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# BRAESVIEW CUSTOM LOT SUBDIVISION

TENTATIVE MAP  
APPLICATION

March 8, 2021

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9222 Prototype Drive  
Reno, Nevada 89521  
T 775.827.6111  
F 775.827.6122  
[www.LumosInc.com](http://www.LumosInc.com)



## Washoe County Development Application

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

|   |                 |  |                 |
|---|-----------------|--|-----------------|
| <b>Project Information</b>  |                 | Staff Assigned Case No.: _____           |                 |
| Project Name: <b>Braesview Subdivision</b>  |                 |  |                 |
| Project Description: This project is proposing a 24 custom residential lot subdivision on 75.881+/- acres. It will also includes associated grading and consideration for significant hydrologic resources .                        |                 |  |                 |
| Project Address: 1455 & 1455A Foothill Rd, 0 Mallory Ln, and 0 Holcomb Ranch Rd   |                 |  |                 |
| Project Area (acres or square feet): 75.881+/- acres  |                 |  |                 |
| Project Location (with point of reference to major cross streets <b>AND</b> area locator):<br>The main street that will be used to access the property Foothill Road. Nearest cross streets are Thomas Creek Road and Mallory Lane. |                 |  |                 |
| Assessor's Parcel No.(s):   | Parcel Acreage: | Assessor's Parcel No.(s):                | Parcel Acreage: |
| 044-391-26  | 17.226+/- ac    | 044-391-29                               | 15.706+/- ac    |
| 044-391-28  | 15.447+/- ac    | 162-240-01                               | 27.502+/- ac    |
| <b>Indicate any previous Washoe County approvals associated with this application:</b><br>Case No.(s). WTPM19-0003  |                 |  |                 |
| <b>Applicant Information</b> (attach additional sheets if necessary)  |                 |  |                 |
| <b>Property Owner:</b>  |                 | <b>Professional Consultant:</b>          |                 |
| Name: Thomas Foothill, LLC  |                 | Name: Lumos & Associates, Inc.           |                 |
| Address: 2100 Manzanita Lane, Reno, Nevada 89505  |                 | Address: 9222 Prototype Drive            |                 |
| Reno,   | Zip:            | Reno, NV                                 | Zip: 89521      |
| Phone:  | Fax:            | Phone: 775-827-6111                      | Fax:            |
| Email:  |                 | Email: ethomas@lumosinc.com              |                 |
| Cell:   | Other:          | Cell:                                    | Other:          |
| Contact Person:   |                 | Contact Person: Ed Thomas, P.E           |                 |
| <b>Applicant/Developer:</b>   |                 | <b>Other Persons to be Contacted:</b>    |                 |
| Name: Thomas Foothill, L.L.C.   |                 | Name: CFA, Inc.                          |                 |
| Address: 2100 Manzanita Lane  |                 | Address: 1150 Corporate Blvd             |                 |
| Reno, NV  | Zip: 89509      | Reno, Nevada                             | Zip: 89502      |
| Phone:  | Fax:            | Phone: 775-856-7073                      | Fax:            |
| Email: roger@thomas creekdevelopment.com  |                 | Email: dsnelgrove@cfareno.com            |                 |
| Cell: 518-339-4655  | Other:          | Cell: 775-737-8910                       | Other:          |
| Contact Person: Roger Davidson  |                 | Contact Person: R. David Snelgrove, AICP |                 |
| <b>For Office Use Only</b>  |                 |  |                 |
| Date Received:  | Initial:        | Planning Area:                           |                 |
| County Commission District:   |                 | Master Plan Designation(s):              |                 |
| CAB(s):   |                 | Regulatory Zoning(s):                    |                 |

# OWNERSHIP SHEET

| APN        | Situs Address        |  | Contact             |
|------------|----------------------|--|---------------------|
| 044-391-28 | 0 Mallory Lane       |  | Thomas Foothill LLC |
| 044-391-29 | 1455 A Foothill Road |  | 2100 Manzanita Lane |
| 044-391-26 | 1455 Foot hill Road  |  | Reno, NV 89509      |

162-240-01 0 Holcomb Lane

CASAZZA RANCH ESTATES LLC  
ATTN CORY CASAZZA  
905 HOLCOMB LN  
RENO NV 89511

# Property Owner Affidavit

**Applicant Name:** Thomas Foothill, L.L.C.

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

STATE OF NEVADA     )  
                                  )  
COUNTY OF WASHOE    )

I, Roger R. Davidson, Thomas Foothill, L.L.C., Manager  
(please print name)

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

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

Assessor Parcel Number(s): 044-391-26, 044-391-28, and 044-391-29


Printed Name Roger R. Davidson

Signed 

Address 2100 Manzanita Lane

Reno, Nevada 89509

Subscribed and sworn to before me this 23 day of February, 21.

  
Notary Public in and for said county and state

My commission expires: 10.19.21

(Notary Stamp)



\*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

# Property Owner Affidavit

**Applicant Name:** CASAZZA RANCH ESTATES LLC

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

STATE OF NEVADA )  
COUNTY OF WASHOE )

I, Steve Casazza  
(please print name)

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

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

Assessor Parcel Number(s): 162-240-01

Printed Name Steve Casazza

Signed Steve Casazza

Address 9795 Passa Tempo Dr.  
89511

Subscribed and sworn to before me this  
23rd day of Feb, 2021.

Mackenzie Rivers  
Notary Public in and for said county and state

My commission expires: 10.19.21

(Notary Stamp)



\*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

# Tentative Subdivision Map Application Supplemental Information

(All required information may be separately attached)

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

1455 & 1455A Foothill Rd, 0 Mallory Ln, and 0 Holcomb Ranch Rd, 1,500+/- feet west of Foothill and Caribou Road Intersection.

2. What is the subdivision name (proposed name must not duplicate the name of any existing subdivision)?

**Braesview Custom Lot Subdivision**

3. Density and lot design:

|  |                                   |
|--|-----------------------------------|
| a. Acreage of project site                   | 75.88+/- acres                    |
| b. Total number of lots                      | 24                                |
| c. Dwelling units per acre                   | 0.32+/-                           |
| d. Minimum and maximum area of proposed lots | 2.5+/- Acre Min, 4.89+/- Acre Max |
| e. Minimum width of proposed lots            | 77 feet                           |
| f. Average lot size                          | 2.96+/- Acres                     |

4. What utility company or organization will provide services to the development:

|                                 |                  |
|---------------------------------|------------------|
| a. Sewer Service                | Washoe County    |
| b. Electrical Service           | NV Energy        |
| c. Telephone Service            | AT&T             |
| d. LPG or Natural Gas Service   | NV Energy        |
| e. Solid Waste Disposal Service | Waste Management |
| f. Cable Television Service     | Charter Spectrum |
| g. Water Service                | TMWA             |

5. For common open space subdivisions (Article 408), please answer the following:

- a. Acreage of common open space:

Project is not proposed to be a Common Open Space Development Project

- b. What development constraints are within the development and how many acres are designated slope, wetlands, faults, springs, and/or ridgelines:

The development constraints map shows an area of potential wetlands

- c. Range of lot sizes (include minimum and maximum lot size):

2.5+/- Acre Min, 4.89+/- Acre Max.

d. Proposed yard setbacks if different from standard:

Standard Code Yard Setbacks for HDR Zoning are proposed.

e. Justification for setback reduction or increase, if requested:

Not Applicable. No setback modifications are proposed.

f. Identify all proposed non-residential uses:

No non-residential uses are proposed with this tentative map application.

g. Improvements proposed for the common open space:

Private Road and drainage basin associated with common area impervious surfaces.

h. Describe or show on the tentative map any public or private trail systems within common open space of the development:

There is no proposed public nor private trail system proposed with the Braesview subdivision.

i. Describe the connectivity of the proposed trail system with existing trails or open space adjacent to or near the property:

There are no existing trails nearby with which to connect.

j. If there are ridgelines on the property, how are they protected from development?

No ridgelines as defined by Washoe County development code are present on site.

k. Will fencing be allowed on lot lines or restricted? If so, how?

Fencing will be allowed that will be appropriate to the rural setting and will be restricted through the CC&R's.

l. Identify the party responsible for maintenance of the common open space:

A HOA, LMA or other acceptable maintenance organization will be set up to maintain the common areas and common drainage facilities.

6. Is the project adjacent to public lands or impacted by "Presumed Public Roads" as shown on the adopted April 27, 1999 Presumed Public Roads (see Washoe County Engineering website at <http://www.washoecounty.us/pubworks/engineering.htm>). If so, how is access to those features provided?

No.

7. Is the parcel within the Truckee Meadows Service Area?

Yes  No

8. Is the parcel within the Cooperative Planning Area as defined by the Regional Plan?

Yes     No    If yes, within what city?

9. Has an archeological survey been reviewed and approved by SHPO on the property? If yes, what were the findings?

An archaeological study of APN 162-240-01 was conducted in 1984. "No evidence of Archaeological remains were found." This was sent to SHPO

10. Indicate the type and quantity of water rights the application has or proposes to have available:

|                    |                   |                    |                       |
|--------------------|-------------------|--------------------|-----------------------|
| a. Permit #        |                   | acre-feet per year |                       |
| b. Certificate #   |                   | acre-feet per year |                       |
| c. Surface Claim # | 76, 78, 187 & 718 | acre-feet per year | 206.21 AF, Cumulative |
| d. Other #         |                   | acre-feet per year |                       |

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

Thomas Creek, LLC & Casazza Ranch Estates - See water rights documentation in Tab E of this application.

11. Describe the aspects of the tentative subdivision that contribute to energy conservation:

Orientation of the structures will be such that solar emissions can be captured either through active or passive means, building materials will be used as required in Washoe County Code to contribute

12. Is the subject property in an area identified by Planning and Building as potentially containing rare or endangered plants and/or animals, critical breeding habitat, migration routes or winter range? If so, please list the species and describe what mitigation measures will be taken to prevent adverse impacts to the species:

No

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

Yes there will be a gate. No, there is not a public trail system proposed within the development.

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

Please see project narrative for Policies that area applicable to the proposed development.

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

No. There are no modifiers that apply to the area in which the development is proposed.

16. Will the project be completed in one phase or is phasing planned? If so, please provide that phasing plan:

The project is proposed to be constructed in one phase.



17. Is the project subject to Article 424, Hillside Development? If yes, please address all requirements of the Hillside Ordinance in a separate set of attachments and maps.

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

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

|   |                             |                                       |
|---|-----------------------------|---------------------------------------|
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | If yes, include separate attachments. |
|---|-----------------------------|---------------------------------------|

## Grading

Please complete the following additional questions if the project anticipates grading that involves: (1) Disturbed area exceeding twenty-five thousand (25,000) square feet not covered by streets, buildings and landscaping; (2) More than one thousand (1,000) cubic yards of earth to be imported and placed as fill in a special flood hazard area; (3) More than five thousand (5,000) cubic yards of earth to be imported and placed as fill; (4) More than one thousand (1,000) cubic yards to be excavated, whether or not the earth will be exported from the property; or (5) If a permanent earthen structure will be established over four and one-half (4.5) feet high:

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

|  |
|--|
| 11,543+/- CY of materials are proposed to be excvated (cut). |
|--|

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

|   |
|---|
| 6,674+/- CY is shown as export on the plans, but this material will easily be usable on the site. |
|---|

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

|   |
|---|
| All areas of disturbance will either be in lots or roadways, without remaining, untreated or developed disturbance. |
|---|

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

|   |
|---|
| Maximum cut/fill slope will be 3:1 and those areas will be revegetated. |
|---|

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

|  |
|--|
| No berms are proposed in the development plan. |
|--|

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

|  |
|--|
| No retaining walls are proposed as part of the preliminary development plan. |
|--|

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

A limited number of trees will be impacted. Only along the roadway alignment with the preliminary lot set up and development plan.

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

Any revegetation seed mix need will be limited. a proposed mix is provided in the project narrative.

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

Any necessary temporary irrigation will be served off the TMWA water line for the project.

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

No. Areas of true revegetation (rather than landscaping) will be limited on the site.

# Request to Reserve New Street Name(s)

The Applicant is responsible for all sign costs.

## Applicant Information

Name: Thomas Foothill, LLC

Address: 2100 Manzanita Lane, Reno, Nevada 89505  
1455 & 1455A Foothill Rd, 0 Mallory Ln, and 0 Holcomb Ranch Rd, 1,500+/- feet west of Foothill and Caribou Road Intersection.

Phone : 518-339-4655 Fax: \_\_\_\_\_

Private Citizen  Agency/Organization

## Street Name Requests

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

|                |  |
|----------------|--|
| Braesview Lane |  |
|                |  |
|                |  |
|                |  |
|                |  |
|                |  |
|                |  |
|                |  |

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

## Location

Project Name: Braesview Subdivision

Reno                      Sparks                       Washoe County

Parcel Numbers: 162-040-01, 044-091-28, 044-391-29, 044-391-26

Subdivision                      Parcelization                       Private Street

Please attach maps, petitions and supplementary information.

Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
 Regional Street Naming Coordinator  
%c Except where noted

Denied: \_\_\_\_\_ Date: \_\_\_\_\_  
 Regional Street Naming Coordinator

## Washoe County Geographic Information Services

1001 E. Ninth Street  
 Reno, NV 89512-2845

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

**TAB A**

# BRAESVIEW CUSTOM LOT SUBDIVISION

TENTATIVE MAP APPLICATION  
PROJECT NARRATIVE

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# BRAESVIEW CUSTOM LOT SUBDIVISION

TENTATIVE MAP APPLICATION  
PROJECT NARRATIVE

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| Water Rights Deeds and Information   |          |
| Wetlands Request for Delineation & Negative Declaration – Thomas Foothill Property |          |

## Property Location

The subject property is located north of Foothill Road, generally on the east side of Thomas Creek. Two existing streets stub into the property on the eastern side - Mallory Lane and Eli Drive. The subject property totals 75.88+/- acres of land in four existing parcels. The Washoe County Assessor's office recognizes the parcels as APN's 044-391-26, 28, and 29 and 162-240-01. An aerial based vicinity map is provided on page 2 of this project description showing the location of the subject property and the general lot patterning of the surrounding properties.

## Project Request

Requested is a tentative map to create a total of 24 custom-single family residential lots on 75.88+/- acres. The proposed development will include considerations for grading and significant hydrologic resources as the western edge of the property is defined by Thomas Creek.

The minimum lot size proposed is 2.5+/- acres and the maximum lot size is 4.89+/- acres. The lot sizing that is proposed is in conformance with the existing property zoning.

## Project Background

A parcel map was approved on the southern three parcels associated with this property on April 11, 2019 under Washoe County Case No. WTPM19-0003 (Sullivan Foothill Road). The parcel map was recorded on February 6, 2020 as file no. 4998518 in the Washoe County Recorder's Office and is identified as Parcel Map 5448. This parcel map created parcels 044-391-26, 27 and 29, which are all associated with this application. A fourth parcel was created on the west side of Thomas Creek under that parcel map approval (APN 044-391-27) but that parcel is not associated with this application request.

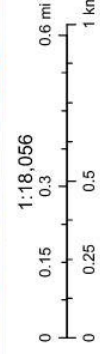
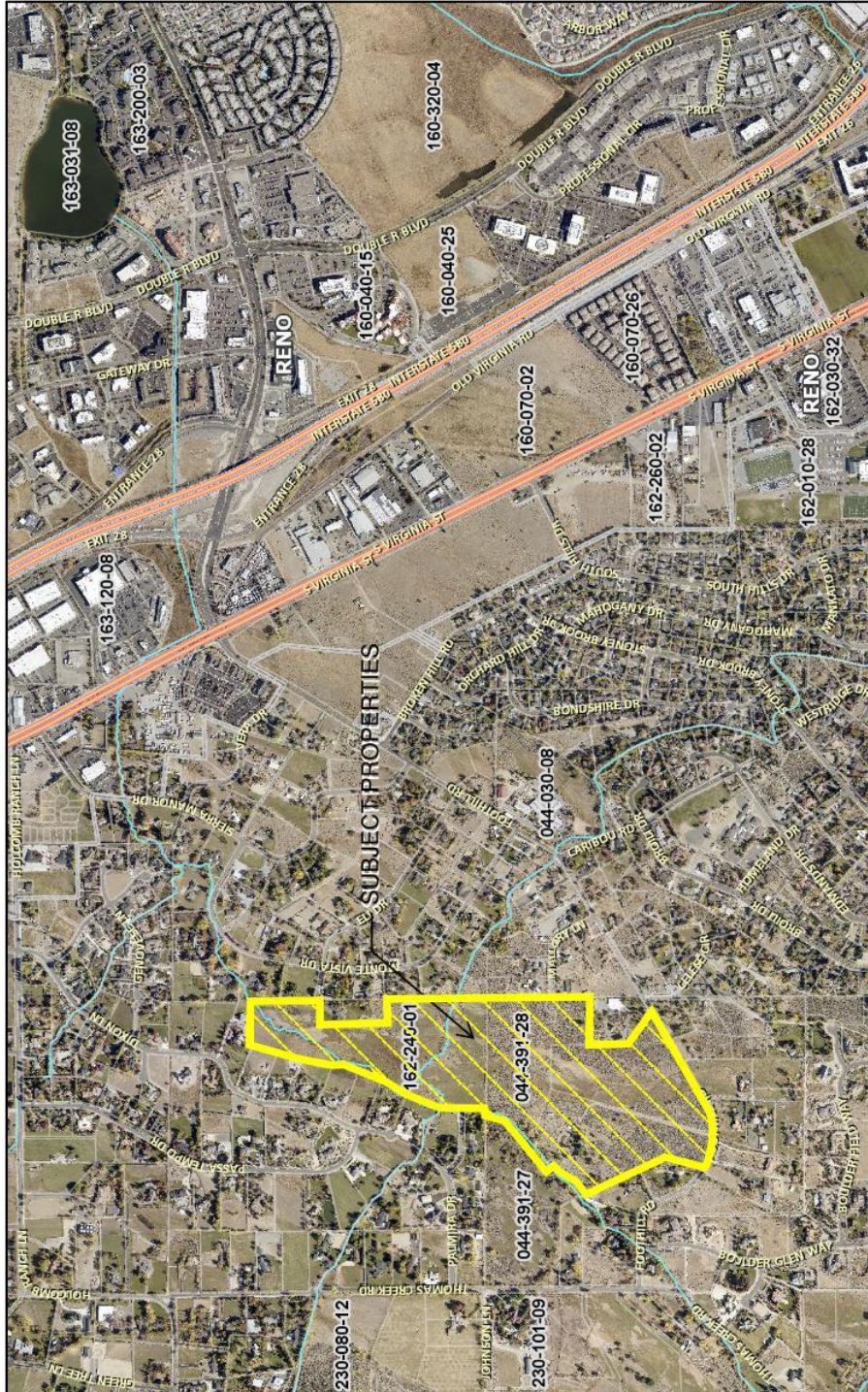
# BRAESVIEW CUSTOM LOT SUBDIVISION

TENTATIVE MAP APPLICATION

PROJECT NARRATIVE

## Vicinity Map

### VICINITY MAP



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

This information for illustrative purposes only. Not to be used for boundary resolution or location and not intended to be used for measurement, calculation or other purposes. Washoe County Technology Services - Regional Services Division, 1001 E. 3rd St, Building C-200, Reno, NV 89512. www.washoecounty.us/gis (775) 328-2245

January 5, 2021  
APN



## Existing Site Condition Photos

The 75.88+/- acres is predominately vacant and sits as an infill property, surrounded by one and two and one half acre lots on the east and west, respectively. One home currently sits on APN 044-391-26 and is served by well and septic, accessing through a gravel driveway off Foothill Road. Following are photos of the site that show the current vegetation and relatively flat nature of the site.

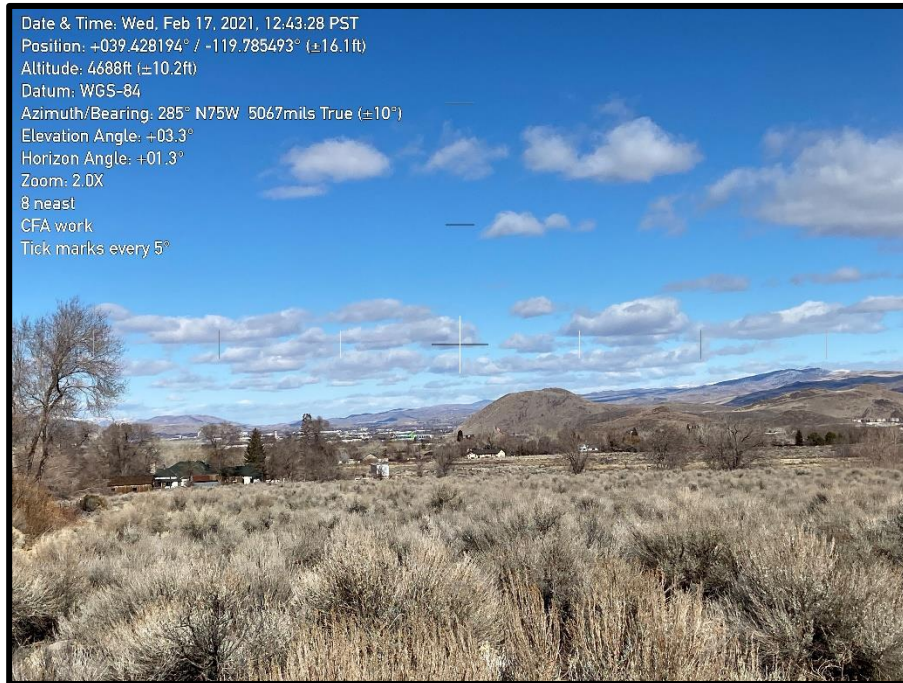


Photo toward the northeast taken near the southwest corner of the site. Single, existing home on the property can be seen on the left side of the photo.

Photo toward the northwest taken near the southeast corner of the site. Adjacent developed parcel at 1405 Foothill Road can be seen on right side of photo.



# BRAESVIEW CUSTOM LOT SUBDIVISION

## TENTATIVE MAP APPLICATION PROJECT NARRATIVE



Photo toward the southwest taken near the western boundary of 044-391-28. Overgrowth and voluntary vegetation along Thomas Creek can be seen on the right side of the photo. Much of this vegetation is proposed to be cleaned out with the development initial development of the project to allow for appropriate flow of the creek and present a positive view of Thomas Creek.

Photo of the Last Chance Ditch with a view toward the east



# BRAESVIEW CUSTOM LOT SUBDIVISION

## TENTATIVE MAP APPLICATION PROJECT NARRATIVE

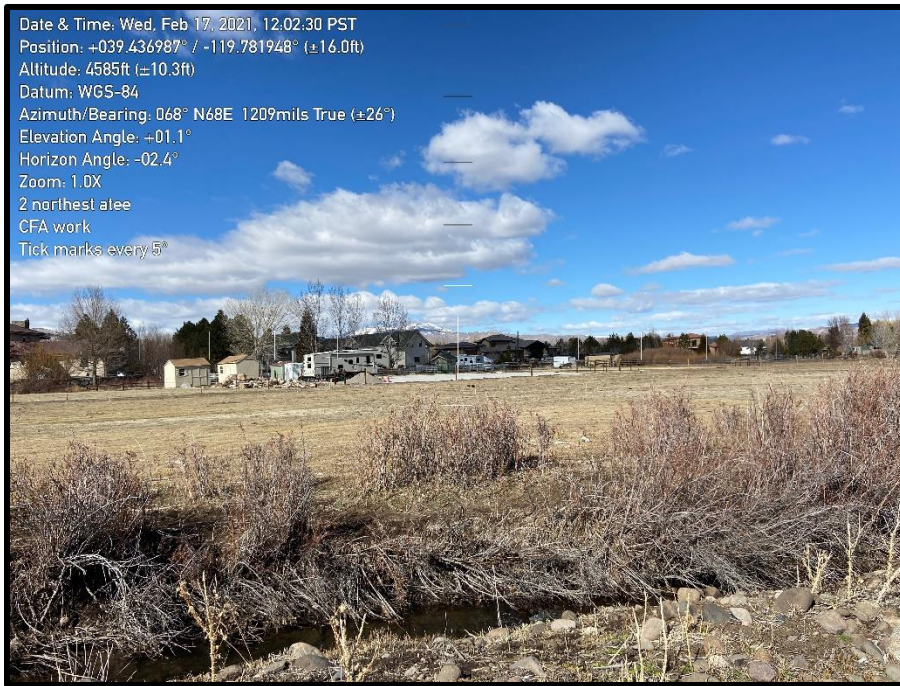
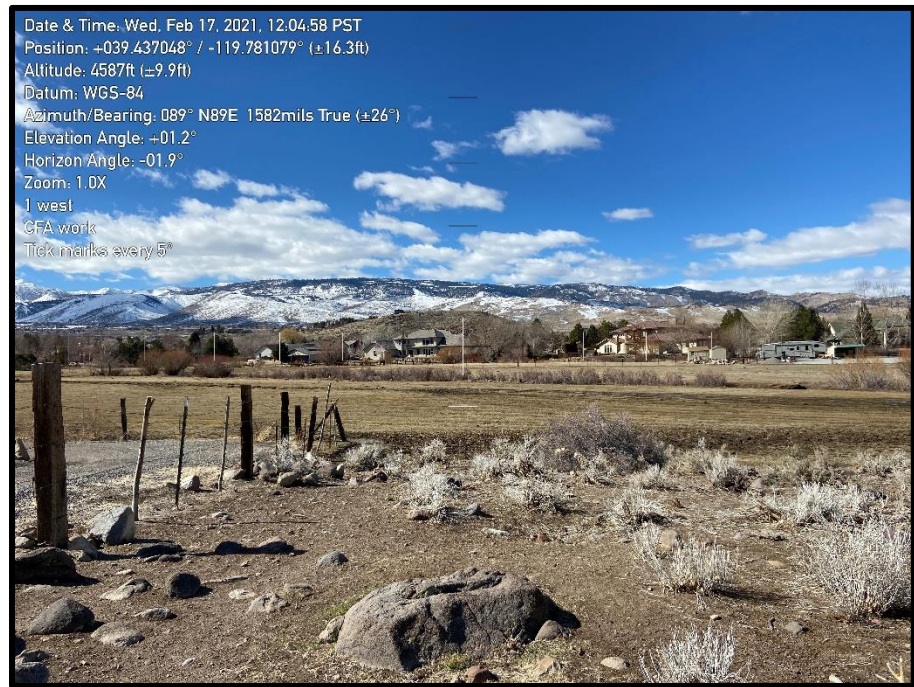


Photo of Thomas Creek from northern project parcel (APN 162-240-01) – view to the northeast.

Photo at location of northern project entry at terminus of Eli Drive. View to the west.



# BRAESVIEW CUSTOM LOT SUBDIVISION

TENTATIVE MAP APPLICATION  
PROJECT NARRATIVE

## Project Summary

Braesview Custom Lot Subdivision is proposed to be a 24-custom lot single-family subdivision. The project will be served by a private street that will connect Foothill Road with Eli Drive. It is proposed that the site will be primarily served through a connection to Foothill Drive.

## Allowed Density

The subject property is split zoned with High Density Rural (HDR) and General Rural (GR) zoning existing on the 75.88+/- acre parcel. The area designation HDR is 58.13+/- acres while the total area of GR zoning is 17.12+/- acres. Following is a calculation table for the overall allowable number of lots based on the existing split-zoning designations of the subject property.

| Parcel Number                                    | Acreage      | HDR          | GR                 |            |           |
|--|--------------|--------------|--------------------|------------|-----------|
| 044-391-26                                       | 17.23        | 14.81        | 2.42               |            |           |
| 044-391-28                                       | 15.44        | 13.12        | 2.32               |            |           |
| 044-391-29                                       | 15.71        | 15.07        | 0                  |            |           |
| 162-240-01                                       | 27.502       | 15.13        | 12.38              |            |           |
| <b>Total Acres</b>                               | <b>75.88</b> | <b>58.13</b> | <b>17.12</b>       |            |           |
| <b>Density Allowance Calculation</b>             |              |              |                    |            |           |
|  |              | Acreage      | Density Multiplier | Total Lots | Rounded   |
| HDR Zoned Property                               |              | 58.13        | 0.4                | 23.25044   | 23        |
| GR Zones Property                                |              | 4.74         | 0.025              | 0.1185     | 1         |
| <b>Total Allowed Lots Per Zoning Designation</b> |              |              |                    |            | <b>24</b> |

A total of 24 residential lots are allowed on the 75.88+/- acres providing 0.32 lots per acre. Article 408 of the Washoe County Development Code allows for a 0.4 lots per acre, Thus the proposed density of the project conforms to the code allowances.

## Traffic and Circulation

All streets within Braesview Custom Lot Subdivision are proposed to be privately owned and maintained roads with gated entry points at the north and south connection points. Gates for private entry will be provided at the Foothill Road and Eli Drive access points and turnaround bulbs will be provided at each entry to accommodate drivers who may need to turn around without entry into the subdivision. Entry for residents will be provided through technologically based access to provide for quick gate entry and a

# BRAESVIEW CUSTOM LOT SUBDIVISION

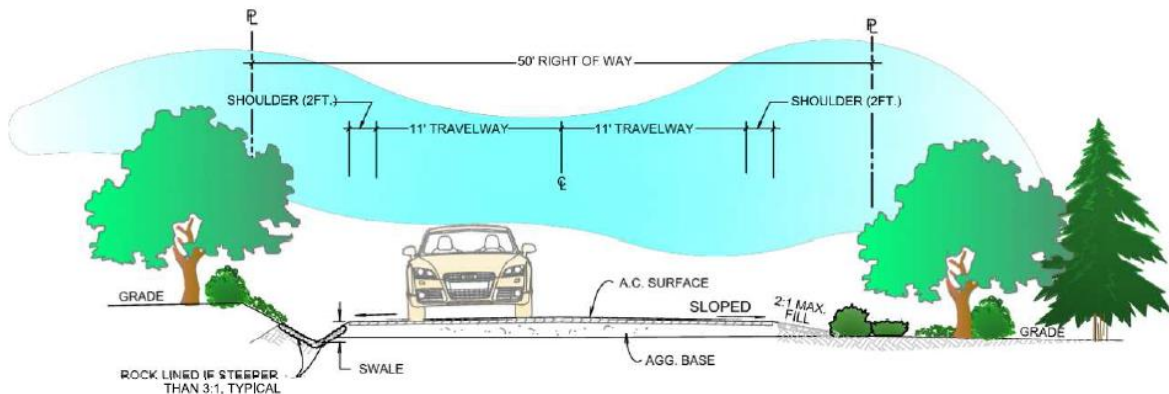
TENTATIVE MAP APPLICATION

PROJECT NARRATIVE

keypad will be provided for guest and delivery access. Specific details of the technology for access will be provided with final plans for the project.

The estimated average daily trips (ADT) from the 24-t Braesview Custom Lot Subdivision is 227 ADT. AM and PM Peak trip ends are 18 and 24, respectively. A copy of the trip generation estimates prepared using ITE's TripGen web-based application for this project is provided in Tab C of this application. The peak hour trips associated with the proposed 24 lots does not meet the threshold for any traffic report or study, per Washoe County Development Code 110.

The private right-of-way width is proposed to be 50-feet in width and provide a 22-foot wide paved section with roadside drainage. The widths and design of the proposed private roadway conforms to the Washoe County public street standards/requirements in 110.436.110. the proposed street section for Braesview Drive is provided below.



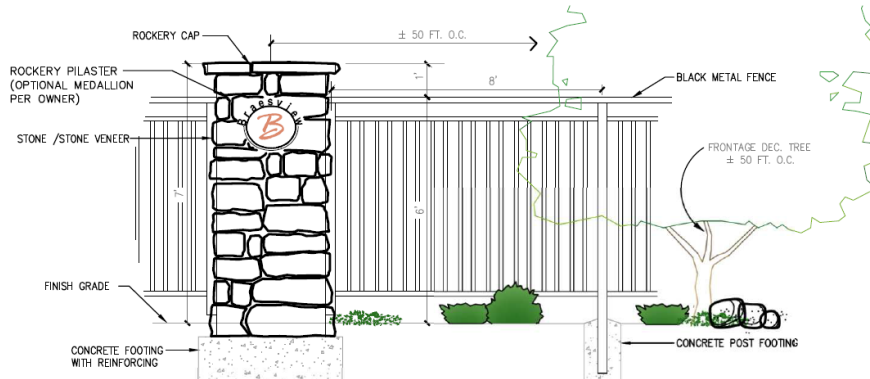
**BRAESVIEW LANE  
(PRIVATE)  
50' STREET SECTION**

## Fencing

Project fencing along the Foothill Road and Eli Drive will be provided with stone columns and tubular steel open fencing sections, between. The proposed fencing will be up to 6 feet in height, conforming to the Washoe County Code. This fencing is envisioned along Foothill Road and at the entry point and frontage of Eli Drive A conceptual fencing detail is provided below.

# BRAESVIEW CUSTOM LOT SUBDIVISION

## TENTATIVE MAP APPLICATION PROJECT NARRATIVE

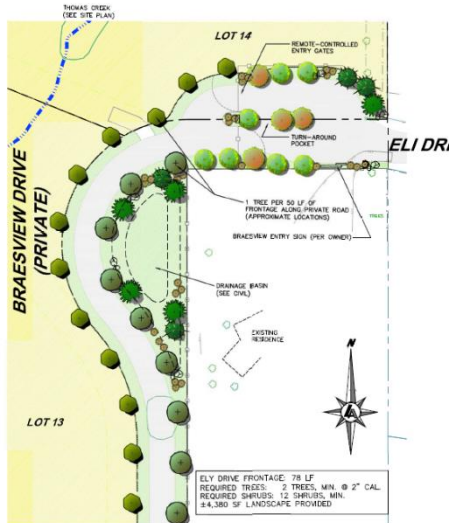


Fencing interior to the site (between lots) is to be provided by each property owner as each custom lot is developed (if the future resident desires fencing). The fencing style is to be an open, ranchland fencing in style and appearance (similar to other fencing that exists in the area, currently). The style and appearance of fencing interior to the site will be defined and controlled in the CC&R's for the project.

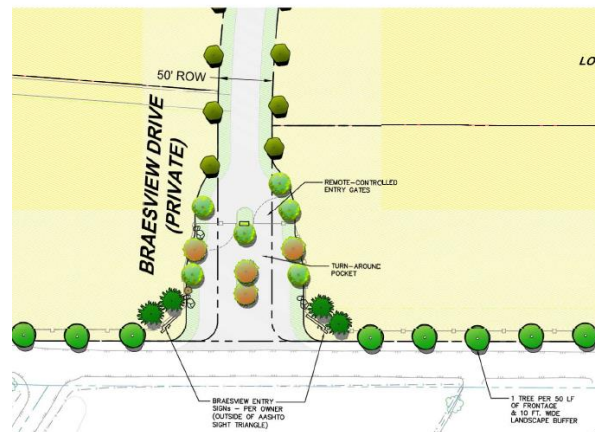
The property is proposed to be gated and the upkeep and maintenance of gates and fencing along Foothill Road and at the entry on Eli Drive will be the responsibility of the Braesview Homeowners Association or equivalent. Upkeep and maintenance of any interior/between lot fencing will be the responsibility of the individual property owners.

### Landscaping

The project will provide landscaping in the form of street trees along the frontage and access roads into the site (Foothill Road and Eli Drive). Project entry gate areas will have enhanced landscape treatments at the gated entry areas, whether a gate, keypad and turnaround/median will be provided. A preliminary plan views of the north and south entry gate areas are provided below.



