

Amendment of Conditions

EAGLE CANYON RANCH

TABLE OF CONTENTS

1	Application with Owner Affidavits
2	Assessor's Site Maps
3	8"x11" Current Tentative Map Site Plan, Enlarged Site Plans of Lots 464 and 465 and Enlarged Site Plan of Lots 450-462
4	Enlarged Zoning Map of Lots 464 and 465
5	8"x11" Amended Tentative Map Plan
6	Proof of Property Tax Payments
7	Amended Legal Description
8	Amended Hydrographic Report
9	TM13-002 Planning Commission Action Order
10	

Community Services Department
Planning and Development
AMENDMENT OF CONDITIONS
APPLICATION



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

Telephone: 775.328.3600

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name: EAGLE CANYON RANCH SUBDIVISION			
Project Description: Amendment to Eagle Canyon Ranch tentative map to relocate Lots 464 and 465, and to remove Lots 450-462.			
Project Address: Talon Way (Lots 464 and 465) and Sand Dune Drive (Lots 450-462).			
Project Area (acres or square feet): 6.417 acres			
Project Location (with point of reference to major cross streets AND area locator): Talon Way, via Ruddy Way to W. Calle de la Plata (Lots 464 and 465) Sand Dune Drive via Rosetta Stone to Egyptian Drive in Spanish Springs Valley.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
532-020-19	70.34	532-020-22	37.216
532-091-10 and 532-020-21	5.738 and 37.468	532-142-06	8743 s.f.
Section(s)/Township/Range: SE 1/4 Sect 22, E 1/2 Sect 27, SW 1/4 Sect 23, W 1/2 Sect 26, and NE 1/4 Sect 34			
Indicate any previous Washoe County approvals associated with this application: Case No.(s). TM13-002 and RZA 16-001			
Applicant Information (attach additional sheets if necessary)			
Property Owner: Eagle Canyon Investors, LLC		Professional Consultant:	
Name: and Spanish Springs Associates, LP		Name: C&M Engineering and Design	
Address: 550 W. Plumb Lane, # B-505		Address: 5488 Reno Corporate Drive #200B	
Reno, NV	Zip: 89509	Reno, NV	Zip: 89511
Phone: 775-425-4422	Fax: 775-329-8591	Phone: 775-856-3312	Fax: 775-856-3318
Email: jesse@hawcoproperties.com		Email: lmenante@candmengineering.com	
Cell: 775-560-6922	Other:	Cell: 775-240-5664	Other:
Contact Person: Jesse Haw		Contact Person: Lisa Menante	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Same as Owner		Name: Robert M. Sader	
Address:		Address: 8600 TECHNOLOGY WAY, #101	
	Zip:	Reno, NV	Zip: 89521
Phone:	Fax:	Phone: 775-329-8310	Fax: 775-329-8591
Email:		Email: rmsader@robertmsaderltd.com	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person: Robert M. Sader	
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

AMENDMENT EXPLANATION

Eagle Canyon Ranch is a 465-lot tentative map approved in 2013 as Case No. TM13-002. One final map for 16 lots in the northwest corner of the subdivision has been approved and recorded. Second and third final map applications have been filed but not yet approved for 59 lots in the southwest corner of the subdivision and 55 lots in the northeast corner. The lots subject to this amendment are not included in the first final map, nor the second or third final map applications.

The original applicant for Eagle Canyon Ranch was Spanish Springs Associates Limited Partnership (“SSALP”). Subsequently, a portion of the subdivision (APN 532-020-19) was conveyed by SSALP to Eagle Canyon Investors, LLC. Another portion (16 lots) was conveyed to Ruddy Way, LLC, the subdivider of the first final map. Fifteen of the sixteen final map lots have been improved with homes and sold to homebuyers. Ruddy Way, LLC owns the last lot (APN 532-142-06). All three of these companies are affiliated with Hawco Properties. Finally, another portion of Eagle Canyon Ranch (APN 532-020-22) was sold to Eagle Canyon South, LLC. To summarize current ownership of Eagle Canyon Ranch by developers:

532-091-10 and 532-020-21	-Spanish Springs Associates Limited Partnership
532-020-19	-Eagle Canyon Investors, LLC
532-020-22	-Eagle Canyon South, LLC
532-142-06	-Ruddy Way, LLC

All of these owners join in this application.

The purpose of this amendment request is twofold: (i) to relocated Lots 464 and 465, which are currently planned to be accessed from a cul-de-sac to be constructed at the east end of Talon Way; and (ii) to delete thirteen lots, Lots 450-462, (APN 532-091-10) from the tentative map, reducing the total number of lots in the tentative map from 465 to 452. Lots 464 and 465 are located on land owned by Eagle Canyon Investors, LLC and would be relocated to land owned by SSALP. Lots 450-462 are on land owned by SSALP.

Property of the two other homebuilders who have acquired portions of Eagle Canyon Ranch, Ruddy Way, LLC and Eagle Canyon South LLC, are not affected by the

amendment proposed, but each of these two owners has signed an owner's affidavit in order to consent to the application and agree to the changes in conditions.

Relocation of Lots 464 and 465

Lots 464 and 465 are shown on a site plan attached in Appendix 3. These two lots are the only ones accessed by Talon Way, an existing local street west of all other internal streets to be constructed as part of Eagle Canyon Ranch. These two lots have a thin strip of open space area running through them and should never have been included in the tentative map without first having a master plan amendment and regulatory zone amendment approved to remove the open space designation and replace it with MDS zoning.

When SSALP filed the Eagle Canyon Ranch tentative map application, it was unaware that a narrow open space strip had been master planned and zoned in a location that traverses these two lots. The surrounding zoning within the lots is MDS, so each lot has mixed zoning. The county's GIS master plan and zoning maps do not reveal this linear open space strip until they are greatly enlarged (see enlarged county zoning map attached in Appendix 4). As a result, county staff also did not realize the oversight.

Earlier this year, while preparing a regulatory zone amendment (RZA 16-004) for the parcel to the north (APN 532-020-12), SSALP and county planning staff became aware of the open space strip, which also runs into APN 532-020-12, and its encroachment into Lots 464 and 465. SSALP believes this open space was created in 2005 in order to establish the alignment of a future public trail connecting neighborhoods in the area. While this alignment is no longer needed (the trail is now planned on APN 532-020-19), the designation remains.

The mixed master plan designations and zoning on these two lots create obvious development challenges to improving the lots for single family dwellings. This amendment solves the problem by relocating Lots 464 and 465 into the tentative map lot layout to the southeast (see map series attached for the amended lot locations) between Mojave Desert Drive and Pine Forest Drive, adjacent to Lots 331-342. The current location of Lots 464 and 465 will, after the amendment approval, be part of the common open space of the subdivision (see map series), which is the appropriate place for an open space strip.

Deletion Of Lots 450-462

Lots 450-462 (located on APN 532-091-10) are physically separated from the other lots in Eagle Canyon Ranch by the outflow channel of the North Spanish Springs Flood Detention Facility (see attached site plan in Appendix 3). Therefore, access to them is

Amendment of Conditions Application, Required Information #1-2

from Sand Dune Drive via Rosetta Stone to Egyptian Drive, rather than from Neighborhood Way and W. Calle de la Plata for all the other lots in Eagle Canyon Ranch.

These lots were included in the tentative map application at a time when the parcel to the north (APN 532-091-09), also owned by SSALP, was zoned Parks and Recreation as a potential site of a regional park. Since then, county staff concluded that a 15.574-acre portion of APN 531-091-09 will not be a future park site and SSALP applied for a regulatory zone change on this portion from PR to MDS. The Board of County Commissioners approved the RZA on August 9, 2016 (Case No. TM16-001).

This portion of APN 532-091-09 now zoned MDS forms the entire northern border of APN 532-091-10. SSALP proposes to develop the two parcels as an integrated subdivision, which promotes a more efficient lot layout, reduces utility extensions, and avoids the necessity of construction of a partially unloaded street access for Lots 450-462.

SSALP is filing a new tentative map application concurrently with this amendment to create 61 MDS lots to be known as Pyramid Ranch Annex, which includes these 13 lots to be removed by this amendment from Eagle Canyon Ranch. In order for the new tentative map to be approved, the Eagle Canyon Ranch tentative map needs to be amended to remove Lots 450-462.

Conditions Of Approval

A review of the Conditions Of Approval for Eagle Canyon Ranch indicates that all conditions still apply and should remain unchanged, except Conditions 2.mm – pp, which relate to streets and sidewalks for Lots 450-462. These conditions should be deleted. A copy of the Conditions Of Approval for TM13-002 is attached in Appendix 9. No new conditions are proposed by the Applicants.

Other Amendments

Changes in the findings of TM13-002 are described in Section 2 of this application. A revised legal description is found in Appendix 7. The revised hydrographic report amendment is in Appendix 8. An amended 8½ x 11 lot site plan is in Appendix 5.

Amendment of Conditions Application

(Information may be attached separately)

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)*.

SEE APPLICANTS' EXPLANATION ATTACHED.

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.

No potential impacts to public health, safety, or welfare will result from granting the amendment. The amendment does not affect the required findings as approved. The project description would change as follows:

Assessor's Parcel Numbers: delete APNs and replace with new parcel numbers:

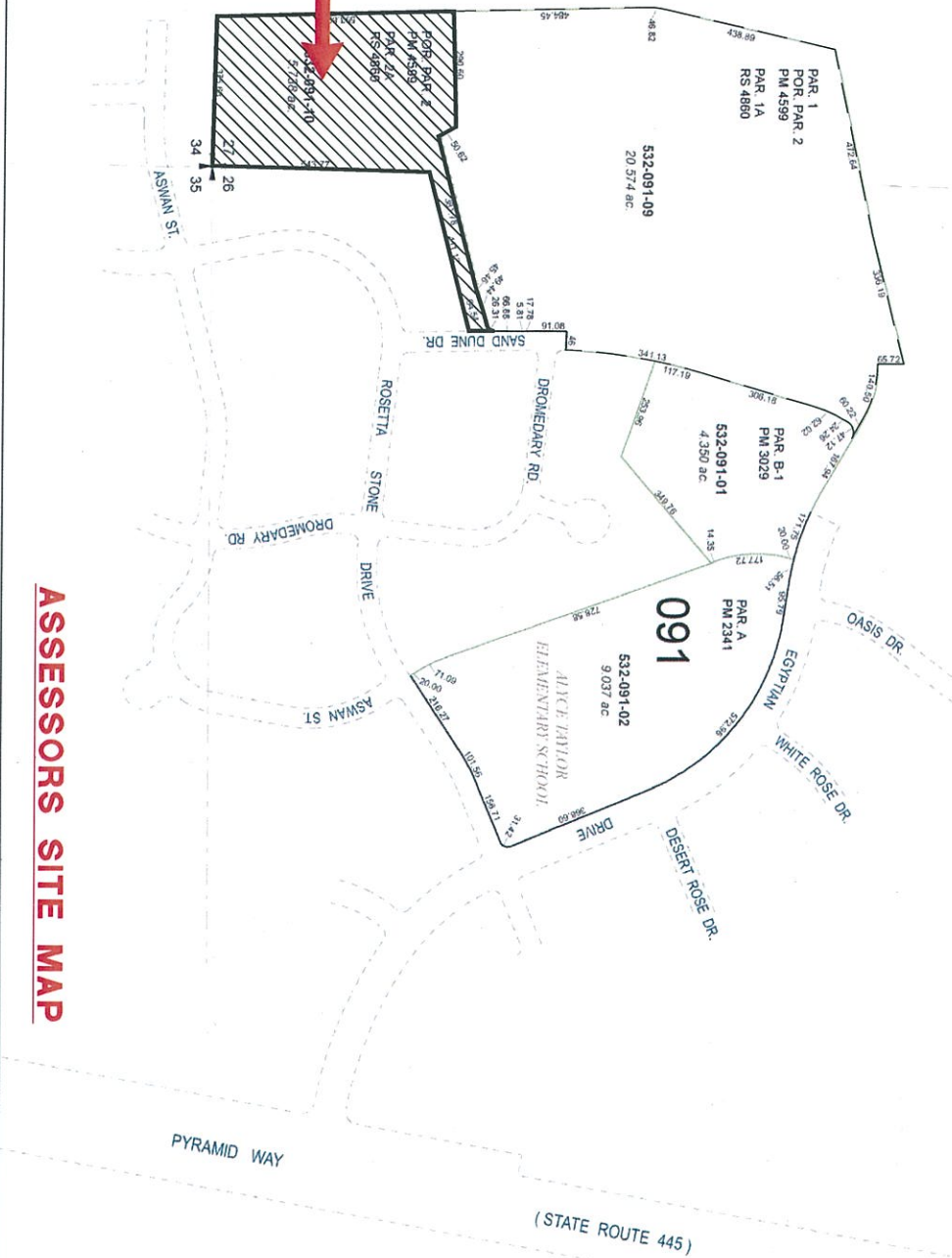
532-020-19, 20 and 21 and 532-141-06;

Total Project Size: reduce from 155 acres to 149 acres;

Number of Lots: reduce from 465 to 452; and

Subject Parcels: increase from three to four.

PORTION OF SW 1/4 SECTION 26 &
SE 1/4 SECTION 27
T21N - R20E



**PYRAMID RANCH
ANNEX**
Ptn. APN 532-091-09
and APN 532-091-10

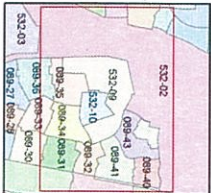
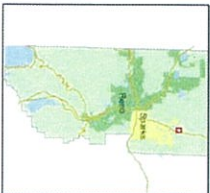
ASSESSORS SITE MAP

Assessor's Map Number
532-09

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Joshua G. Wilson, Assessor
1001 East Ninth Street
Reno, Nevada 89512
(775) 328-2211



0 75 150 225 300
Feet
1 inch = 300 feet



created by **KSB 11/01/2013**
last updated _____
areas previously shown on maps)
089-16

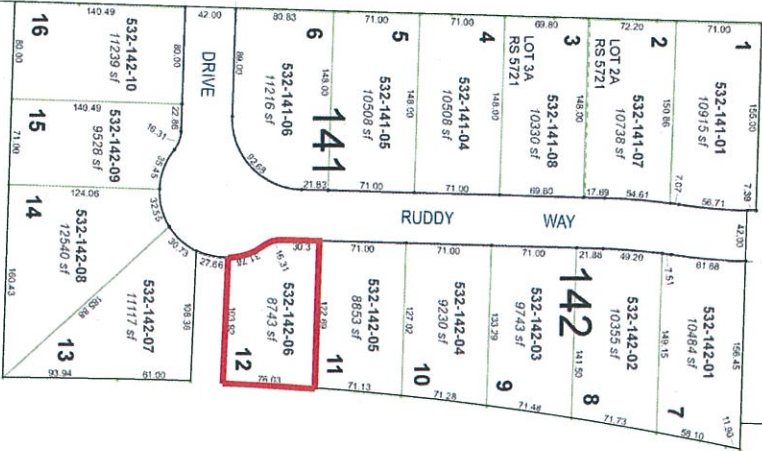
NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data obtained thereon.

