h. Prior to the sign off of the building plans the above detail designs are required on the plans and a scheduled compliance inspection is required for the above condition(s).

Regional Transportation Commission (RTC)

- 7. The following conditions are requirements of the Regional Transportation Commission, which shall be responsible for determining compliance with these conditions. The Regional Transportation Commission is directed and governed by its own board. Therefore, any conditions set by the Regional Transportation Commission must be appealed to that board.

Contact Name – Debra Goodwin, 775.335.1918

- a. To provide access to RTC RIDE transit service, the applicant should dedicate right-of-way, if needed and construct a concrete passenger boarding/alighting pad to serve the existing bus stop. In addition, the bus stop should be connected to the internal pedestrian circulation system by a sidewalk at least five feet wide. The applicant or the consultant should allow ten working days for review of any required transit improvements.

Reno-Tahoe Airport Authority

- 8. The following conditions are requirements of the Reno-Tahoe Airport Authority, which shall be responsible for determining compliance with these conditions. 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.

Contact Name – Lissa Butterfield, 775.328.6476

- a. The applicant(s) and/or property owner(s) shall provide a list, verified by a qualified acoustical consultant, of construction methods to be utilized for noise attenuation to a maximum interior noise level of 45dBA Ldn prior to the issuance of a building permit.

Truckee Meadows Fire Protection District

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

Contact Name – Amy Ray, 775.326.6005

- a. If applicable, the CC&R's/HOA regulations shall require the provisions be made to monitor, maintain and update, every three (3) years regardless of ownership, a

Washoe County Conditions of Approval

maintenance plan for the common open space area. This plan shall be reviewed and approved by TMFPD.

- b. The maintenance of defensible space, dependent upon the fire hazard assessment rating, as designated by the International Wildland Urban Interface Code and the fire hazard map per NAC472, shall be required.
- c. This development and all land and structures, shall meet the provisions of the Washoe County Code 60.

Truckee Meadows Water Authority

10. The following conditions are requirements of the Truckee Meadows Water Authority, which shall be responsible for determining compliance with these conditions.

Contact Name – Holly Flores, 775.834.8026

- a. Truckee Meadows Water Authority is agreeable to supplying water service to the Project per the preliminary water supply plan, subject to applicant satisfying certain conditions precedent, including, without limitation, the dedication of water resources, approval of the water supply plan by the local health authority, the execution of a Water Service Agreement, payment of fees, and the construction and dedication of infrastructure in accordance with our rules and tariffs.
- b. The extent of required off-site and on-site water infrastructure improvements will be determined by Truckee Meadows Water Authority upon receiving a specific development proposal or complete application for service and upon review and approval of a water facilities plan by the local health authority.
- c. After submittal of a complete Application for Service, the required facilities, the cost of these facilities, which could be significant, and associated fees will be estimated and will be included as part of the Water Service Agreement necessary for the Project.
- d. All fees must be paid to Truckee Meadows Water Authority prior to water being delivered to the Project.
- e. A Will Serve from TMWA and mylar map of the proposed project must be presented to the State Engineer for approval and signed through his office prior to development.

Washoe County School District

11. The following conditions are requirements of the Washoe County School District, which shall be responsible for determining compliance with these conditions. The Washoe County School Board has jurisdiction over all public school matters and any conditions set by the Washoe County School District must be appealed to the Washoe County School Board.

Contact Name – Mike Boster, 775.789.3810

- a. A disclosure shall be made by the developer to each homebuyer on their closing documents that students in this subdivision may be assigned to the nearest

school(s) with available capacity in the event that the zoned schools cannot accommodate additional students.

*** End of Conditions ***