North Entry (Eli Drive)



South Entry (Foothill Road)

# BRAESVIEW CUSTOM LOT SUBDIVISION

## TENTATIVE MAP APPLICATION

### PROJECT NARRATIVE

In addition to the public street frontage and project entry gate planting, street tree planting will be provided, per code requirements along the interior project, private street (Braesview Lane).

No trees or landscape will be provided on the custom home lots that are created through this tentative map until a future homeowner develops a custom home on each of the parcels. Planting appropriate to the driveway and house location and design will be defined under each building permit application for each custom home developed within Braesview.

Existing Vegetation – The majority of the site is currently covered with natural shrubs as can be seen in the existing site condition photos provided in this Project Narrative. The only proposed disturbance with the initial construction of the Braesview subdivision will be associated with the private road, drainage improvements and clearing and cleanup of overgrown sections of Thomas Creek, where necessary. The natural vegetation that exists on most of the lots is not proposed to be cleared or disturbed with the initial development of the site. Rather, future lot owners would be allowed to choose their house pad location and provide any necessary clearing in relation to their home, driveway and site plans.

### Development Statistics

Following are development statistics for the Braesview Custom Lot Subdivision.

|                                 |                                  |
|---------------------------------|----------------------------------|
| Total Project Area:             | 75.88+/- AC                      |
| Maximum Dwelling Units Allowed: | 24 Residential Lots              |
| Total Custom Lots Proposed:     | 24 Residential Lots              |
| Common Area Lots:               | 1 Lot (Private Road & Detention) |
| Gross Density Proposed:         | 0.32+/- DU/AC                    |

### Areas of Use

|  |             |
|--|-------------|
| Residential Lot Area:                                | 71.02+/- AC |
| Total Common Area (Private Street & Detention Area): | 4.86+/- AC  |

### Lot Sizes

|                   |            |
|-------------------|------------|
| Minimum Lot Size: | 2.5+/- AC  |
| Maximum Lot Size: | 4.89+/- AC |
| Average Lot Size: | 2.96+/- AC |

### Proposed Setbacks (Following HDR Standards)

|            |         |
|------------|---------|
| Front Yard | 30 feet |
| Side Yard  | 15 feet |
| Rear Yard  | 30 feet |

## Public Facilities and Infrastructure

**Schools** – The property is located approximately 1/4 mile from Lenz Elementary School, which is the elementary school for which this property is zoned. The property is also zoned for Herz Middle School and Galena High School. Preliminary project discussion with the Washoe County School District identified that none of the schools for which this property is currently zoned have capacity issues. The total number of school age children is estimated to be 6 elementary, 2 middle school and 2 high school aged children. It was noted that Lenz Elementary School would be the currently zoned school that is closest to capacity (currently operating at 93%), but it was noted that an additional 35 students could enroll before reaching 100% of capacity at Lenz.

**Fire Station**– Emergency fire and paramedic service is to be provided by the Truckee Meadows Fire Protection District. The nearest TMFPD station is Station 33, located at 470 Foothill Road. Station 33 is 4,200+/- feet (0.78+/- miles) from the nearest portion of the site and 7,200 feet (1.35+/- miles) from the farthest portion of the site. Each distance is within the required fire response time required by Washoe County.

**Water Service** – Water service will be provided by the Truckee Meadows Water Authority (TMWA). A TMWA Discovery Report has been provided in this application package under Tab C. TMWA's report was prepared for 24 residential lots of a minimum 2.5-acre size. It is noted within TMWA's report that "There is adequate supply capacity to serve the estimated demand for this project [and] TMWA has sufficient storage capacity for the Project."

**Sewer Service** – Wastewater generated from the project will be collected in an on-site public gravity sanitary sewer pipeline that will be owned and maintained by Washoe County. Using Washoe County design standards, the proposed gravity system, serving 24 single family homes at 270 gallons per day (gpd), will produce an average flow of 6,480 gallons per day (gpd) of domestic wastewater. A Preliminary Sewer Report has been prepared for this project and provided in the Special Package, accompanying this application. The findings of the project preliminary sewer report identify that the existing sanitary sewer mains that will serve this project have adequate excess capacity to convey the wastewater generated.

**Stormwater** - The Braesview Custom Lot Subdivision will consist of 24 large single family custom residential parcels, a private, paved roadway, and utility and drainage improvements. The mildly sloping existing site is almost entirely pastureland and desert scrub. Thomas Creek runs through the western edge of the development in a northerly direction, and the Last Chance Ditch crosses the site from west to east. Three culverts under Foothill Road transport runoff from property to the south of the Braesview development onto the project site.



# BRAESVIEW CUSTOM LOT SUBDIVISION

## TENTATIVE MAP APPLICATION

### PROJECT NARRATIVE

Stormwater detention ponds have been proposed to reduce peak runoff from the paved portions of the site to pre-development rates.

The Last Chance Ditch tends to intercept runoff that originates upstream of the ditch. Prior to development within the Truckee Meadows, this did not pose a serious drainage problem. In storm events, the ditch tended to overflow at existing stream and arroyo crossings and would continue downstream to other natural drainageways. As the Truckee Meadows has developed, the irrigation ditches have become sources of unexpected flooding. Consequently, irrigations ditches, including the Last Chance Ditch, may not be used as a stormwater channels. For existing condition calculation purposes, the site is treated as if the ditch had never been constructed, which means that the entire site drains to Thomas Creek as it did prior to the construction of the ditch. With construction of the Braesview development, runoff will be routed away from the Last Chance Ditch to the extent practical and directed to Thomas Creek. By bypassing the Last Chance Ditch, the potential for flooding of downstream properties that abut the Last Chance Ditch is minimized.

A drainage channel was added along the eastern subdivision boundary. This channel was added to safely transport runoff originating on properties south of Foothill Road through the Braesview site, bypassing the Last Chance Ditch, to Thomas Creek.

A drainage channel was added along the eastern subdivision boundary. This channel was added to safely transport runoff originating on properties south of Foothill Road through the Braesview site, bypassing the Last Chance Ditch, to Thomas Creek. The benefit of the eastern boundary channel is that parcels on the Braesview development are protected from offsite runoff, and downstream properties along the Last Chance Ditch are protected from ditch flooding. A conceptual drainage report is provided in the Special Package

## Master Plan and Zoning Conformance

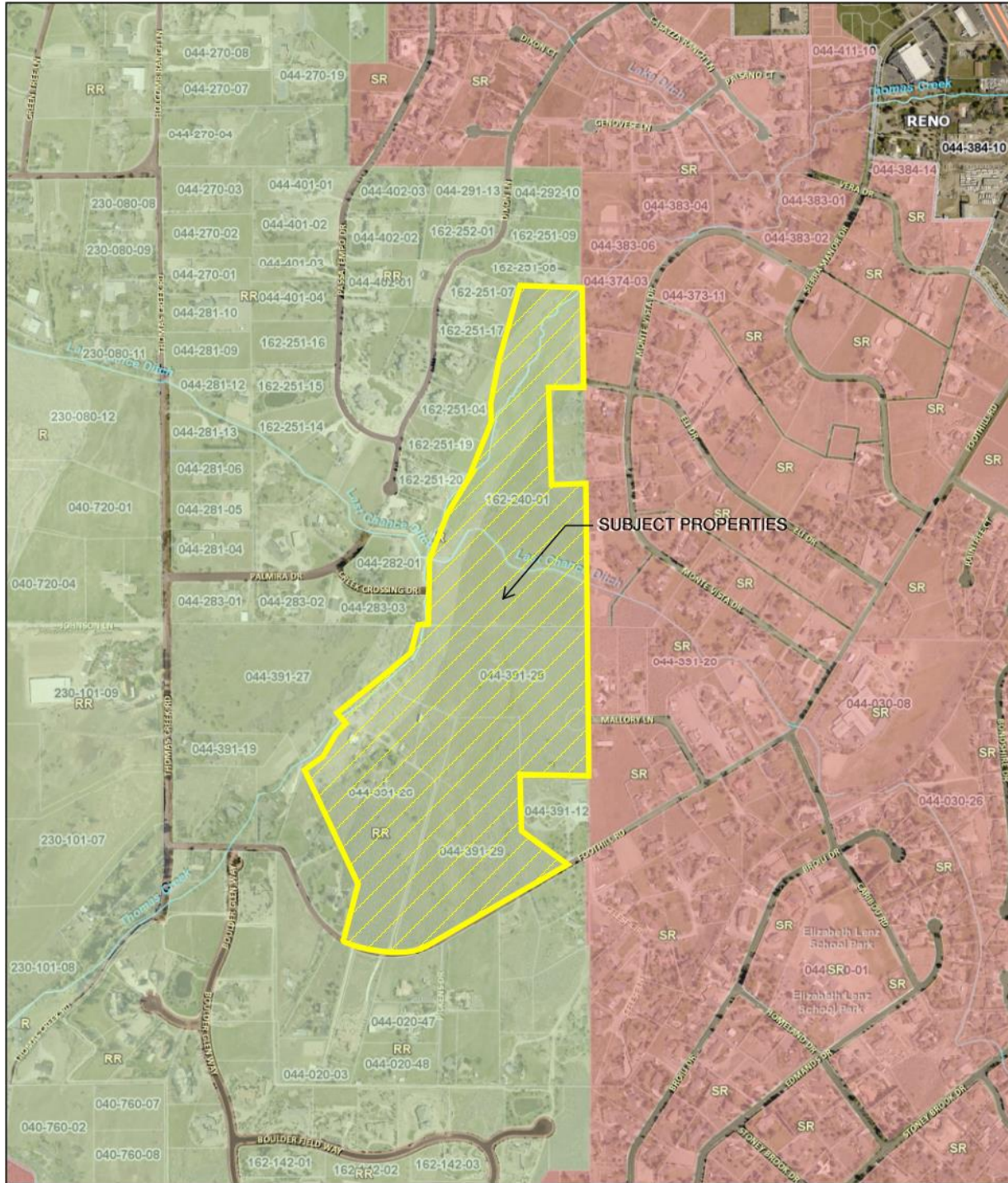
Master Plan -- The subject properties are master planned Rural Residential with some portion of the property designated Rural (along Thomas Creek) within the Southwest Truckee Meadows Area Plan. The entire property is further designated to be within the Lakeside/Holcomb Suburban Character Management Area of this portion of the Washoe County Master Plan. See Planning/Policy Analysis section of the project description for an identification of the master plan goals and policies that are met with this proposed common open space tentative map request.

The subject property is zoned HDR on 58.13+/- acres and GR on 17.12+/- acres. Both zoning designations are specifically allowed under Policy Using the existing zoning at total of 24 lots are allowed on the subject property. The proposed Braesview Custom Lot Subdivision, contains 24 residential lots with a minimum lot size of 2.5+/- acres. This lot size conforms with the existing property zoning designations and density allowances on the property.

# BRAESVIEW CUSTOM LOT SUBDIVISION

TENTATIVE MAP APPLICATION  
PROJECT NARRATIVE

## Master Plan Exhibit



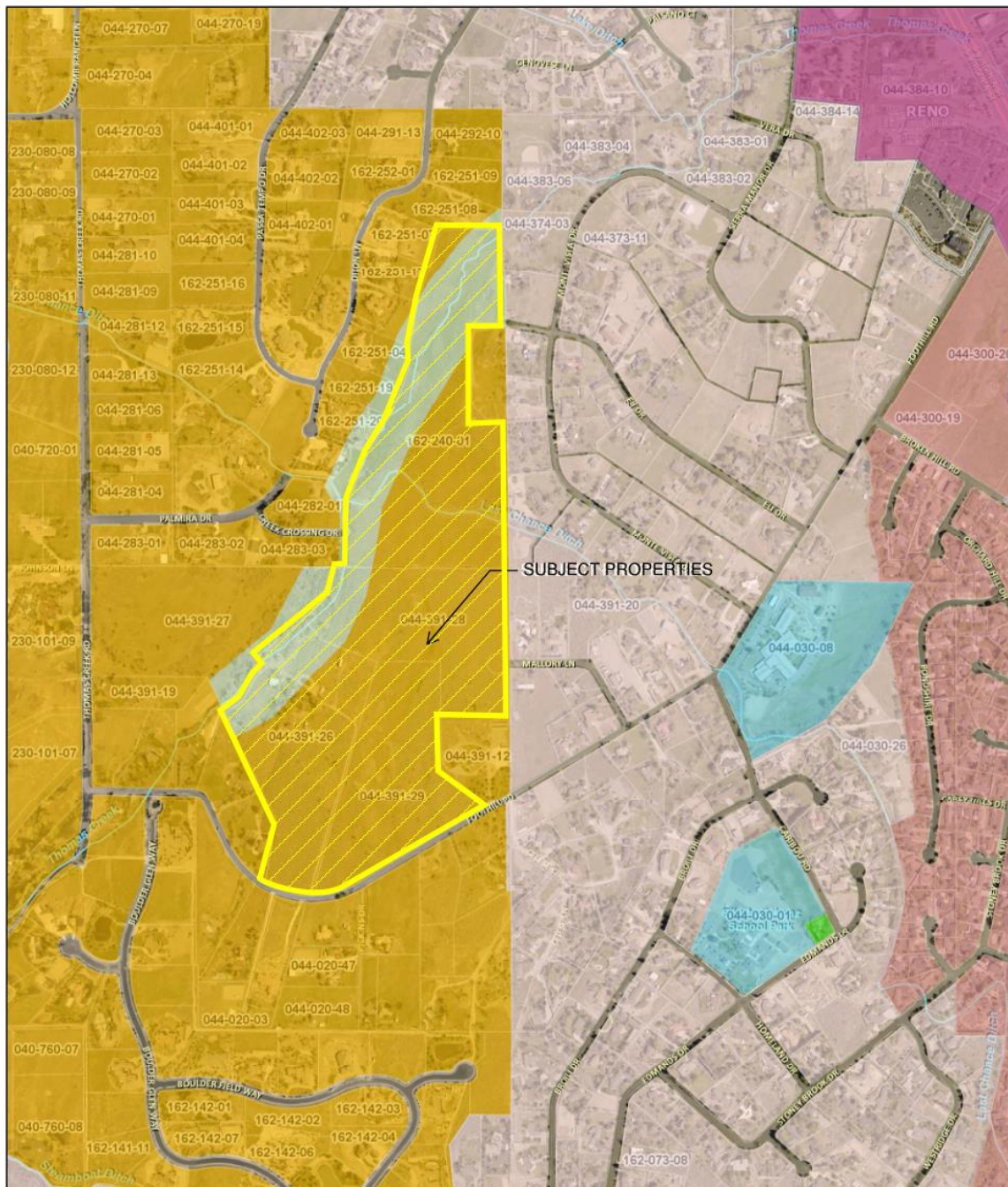
# BRAESVIEW CUSTOM LOT SUBDIVISION

TENTATIVE MAP APPLICATION

PROJECT NARRATIVE

Zoning – The subject property is split zoned with HDR on 58.13+/- acres and GR on 17.12+/- acres. The proposed development plan and lot sizing is consistent with the density allowance calculation, as shown on page 6 of this project narrative.

## Existing Zoning Exhibit



## Tentative Map Findings & Considerations

### Tentative Map Findings Review

Article 821 of the Washoe County Development Code identifies findings that must be made in order to approve a common open space tentative map application. Following is an identification of each finding and the applicant's response as to how or why this finding is met with this request.

(a) Plan Consistency.

*The proposed Braesview Custom Lot Subdivision Tentative Map has been designed to meet the lot size and design requirements set forth under the Washoe County Master Plan and Development Code. The subject property is contained within the Southwest Truckee Meadows Area Plan Suburban Character Management Area. The existing zoning designations of HDR and GR are consistent with the Washoe County Master Plan and policies. Please see the SWTM Area Plan – Planning Policy Analysis, provided in Tab C of this application for a review of the master plan policies that are specific to the area in which the project is located.*

(b) Design or Improvement.

*Finding b addresses consistency with master plan goals and policies, similar to finding a. As such, please see the address to finding a as the responses are the same.*

(c) Type of Development

*The areas of the subject property identified for development are categorized to be within the area "most suitable" for development per the Development Suitability Map within the Southwest Truckee Meadows Area Plan. A small portion of the site is adjacent to Thomas Creek and as such, it is identified as being within the 100 year flood Hazard area. It is not intended for development to occur within in this area.*

(d) Availability of Services.

*Based on preliminary discussion and review with utility purveyors that would serve the Braesview Custom Lot subdivision development, utilities necessary to serve this in-fill site are generally adjacent to the site, available and nearby.*

(e) Fish or Wildlife.

# BRAESVIEW CUSTOM LOT SUBDIVISION

## TENTATIVE MAP APPLICATION

### PROJECT NARRATIVE

*The Washoe County Master Plan Conservation Element Habitat and Migration Route Maps show that wildlife habitats are shown to exist in the area of the subject property.*

#### (f) Public Health.

*A single-family residential home subdivision does not present any anticipated public health problems.*

#### (g) Easements

*The property has historically been fenced as ranch land with fencing around entire property limiting or eliminating access to the public. The Last Chance Ditch crosses the site from west to east and preliminary discussions and coordination with the Last Chance Ditch Company have occurred during development of this tentative map. Appropriate easements will be retained or provided to assure continued use and access by the Last Chance Ditch Company for their facilities. Any private/exclusive easements or utility easements that do exist on the subject property will be accommodated or relocated, if and as necessary.*

#### (h) Access

*The Braesview Custom Lot Subdivision is proposed to be a gated, private roadway subdivision. Primary and secondary access are provided for the subdivision. Access through the site would be available for emergency response, as necessary.*

#### (i) Dedications

*The Braesview Custom Lot Subdivision is proposed to contain private streets that will be constructed to County standards. The streets are not proposed for dedication as they are gated. Any public utilities beneath the proposed private roadways will be dedicated, as necessary, and easement rights will be provided.*

#### (j) Energy

*The orientation of the majority of the homes within the Braesview Custom Lot Subdivision will be conducive to the application of solar panels, if the homeowner wishes to install them.*

## Significant Hydrologic Resources Considerations

Section 110.418.30 Special Review Considerations. In addition to the findings required by Article 810, Special Use Permits, prior to approving an application for development in the critical stream zone buffer area or the sensitive stream zone buffer area, the record at the Board of Adjustment shall demonstrate that the following special review considerations are addressed:

(a) Conservation of topsoil;

*Topsoil removed from road and drainage construction areas will be stockpiled for re-use as topsoil in cleared, non-structural areas.*

(b) Protection of surface water quality;

*Land disturbance will be kept to an absolute minimum during construction. Drainage swales will be armored to minimize erosion. Stormwater detention ponds will allow for stilling of runoff and deposition of collected sediment prior to discharge.*

(c) Conservation of natural vegetation, wildlife habitats and fisheries;

*Land disturbance will be kept to an absolute minimum during construction. Construction will not be permitted within the Critical Stream Zone buffer and held to a minimum within the Sensitive Stream Zone buffer. Runoff will be routed away from the Last Chance Ditch to the extent practical.*

(d) Control of erosion;

*Land disturbance will be kept to an absolute minimum during construction. Drainage swales will be armored to minimize erosion.*

(e) Control of drainage and sedimentation; Drainage swales will be armored to minimize erosion.

*Stormwater detention ponds will allow for stilling of runoff and deposition of collected sediment prior to discharge.*

(f) Provision for restoration of the project site to predevelopment conditions;

*Disturbed areas that are not paved or armored will either be landscaped or revegetated with a native and/or adapted seed mixture.*

(g) Provision of a bonding program to secure performance of requirements imposed;

*Bonding will be provided as required by Washoe County.*

(h) Preservation of the hydrologic resources, character of the area and other conditions as necessary

*Land disturbance will be kept to an absolute minimum during construction. Construction will not be permitted within the Critical Stream Zone buffer and held to a minimum within the Sensitive Stream Zone buffer. Runoff will be routed away from the Last Chance Ditch to the extent practical.*

*Drainage swales will be armored to minimize erosion. Stormwater detention ponds will allow for stilling of runoff and deposition of collected sediment prior to discharge. Disturbed areas that are not paved or armored will either be landscaped or revegetated with a native and/or adapted seed mixture. On lots where Significant Hydrologic Resource areas exist, deed restrictions or limitations of use consistent or more stringent that are required within Article 418 of the WCDC will be applied to the final map and/or CC&R's.*

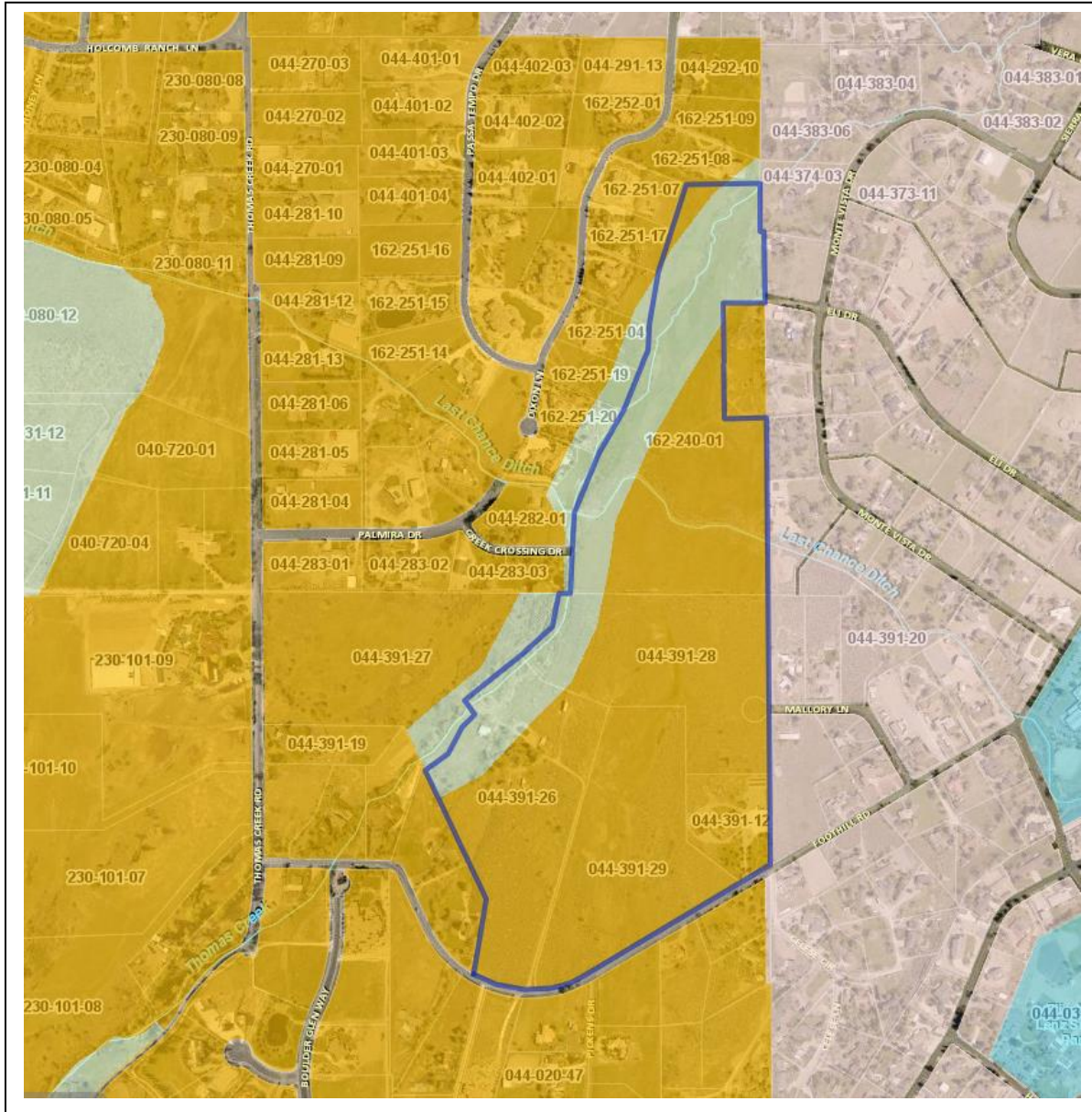
## Significant Hydrologic Resources – Additional Consideration (Interpretation 03-2)

The Significant Hydrologic Resources that exist on the subject property are contained in an area zoned GR. This GR designated area of the subject property is currently divided into three separate parcels (portions of APN's 044-391-26 & 28 and 162-240-01). It is proposed that these three areas of GR designated land be subdivided to accommodate for the lotting pattern proposed within this application, which is consistent with the surroundings, the master plan and zoning designations. Such decreasing in size of GR zoned parcels is typically not allowed. However, Interpretation 03-2 in the Washoe County Development Code allows for the division of GR zoned land below the code standard lot size when the GR area is encumbered by Significant Hydrologic Resource regulations. This is the case with the subject property.

It should be noted that the GR zoned land on the subject property that is associated with the perennial stream (Thomas Creek) does not provide any connectivity to present a benefit to the general area or region as a connective recreational opportunity. Further, all of the portions of this GR zoned area associated with this section of Thomas Creek have been subdivided into residential lots, of similar lot sizing under the HDR zoning designation (the predominant zoning designation in the subject area). The lack of connectivity and parcelization of other segments of the GR zoning can be seen in the Zoning Map of the subject area, provided below.

# BRAESVIEW CUSTOM LOT SUBDIVISION

## TENTATIVE MAP APPLICATION PROJECT NARRATIVE



There will be appropriate deed restrictions or other appropriate restrictions relating to the allowance or disallowance of uses or development, consistent or more stringent (if deemed necessary and agreeable) within the critical and sensitive stream zone areas, as defined by Article 418 of the Washoe County Development Code. Such restrictions will be noted on the final map and within the CC&R's for the project, as necessary. As such, the proposed division of the GR zoned portion of the existing split zoned parcels will present an additional or greater level of protection to critical and sensitive stream zone buffer areas as would be afforded under the GR designation and retention of this property in its current parcel configuration.



**TAB B**

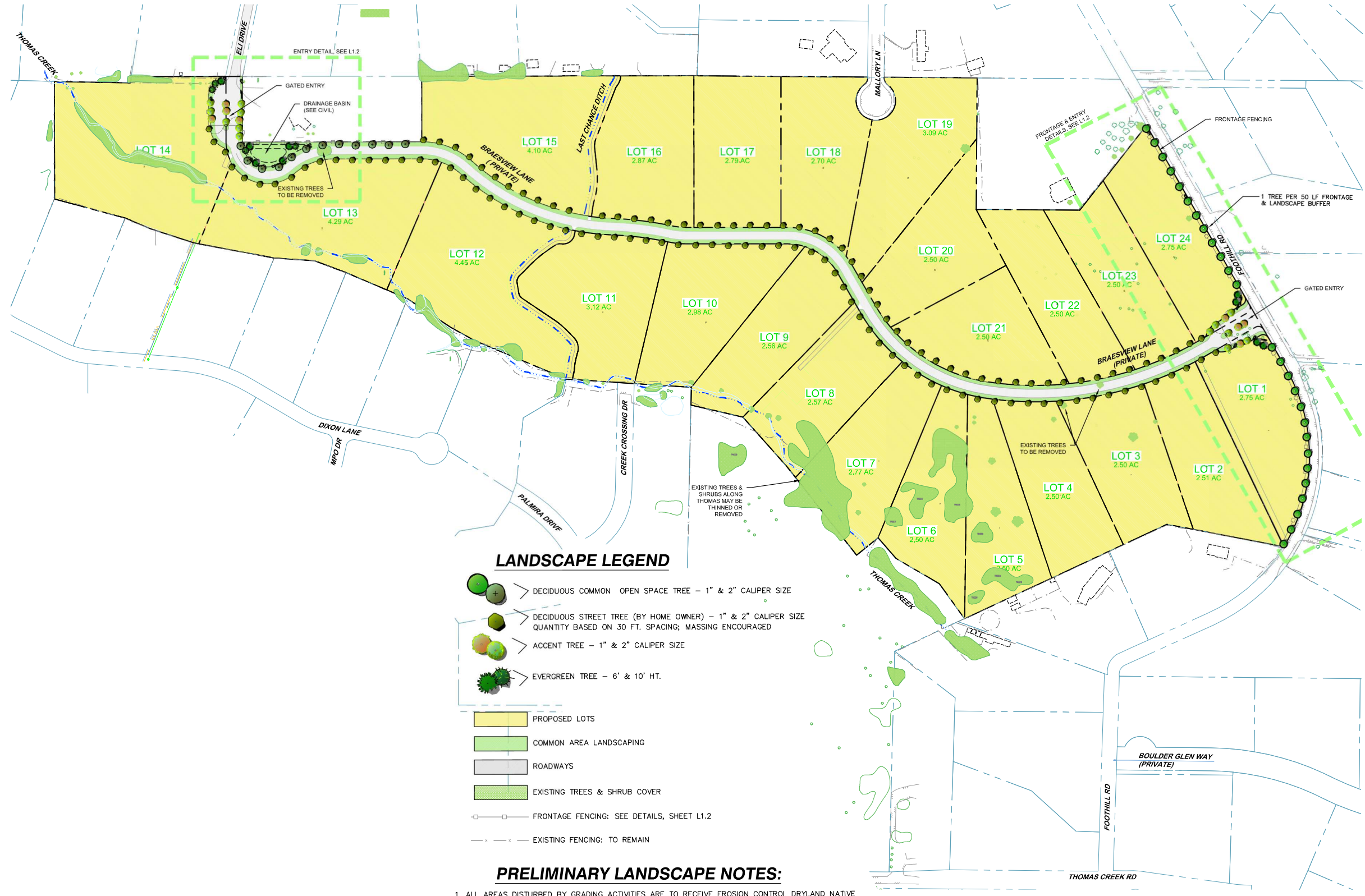


THOMAS FOOTHILL, LLC  
**BRAESVIEW CUSTOM LOT SUBDIVISION**  
**TENTATIVE MAP**  
**OVERALL LANDSCAPE PLAN**  
WASHOE COUNTY NEVADA

| REV | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |
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IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

**L1.1**  
DRAWN BY: MAC  
DESIGNED BY: MAC  
CHECKED BY: ET  
JOB NO.: 10175.001

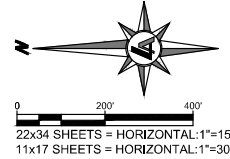


**LANDSCAPE LEGEND**

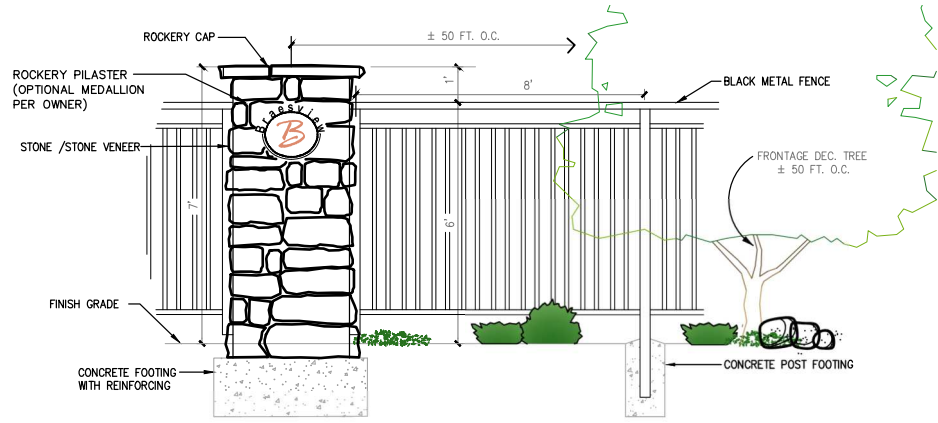
- DECIDUOUS COMMON OPEN SPACE TREE - 1" & 2" CALIPER SIZE
- DECIDUOUS STREET TREE (BY HOME OWNER) - 1" & 2" CALIPER SIZE  
QUANTITY BASED ON 30 FT. SPACING; MASSING ENCOURAGED
- ACCENT TREE - 1" & 2" CALIPER SIZE
- EVERGREEN TREE - 6' & 10' HT.
- PROPOSED LOTS
- COMMON AREA LANDSCAPING
- ROADWAYS
- EXISTING TREES & SHRUB COVER
- FRONTAGE FENCING: SEE DETAILS, SHEET L1.2
- EXISTING FENCING: TO REMAIN

**PRELIMINARY LANDSCAPE NOTES:**

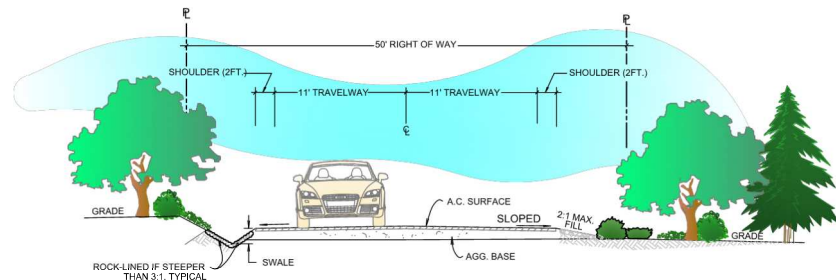
1. ALL AREAS DISTURBED BY GRADING ACTIVITIES ARE TO RECEIVE EROSION CONTROL DRYLAND NATIVE REVEGETATION SEED MIX.
2. ALL LANDSCAPED AREAS OUTSIDE OF LOTS ARE TO BE MAINTAINED BY THE BRAESVIEW HOMEOWNER'S ASSOCIATION.
3. STREET TREES SHOWN AT 50 FT. SPACING PER WASHOE COUNTY STANDARDS
4. COMMON AREA LANDSCAPE IRRIGATION TO BE BY METERED, WITH AN AUTOMATIC DRIP IRRIGATION SYSTEM
5. PRIVATE STREET TREES INSTALLED BY AND FRONT YARD LANDSCAPES TO BE MAINTAINED BY EACH INDIVIDUAL LOT OWNER.
6. THOMAS CREEK TREE THINNING OR REMOVAL AS NECESSARY TO ACCOMMODATE CIVIL IMPROVEMENTS
7. LANDSCAPE PLANS, FENCES & GATES ARE CONCEPTUAL.