LAUGHING CHUKAR LANE

ROCKIN ROBIN DRIVE

ROSY FINCH DRIVE

KINGLET DRIVE

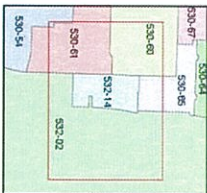
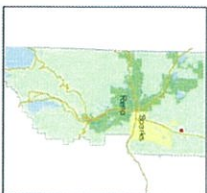
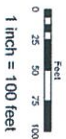


EAGLE CANYON RANCH - UNIT 1
 (#5124)
 PORTION OF NE 1/4 SECTION 27
 T21N - R20E

ASSESSOR'S SITE MAP

Assessor's Map Number
532-14

STATE OF NEVADA
WASHOE COUNTY
 ASSESSOR'S OFFICE
 Michael E. Clark, Assessor
 1001 East Third Street
 Building D
 Reno, Nevada 89512
 (775) 328-2231

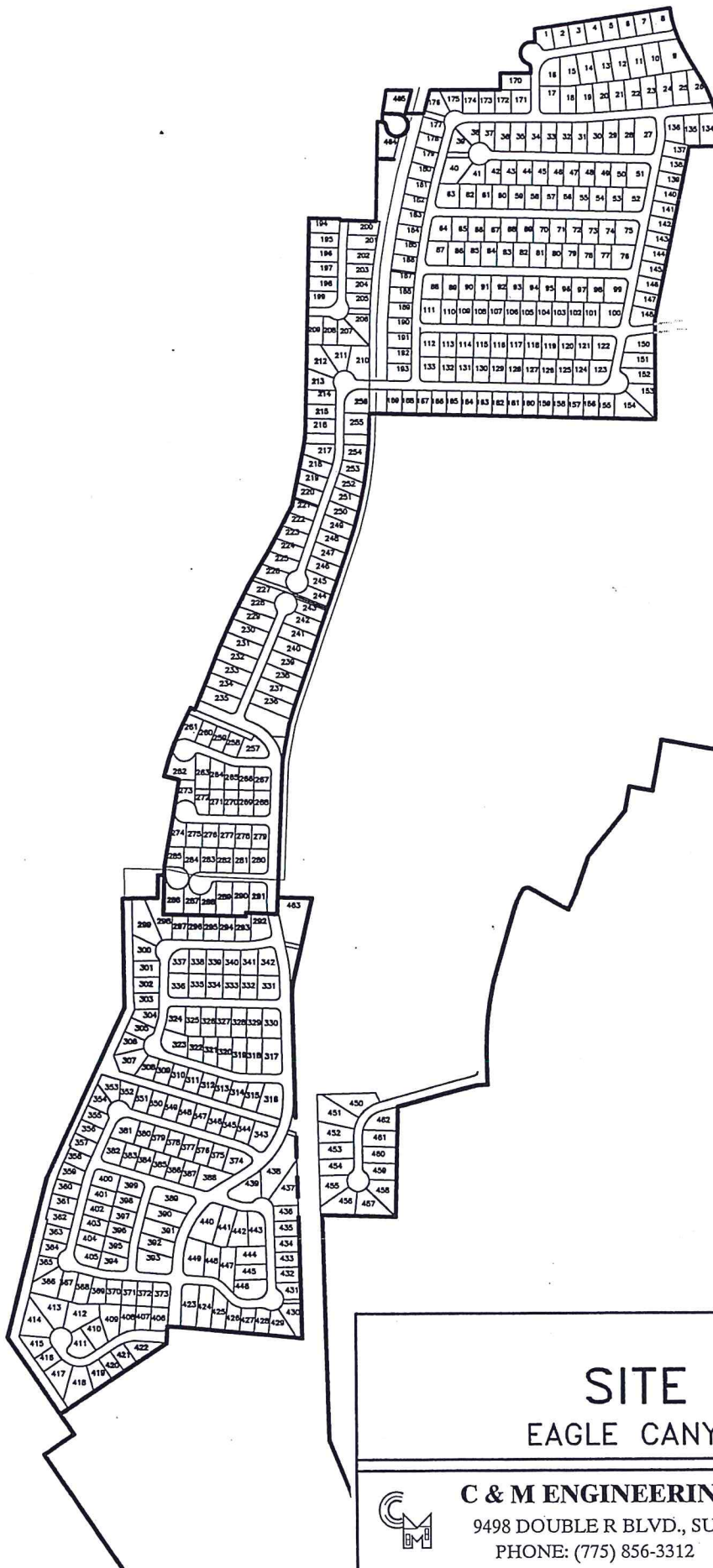


created by: **KSB 7/06/2015**
 last updated: **KSB 1/12/16 KSB 4/22/16**
 areas previously shown on maps:
532-02

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and a warranty of this property does not represent a warranty of the property. No responsibility is assumed as to the sufficiency or accuracy of the data delineated thereon.



N.T.S.



SITE MAP

EAGLE CANYON RANCH



C & M ENGINEERING AND DESIGN, LTD

9498 DOUBLE R BLVD., SUITE B RENO, NV 89521

PHONE: (775) 856-3312

FAX: (775) 856-3318

EAGLE
CANYON III
- UNIT 1A
TRACT MAP
4051

JEFFREY T &
KIMBERLY A
SCHLITTENHART
APN: 530-641-03

PEDESTRIAN ACCES
REGIONAL TRAIL
NON-MOTORIZED,
MULTI-USE TRAILS

MATT A & TANYA M
SZABO
APN: 530-641-02

N 90°00'00" E
127.35'

TROY T RASMUSSEN
APN: 530-641-01

N 09°28'08" E
114.63'

S 15°18'34" W
119.23'

465

176

175

TALON DR. 23.94'

12.00'

75'

40'

SHARON K & JOHN F
BONNETT
APN: 530-653-05

15'

N 01°27'34" E

180'

116'

464

KENT & YVONNE STAVE
APN: 530-653-04

84'

177

178

179

30' SANITARY
SEWER EASEMENT
PER DOC. NO.
2459912

20' EFFLUENT LINE
AND ACCESS EASEMENT
PER DOC. NO. 2975286

CENTERLINE 10' GAS
LINE EASEMENT PER
DOC. NO. 3304676

RAFAEL A H et al
MALDONADO
APN: 530-653-03

TO BE DEDICATED TO WASHOE COUNTY

180

181

182

MAUREEN M PERRY
APN: 530-653-02

ROBERT H JR CULLINS
APN: 530-653-01



SCALE: 1" = 100'

ORIGINAL LOTS 464 AND 465

EAGLE
CANYON III
- UNIT 1A
TRACT MAP
4051

JEFFREY T &
KIMBERLY A
SCHLITTENHART
APN: 530-641-03

MATT A & TANYA M
SZABO
APN: 530-641-02

TROY T RASMUSSEN
APN: 530-641-01

PEDESTRIAN ACCES
REGIONAL TRAIL
NON-MOTORIZED,
MULTI-USE TRAILS

N 90°00'00" E
127.35'

N 09°28'08" E
114.63'

S 15°18'34" W
119.23'

TALON DR. 23.94'

SHARON K & JOHN
BONNETT
APN: 530-653-05

KENT & YVONNE STAVE
APN: 530-653-04

RAFAEL A H et al
MALDONADO
APN: 530-653-03

MAUREEN M PERRY
APN: 530-653-02

ROBERT H JR CULLINS
APN: 530-653-01

30' SANITARY
SEWER EASEMENT
PER DOC. NO.
2459912

20' EFFLUENT LINE
AND ACCESS EASEMENT
PER DOC. NO. 2975286

CENTERLINE 10' GAS
LINE EASEMENT PER
DOC. NO. 3304676

R=500'
62'

N 01°27'34" E
488.89'

TO BE DEDICATED TO WASHOE COUNTY

176 175 17

177

178

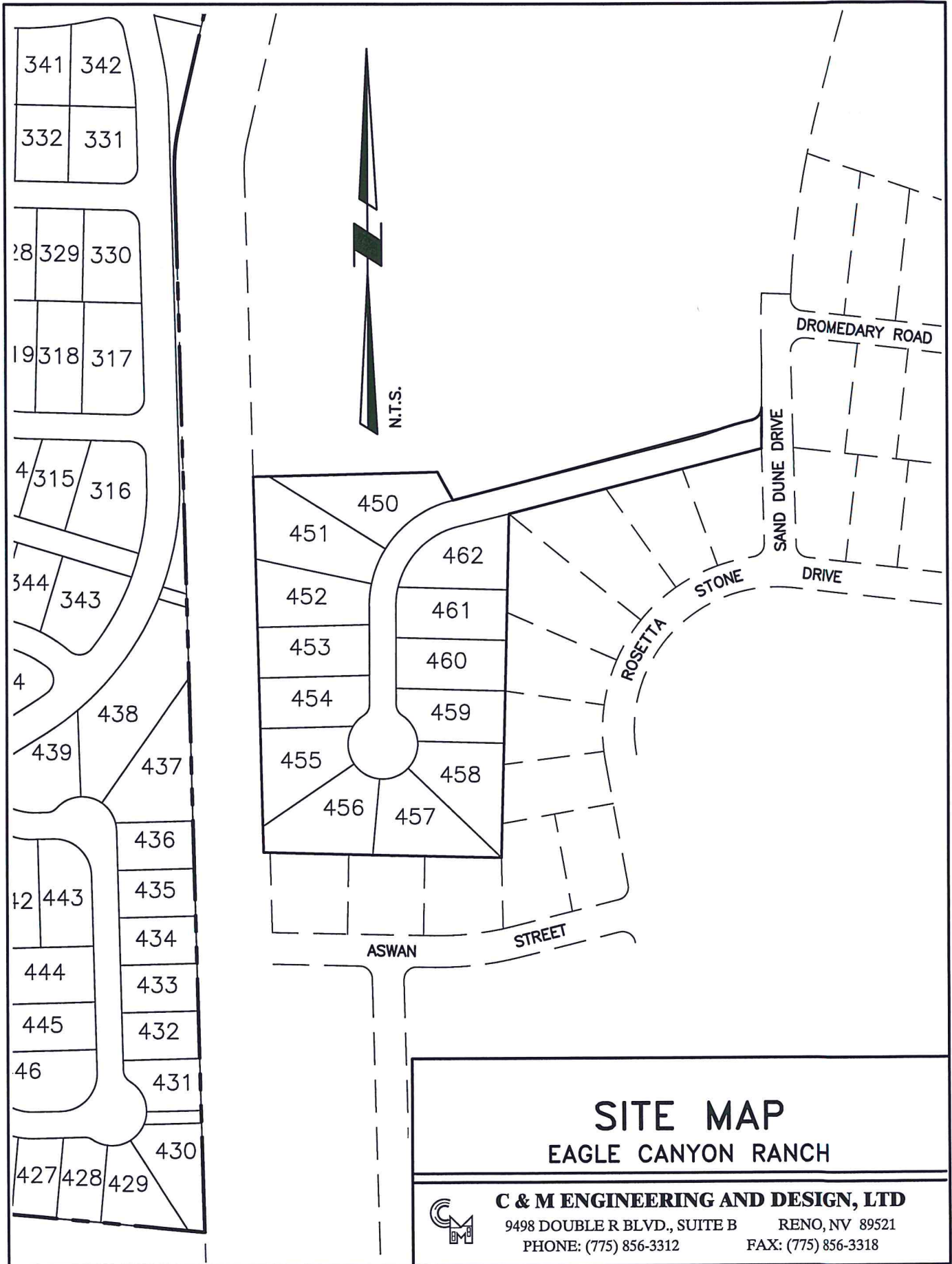
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180

181

182



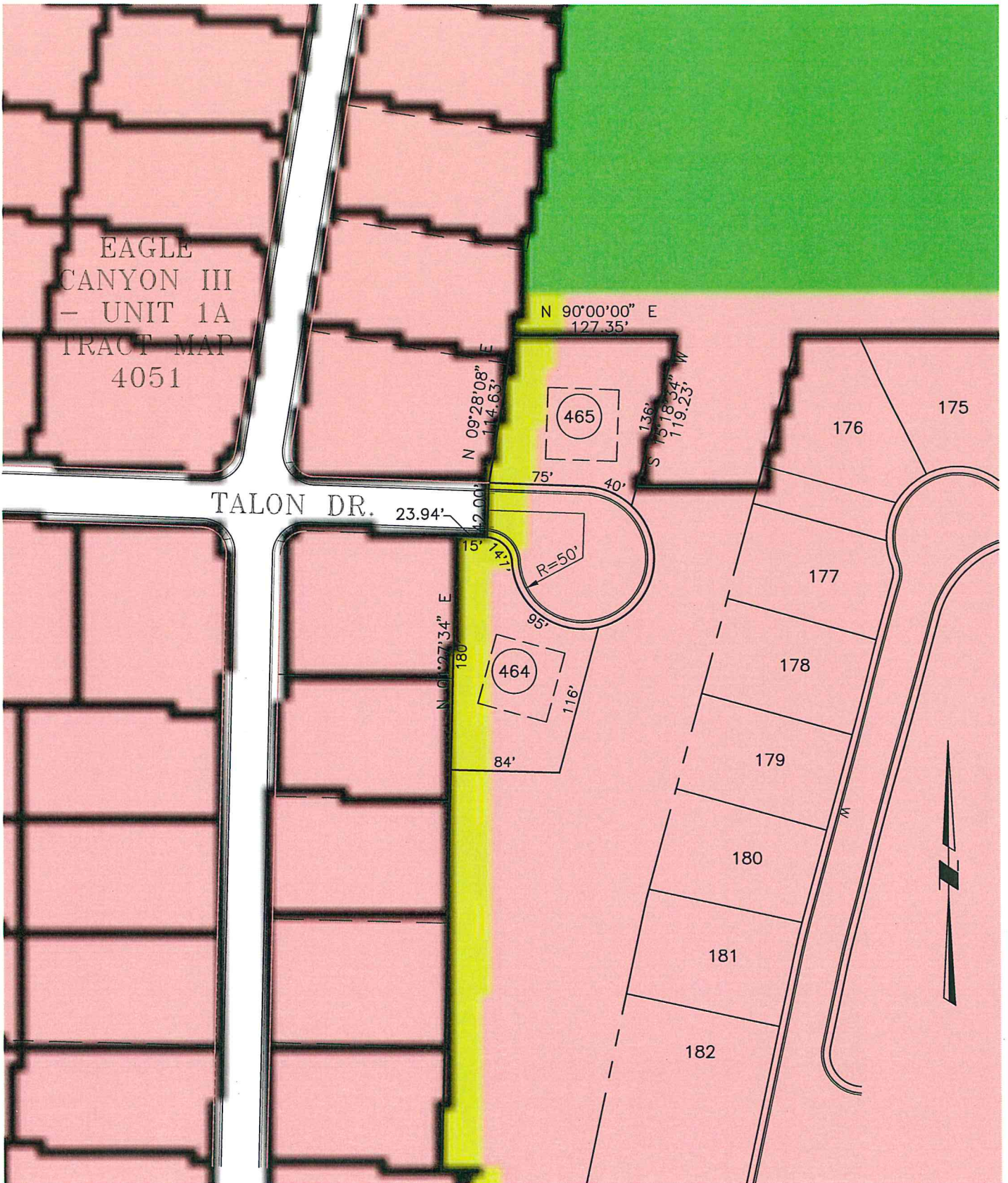


SITE MAP EAGLE CANYON RANCH



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PHONE: (775) 856-3312 FAX: (775) 856-3318

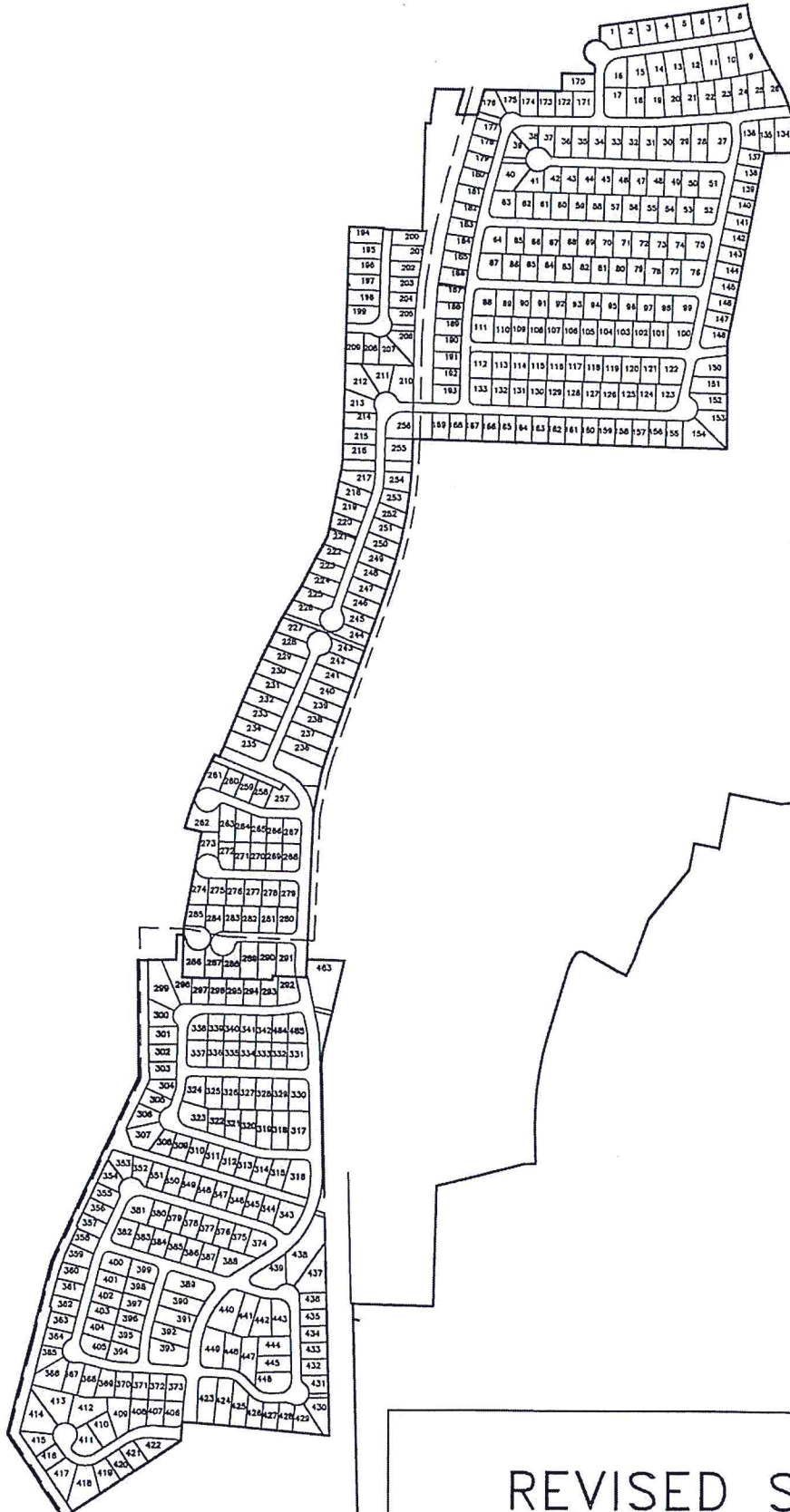


SCALE: 1" = 100'

