

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name: 5 Ridges Waterline Supply, Special Use Permit: Major Grading			
Project Description: A major grading special use permit is required for grading activities for the construction of two 12-inch underground waterlines and an emergency access road resulting in the modification of standards for 110.438.45(a), (c), (g), and (h).			
Project Address: 0 Sun Valley Blvd			
Project Area (acres or square feet): A portion (2.0 Acres) of APN 508-460-01 (26.02 Acres)			
Project Location (with point of reference to major cross streets AND area locator): The project parcel is located to the west of the terminus of Cezanne Court, Rembrandt Drive, Rembrandt Court, and Rodin Court.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
508-460-01	26.02		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). Unknown			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Highland Ranch HOA		Name: Wood Rodgers Inc	
Address: 5860 Lightning Drive		Address: 1361 Corporate Blvd	
Sun Valley, NV	Zip: 89433	Reno, NV	Zip: 89502
Phone:	Fax:	Phone: 775-823-5211	Fax: 823-4066
Email:		Email: adurling@woodrogers.com	
Cell:	Other:	Cell:	Other:
Contact Person: Tammy Leonard		Contact Person: Andy Durling	
Applicant/Developer:		Other Persons to be Contacted:	
Name: 5 Ridges Development Company Inc.		Name: Wood Rodgers Inc	
Address: 1 East Liberty Street, Suite 444		Address: Same as above	
Reno, NV	Zip: 89501		Zip:
Phone: 775-323-1405	Fax:	Phone: 775-823-9770	Fax:
Email: Blakejr@s3devco.com		Email: ehasty@woodrogers.com	
Cell:	Other:	Cell:	Other:
Contact Person: Blake Smith Jr.		Contact Person: Eric Hasty	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

• A Special Use Permit for major grading for a waterline and emergency access for the 5 Ridges Development from the terminus of Cezanne Court to the northeast corner of (APN) 508-460-01 which will result in the disturbance of up to ±2.0 acres with a net increase of fill greater than 5,000 cubic yards,
• And a modification to the Washoe County grading standards 110.438.45(a), (c), (g), and (h) to minimize the grading footprint.

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

As this is specific to grading and utilities/access all of the plans including utility and grading plans have been submitted with this application including any proposed structures.

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

This will be completed in one phase.

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

This request is specific to emergency access and waterline utilities to serve the 5 Ridges development. The site is adjacent to and owned by the Highlands Ranch Homeowners Association and has been designed to be located within a utilities and access easement that was previously recorded. See further details in the attached project description.

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

This will result in two 12-inch waterlines that will help supply water to the adjacent 5 Rides development as well as provide an emergency access road in the event of an evacuation. Furthermore, this emergency access will be able to be used by the existing residents in the Highlands Ranch Subdivision.

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

There are minimal negative impacts that will impact adjacent properties, in fact a majority of the impacts will positively impact adjacent properties by supplying them with water and and emergency access. All other impacts including slopes created by this will be mitigated by slope treatment plans established in a previous agreement.

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

All applicable code requirements are discussed in detail in the project description that has been submitted as part of this application.

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

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

a. Sewer Service	N/A
b. Electrical Service	N/A
c. Telephone Service	N/A
d. LPG or Natural Gas Service	N/A
e. Solid Waste Disposal Service	N/A
f. Cable Television Service	N/A
g. Water Service	Sun Valley General Improvement District (SVGID)

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

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

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

The water rights to serve the 5 Ridges development were dedicated during the Development Agreement approved in the City of Sparks

10. Community Services (provided and nearest facility):

a. Fire Station	N/A
b. Health Care Facility	N/A
c. Elementary School	N/A
d. Middle School	N/A
e. High School	N/A
f. Parks	N/A
g. Library	N/A
h. Citifare Bus Stop	N/A

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

1. What is the purpose of the grading?

The request is for the construction of two 12-inch underground waterlines and an emergency access road connecting at the terminus of Cezanne Court to the City of Sparks in northeast corner of the project parcel. This will provide water service and an emergency access road to the adjacent 5 Ridges development.

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

As described in the attached project description, grading will result in ± 16.6 cubic yards of cut and $\pm 13,415$ cubic yards of fill with a net of $\pm 13,400$ cubic yards of fill.

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

As described in detail in the attached project description there is a proposed area of 66,222 sq. ft. proposed to be disturbed.

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

As described in the attached project description, grading will result in ± 16.6 cubic yards of cut and $\pm 13,415$ cubic yards of fill with a net of $\pm 13,400$ cubic yards of fill.

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

No, a major grading permit is required if a minimum of 5,000 cubic yards of cut or fill are disturbed on less than 15% slopes. As this project is already utilizing 2:1 slopes to minimize the grading footprint and still almost three times over the threshold of fill is required there is little feasible mitigation that can reduce it to be under the cubic yards of threshold required for a grading permit.

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

No grading for the proposed request has occurred however the site has had previous grading activities with the steepest slopes on the project site a result of grading activities from the Highland Ranch Subdivision which was completed over twenty-three years ago.

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

Yes, all grading areas are shown on the site plans that have been included with this application. This includes approximately 1.52 acres of disturbance.

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

Yes, the disturbed areas can be seen from all directions off-site with the most visible being looking north and south. However, these are vacant lands. The visual impacts from the nearest residents are minimal and will be mitigated with slope treatment that includes the replanting of native vegetation and trees. These impacts are detailed in the cross sections in the site plan and mitigation is detailed in the project description

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

Yes, as a benefit to this request the existing neighborhood will gain a secondary emergency access road that can be utilized in the event of an emergency.

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

As stated above and in greater detail in the attached project description, the slopes are proposed at a two to one (2:1) ratio which will require a modification to the standards. This ratio will allow the footprint of the grading to be minimized to fit within the temporary easement and all slopes will be established with native vegetation and trees.

11. Are you planning any berms?

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

There are no walls proposed with this request at this time to help mitigate the visual impact.

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

Yes, all proposed grading and slopes visible from the existing residents will be minimal and will be seeded with a native seed mix that will blend with the natural environment once it is established as required by the easement agreement.

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

Yes, the site plan identifies two pinion pines may be impacted by this request. As required in the easement agreement, these will be replaced on a one-to-one ratio. The actual number of trees will be further evaluated during final grading plans.

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

A spray on slope stabilizer with a native seed mix will be utilized on any disturbed area as described in the project description.

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

Yes, temporary irrigation will be utilized until any trees and vegetation have been established.

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

The applicant is open and willing to have the revegetation plan reviewed and will incorporate any legitimate suggestions.

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

Yes	No X*	If yes, please attach a copy.
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* The conditions of the easement are outlined in the attached Grant of Non-Exclusive Right of Emergency Access, Slope, Ancillary Storm Drain Facilities and Waterline Easement No. 2 Doc #5282263 provided with this submittal

Project Description

Location

The project is located within unincorporated Washoe County within the north Sun Valley Area Plan and is owned by Highlands Ranch Homeowners Association (HOA). The subject parcel is ± 26.02 acres and identified as Assessor's Parcel Number (APN) 508-460-01 but the project boundary is limited to a ± 2.0 -acre temporary grading and slope easement as identified in the *Grant of Non-Exclusive Right of Emergency Access, Slope, Ancillary Storm Drain Facilities and Waterline Easement No. 2* (Doc #5282263). This ± 2.0 -acre easement will be referred to throughout this document as the project boundary and generally runs from the terminus of Cezanne Court to the northeast corner of the parcel (*Refer to Vicinity Map, Assessor's Parcel Map, and Site Aerial in Section 3 of this submittal packet*).

Background

The 5 Ridges development is a multi-village residential development located in the City of Sparks adjacent to the east of the subject parcel. The City of Sparks has approved a Conditional Use Permit for mass grading of the site as well as a majority of the Tentative Maps including the approval of Village 8, 9, & 10 which are currently being processed in the City of Sparks and have initially been passed by the City of Sparks Planning Commission (PCN19-0040/CU22-0003, PCN19-0040/STM22-0001, & PCN19-0040/STM22-0002). These tentative maps will then be heard by the City of Sparks City Council for final approval. As part of the approval of Villages 9 & 10 the applicant is proposing a water supply line in partnership with the Sun Valley General Improvement District (SVGID) to connect to Villages 9 and 10 as well as the rest of the 5 Ridges development for a necessary water supply line and emergency access. In order to deliver the water to the 5 Ridges development the proposed water supply line will need to bisect the subject parcel to connect the existing service utility lines within Cezanne Court to the 5 Ridges development.

Neighborhood Meeting

As required the applicant hosted a Neighborhood Meeting to discuss the project. The meeting was noticed to 185 residents including any property within 750 feet of the property via mail. The meeting was held on Tuesday August 23, 2022 at 5:30 pm at the Spanish Springs Library, Washoe Room. Three members of the public attended including representatives from the HOA. Concerns were minimal with most interested in the overall development of the 5 Ridges development. Specific concerns about the project that were addressed included a comment about the language in the Grant of Easement that included reseeding of the slopes and replacement of the pinion pines should any be removed. These concerns have been addressed in this proposal and are detailed in the attached documents in Section 4. A recording of the meeting as well as the materials presented are reviewable in Section 4 of this application.

Current Request

The request includes:

- A Special Use Permit for major grading for a waterline and emergency access for the 5 Ridges development from the terminus of Cezanne Court to the northeast corner of (APN) 508-460-01 which will result in the disturbance of up to ± 2.0 acres with a net increase of fill greater than 5,000 cubic yards,
- And a modification to the Washoe County grading standards 110.438.45(a), (c), (g), and (h) to minimize the grading footprint.

Washoe County Master Plan and Zoning

The subject parcel has a master plan designation of Open Space (OS) and a zoning designation of Open Space (OS) and is located within the Sun Valley Area Plan. The proposed utility is an allowed use within any zoning designation in accordance with Washoe County Development Code Section 110.332.10(b) and will not impact the overall use of open space common area, (*Refer to Master Plan Map, and Zoning Map in Section 3 of this submittal packet*).

Site Characteristics

The proposed project area identifies a disturbance area of up to ± 2.0 acres which is recorded as a Temporary Grading and Slope Easement in Document #5282263 which has been submitted with this application. The site is owned by Highlands Ranch HOA and is dedicated as open space common area. The site has portions of grading activities from the Highlands Ranch Subdivision with a large slope as a result of fill as a result of the Highland Ranch development along the western boundary. The rest of the site is mostly natural with native shrubs, piñon pines, sagebrush, and upland vegetation with several offroad trails and three natural drainage ditches which generally run north to south. Except for the artificial slope as a result from grading activities related to the Highlands Ranch Subdivision, the natural slopes on site are relatively gentle, with no slopes greater than 30% within the proposed project boundary, (*Refer to the Aerial Map and Slope Map in Section 3 of this submittal packet*).

Project Details

The proposed project is a result of the 5 Ridges development located to the east within the City of Sparks. The 5 Ridges development is anticipated to provide approximately 1,200 to 1,300 residential units. As a larger part of the development the 5 Ridges development will be served by water infrastructure provided by the Sun Valley General Improvement District (IVGID) which will connect two 12-inch waterlines as well as an emergency access road from the terminus of Cezanne Court to Village 9 within the 5 Ridges development. A majority of this road is being processed through the City of Sparks however, a portion is located on Highland Ranch HOA property within Unincorporated Washoe County.