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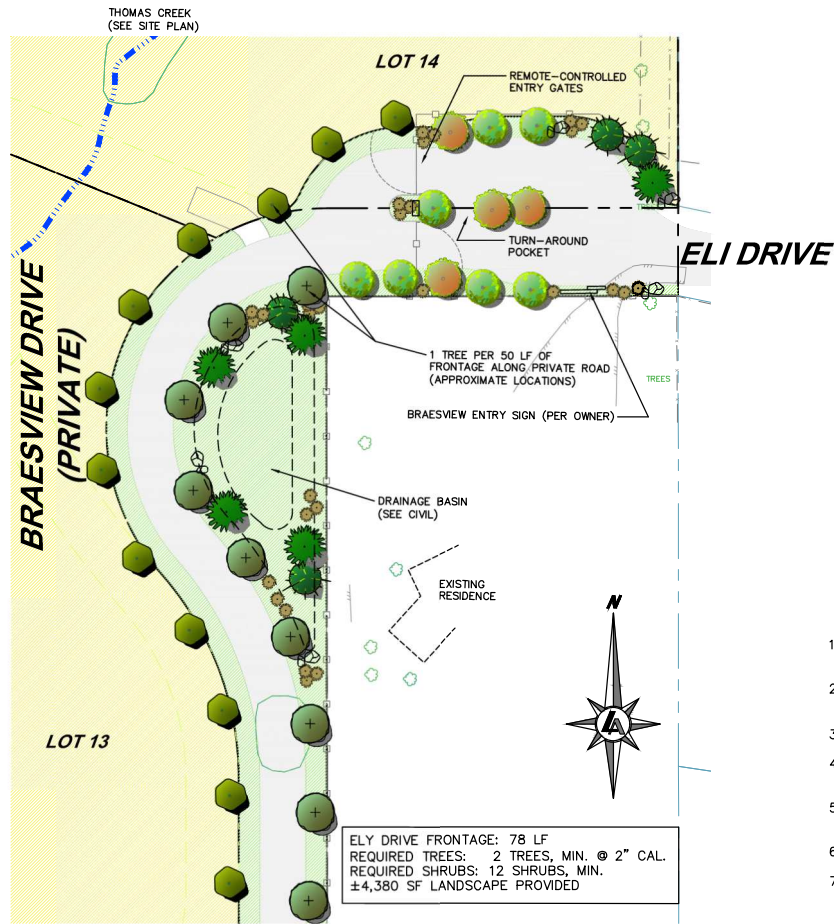


**FRONTAGE FENCE CONCEPT**



**BRAESVIEW LANE (PRIVATE) 50' STREET SECTION**

**FRONTAGE SECTION & FENCING DETAIL**



**ENTRY, TURN-AROUND, & NORTH BASIN**

**LANDSCAPE LEGEND**

- DECIDUOUS COMMON OPEN SPACE TREE - 1" & 2" CALIPER SIZE
- DECIDUOUS STREET TREE (BY HOME OWNER) - 1" & 2" CALIPER SIZE QUANTITY BASED ON 30 FT. SPACING; MASSING ENCOURAGED
- ACCENT TREE - 1" & 2" CALIPER SIZE
- EVERGREEN TREE - 6' & 10' HT.
- SHRUBS - 1 GAL & 5 GAL SIZE, AT A RATIO OF 6 PER REQUIRED TREE (FOOTHILL FRONTAGE)
- PROPOSED LOTS
- COMMON AREA LANDSCAPING
- ROADWAYS
- FRONTAGE FENCING: SEE DETAILS, SHEET L1.2
- EXISTING FENCING: TO REMAIN
- BOULDERS - MINIMUM 1 FT. X 2 FT SIZE

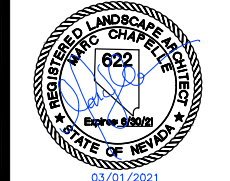
**PRELIMINARY LANDSCAPE NOTES:**

1. ALL AREAS DISTURBED BY GRADING ACTIVITIES ARE TO RECEIVE EROSION CONTROL DRYLAND NATIVE REVEGETATION SEED MIX.
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3. STREET TREES SHOWN AT 50 FT. SPACING PER WASHOE COUNTY STANDARDS
4. COMMON AREA LANDSCAPE IRRIGATION TO BE BY METERED, WITH AN AUTOMATIC DRIP IRRIGATION SYSTEM
5. PRIVATE STREET TREES INSTALLED BY AND FRONT YARD LANDSCAPES TO BE MAINTAINED BY EACH INDIVIDUAL LOT OWNER.
6. THOMAS CREEK TREE THINNING OR REMOVAL AS NECESSARY TO ACCOMMODATE CIVIL IMPROVEMENTS
7. LANDSCAPE PLANS, FENCES & GATES ARE CONCEPTUAL.



9222 PROTOTYPE DRIVE  
RENO, NV 89521  
TEL: 775.827.6111  
WWW.LUMOSINC.COM

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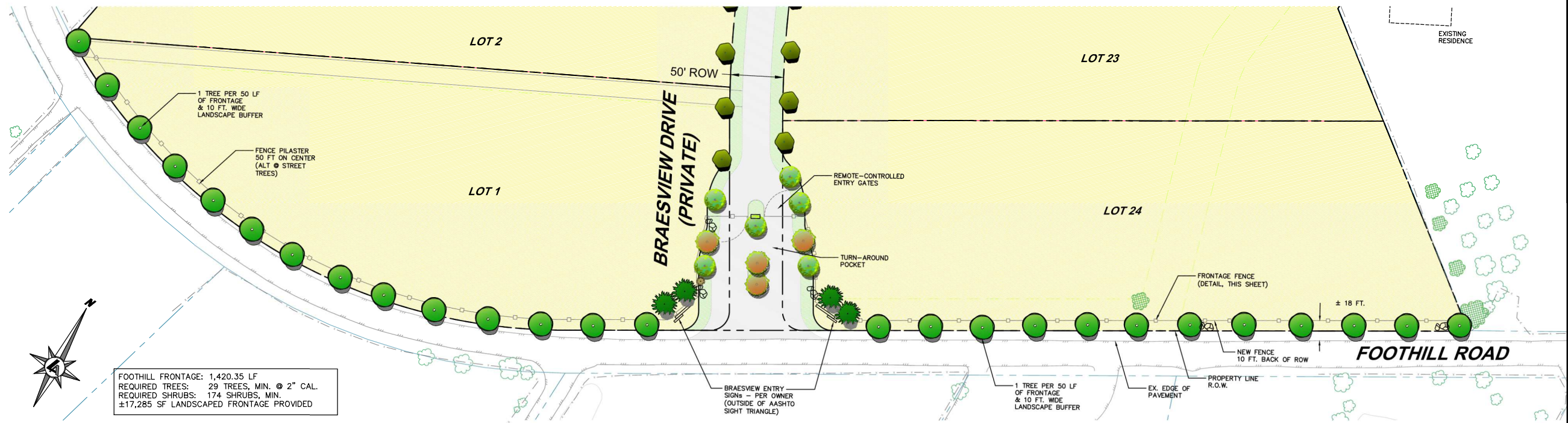


THOMAS FOOTHILL, LLC  
 BRAESVIEW CUSTOM LOT SUBDIVISION  
 TENTATIVE MAP  
 DETAIL SITE AREAS & NOTES  
 WASHOE COUNTY NEVADA

| REV | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |

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 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

**L1.2**  
 DRAWN BY: MAC  
 DESIGNED BY: MAC  
 CHECKED BY: ET  
 JOB NO.: 10175.001



**FOOTHILL FRONTAGE & SOUTH ENTRY TURN-AROUND**

FOOTHILL FRONTAGE: 1,420.35 LF  
 REQUIRED TREES: 29 TREES, MIN. @ 2" CAL.  
 REQUIRED SHRUBS: 174 SHRUBS, MIN.  
 ±17,285 SF LANDSCAPED FRONTAGE PROVIDED

0 50' 100'  
 22x34 SHEETS = HORIZONTAL: 1"=50'  
 11x17 SHEETS = HORIZONTAL: 1"=100'

U:\proj\10175.001 - Thomas Creek Tentative Map\DWG\Sheets\10175001LANDSCAPE.dwg,L1.2  
 03/01/2021 12:46 pm mchappelle

THOMAS FOOTHILL, LLC

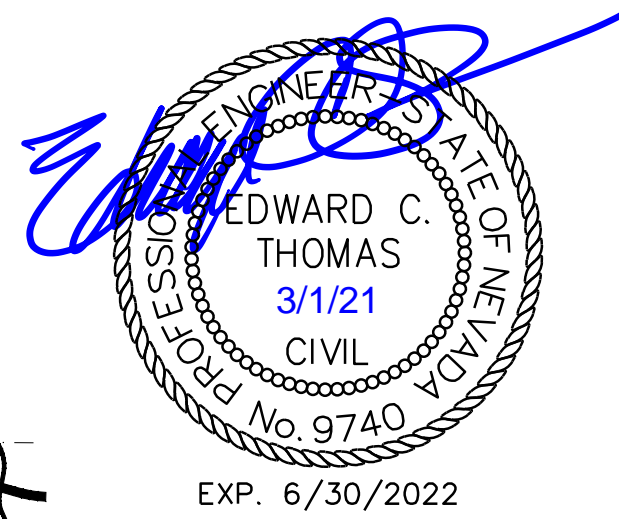
# BRAESVIEW CUSTOM LOT SUBDIVISION TENTATIVE MAP

APN: 044-391-26, 28, and 29 and 162-240-01



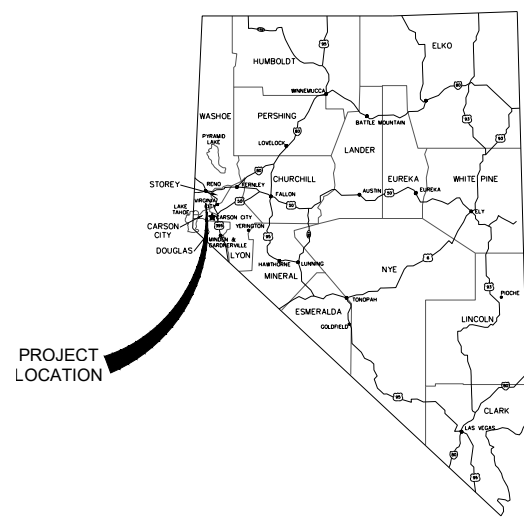
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**OWNER/DEVELOPER**

**THOMAS FOOTHILL, LLC**  
**ATTN: ROGER DAVIDSON**  
**2100 MANZANITA LANE**  
**RENO, NV 89509**  
**TEL.: 518.339.4655**



**LOCATION MAP**



**VICINITY MAP**

**BASIS OF BEARING**

THE BASIS OF BEARINGS FOR THIS SURVEY IS NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE NAD83(94) BASED UPON REAL TIME KINEMATIC GPS OBSERVATIONS, OBSERVED 12-18-2020 USING A SURVEY GRADE DUAL FREQUENCY GPS RECEIVER FROM CONTROL MONUMENT NORTHWEST RENO (RN01) COORS MODIFIED BY A COMBINED FACTOR OF 1.000197939, SCALED FROM 0.00N, 0.00E AND CONVERTED TO U.S. SURVEY FEET. ALL DIMENSIONS ON THIS MAP ARE GROUND DISTANCES.

**BASIS OF ELEVATION**

DATUM: NAVD 88  
PROJECT BENCHMARK = CITY OF RENO BENCHMARK #2891  
HAVING AN ELEVATION OF 4518.49'

**SHEET INDEX:**

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| SITE PLAN                  | C1.2 |
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| OFFSITE WATER              |      |
| PRELIMINARY UTILITY PLAN   | C3.2 |
| PRELIMINARY UTILITY PLAN   | C3.3 |
| PRELIMINARY UTILITY PLAN   | C3.4 |
| PRELIMINARY UTILITY PLAN   | C3.5 |



**ENGINEER**

**9222 PROTOTYPE DRIVE**  
**RENO, NEVADA 89521**  
**TEL: 775.827.6111**



Know what's below.  
Call before you dig.

THOMAS FOOTHILL, LLC  
BRAESVIEW CUSTOM LOT SUBDIVISION  
TENTATIVE MAP  
TITLE SHEET  
WASHOE COUNTY NEVADA

| REV. | DATE | DESCRIPTION | BY |
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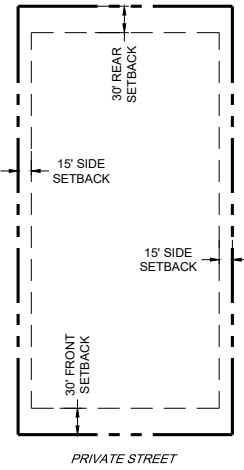
**PRELIMINARY FOR TENTATIVE MAP**

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**C1.0**

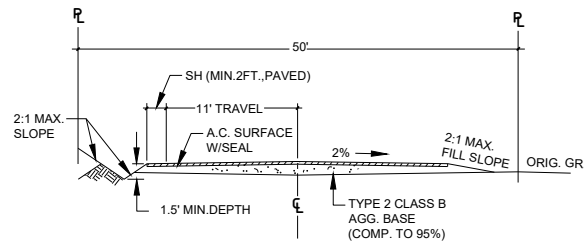
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**MINIMUM LOT SETBACKS  
(TYPICAL)**

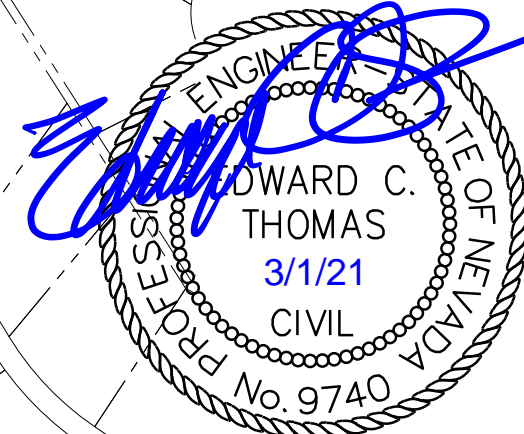
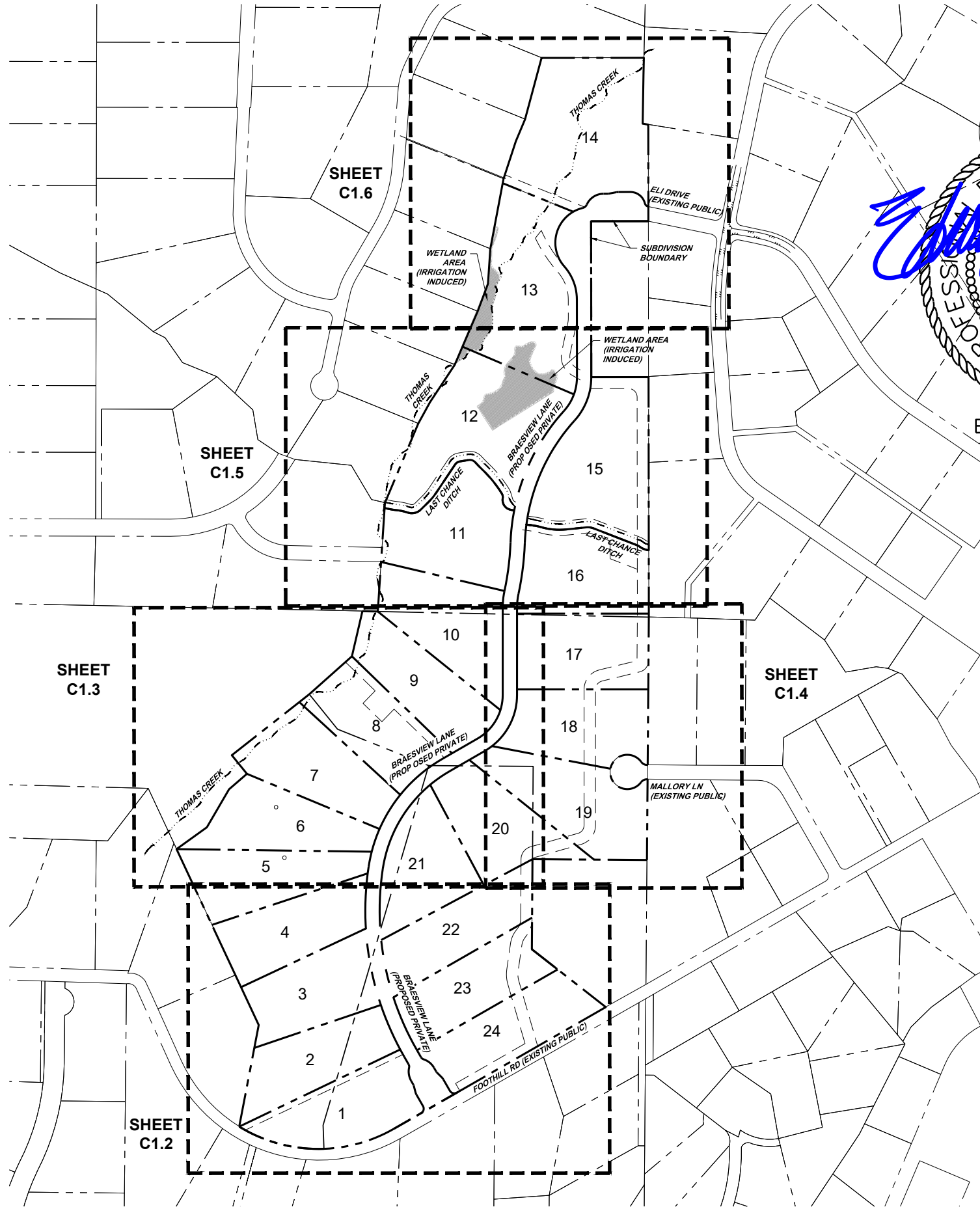
NON-TYPICAL SETBACKS ARE SHOWN ON SITE PLANS



**50' RURAL STREET SECTION  
(TYPICAL)**

**LAND USE TABLE**

|                          |               |
|--------------------------|---------------|
| RESIDENTIAL LOTS         | 24 LOTS       |
| GROSS AREA               | 75.88 AC      |
| LOT AREA                 | 71.02 AC      |
| STREET RIGHT-OF-WAY AREA | 4.86 AC       |
| GROSS DENSITY            | 0.316 D.U./AC |
| AVERAGE LOT SIZE         | 2.96 AC       |
| LARGEST LOT SIZE         | 4.89 AC       |
| SMALLEST LOT SIZE        | 2.50 AC       |



EXP. 6/30/2022



0 200' 400'  
22x34 SHEETS = HORIZONTAL: 1"=200'  
11x17 SHEETS = HORIZONTAL: 1"=400'



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THOMAS FOOTHILL, LLC  
BRAESVIEW CUSTOM LOT SUBDIVISION  
TENTATIVE MAP  
KEYMAP & OVERALL SITE PLAN  
WASHOE COUNTY NEVADA

| REV. | DATE | DESCRIPTION |
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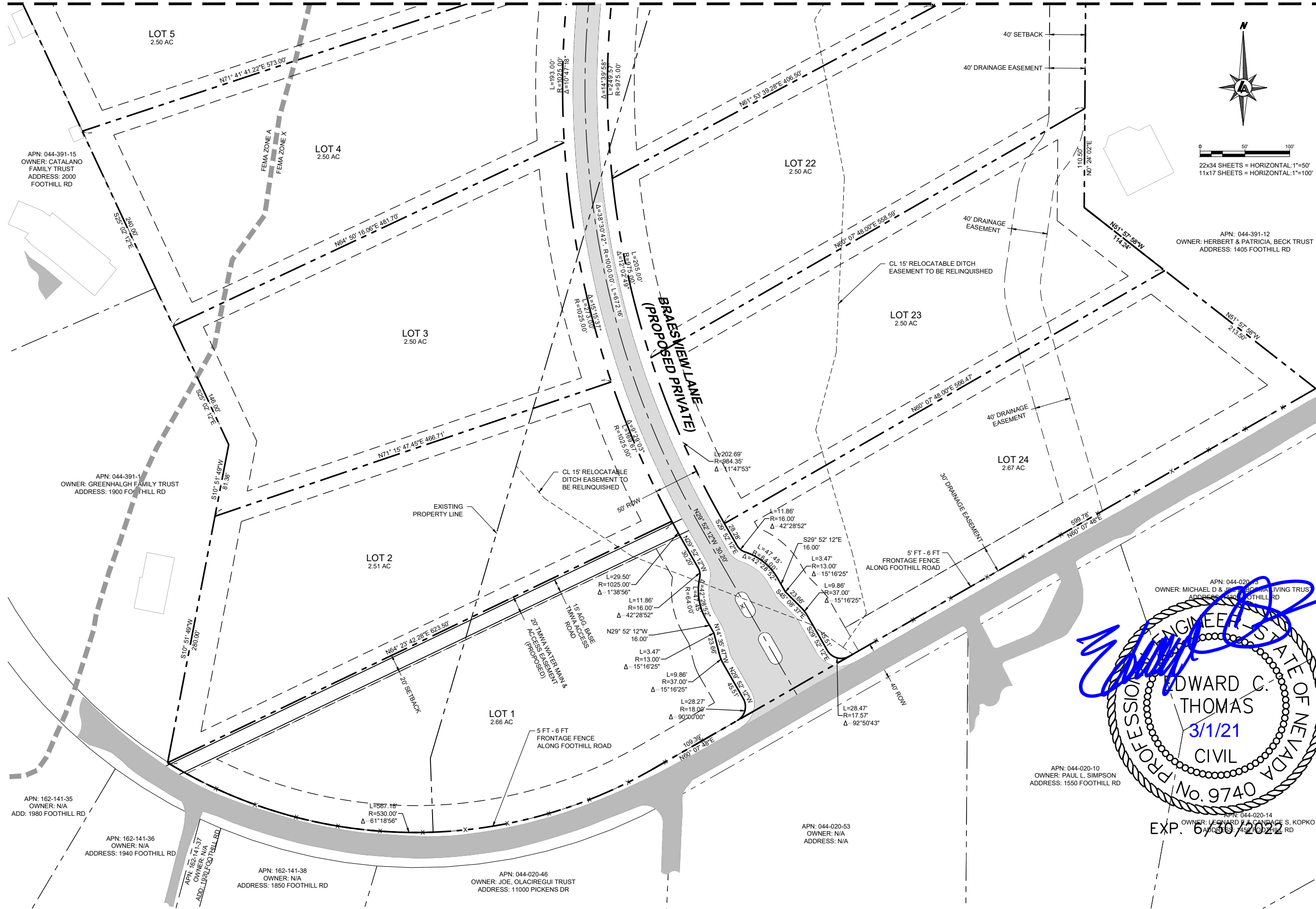
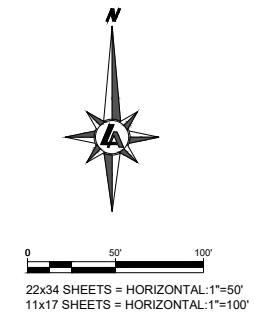
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SEE SHEET C1.3

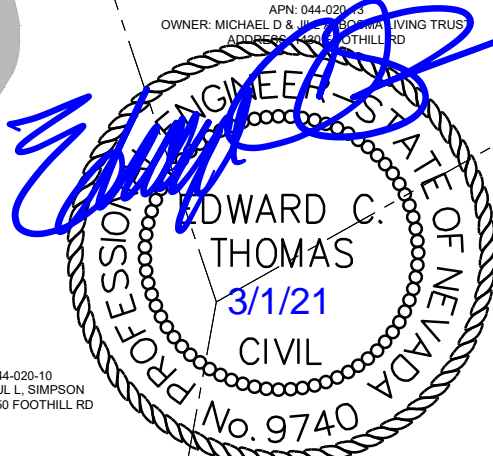


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TENTATIVE MAP  
SITE PLAN  
NEVADA  
WASHOE COUNTY



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APN: 162-141-35  
OWNER: N/A  
ADD: 1980 FOOTHILL RD

APN: 162-141-36  
OWNER: N/A  
ADDRESS: 1940 FOOTHILL RD

APN: 162-141-37  
OWNER: N/A  
ADD: 1930 FOOTHILL RD

APN: 162-141-38  
OWNER: N/A  
ADDRESS: 1850 FOOTHILL RD

APN: 044-020-46  
OWNER: JOE, OLACIREGUI TRUST  
ADDRESS: 11000 PICKENS DR

APN: 044-020-53  
OWNER: N/A  
ADDRESS: N/A

APN: 044-020-10  
OWNER: PAUL L. SIMPSON  
ADDRESS: 1550 FOOTHILL RD

APN: 044-020-14  
OWNER: LEONARD F. & CANDACE S. KOPKO  
ADDRESS: 1452 FOOTHILL RD

APN: 044-020-03  
OWNER: MICHAEL D. & HEATHER M. LIVING TRUST  
ADDRESS: 1990 FOOTHILL RD

APN: 044-391-11  
OWNER: GREENHALGH FAMILY TRUST  
ADDRESS: 1900 FOOTHILL RD

APN: 044-391-15  
OWNER: CATALANO FAMILY TRUST  
ADDRESS: 2000 FOOTHILL RD

LOT 5  
2.50 AC

LOT 4  
2.50 AC

LOT 3  
2.50 AC

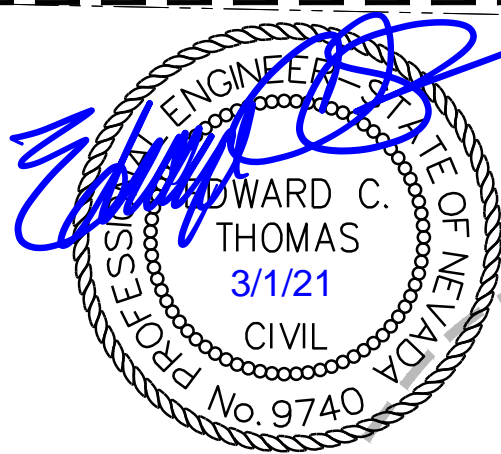
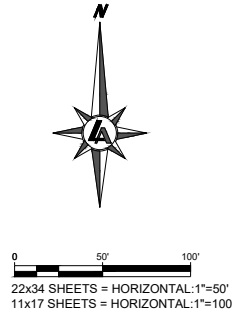
LOT 2  
2.51 AC

LOT 1  
2.66 AC

LOT 22  
2.50 AC

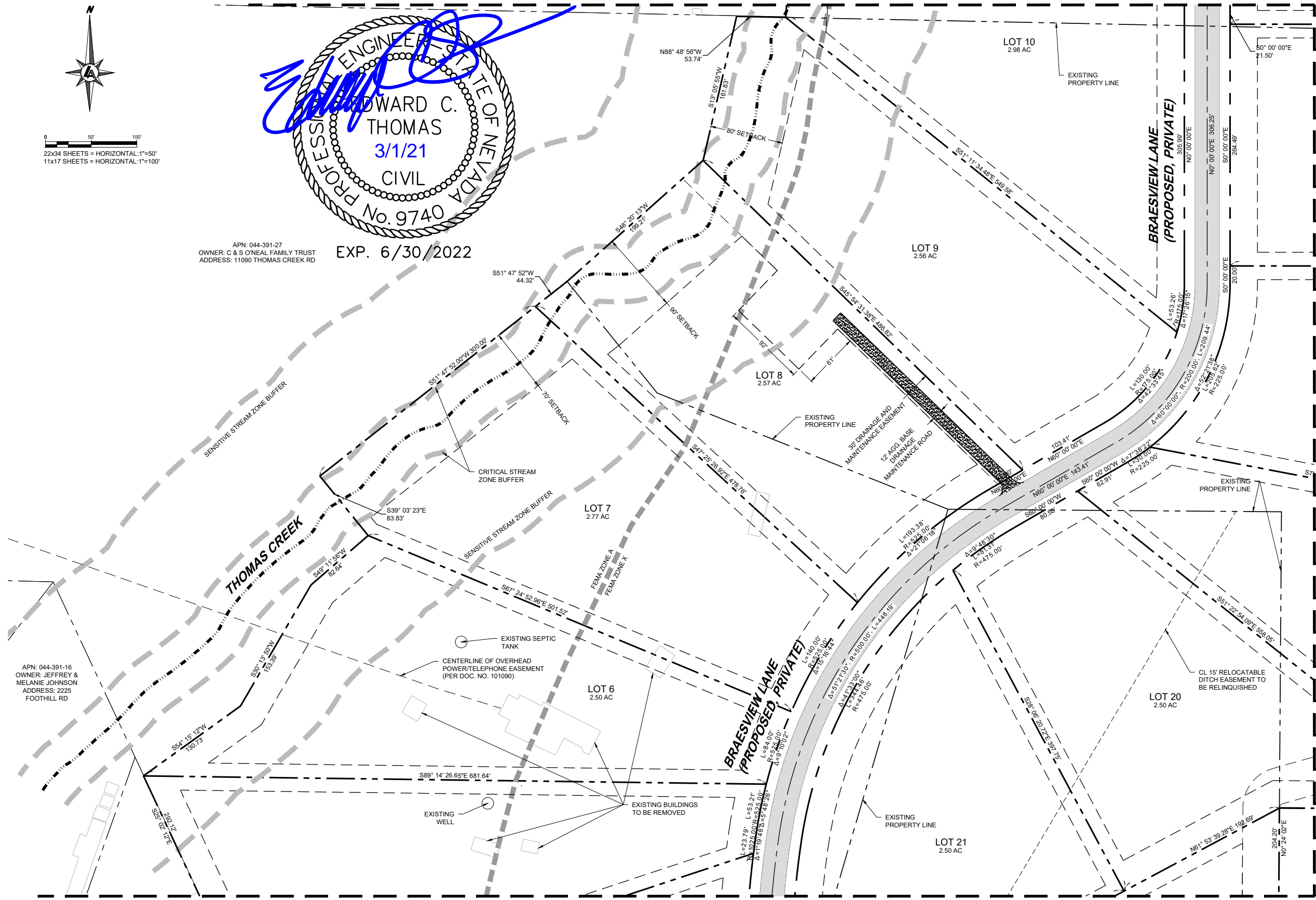
LOT 23  
2.50 AC

LOT 24  
2.67 AC



APN: 044-391-27  
 OWNER: C & S O'NEAL FAMILY TRUST  
 ADDRESS: 11090 THOMAS CREEK RD  
 EXP. 6/30/2022

SEE SHEET C1.5



SEE SHEET C1.2

SEE SHEET C1.4

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**BRAESVIEW CUSTOM LOT SUBDIVISION**  
**TENTATIVE MAP**  
**SITE PLAN**  
 WASHOE COUNTY NEVADA

| REV. | DATE | DESCRIPTION |
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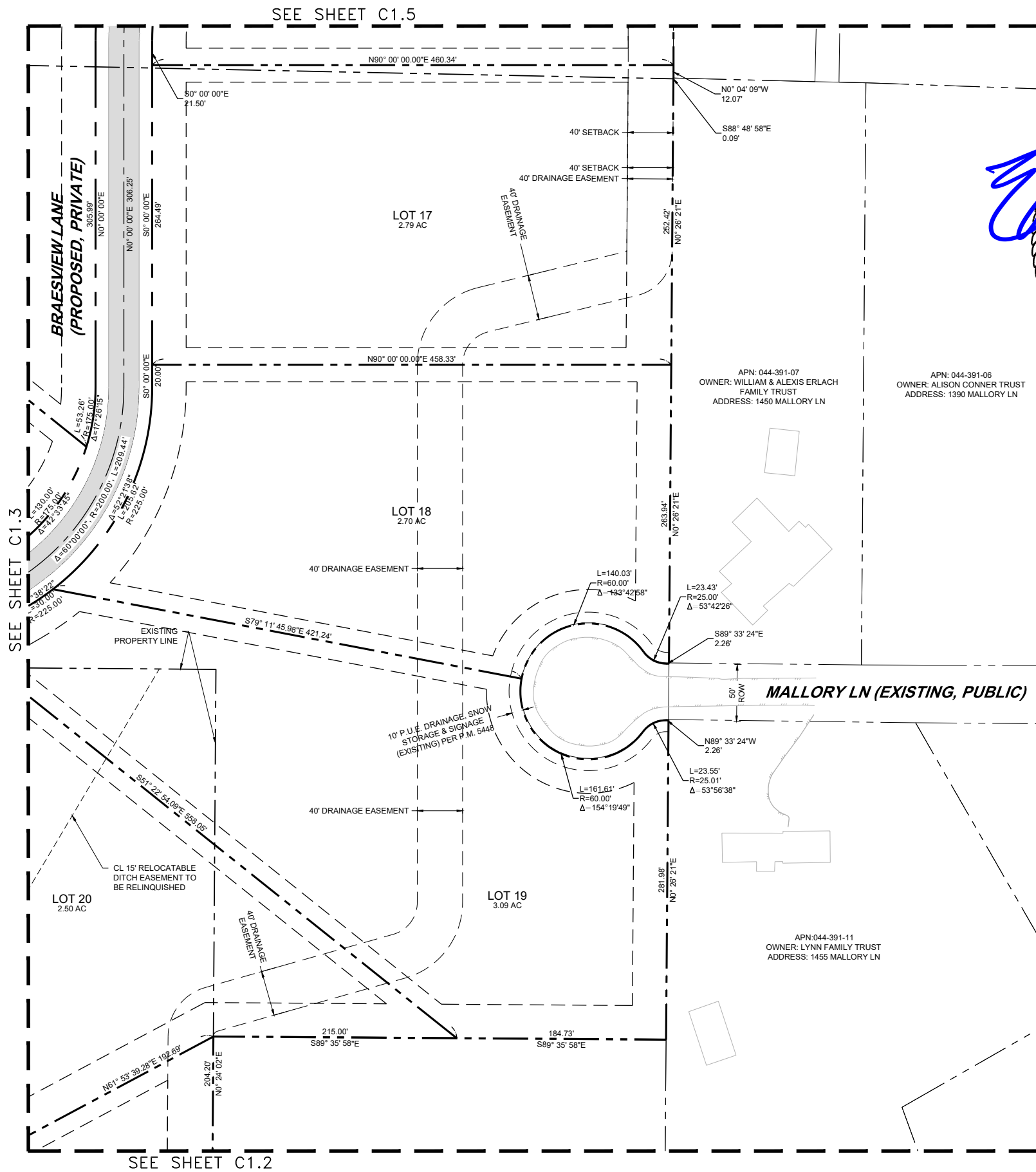
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**C1.3**

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**EDWARD C. THOMAS**  
**3/1/21**  
 CIVIL  
 No. 9740  
 EXP. 6/30/2022

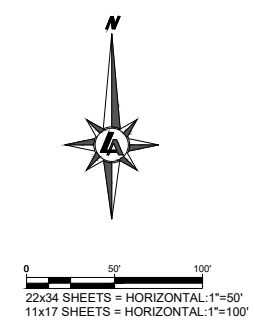
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 WASHOE COUNTY NEVADA

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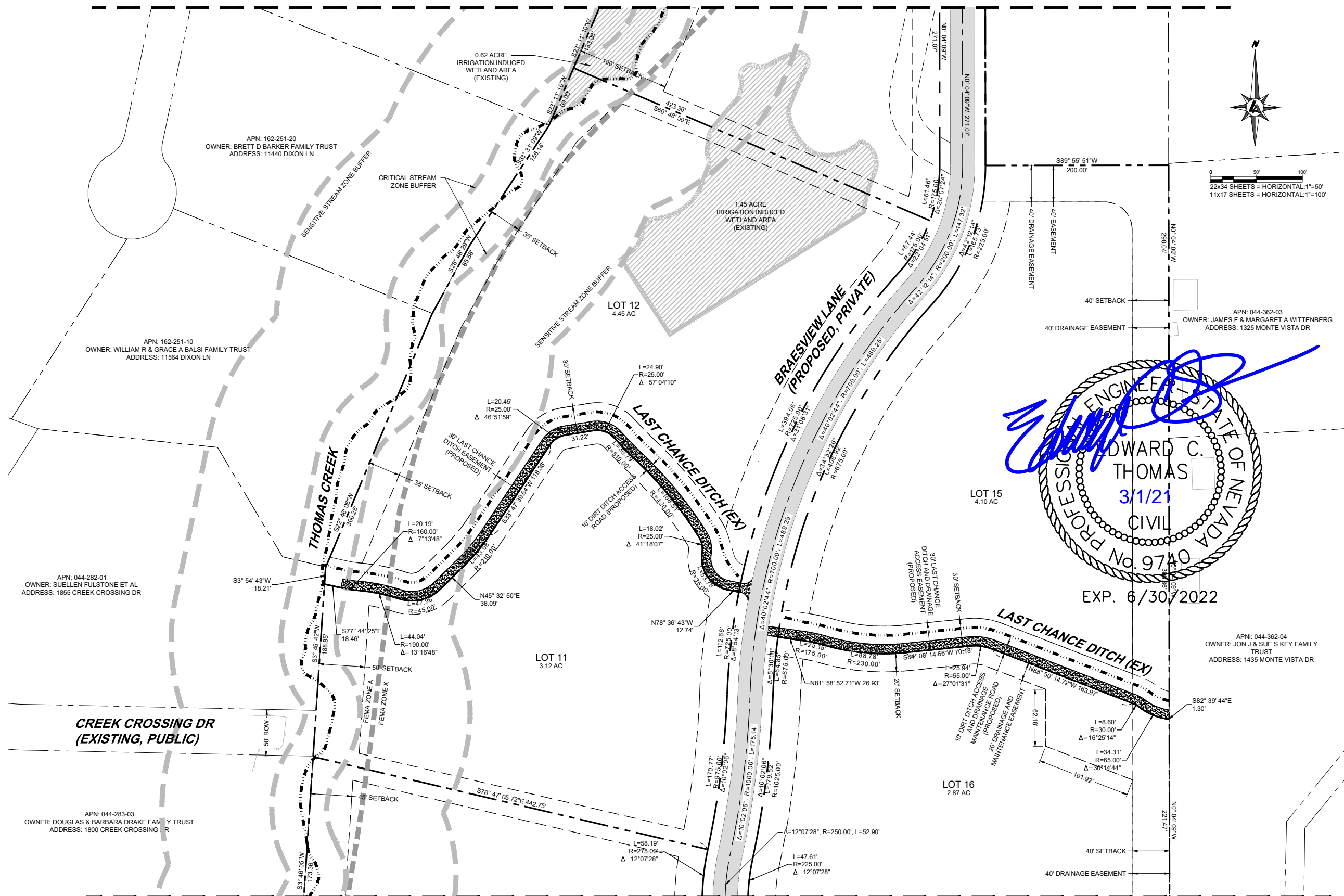