ZONING MAP—LOTS 464 AND 465



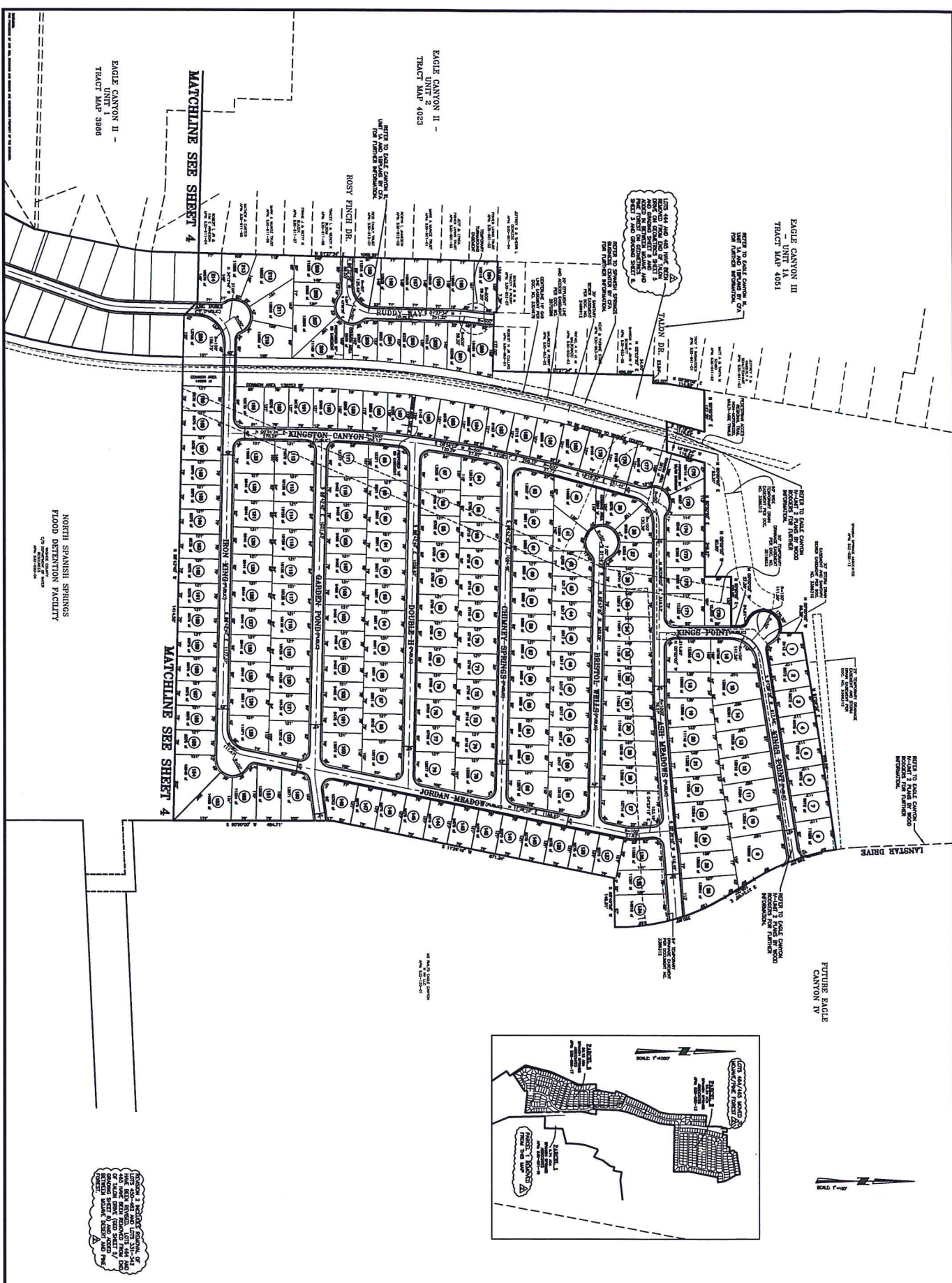
N.T.S.



REVISED SITE MAP EAGLE CANYON RANCH



C & M ENGINEERING AND DESIGN, LTD
54888 RENO CORPORATE DR., SUITE 200B, RENO, NV 89511
PHONE: (775) 856-3312



EAGLE CANYON II -
UNIT 1
TRACT MAP 3888

EAGLE CANYON II -
UNIT 2
TRACT MAP 4023

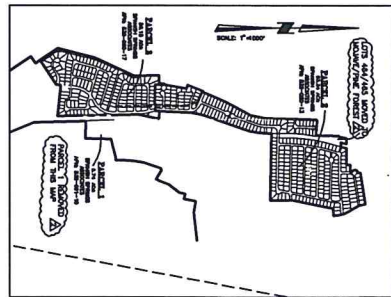
EAGLE CANYON III -
UNIT 1A
TRACT MAP 4051

MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 4

NORTH SPANISH SPRINGS
FLOOD DAMAGE FACILITY

NOTE: A PORTION OF THE
LAND SHOWN ON THIS MAP
WAS PREVIOUSLY SHOWN ON
TRACT MAP 3888, TRACT MAP
4023, TRACT MAP 4051, AND
TRACT MAP 4052. THE
BOUNDARIES OF THESE
TRACTS ARE SHOWN ON
THESE TRACT MAPS.



File: P:\04-02-05_EagleCanyon\Layout\A\VDOT\DATE-REVISED.dwg
Created: Sun, 11 Sep 2011 11:22:00 AM

<p>EAGLE CANYON RANCH GEOMETRICS</p>	<p>DATE: 9/4/16</p>	<p>PROJECT: REMOVED LOTS 450-452 AND RELOCATED LOTS 464&445</p>	<p>SCALE: 1"=400'</p>
	<p>PROJECT NO: 16-00000</p>	<p>DATE: 9/4/16</p>	<p>PROJECT: REMOVED LOTS 450-452 AND RELOCATED LOTS 464&445</p>
<p>PROJECT NO: 16-00000</p>	<p>DATE: 9/4/16</p>	<p>PROJECT: REMOVED LOTS 450-452 AND RELOCATED LOTS 464&445</p>	<p>PROJECT: REMOVED LOTS 450-452 AND RELOCATED LOTS 464&445</p>

C & M ENGINEERING AND DESIGN, LTD
668 DOUGLE BLVD., STE. B
KANSAS CITY, MO 64113
PHONE: (781) 835-9812 FAX: (781) 835-9818



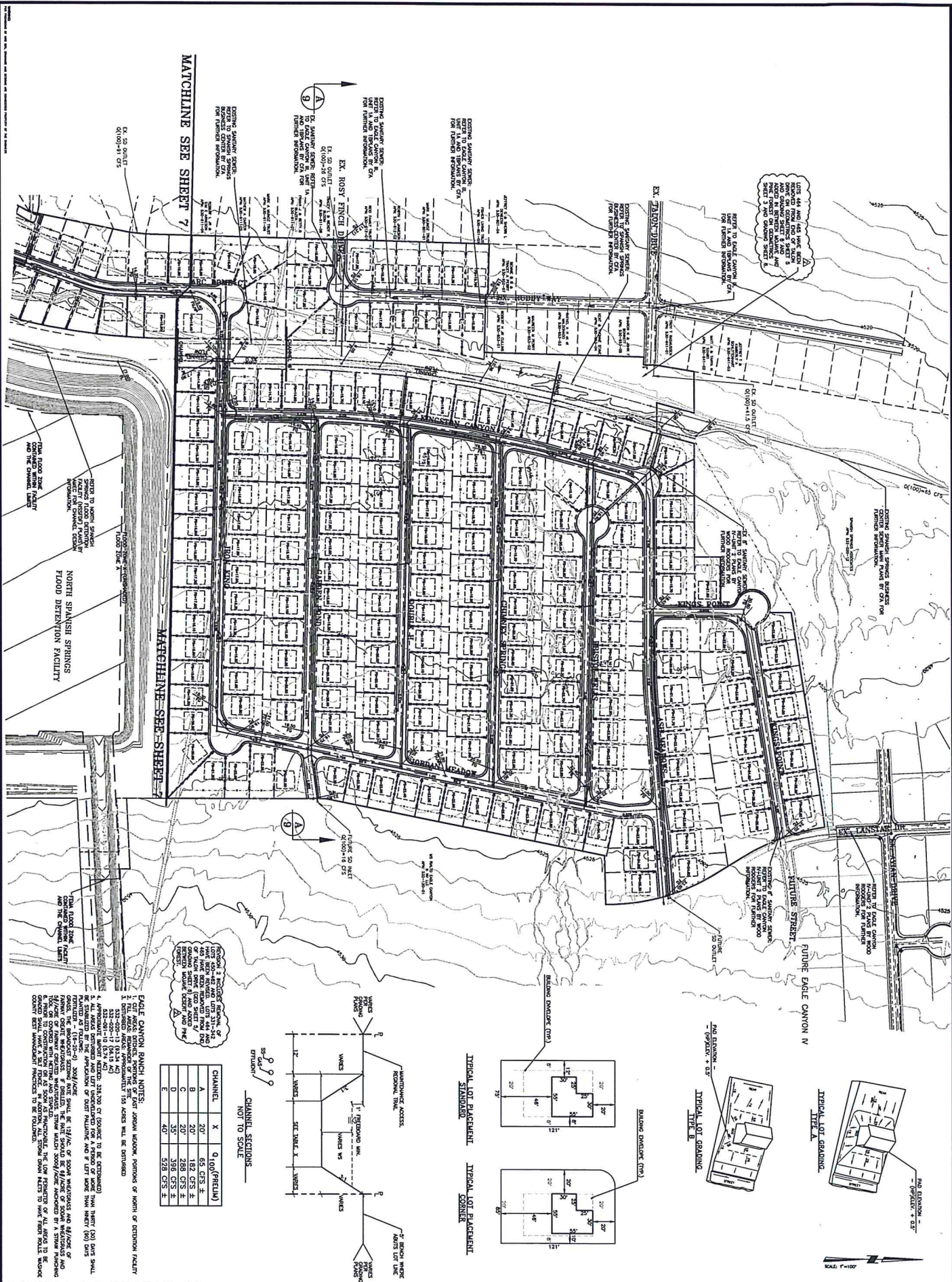
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DATE	11/09/2018
BY	9
CHECKED	
APPROVED	
SCALE	
PROJECT	EAGLE CANYON RANCH
SHEET	5
TOTAL SHEETS	5
DATE	11/09/2018
BY	9
CHECKED	
APPROVED	
SCALE	
PROJECT	EAGLE CANYON RANCH
SHEET	5
TOTAL SHEETS	5

NO.	DATE	REVISION DESCRIPTION
1	8/1/16	REMOVED LOTS 450-452 AND RELOCATED LOTS 484&485

OWNER	WINDY HILLS REAL ESTATE
DESIGNER	C & M ENGINEERING AND DESIGN, LTD
DATE	11/09/2018
BY	9
CHECKED	
APPROVED	
SCALE	
PROJECT	EAGLE CANYON RANCH
SHEET	5
TOTAL SHEETS	5

C & M ENGINEERING AND DESIGN, LTD
 808 DOUBLE R BLVD, STE 2
 FRENCH CREEK, WY 82401
 PHONE: (732) 835-8322 FAX: (732) 835-8333



NOTE: ALL LOTS AND LOT AREAS MUST BE DEVELOPED WITHIN THE SPECIFIED PERIODS OF TIME AS SHOWN ON SHEETS 7 AND 9. ANY LOTS NOT DEVELOPED WITHIN THE SPECIFIED PERIODS OF TIME SHALL BE RELOCATED TO SHEET 7 AND SHEET 9.

MATCHLINE SEE SHEET 7

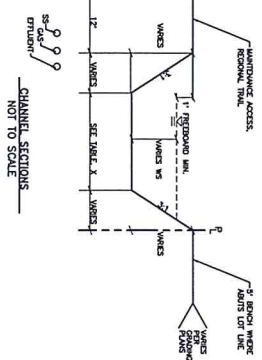
MATCHLINE SEE SHEET 9

NORTH SPANISH SPRINGS FLOOD DETENTION FACILITY

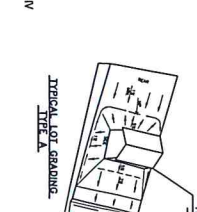
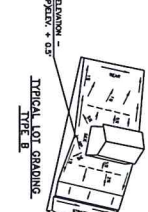
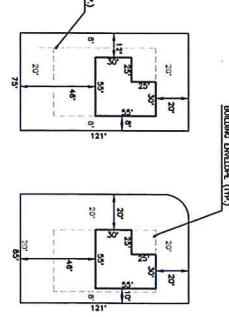
EAGLE CANYON RANCH NOTES:

1. ALL LOTS AND LOT AREAS MUST BE DEVELOPED WITHIN THE SPECIFIED PERIODS OF TIME AS SHOWN ON SHEETS 7 AND 9. ANY LOTS NOT DEVELOPED WITHIN THE SPECIFIED PERIODS OF TIME SHALL BE RELOCATED TO SHEET 7 AND SHEET 9.
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3. ALL LOTS AND LOT AREAS MUST BE DEVELOPED WITHIN THE SPECIFIED PERIODS OF TIME AS SHOWN ON SHEETS 7 AND 9. ANY LOTS NOT DEVELOPED WITHIN THE SPECIFIED PERIODS OF TIME SHALL BE RELOCATED TO SHEET 7 AND SHEET 9.
4. ALL LOTS AND LOT AREAS MUST BE DEVELOPED WITHIN THE SPECIFIED PERIODS OF TIME AS SHOWN ON SHEETS 7 AND 9. ANY LOTS NOT DEVELOPED WITHIN THE SPECIFIED PERIODS OF TIME SHALL BE RELOCATED TO SHEET 7 AND SHEET 9.

CHANNEL	X	Q	Q ₁₀₀ (FREQU)
A	20'	65 CFS ±	
B	20'	182 CFS ±	
C	20'	258 CFS ±	
D	20'	328 CFS ±	
E	40'	528 CFS ±	



TYPICAL LOT PLACEMENT STANDARD



FILE: P:\04-000-00-00 Eagle Canyon Ranch\04-000-00-00.dwg

EAGLE CANYON RANCH GRADING

WASHOE COUNTY NEVADA

DATE: 5/27/14

REVISION DESCRIPTION:

NO.	DATE	DESCRIPTION
1	5/27/14	REVISED GRADING, CHANNEL PLANS, AND REPORT QUANTITY
2	5/27/14	REVISED GRADING, CHANNEL PLANS, AND REPORT QUANTITY

REVISIONS

DATE: 5/27/14

REVISION DESCRIPTION:

1. ALL LOTS AND LOT AREAS MUST BE DEVELOPED WITHIN THE SPECIFIED PERIODS OF TIME AS SHOWN ON SHEETS 7 AND 9. ANY LOTS NOT DEVELOPED WITHIN THE SPECIFIED PERIODS OF TIME SHALL BE RELOCATED TO SHEET 7 AND SHEET 9.