An existing agreement with the Highland Ranch HOA has already recorded with an access and utility easement from the terminus of Cezanne Court to the northeast corner of the parcel. This agreement recorded in a *Grant of Non-Exclusive Right of Emergency Access, Slope, Ancillary Storm Drain Facilities & Waterline Easement No. 2* (Doc #5282263), identified a fifty-foot-wide easement. Furthermore, the document also identifies a temporary grading and slope easement which is identified as the project boundary throughout this application. All grading activities are required to be contained within this boundary but not all of the area is proposed to be graded.

Once complete the project and subject grading will result in the installation of two 12-inch underground waterlines and a 20-foot-wide paved emergency access road. The road will be gated at Cezanne Court and at the roads proposed in Village 9 of the 5 ridges development. These gates will be installed to meet fire code and will be opened in the case of emergency. This emergency access will allow for an alternative route for the existing Highlands Ranch Neighborhood as well as the 5 Ridges development. Grading will result in the disturbance of ± 1.52 acres and total ± 16 cubic yards of cut and $\pm 13,415$ cubic yards of fill with a net import of $\pm 13,399$ cubic yards of fill. There are three drainageway crossings which will include the installation of 24-inch culverts to maintain the natural flow from north to south.

Requested Modification of Standards

The first drainageway crossing located to the west will be the site of the highest fill and will exceed the 10-foot elevation standards outlined in Washoe County Code 110.438.45(c). The elevation of fill required at this location is due to the elevation of the existing Highlands Ranch Subdivision that was filled during the construction of the

neighborhood and is not considered a natural slope. The proposed fill will be a maximum of approximately 23-feet from the natural slope of the drainage ditch as a result of the road spanning the drainage ditch and meeting the elevation of Cezanne Court. From this point to the west the fills required throughout the project area are relatively minimal (*refer to the cross sections outlined in the 5 Ridges Grading Plan included in the Map Pocket*).

The proposed slopes created throughout the project are proposed at a two to one (2:1) ratio which exceeds those outlined in 110.438.45(a). However, this will minimize the footprint of the grading and result in less impact to the project parcel and require less fill material than a three to one (3:1) ratio. Additionally, these slopes are required to not exceed the boundary of the temporary grading and slope easement outlined in the *Grant of Non-Exclusive Right of Emergency Access, Slope, Ancillary Storm Drain Facilities & Waterline Easement No. 2* (Doc #5282263), which requires all grading to be contained within the boundary. Slopes at 3:1 would exceed these limits. Furthermore, due to the 2:1 slopes it will be difficult to achieve “rounding or contouring” as well as avoiding a gradual transition from the natural slopes to the artificial slopes created by the fill (Washoe County Code 110.438.45(g) and (h)). Because of these constraints, the applicant is requesting a modification to the standards listed above. These modifications will be mitigated by a smaller footprint and slope treatment methods that were negotiated and agreed to with the Highland Ranch HOA prior to this request. Finally, the orientation and location of the slopes are designed in a way that will have minimal visual impact to the surrounding neighbors as demonstrated in Cross Section B on Sheet CS-a of 3 in the Grading plans.

Slope Treatment & Stabilization

Slopes are proposed to be treated with a spray on stabilizer which will contain a native seed mix to help the slope blend with the natural surroundings once the vegetation is established and will be in compliance with the *Grant of Non-Exclusive Right of Emergency Access, Slope, Ancillary Storm Drain Facilities & Waterline Easement No. 2* (Doc #5282263). Furthermore, the two pinion pine trees that are required to be removed as part of the grading activities will be replaced at a one-to-one ratio. The trees will be required to be located within the 50-foot-wide easement and will receive temporary water until they are established.

Findings

General Special Use Permit Findings

Prior to approving an application for a special use permit, the Planning Commission, Board of Adjustment or a hearing examiner shall find that all of the following are true:

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

Response: The entire project area is designated as Open Space and in accordance with Washoe County Development Code, a utility and emergency access road are an allowed uses. The proposed project has been designed to meet goals and policies within the area plan.

(b) Improvements. Adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;

Response: The project is in relation to the installation of utilities and will also serve as an emergency access road which will benefit the future development of 5 Ridges in the City of Sparks as well as the existing Highland Ranch neighborhood.

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

Response: As previously stated, this is a utility and is an allowed use. The site has a mix of natural and artificial slopes. The grading will continue this and will return the disturbed slope to a natural state as described above and as outlined in the *Grant of Non-Exclusive Right of Emergency Access, Slope, Ancillary Storm Drain Facilities & Waterline Easement No. 2* (Doc #5282263) making the project physically suitable for the type and intensity of the development.

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

Response: The site has already been disturbed by previous grading activities and off road vehicle trails, any further disturbance will be properly mitigated. Furthermore, the emergency access road will increase the safety of the future and existing development by providing an alternative evacuation route in the case of an emergency.

(e) Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Response: N/A

Findings for Modification of a Special Use Permit:

Proposed modifications of approved special use permits shall be subject to the requirements in this section.

(a) Required Conditions. The Director of the Planning and Building Division may approve plans for an alteration of the approved use when the alteration complies with all of the following conditions:

1. The building or use alteration is incidental to the existing use;

Response: The requested modification will in no way impact the use of a utility and common area open space as it is requesting impacts to the slope and fill height. The use will remain with or without the modification.

2. The building or use alteration does not result in a change of use;

Response: The requested modification will not have an impact on the use and will in no way change the use.

3. The building alteration involves less than ten (10) percent increase in floor area covered by existing structures associated with the use;

Response: The requested modification does not include floor area or any structures. However, the modification will result in a smaller grading footprint and be a lesser impact to the area as a whole.

4. The use alteration involves less than ten (10) percent increase in the overall site area covered by the existing use;

Response: The requested modification is proposed to disturb approximately 6% of the site or ± 1.52 acres of the ± 26.02 acre parcel and is less than the ten percent threshold.

5. The building or use alteration, in the opinion of the Director of the Planning and Building Division, would not have a substantial adverse effect on adjacent property;

Response: The requested modification will have a smaller impact or footprint on the site and allow the rest of the use to remain in its natural state. Furthermore, the area that is impacted will be returned to its natural state including vegetation and allow the use to continue with the modifications and is in accordance with the agreement signed by the Highland Ranch HOA which represents the surrounding property owners.

6. and The building or use alteration complies with existing requirements of agencies having jurisdiction and any other appropriate regulatory agency as determined by the Director of the Planning and Building Division.

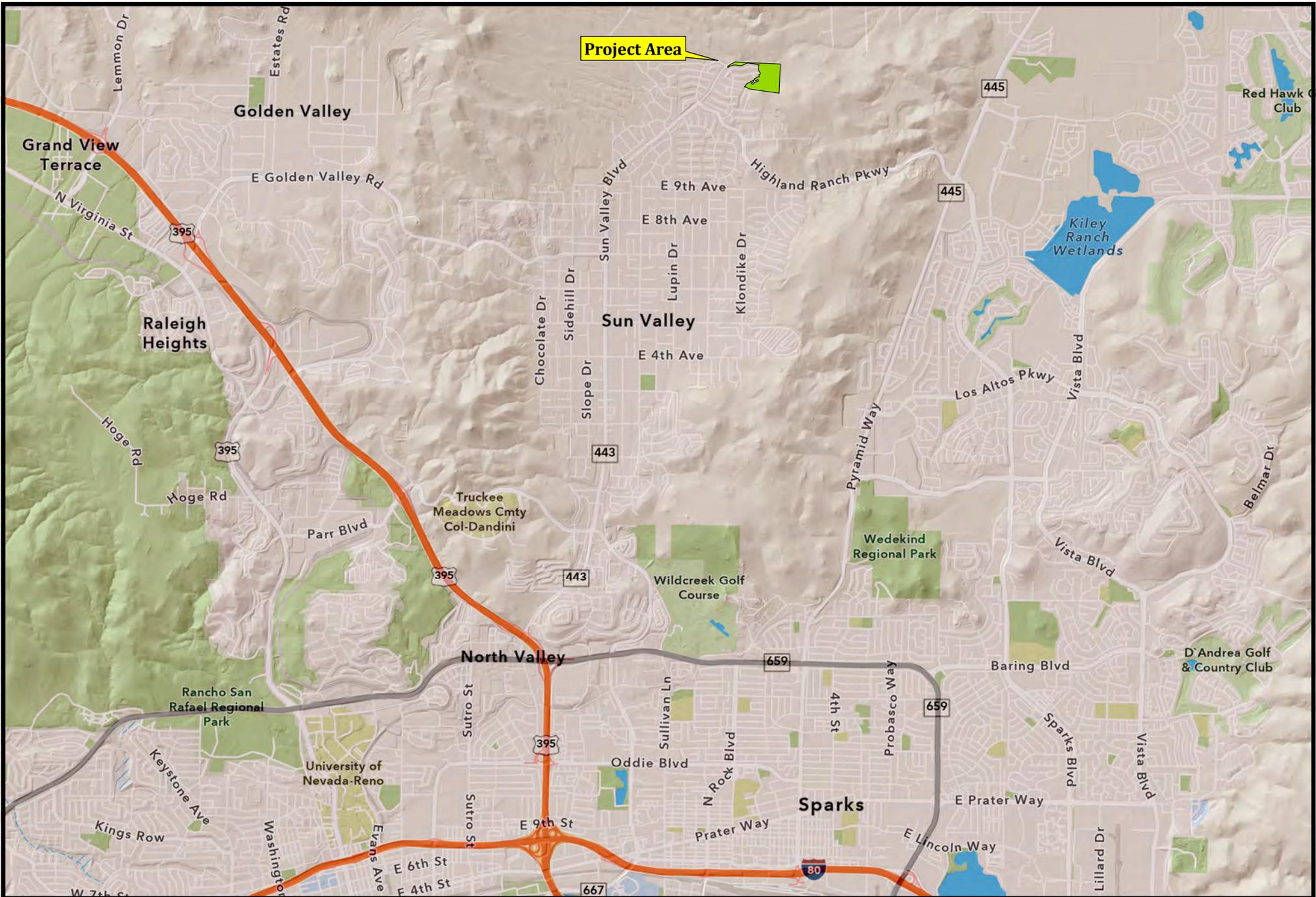
Response: The requested modification will not negatively impact the jurisdiction of other agencies as a majority of the project which is currently in the processes of being approved in the City of Sparks and is anticipated to be fully approved by the time this is reviewed by Washoe County. The modifications are the result of a smaller footprint and will comply with agreements the outlined in the *Grant of Non-Exclusive Right of Emergency Access, Slope, Ancillary Storm Drain Facilities & Waterline Easement No. 2* (Doc #5282263) which is a signed agreement by the property owner.

(b) Conditions Not Met. If a proposed alteration does not comply with the conditions in subsection (a) of this section, a new permit shall be required following the same procedure required for the initial application.

Response: For reasons described above the requested modifications meet with the conditions listed above and shall not require a new permit.

- (c) New Permit Required. Modification of the terms of the approved special use permit itself or the waiver or alteration of conditions imposed incident to the granting of the permit shall require a new application following the same procedure required for the initial permit.**

Response: Not applicable.