**C1.4**

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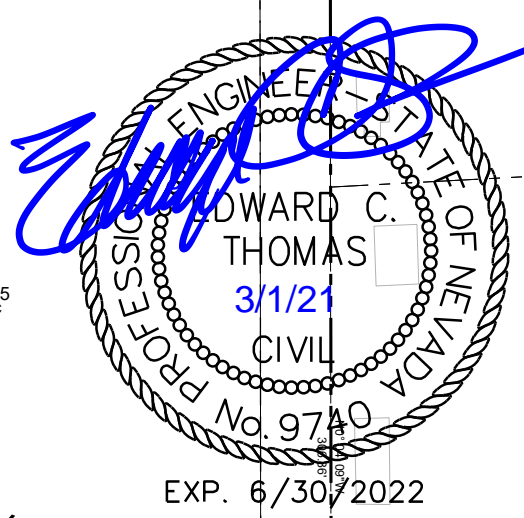
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0 50' 100'  
22x34 SHEETS = HORIZONTAL: 1"=50'  
11x17 SHEETS = HORIZONTAL: 1"=100'

THOMAS FOOTHILL, LLC  
BRAESVIEW CUSTOM LOT SUBDIVISION  
TENTATIVE MAP  
SITE PLAN  
NEVADA  
WASHOE COUNTY



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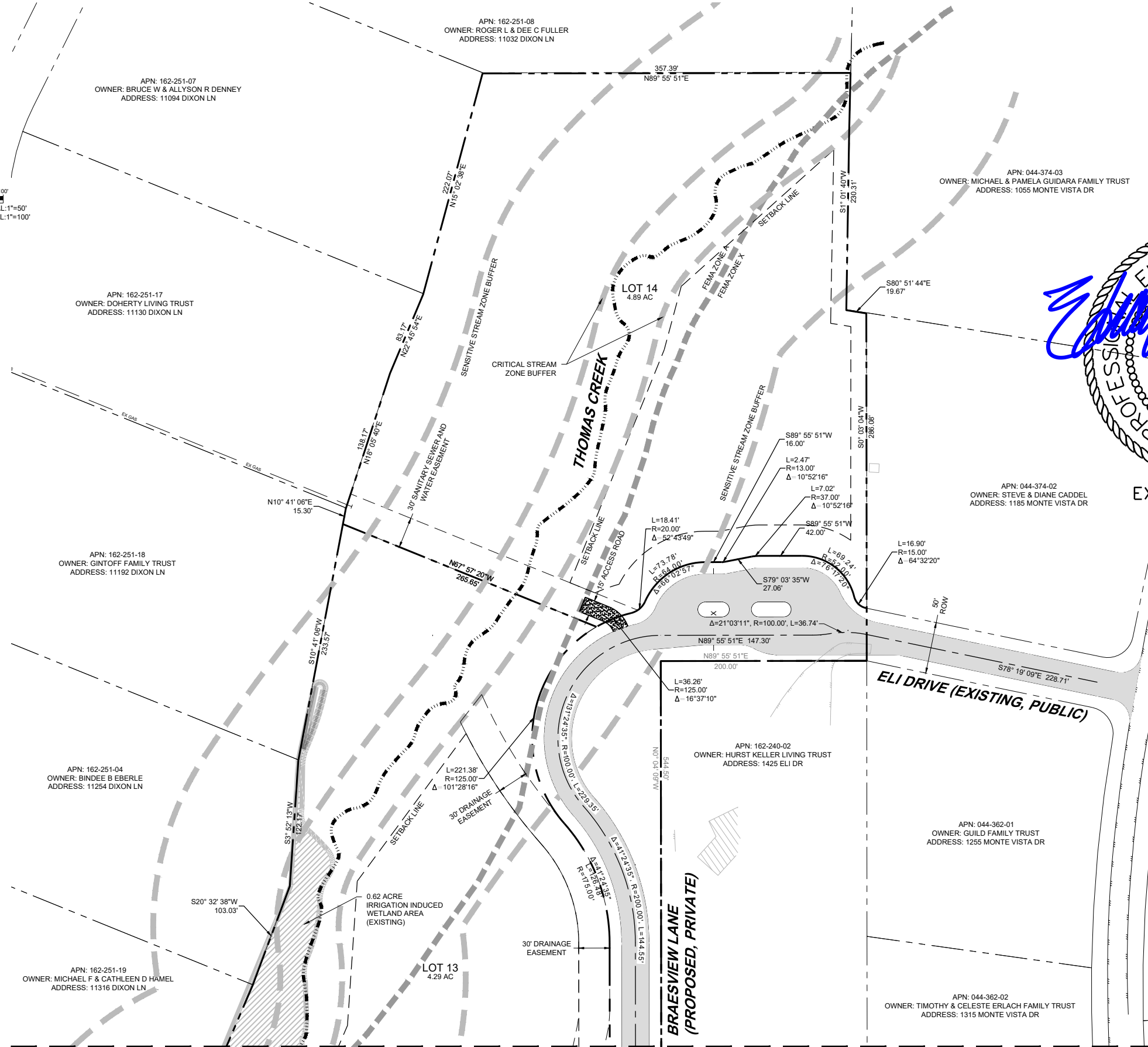
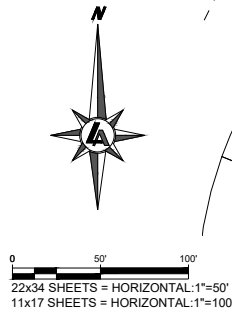
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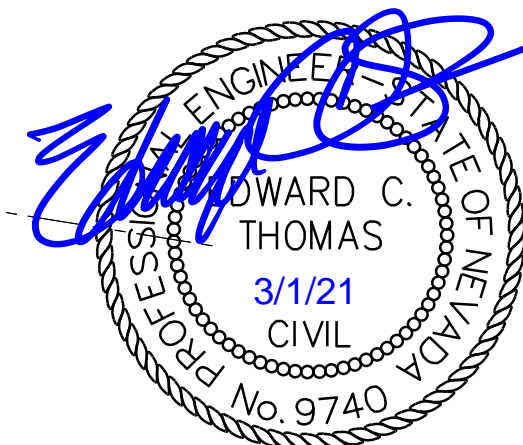
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 TENTATIVE MAP  
 SITE PLAN  
 WASHOE COUNTY NEVADA

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BY: \_\_\_\_\_  
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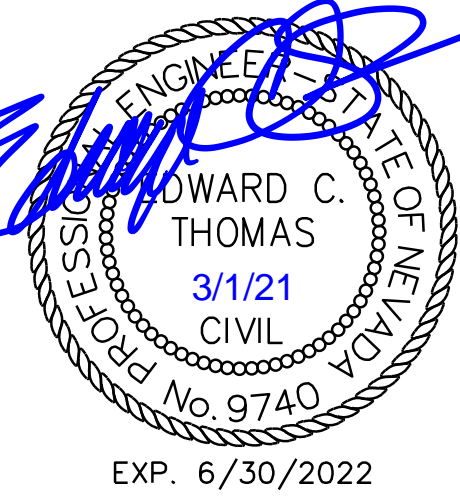
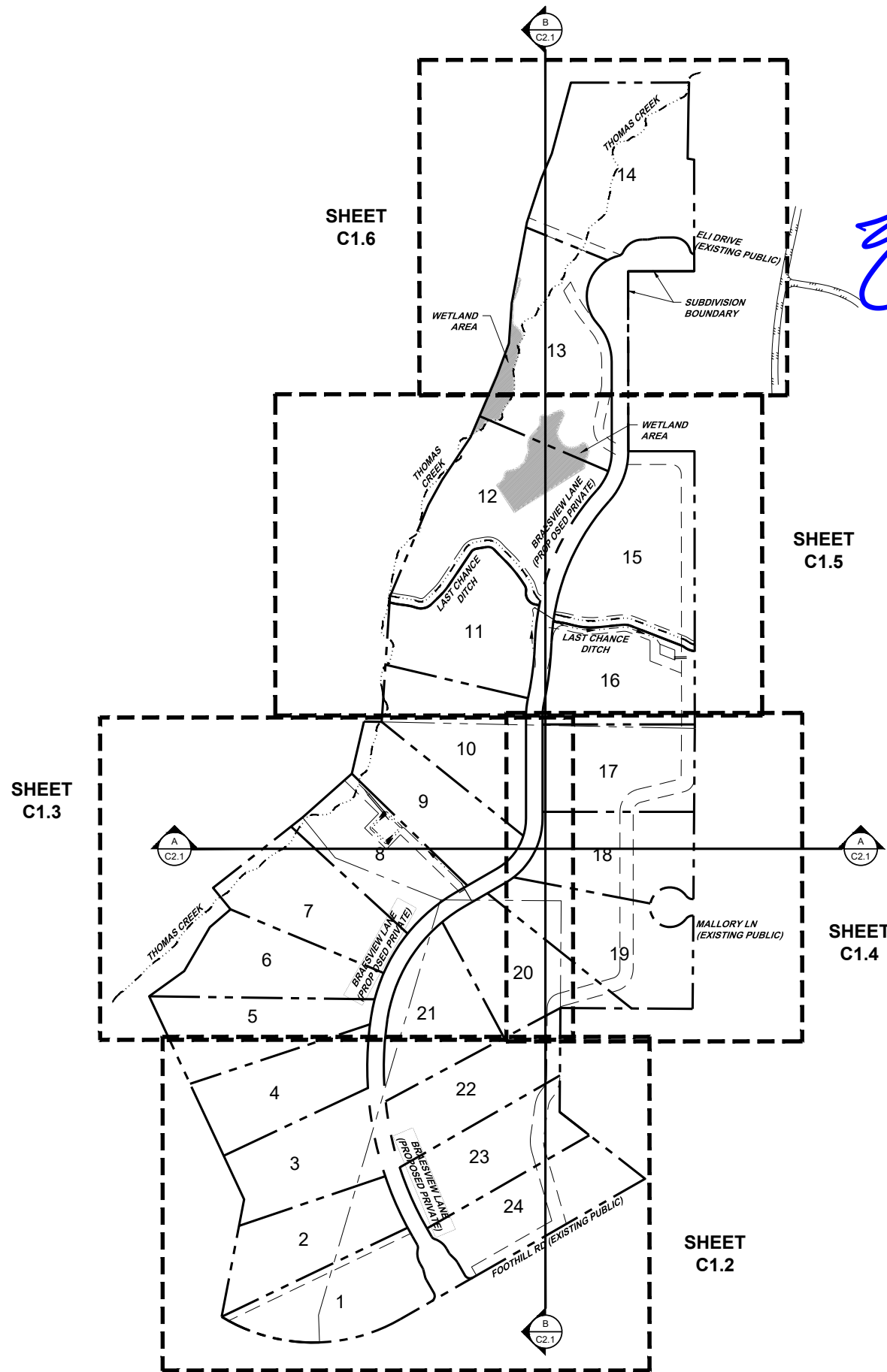
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| EARTHWORK TABLE                                 |                             |             |             |
|---|-----------------------------|-------------|-------------|
| CALCULATION                                     | CUT                         | FILL        | NET         |
| DISTURBED AREA                                  | -                           | -           | 7.43 AC     |
| DISTURBED AREA WITHIN SPECIAL FLOOD HAZARD AREA | -                           | -           | 0.06 AC     |
| TOTAL EARTHWORK                                 | 11,395 CY                   | 4,720.74 CY | 6,674.26 CY |
| EARTHWORK WITHIN SPECIAL FLOOD HAZARD AREA      | 147.23 CY                   | 4.39 CY     | 142.84 CY   |
| MAXIMUM DEPTH OF CUT                            | 7.76 FT                     | -           | -           |
| MAXIMUM DEPTH OF FILL                           | -                           | 6.74 FT     | -           |
| EARTHWORK ON SLOPES OF 15% OR GREATER           | NEGLIGIBLE (ALL CATEGORIES) |             |             |

NOTES:

- ALL EXCAVATED MATERIAL WILL BE USED ON SITE FOR FUTURE BUILDING PADS OR LANDSCAPING FEATURES.
- IF DISTURBED AREA REMAINS UNDEVELOPED FOR MORE THAN 30 DAYS, IT SHALL BE STABILIZED EITHER BY REVEGETATION OR APPLICATION OF A DUST PALLIATIVE.



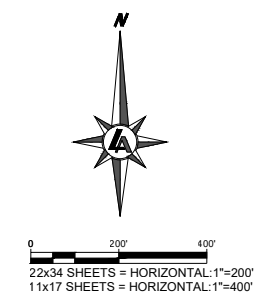
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BRAESVIEW CUSTOM LOT SUBDIVISION  
TENTATIVE MAP  
PRELIMINARY GRADING PLAN - INDEX SHEET  
NEVADA  
WASHOE COUNTY

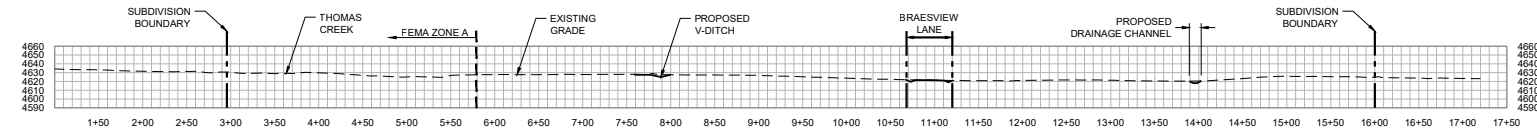
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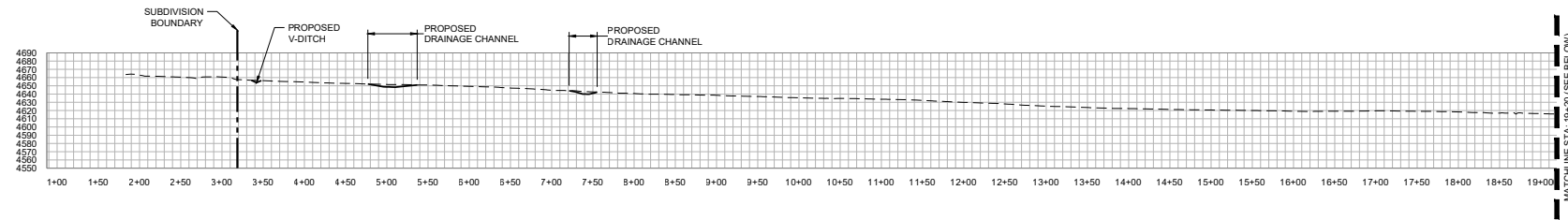


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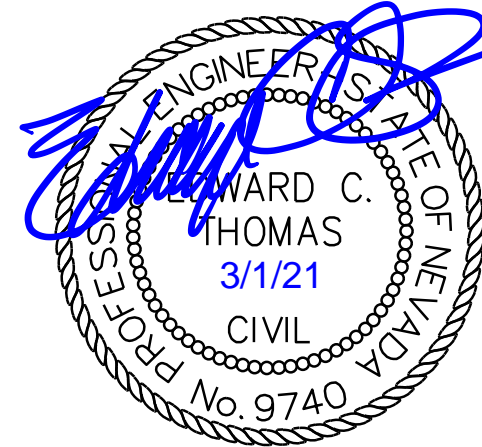
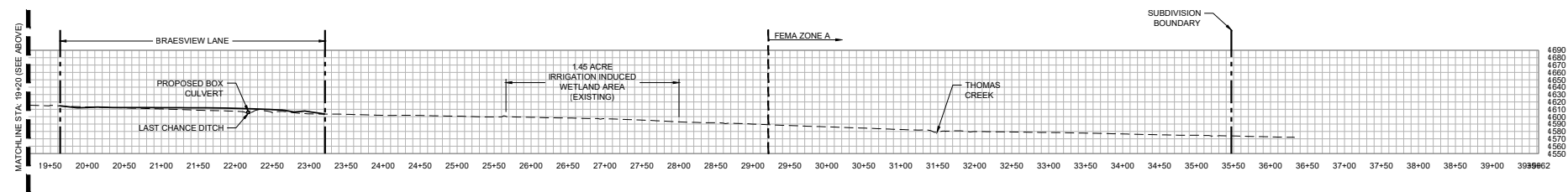
**SECTION A - A**



**SECTION B - B**



**SECTION B - B**



EXP. 6/30/2022

THOMAS FOOTHILL, LLC  
**BRAESVIEW CUSTOM LOT SUBDIVISION  
 TENTATIVE MAP  
 CROSS SECTIONS**  
 WASHOE COUNTY NEVADA

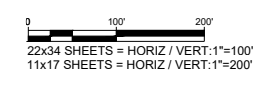
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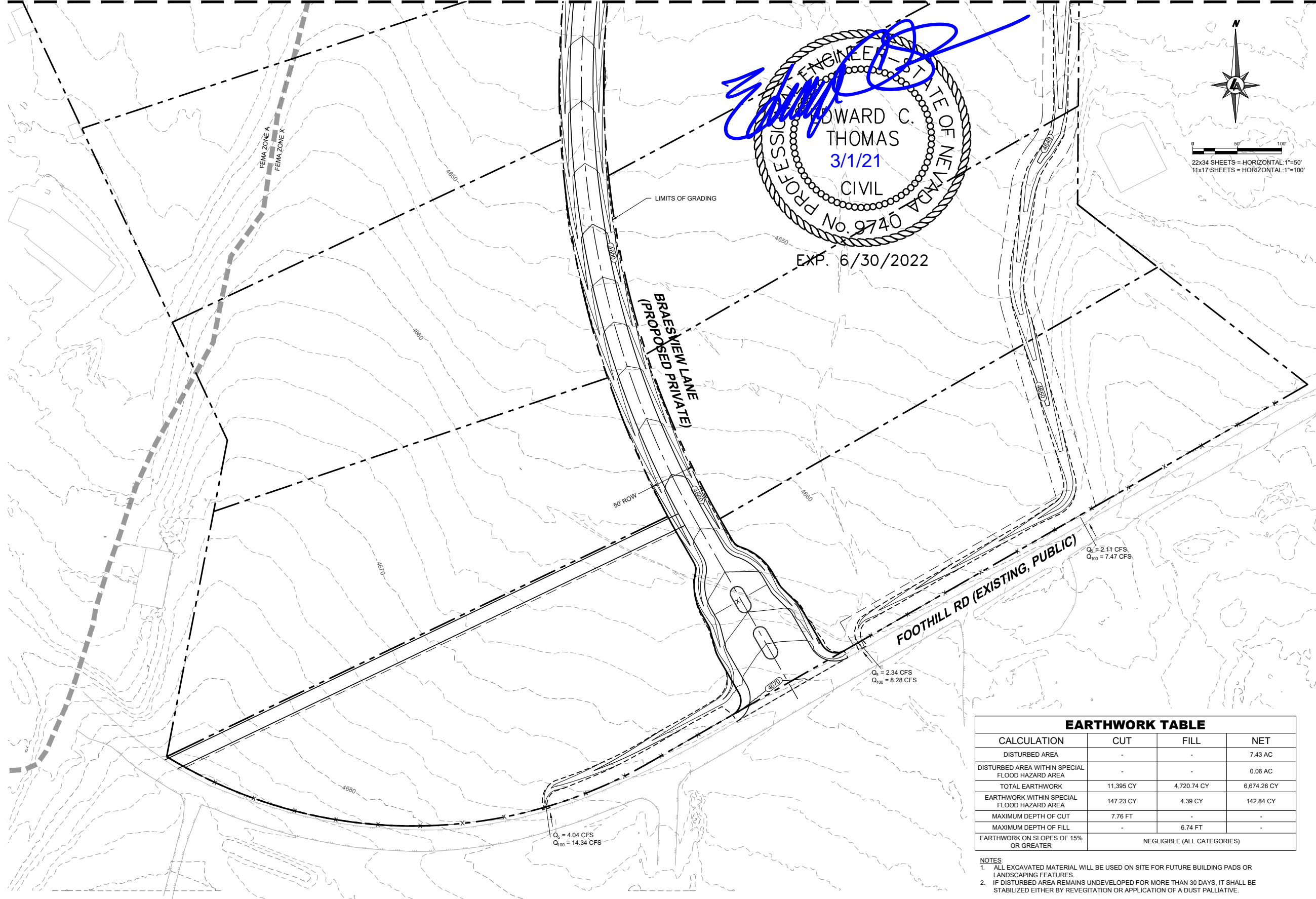
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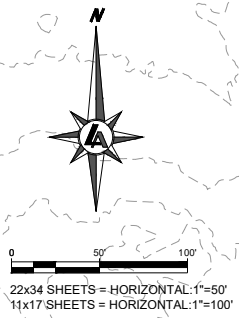


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EDWARD C. THOMAS  
3/1/21  
CIVIL  
No. 9740  
PROFESSIONAL ENGINEER - STATE OF NEVADA

EXP. 6/30/2022

BRAESVIEW LANE  
(PROPOSED PRIVATE)

FOOTHILL RD (EXISTING, PUBLIC)

$Q_5 = 4.04$  CFS  
 $Q_{100} = 14.34$  CFS

$Q_5 = 2.34$  CFS  
 $Q_{100} = 8.28$  CFS

$Q_5 = 2.11$  CFS  
 $Q_{100} = 7.47$  CFS

| EARTHWORK TABLE                                 |                              |             |             |
|---|------------------------------|-------------|-------------|
| CALCULATION                                     | CUT                          | FILL        | NET         |
| DISTURBED AREA                                  | -                            | -           | 7.43 AC     |
| DISTURBED AREA WITHIN SPECIAL FLOOD HAZARD AREA | -                            | -           | 0.06 AC     |
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| MAXIMUM DEPTH OF CUT                            | 7.76 FT                      | -           | -           |
| MAXIMUM DEPTH OF FILL                           | -                            | 6.74 FT     | -           |
| EARTHWORK ON SLOPES OF 15% OR GREATER           | NEGLECTIBLE (ALL CATEGORIES) |             |             |

- NOTES
- ALL EXCAVATED MATERIAL WILL BE USED ON SITE FOR FUTURE BUILDING PADS OR LANDSCAPING FEATURES.
  - IF DISTURBED AREA REMAINS UNDEVELOPED FOR MORE THAN 30 DAYS, IT SHALL BE STABILIZED EITHER BY REVEGETATION OR APPLICATION OF A DUST PALLIATIVE.

THOMAS FOOTHILL, LLC  
BRAESVIEW CUSTOM LOT SUBDIVISION  
TENTATIVE MAP  
PRELIMINARY GRADING PLAN  
WASHOE COUNTY NEVADA

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PRELIMINARY  
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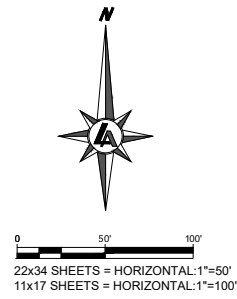
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**C2.2**

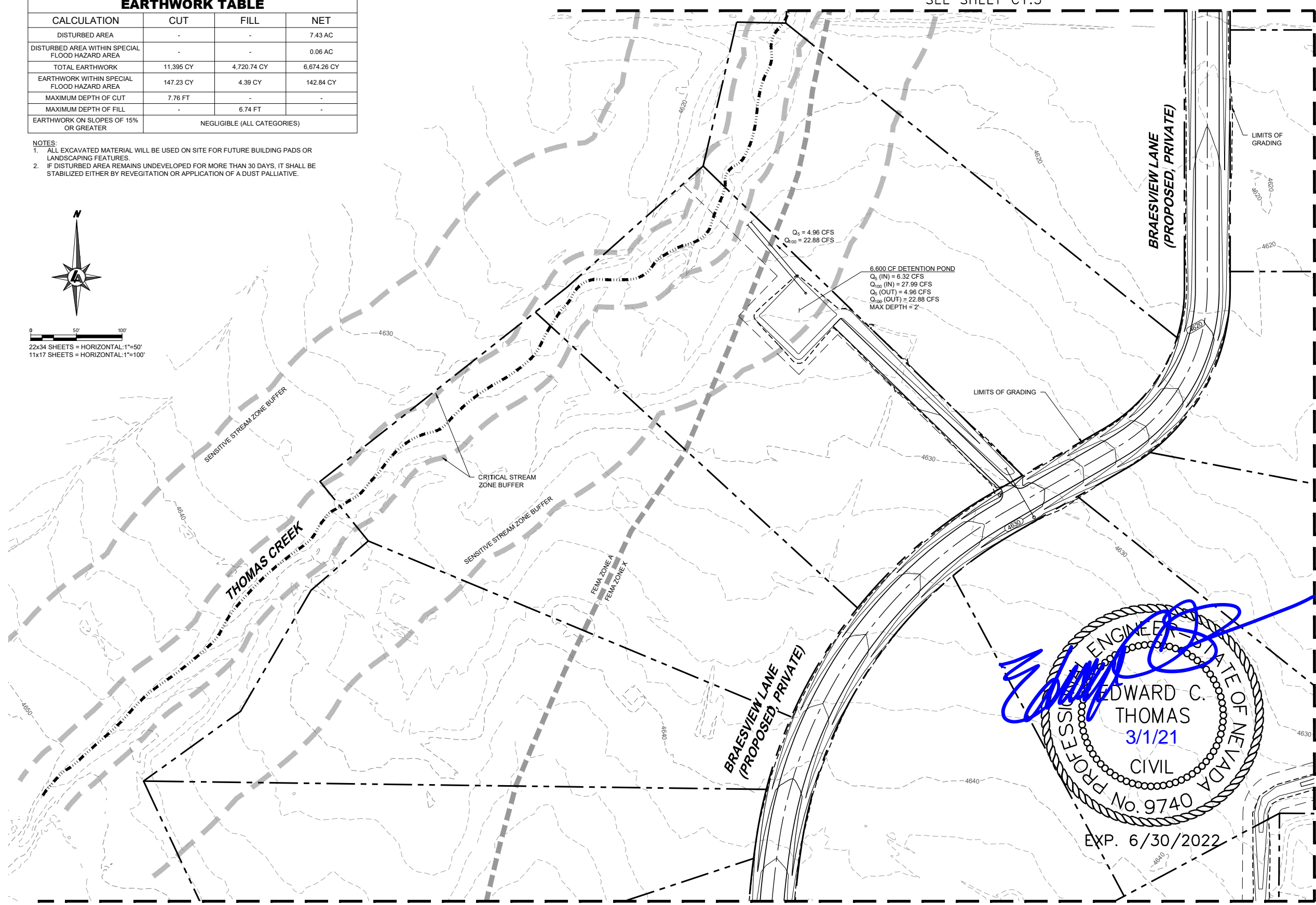
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DESIGNED BY: ECT  
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| EARTHWORK TABLE                                 |                             |             |             |
|---|-----------------------------|-------------|-------------|
| CALCULATION                                     | CUT                         | FILL        | NET         |
| DISTURBED AREA                                  | -                           | -           | 7.43 AC     |
| DISTURBED AREA WITHIN SPECIAL FLOOD HAZARD AREA | -                           | -           | 0.06 AC     |
| TOTAL EARTHWORK                                 | 11,395 CY                   | 4,720.74 CY | 6,674.26 CY |
| EARTHWORK WITHIN SPECIAL FLOOD HAZARD AREA      | 147.23 CY                   | 4.39 CY     | 142.84 CY   |
| MAXIMUM DEPTH OF CUT                            | 7.76 FT                     | -           | -           |
| MAXIMUM DEPTH OF FILL                           | -                           | 6.74 FT     | -           |
| EARTHWORK ON SLOPES OF 15% OR GREATER           | NEGLIGIBLE (ALL CATEGORIES) |             |             |

- NOTES:
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  - IF DISTURBED AREA REMAINS UNDEVELOPED FOR MORE THAN 30 DAYS, IT SHALL BE STABILIZED EITHER BY REVEGETATION OR APPLICATION OF A DUST PALLIATIVE.



SEE SHEET C1.5



SEE SHEET C1.4

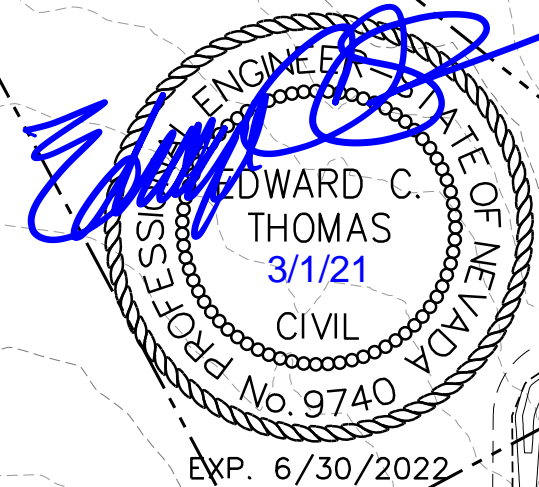
SEE SHEET C1.2



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THOMAS FOOTHILL, LLC  
BRAESVIEW CUSTOM LOT SUBDIVISION  
TENTATIVE MAP  
PRELIMINARY GRADING PLAN  
WASHOE COUNTY NEVADA



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PRELIMINARY FOR TENTATIVE MAP

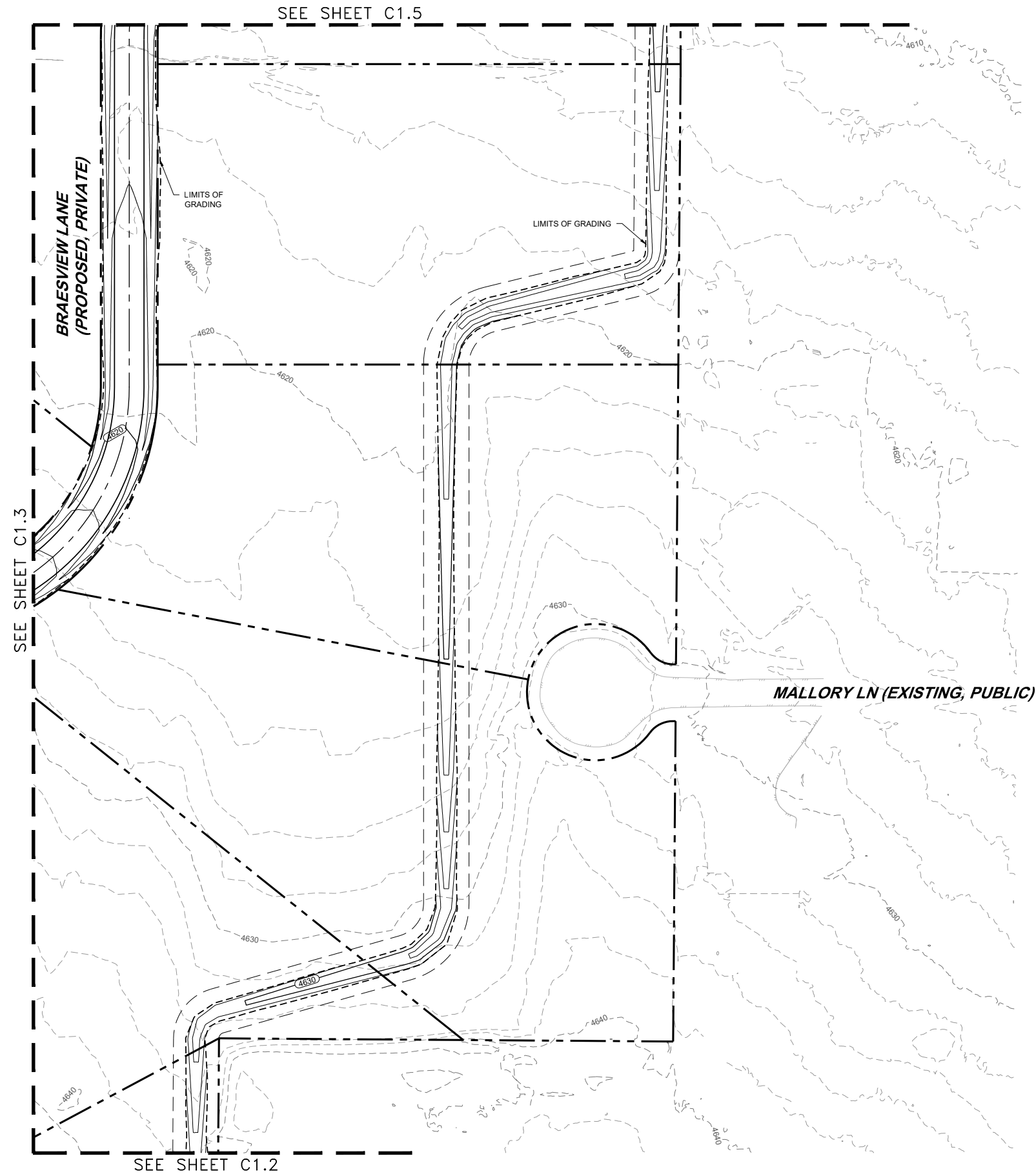
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**C2.3**

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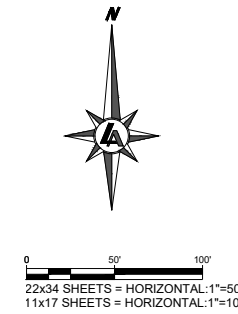
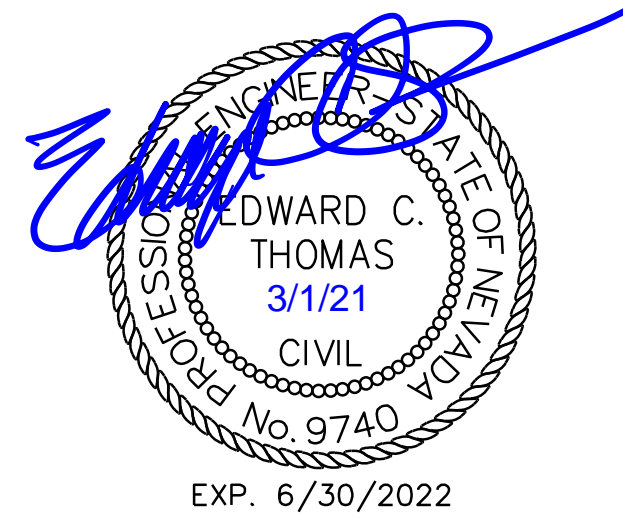
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| EARTHWORK TABLE                                 |                              |             |             |
|---|------------------------------|-------------|-------------|
| CALCULATION                                     | CUT                          | FILL        | NET         |
| DISTURBED AREA                                  | -                            | -           | 7.43 AC     |
| DISTURBED AREA WITHIN SPECIAL FLOOD HAZARD AREA | -                            | -           | 0.06 AC     |
| TOTAL EARTHWORK                                 | 11,395 CY                    | 4,720.74 CY | 6,674.26 CY |
| EARTHWORK WITHIN SPECIAL FLOOD HAZARD AREA      | 147.23 CY                    | 4.39 CY     | 142.84 CY   |
| MAXIMUM DEPTH OF CUT                            | 7.76 FT                      | -           | -           |
| MAXIMUM DEPTH OF FILL                           | -                            | 6.74 FT     | -           |
| EARTHWORK ON SLOPES OF 15% OR GREATER           | NEGLECTIBLE (ALL CATEGORIES) |             |             |