C & M ENGINEERING AND DESIGN, LTD

948 DOUBLE R BLVD, STE. B RENO, NV 89521

PHONE: (775) 856-3312 FAX: (775) 856-3318

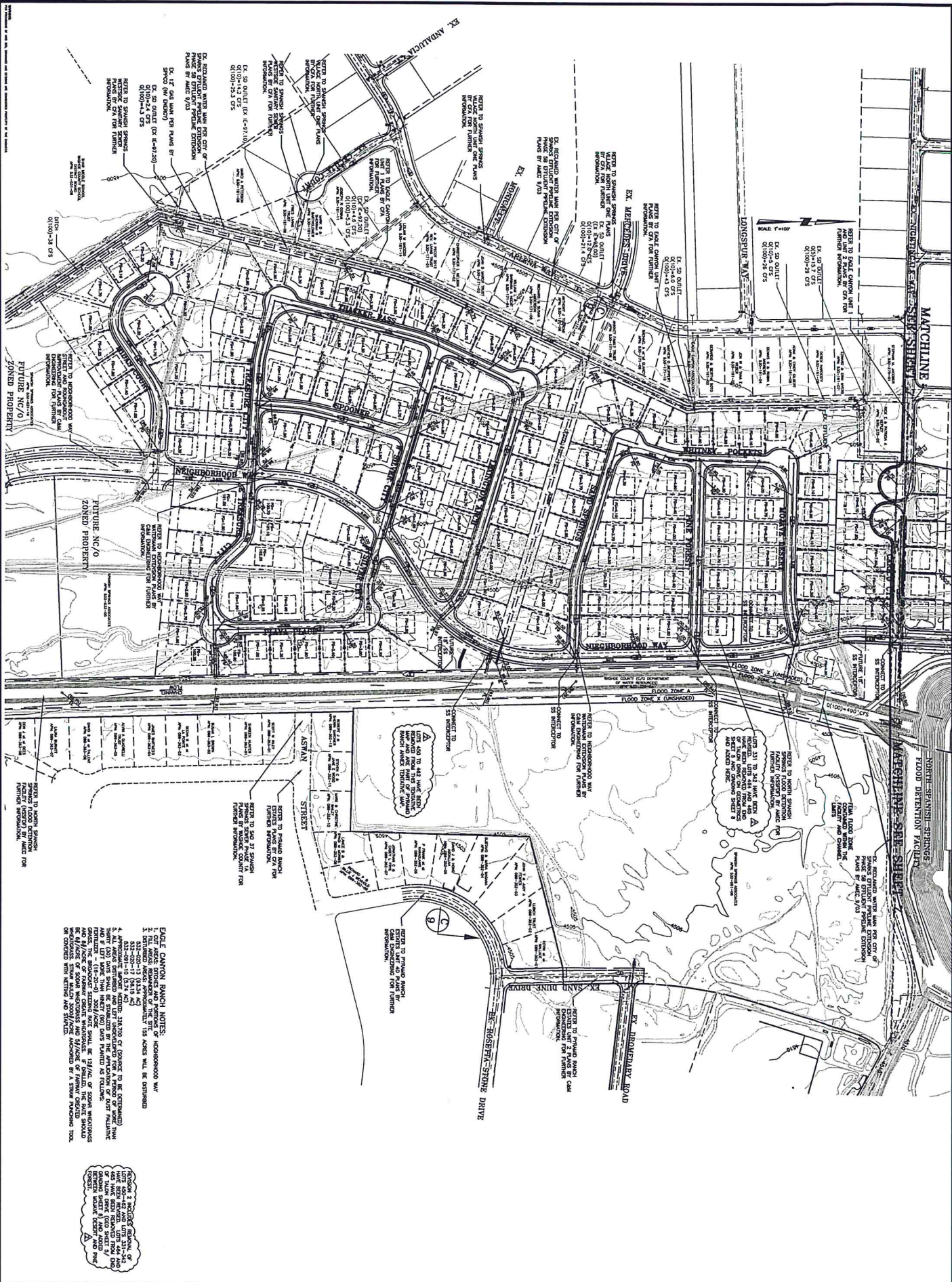


Fig. P1.04-008-85 Eagle Canyon Ranch, 11/14/2018 - 7:45pm

EAGLE CANYON RANCH
GRADING

WASHOE COUNTY
NEVADA

NO.	DATE	REVISION DESCRIPTION	BY	CHK
1	9/5/16	REMOVED LOTS 450-482 AND RELOCATED LOTS 464&465	LN	LN
2	1/27/14	REVISED GRADING, CHANNEL SECTION, BEFORE QUANTITY	LN	LN

C & M ENGINEERING AND DESIGN, LTD
 9498 DOUBLE R BLVD., STE. B RENO, NV 89521
 PHONE: (775) 856-3312 FAX: (775) 856-3318

EAGLE CANYON RANCH NOTES:

1. LOT LINES, CORNERS AND PERIMETERS OF NEIGHBORHOOD WAY SHALL BE DETERMINED BY SURVEY.
2. DISTANCES SHOWN ARE APPROXIMATELY 1/8" ACROSS WILL BE DETERMINED BY SURVEY.
3. SEE SHEET 11-03 FOR LOTS 450-482.
4. ALL LOTS DESTROYED AND LOTS 464-465 (CONCRETE TO BE DESTROYED) SHALL BE REBUILT TO ORIGINAL OR BETTER CONDITION WITHIN A PERIOD OF 90 DAYS FROM THE DATE OF THE ORDER TO REBUILD.
5. ALL LOTS DESTROYED AND LOTS 464-465 (CONCRETE TO BE DESTROYED) SHALL BE REBUILT TO ORIGINAL OR BETTER CONDITION WITHIN A PERIOD OF 90 DAYS FROM THE DATE OF THE ORDER TO REBUILD.
6. THE SUBSEQUENT SETBACKS SHALL BE 12' (12' MIN.) FROM THE EXISTING OR PROPOSED FRONT BOUNDARY OF THE LOTS.
7. THE SUBSEQUENT SETBACKS SHALL BE 12' (12' MIN.) FROM THE EXISTING OR PROPOSED FRONT BOUNDARY OF THE LOTS.
8. THE SUBSEQUENT SETBACKS SHALL BE 12' (12' MIN.) FROM THE EXISTING OR PROPOSED FRONT BOUNDARY OF THE LOTS.
9. THE SUBSEQUENT SETBACKS SHALL BE 12' (12' MIN.) FROM THE EXISTING OR PROPOSED FRONT BOUNDARY OF THE LOTS.
10. THE SUBSEQUENT SETBACKS SHALL BE 12' (12' MIN.) FROM THE EXISTING OR PROPOSED FRONT BOUNDARY OF THE LOTS.

NOTE: A PORTION OF GRADING OF LOTS 464-465 AND LOTS 464-465 HAS BEEN REBUILT FROM THE ORIGINAL GRADING AND THE ORIGINAL GRADING SHALL BE REBUILT TO ORIGINAL OR BETTER CONDITION WITHIN A PERIOD OF 90 DAYS FROM THE DATE OF THE ORDER TO REBUILD.

Washoe County Treasurer
 Tammi Davis

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

Payment Information

Special Assessment District

Installment Date Information

Assessment Information

Washoe County Parcel Information

Parcel ID	Status	Last Update
53209109	Active	9/10/2016 2:09:39 AM
Current Owner: SPANISH SPRINGS ASSOCIATES 550 W PLUMB LN STE B RENO, NV 89509-3686		SITUS: 0 PYRAMID WAY WCTY NV
Taxing District 4000	Geo CD:	
Legal Description		
Lot 1A SubdivisionName _UNSPECIFIED Township 21 Range 20		

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

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2016	\$233.49	\$233.49	\$0.00	\$0.00	\$0.00
2015	\$233.33	\$233.33	\$0.00	\$0.00	\$0.00
2014	\$233.34	\$233.34	\$0.00	\$0.00	\$0.00
2013	\$233.34	\$233.34	\$0.00	\$0.00	\$0.00
2012	\$225.64	\$225.64	\$0.00	\$0.00	\$0.00
Total					\$0.00

Important Payment Information

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Washoe County Parcel Information

Parcel ID	Status	Last Update
53209110	Active	9/10/2016 2:09:39 AM
Current Owner: SPANISH SPRINGS ASSOCIATES 550 W PLUMB LN STE B RENO, NV 89509-3686		SITUS: 0 SAND DUNE DR WCTY NV
Taxing District 4000	Geo CD:	
Legal Description		
Lot 2A Township 21 Range 20 SubdivisionName _UNSPECIFIED		

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

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2016	\$550.94	\$550.94	\$0.00	\$0.00	\$0.00
2015	\$549.68	\$549.68	\$0.00	\$0.00	\$0.00
2014	\$532.64	\$532.64	\$0.00	\$0.00	\$0.00
2013	\$517.12	\$517.12	\$0.00	\$0.00	\$0.00
2012	\$499.00	\$499.00	\$0.00	\$0.00	\$0.00
Total					\$0.00

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Payments will be applied to the oldest charge first.

Select a payment option:

- Total Due **\$5,384.63**
- Oldest Due **\$1,794.88**
- Partial

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\$0.00

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Washoe County Parcel Information

Parcel ID	Status	Last Update
53202019	Active	9/10/2016 2:09:39 AM
Current Owner: EAGLE CANYON INVESTORS LLC 550 W PLUMB LN STE 505 RENO, NV 89509		SITUS: 0 PYRAMID WAY WASHOE COUNTY NV
Taxing District 4000	Geo CD:	
Legal Description		
Township 21 Section 22 23 Lot 2B Block Range 20 SubdivisionName EAGLE CANYON RANCH UNIT 1		

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

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2016	\$7,179.51	\$1,794.88	\$0.00	\$0.00	\$5,384.63
Total					\$5,384.63

Important Payment Information

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Payments will be applied to the oldest charge first.

Select a payment option:

- Total Due **\$2,868.26**
- Oldest Due **\$956.09**
- Partial

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\$0.00

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Washoe County Parcel Information

Parcel ID	Status	Last Update
53202021	Active	9/10/2016 2:09:39 AM
Current Owner: SPANISH SPRINGS ASSOCIATES 550 W PLUMB LN STE B RENO, NV 89509-3686		SITUS: 0 PYRAMID WAY WASHOE COUNTY NV
Taxing District 4000	Geo CD:	
Legal Description		
Township 21 Section 27 Lot 1 Block Range 20 SubdivisionName _UNSPECIFIED		

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

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2016	\$3,824.35	\$956.09	\$0.00	\$0.00	\$2,868.26
Total					\$2,868.26

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Payments will be applied to the oldest charge first.

Select a payment option:

- Total Due **\$452.04**
- Oldest Due **\$150.68**
- Partial

[ADD TO CART](#)

\$0.00

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Assessment Information

Washoe County Parcel Information

Parcel ID	Status	Last Update
53214106	Active	9/10/2016 2:09:39 AM
Current Owner: RUDDY WAY LLC 500 W PLUMB LN STE B505 RENO, NV 89509		SITUS: 2159 RUDDY WAY WASHOE COUNTY NV
Taxing District 4000	Geo CD:	
Legal Description		
SubdivisionName EAGLE CANYON RANCH UNIT 1 Township 21 Section 27 Lot 6 Block Range 20		

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

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2016	\$602.73	\$150.69	\$0.00	\$0.00	\$452.04
2015	\$212.07	\$212.07	\$0.00	\$0.00	\$0.00
Total					\$452.04

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Payment Information

Special Assessment District

Installment Date Information

Assessment Information

Washoe County Parcel Information		
Parcel ID	Status	Last Update
53202022	Active	9/10/2016 2:09:39 AM
Current Owner: EAGLE CANYON SOUTH LLC 9441 DOUBLE DIAMOND PKWY STE 14 RENO, NV 89521		SITUS: 0 PYRAMID WAY WASHOE COUNTY NV
Taxing District 4000		Geo CD:
Legal Description		
Township 21 Section 27 34 Lot 2 Block Range 20 SubdivisionName _UNSPECIFIED		

Tax Bill (Click on desired tax year for due dates and further details)					
Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2016	\$3,798.65	\$3,798.65	\$0.00	\$0.00	\$0.00
Total					\$0.00

Important Payment Information

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DESCRIPTION

EAGLE CANYON RANCH

Parcels of land situate within Sections 22, 23, 26, 27 and 34, T21N, R20E, MDM, Washoe County, Nevada; more particularly described as follows:

Parcel 2 of the 10th Parcel Map for Spanish Springs Associates Limited Partnership, as shown the plat thereof, recorded on June 8, 2006 as Parcel Map 4569, File No. 3398260; Official Records of Washoe County, Nevada; containing 93.34 acres of land, more or less;

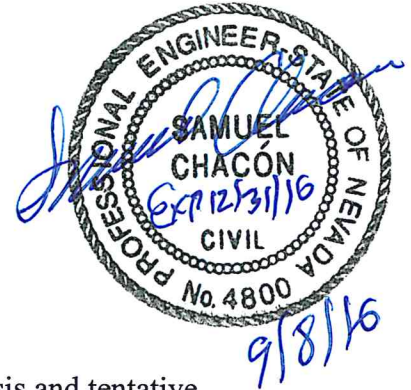
Parcel A of the 13th Parcel Map for Spanish Springs Associates Limited Partnership, as shown the plat thereof, recorded on June 28, 2007 as Parcel Map 4799, File No. 3548813; Official Records of Washoe County, Nevada; containing 56.15 acres of land, more or less;

EAGLE CANYON RANCH

REVISED PRELIMINARY DRAINAGE REPORT

September 6, 2016

C&M Engineering and Design, LTD.