Project Area

Vicinity Map

5 Ridges Water Supply Line SUP

August 2022



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



Legend

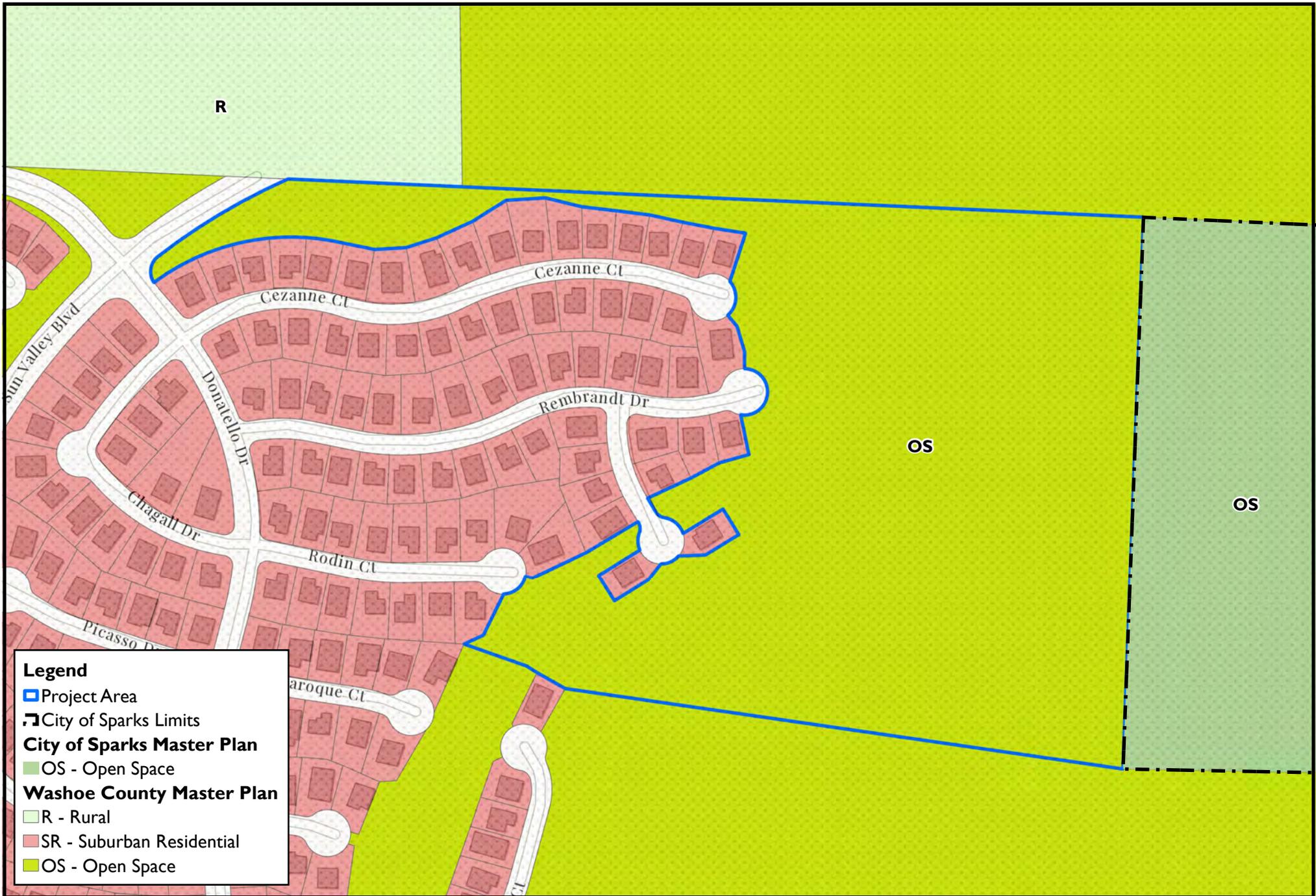
 Project Area



Aerial Map
5 Ridges Water Supply Line SUP
 August 2022



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



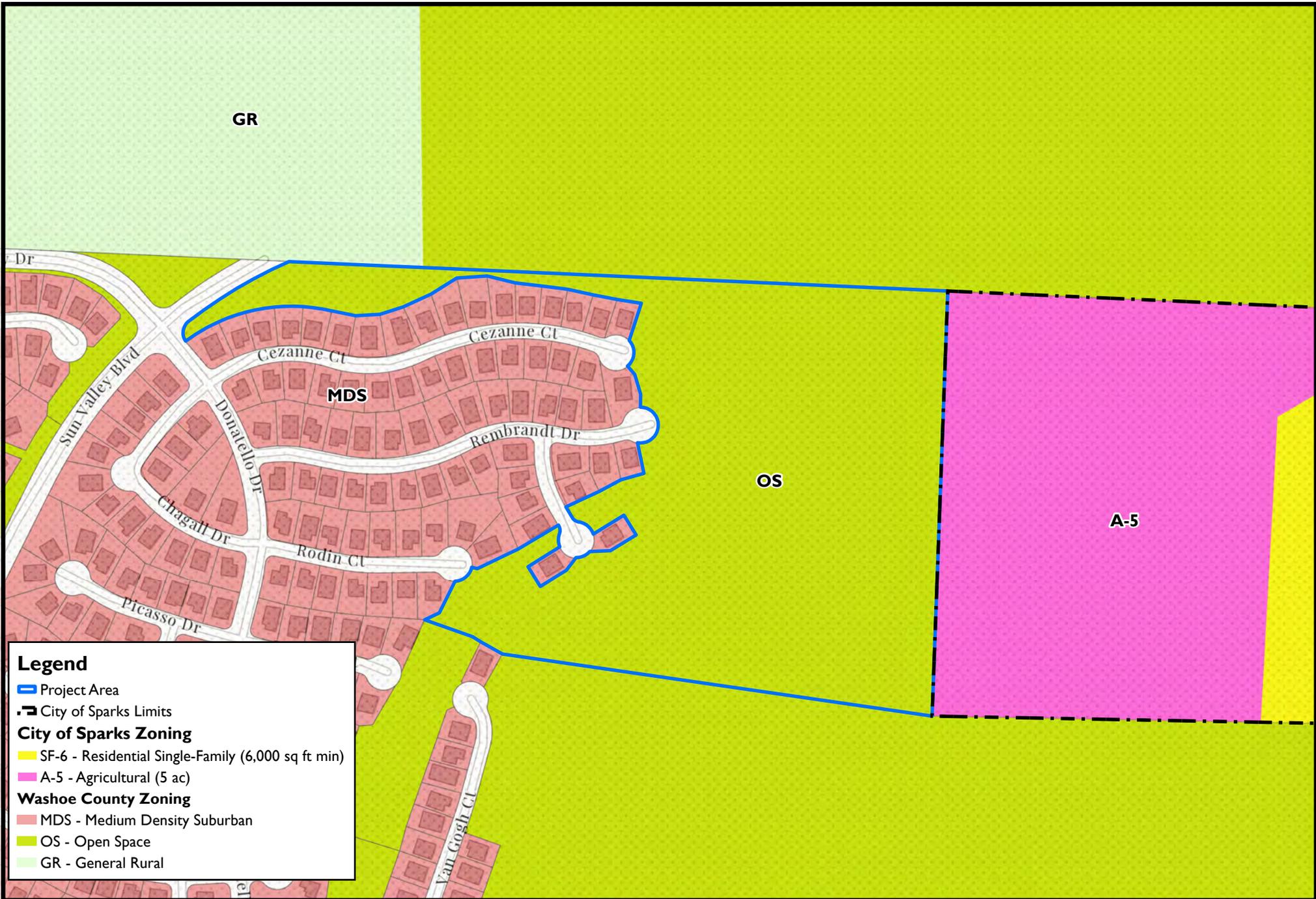
Master Plan

5 Ridges Water Supply Line SUP

August 2022

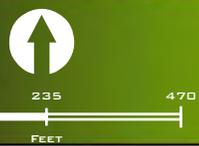


WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 1361 Corporate Boulevard Reno, NV 89502
 Tel: 775.823.4068 Fax: 775.823.4066



Legend

- Project Area
- City of Sparks Limits
- City of Sparks Zoning**
- SF-6 - Residential Single-Family (6,000 sq ft min)
- A-5 - Agricultural (5 ac)
- Washoe County Zoning**
- MDS - Medium Density Suburban
- OS - Open Space
- GR - General Rural

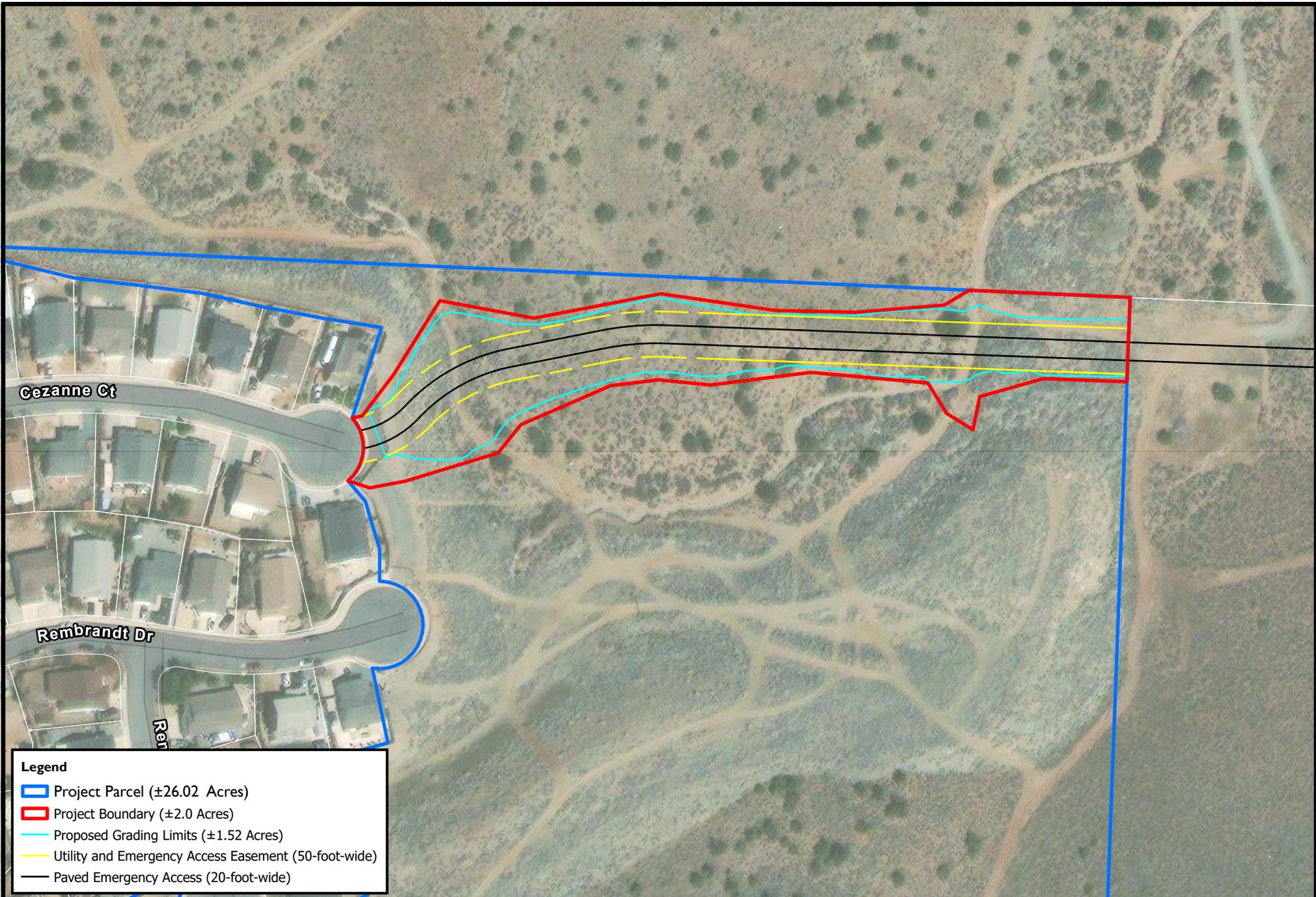


Zoning

5 Ridges Water Supply Line SUP

August 2022

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



Legend

- ▭ Project Parcel (±26.02 Acres)
- ▭ Project Boundary (±2.0 Acres)
- ▭ Proposed Grading Limits (±1.52 Acres)
- ▭ Utility and Emergency Access Easement (50-foot-wide)
- ▭ Paved Emergency Access (20-foot-wide)