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THOMAS FOOTHILL, LLC  
BRAESVIEW CUSTOM LOT SUBDIVISION  
TENTATIVE MAP  
PRELIMINARY GRADING PLAN  
WASHOE COUNTY NEVADA

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**PRELIMINARY FOR TENTATIVE MAP**

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**C2.4**

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DESIGNED BY: ECT  
CHECKED BY: XXX  
JOB NO.: 10175.001

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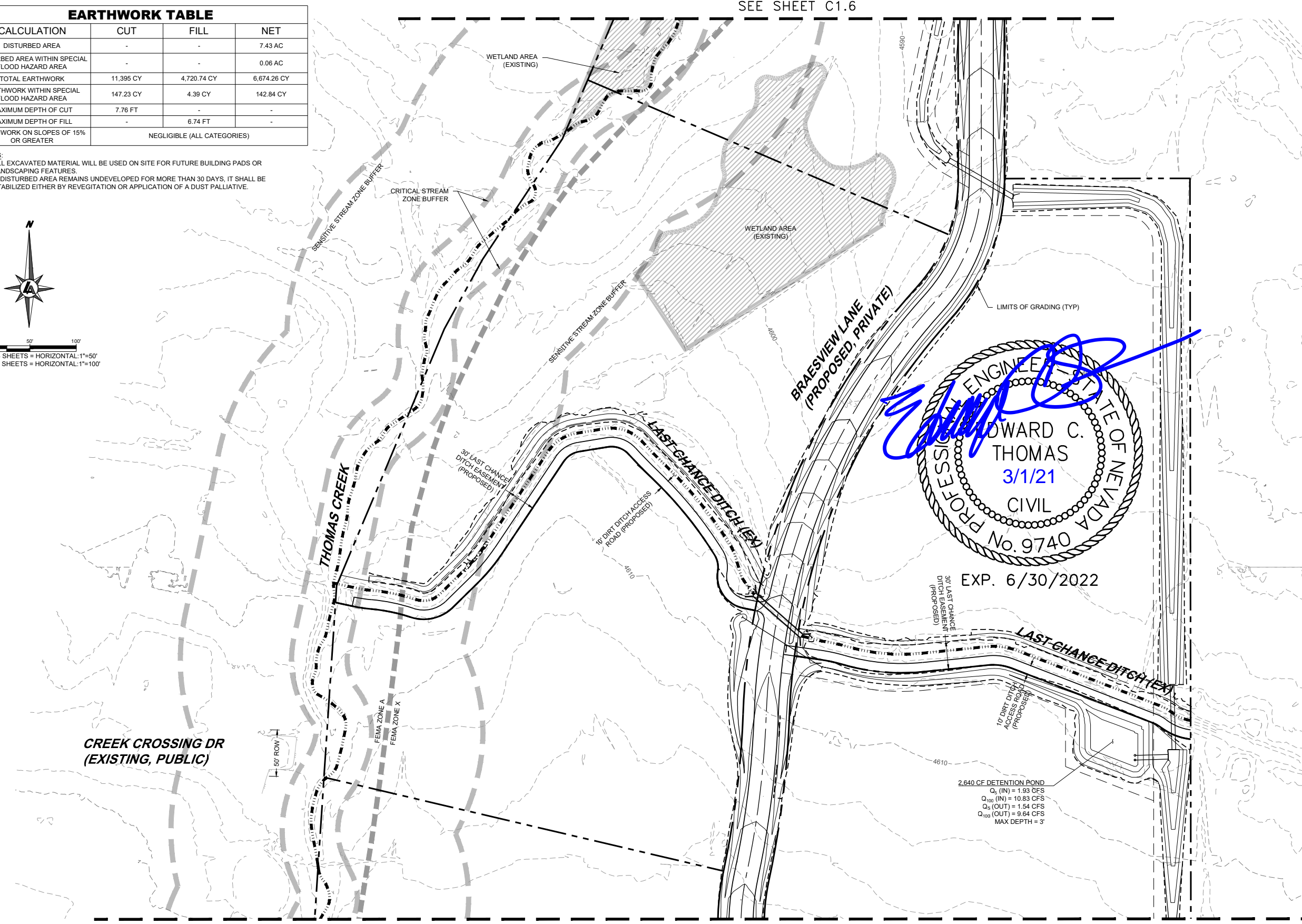
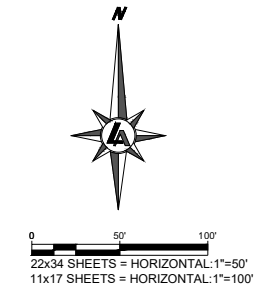
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**C2.5**

DRAWN BY: ECV  
DESIGNED BY: ECT  
CHECKED BY: XXX  
JOB NO.: 10175.001

| CALCULATION                                     | CUT                         | FILL        | NET         |
|---|-----------------------------|-------------|-------------|
| DISTURBED AREA                                  | -                           | -           | 7.43 AC     |
| DISTURBED AREA WITHIN SPECIAL FLOOD HAZARD AREA | -                           | -           | 0.06 AC     |
| TOTAL EARTHWORK                                 | 11,395 CY                   | 4,720.74 CY | 6,674.26 CY |
| EARTHWORK WITHIN SPECIAL FLOOD HAZARD AREA      | 147.23 CY                   | 4.39 CY     | 142.84 CY   |
| MAXIMUM DEPTH OF CUT                            | 7.76 FT                     | -           | -           |
| MAXIMUM DEPTH OF FILL                           | -                           | 6.74 FT     | -           |
| EARTHWORK ON SLOPES OF 15% OR GREATER           | NEGLIGIBLE (ALL CATEGORIES) |             |             |

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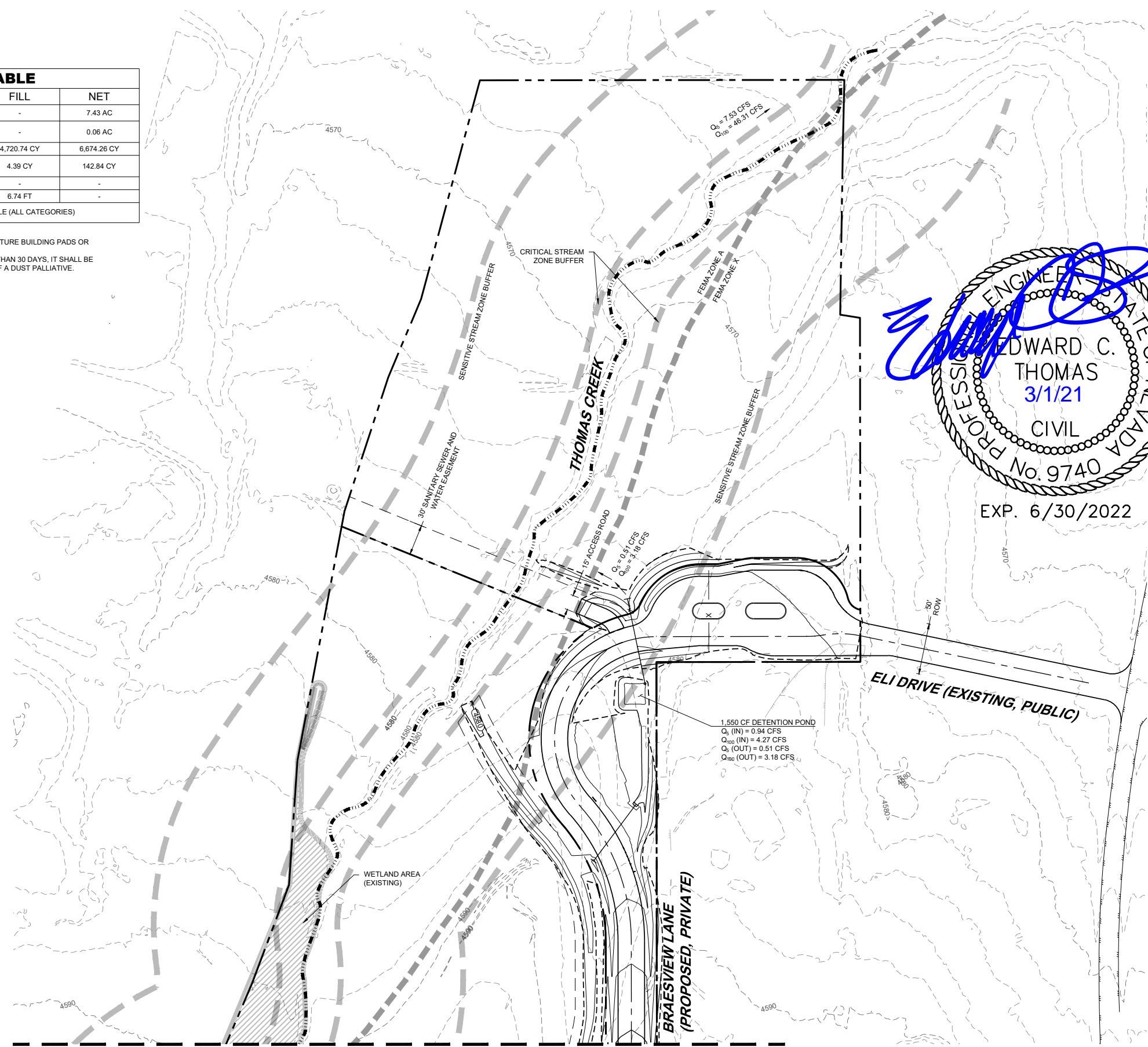
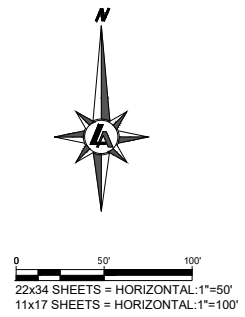
SEE SHEET C1.6

SEE SHEET C1.4



| EARTHWORK TABLE                                 |                              |             |             |
|---|------------------------------|-------------|-------------|
| CALCULATION                                     | CUT                          | FILL        | NET         |
| DISTURBED AREA                                  | -                            | -           | 7.43 AC     |
| DISTURBED AREA WITHIN SPECIAL FLOOD HAZARD AREA | -                            | -           | 0.06 AC     |
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*[Signature]*  
 PROFESSIONAL ENGINEER - STATE OF NEVADA  
 EDWARD C. THOMAS  
 3/1/21  
 CIVIL  
 No. 9740  
 EXP. 6/30/2022

SEE SHEET C1.5

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 BRAESVIEW CUSTOM LOT SUBDIVISION  
 TENTATIVE MAP  
 PRELIMINARY GRADING PLAN  
 WASHOE COUNTY NEVADA

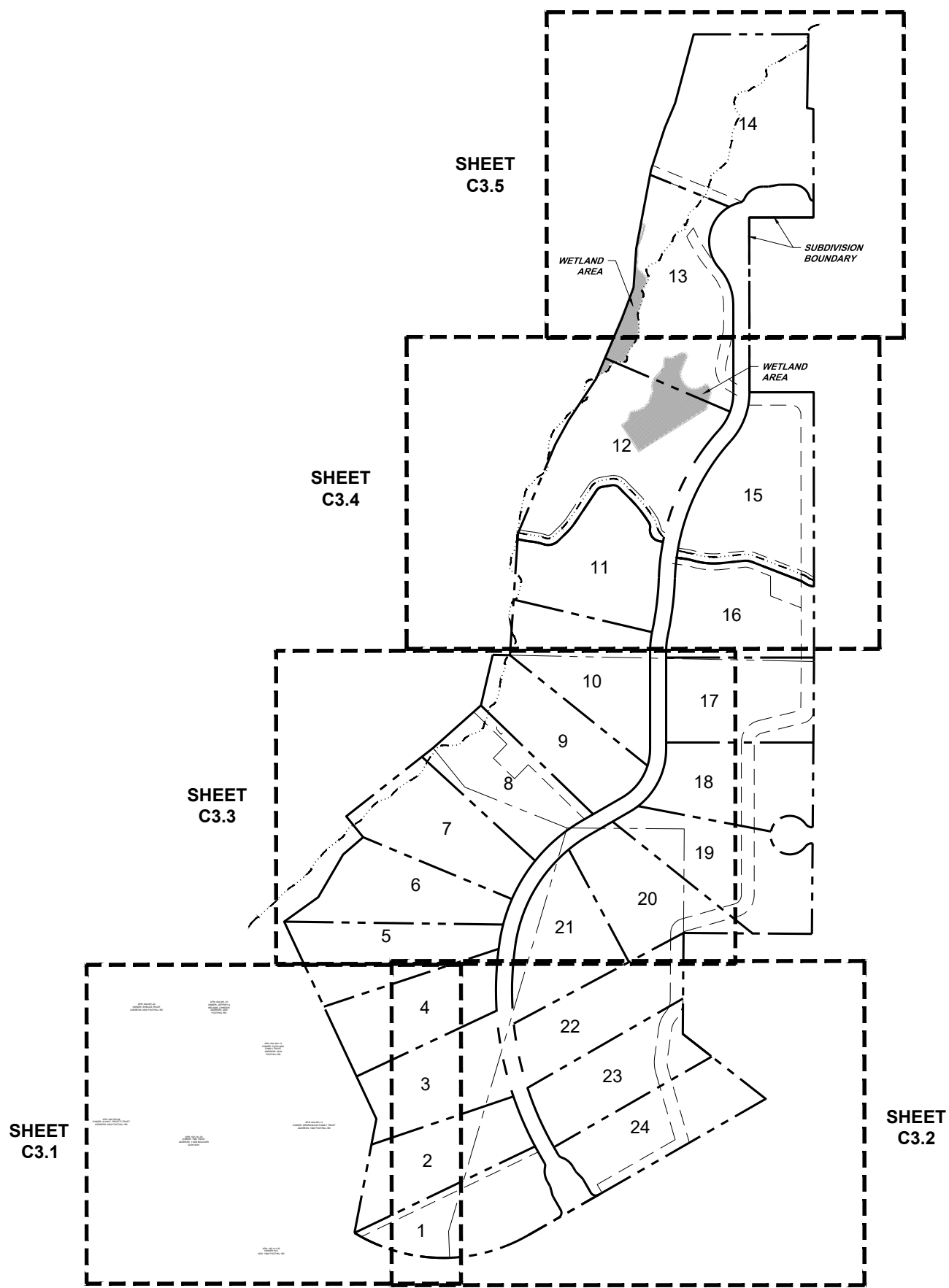
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 PRELIMINARY FOR TENTATIVE MAP

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 DESIGNED BY: ECT  
 CHECKED BY: XXX  
 JOB NO.: 10175.001

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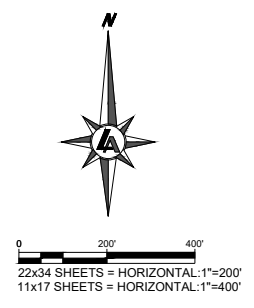
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 BRAESVIEW CUSTOM LOT SUBDIVISION  
 TENTATIVE MAP  
 UTILITY PLAN - INDEX SHEET  
 WASHOE COUNTY NEVADA

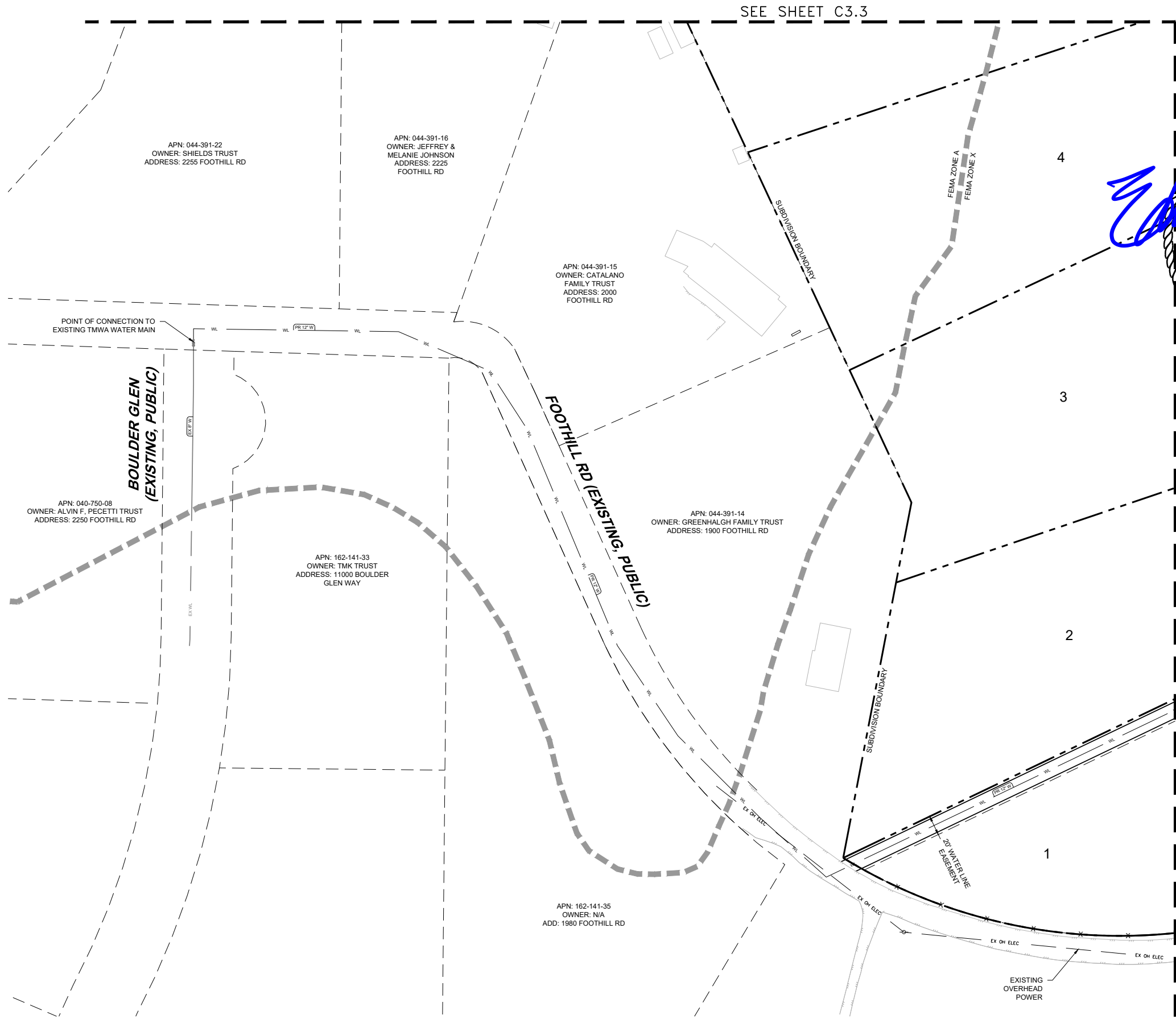
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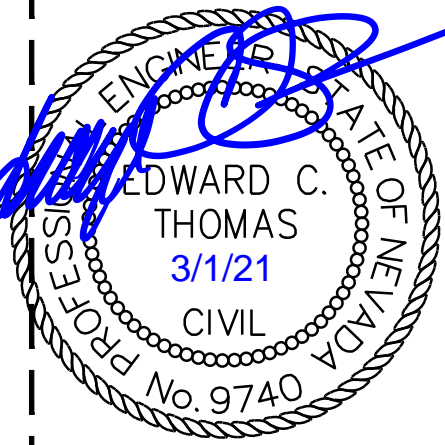


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SEE SHEET C3.3



EXP. 6/30/2022

SEE SHEET C3.2



0 50' 100'  
22x34 SHEETS = HORIZONTAL: 1"=50'  
11x17 SHEETS = HORIZONTAL: 1"=100'



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PRELIMINARY UTILITY PLAN - OFFSITE WATER  
WASHOE COUNTY NEVADA

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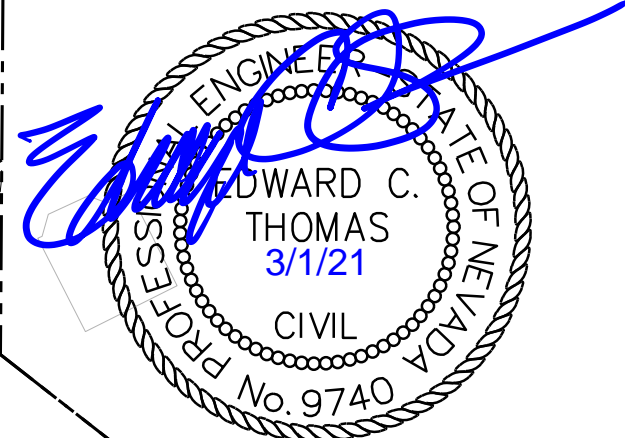
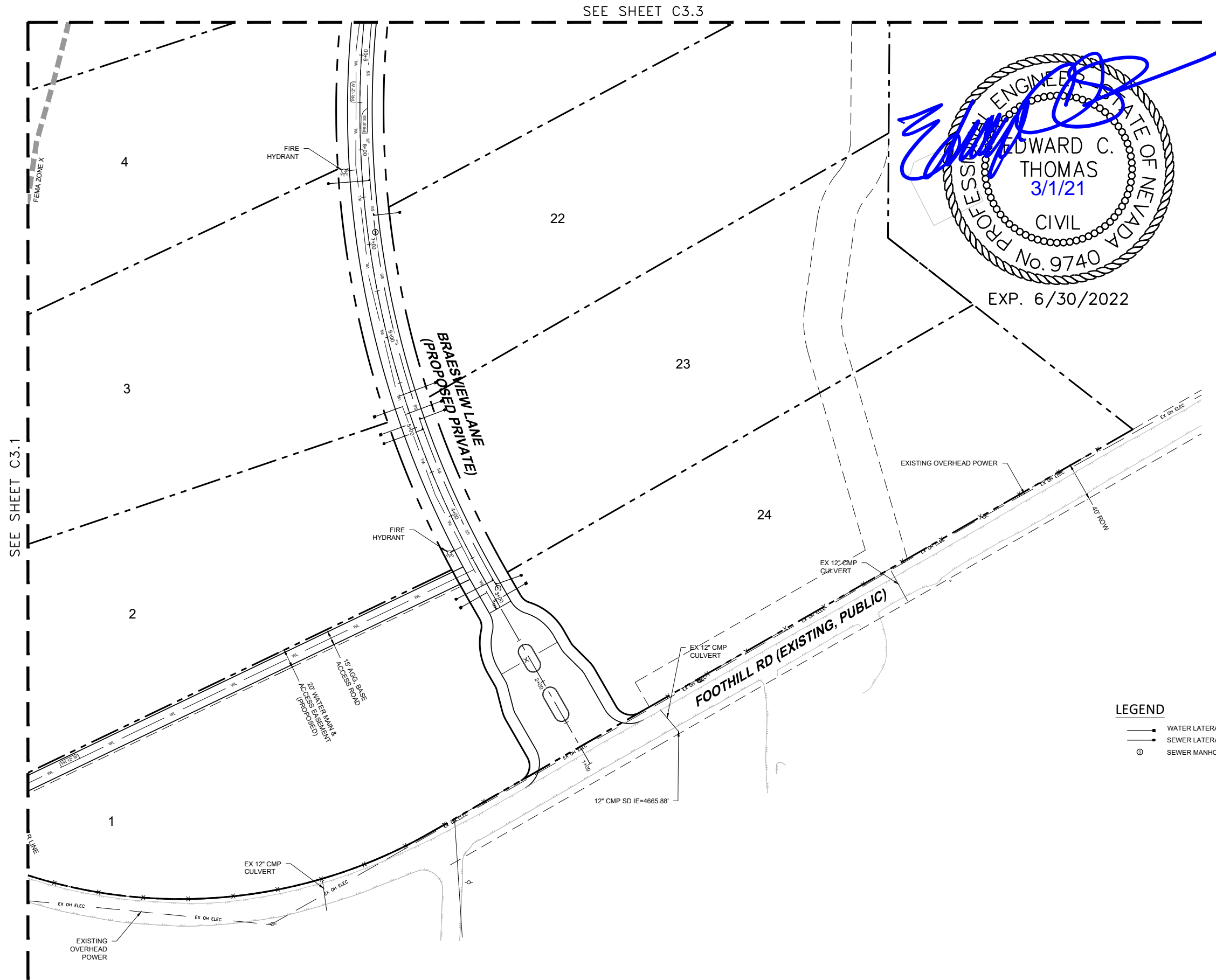
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0 50' 100'  
 22x34 SHEETS = HORIZONTAL: 1"=50'  
 11x17 SHEETS = HORIZONTAL: 1"=100'

**LEGEND**  
 ——— WATER LATERAL  
 ——— SEWER LATERAL  
 ⊙ SEWER MANHOLE

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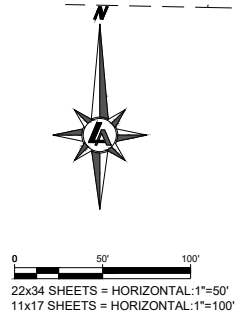
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 WASHOE COUNTY NEVADA

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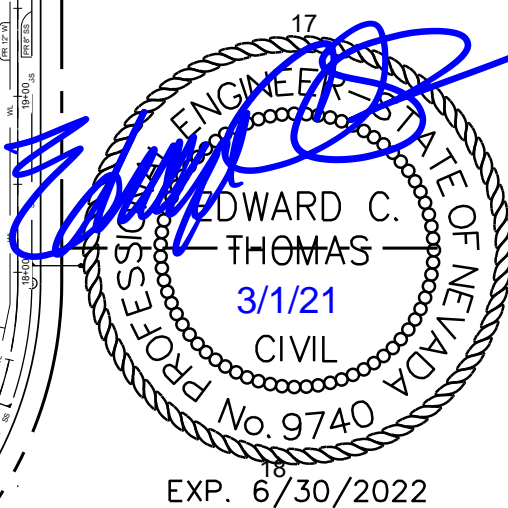
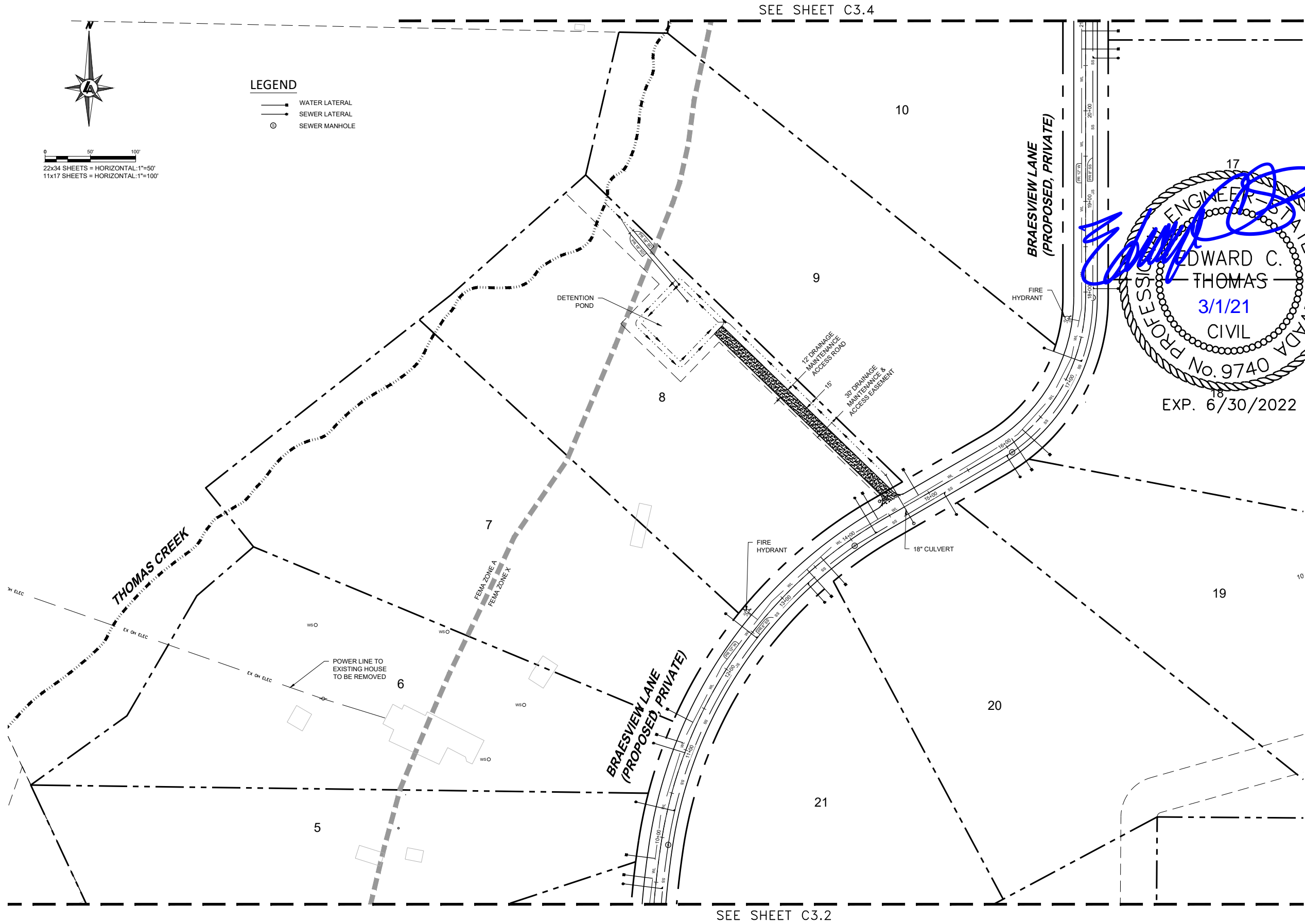
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 DESIGNED BY: ECT  
 CHECKED BY: XXX  
 JOB NO.: 10175.001



- LEGEND**
- WATER LATERAL
  - SEWER LATERAL
  - ⊙ SEWER MANHOLE



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 WASHOE COUNTY NEVADA

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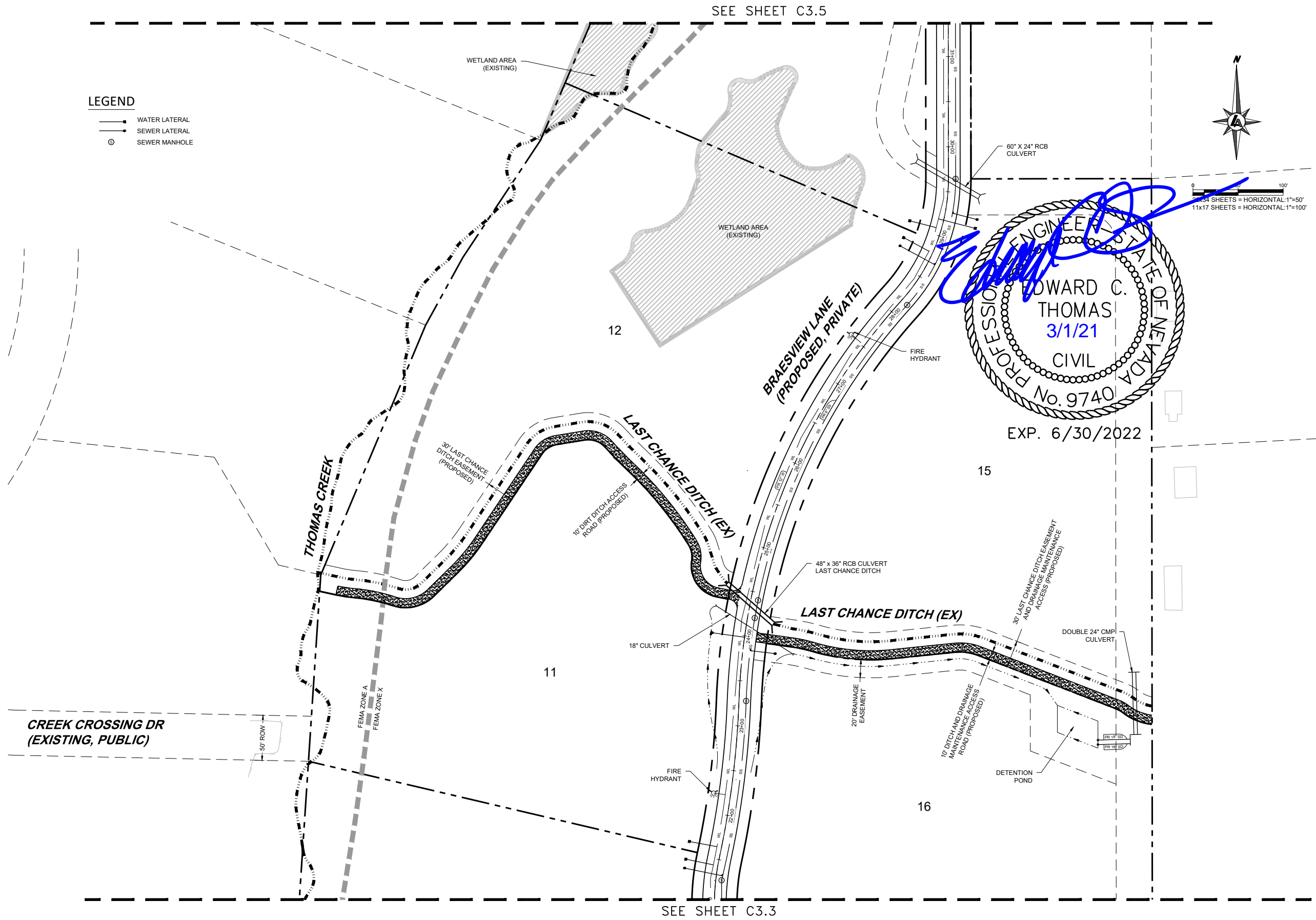
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 DESIGNED BY: ECT  
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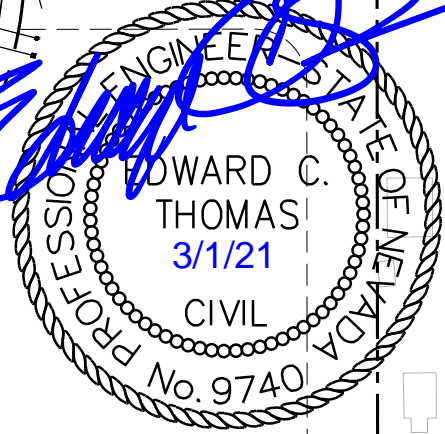


**LEGEND**

- WATER LATERAL
- SEWER LATERAL
- ⊙ SEWER MANHOLE



0 100'  
 11x17 SHEETS = HORIZONTAL: 1"=50'  
 11x17 SHEETS = HORIZONTAL: 1"=100'



SEE SHEET C3.5

SEE SHEET C3.3



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 BRAESVIEW CUSTOM LOT SUBDIVISION  
 TENTATIVE MAP  
 PRELIMINARY UTILITY PLAN  
 WASHOE COUNTY NEVADA