INTRODUCTION

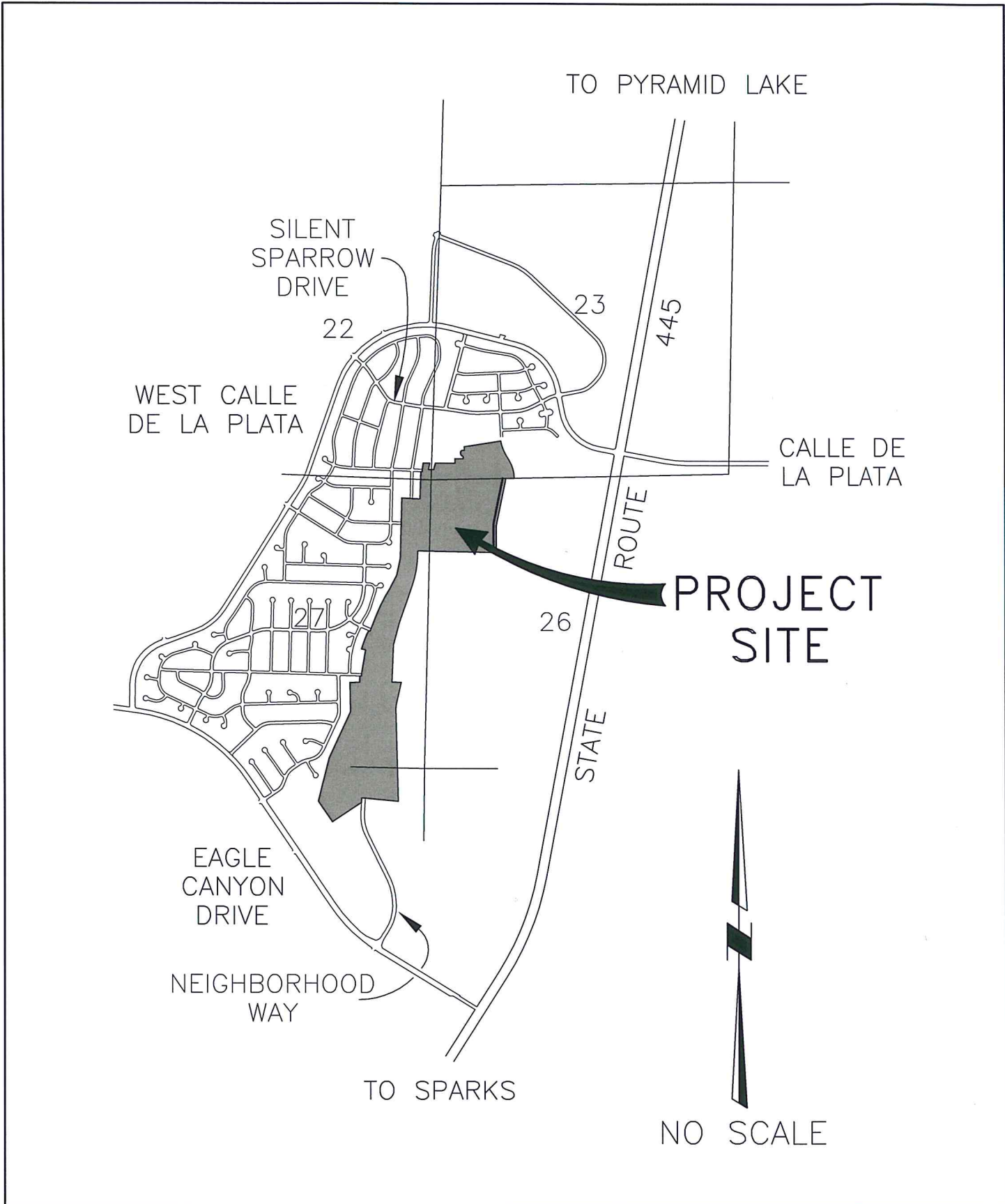
This report presents the revised preliminary stormwater hydrologic analysis and tentative drainage plan for Eagle Canyon Ranch subdivision in Washoe County, Nevada. The project is located in Spanish Springs Valley and on west side of Pyramid Highway. The site was removed from the flood zone after completion of the North Spanish Springs Flood Detention Facility (NSSFDF). The proposed site drains into the outlet channel of the NSSFDF. The Rational Method and reference to previous studies have been utilized in this preliminary drainage study. The original Eagle Canyon Ranch Tentative Map was approved by Washoe County on August 8, 2013. The approved map's purpose was to compile three existing tentative maps into one map and obtain 3.0 units per acre density for its approved land use in Washoe County. The approved Eagle Canyon Ranch map included 13 lots, within APN 532-091-10, that were not a part of an existing tentative map. In order to provide more continuity between adjacent parcels, the owner has decided to remove these 13 lots from the original Eagle Canyon Ranch map since they are on the other side of the above mentioned NSSFDF outlet channel. Therefore; this revised preliminary drainage report for the approved Eagle Canyon Ranch Tentative Map will not include the 13 lots off Sand Dune Drive and lots 464 and 465 have been relocated from the end of Talon Drive to a cluster of lots in between Mojave Desert and Pine Forest.

SITE DESCRIPTION

The revised site consists of approximately 149.48 acres of undeveloped land located in the Spanish Springs Valley. The site is basically an infield project since it is surrounded by existing development. See Figure 1, Vicinity Map for the location of the proposed tentative map. Eagle Canyon IV Unit 2 and a future Eagle Canyon IV bound the site on the northeast. On the north of the proposed site is a proposed park site. On the west of the proposed site are existing subdivisions of Eagle Canyon III, II, I, and Spanish Springs Village North. A future park and commercial off Neighborhood Way bound the site on the south. On the east is the North Spanish Springs Flood Detention Facility and Pyramid Ranch Estates. The site is located within Assessor's Parcel Numbers 532-020-19, 532-020-21, and 532-020-22. The northern portion of the site main access road will be Lanstar Drive. Lanstar Drive connects to Silent Sparrow Drive, which connects to West Calle de la Plata. Main access to the site will be via Neighborhood Way, which ties into Eagle Canyon Drive. The approved tentative map lies within sections 22, 23, 26, 27, and 34, township 21N and Range 20E MDM.

Several existing permanent and temporary easements resides within the revised tentative map area. The permanent easements are for existing sanitary sewer lines, waterlines, storm drain lines, and effluent lines. See the geometric plans within the tentative map for their specific locations. All permanent easements are to be maintained. The temporary drainage easements are to be abandoned, as they will no longer be needed with the proposed storm drain system and their connections to the outlet channels for the NSSFDF.

The site slopes downward toward the west at grades ranging from 1.3 percent on the east side to 0.3 percent on the west. Approximately 300' east of the western property line is the low point of the site. Groundcover consists primarily of sagebrush and weeds. According to the Site Feasibility Study by Pezonella Associates dated April 7, 2003, underlying soils consist of a variety of soil types ranging from sand and gravel to silty clay. According to FIRM Panel



C & M ENGINEERING AND DESIGN, LTD
 9498 DOUBLE R BLVD., SUITE B RENO, NV 89521
 PHONE: (775) 856-3312 FAX (775) 856-3318

FIGURE 1
VICINITY MAP

JOB NO.:
 04-009.85
 DATE:
 1/30/15
 SHEET 1 OF 1

32031C2865G, dated October 20, 2014, the 100-year flood is contained within the NSSFDF and the existing NSSFDF channels. The site is within flood zone X (unshaded).

PROJECT DESCRIPTION

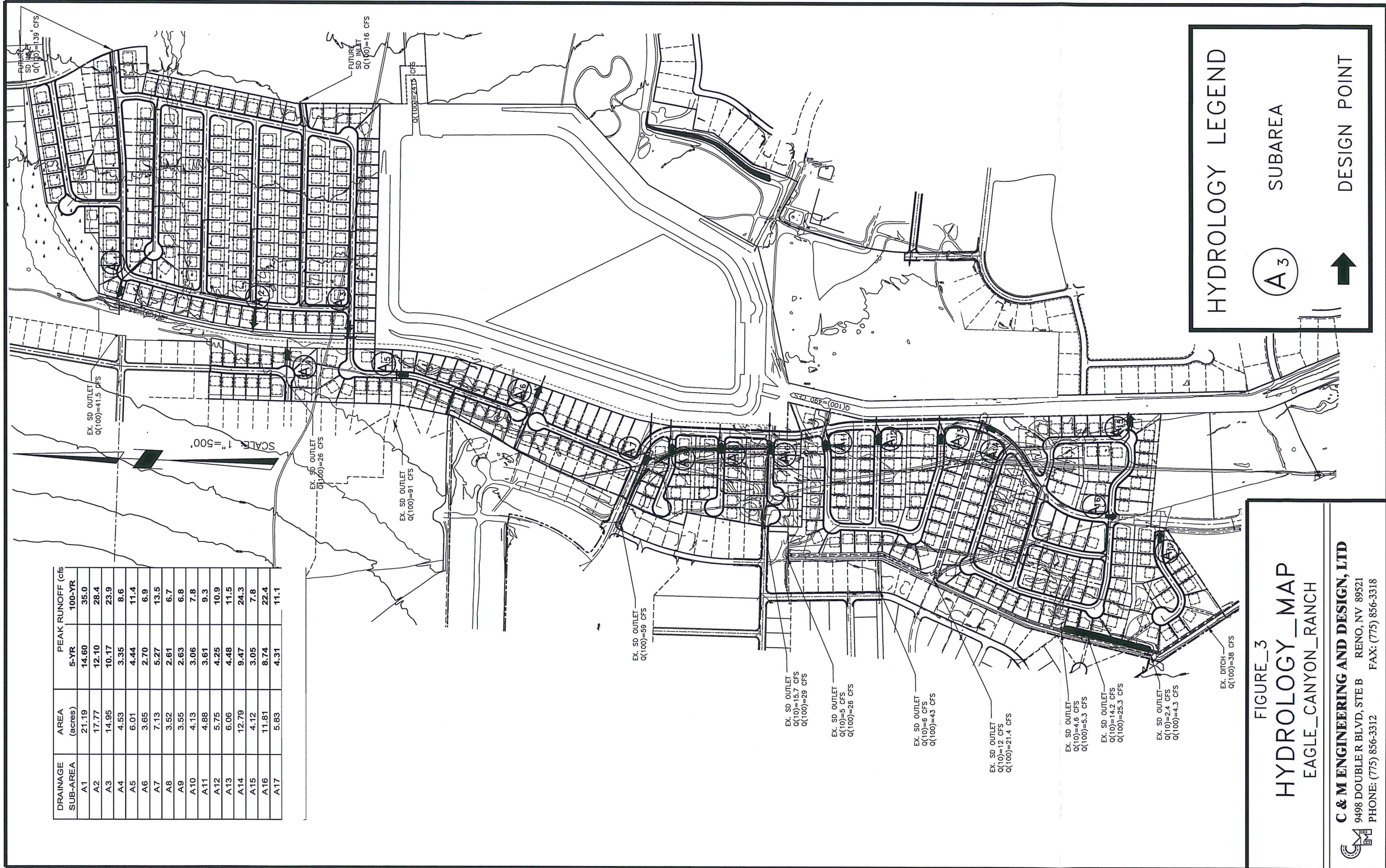
The revised Eagle Canyon Ranch is a proposed single-family residential subdivision consisting of 452 lots. As previously mentioned, this proposed tentative map's layout has a gross density of 3.0 units per acre. West Calle de la Plata and Eagle Canyon Drive are the major access points to Pyramid Highway. The proposed project is to be constructed in phases beginning in the southern portion. Streets will be public.

FLOOD ZONE

Eagle Canyon Ranch lies within panel 32031C2865G of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps. As seen on Figure 2, the tentative map is within a FEMA Flood Zone X, unshaded. NSSFDF's completion removed the proposed site from the Flood Zone AO.

EXISTING HYDROLOGY

Many existing storm drain systems from adjacent subdivisions as well as large offsite basins convey storm water runoff to the proposed site. The runoff from the surrounding properties is currently discharged on surface and drains from north to south across the Eagle Canyon Ranch site. The amount of storm water flow and discharge locations are found in various improvement plans of the surrounding properties and have been labeled on the Hydrology Map, Figure 3. The overall offsite drainage that affects Eagle Canyon Ranch is found in the Hydrology Report for the North Spanish Springs Detention Facility, Washoe County, Nevada, dated May 2006, by Quad Knopf and the Hydrology Master Plan for Eagle Canyon Ranch Subdivision dated March 3, 2016 by DEW Hydrology. The referenced reports illustrate the runoff during a 100 year storm event that formerly flowed through the tentative map property will be reduced from 2524 cfs to



DRAINAGE SUB-AREA	AREA (acres)	5-YR PEAK RUNOFF (cfs)	100-YR PEAK RUNOFF (cfs)
A1	21.19	14.60	35.0
A2	17.77	12.10	28.4
A3	14.95	10.17	23.9
A4	4.53	3.35	8.6
A5	6.01	4.44	11.4
A6	3.65	2.70	6.9
A7	7.13	5.27	13.5
A8	3.52	2.61	6.7
A9	3.55	2.63	6.8
A10	4.13	3.06	7.8
A11	4.88	3.61	9.3
A12	5.75	4.25	10.9
A13	6.06	4.48	11.5
A14	12.79	9.47	24.3
A15	4.12	3.05	7.8
A16	11.81	8.74	22.4
A17	5.83	4.31	11.1

FIGURE_3
HYDROLOGY_MAP
 EAGLE_CANYON_RANCH

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503 cfs and conveyed within the limits of the detention facility outlet channel along the eastern property boundary where the runoff should not impact the approved project.

PROPOSED DRAINAGE

The proposed onsite drainage system for Eagle Canyon Ranch consists of curb and gutter, catch basins, storm drains, and open channels. The onsite 5-year flows will be intercepted in an underground storm drain system discharging to the Interior Channel and the Neighborhood drainage system. The NSSFDF outlet channel will convey the flow to the Sparks Flood Control Channel, which eventually drains to the Truckee River.

All temporary drainage channels north of Eagle Canyon Ranch will convey to the Interior Channel. The Interior Channel will run from north to south to an existing trapezoidal channel that runs adjacent to NSSFDF and conveys its flow to the NSSFDF outlet channel. See the attached hydrology map. According to the Hydrology Master Plan for Eagle Canyon Ranch Subdivision prepared by DEW Hydrology in March 2016, the Interior Channel was divided into 8 reaches based upon changes in base width or flow rate. The Neighborhood Way drainage system per the preliminary drainage report for Eagle Canyon Unit VI consists of discharging to an existing trapezoidal channel west of the proposed Eagle Canyon Ranch and to the existing NSSFDF outlet channel.

HYDROLOGY

The Hydrology Report for the Spanish Springs Detention Facility prepared by Quad Knopf in May 2006 used HEC-1 to determine peak flows of the existing and proposed conditions for the major drainage basin.

A preliminary onsite storm drain system was laid out and analyzed using the Rational Method. The drainage areas are delineated and can be seen on the Preliminary Hydrology Map in the Appendix under the Rational Method section. Detailed hydrologic and hydraulic calculations

will be provided during final design. Computations for preliminary pipe sizes were run with Flowmaster and their results can be viewed in the Appendix.

DETENTION

The existing runoff within the approved Eagle Canyon Ranch subdivision will increase in storm water discharge. A detention facility will not be necessary for the proposed Eagle Canyon Ranch as was demonstrated by Quad Knopf report and DEW Hydrology study dated January 2016. With the completion of NSSFDF, there will be a reduction in the 100-year flow from 2,524 cfs to 503 cfs. Other projects have diverted flows from the Spanish Springs Business Center and other developments north of West Calle de La Plata into Boneyard Flat. No additional detention is needed to protect downstream property according to DEW Hydrology Study.

CONCLUSIONS

1. Based on this preliminary hydrologic analysis, it appears that Eagle Canyon Ranch can be developed as planned without adverse impact to downstream properties with respect to storm drainage.
2. A master storm drainage plan should be prepared prior to final design.
3. No detention is needed, as agreed by Washoe County.

REFERENCES

C&M Engineering and Design, LTD, Preliminary Drainage Report for Eagle Canyon IV, April 2003.

C&M Engineering and Design, LTD, Eagle Canyon VI Preliminary Drainage Report, November 13, 2006.

C&M Engineering and Design, LTD., Master Drainage Report for Neighborhood Way Street and Roundabout Improvements, February 2007.

CFA, Inc., Eagle Canyon III Preliminary Drainage Report, April 2001.

CFA, Inc., Eagle Canyon II Preliminary Drainage Report, January 2000.

CFA, Inc., Master Drainage Report for Eagle Canyon II, May 2001.

DEW Hydrology, Justification for not including Detention Basin for Eagle Canyon Ranch, January 2016.

DEW Hydrology, Hydrology Master Plan for Eagle Canyon Ranch Subdivision, March 3, 2016.

Nimbus Engineers., Application For Conditional Letter Of Map Revision For Griffith Canyon/Stormy Canyon Washoe County, Nevada, November 2002.

Quad Knopf, Hydrology Report for the Spanish Springs Detention Facility, May 2006.

Wood Rodgers, Preliminary Hydrology/Drainage Report for Eagle Canyon V Tentative Map Application, December 15, 2005.



Planning Commission Action Order

Tentative Subdivision Map Case No. TM13-002

Decision: Approval with Conditions

Decision Date: August 6, 2013

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

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

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

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

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

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

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

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

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

Washoe County Community Services Department
Planning and Development Division



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

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

Attachments:

- Conditions of Approval

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

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

Agencies:

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



Conditions of Approval

Tentative Subdivision Map Case No. TM13-002

The project approved under Tentative Subdivision Map Case No. TM13-002 shall be carried out in accordance with the Conditions of Approval granted by the Planning Commission on August 6, 2013. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

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

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

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

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

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

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

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

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the District Health Department must be appealed to the District Board of Health.**

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

<p style="text-align: center;">STANDARD CONSIDERATIONS FOR SUBDIVISIONS Nevada Revised Statutes 278.349</p>

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

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

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

Washoe County Planning and Development Division

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

Contact: Grace Sannazzaro, 775.328.3771, gsannazzaro@washoecounty.us

- a. The subdivision shall be in substantial conformance with the provisions of Washoe County Development Code Article 604, *Design Requirements*, and Article 608, *Tentative Subdivision Maps*.
- b. Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations and policies in effect at the time of submittal of the tentative map or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the final map.
- c. Failure to comply with the conditions of approval shall render this approval null and void.
- d. Pursuant to NRS 278.360 *Requirements for presentation of final map or series of final maps; extensions of time*, the subdivider shall present to Washoe County a final map, prepared in accordance with the tentative map, for the entire area for which a tentative map has been approved, or one in a series of final maps, each covering a portion of the approved tentative map, within 4 years after the approval date of the tentative map, or on or before the second anniversary of the date on which the subdivider recorded the first in the series of final maps, which includes a final map, prepared in accordance with the tentative map, for the entire area for which the tentative map has been approved; or the next final map in the series of final maps covering a portion of the approved tentative map. An extension of not more than 2 years may be granted by Washoe County for any final map after the 2-year period for presenting a successive final map has expired.
- e. Final maps shall be in substantial compliance with all plans and documents submitted with and made part of this tentative map request, as may be amended by action of the final approving authority.
- f. All final maps shall contain the applicable portions of the following jurat:

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

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

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

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

THE NEXT FINAL MAP FOR TM13-002 MUST BE APPROVED AND ACCEPTED FOR RECORDATION BY THE PLANNING AND DEVELOPMENT DIRECTOR ON OR BEFORE THE EXPIRATION DATE, THE _____ DAY OF _____, 20____, OR AN EXTENSION OF TIME FOR THE TENTATIVE MAP MUST BE APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON OR BEFORE SAID DATE.