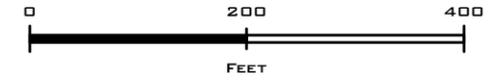
Aerial Map 2
5 Ridges Water Supply Line SUP
 September 2022



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

5 RIDGES WATERLINE SUP

SPARKS, NV
AUGUST 2022



- Project Parcel
- Temporary Grading and Slope Easement Boundary (Doc #5282263)
- 5 ft Contours

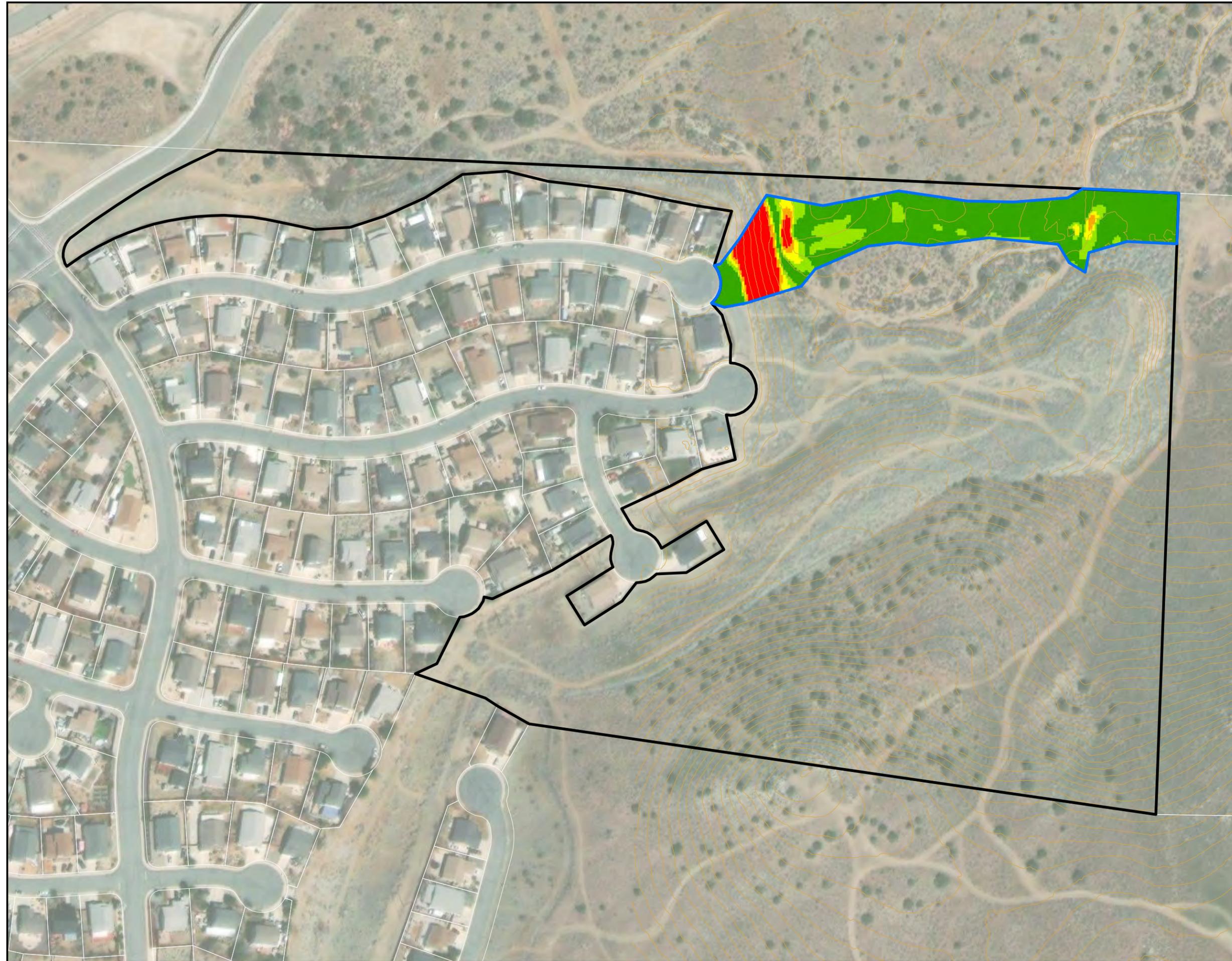
Slope (%)

- 0-15
- 15-20
- 20-25
- 25-30
- 30+

Slope (%)	Area (ac.)	% of Total
0-15	1.4	69.7
15.1-20	0.2	12.4
20.1-25	0.1	3.7
25.1-30	0.0	2.5
30+	0.2	11.6
TOTAL	2	99.9

Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

PRELIMINARY



DOC #5282263

03/03/2022 03:52:23 PM

Electronic Recording Requested By
LEACH KERN GRUCHOW ANDERSON SO

Washoe County Recorder

Kalie M. Work

Fee: \$43.00 RPTT: \$0

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APN: 508-460-01

Recording Requested By:

5 Ridges Development Company, Inc.

When Recorded Mail to:

Highland Ranch Homeowners Association
c/o LEACH KERN GRUCHOW ANDERSON SONG
5421 Kietzke Lane, Suite 200
Reno, NV 89511

**GRANT OF NON-EXCLUSIVE RIGHT OF
EMERGENCY ACCESS, SLOPE, ANCILLARY STORM DRAIN FACILITIES &
WATERLINE EASEMENT No. 2**

I, the undersigned hereby affirm that the attached document, including any exhibits,
hereby submitted for recording does not contain the social security
number of any person or persons per NRS 239B.030

Signature:  Donna A. Zanetti, Esq.

**GRANT OF NON-EXCLUSIVE RIGHT OF
EMERGENCY ACCESS, SLOPE, ANCILLARY STORM DRAIN FACILITIES &
WATERLINE EASEMENT No. 2**

THIS GRANT OF EASEMENT is made and entered into on this day of _____20____, by the HIGHLAND RANCH HOMEOWNERS ASSOCIATION, a Nevada nonprofit cooperative corporation ("Grantor), and to 5 RIDGES DEVELOPMENT COMPANY, INC., a Nevada corporation ("Grantee").

RECITALS:

A. Grantor is the owner of that certain real property located in the unincorporated area of Sun Valley, County of Washoe, State of Nevada, commonly referred to as Assessor's Parcel Number 508-460-01 ("Servient Parcel") which is legally described as:

A parcel of land situate in the North Half of Section 8, Township 20 North, Range 20 East, Washoe County, Nevada and being the same Common Area A as shown on the Official Plat of Stone Crest Phase 8, Subdivision Tract Map Number 3631, File Number 2314842, Official Records, Washoe County, Nevada.

Said parcel contains an area of approximately 26.02 acres.

The Servient Parcel constitutes a portion of the Common Area of Grantor and may currently be encumbered by various non-exclusive easements for landscaping, drainage, and other purposes in favor of members of the Association and third parties. Grantor, acting through its Board of Directors, has the power pursuant to its Governing Documents and NRS 116.3102(1)(i), to grant additional non-exclusive easements across and upon the Servient Parcel.

B. Grantee is the owner of and desires to construct residential and commercial improvements upon certain real property located in Sparks, Washoe County, Nevada, which is subject to the Development Agreement recorded in the Official Records of the Washoe County Recorder as Document No. 4827784 on June 29, 2018 and as subsequently amended by the Development Agreement, Amendment No. 2 recorded in the Official Records of the Washoe County Recorder as Document No. 5136203 on February 1, 2021, commonly referred to as "5 Ridges." To help facilitate the improvement of 5 Ridges, Grantee has requested Grantor grant a perpetual, non-exclusive easement for (i) paved and graded emergency access, including a paved roadway and water line, on, over, under, across, and through the portion of the Servient Parcel described on **Exhibit "A"** and depicted on **Exhibit "A-1"** attached hereto which is fifty (50) feet in width inclusive of the paved roadway which shall be no more than twenty (20) feet in width), and (ii) slope and ancillary storm drain facilities along and as a result of the emergency access road and water line, on, over, under, across, and through the portion of the Servient Parcel described on **Exhibit "B"** and depicted on **Exhibit "B-1"** attached hereto ("Easement"). The portions of the Servient Parcel subject to the Easement as described on **Exhibits "A"** and **"B"** and depicted on **Exhibits "A-1"** and **B-1"** are referred to herein as the "Easement Area."

Subject to the terms, conditions, and covenants set forth herein, Grantor is willing to grant to Grantee the Easement for the stated purposes, said Easement to be appurtenant to and for the benefit of 5 Ridges only.

WITNESSETH:

For good and valuable consideration, receipt of which is hereby acknowledged, and subject to the terms, conditions, and covenants set forth herein, GRANTOR does hereby grant to GRANTEE, its successors-in-title to all and portions of 5 Ridges, the Easement, on, over, under, through, and across the applicable Easement Area as set forth herein, for the benefit of 5 Ridges.

TO HAVE AND TO HOLD, said Easement and emergency right-of-way unto the Grantee and unto its successors-in-title to 5 Ridges forever. This is a non-exclusive Easement. To the extent that other uses of the Servient Parcel do not interfere with the use of said Easement by Grantee as permitted herein, Grantor, its successors and assigns, including members of Grantor, shall be permitted to use the Easement Area for any such non-interfering purposes they may desire consistent with the Governing Documents of Grantor. The Easement Area is specifically intended to provide pedestrian, bicycle, and equestrian access to improvements within the Servient Parcel for members of Grantor, and Grantee agrees not to interfere with said uses. Grantor acknowledges that Grantee's permitted uses provided herein and in the Temporary Grading, Slope and Construction Easement entered into by Grantor and Grantee concurrently herewith do not interfere with Grantor's and its members' intended uses enumerated above.

Grantee agrees to provide gates at each end of the Easement Area and to prohibit vehicular access across the Easement Area except in the case of emergencies for fire and police personnel and personnel evacuations.

IT IS FURTHER AGREED:

1. Scope of Easement: This Grant of Easement shall include the right to access the Easement Area for purposes of constructing, and the obligation to thereafter maintain, the waterline and all appurtenant facilities, including but not limited to access roadways, ancillary storm drain facilities, slopes, fences, gates, and other necessary or convenient appurtenances and facilities connected with the waterline. It is understood that the access rights herein granted over and across the Easement Area are for the sole purpose of egress and ingress to and from said waterline and not for accessing any other portions of Grantor's property or accessing 5 Ridges via vehicular traffic except in the case of emergency.

2. Consideration to be Paid by Grantee: This Easement is granted for and in consideration of Grantee's payment to Grantor of a sum equal to all expenses incurred by Grantor, including legal fees and costs, for the negotiation, preparation, review, finalization and recording of: (i) this Grant of Easement; (ii) the Extinguishment, Release and Termination of the Prior Easement; and (iii) the Temporary Construction Easement for construction of the waterline, ancillary storm drain facilities, and emergency access road, together with associated grading and slopes. All consideration shall be received by Grantor prior to the recording of any of the foregoing documents and entry upon the Easement Area by Grantee.