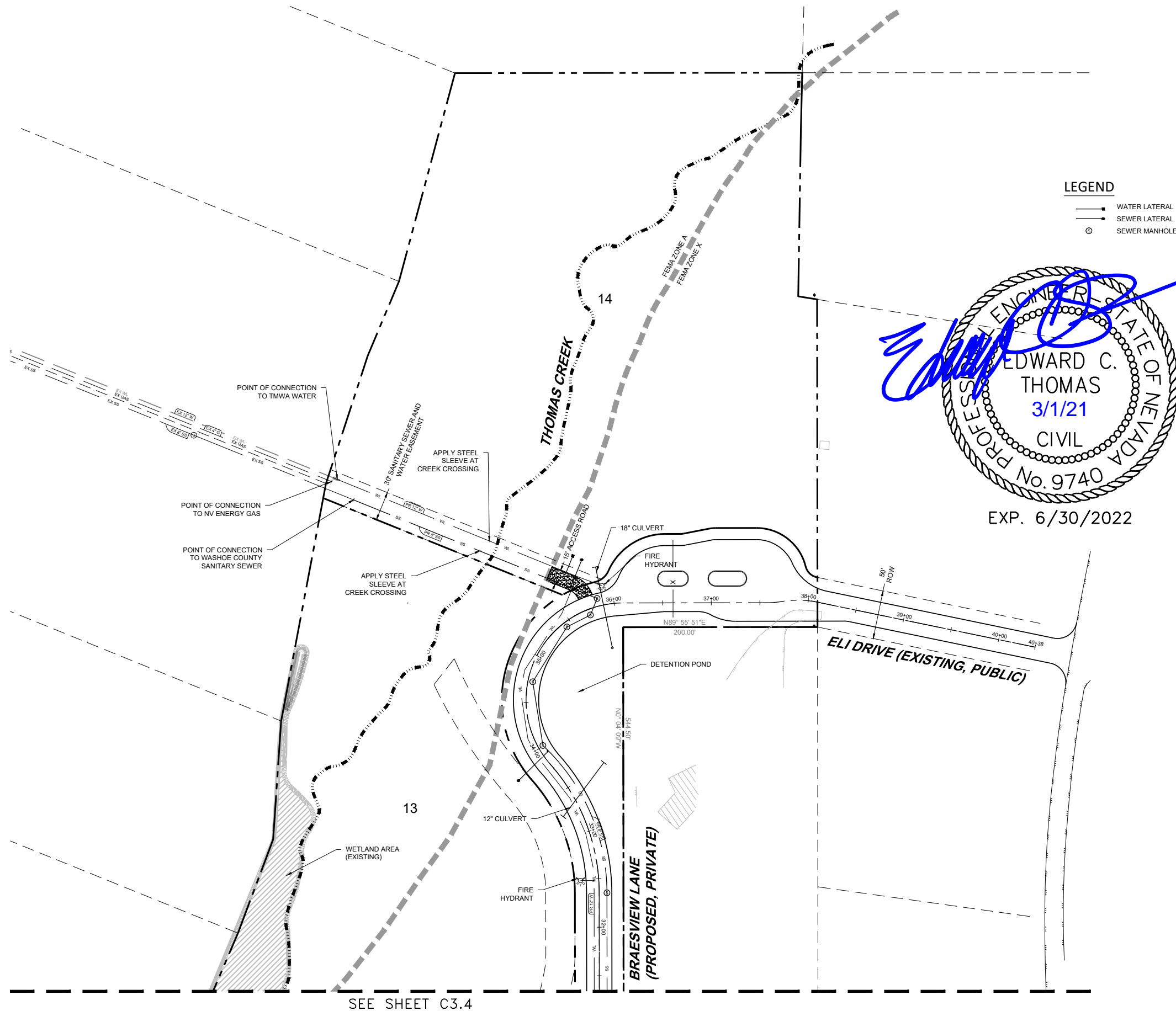
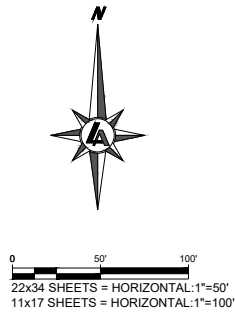
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**PRELIMINARY**  
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**C3.4**

DRAWN BY: ECV  
 DESIGNED BY: ECT  
 CHECKED BY: XXX  
 JOB NO.: 10175.001



**LEGEND**  
 — WATER LATERAL  
 — SEWER LATERAL  
 ⊙ SEWER MANHOLE

**PROFESSIONAL ENGINEER STATE OF NEVADA**  
 EDWARD C. THOMAS  
 3/1/21  
 CIVIL  
 No. 9740  
 EXP. 6/30/2022

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 PRELIMINARY UTILITY PLAN  
 WASHOE COUNTY NEVADA

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|      |      |             |
|      |      |             |
|      |      |             |

BY: \_\_\_\_\_  
 PRELIMINARY FOR TENTATIVE MAP

BAR IS 1 INCH ON ORIGINAL DRAWING  
 0 N/A  
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

**C3.5**

DRAWN BY: ECV  
 DESIGNED BY: ECT  
 CHECKED BY: XXX  
 JOB NO.: 10175.001

L:\MAPS\10175.001 - Thomas Creek Tentative Map\DWG\Sheets\10175000\UTILITIES.dwg,C3.5, 03/07/2021 04:44 pm evdario

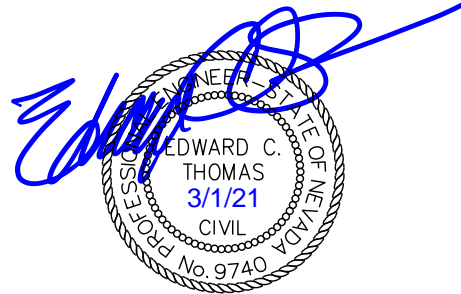
SEE SHEET C3.4

**Engineer's Statement – Braesview Custom Lot Subdivision**

To the best of my belief, knowledge, and ability, the engineering plans and reports included in the Braesview Custom Lot Subdivision Tentative Map application were prepared in compliance with applicable provisions of the Washoe County Development Code.



Edward C. Thomas, P.E.  
Senior Engineer  
Lumos & Associates  
9222 Prototype Drive  
Reno, NV 89521  
(775)827-6111



EXP. 6/30/2022



**TAB C**



TO: Karen Meyer                                  DATE: 2/24/2021  
THRU: Scott Estes  
FROM: Brooke Long <sup>BL</sup>

**RE: Thomas Creek Heights 24 Discovery**  
TMWA WO# 21-7800

**PURPOSE:**

The purpose of this discovery is to present a water service plan and an estimate of the associated costs for the proposed project (Project).

**DISCUSSION:**

The project is within TMWA's service territory and includes the development of 24 single family residential units with an average lot area of 2.5 acres.

Location:

The Project is located off Foothill Road within TMWA's charge Area 1. Project parcels and acreage are listed in Table 1.

***Table 1. Project Parcels***

| <b>PIN</b> | <b>ACREAGE</b> |
|------------|----------------|
| 044-391-29 | 15.71          |
| 044-391-26 | 17.23          |
| 044-391-28 | 15.45          |
| 162-240-01 | 27.50          |

**Total Area     75.88 Acres**

Project Water Maximum Day Demands

The project maximum day demand for the 24-lot subdivision is 36 gpm (1.5 gpm per lot).

Project Supply Capacity

There is adequate supply capacity to serve the estimated demand for this project.

Storage Capacity

TMWA has sufficient storage capacity for the Project.

Project Pressures

Project pressures range from 85 psi to 106 psi (Figure 1). A future pressure reducing station is planned in Caribou Rd that will reduce the pressures within the upper portion of the Project. Individually owned and maintained pressure regulating valves will be required on all project services.

Water Service and Project Cost Opinion

Due to the sloped terrain, water service to the Project is divided into two pressure zones including the Stoney Brook Zone (upper Project) and the Holcomb Zone (lower Project). Three connections to TMWA’s facilities are required to achieve two points of supply for each zone (looping). These connections are shown in Figure 1 and are as follows:

1. Upper Project area Connection 1 - A connection to the existing 12” main at the intersection of Caribou Rd and Foothill Rd and a main extension in Mallory Lane to the Project.
2. Upper Project Connection 2 - A connection to the existing 8” main at Boulder Glen Way, a pressure reducing station and a main extension within Foothill Road to the Project to the portion of the Project in the Stoney Brook Zone.
3. Lower Project Connection - A connection to the existing 12” main at the northern portion of the Project area. The water facilities required for the Project and their estimated costs are listed in Table 2.

The main elements of the water service plan are listed in Table 2 and are shown in Figure 1.

**Table 2. Project Cost Opinion**

| Facility Description        | Qty  | Unit    | Unit Cost | Total Cost       | Comments   |
|-----------------------------|------|---------|-----------|------------------|--|
| Area Charge                 | 36   | MDD GPM | \$1,677   | \$60,372         | Charge Area 1                                      |
| Supply and Treatment Charge | 36   | MDD GPM | \$6,328   | \$227,808        | Charge Area 1                                      |
| Storage Charge              | 36   | MDD GPM | \$1,658   | \$59,688         | Charge Area 1                                      |
| 8" Main (Offsite)           | 1600 | LF      | \$144     | \$230,400        | From Caribou and Foothill to the end of Mallory LN |
| 8" Main (Offsite)           | 1700 | LF      | \$144     | \$244,800        | In Foothill from Boulder Glen Way to the Project   |
| PRS 1 (Offsite)             | 1    | Each    | \$75,000  | \$75,000         | Located at Boulder Glen Way and Foothill Rd        |
| PRS 2 (Onsite)              | 1    | Each    | \$75,000  | \$75,000         | Onsite PRS from Stoney Brook Zone to Holcomb Zone  |
| <b>Total Estimated Cost</b> |      |         |           | <b>\$973,068</b> |  |

- A. All facilities would be permitted, designed, and built by the developer and then dedicated to TMWA.
- B. All costs are the responsibility of the developer, unless otherwise noted.
- C. No irrigation demand was included for this project. For reference, 1AF of irrigation would equate to 1.7 gpm of MDD.
- D. TMWA’s new business fees are not included in the estimated cost.

---

### Dead Ends and Looping

Nevada Administrative Code section 445A.6712 requires systems to be designed, to the extent possible, to eliminate dead ends. The proposed water service plan is looped.

### Fire Flows

Project fire flow requirements are set by the area fire authority. The assumed fire flow for the Project is 2,000 gpm for two hours with a minimum residual pressure of 20 psi. This fire flow requirement can be achieved with the proposed plan.

## **ASSUMPTIONS:**

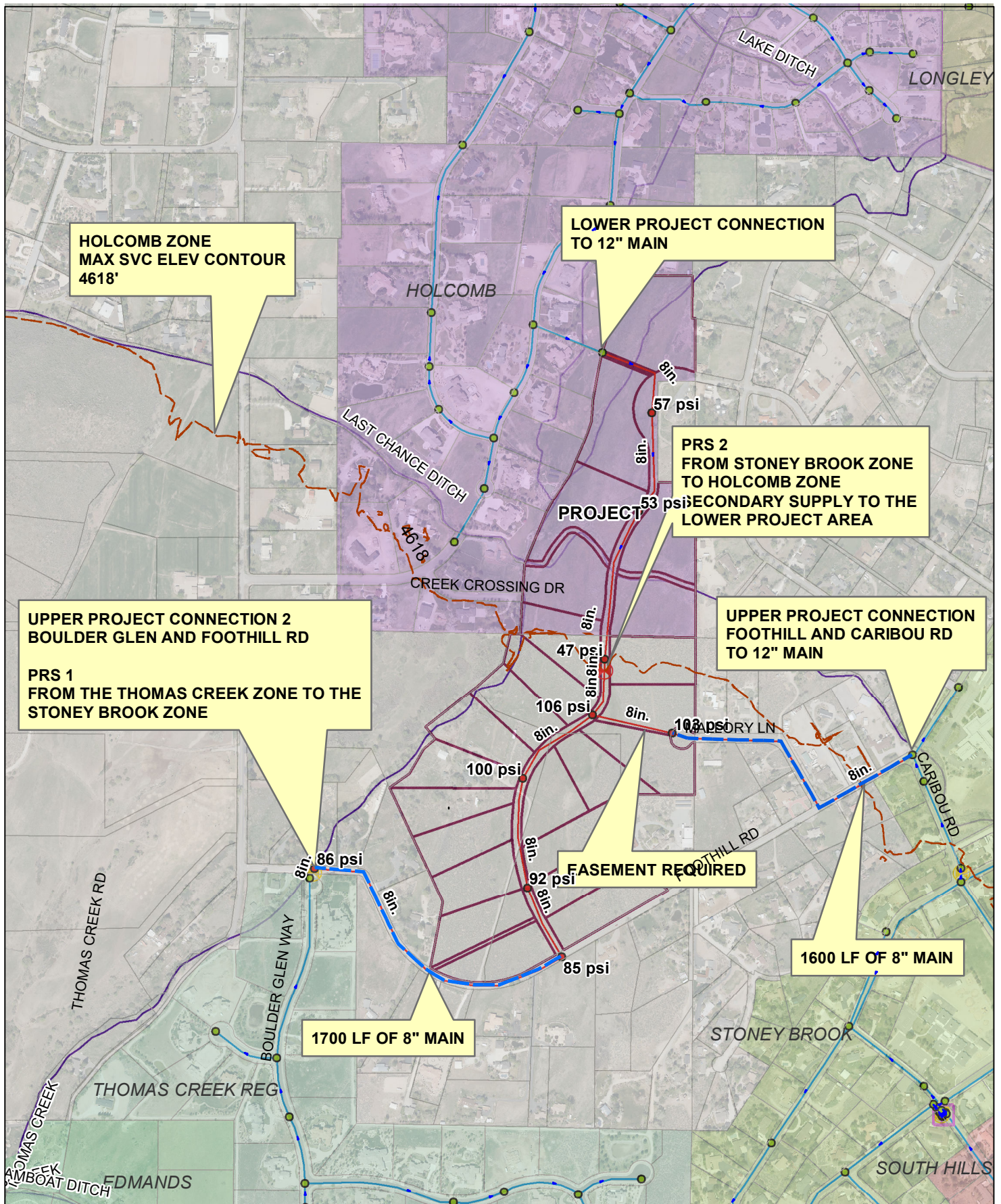
1. This water service plan is preliminary and subject to change.
2. The cost opinions contained herein do not include new business fees, cost of water rights and related fees, or contribution to the water meter retrofit fund.
3. Privately owned individual pressure regulating valves will be installed by the builder per TMWA design standards and the Uniform Plumbing Code.
4. Project pressure criteria are:
  - a. Maximum day pressure of 45 pounds per square inch (psi) at building pad elevation with tank level at top of fire storage,
  - b. Peak hour pressure of 40 psi at building pad elevation with tank level at top of emergency storage, and
  - c. Maximum day plus fire flow pressure of 20 psi at center of street elevation with tank level at bottom of fire storage.
5. Elevations used for this discovery were derived from existing topographic information.
6. Facility requirements for the Project are based on the assumed elevations, maximum day demand and fire flow requirements. Changes in elevation, demand or fire flow requirements may affect facility requirements.
7. Easements, permits, and all pertinent Agency approvals are obtained for the design and construction of the water infrastructure necessary to serve the proposed Project.
8. All cost opinions are preliminary and subject to change. The costs presented in this study are planning level estimates based on the information available. Actual costs will be determined at the time of application for service.
9. Future development may alter the conclusions of this discovery. Capacity in TMWA's system is available on a first-come, first-served basis, and commitment to provide service is not established until a contract for service is executed and all fees are paid.
10. The applicant shall be responsible for all application, review, inspection, storage, treatment, permit, easements, and other fees pertinent to the Project as adopted by the TMWA at the time of application.

Review of conceptual site plans or tentative maps by TMWA and/or agents of TMWA shall not constitute an application for service, nor implies a commitment by TMWA for planning, design or construction of the water facilities necessary for service. The extent of required off-site and on-site

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water infrastructure improvements will be determined by TMWA upon receiving a specific development proposal or complete application for service and upon review and approval of a water facilities plan. After submittal of a complete Application for Service, the required facilities, the cost of these facilities, which could be significant, and associated fees will be estimated and will be included as part of the Water Service Agreement for the Project. All fees must be paid to TMWA prior to water being delivered to the Project.

Please contact Brooke Long (834-8104) with any questions or comments regarding this discovery.



**FIGURE 1**  
**21-7800**  
**Thomas Creek Heights 24\_DISC**

|                          |
|--------------------------|
| <b>FIGURE 1</b>          |
| DATE: 2/2021             |
| WORK ORDER: NA           |
| SCALE: 1 inch = 700 feet |

# Land Use: 210

## Single-Family Detached Housing

### Description

Single-family detached housing includes all single-family detached homes on individual lots. A typical site surveyed is a suburban subdivision.

### Additional Data

The number of vehicles and residents had a high correlation with average weekday vehicle trip ends. The use of these variables was limited, however, because the number of vehicles and residents was often difficult to obtain or predict. The number of dwelling units was generally used as the independent variable of choice because it was usually readily available, easy to project, and had a high correlation with average weekday vehicle trip ends.

This land use included data from a wide variety of units with different sizes, price ranges, locations, and ages. Consequently, there was a wide variation in trips generated within this category. Other factors, such as geographic location and type of adjacent and nearby development, may also have had an effect on the site trip generation.

Single-family detached units had the highest trip generation rate per dwelling unit of all residential uses because they were the largest units in size and had more residents and more vehicles per unit than other residential land uses; they were generally located farther away from shopping centers, employment areas, and other trip attractors than other residential land uses; and they generally had fewer alternative modes of transportation available because they were typically not as concentrated as other residential land uses.

Time-of-day distribution data for this land use are presented in Appendix A. For the six general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:15 and 8:15 a.m. and 4:00 and 5:00 p.m., respectively. For the two sites with Saturday data, the overall highest vehicle volume was counted between 3:00 and 4:00 p.m. For the one site with Sunday data, the overall highest vehicle volume was counted between 10:15 and 11:15 a.m.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in California, Connecticut, Delaware, Illinois, Indiana, Maryland, Minnesota, Montana, New Jersey, North Carolina, Ohio, Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Vermont, and Virginia.

### Source Numbers

100, 105, 114, 126, 157, 167, 177, 197, 207, 211, 217, 267, 275, 293, 300, 319, 320, 356, 357, 367, 384, 387, 407, 435, 522, 550, 552, 579, 598, 601, 603, 614, 637, 711, 716, 720, 728, 735, 868, 903, 925, 936

# Single-Family Detached Housing (210)

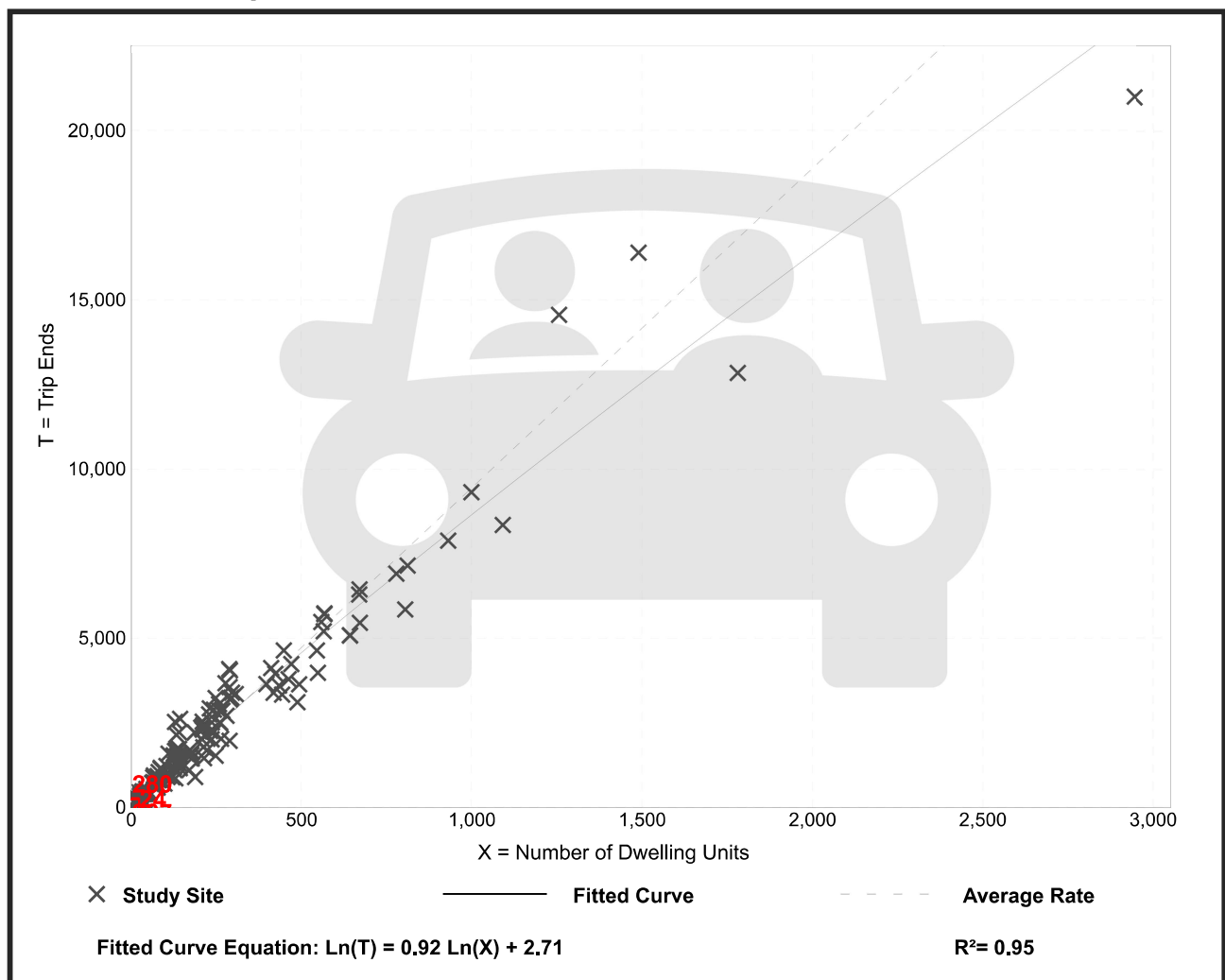
Vehicle Trip Ends vs: Dwelling Units  
On a: Weekday

Setting/Location: General Urban/Suburban  
Number of Studies: 159  
Avg. Num. of Dwelling Units: 264  
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Dwelling Unit

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 9.44         | 4.81 - 19.39   | 2.10               |

## Data Plot and Equation





## Average Daily Trips (Weekday)

ITE TripGen Web-based App

Graph Look Up

Technical Support

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Comments

Add-ons to do more

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Ronald Snelgrove
Sign out

**Query** Filter

DATA SOURCE:  
 Trip Gen Manual, 10th Ed  
New data edition is available. [Click here to upgrade.](#)

SEARCH BY LAND USE CODE:

LAND USE GROUP:  
 (200-299) Residential

LAND USE:  
 210 - Single-Family Detached Housing

LAND USE SUBCATEGORY:  
 All Sites

INDEPENDENT VARIABLE (IV):  
 Dwelling Units

TIME PERIOD:  
 Weekday

SETTING/LOCATION:  
 General Urban/Suburban

TRIP TYPE:  
 Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:  
 Calculate

**DATA STATISTICS**

Land Use: Single-Family Detached Housing (210). [Click for more details](#)

Independent Variable: Dwelling Units

Time Period: Weekday

Setting/Location: General Urban/Suburban

Trip Type: Vehicle

Number of Studies: 159

Avg. Num. of Dwelling Units: 284

Average Rate: 0.44

Range of Rates: 4.81 - 19.39

Standard Deviation: 2.10

Fitted Curve Equation:  
 $Ln(T) = 0.92 Ln(X) + 2.71$

$R^2$ : 0.95

Directional Distribution:  
 50% entering, 50% exiting

Calculated Trip Ends:  
 Average Rate: 227 (Total), 113 (Entry), 114 (Exit)

Fitted Curve: 280 (Total), 140 (Entry), 140 (Exit)

**Data Plot and Equation**

Use the mouse wheel to Zoom Out or Zoom In.  
 Hover the mouse pointer on data points to view X and T values.

VERSION: 5.0 (UPDATES) | DATA, TRIP GEN MANUAL, 10TH EDITION + SUPPLEMENT | TERMS AND CONDITIONS | PRIVACY | ITE MARKETPLACE

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**Total ADT Estimate for 24 Single Family Detached Housing -- 227 ADT**

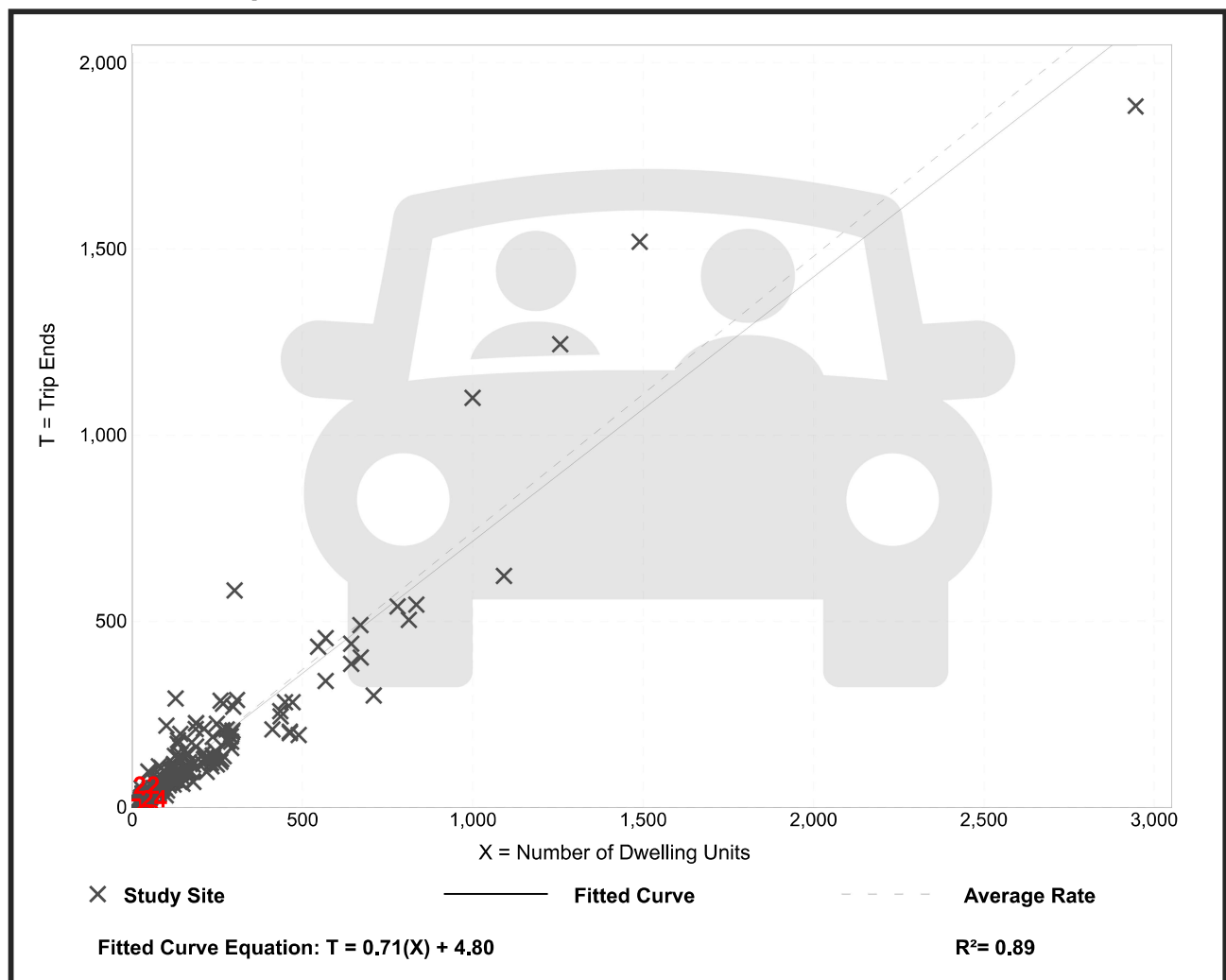
# Single-Family Detached Housing (210)

**Vehicle Trip Ends vs: Dwelling Units**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 7 and 9 a.m.**  
**Setting/Location: General Urban/Suburban**  
 Number of Studies: 173  
 Avg. Num. of Dwelling Units: 219  
 Directional Distribution: 25% entering, 75% exiting

## Vehicle Trip Generation per Dwelling Unit

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 0.74         | 0.33 - 2.27    | 0.27               |

## Data Plot and Equation



## AM Peak Hour Trips (Weekday)

ITE Trip Gen Web-based App

Graph Look Up

Help Ronald Smigrove Sign out

**DATA SOURCE:**  
Trip Gen Manual, 10th Ed  
New data edition is available. [Click here to upgrade.](#)

**SEARCH BY LAND USE CODE:**  
210

**LAND USE GROUP:**  
(200-299) Residential

**LAND USE:**  
210 - Single-Family Detached Housing

**LAND USE SUBCATEGORY:**  
All Sites

**INDEPENDENT VARIABLE (IV):**  
Dwelling Units

**TIME PERIOD:**  
Weekday, Peak Hour of Adjacent Street Traffic

**SETTING/LOCATION:**  
General Urban/Suburban

**TRIP TYPE:**  
Vehicle

**ENTER IV VALUE TO CALCULATE TRIP:**  
24 Calculate

**DATA STATISTICS**

**Land Use:** Single-Family Detached Housing (210) [Click for more details](#)

**Independent Variable:** Dwelling Units

**Time Period:** Weekday  
Peak Hour of Adjacent Street Traffic  
One Hour Between 7 and 9 a.m.

**Setting/Location:** General Urban/Suburban

**Trip Type:** Vehicle

**Number of Studies:** 173

**Avg. Num. of Dwelling Units:** 219

**Average Rate:** 0.74

**Range of Rates:** 0.33 - 2.27

**Standard Deviation:** 0.27

**Fitted Curve Equation:**  
 $T = 0.71(X) - 4.80$

**R<sup>2</sup>:** 0.89

**Directional Distribution:**  
25% entering, 75% exiting

**Calculated Trip Ends:**  
Average Rate: 18 (Total, 4 Entry), 14 (Exit)  
Fitted Curve: 22 (Total), 5 (Entry), 17 (Exit)

**Data Plot and Equation**

Use the mouse wheel to Zoom Out or Zoom In.  
 Hover the mouse pointer on data points to view X and T values.

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**Total AM Peak Hour Trips for 24 Single Family Detached Housing -- Average AM Peak Hour Trip Ends 18 -- 4 (Entry) and 14 (Exit)**

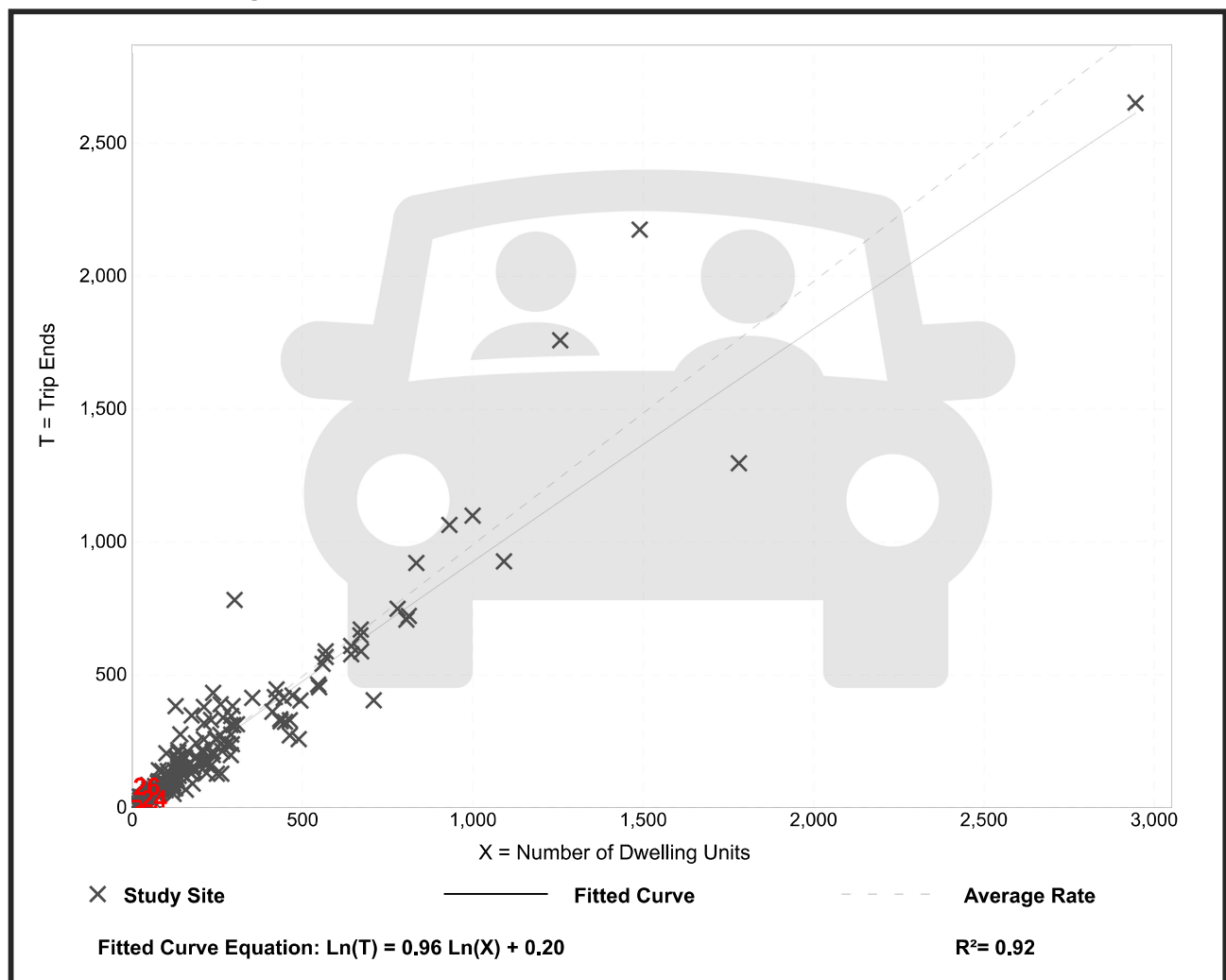
# Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units  
 On a: Weekday,  
 Peak Hour of Adjacent Street Traffic,  
 One Hour Between 4 and 6 p.m.  
 Setting/Location: General Urban/Suburban  
 Number of Studies: 190  
 Avg. Num. of Dwelling Units: 242  
 Directional Distribution: 63% entering, 37% exiting

## Vehicle Trip Generation per Dwelling Unit

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 0.99         | 0.44 - 2.98    | 0.31               |

## Data Plot and Equation



## PM Peak Hour Trips (Weekday)

ITETripGen Web-based App

Graph Look Up

Query Filter

DATA SOURCE:  
 Trip Gen Manual, 10th Ed  
New data edition is available. [Click here to upgrade.](#)

SEARCH BY LAND USE CODE:

LAND USE GROUP:  
 (200-299) Residential

LAND USE:  
 210 - Single-Family Detached Housing

LAND USE SUBCATEGORY:  
 All Sites

INDEPENDENT VARIABLE (IV):  
 Dwelling Units

TIME PERIOD:  
 Weekday, Peak Hour of Adjacent Street Traffic

SETTING/LOCATION:  
 General Urban/Suburban

TRIP TYPE:  
 Vehicle

ENTER IV VALUE TO CALCULATE TRIP S:  
 Calculate

**Data Plot and Equation**

Use the mouse wheel to Zoom Out or Zoom In.  
 Hover the mouse pointer on data points to view X and Y values.