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

BILL WHITNEY, DIRECTOR
PLANNING AND DEVELOPMENT DIVISION
COMMUNITY SERVICES DEPARTMENT

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

NOTE

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

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

NOTE

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

- k. The developer shall provide written approval from the U.S. Postal Service concerning the installation and type of mail delivery facilities. The system, other than individual mail boxes, must be shown on the project construction plans and installed as part of the on-site improvements.
- l. The developer and all successors shall direct any potential purchaser of the site to meet with the Planning and Development Division to review conditions of approval prior to the final sale of the site. Any subsequent purchasers of the site shall notify the Planning and Development Division of the name, address, telephone number and contact person of the new purchaser within thirty (30) days of the final sale.
- m. Conditions, covenants, and restrictions (CC&Rs), including any supplemental CC&Rs, shall be submitted to Planning and Development for review and subsequent forwarding to the District Attorney for review and approval. The final CC&Rs shall be signed and notarized by the owner(s) and submitted to the Planning and Development Division with the recordation fee prior to the recordation of the final map. The CC&Rs shall require all phases and units of the subdivision approved under this tentative map to be subject to the same CC&Rs. Washoe County shall be made a party to the applicable provisions of the CC&Rs to the satisfaction of the District Attorney's Office. Said CC&Rs shall specifically address the potential for liens against the properties and the individual property owners' responsibilities for the funding of maintenance, replacement, and perpetuation of the following items, at a minimum:
- (1) Maintenance of public access easements, common areas, and common open spaces. Provisions shall be made to monitor and maintain, for a period of three (3) years regardless of ownership, a maintenance plan for the common open space areas. The maintenance plan for the common open space areas shall, as a minimum, address the following:
 - a. Vegetation management
 - b. Watershed management
 - c. Debris and litter removal
 - d. Fire access and suppression
 - (2) Maintenance of public access and/or maintenance of limitations to public access.
 - (3) All drainage facilities and roadways not maintained by Washoe County shall be privately maintained and perpetually funded by the homeowners association.
 - (4) All open space identified as common area on the final map shall be privately maintained and perpetually funded by the homeowner's association. The deed to the open spaces and common areas shall reflect perpetual dedication for that purpose. The maintenance of the common areas and related

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

- n. The project adjacent to undeveloped land shall maintain a minimum fire fuel break area of 30 feet in width until such time as the adjacent land is developed.
- o. Locating habitable structures on potentially active (Holocene) fault lines, whether noted on the recorded map or disclosed during site preparation, is prohibited.
- p. Common open space owned by the homeowners association shall be noted on the final map as "common open space" and the related deed of conveyance shall specifically provide for the preservation of the common open space in perpetuity. The deed to the open space and common area shall reflect perpetual dedication for that purpose. The deed shall be presented with the CC&Rs for review by Planning and Development and the District Attorney.

Engineering and Capital Projects Division

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

Contact: Leo Vesely, 775.325.8032 lvesely@washoecounty.us

General Conditions

- a. *Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations, and policies in effect at the time of submittal of the tentative map or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the final map.*
- b. *Prior to acceptance of public improvements and release of any financial assurances, the developer shall furnish to the water and sewer provider(s) and Engineering Division a complete set of reproducible as-built construction drawings prepared by a civil engineer registered in the State of Nevada.*
- c. *The developer shall be required to participate in any applicable General Improvement District or Special Assessment District formed by Washoe County. The applicable County Department shall be responsible for determining compliance with this condition.*
- d. *The developer shall provide written approval from the U.S. Postal Service concerning the installation and type of mail delivery facilities. The system, other than individual mailboxes, must be shown on the project construction plans and installed as part of the onsite improvements. The County Engineer shall determine compliance with this condition.*
- e. *All open space shall be identified as common area on the final map. A note on the final map shall indicate that all common areas shall be privately maintained and perpetually funded by the Homeowners Association. The County Engineer shall determine compliance with this condition. The maintenance of the common areas shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.*

Washoe County Conditions of Approval

- f. *Any existing easements or utilities that conflict with the development shall be relocated, quitclaimed, and/or abandoned, as appropriate. The County Engineer shall determine compliance with this condition.*
- g. *Any easement documents recorded for the project shall include an exhibit map that shows the location and limits of the easement in relationship to the project. The County Engineer shall determine compliance with this condition.*
- h. *All existing overhead utility lines shall be placed underground, except electric transmission lines greater than 100 kilovolts, which can remain above ground. The County Engineer shall determine compliance with this condition.*
- i. *A complete set of construction improvement drawings, including an onsite grading plan, shall be submitted to the County Engineer for approval prior to finalization of any portion of the tentative map. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading and drainage for lots, project roadways, erosion control (including BMP locations and installation details), slope stabilization and mosquito abatement. A conceptual grading and drainage scheme shall be indicated for each lot on the grading plan. If drainage from one lot to another is proposed, then appropriate drainage easements shall be provided. Disposal of any excavated material onsite shall be indicated on the grading plans. The County Engineer shall determine compliance with this condition.*
- j. *Prior to ground-disturbing activity, a proposed Construction Traffic Haul Route Plan shall be submitted to the Engineering Division for review and approval. Any existing or proposed roads that will be used as construction haul routes and are not designated truck routes must be evaluated by a geotechnical study to determine the existing structural section and its load capacity. If the pavement section is inadequate to support the proposed construction loadings, the roadway must be redesigned or reconstructed as needed to provide a 20-year design life in accordance with the AASHTO Interim Guide for Flexible Pavement.*

Drainage Conditions (Washoe County Code Section 110.420)

- k. *The conditional approval of this tentative map shall not be construed as final approval of the drainage facilities shown on the tentative map. Final approval of the drainage facilities will occur during the final map review and will be based upon the final hydrology report.*
- l. *Prior to finalization of the first final map, a master hydrology/hydraulic report and a master storm drainage plan shall be submitted to the County Engineer for approval.*
- m. *Prior to finalization of any portion of the tentative map, a final, detailed hydrology/hydraulic report for that unit shall be submitted to the County Engineer. All storm drainage improvements necessary to serve the project shall be designed and constructed to County standards and specifications and/or financial assurances in an appropriate form and amount shall be provided. The County Engineer shall determine compliance with this condition.*
- n. *Standard reinforced concrete headwalls or other approved alternatives shall be placed on the inlet and outlet of all drainage structures, and grouted rock riprap shall be used to prevent erosion at the inlets and outlets of all culverts to the satisfaction of the Engineering Division.*
- o. *The developer shall provide pretreatment for petrochemicals and silt for all storm drainage leaving the site to the satisfaction of the Engineering Division.*

- p. *The owner shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit or Waiver for construction and submit a copy to the Engineering Division prior to issuance of a grading permit.*
- q. *The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklist and Inspection Fee shall be submitted with each final map. The County Engineer shall determine compliance with this condition.*
- r. *In medians with irrigated landscaping adjacent to the curb, a subdrain system shall be installed a minimum of one foot behind the back face of curb to intercept drainage from the landscaping. The system shall be tied to the storm drain system or an acceptable alternative drainage system. The County Engineer shall determine compliance with this condition.*
- s. *Drainage swales that drain more than two lots are not allowed to flow over the curb into the street; these flows shall be intercepted by an acceptable storm drain inlet and routed into the storm drain system. The County Engineer shall determine compliance with this condition.*
- t. *A note on the final map shall indicate that all drainage facilities not maintained by Washoe County shall be privately maintained and perpetually funded by a homeowners association. As an alternative to a homeowners association, the developer may request the establishment of a County Utility Service Area under which fees would be paid for maintenance of the proposed storm drainage detention facility. The fee amount will be based on the additional service above that normally provided by the County to maintain new stormwater facilities dedicated by the developer (i.e., curb and gutter, drop inlets and piping). The County Engineer shall determine compliance with this condition. The maintenance and funding of these drainage facilities shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.*
- u. *The maximum permissible flow velocity (that which does not cause scour) shall be determined for all proposed channels and open ditches. The determination shall be based on a geotechnical analysis of the channel soil, proposed channel lining and channel cross section, and it shall be in accordance with acceptable engineering publications/calculations. Appropriate linings shall be provided for all proposed channels and open ditches such that the 100-year flows do not exceed the maximum permissible flow velocity. The County Engineer shall determine compliance with this condition.*
- v. *All slopes steeper than 3:1 shall be mechanically stabilized to control erosion. As an alternative to riprap, an engineered solution (geofabric, etc.) may be acceptable. The County Engineer shall determine compliance with this condition.*
- w. *A note on all affected final maps shall state that the owner, buyers, assigns or interest holders of any lots hereon, hereby agree that all existing irrigation flows crossing these parcels shall be perpetuated. Any legal rights to water from the ditches crossing this property shall be honored and the right of access for maintenance and operation will not be denied to valid holders of those rights. The County Engineer shall determine compliance with this condition.*
- x. *Maintenance access and drainage easements shall be provided for all existing and proposed drainage facilities. The County Engineer shall determine compliance with this condition.*
- y. *Drainage easements shall be provided across individual lots on the official map for all storm runoff that crosses more than one lot. The County Engineer shall determine compliance with this condition.*

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

Traffic and Roadway (Washoe County Code Section 110.436)

- bb. *All roadway improvements necessary to serve the project shall be designed and constructed to County standards and specifications and/or financial assurances in an appropriate form and amount shall be provided. The County Engineer shall determine compliance with this condition*
- cc. *Street names shall be reviewed and approved by the Regional Street Naming Coordinator.*
- dd. *Proposed landscaping and/or fencing along street rights-of-way and within median islands shall be designed to meet American Association of State Highway and Transportation Officials (AASHTO) sight distances and safety guidelines. No tree shall overhang the curb line of any public street. The County Engineer shall determine compliance with this condition.*
- ee. *A note on each affected final map shall state that no direct access from individual lots shall be allowed onto Neighborhood Way with the exception of lot 463. The County Engineer shall determine compliance with this condition. This note shall also be included in the CC&R's to the satisfaction of the District Attorney's Office.*
- ff. *For any utilities placed in existing County streets, the streets shall be repaired to the satisfaction of the County Engineer. At a minimum, this will require full depth removal and replacement of asphalt for half the street width, or replacement of non-woven pavement reinforcing fabric with a 2" asphalt overlay for half the street width. Type II slurry seal is required for the entire street width with either option. Full width street improvements may be required if the proposed utility location is too close to the centerline of the existing street.*
- gg. *Streetlights shall be constructed to Washoe County standards at locations to be determined at the final design stage. The County Engineer shall determine compliance with this condition.*
- hh. *AASHTO clear zones shall be determined for all streets adjacent to retaining walls or slopes steeper than 3:1. If a recoverable or traversable clear zone cannot be provided, an analysis to determine if barriers are warranted shall be submitted for approval. The County Engineer shall determine compliance with this condition.*
- ii. *All retaining walls that are adjacent to, provide support for or retain soil from the County right-of-way shall be constructed of reinforced masonry block or reinforced concrete and designed by an engineer licensed in the State of Nevada. The County Engineer shall determine compliance with this condition.*
- jj. *No retaining walls that retain soil from the County right-of-way or private right-of-way shall be located within a plowed snow storage easement. The County Engineer shall determine compliance with this condition.*
- kk. *Neighborhood Way shall be constructed to the existing southern portion of Ruddy Way. Prior to making final connection to the southern portion of Ruddy Way, the southern*

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

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

Parks and Open Space

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

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

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

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

Water Resources

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

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

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

- j. Easements and real property for all water distribution, sanitary sewer collection systems and appurtenances shall be offered for dedication to Washoe County along with the recordation of each final map.
- k. A master sanitary sewer report for the entire tentative map shall be prepared and submitted by the applicant's engineer at the time of the initial submittal for the first final map which addresses:
 - I. The estimated sewage flows generated by this project;
 - II. Projected sewage flows from potential or existing development within tributary areas;
 - III. The impact on capacity of existing infrastructure;
 - IV. Slope of pipe, invert elevation and rim elevation for all manholes; and
 - V. Proposed collection line sizes, on-site and off-site alignment, and half-full velocities
- l. No Certificate of Occupancy will be issued until all the potable water and sewer collection facilities necessary to serve each final map have been completed and accepted.
- m. No permanent structures (including rockery or retaining walls, building's, etc.) shall be allowed within or upon any County maintained utility easement.
- n. The developers' engineer shall submit a plan or letter from the appropriate fire agency identifying the approved fire hydrant locations and indicating the fire flow and duration required for each final map. This information must accompany the water system improvements plans when submitted for initial review.
- o. A minimum 20-foot sanitary sewer and access easement shall be dedicated to Washoe County over any facilities not located in a dedicated right of way.
- p. A minimum 30-foot water main easement shall be dedicated to Washoe County over any facilities not located in a dedicated right of way.
- q. A minimum 12-foot wide all weather sanitary sewer access road shall be constructed to facilitate access to off-site sanitary sewer manholes.
- r. Article 216, Section 110.216.55 of the Spanish Springs Area Plan states "*All proposed development in the Spanish Springs planning area shall evaluate and develop storm drainage improvements which ensure the Spanish Springs Water Detention Facility remains hydraulically equivalent to the design parameters of the facility...*"
- s. All storm drain outlets that will be draining into any of the Facility channels shall adequately protect that area from erosion, i.e. riprap of adequate size and area.

Air Quality Management Program

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

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

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

Environmental Health Services Division

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

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

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

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

Vector-Borne Diseases Program

7. The following conditions are requirements of the Vector-Borne Diseases Program of the District Health Department, which shall be responsible for determining compliance with these conditions. The District Board of Health has jurisdiction over all public health matters in the Health District. Any conditions set by Washoe County District Health (WCDH) must be appealed to the District Board of Health.