3 . **Non-Exclusivity:** This is a non-exclusive Easement subject to the rights of Grantor and its members to access and use all portions of the Servient Parcel as common areas of Grantor consistent with the rights granted to Grantee. Members of Grantor have the right to enter upon the Servient Parcel at any time and Grantor has the right to grant other easements over the Servient Parcel including the Easement Area subject to the rights granted by, and provisions of, this Grant of Easement. Grantor shall not erect or construct, nor permit to be erected or constructed, any buildings, fences or structures, nor permit any activity which in the reasonable judgment of Grantee is inconsistent with Grantee's construction or maintenance of the emergency access road and or the waterline.

4. **Maintenance and Repair:** Grantee has the right to remove or clear any and all materials, trees, brush, debris, and any other obstructions from the Easement Area, which in Grantee's reasonable judgment may interfere with or endanger Grantee's use of or activities on the Easement Area; provided, however, upon completion of construction of the paved access road, waterline and facilities, Grantee shall repair, restore, remediate unimproved portion of the Easement Area to a condition that is at least as good, if not better, than the condition of the Easement Area at the time this Easement is granted and shall replace any pine trees removed from the Easement Area on a one for one basis replanted in the Easement Area and provide adequate water to these replacement trees until established. Thereafter, Grantee shall inspect the Easement and maintain the Easement in good condition and repair.

5. **Responsibility for Damages:** Grantee shall be responsible for any damage to persons, personal property, or improvements on the Servient Parcel, suffered by Grantor by reason of constructing, altering, maintaining, inspecting, repairing, reconstruction and operating said access roadway, ancillary storm drain facilities, the waterline, the slope and other related facilities by Grantee. Grantee shall promptly repair and/or pay for such damage upon demand by Grantor.

6. **Permits and Approvals:** Grantee shall comply with all applicable laws in its use of the Easement Area and shall obtain all permits and approvals required by any applicable governmental entity in connection with Grantee's use of the Easement Area. Grantor agrees to cooperate with Grantee in obtaining all such permits or approvals and shall execute all documents reasonably required to effectuate the intent of this Easement, provided Grantor shall incur no expense or liability for said cooperation.

7. **Plans and Specifications:** Grantor shall have no responsibility for construction, maintenance or repair of the Easement Area and or the improvements to made by Grantee within the Easement Area. Grantee shall make only those improvements to the Easement Area as set forth in the Plans and Specifications attached hereto as **Exhibit "C"** ("Plans and Specifications"). Grantee shall have no right to make any additional improvements to the Easement Area unless the prior written consent of Grantor is first obtained. Grantor shall have no responsibility for snow removal upon any portion of the Easement Area.

8. **Defense, Indemnification and Hold Harmless:** Grantee, on behalf of itself, its administrators, principals, shareholders, agents, employees, contractors, trustees, bond holders, attorneys, managers, insurers, successors-in-interest and assigns, and all individuals or entities claiming by

and through any of them, does hereby agree to defend, indemnify and hold harmless Grantor and its members, officers, directors, agents, managers, successors in interest, assigns, administrators, board members, attorneys, insurers, representatives, and employees, of and from any and all liabilities, claims, demands, actions, causes of action, liens, attorneys' fees, costs, fines, warranties, administrative remedies, sanctions, penalties, claims for damages at law or relief in equity, filed or otherwise, of whatsoever kind and nature, (collectively "Claims") including but not limited to any Claim made by any member of Grantor, or any owner, third party, person or entity claiming by or through them making use of the Easement Area with or without the consent of Grantee, arising out of or in any way related to Grantee's use of the Easement Area or entry upon the Servient Parcel. A "Claim" shall specifically include but not be limited to:

- (a) Claims based upon negligence, the meaning of which includes the failure to use such care as a reasonably prudent and careful person would use under similar circumstances and the failure to meet any standards of care;
- (b) Claims for breach of any other duty imposed by law;
- (c) Claims for breach of any contract;
- (d) Claims based upon mistakes or errors in judgment of any kind or nature; and
- (e) Claims based upon willful or intentional conduct.

Grantee will promptly restore or replace any and all tangible personal property owned by Grantor and any other improvements located within the Easement Area as of the date Grantor signs this Grant of Easement if the same are damaged for any reason as a result of Grantee's use of or activities within the Easement Area. Grantee shall have no responsibility for replacing any native vegetation removed by Grantee as necessary for the use of the Easement Area but shall return such areas to their pre-Easement condition so as to remove any evidence of Grantee's construction activities.

9. Insurance. Grantee shall maintain primary general liability insurance on its operations in an amount not less than \$2 Million Dollars, together with workman's compensation insurance in a similar amount. Grantor shall be named as an additional insured on all insurance policies. All insurance policies shall be written only by an insurance company licensed in the State of Nevada having an A.M. Best Company exceptional rating of AAA. Within thirty (30) days of the execution of this Easement, Grantee shall send to Grantor a Certificate of Insurance covering its activities on the Easement Area, naming Grantor as an additional insured.

10. Enforcement and Notices. Grantor and Grantee shall be entitled to enforce the provisions of this Grant of Easement with all remedies at law or in equity. All notices or communications between the parties shall be addressed to the parties at the following addresses:

If to Grantor: Highland Ranch Homeowners Association
c/o First Service Residential, Attn: Sheila Carrera
5860 Lightning Dr.
Sun Valley, NV 89433

With a copy to: Donna A. Zanetti, Esq.
LEACH KERN GRUCHOW ANDERSON SONG
5421 Kietzke Lane, Ste. 200
Reno, NV 89511

If to Grantee: 5 Ridges Development Company, Inc.
1 East Liberty Street, Suite 444
Reno, NV 89501
Attn: G. Blake Smith, Jr.

With a copy to: Rob Winkel, Esq.
MAUPIN COX & LEGOY
4785 Caughlin Parkway
Reno, NV 89519
P.O. Box 30,000
Reno, NV 89520

11. Termination of Easement: If at any time Grantee's need for the Easement ceases, Grantee shall, at the request of Grantor, execute in recordable form a Relinquishment, Release and Termination of Easement acknowledging the termination of this Grant of Easement. Upon termination, this Grant of Easement shall be of no further force or effect and Grantee shall have no right to enter upon the Easement Area for any purpose and shall have no further liability or obligation under this Grant of Easement.

12. Assignment. Grantee is the declarant of the 5 Ridges Community Association, a limited purpose landscape maintenance association ("LMA") created pursuant to Nevada Revised Statutes Chapter 116. This Easement specifically contemplates that Grantee's obligations to maintain the slope, ancillary storm drain facilities, and the emergency access road and gate shall be assigned to the LMA created by Grantee for 5 Ridges and that Grantee's obligations pursuant to the waterline shall be conveyed to the Sun Valley General Improvement District ("SVGID") and Grantor expressly consents to such assignment or conveyance, which shall become effective when recorded in the Official Records of the Washoe County Recorder. Upon such assignment, Grantee shall have no further liability or obligation under this Grant of Easement. Grantee covenants and agrees that the LMA's declaration of covenants, conditions and restrictions shall include reference to the LMA's obligations pursuant to this Easement. The covenants and agreements herein contained shall inure to the benefit of and shall be binding upon the executors, administrators, heirs, successors and assigns of the parties and shall be, and are, covenants running with the land binding upon the Servient Parcel for the benefit of 5 Ridges. Except for Grantee's successors-in-title to all or portions of that real property comprising 5 Ridges, the LMA, and SVGID, the rights granted herein may not be assigned or transferred by Grantee without the prior written consent of Grantor, said consent not to be unreasonably withheld or delayed. Grantor may withhold its consent to an assignment which requires its approval if Grantor, acting through its Board of Directors, determines that said assignment shall constitute an increased burden upon the Servient Parcel

and/or Easement Area. Grantor may condition its approval of an assignment upon any conditions, including the payment of fees and or expenses by Grantee or its Assignee. No assignment, other than an assignment to the LMA and SVGID, shall become effective until and unless Grantor's written consent to an assignment, evidenced by Grantor's signing of an Acknowledgement and Consent to Assignment, is recorded in the Official Records of the Washoe County Recorder.

13. **Attorney's Fees and Costs.** Should it become necessary for either Grantor or Grantee to commence a legal action to enforce the terms of this agreement, the prevailing party shall be entitled to receive an award of its attorneys' fees and costs.

IN WITNESS WHEREOF, this Grant of Easement has been executed as of the 18th day of February, 2020, and shall become effective upon recording of the same in the Official Records of Washoe County, State of Nevada.

GRANTOR

GRANTEE

HIGHLAND RANCH HOMEOWNERS ASSOCIATION, a Nevada nonprofit cooperative corporation

5 RIDGES DEVELOPMENT COMPANY, INC., a Nevada corporation

By: Tammy Leonard
Tammy Leonard
Its: President

By: G. Blake Smith
G. Blake Smith
Its: President

By: Judith Jensen
Judith Jensen
Its: Secretary

By: Geoffrey B. Smith II
Geoffrey B. Smith II
Its: Secretary

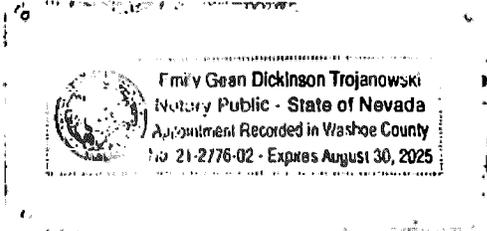
NOTARY ACKNOWLEDGMENTS ON FOLLOWING PAGES

STATE OF NEVADA)
): ss.
COUNTY OF WASHOE)

This instrument was acknowledged before me on February 11, 20 22, by Tammy Leonard,
as President of the Highland Ranch Homeowners Association.

WITNESS my hand and official seal.

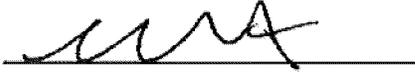




STATE OF NEVADA)
): ss.
COUNTY OF WASHOE)

This instrument was acknowledged before me on Feb 11, 20 22 by Judith Jensen, as
Secretary of the Highland Ranch Homeowners Association.

WITNESS my hand and official seal.



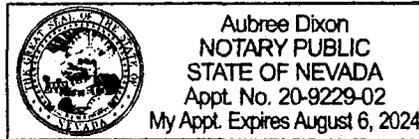


STATE OF NEVADA)
): ss.
COUNTY OF WASHOE)

This instrument was acknowledged before me on Feb. 28th, 2022 by G. Blake Smith,
as President of 5 Ridges Development Company, Inc.

WITNESS my hand and official seal.

Aubree Dixon



STATE OF NEVADA)
): ss.
COUNTY OF WASHOE)

This instrument was acknowledged before me on Feb 28th, 2022 by Geoffrey B. Smith
II as Secretary of 5 Ridges Development Company, Inc.

WITNESS my hand and official seal.