**DATA STATISTICS**

Land Use: Single-Family Detached Housing (210) [Click for More Details](#)

Independent Variable: Dwelling Units

Time Period: Weekday  
 Peak Hour of Adjacent Street Traffic  
 One hour between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Trip Type: Vehicle

Number of Studies: 190

Avg. Num. of Dwelling Units: 242

Average Rate: 0.99

Range of Rates: 0.44 - 2.98

Standard Deviation: 0.31

Fitted Curve Equation:  
 $LOG(T) = 0.99 LOG(X) + 0.20$

R<sup>2</sup>: 0.92

Directional Distribution:  
 63% entering, 37% exiting

Calculated Trip Ends:  
 Average Rate: 24 (Total), 15 (Entry), 9 (Exit)  
 Fitted Curve: 26 (Total), 16 (Entry), 10 (Exit)

ite  
ITETripGen Web-based App

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**Total PM Peak Hour Trips for 24 Single Family Lots --  
 Average PM Peak Hour Trip Ends 24 -- 15 (Entry) and 9 (Exit)**

**Master Plan**  
**Southwest Truckee Meadows**  
**Area Plan**

**Planning/Policy Review**

**For**

**Braesview**  
**Custom Lot Subdivision**  
**Tentative Map Application**

## Vision and Character Management

### Land Use

**Goal One:** The pattern of land use designations and the specific allowed land uses in the Southwest Truckee Meadows Area Plan will implement the community character described in the Character Statement.

SW.1.1 The Southwest Truckee Meadows Character Management Plan map shall identify the West Truckee Meadows Wildland Transition Suburban Character Management Area, ArrowCreek Wildland Transition Suburban Character Management Area, Timberline Wildland Transition Suburban Character Management Area, Lakeside/Holcomb Suburban Character Management Area, Foothill Suburban Character Management Area, Thomas Creek Suburban Character Management Area, Lower Galena Suburban Character Management Area, and the Mt. Rose Wildland Open Space Rural Character Management Area.

***Not applicable – this policy is only description of what areas are covered within the Character Management Plan map, prepared by the County.***

SW.1.2 **Policy Growth Level:** In order to manage the conservation of the Southwest Truckee Meadows distinctive character, future amendments to this plan which seek to intensify growth opportunities should be limited. All requests to intensify existing land uses will be carefully reviewed for their potential impact to the sustainable management of the area's natural resources, including but not limited to water and wildlife habitat. The resource management policies and procedures articulated in this plan are intended to ensure that all growth in the Southwest Truckee Meadows planning area occurs within the limits of sustainable resource management.

***The requested Braesview Custom Lot Subdivision Tentative Map request does not seek any amendment to the SWTM Area Plan. The proposal is respectful of the existing natural resources and will provide appropriate protections through CC&R's and final map notes.***

SW.1.3 The following Regulatory Zones are permitted within the West Truckee Meadows Wildland Transition Suburban Character Management Area:

- a. General Rural (GR – One unit per 40 acres).
  - b. Low Density Rural (LDR – One unit per 10 acres).
  - c. Medium Density Rural (MDR – One unit per 5 acres).
  - d. High Density Rural (HDR – One unit per 2.5 acres).
  - e. Medium Density Suburban (MDS – Three units per 1 acre)  
– Limited to the areas designated MDS as of the effective date of this plan.
  - f. Low Density Suburban (LDS - One unit per 1 acre).
-

- g. Neighborhood Commercial (NC).
- h. Open Space (OS).
- i. Public/Semi-public Facilities (PSP).
- j. Parks and Recreation (PR).

***Not Applicable – subject property is not in this SCMA***

SW.1.4 The following Regulatory Zones are permitted within the ArrowCreek Wildland Transition Suburban Character Management Area:

- a. General Rural (GR – One unit per 40 acres).
- b. Low Density Rural (LDR – One unit per 10 acres).
- c. Medium Density Rural (MDR – One unit per 5 acres).
- d. Low Density Suburban (LDS – One unit per 1 acre).
- e. Public/Semi-public Facilities (PSP).
- f. Parks and Recreation (PR).
- g. Open Space (OS).
- h. High Density Rural (HDR) – Limited to the areas designated HDR as of the effective date of this plan.

***Not Applicable – subject property is not in this SCMA***

SW.1.5 The following Regulatory Zones are permitted within the Timberline Wildland Transition Suburban Character Management Area:

- a. General Rural (GR – One unit per 40 acres).
- b. Public/Semi-public Facilities (PSP).
- c. Parks and Recreation (PR).
- d. Open Space (OS).
- e. High Density Rural (HDR) Limited to the areas designated HDR as of the effective date of this plan.

***Not Applicable – subject property is not in this SCMA***

SW.1.6 The following Regulatory Zones are permitted within the Lakeside/Holcomb Suburban Character Management Area:

- a. General Rural (GR – One unit per 40 acres).
  - b. Low Density Rural (LDR – One unit per 10 acres).
  - c. Medium Density Rural (MDR – One unit per 5 acres).
  - d. Public/Semi-public Facilities (PSP).
  - e. Parks and Recreation (PR).
  - f. Open Space (OS).
  - g. Low Density Suburban (LDS – One unit per 1 acre).
-



- h. High Density Rural (HDR – One unit per 2.5 acres).

***The proposed Braesview Custom Lot Subdivision conforms to the HDR Designation, which is specifically allowed within the Lakeside/Holcomb SCMA.***

SW.1.7 The following Regulatory Zones are permitted within the Foothill Suburban Character Management Area:

- a. Open Space (OS).
- b. Parks and Recreation (PR).
- c. General Rural (GR).
- d. Low Density Suburban (LDS – One unit per 1 acre).
- e. Medium Density Suburban (MDS – Three units per 1 acre).  
Public and Semi-public facilities (PSP).

***Not Applicable – subject property is not in this SCMA***

SW.1.8 The following Regulatory Zones are permitted within the Thomas Creek Suburban Character Management Area:

- a. Open Space (OS).
- b. Parks and Recreation (PR).
- c. General Rural (GR).
- d. High Density Rural (HDR – One unit per 2.5 acres).
- e. Low Density Suburban (LDS – One unit per 1 acre).
- f. Medium Density Suburban (MDS – Three units per 1 acre).
- g. Public and Semi-public facilities (PSP).

***Not Applicable – subject property is not in this SCMA***

SW.1.9 The following Regulatory Zones are permitted within the Lower Galena Suburban Character Management Area:

- a. Open Space (OS).
- b. Parks and Recreation (PR).
- c. General Rural (GR).
- d. Low Density Suburban (LDS – One unit per 1 acre).
- e. Medium Density Suburban (MDS – Three units per 1 acre).
- f. Public and Semi-public facilities (PSP).

***Not Applicable – subject property is not in this SCMA***

SW.1.10 The following Regulatory Zones are permitted within the Mt. Rose Wildland Open space Rural Character Management Area:

- a. Open Space (OS).
  - b. Parks and Recreation (PR).
-

- c. Public and Semi-public facilities (PSP).

***Not Applicable – subject property is not in this SCMA***

SW.1.11 This plan shall be interpreted to ensure that all existing entitlements as of the adoption of this plan are fully recognized.

***This is understood***

SW.1.12 Requests to intensify existing land uses in and around the West Truckee Meadows Wildland Transition Suburban Character Management Area shall be reviewed for potential impacts to the scenic value of the Fourth Street/I- 80/Truckee River corridor.

***Not Applicable – subject property is not in this SCMA***

**Goal Two: Common Development Standards in the Southwest Truckee Meadows Planning Area. Establish development guidelines that will implement and preserve the community character commonly found within the Southwest Truckee Meadows planning area.**

SW.2.1 When feasible, given utility access constraints, grading for residential purposes after the date of final adoption of this plan will:

- a. Minimize disruption to natural topography.
- b. Utilize natural contours and slopes.
- c. Complement the natural characteristics of the landscape.
- d. Preserve existing vegetation and ground coverage to minimize erosion.
- e. Minimize cuts and fills.

***The proposed Braesview Custom Lot Subdivision provides minimal impact to the natural topography and respects the natural contours. The large lots will complement the natural surroundings and adjacent residential development of the area. Cuts and fills.***

SW.2.2 Site development plans in the Southwest Truckee Meadows planning area must include a plan for the control of noxious weeds. The plan should be developed through consultation with the Washoe County District Health Department, the University of Nevada Cooperative Extension, and/or the Washoe-Storey Conservation District. The control plan will be implemented on a voluntary compliance basis.

***A noxious weed control plan is typically conditioned and provided with the final subdivision plans and report submittal. We do not see any reason why this would not be conditioned, as such.***

---

SW.2.3 Applicants directed to obtain a variance, special use permit, tentative map, or master plan amendment shall be required to present their items to the Citizen Advisory Board (CAB) and submit a statement to staff regarding how the final proposal responds to the community input received at the CAB.

***This will be accomplished through the processing of this Tentative Map application.***

SW.2.4 During review of tentative maps and other development proposals, the Planning Commission will review the adequacy of the minimum standards established under Goal 2; and upon a finding that a standard is inadequate to implement these goals, may impose other similar standards as necessary to implement the relevant goal. Said similar standards may include but are not limited to, perimeter parcel matching and alternative construction materials.

***This is understood.***

SW.2.5 Any lighting proposed must show how it is consistent with current best practice “dark-sky” standards. In subdivisions established after the date of final adoption of this plan the use of streetlights will be minimized.

***Lighting is anticipated to be incorporated the project entry gates and will be provided as accent lighting and will meet the “dark-sky” standards. No other lighting is currently anticipated unless required by a reviewing agency.***

SW.2.6 Street lights, security lights, and other outdoor lighting should be powered by solar or other renewable energy sources whenever possible.

***This power source will be reviewed for incorporation, where applicable.***

SW.2.7 Whenever feasible, new homes should be located in a manner that facilitates the immediate use of, or future conversion to, renewable energy technologies. This includes home orientation to solar and wind exposure and geothermal resources.

***The homes that will be constructed in the Braesview Subdivision will be larger custom homes that typically present larger expanses of roof plain for appropriate use and location of solar than is the case in many smaller production lots or homes.***

SW.2.8 All landscape designs will emphasize the use of native vegetation, with non- native and atypical vegetation integrated sparingly into any landscaped area.

***Except for the subdivision private road (Braesview Lane) and the grading and street trees that are required, by code the initial development of the property will leave the native vegetation on lots, as is. The future custom home owners will determine their disturbance area to create their home site, driveway and associated patio and amenity areas that will ultimately be disturbed on each lot.***

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SW.2.9 Prior to their incorporation into the Development Code, the standards established in policies SW.2.1-SW.2.14 will be implemented through tentative map conditions, improvements plans, CC&Rs, deed restrictions, or other methods deemed as appropriate by the Director of Community Development. When appropriate, Washoe County staff shall establish the implementation measures as conditions of tentative map approval.

***Not applicable. This is a County staff directed policy.***

SW.2.10 The impact of development on adjacent land uses will be mitigated. The appropriate form of mitigation should be determined through a process of community consultation and cooperation. Applicants should be prepared to demonstrate how the project conforms to this policy.

***The proposed lot sizes are 2.5 acres, at a minimum and future building pad sites can be discussed with County staff through the Tentative Map review process if there are any areas of proximity concerns or limitations that would be required, per code. The size of the lots is substantial to allow for positive separation of new and existing homes in the area.***

SW.2.11 Development activities should be designed to support the efficient use of infrastructure, and the conservation of recharge areas, habitat, and open vistas.

***The proposed site layout provides an efficiently designed single street for service of all lots and does not incorporate any cul-de-sacs or additional streets for service of the lots. All areas of the subdivision, with exception of the proposed road and future custom home sites, driveways and associated outside living areas and out-buildings will be provided in landscape, native or ornamental and will provide for a conservation of recharge and habitat. The open/low density nature of the subdivision will retain the open vistas that currently exist on the property.***

SW.2.12 Proposals for special use permits to establish a non-residential uses in a residential regulatory zone will be subject to a Public Health Impact Review (PHIR), to be conducted jointly by Community Development staff and Washoe County District Health Department staff. The specific content and methodology of the PHIR will be determined by the Washoe County District Health Department with the cooperation of the Washoe County Community Development Department on a case-by-case basis.

***Not applicable. This application is not a special use permit nor a non-residential use.***

SW.2.13 The review of all special use permits for the establishment of non-residential uses in a Rural Character Management Area must include a consideration of how the proposed use will impact adjacent neighborhoods, including but not limited to: dark-sky lighting standards, hours of operation, traffic, parking and safety impacts, and its contribution to the community

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character as described in the character statement.

***Not applicable. This application is not a special use permit nor a non-residential use.***

SW.2.14 The approval of all special use permits and administrative permits must include a finding that the community character as described in the character statement can be adequately conserved through mitigation of any identified potential negative impacts. Mitigation measures shall be reviewed by the Washoe County Planning Commission as well as by the relevant Citizen Advisory Board.

***Not applicable. This application is not a special use permit.***

SW.2.15 Clustering of density to facilitate the efficient use of infrastructure and maintenance of habitat and open space is appropriate. Land owners who seek to create new parcels but choose not to cluster should be able to demonstrate how habitat, recharge areas, and open space will be preserved.

***Not applicable. This application is not incorporate any clustering.***

**Goal Three: The regional and local transportation system in the Southwest Truckee Meadows planning area will be a safe, efficient, multi-modal system providing access to commercial services, public lands and recreational opportunities, as well as efficient connections to the greater region. The system will contribute to the preservation and implementation of the community character as described in the SWTM Vision and Character Statement.**

SW.3.1 Washoe County will work with the Regional Transportation commission (RTC) and neighboring jurisdictions to ensure that the mitigation of potential development impacts in neighboring jurisdictions is consistent with the intent of Policies SW.3.1 through SW.3.7. Where new development is proposed near existing and planned school sites, appropriate efforts will be taken by the approving entity to reduce or eliminate access conflicts that might increase the danger to school age children.

***Not Applicable – Project is not located near any existing or planned school sites.***

SW.3.2 The necessary right-of-way and intersection requirements identified in the Regional Transportation Plan will be protected through dedication, setback or other method deemed adequate and appropriate by the Regional Transportation Commission and Washoe County.

***Not Applicable – The project site is not located in an area that has impact on any RTP planned roadways.***

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SW.3.3 Washoe County will ensure that the details of all new road construction that implements the adopted Regional Transportation Plan will be subject to a comprehensive public review and comment process.

***Not Applicable – The project site is not located in an area that has impact on any RTP planned roadways.***

SW.3.4 Washoe County will work with the Regional Transportation Commission to ensure that the design of all road improvements identified in the RTC Regional Transportation Plan provide for the safe intersection of any trail or proposed trail identified on the Recreational Opportunities Plan map.

***There are no facilities identified for the subject property or immediate surrounding area as identified in the Peavine Opportunities map of the Washoe County Regional Parks & Open Space Master Plan, September 2019.***

SW.3.5 Washoe County will be an advocate for the establishment of efficient transit services to and within the Southwest Truckee Meadows planning area.

***Not applicable. This is a directive to Washoe County.***

SW.3.6 Washoe County will work with the Regional Transportation Commission to develop and implement a bikeways plan for the Southwest Truckee Meadows planning area that is integrated with the local and regional trails system and provides access to recreational opportunities, and public spaces such as schools and commercial areas (See Recreational Opportunities Plan map).

***Not applicable. This is a directive to Washoe County.***

SW.3.7 Washoe County will work with the Nevada Department of Transportation to conduct and implement a corridor study for the portion of Highway 431 that traverses the planning area.

***Not applicable. This is a directive to Washoe County.***

SW.3.8 Where gated communities are created, public pass-through (vehicular and pedestrian) shall be required as appropriate to minimize travel distance and provide adequate linkages and access to public lands.

***A pedestrian access will be provided, but a vehicular access is not proposed. Due to the significant hydrologic resource and barrier of Thomas Creek, which borders the western boundary of the property, any vehicular access from west to east is not reasonably accomplishable. A vehicular connection through the Braesview subdivision from south to north is not seen as necessary nor beneficial as the predominate travel direction for future residents of this project and existing residents in the area is toward S. Virginia Street (to the east). Access eastward is already served through efficient the connections to Sierra Manor Drive and Foothill Road. Finally, there is no public land necessitating connection adjacent to the subject property.***

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SW.3.9 Washoe County will encourage the City of Reno and the Regional Transportation Commission to widen Fourth Street in order to maintain the Level of Service on Mayberry Drive as determined by the Regional Transportation Commission.

***Not applicable. This is a directive to Washoe County to maintain LOS on a street that is not relevant to the proposed project.***

**Goal Four: Resources key to the preservation and implementation of the character described in the Character Statement will be protected and, where possible, enhanced.**

SW.4.1 Washoe County will continue to pursue opportunities for the public acquisition of lands in the planning area that contain key resources necessary for the long term preservation and enhancement of the area's character.

***Not applicable. This is a directive to Washoe County.***

SW.4.2 Washoe County will cooperate with other agencies, institutions, and local residents to ensure that recreational, educational and scientific activities based on the area's key resources will be supported and encouraged, particularly where those activities contribute to the character of the local community and are beneficial to the broader region.

***Not applicable. This is a directive to Washoe County.***

SW.4.3 Should Washoe County undertake to study the merit of supporting the disposal of federal land in the planning area for development or other purposes, the criteria used to identify specific areas for disposal must include the protection of key cultural, archaeological, natural (including water), habitat, recreational, and other special resources from adverse impacts.

***Not applicable. This is a directive to Washoe County.***

**Goal Five: Maintain open vistas and minimize the visual impact of hillside development in a manner that implements the community character described above.**

SW.5.1 With the exception of temporary infrastructure for construction projects, Washoe County will require the underground placement of new utility distribution infrastructure within the SWTM Management Area. Utility transmission facilities shall require a special use permit. In considering whether to grant a special use permit, or in consideration of any conditions, including underground placement, which may be placed upon an approval, the Planning Commission will utilize the best available information, including but not limited to the most recent Regional Utility Corridor Report, and any Environmental Impact Statement or other study undertaken regarding the proposal.

***New utilities to serve the subdivision will be placed underground, as required.***

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SW.5.2 The Washoe County Departments of Community Development and Public Works will establish and oversee compliance with design standards for grading that minimize the visual impact of all residential and non-residential hillside development, including road cuts and driveways.

***Not applicable. This is a directive to Washoe County.***

SW.5.3 The grading design standards referred to in Policy SW.5.2 will, at a minimum, ensure that disturbed areas shall be finished and fill slopes will not exceed a 3:1 slope, and that hillside grading will establish an undulating naturalistic appearance by creating varying curvilinear contours.

***This is understood.***

SW.5.4 When necessary to mitigate the impact of road cuts, driveways and similar features on prominent hillsides, staff may require the installation of landscaping that will significantly soften the visual impact within three years of installation. Maintenance plans for these landscaped areas may be required.

***Not applicable. This is a directive to Washoe County.***

SW.5.5 Review of requests to intensify hillside development shall consider the visual impacts of the development on surrounding areas.

***Not applicable. The proposed project area does not require review under hillside development.***

**Goal Six: Maintain and enhance the scenic value of the State Route 431**

**Corridor.**

SW.6.1 The State Route 431 corridor through the planning area is designated a Scenic Corridor as depicted on the SWTM Character Management Plan map.

***Not applicable. The proposed project is not adjacent to this corridor and does not impact it.***

SW.6.2 Development Standards along the corridor will be consistent with the implementation of the corridor study described in policy SW.3.7.

***Not applicable. The proposed project is not adjacent to this corridor and does not impact it.***

SW.6.3 Washoe County will adopt further standards to enhance and maintain the value of the corridor as a scenic area. At a minimum, these standards will prohibit the establishment of new commercial land uses west of the intersection of State Route 431 and Thomas Creek Parkway.

***Not applicable. This is a directive to Washoe County.***

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**Goal Seven: Public and private development will respect the value of cultural and historic resources in the community.**

SW.7.1 Prior to the approval of master plan amendments, tentative maps, or public-initiated capital improvements in the Southwest Truckee Meadows planning area, the Nevada Department of Conservation and Natural Resources will be contacted and, if the department requests, an appropriate archaeological investigation will be conducted.

***An archeological investigation was conducted on the northern parcel (APN 162-240-01) in 1984. The summary of the archaeological reconnaissance of the Casazza Ranch Estates area, at that time state "No evidence of archaeological remains were found" and that "No further research is recommended on the parcel surveyed."***

SW.7.2 Washoe County will cooperate and participate with state, federal and Native American agencies in the planning and conservation activities of those agencies related to cultural and historic resources.

***Not applicable. This is a directive to Washoe County.***

SW.7.3 Washoe County will pursue funding opportunities for the identification and conservation of cultural and historic resources.

***Not applicable. This is a directive to Washoe County.***

SW.7.4 Educational and interpretive displays will be provided at all parks and trailheads to provide the public with pertinent information regarding cultural and historic resources located in or near those facilities.

***Not applicable. No new trails are proposed or exist in the project area.***

**Goal Eight: The Southwest Truckee Meadows planning area will contain an extensive system of trails that integrates other recreational facilities, the Regional Trail System, public lands, schools, and transit facilities. This trail system will contribute to the preservation and implementation of the community character.**

SW.8.1 Updates to the Parks District Master Plan for the Southwest Truckee Meadows planning area will look to this goal and the following policies for direction. The Parks District Master Plan will seek to preserve and implement the community character.

***Not applicable. This is a directive to Washoe County.***

SW.8.2 New trails will be designed to accommodate equestrian, pedestrian and off-road bicycle traffic, unless technical or severe environmental or economic hardships warrant consideration of a more limited use.

***Not applicable. No new trails are proposed, exist or are identified by the Washoe County Parks, Recreation and Open Space mapping in the project area.***

SW.8.3 Trails that provide links to the facilities listed in Goal 8 should receive priority for funding, planning, and construction.

***Not applicable for reasons noted in SW 8.2.***

SW.8.4 Parking will be provided at all trailheads unless technical or safety issues prevent the construction of parking facilities or it is determined that the parking facility cannot be adequately screened or buffered from adjacent residential properties. Points of access other than trailheads may be depicted on the Recreational Opportunities Plan map, but do not require parking facilities.

***Not applicable. No new trails are proposed, exist or are identified by the Washoe County Parks, Recreation and Open Space mapping in the project area.***

SW.8.5 As new residential and commercial properties develop in the Southwest Truckee Meadows planning area, the Washoe County Department of Regional Parks and Open Space will review development proposals for potential trail connections.

***Not applicable. This is a directive to Washoe County.***

SW.8.6 Access to existing trails will be protected and improved whenever possible. During the process of development review, the Washoe County Departments of Community Development and Regional Parks and Open space will request dedication of property and/or easements when appropriate trail alignments have been identified that link significant nodes within the Southwest Truckee Meadows planning area or connect existing trails or otherwise implement Goal 8.

***Not applicable. This is a directive to Washoe County.***

SW.8.7 Development proposals and population trends will be evaluated on their impact to an established community standard of seven acres of Community Park per 1,000 residents. When warranted, the Washoe County Department of Regional Parks and Open Space will request the dedication of an appropriate amount of community park acreage as property develops within the planning area.

***Not applicable. This is a directive to Washoe County.***

**Goal Nine: Cooperate with state and federal agencies in the management of public lands in the planning area.**

SW.9.1 Washoe County recognizes a growing pressure on public lands brought on by an increasing demand for outdoor recreational activities. Washoe County will work with the United States Forest Service (USFS) to ensure that Management Plans for federal lands in the planning area consider the growing impact of recreational activities on residents of the area.

***Not applicable. This is a directive to Washoe County.***

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**Goal Ten:** The Southwest Truckee Meadows planning area will maintain or exceed federal, state and local carbon monoxide, ambient particulates (pm10) and ozone air quality standards. The vistas of the surrounding ridges and more distant mountain ranges will not be obstructed by man-made pollutants.

SW.10.1 Washoe County will ensure that the Regional Transportation Commission gives significant consideration to issues of air quality in the creation of any regional transportation plan that may have the ability to positively or negatively impact air quality in the Southwest Truckee Meadows planning area.

***Not applicable. This is a directive to Washoe County relative to RTC.***

SW.10.2 Development in the SWTM area will comply with all local, state and federal standards regarding air quality.

***Not applicable. This is a directive to Washoe County.***

SW.10.3 The granting of special use permits in the SWTM planning area must be accompanied by a finding that no significant degradation of air quality will occur as a result of the permit. As necessary, conditions may be placed on special use permits to ensure no significant degradation of air quality will occur. The Department of Community Development will seek the advice and input of the Air Quality Division of the Department of Health in the implementation of this policy.

***Not applicable. This application is not a special use permit request.***

**Goal Eleven:** The built environment will minimize the destructive potential of any identified natural hazard, including but not limited to wildland fire, earthquakes and land slides.

SW.11.1 Development proposals, with the exception of single family homes and uses accessory to single family homes, within the Southwest Truckee Meadows planning area will include detailed soils and geo-technical studies sufficient to:

- a. Ensure structural integrity of roads and buildings.
- b. Provide adequate setbacks from potentially active faults or other hazards.
- c. Minimize erosion potential.

***Not applicable. This is a single family home Tentative Map request and is excepted from this policy.***

SW.11.2 Development proposals on areas with identified geological hazards will follow the recommendations of any geo-technical study conducted pursuant to Policy SW.11.1.

***A geotechnical report has been provided with this application that covers geological hazards and provides recommendations.***

SW.11.3 Washoe County is working with regional partners to ensure that the County's Development Code reflects best practices for wildland fire prevention and management for development activities in the wildland suburban interface. Prior to the amendment of the Development Code to incorporate the relevant codes and practices, applicants for any discretionary approval must show how their project will manage the potential threat of wildland fire. Plans that propose the use of

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defensible space must include a maintenance plan for that space that demonstrates how that area will be maintained and managed for the life of the project.

***Not applicable. This is a directive to Washoe County.***

**Goal Twelve: Public and private development will respect the value of wildlife and wildlife habitat to the community.**

SW.12.1 Prior to the approval of master plan amendments, tentative maps, public initiated capital improvements, or any project impacting 10 or more acres in the Southwest Truckee Meadows planning area, the Nevada Department of Wildlife will be contacted and given an opportunity to provide conservation, preservation, or other wildlife and habitat management input to the project.

***This will need to be done through the review process of this application***

SW.12.2 Any development that has the potential to negatively impact an established wildlife migration route or critical habitat, including but not limited to traditional mule deer migration routes and the Pacific Flyway for migratory birds, must demonstrate how that project will protect the integrity of the migration route or habitat.

***The project will present large lots with ample undeveloped area in the custom home lots. Low level ranch or rural level fencing will be used to demark any residential lots from one another and will not present a barrier that cannot be passed by migrating species.***

**Goal Thirteen: Mining in the Southwest Truckee Meadows planning area will be compatible with existing residential, agricultural, ranching, and educational uses.**

SW.13.1 Mining activities in the SWTM planning area must be adequately screened and/or buffered from residential and educational land uses and from roadways designated arterials or highways on the SWTM Streets and Highways System Plan map.

***Not applicable. Not a mining project.***

SW.13.2 Proposals for mining activities will be subject to a Public Health Impact Review (PHIR), to be conducted jointly by Community Development staff and Washoe County District Health Department staff. The specific content and methodology of the PHIR will be determined by the Washoe County District Health Department with the cooperation of the Washoe County Community Development Department, on a case-by-case basis.

***Not applicable. Not a mining project.***

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**Goal Fourteen: Personal and economic losses associated with flooding will be minimized. Development in the Southwest Truckee Meadows planning area will mitigate any increase in volume of runoff to ensure that the flood hazard to existing developed properties is not exacerbated.**

SW.14.1 Development within the Southwest Truckee Meadows planning area will conform to Regional Water Plan Policy 3.1.c: "Flood Plain Storage Outside the Truckee River Watershed," as well as locally specific flood control requirements as adopted by Washoe County.

***The project has been designed to follow this policy.***

SW.14.2 Development in the Southwest Truckee Meadows planning area will be protected from damage caused by a one percent chance flood event, either by elevation above or avoidance of the regulatory floodplain. Washoe County will utilize the best available data to identify the extent of the one percent chance floodplain.

***The majority of the project site lies within Zone X, but some areas, closer to Thomas Creek are identified to be within Zone A. Any development within the Zone A areas would need to meet the construction requirements based on flood hazard potential from FEMA.***

**Goal Fifteen: Water resources will be supplied to land uses in the Southwest Truckee Meadows planning area according to the best principles/practices of sustainable resource development. Because all existing residences are supplied by groundwater wells, future development must be constrained to the sustainable groundwater yield of the basins in the planning area. Pumping impacts to existing domestic wells shall be minimized. whenever possible, future water supply systems will be designed to lessen the burden on existing municipal and domestic wells.**

SW.15.1 Development proposals must be consistent with Regional Water Plan Policies as outlined in the Washoe County Comprehensive Regional Water Management Plan:

- 1.3.b, "Protection and Enhancement of Groundwater Recharge;"
- 1.3.d, "Water Resources and Land Use;"
- 1.3.e, "Water Resource Commitments;" and
- 1.3.g, "Groundwater Resource Development and Management of Water Quality."

***Not applicable. The project will not use domestic wells. Water will be supplied through TMWA's supply and service system and requirements.***

SW.15.2 The Washoe County Department of Water Resources (DWR) will closely review requests to transfer water resources in and between hydrographic basins. Unless the request can be shown to provide significant benefits to the sustainable use of water resources in the planning area, Washoe County will protest the transfer request.

***Not applicable. This project does not involve the transfer of water between hydrographic basins.***

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SW.15.3 Water rights shall be dedicated to Washoe County for all maps of division into large parcels, parcel maps, and subdivision maps, as well as all new, civic, commercial and industrial uses.

***Water Rights will be dedicated in the sufficient amount to meet the demands of the subdivision.***

**Goal Sixteen: The quality of water from the Southwest Truckee Meadows Hydrographic Basins will be protected from further degradation resulting from human activities.**

SW.16.1 The Washoe County Department of Water Resources will implement and maintain a Wellhead Protection Plan for Washoe County's municipal well facilities in the SWTM hydrographic basins and encourage other purveyors to develop and implement plans for the protection of groundwater resources.

***Not applicable. This is a directive to Washoe County.***

SW.16.2 The use of new production wells for future development must not create water quality degradation towards existing production and domestic wells.

***Not applicable. The project will be served by a TMWA community water system.***

SW.16.3 Project conformance with the Washoe County Comprehensive Regional Water Management Plan and other policies pertaining to water listed under Goal 16 shall be reviewed by Washoe County Department of Water Resources.

***Not applicable. This is a directive to Washoe County.***

**Goal Seventeen: Watershed protection and groundwater recharge will be prime considerations towards future development activities.**

SW.17.1 The Washoe County Regional Water Planning Commission will continue to work towards implementing a Watershed Protection Plan (RWMP Policy 3.1.e) for the SWTM basins and encourage development to implement plans for the protection of groundwater resources.

***Not applicable. This is a directive to Washoe County.***

SW.17.2 Natural groundwater recharge areas will be protected from development when possible. When planned development does impose on natural recharge areas, mitigation measures will be taken. Projects shall be found in conformance with the Washoe County Comprehensive Regional Water Management Plan Resources as specified in Policy 15.1. When possible, the relevant Citizen Advisory Board shall review comments by Washoe County Department of Water Resources on mitigation measures to be taken by the applicant.

***Thomas Creek, as a groundwater recharge area and the critical and sensitive stream zones as defined in Article 418 will be protected per the requirements of Article 418.***

SW.17.3 The use of curb and gutter will be minimized. The use of Best Management Practices is encouraged to promote groundwater recharge, minimize land disturbance and control erosion.

***No curb and gutter are proposed in the Braesview Custom Lot Subdivision Tentative Map plans.***

**Goal Eighteen: Maintain and enhance the value of wetlands and their associated habitats for their groundwater recharge, aesthetic, environmental, educational, recreational, effluent reuse, storm water runoff and flood control purposes. Washoe County will act to ensure the best possible balance between these wetland area uses.**

SW.18.1 All development will meet or exceed the standards for wetland development and impact established by state and federal agencies responsible for wetlands management.

***A wetlands delineation has been prepare for the project. The southern portion of the project has already received a RD and the northern portion is awaiting the RD at the time of submittal of this application.***

SW.18.2 Land use proposals that include wetlands areas must demonstrate how they are consistent with Goal 26.

***A wetlands delineation has been prepare for the project. The southern portion of the project has already received a RD and the northern portion is awaiting the RD at the time of submittal of this application.***

SW.18.3 Development proposals that impact any area designated “potential wetlands” on the Development Suitability map must conduct a wetlands delineation study and obtain Army Corps of Engineers certification of the proposed wetlands.

***A wetlands delineation has been prepare for the project. The southern portion of the project has already received a RD and the northern portion is awaiting the RD at the time of submittal of this application.***

SW.18.4 Washoe County will work with state, federal, and private agencies to support the development and implementation of programs and initiatives that are consistent with Goal 18.

**Not applicable. This is a directive to Washoe County.**

**Goal Nineteen: Water resources and wastewater treatment and disposal will be provided to residential and non-residential uses in a manner that implements and preserves the community character as described in the SWTM Vision and Character Statement.**

SW.19.1 Tentative subdivision maps will not be approved for any development until the infrastructure and resource needs of that development have been evaluated by the Department of Water Resources and found consistent with all applicable water and wastewater resources and facilities plans.

***A preliminary drainage plan and a TMWA Discovery report have been submitted with this application to provide the necessary information for this review.***

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SW.19.2 Washoe County will encourage alternative wastewater treatment technologies that are demonstrated to release effluent of improved quality and provide protection against further degradation of surface and groundwater quality.

***The project will be served by the community sewer system that is available in this area.***

SW.19.3 Washoe County will evaluate any proposal for community wastewater treatment facilities for its impact on water quality. Appropriate mitigation will be required for any identified potential negative impacts to water quality.

**Not applicable. This project does not include a community wastewater treatment facility.**

**Goal Twenty: Amendments to the SWTM Area Plan will be for the purpose of further implementing the Vision and Character Statement, or to respond to new or changing circumstances. Amendments will conform to the SWTM Vision and Character Statement. Amendments will be reviewed against a set of criteria and thresholds that are measures of the impact on, or progress toward, the Vision and Character Statement.**

SW.20.1 In order for the Washoe County Planning Commission to recommend the approval of ANY amendment to the SWTM Area Plan, the following findings must be made:

- a. The amendment will further implement and preserve the Vision and Character Statement.
- b. The amendment conforms to all applicable policies of the SWTM Area Plan and the Washoe County Master Plan, and the Regional Water Management Plan.
- c. The amendment will not conflict with the public's health, safety or welfare.

***Not Applicable – This application does not involve any amendment to the SWTM Area Plan***

- SW.20.2 For any amendment that proposes to
- Revise the Vision and Character statement;
  - Revise Goal One or its associated policies;

The Washoe County Planning Commission must find that the Department of Community Development has conducted a series of community visioning workshops with the appropriate Citizen Advisory Board (CAB) and the results of that process, including any CAB and staff recommendations, have been included and discussed in the staff analysis of the proposed amendment. Proposals to alter the boundaries of an identified character management area must be accompanied by a proposed land use change, and the land use proposal must meet all of the applicable policies of the SWTM Area Plan.