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

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

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

Truckee Meadows Fire Protection District (TMFPD)

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

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

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

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

*** End of Conditions ***

EAGLE CANYON RANCH

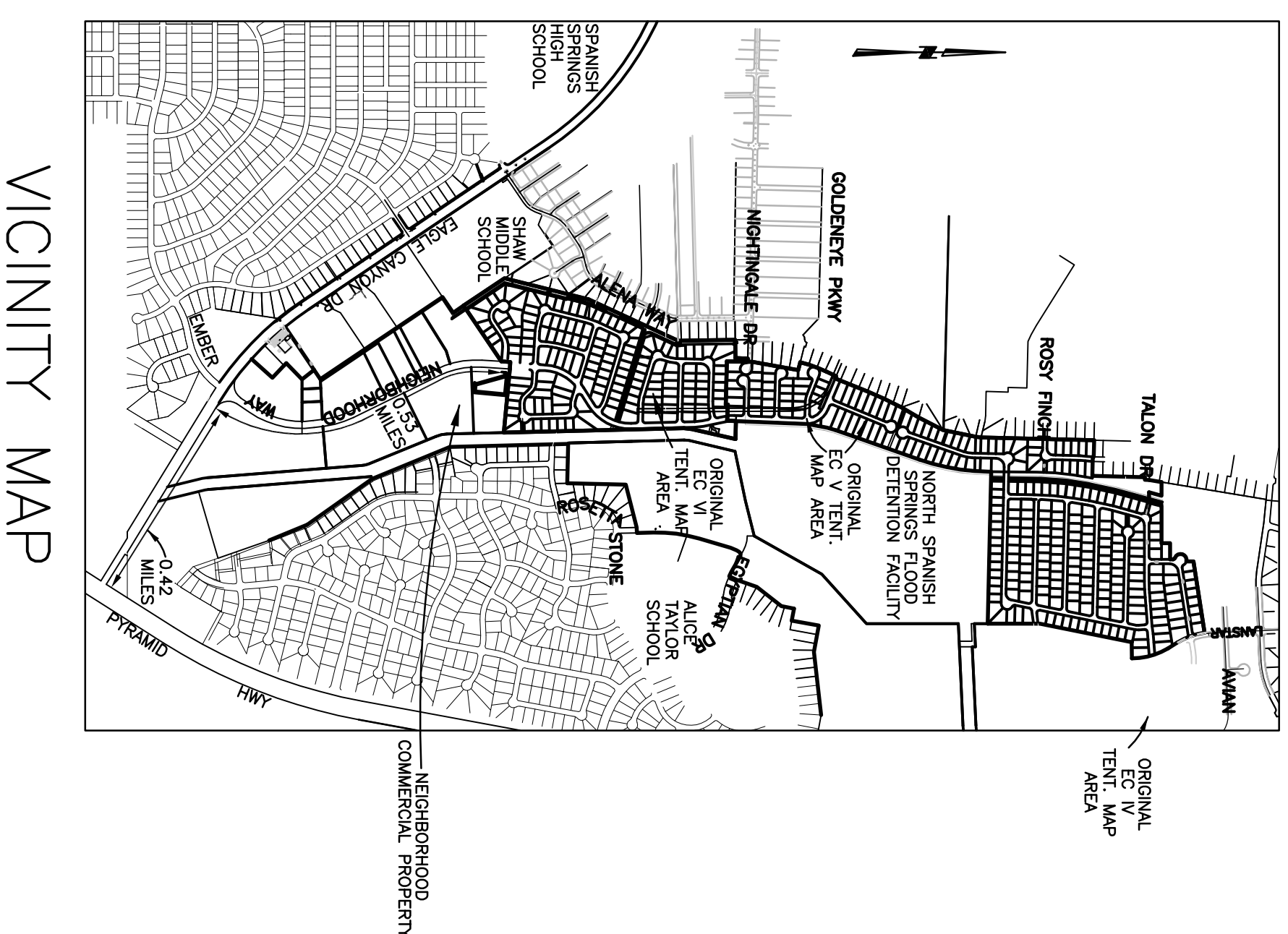
REVISED TENTATIVE MAP

OWNER/DEVELOPER
 SPANISH SPRINGS ASSOCIATES LTD. PARTNERSHIP
 550 EAST PLUMB LANE, SUITE B, #505
 RENO, NEVADA 89509

ENGINEERS
 C & M ENGINEERING AND DESIGN, LTD.
 9498 DOUBLE B BLVD, SUITE B
 RENO, NEVADA 89521

LEGEND

	NEW SLOPE(S SHOWN)		BUILDING
	EXISTING CURB & GUTTER		DECK
	NEW CURB & GUTTER		COVERED AREA
	EXISTING 1' CONTOUR		SHED
	EXISTING 5' CONTOUR		MISC. UNDER CONSTR.
	DIRECTION OF FLOW		RAILROAD
	NEW STORM DRAIN W/MANHOLE		NE/Z CONTROL POINT
	EXISTING STORM DRAIN		Z ONLY CONTROL POINT
	NEW SANITARY SEWER W/MANHOLE		SURVEY MONUMENT
	EXISTING SANITARY SEWER		POWER POLES
	GRADE BREAK		POLE ANCHOR
	CLEANOUT		TRANSMISSION TOWER
	NEW CATCH BASIN/MANHOLE		LIGHT POLE
	EXISTING CATCH BASIN		POST/POLE
	NEW WATER LINE W/VALVE		SIGN
	EXISTING WATER LINE W/VALVE		FIRE HYDRANT
	FLUSH VALVE ASSEMBLY		MANHOLE
	AIR RELEASE ASSEMBLY		VALVE COVER
	EXIST. SPOT ELEVATION		TRAFFIC SIGNAL
	ROCK RIPRAP		RR. XING SIGNAL
			TRENCH/STOPE
			SHEET BOUNDARIES
			TALINGS/TIE
			PIPELINE
			WATER EDGE
			INTERMITTENT DRAINAGE
			DITCH
			TREELINE
			BRUSHLINE
			BUILDING
			INDEX CONTOUR
			APPROXIMATE INDEX
			INTERMEDIATE CONTOUR
			APPROXIMATE INTERMEDIATE
			EDGE OF PAVEMENT
			DIRT ROAD
			JEEP/FOOT TRAIL
			CURB LINE
			GUTTER/CONCRETE EDGE
			GUARD-RAIL
			MEDIAN WALL
			RETAINING WALL
			FENCE ON RV
			BLOCK WALL
			STONE WALL
			TRENCH/STOPE
			SHEET BOUNDARIES
			TALINGS/TIE
			PIPELINE
			WATER EDGE
			INTERMITTENT DRAINAGE
			DITCH
			TREELINE
			BRUSHLINE
			BUILDING
			DECK
			COVERED AREA
			SHED
			MISC. UNDER CONSTR.
			RAILROAD
			NE/Z CONTROL POINT
			Z ONLY CONTROL POINT
			SURVEY MONUMENT
			POWER POLES
			POLE ANCHOR
			TRANSMISSION TOWER
			LIGHT POLE
			POST/POLE
			SIGN
			FIRE HYDRANT
			MANHOLE
			VALVE COVER
			TRAFFIC SIGNAL
			RR. XING SIGNAL
			MAIL BOX
			MISC. OBJECT
			METER
			EXCAVATION
			SHAFT
			UTIL. VAULT/BOX
			METER BOX



SHEET INDEX	C-1 TITLE SHEET
	C-2 KEY SHEET
	C-3 GEOMETRICS
	C-4 GEOMETRICS
	C-5 GEOMETRICS
	C-6 GRADING PLAN
	C-7 GRADING PLAN
	C-8 GRADING PLAN
	C-9 CROSS SECTIONS

GENERAL NOTES:

1. BASED ON FLOOD INSURANCE RATE MAP NO. 32031C2866 G, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), THE PROJECT SITE IS IN FLOOD ZONE X-1. THE FLOOD ZONE SHOWN ON THE TENTATIVE SUBDIVISION MAP FROM THE AD ZONE AND NOW LIES WITHIN THE NSSFPF AND ITS CHANNELS.
2. ALL STREETS TO BE PUBLIC UNLESS OTHERWISE NOTED.
3. ALL SLOPES ARE 3:1 MAX. UNLESS OTHERWISE NOTED.
4. MECHANICAL SLOPE STABILIZATION FOR SLOPES STEEPER THAN 3:1 - WHEN ROCK RIPRAP IS USED FOR SLOPE STABILIZATION, IT SHALL CONTAIN A MINIMUM OF FOUR FRACTURED FACES AND BE PLACED TO A MINIMUM DEPTH OF 12 INCHES. A MINIMUM OF 75% OF THE RIPRAP SHALL BE 8 INCH DIAMETER ROCK OR GREATER.
5. ALL AREAS DISTURBED AND LEFT UNDEVELOPED FOR A PERIOD OF MORE THAN THIRTY (30) DAYS SHALL BE STABILIZED BY THE APPLICATION OF DUST PALLA-TIVE AND IF LEFT MORE THAN NINETY (90) DAYS PLANTED AS FOLLOWS:
 GRASS: THE BROOKCAST SEEDING RATE SHALL BE 12#/AC. OF SODAR WHEATGRASS AND 8#/AC. OF SODAR WHEATGRASS. IF DRILLED, THE RATE SHOULD BE 6#/AC. OF SODAR WHEATGRASS AND 5#/AC. OF FAIRWAY CREATED WHEATGRASS. STRAW MULCH 3000#/AC. ANCHORED BY A STRAW PUNCHING TOOL OR COVERED WITH NETTING AND STAPLED.
6. ALL DIMENSIONS ARE APPROXIMATE.

LAND USE DATA:

1. PRESENT LAND USE CLASSIFICATION: MDS
2. PROPOSED LAND USE CLASSIFICATION: MDS
3. TOTAL LAND AREA: 149.48 AC.;
 LOT AREA: 113.44 AC.;
 STREETS: 28.88 AC.;
 COMMON AREA: 9.16 AC.
4. NUMBER OF UNITS: 452;
 DENSITY: 3.0 DU/AC.
5. AVERAGE LOT SIZE: 10,932 SF
 SMALLEST LOT SIZE: 8,510 SF
 LARGEST LOT SIZE: 37,591 SF
6. MINIMUM SETBACK REQUIREMENTS:
 FRONT: 20'
 REAR: 20'
 SIDE: 8'

UTILITIES:

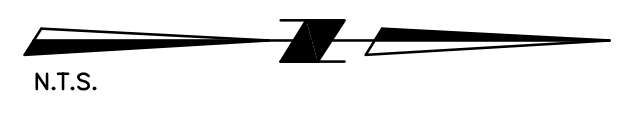
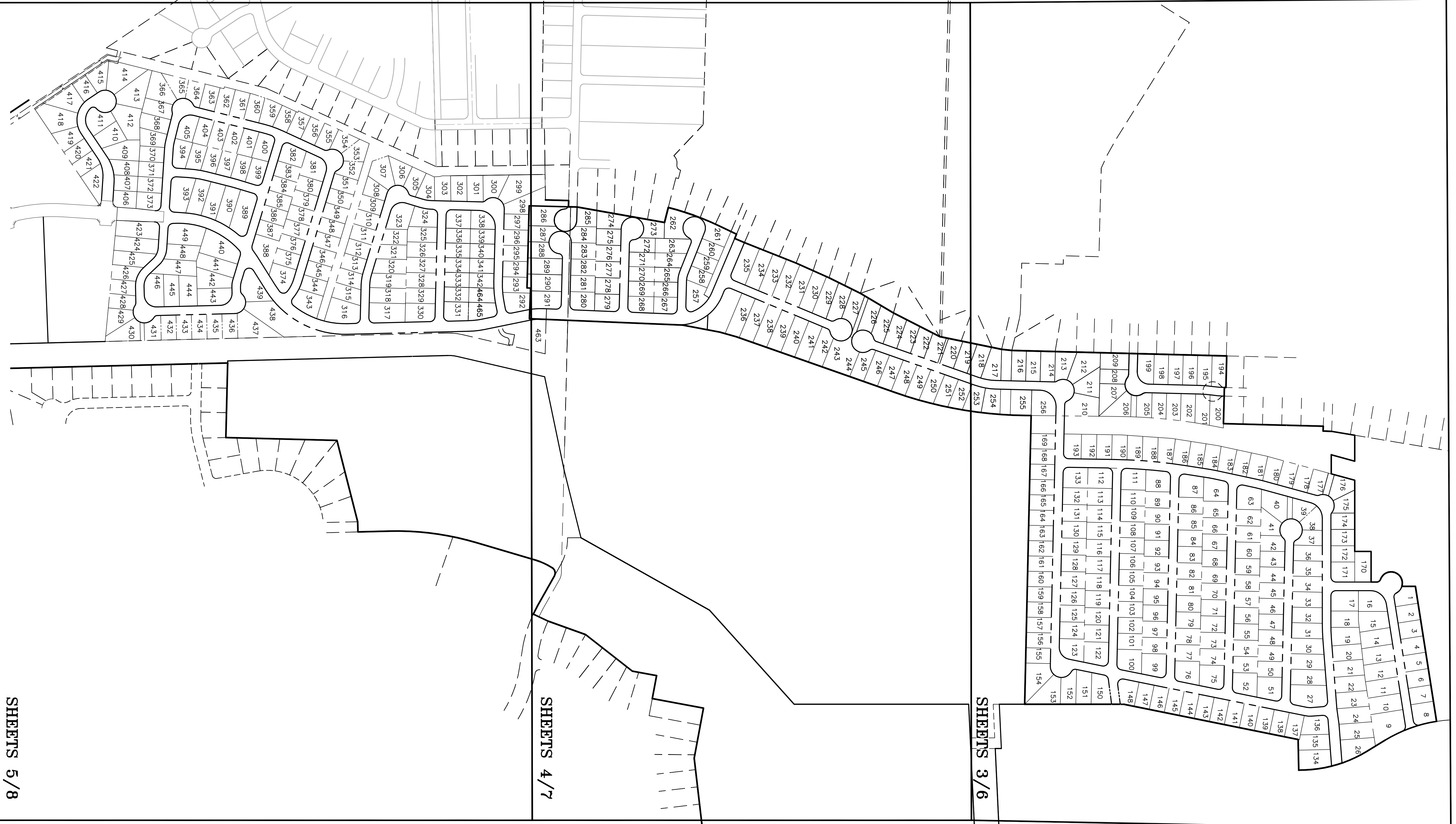
- CABLE - CHARTER COMMUNICATIONS
- ELECTRICAL - NV ENERGY
- SEWAGE DISPOSAL - WASHOE COUNTY DEPT. OF WATER RESOURCES
- SOLID WASTE - RENO DISPOSAL
- TELEPHONE - AT&T
- GAS - NEVADA ENERGY
- WATER - WASHOE COUNTY DEPT. OF WATER RESOURCES

REVISION 2 INCLUDES REMOVAL OF LOTS 450-462 AND LOTS 331-342 AND 485 HAVE BEEN REMOVED FROM AND OF TALON DRIVE (SEE SHEET 5/ GRADING SHEET 8) AND ADDED BETWEEN MOJAVE DESERT AND PINE (SEE 5/)

THESE PLANS (SHEETS 1 THROUGH 9) HAVE BEEN PREPARED IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE WASHOE COUNTY DEVELOPMENT CODE. THE WASHOE COUNTY DEVELOPMENT CODE SHALL PREVAIL.

<p>EAGLE CANYON RANCH TITLE SHEET</p>		<p>C & M ENGINEERING AND DESIGN, LTD 9498 DOUBLE B BLVD., STE. B RENO, NV 89521 PHONE: (775) 856-3312 FAX: (775) 856-3318</p>	
<p>DATE: 9/6/16</p>	<p>REVISION: 1</p>	<p>DESCRIPTION: REMOVED LOTS 450-462 AND RELOCATED LOTS 464&465</p>	<p>BY: LCM</p>
<p>DATE: 5/27/14</p>	<p>REVISION: 2</p>	<p>DESCRIPTION: REVISED GRADING, CHANNEL SECTION, IMPORT QUANTITY</p>	<p>BY: LCM</p>
<p>MARK: NEVADA</p>	<p>DATE:</p>	<p>REVISION DESCRIPTION:</p>	<p>BY:</p>

WASHINGTON COUNTY OF WASH. CO., ENGINEER AND SURVEYOR AND COMMISSIONED MEASURER OF THE ENGINEER.