Aubree Dixon

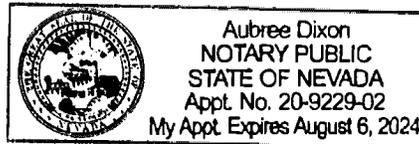


EXHIBIT A

**LEGAL DESCRIPTION OF EMERGENCY ACCESS ROAD AND WATERLINE
EASEMENT AREA**

All that certain emergency access easement situate within the Northeast Quarter (NE 1/4) of Section 8, Township 20 North, Range 20 East, M.D.M., County of Washoe, State of Nevada, being a portion of Common Area A per Subdivision Tract Map No. 3631, recorded March 8, 1999 as File No. 2314842 in the Official Records of Washoe County, Nevada. Said easement being fifty (50) feet in width, being twenty-five (25) feet on each side of the following described centerline:

COMMENCING on the westerly boundary of said Common Area A, being the Southeast corner of Lot 471, being on the easterly right-of-way of Cezanne Court, both being per said Subdivision Tract Map No. 3631, being the beginning of a non-tangent curve to the right;

THENCE departing said Southeast corner of said Lot 471 and along said westerly boundary of Common Area A and said easterly right-of-way of Cezanne Court from a tangent which bears, South 42°13'35" East, 26.30 feet along the arc of a 48.00 foot radius curve through a central angle of 31°23'17" to the beginning of a non-tangent curve to the left, being the **POINT OF BEGINNING**;

THENCE departing said common boundary and along said centerline the following five (5) courses:

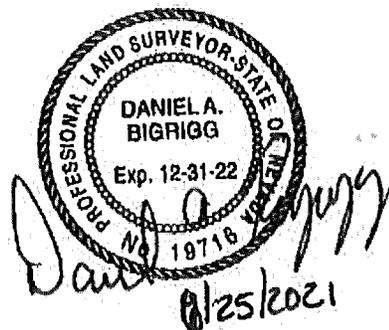
- 1) from a tangent which bears North 79°09'42" East, 62.84 feet along the arc of a 100.00 foot radius curve through a central angle of 36°00'16" to the beginning of a reverse curve;
- 2) 124.17 feet along the arc of a 200.00 foot radius curve through a central angle of 35°39'28";
- 3) North 78°48'53" East, 104.88 feet to the beginning of a tangent curve to the right;
- 4) 69.59 feet along the arc of a 300.00 foot radius curve through a central angle of 13°17'25";
- 5) South 87°53'41" East, 507.75 feet to the East boundary of said Common Area A and the **POINT OF TERMINUS**.

The sidelines of said easement are to be lengthened or shortened to begin on said easterly right-of-way of Cezanne Court and to end on said East boundary of Common Area A.

See Exhibit A-1, attached hereto and made a part hereof.

The basis of bearings for this description is Nevada State Plane Coordinate System, West Zone (NAD 83/94-HARN).

Prepared by:
Christy Corporation
1000 Kiley Parkway
Sparks, Nevada 89436



Daniel A. Bigrigg, P.L.S.
Nevada Certificate No. 19716

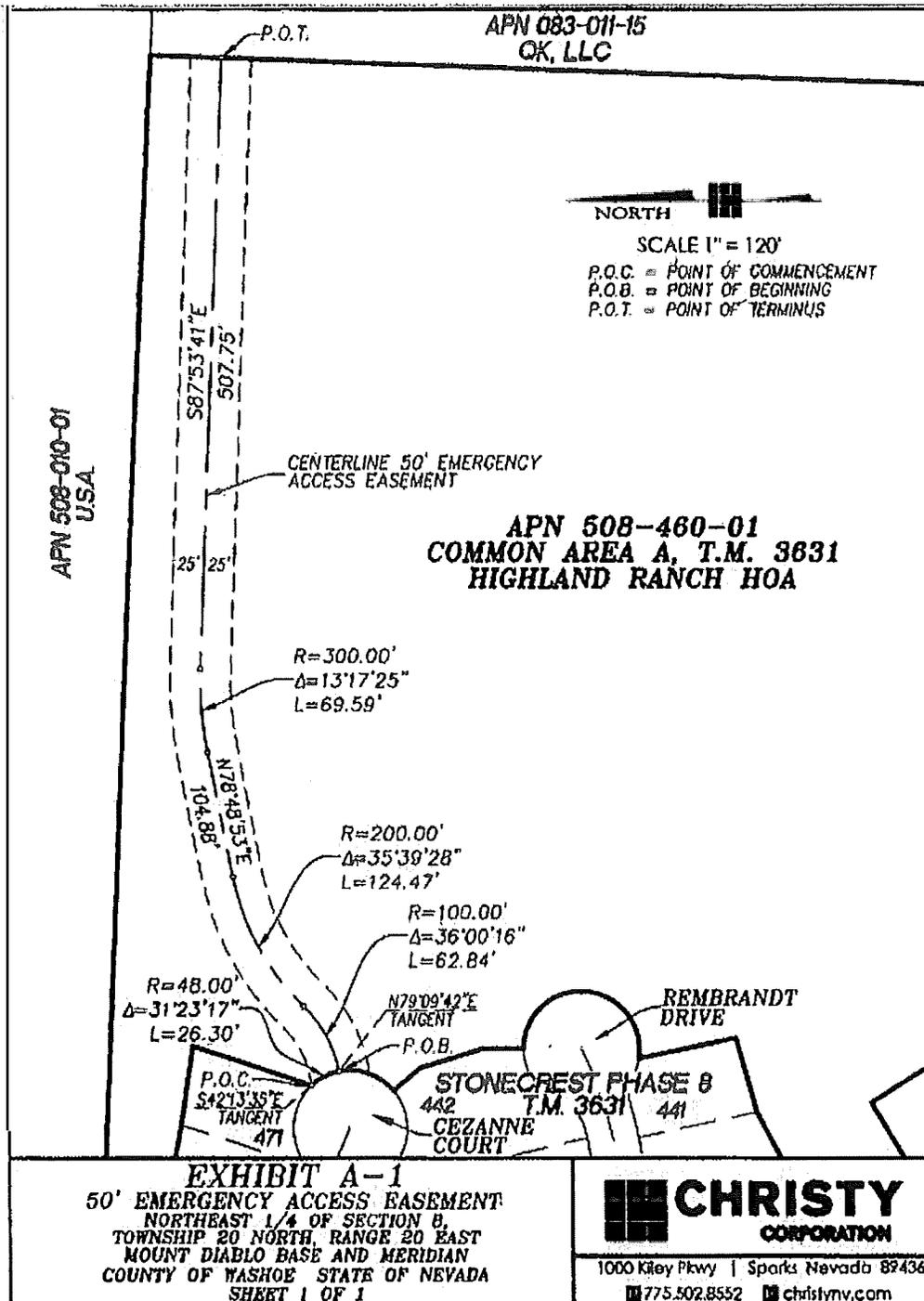


EXHIBIT "B"

**LEGAL DESCRIPTION OF SLOPE AND ANCILLARY STORM DRAIN FACILITIES
EASEMENT AREA**

All that certain temporary grading and slope easement situate within the Northeast Quarter (NE 1/4) of Section 8, Township 20 North, Range 20 East, M.D.M., County of Washoe, State of Nevada, being a portion of Common Area A per Subdivision Tract Map No. 3631, recorded March 8, 1999 as File No. 2314842 in the Official Records of Washoe County, Nevada, being more particularly described as follows:

BEGINNING at the westerly boundary of said Common Area A, being the Southeast corner of Lot 471, being on the easterly right-of-way of Cezanne Court, both being per said Subdivision Tract Map No. 3631;

THENCE departing said Southeast corner, said westerly boundary and said easterly right-of-way and along the following eight (8) courses:

- 1) North 54°24'38" East, 35.10 feet;
- 2) North 32°02'42" East, 127.65 feet;
- 3) South 79°29'33" East, 105.15 feet;
- 4) North 79°05'24" East, 142.23 feet;
- 5) South 81°40'29" East, 127.49 feet;
- 6) South 88°43'54" East, 86.80 feet;
- 7) North 85°26'48" East, 134.10 feet;
- 8) North 60°02'24" East, 24.09 feet to the North boundary of said Common Area A;

THENCE along said North boundary, South 87°26'12" East, 147.89 feet to the Northeast corner of said Common Area A;

THENCE departing said Northeast corner and along the East boundary of said Common Area A, South 02°07'16" West, 98.20 feet;

THENCE departing said East boundary and along the following twelve (12) courses:

- 1) South 88°48'51" West, 153.53 feet;
- 2) South 37°17'47" West, 48.29 feet;
- 3) North 52°42'13" West, 28.00 feet;
- 4) North 31°03'20" East, 31.05 feet;
- 5) North 84°56'27" West, 158.86 feet;
- 6) South 82°52'46" West, 110.98 feet;
- 7) North 84°23'18" West, 57.17 feet;
- 8) South 83°09'34" West, 53.18 feet;
- 9) South 66°29'18" West, 107.34 feet;

- 10) South 39°00'48" West, 39.93 feet;
- 11) South 73°07'04" West, 149.87 feet;
- 12) North 46°30'07" West, 24.22 feet to the aforementioned westerly boundary of said Common Area A and said easterly right-of-way of Cezanne Court, being the beginning of a non-tangent curve to the left;

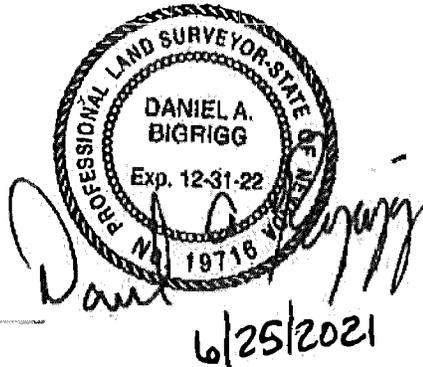
THENCE along said westerly boundary and said easterly right-of-way from a tangent which bears North 43°29'53" East, 71.82 feet along the arc of a 48.00 foot radius curve through a central angle of 85°43'29" to the aforementioned Southeast corner of Lot 471 and the **POINT OF BEGINNING**.

Containing 87,474 square feet of land more or less.

See Exhibit A-1 attached hereto and made a part hereof.

The basis of bearings for this description is Nevada State Plane Coordinate System, West Zone (NAD 83/94-HARN).

Prepared by:
Christy Corporation
1000 Kiley Parkway
Sparks, Nevada 89436



Daniel A. Bigrigg, P.L.S.
Nevada Certificate No. 19716

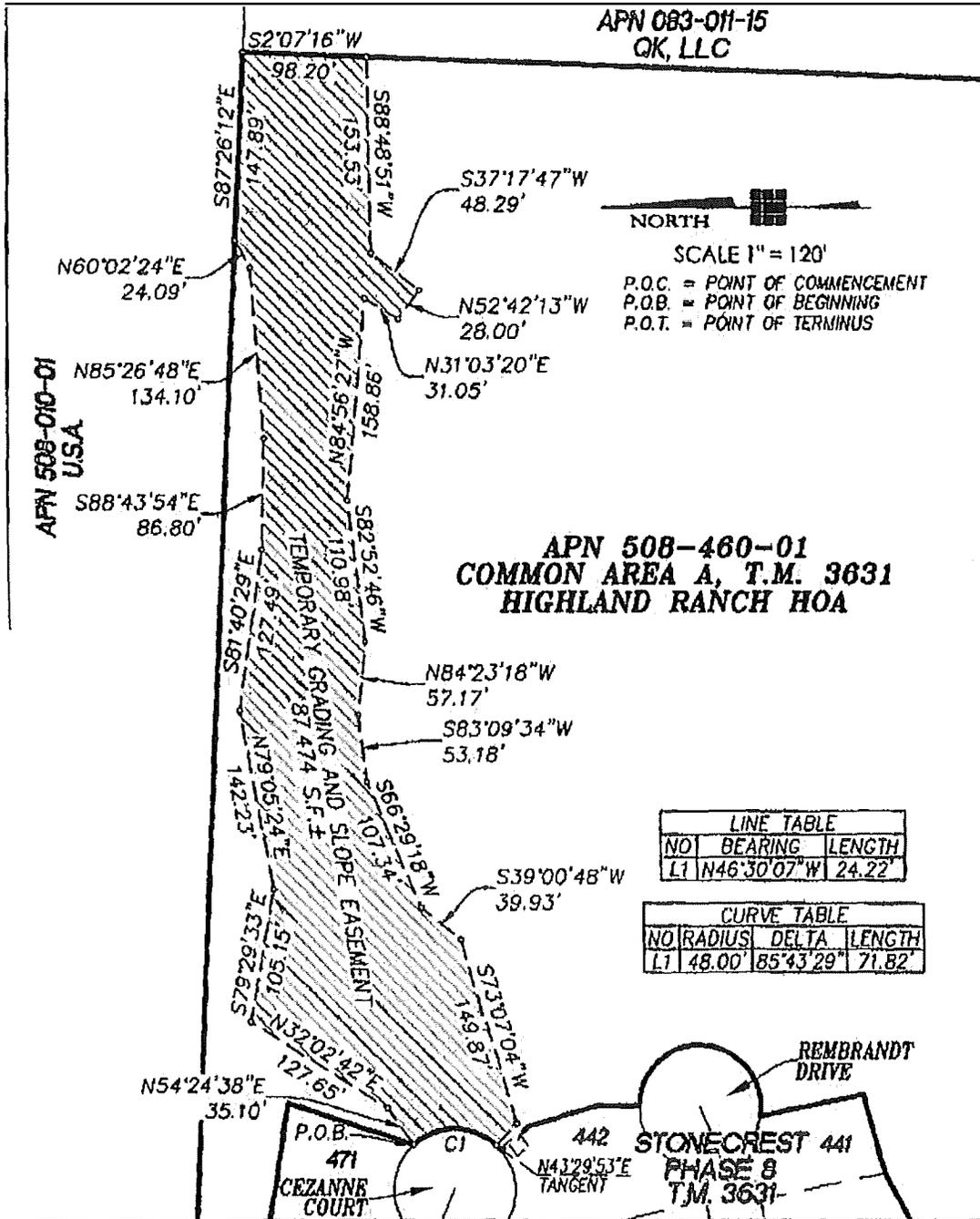


EXHIBIT A-1
TEMPORARY SLOPE AND GRADING EASEMENT
 NORTHEAST 1/4 OF SECTION 8,
 TOWNSHIP 20 NORTH, RANGE 20 EAST
 MOUNT DIABLO BASE AND MERIDIAN
 COUNTY OF WASHOE STATE OF NEVADA
 SHEET 1 OF 1

CHRISTY CORPORATION
 1000 Kiley Pkwy | Sparks Nevada 89436
 775.502.8552 christynv.com

EXHIBIT C
PLANS AND SPECIFICATIONS

WASHOE COUNTY RECORDER

OFFICE OF THE RECORDER
KALIE M. WORK, RECORDER

1001 E. NINTH STREET
RENO, NV 89512
PHONE (775) 328-3661
FAX (775) 325-8010

LEGIBILITY NOTICE

The Washoe County Recorder's Office has determined that the attached document may not be suitable for recording by the method used by the Recorder to preserve the Recorder's records. The customer was advised that copies reproduced from the recorded document would not be legible. However, the customer demanded that the document be recorded without delay as the parties rights may be adversely affected because of a delay in recording. Therefore, pursuant to NRS 247.120 (3), the County Recorder accepted the document conditionally, based on the undersigned's representation (1) that a suitable copy will be submitted at a later date (2) it is impossible or impracticable to submit a more suitable copy.

By my signing below, I acknowledge that I have been advised that once the document has been microfilmed it may not reproduce a legible copy.



Signature

3/03/2022

Date

Donna A. Zanetti, Esq

Printed Name

Notice of Neighborhood Meeting

Dear Property Owner:

You are invited to attend a neighborhood meeting to discuss 5 Ridges waterline special use permit, a proposed development project in your area. This is your opportunity to review the proposed project, ask questions and provide feedback prior to submittal of a formal development application.

Neighborhood Meeting Information:
5:30 p.m., Tuesday, August 23, 2022 at
Spanish Springs Library (Washoe Room)
7100-A Pyramid Highway
Sparks, NV 89436

Project Description:

This project is located at 0 Sun Valley Boulevard, parcel number(s) 508-460-01. This proposed project is requesting a special use permit for grading related to the extension of two SVGID water lines to supply the 5 Ridges Development. The proposed lines will be within a single utility easement running from Cezanne Court/Rembrandt Court Cul-de-sac to the 5 Ridges property to the east.

If you have questions about the meeting or would like to discuss the proposed development project, please contact: Andy Durling via e-mail, adurling@woodroddgers.com or by 775-823-5211.

This is not a public hearing, and public officials will not be present. If you have questions regarding meeting requirements, please contact the **Washoe County Staff Planner** for the project: **Courtney Weiche, 775.328.6100, cweiche@washoecounty.gov**

To review information about neighborhood meetings, please visit: <https://neighborhood-washoe.hub.arcgis.com/>

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Project Description:

This project is located at 0 Sun Valley Boulevard, parcel number(s) 508-460-01. This proposed project is requesting a special use permit for grading related to the extension of two SVGID water lines to supply the 5 Ridges Development. The proposed lines will be within a single utility easement running from Cezanne Court/Rembrandt Court Cul-de-sac to the 5 Ridges property to the east.

If you have questions about the meeting or would like to discuss the proposed development project, please contact: Andy Durling via e-mail, adurling@woodroddgers.com or by 775-823-5211.

This is not a public hearing, and public officials will not be present. If you have questions regarding meeting requirements, please contact the **Washoe County Staff Planner** for the project: **Courtney Weiche, 775.328.6100, cweiche@washoecounty.gov**

To review information about neighborhood meetings, please visit: <https://neighborhood-washoe.hub.arcgis.com/>

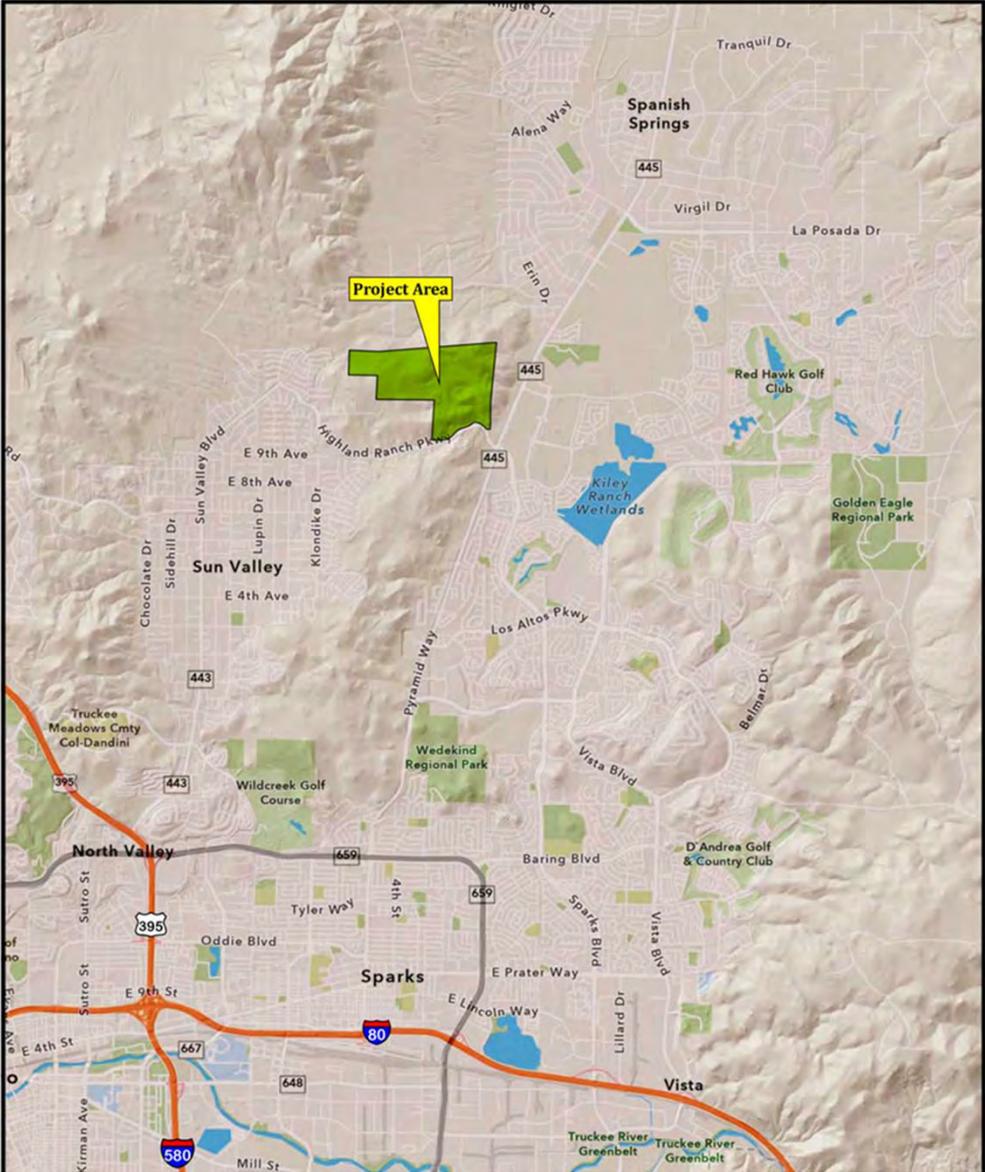
5 Ridges Waterline Special Use Permit

WASHOE COUNTY NEIGHBORHOOD PRE-APPLICATION MEETING

AUGUST 23, 2022

Project Location

- Washoe County APN508-460-01
- West of the 5-Ridges Development
- From the terminus of Cezanne Court east to the City of Sparks



Project Request:

A special use permit for grading activities related to the connection of a water supply line and emergency access road from the currently approved CUP located within the City of Sparks to the terminus of Cezanne Court.



Project Facts:

- Two (2) twelve-inch SVGID water supply lines
- Emergency access to 5 Ridges providing additional alternative evacuation route for current residents
- Minimal grading
- Access will be gated only for emergency use



Next Steps:

- ✓ Submitting the Application on September 8th
- ✓ Staff Review
- ✓ Tentative Board of Adjustment Meeting October 6th

THANKYOU

Andy Durling
775.823.4068
adurling@woodrogers.com

5 RIDGES WATER LOOP

SPECIAL USE PERMIT

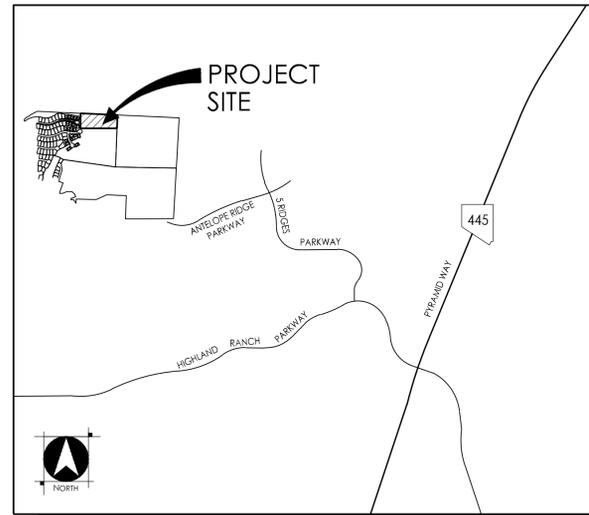
TITLE SHEET

APPLICANT/DEVELOPER:
5 RIDGES DEVELOPMENT COMPANY,
 INC.
 ATTN: BLAKE SMITH
 EAST LIBERTY, SUITE 444
 RENO, NV 89501
 (775) 323-1405