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EAGLE CANYON RANCH
KEY SHEET

WASHOE COUNTY	NEVADA	MARK	DATE	REVISION	DESCRIPTION

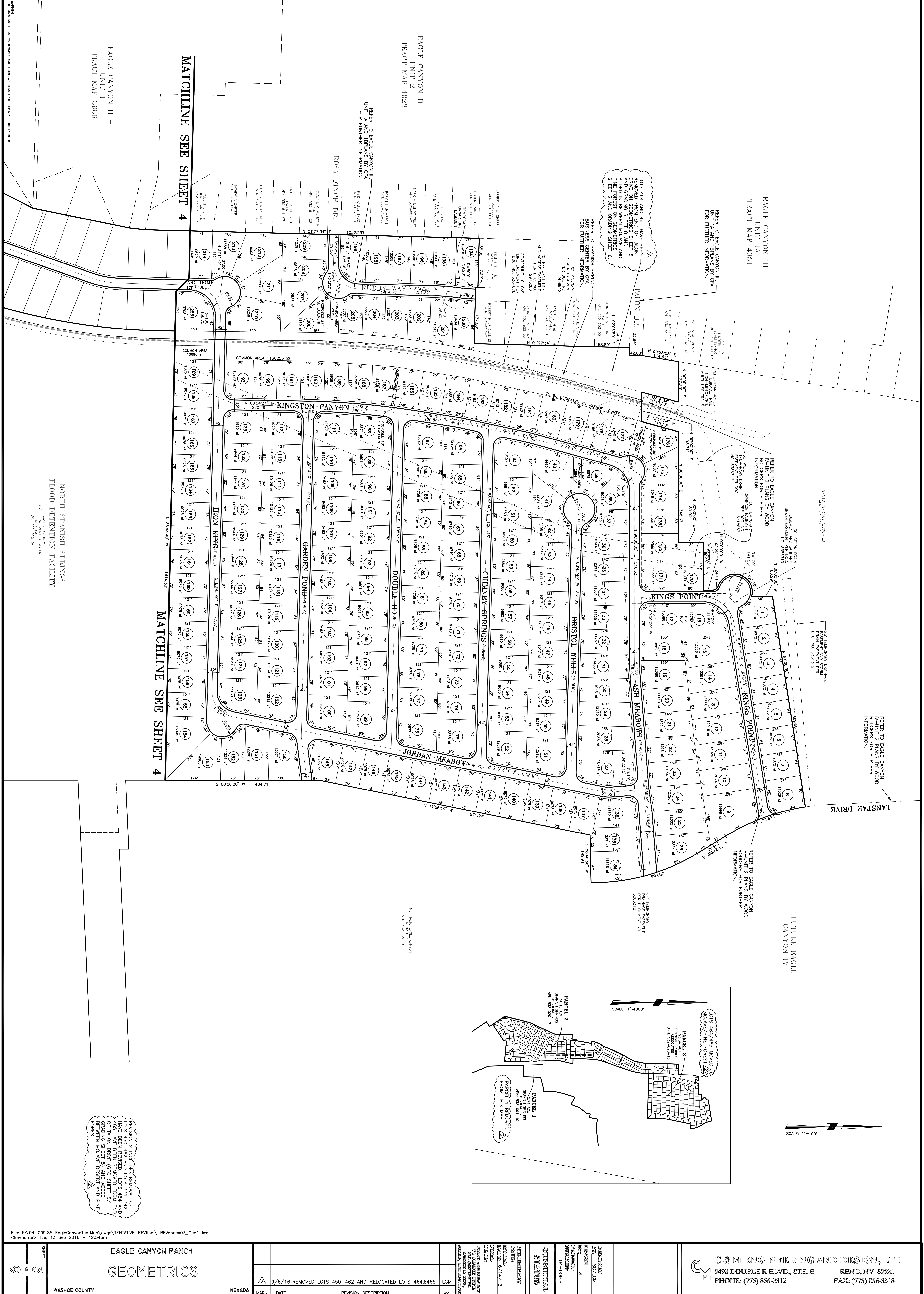
SHEET
2
 OF
9

DESIGNED BY: SC/LCW
 DRAWN BY: VI
 PROJECT NUMBER: 04-009.85

C & M ENGINEERING AND DESIGN, LTD
 9498 DOUBLE R BLVD., STE. B RENO, NV 89521
 PHONE: (775) 856-3312 FAX: (775) 856-3318



PREPARED BY: [Blank]
 DATE: [Blank]
 CHECKED BY: [Blank]
 DATE: 6/14/13
 DRAWN BY: [Blank]
 DATE: [Blank]
 PROJECT NUMBER: 04-009.85
 SUBMITTAL STATUS: [Blank]
 PREPARED BY: [Blank]
 DATE: [Blank]
 CHECKED BY: [Blank]
 DATE: [Blank]
 DRAWN BY: [Blank]
 DATE: [Blank]
 PROJECT NUMBER: 04-009.85
 SUBMITTAL STATUS: [Blank]



NOTICE: THIS PLAN IS A TENTATIVE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION HEREON.

EAGLE CANYON II -
UNIT 1A
TRACT MAP 3986

MATCHLINE SEE SHEET 4

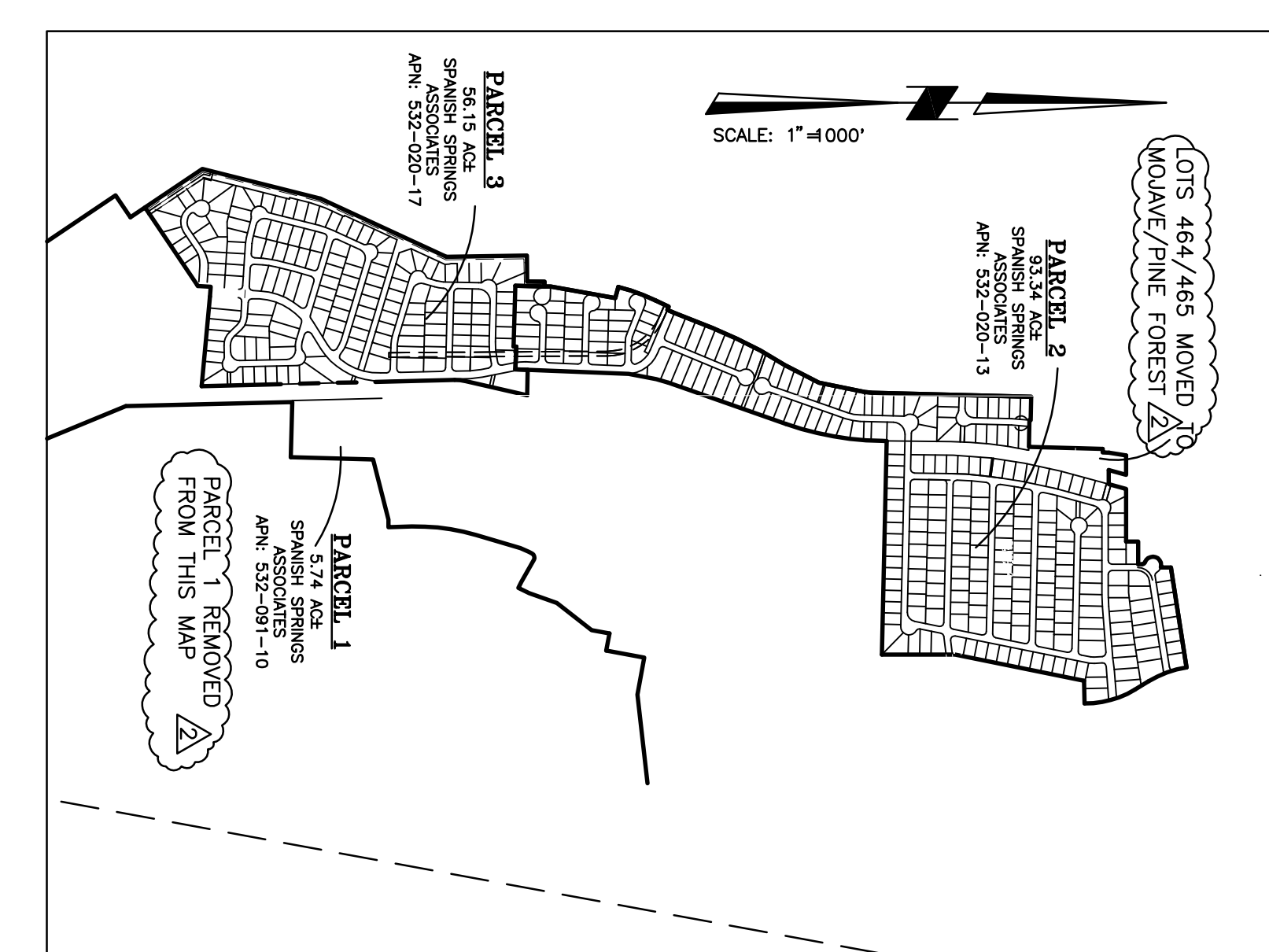
EAGLE CANYON II -
UNIT 1A
TRACT MAP 4023

EAGLE CANYON III
UNIT 1A
TRACT MAP 4051

MATCHLINE SEE SHEET 4

NORTH SPANISH SPRINGS
FLOOD DETENTION FACILITY

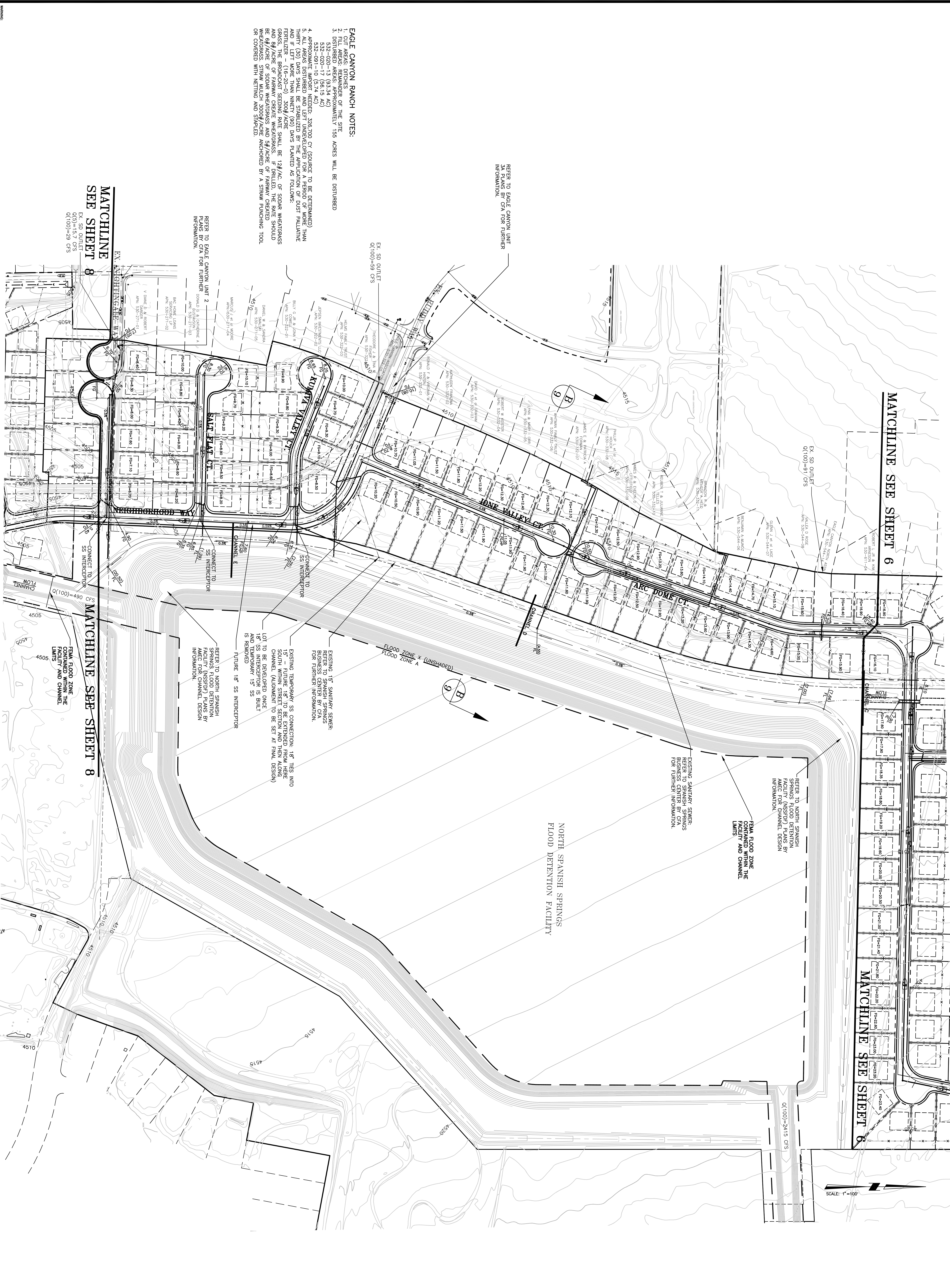
REVISION 2: IN ORDER TO REMOVE LOT 464 AND LOT 465 FROM THIS MAP, THE FOLLOWING CHANGES WERE MADE TO THE PLAN: LOT 464 AND LOT 465 WERE REMOVED FROM THE PLAN AND THE BOUNDARIES OF THE ADJACENT LOTS WERE ADJUSTED TO REFLECT THESE CHANGES.



NO.	DATE	REVISION DESCRIPTION	BY
1	9/6/16	REMOVED LOTS 450-462 AND RELOCATED LOTS 464&465	LCM

PROJECT NAME	EAGLE CANYON RANCH
PROJECT LOCATION	WASHOE COUNTY, NEVADA
OWNER	GEOMETRICS
DESIGNER	C & M ENGINEERING AND DESIGN, LTD.
DATE	6/14/13
SCALE	AS SHOWN
STATUS	TENTATIVE
PROJECT NO.	04-009.85
DATE	6/14/13
PROJECT	REMOVED LOTS 450-462 AND RELOCATED LOTS 464&465
DATE	6/14/13
PROJECT	REMOVED LOTS 450-462 AND RELOCATED LOTS 464&465
DATE	6/14/13

C & M ENGINEERING AND DESIGN, LTD.
 9498 DOUBLE R BLVD., STE. B RENO, NV 89521
 PHONE: (775) 856-3312 FAX: (775) 856-3318



EAGLE CANYON RANCH NOTES:

1. CUT AREAS, DITCHES
2. FILL AREAS, REMAINDER OF THE SITE
3. DISTURBED AREAS, APPROXIMATELY 155 ACRES WILL BE DISTURBED
4. APPROXIMATE IMPORT NEEDED: 326,700 CY (SOURCE TO BE DETERMINED)
5. ALL AREAS DISTURBED AND LEFT UNDEVELOPED FOR A PERIOD OF MORE THAN 180 DAYS SHALL BE REVEGETATED WITH A MIXTURE OF 50% BERMUDA GRASS AND 50% FESCUE GRASS. THE BROADCAST SEEDING RATE SHALL BE 12#/AC OF SQUARE WHEATGRASS AND 8#/AC OF FARMW CREEPER WHEATGRASS. IF DRILLED, THE RATE SHOULD BE 24#/AC OF SQUARE WHEATGRASS AND 16#/AC OF FARMW CREEPER WHEATGRASS. ALL AREAS SHOULD BE COVERED WITH NETTING AND STAKED.

MATCHLINE SEE SHEET 8

MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 8

REFER TO EAGLE CANYON UNIT 1 FOR FURTHER INFORMATION.

REFER TO EAGLE CANYON UNIT 2 FOR FURTHER INFORMATION.

EX. SS OUTLET
Q(100)=91' CFS

EX. SS OUTLET
Q(100)=59' CFS

REFER TO NORTH SPANISH SPRINGS FLOOD DETENTION FACILITY (NSPDF) PLANS BY AEC FOR CHANNEL DESIGN INFORMATION.

FEMA FLOOD ZONE CONTAINED WITHIN THE FACILITY AND CHANNEL LIMITS

EXISTING SANITARY SEWER. REFER TO SPANISH SPRINGS BUSINESS CENTER BY CFA FOR FURTHER INFORMATION.

NORTH SPANISH SPRINGS FLOOD DETENTION FACILITY

REFER TO NORTH SPANISH SPRINGS FLOOD DETENTION FACILITY (NSPDF) PLANS BY AEC FOR CHANNEL DESIGN INFORMATION.

EXISTING TEMPORARY SS CONNECTION: 18" TIES INTO 15" - FUTURE 18" TO BE EXTENDED FROM HERE SOUTH WITHIN STREET SECTION AND THEN ALONG CHANNEL (ALIGNMENT TO BE SET AT FINAL DESIGN) AND DEVELOPED ONCE 18" SS INTERCEPTOR IS BUILT AND DEVELOPMENT IS BUILT IS REMOVED

EXISTING 15" SANITARY SEWER. REFER TO SPANISH SPRINGS BUSINESS CENTER BY CFA FOR FURTHER INFORMATION.

MATCHLINE SEE SHEET 8

REFER TO NORTH SPANISH SPRINGS FLOOD DETENTION FACILITY (NSPDF) PLANS BY AEC FOR CHANNEL DESIGN INFORMATION.

MATCHLINE SEE SHEET 8

MATCHLINE SEE SHEET 8

MARK	DATE	REVISION DESCRIPTION	BY
5/27/14	REVISED GRADING, CHANNEL SECTIONS, IMPORT QUANTITY	LCM	



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EAGLE CANYON RANCH

GRADING

WASHOE COUNTY

MARK	DATE	REVISION DESCRIPTION	BY
△	9/6/16	REMOVED LOTS 450-462 AND RELOCATED LOTS 464&465	LCM
△	5/27/14	REVISED GRADING, CHANNEL SECTION, IMPORT QUANTITY	LCM

C & M ENGINEERING AND DESIGN, LTD
 9498 DOUBLE R BLVD., STE. B RENO, NV 89521
 PHONE: (775) 856-3312 FAX: (775) 856-3318

STATUTORY
 04-009.85

DATE: 6/14/13
PROJECT: 5/27/14