PROPERTY OWNER
 QK LLC
 4785 CAUGHLIN PARKWAY
 RENO, NV 89519

CIVIL ENGINEER/PLANNER
 WOOD RODGERS
 ATTN: CARY CHISUM
 1361 CORPORATE BOULEVARD
 RENO, NV 89502
 (775) 823-4063

GEOTECHNICAL ENGINEER
 CONSTRUCTION MATERIALS
 ENGINEERS, INC.
 300 SIERRA MANOR DRIVE, SUITE 1
 RENO, NV 89511



VICINITY MAP
 NOT TO SCALE

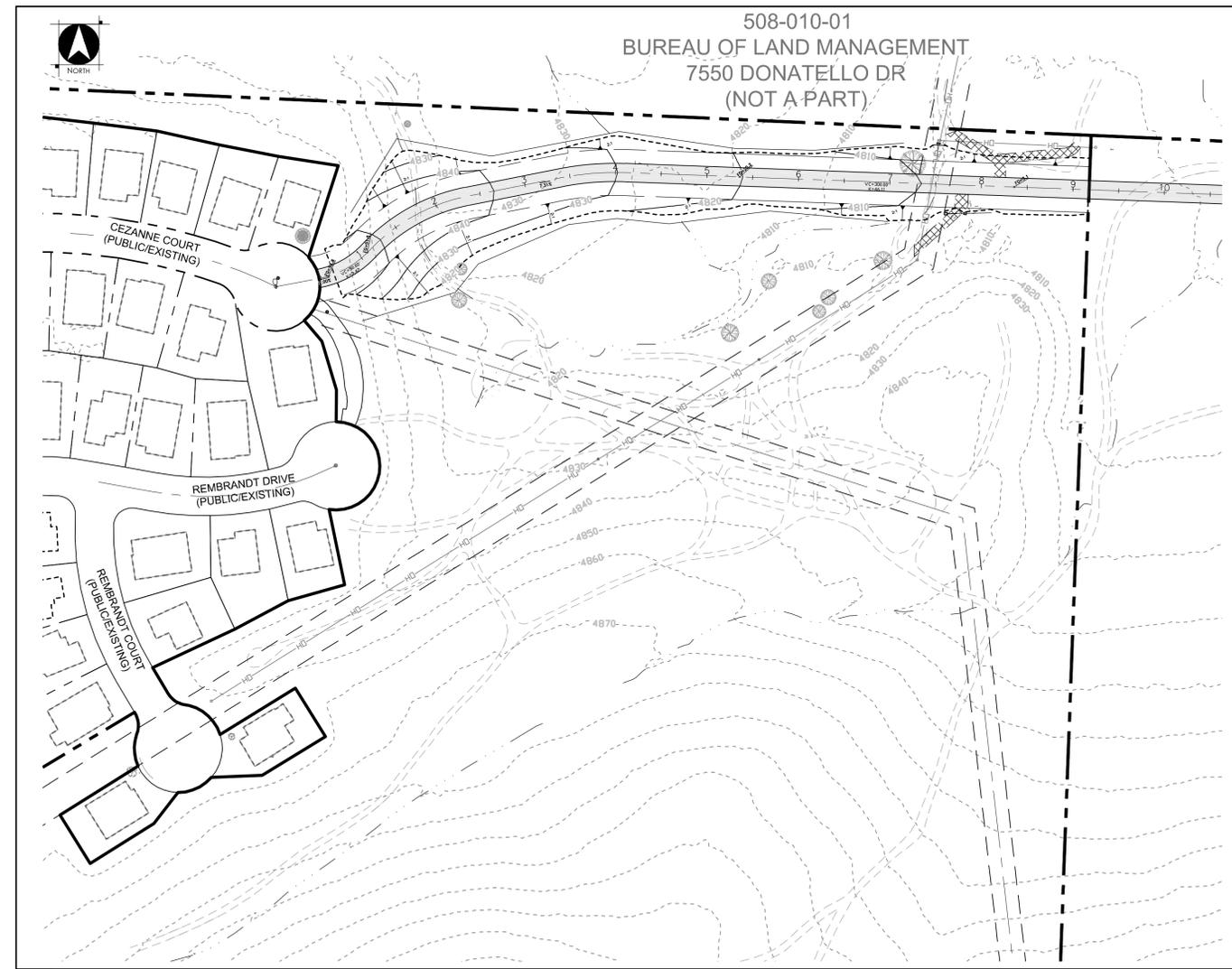
SITE INFORMATION:

APN: 508-461-01
 1.52 AC. DISTURBED AREA
 13,415 CU. YD. (FILL)
 16 CU. YD. (CUT)

ENGINEERS STATEMENT:

I, CARY D. CHISUM, DO HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED BY ME OR UNDER MY SUPERVISION AND WAS COMPLETED ON THE 9TH DAY OF SEPTEMBER, 2022.

CARY D. CHISUM, P.E. #15194



SITE PLAN
 NOT TO SCALE

SHEET INDEX

SHT No.	DWG ID	DRAWING DESCRIPTION
1	T-1	TITLE SHEET
2	G-1	PRELIMINARY GRADING PLAN
3	CS-1	PRELIMINARY CROSS SECTIONS

5 RIDGES WATER LOOP
 TITLE SHEET

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

JOB NO. 4047

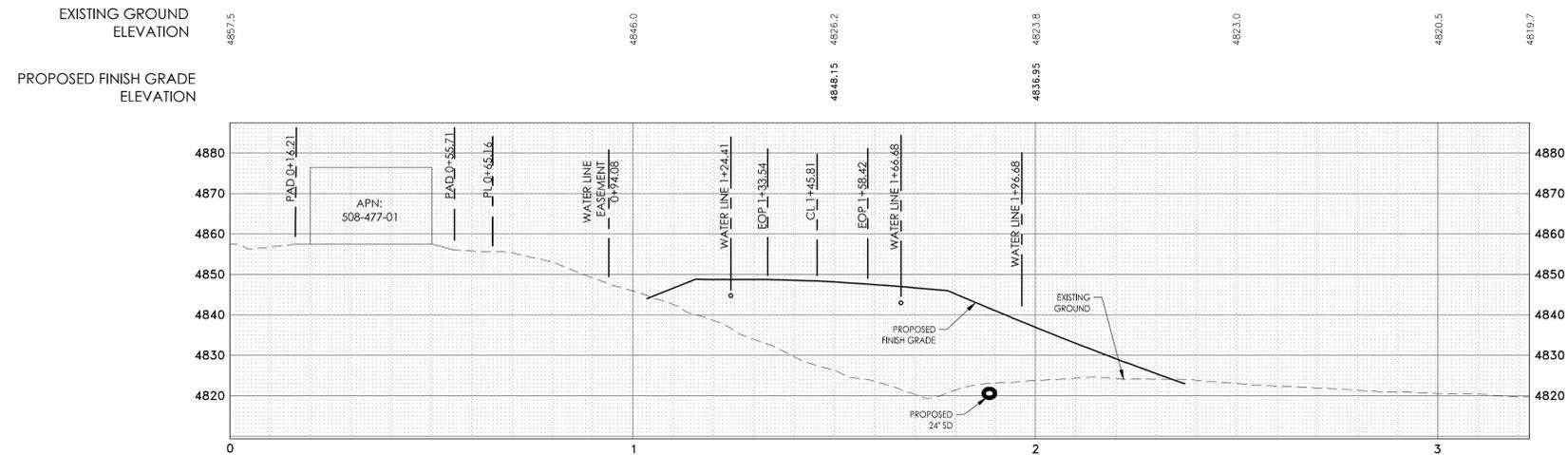
SEPTEMBER 2022

SHEET T-1 OF 3

5 RIDGES WATER LOOP

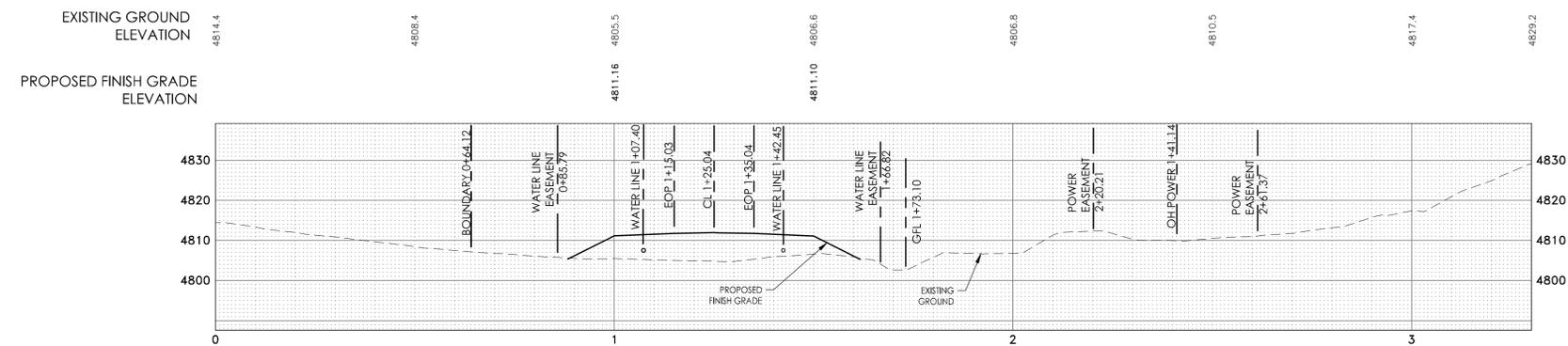
SPECIAL USE PERMIT

PRELIMINARY CROSS SECTIONS



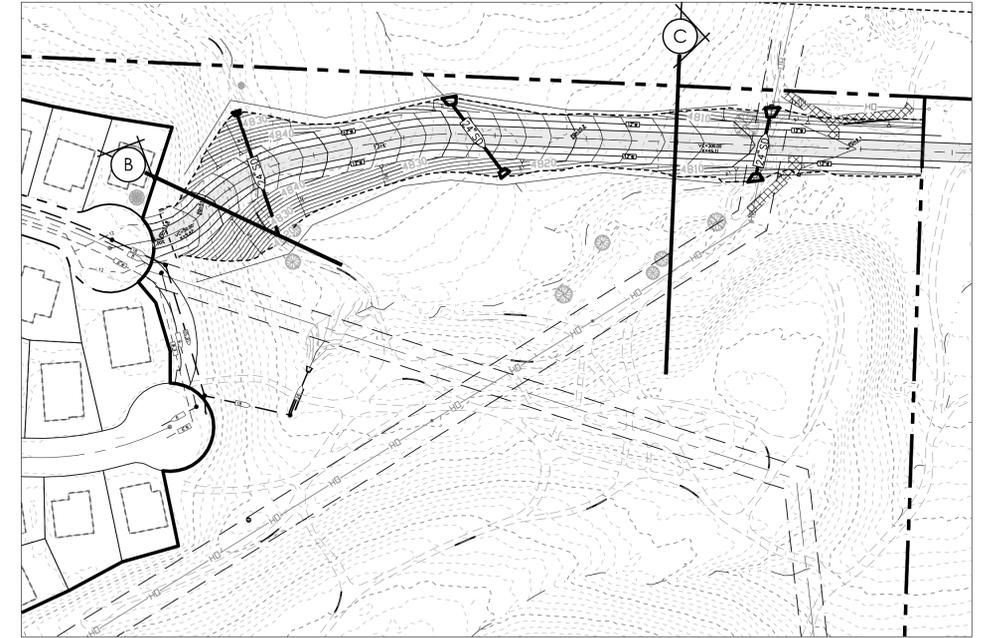
CROSS SECTION B

SCALE:
HORIZ: 1"=20'



CROSS SECTION C

SCALE:
HORIZ: 1"=20'



5 RIDGES WATER LOOP

PRELIMINARY CROSS SECTIONS



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BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

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JOB NO. 4047

SEPTEMBER 2022