***Not Applicable – This application does not involve any amendment to the SWTM Area Plan***

SW.20.3 In order for the Washoe County Planning Commission to recommend approval of any amendment involving a change of land use, the following findings must be made:

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- a. The impacts of the amendment are within commonly accepted thresholds of sustainable resource management and the county's ability to manage the conservation of the area's character will not be compromised.
  - b. A feasibility study has been conducted, commissioned and paid for by the applicant, relative to municipal water, sewer and storm water that clearly identifies the improvements likely to be required to support the intensification, and those improvements have been determined to be in substantial compliance with all applicable existing facilities and resource plans for SWTM by the Department of Water Resources. The Department of Water Resources will establish and maintain the standards and methodologies for these feasibility studies.
  - c. A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the Southwest Truckee Meadows planning area and the improvements likely to be required to maintain/achieve the adopted level of service. This finding may be waived by the Department of Public Works for projects that are determined to have minimal impacts. The Department of Public Works may request any information it deems necessary to make this determination.
  - d. For amendments that propose new or intensified commercial land use, the scale of the intended use shall be shown to be community serving in nature. Casinos are not appropriate in the Southwest Truckee Meadows planning area.
  - e. For residential land use intensifications, the potential increase in residential units will not exceed Washoe County's applicable policy growth level for the SWTM Area Plan, as established under Goal One.
  - f. If the proposed intensification will result in a drop below the established policy level of service for transportation (as established by the Regional Transportation Commission and Washoe County) within the Southwest Truckee Meadows planning area, the necessary improvements required to maintain the established level of service are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification. For impacts to regional roads, the Washoe County Planning Commission, upon written request from the Regional Transportation Commission, may waive this finding.
  - g. If roadways impacted by the proposed intensification are currently operating below adopted levels of service, the intensification will not require infrastructure improvements beyond those articulated in Washoe County and regional transportation plans AND the necessary improvements are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification.
  - h. Proposed amendments shall complement the long range plans of facilities providers for transportation, water resources, schools and parks as reflected in the policy growth level established in Policy 1.2.
  - i. If the proposed intensification results in existing public school facilities exceeding design capacity and compromises the Washoe County School District's ability to implement the neighborhood school philosophy
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for elementary facilities, then there must be a current capital improvement plan or rezoning plan in place that would enable the District to absorb the additional enrollment. The Washoe County Planning Commission, upon request of the Washoe County School Board of Trustees, may waive this finding.

j. Any existing development in the Southwest Truckee Meadows planning area, the South Valleys planning area, the Forest planning area, or the Southeast Truckee Meadows planning area which is subject to the conditions of a special use permit will not experience undue hardship in its ability to continue to comply with the conditions of the special use permit or otherwise to continue operation of its permitted activities.

***Not Applicable – This application does not involve any amendment to the SWTM Area Plan.***

SW.20.4 For proposals to establish or intensify commercial land uses, the applicant shall provide a market analysis, articulating the anticipated trade area, providing convincing evidence of a need to increase the inventory of commercial land use opportunities, and otherwise demonstrating the scale of the intended use to be community serving in nature.

***Not Applicable. This application does not involve any proposal to establish or intensify commercial land uses.***

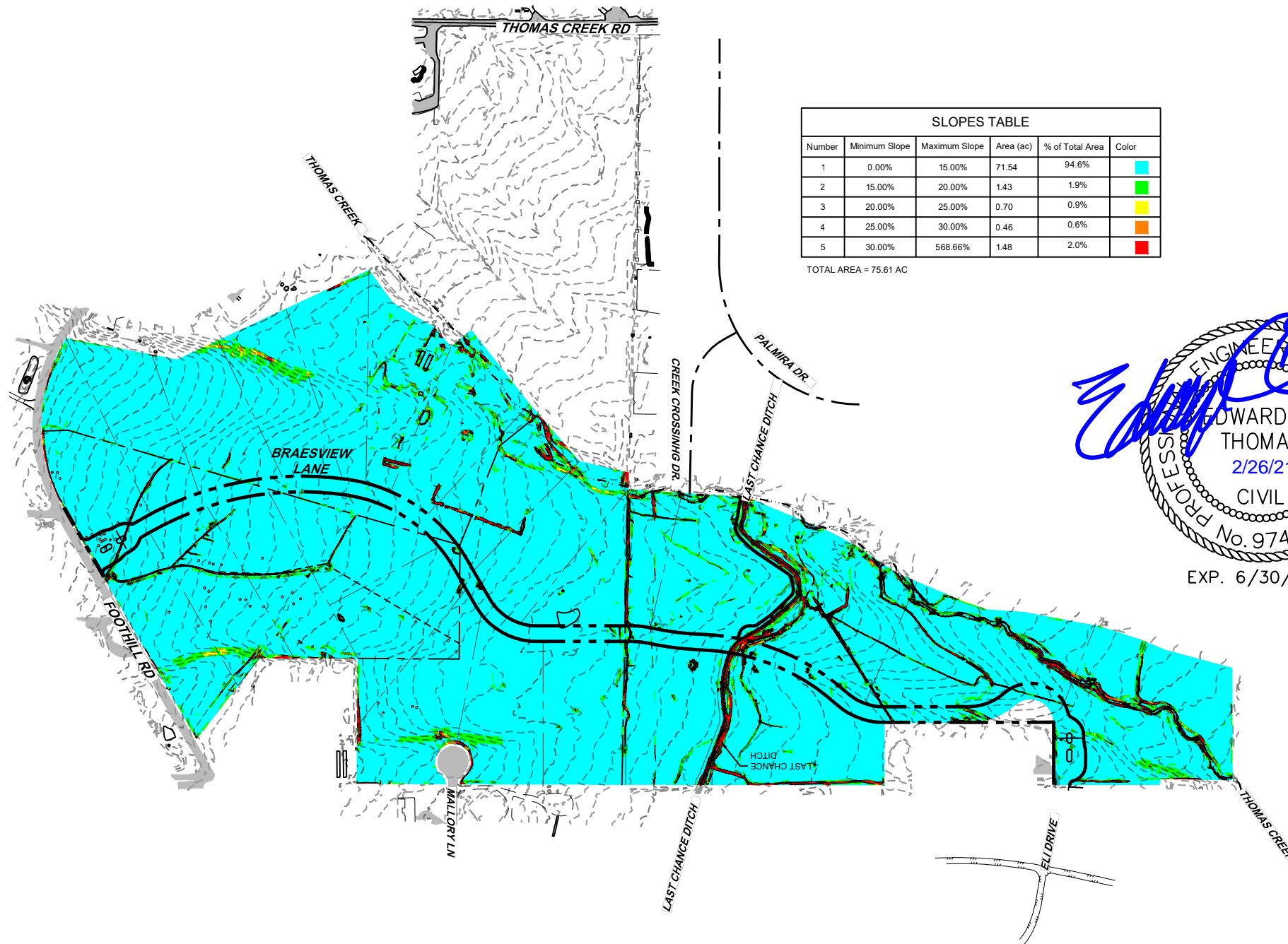
SW.20.5 The Department of Community Development will provide the Planning Commission with a status report on the implementation of this plan no later than 24 months from the date of adoption.

***Not applicable. This is a directive to Washoe County.***

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**TAB D**

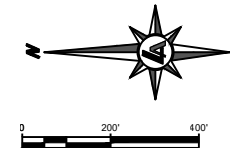
L:\Projects\10175.001 - Thomas Creek Tentative Map\DWG\Sheets\10175001\_SLOPE\_ANALYSIS.dwg, SLOPE\_ANALYSIS, 02/25/2021 05:50 pm, atthomas



| SLOPES TABLE |               |               |           |                 |        |
|--------------|---------------|---------------|-----------|-----------------|--------|
| Number       | Minimum Slope | Maximum Slope | Area (ac) | % of Total Area | Color  |
| 1            | 0.00%         | 15.00%        | 71.54     | 94.6%           | Cyan   |
| 2            | 15.00%        | 20.00%        | 1.43      | 1.9%            | Green  |
| 3            | 20.00%        | 25.00%        | 0.70      | 0.9%            | Yellow |
| 4            | 25.00%        | 30.00%        | 0.46      | 0.6%            | Orange |
| 5            | 30.00%        | 568.66%       | 1.48      | 2.0%            | Red    |

TOTAL AREA = 75.61 AC

Professional Engineer  
 Edward C. Thomas  
 2/26/21  
 Civil  
 No. 9740  
 State of Nevada  
 EXP. 6/30/2022



**LUMOS & ASSOCIATES**  
 308 N. CURRY ST., STE. 200  
 CARSON CITY, NV 89703  
 TEL: 775.883.7077  
 WWW.LUMOSINC.COM

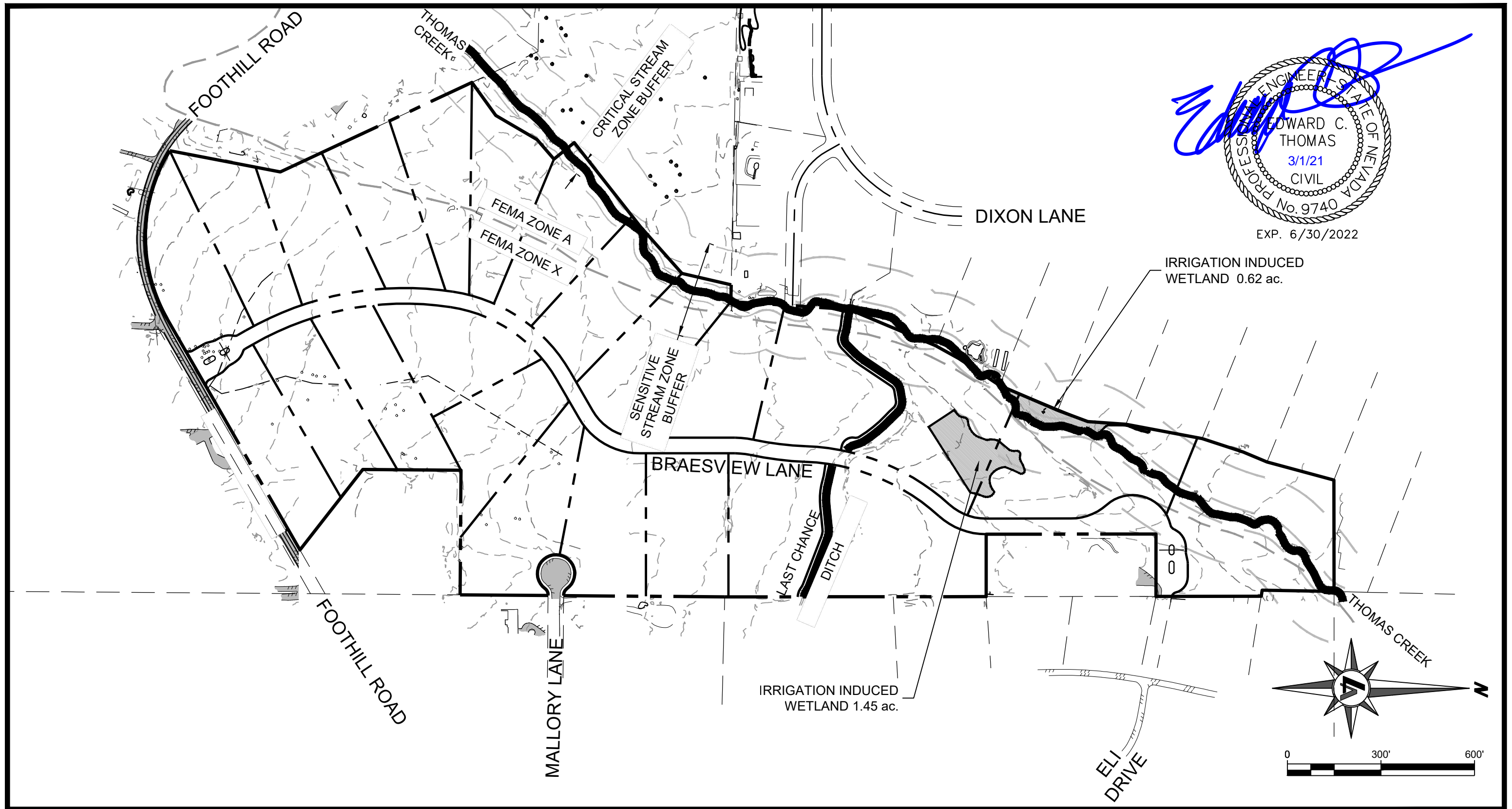
© LUMOS & ASSOCIATES, INC. THIS DRAWING IS THE PROPERTY OF LUMOS & ASSOCIATES, INC. USE OR REPRODUCTION OF THIS DRAWING, IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION OF LUMOS & ASSOCIATES, INC. IS STRICTLY PROHIBITED. THIS DRAWING IS NOT TO BE USED FOR ANY PROJECT OTHER THAN THE PROJECT FOR WHICH IT WAS PREPARED.

THOMAS FOOTHILL, LLC  
**BRAESVIEW CUSTOM LOT SUBDIVISION**  
**SLOPE ANALYSIS**  
 WASHOE COUNTY NEVADA

| REV | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |

BAR IS 1 INCH ON ORIGINAL DRAWING  
 0 200 400  
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

DRAWN BY: ECV  
 DESIGNED BY: ECT  
 CHECKED BY:  
 JOB NO.: 10175.001

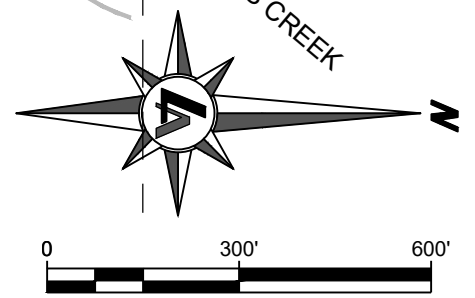


PROFESSIONAL ENGINEER - STATE OF NEVADA  
 EDWARD C. THOMAS  
 3/1/21  
 CIVIL  
 No. 9740

EXP. 6/30/2022

IRRIGATION INDUCED WETLAND 0.62 ac.

IRRIGATION INDUCED WETLAND 1.45 ac.

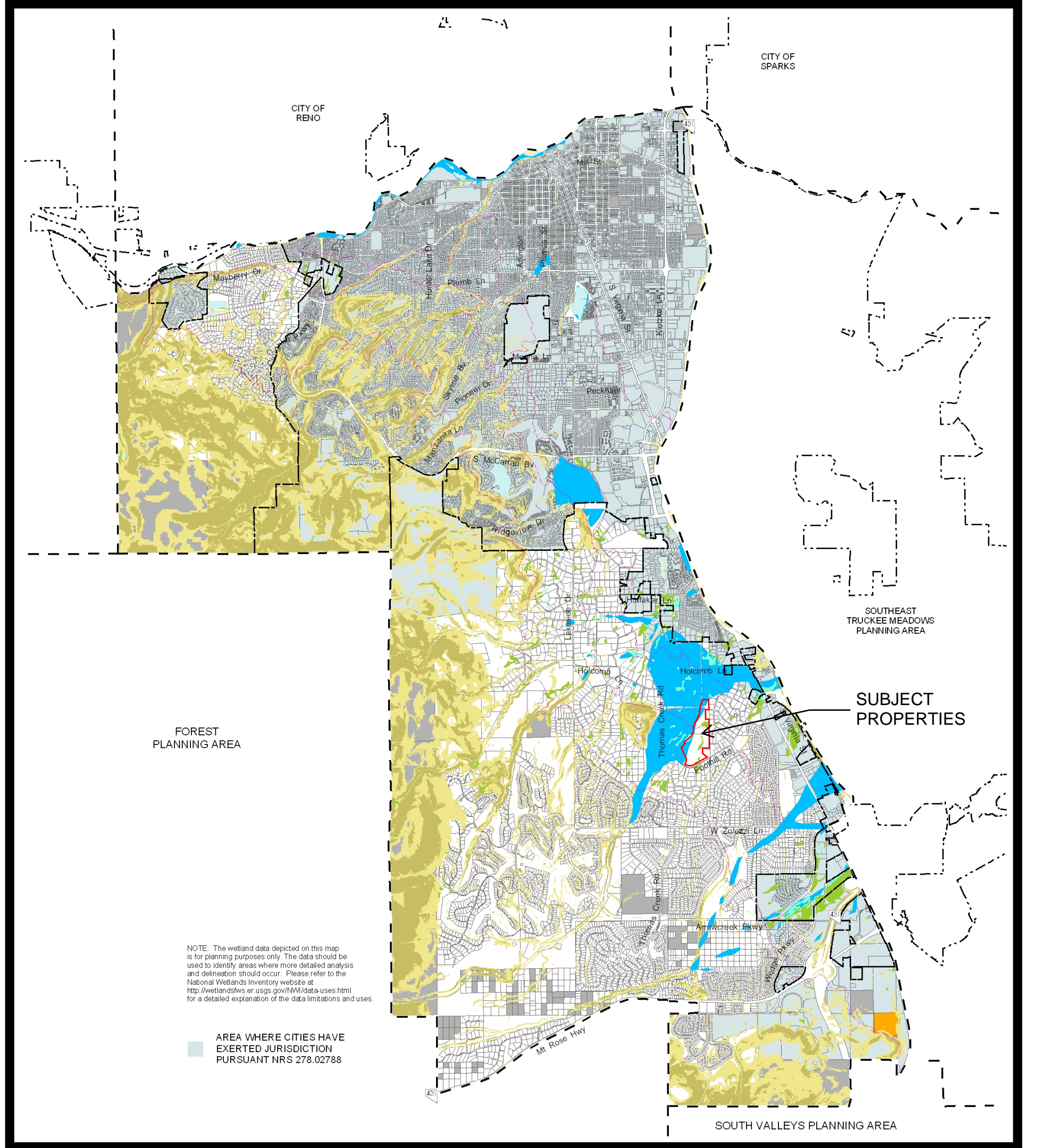


**LUMOS**  
 & ASSOCIATES  
 9222 PROTOTYPE DRIVE  
 RENO, NEVADA 89521  
 PH. (775) 827-6111 FAX (775) 827-6122

THOMAS FOOTHILL, LLC  
**BRAESVIEW CUSTOM LOT SUBDIVISION**  
**DEVELOPMENT CONSTRAINTS**

WASHOE COUNTY STATE

Date: MARCH, 2021  
 Scale: 1"=300'  
 Job No: 10175.001  
 FIGURE



### SOUTHWEST DEVELOPMENT CONSTRAINTS / SUITABILITY

- INTERMITTENT LAKE / ISLANDS
- WATER BODY
- RENO/SPARKS CITY LIMITS
- FEDERAL PUBLIC LAND
- ROADS
- COUNTY PLANNING AREA BOUNDARY
- DITCHES
- NATIONAL CONSERVATION AREA (NCA) BOUNDARY
- WILDLIFE REFUGE (SHELDON)
- AREAS OF CRITICAL ENVIRONMENTAL CONCERN (ACEC)
- WILDERNESS AREAS (WA)
- WILDERNESS STUDY AREAS (WSA)
- SLOPES GREATER THAN 15%
- SLOPES GREATER THAN 30%
- 100-YEAR FLOOD HAZARD
- FLOODWAY (FEMA)
- POTENTIAL WETLANDS
- BOTH POTENTIAL FLOOD HAZARD AND POTENTIAL WETLANDS
- U.S. ARMY CORPS OF ENGINEERS C.W.A. SECTION 404 WETLANDS (Limited / Known Coverage)
- UNCONSTRAINED

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.

0 1,250 2,500 5,000  
Scale in Feet

**Department of Community Development**

**WASHOE COUNTY NEVADA**

Reno, Nevada 89520 Post Office Box 11130 (775) 328-3600

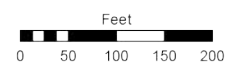
SOURCE: Community Services/Bureau of Land Management (BLM)/U.S. Fish and Wildlife Service/US Forest Service/National Wetland Inventory

WCPC ADOPTION DATE: January 5, 2010  
BCC ADOPTION DATE: February 9, 2010  
RPC ADOPTION DATE: March 10, 2010

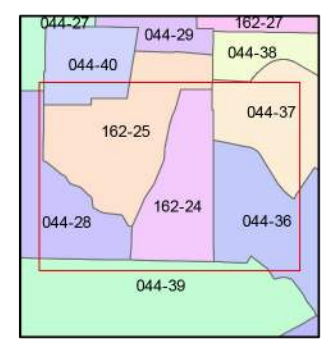
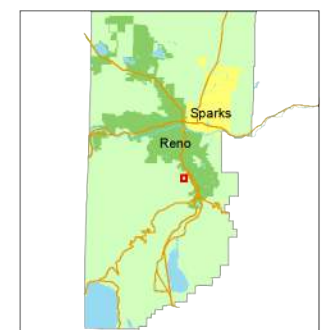
**TAB E**

STATE OF NEVADA  
**WASHOE COUNTY**  
ASSESSOR'S OFFICE  
Michael E. Clark, Assessor

1001 East Ninth Street  
Building D  
Reno, Nevada 89512  
(775) 328-2231



1 inch = 200 feet

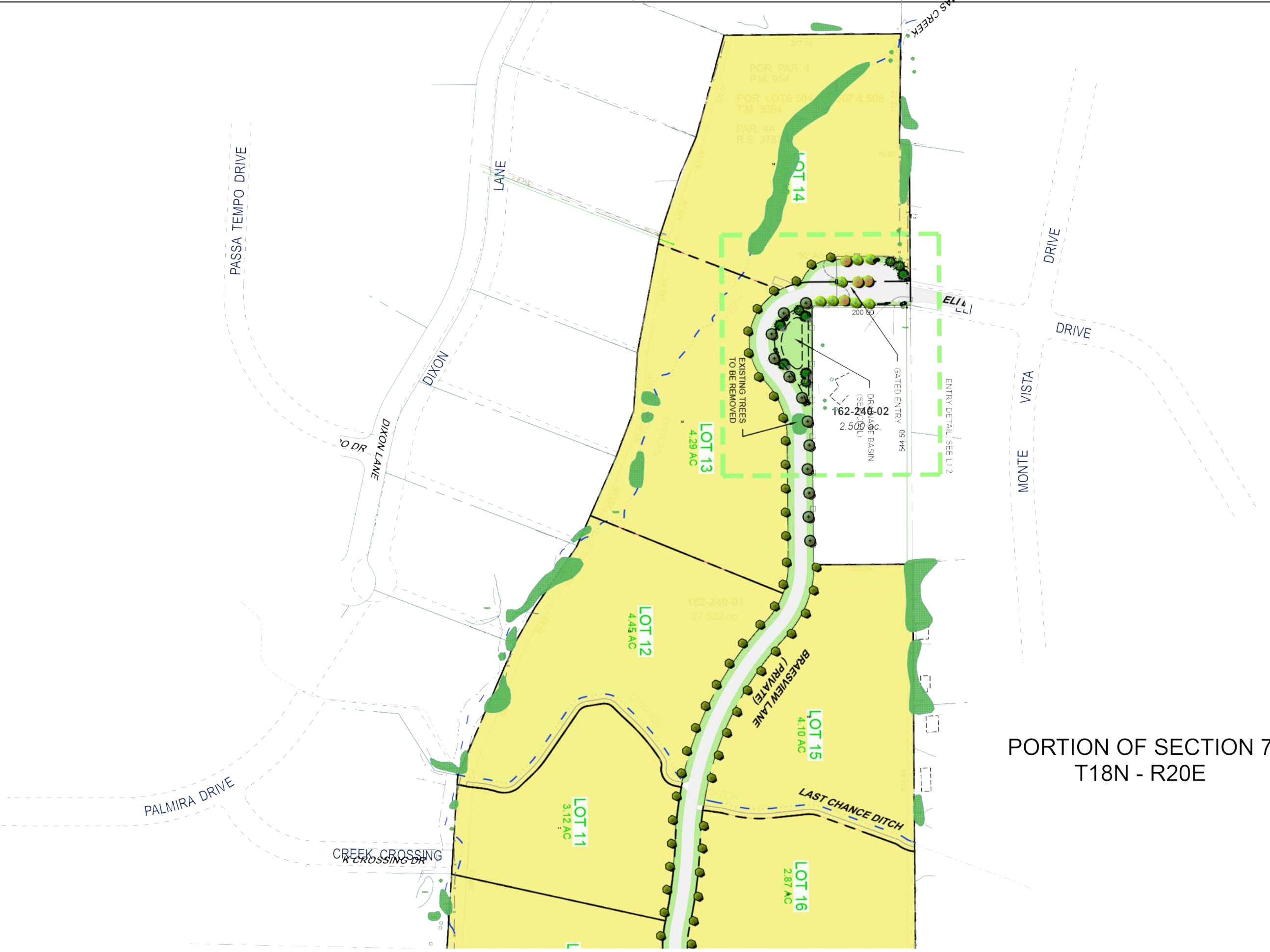


created by: EMG 7/27/2016

last updated: \_\_\_\_\_

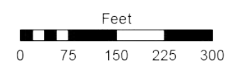
area previously shown on map(s)  
044-17

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated herein.

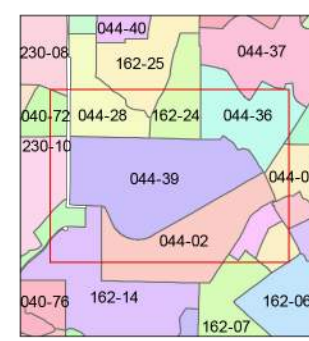


PORTION OF SECTION 7  
T18N - R20E





1 inch = 300 feet



created by: SR 02/10/2020

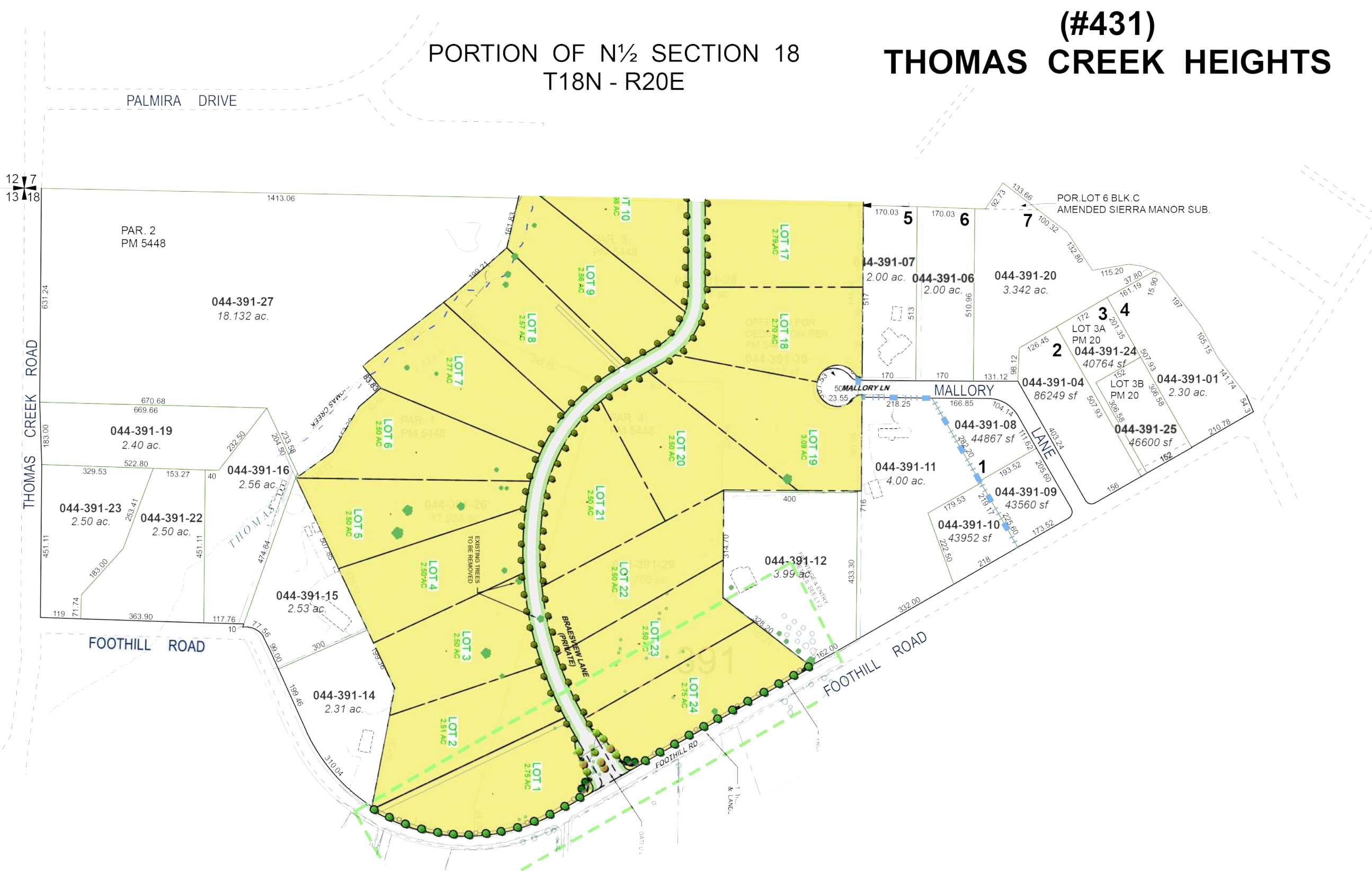
updated: \_\_\_\_\_

area previously shown on map(s): \_\_\_\_\_

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated herein.

# (#431) THOMAS CREEK HEIGHTS

PORTION OF N½ SECTION 18  
T18N - R20E



12 7  
13 18

THOMAS CREEK ROAD

FOOTHILL ROAD

FOOTHILL ROAD

MALLERY LANE

PALMIRA DRIVE

PAR. 2  
PM 5448

044-391-27  
18.132 ac.

044-391-19  
2.40 ac.

044-391-16  
2.56 ac.

044-391-23  
2.50 ac.

044-391-22  
2.50 ac.

044-391-15  
2.53 ac.

044-391-14  
2.31 ac.

044-391-12  
3.99 ac.

044-391-07  
2.00 ac.

044-391-06  
2.00 ac.

044-391-20  
3.342 ac.

044-391-04  
86249 sf

044-391-08  
44867 sf

044-391-11  
4.00 ac.

044-391-09  
43560 sf

044-391-10  
43952 sf

044-391-24  
40764 sf

044-391-25  
46600 sf

044-391-01  
2.30 ac.

POR. LOT 6 BLK. C  
AMENDED SIERRA MANOR SUB.

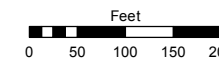
EXISTING TREES  
TO BE REMOVED

BRASWELL LANE  
(PRIVATE)

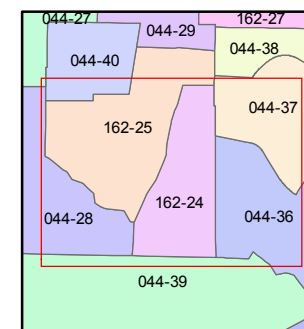
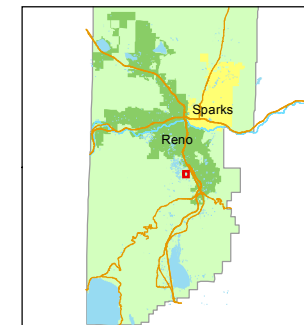
1" = 300'  
& LAND

STATE OF NEVADA  
**WASHOE COUNTY**  
**ASSESSOR'S OFFICE**  
Michael E. Clark, Assessor

1001 East Ninth Street  
Building D  
Reno, Nevada 89512  
(775) 328-2231



1 inch = 200 feet



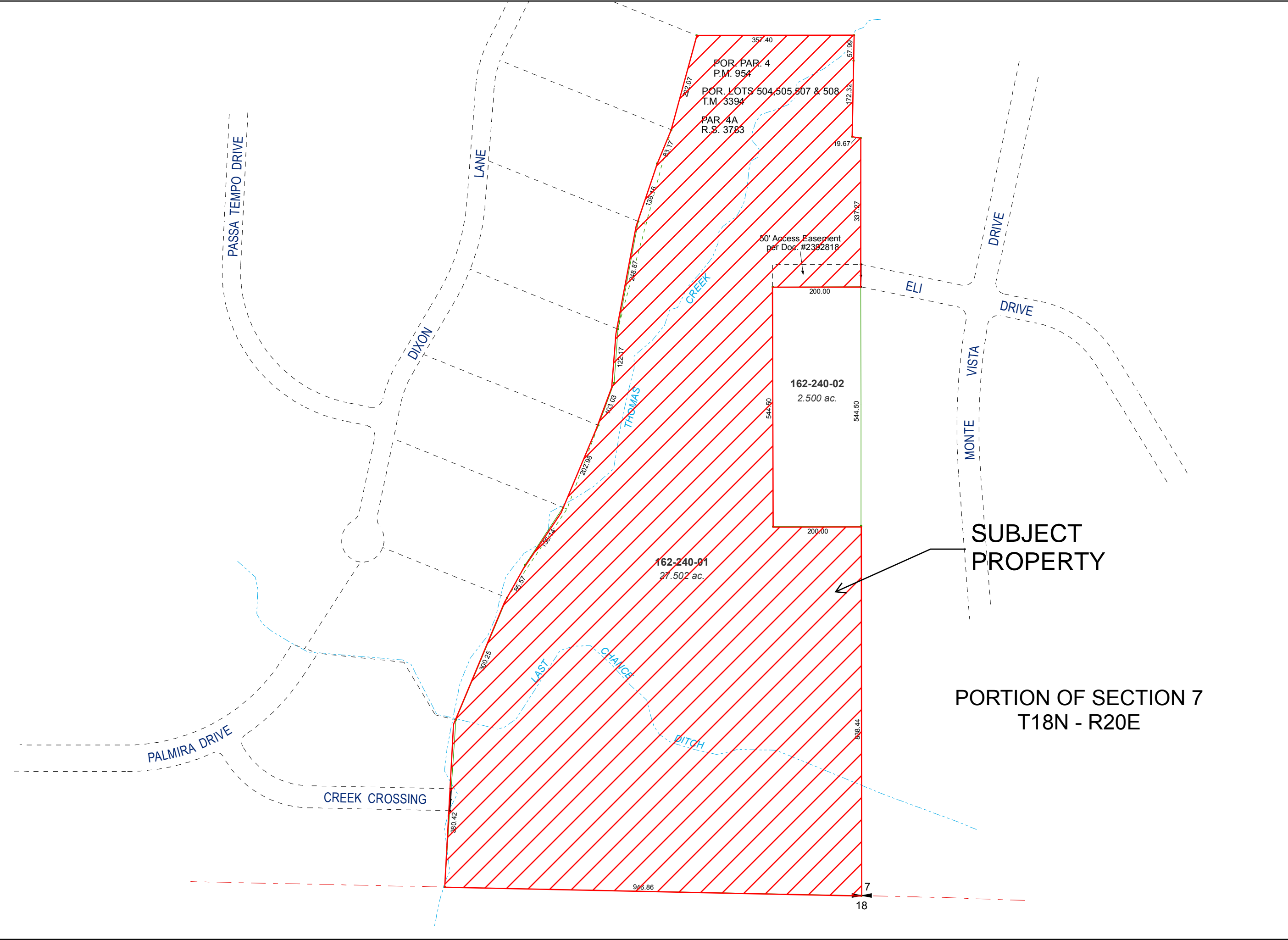
created by: EMG 7/27/2016

last updated: \_\_\_\_\_

area previously shown on map(s)

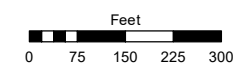
044-17

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.

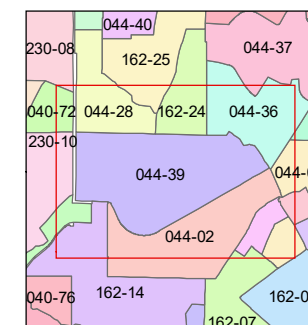
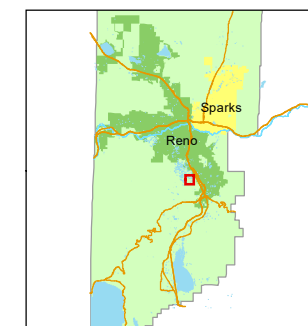


**SUBJECT PROPERTY**

**PORTION OF SECTION 7  
T18N - R20E**



1 inch = 300 feet



created by: SR 02/10/2020

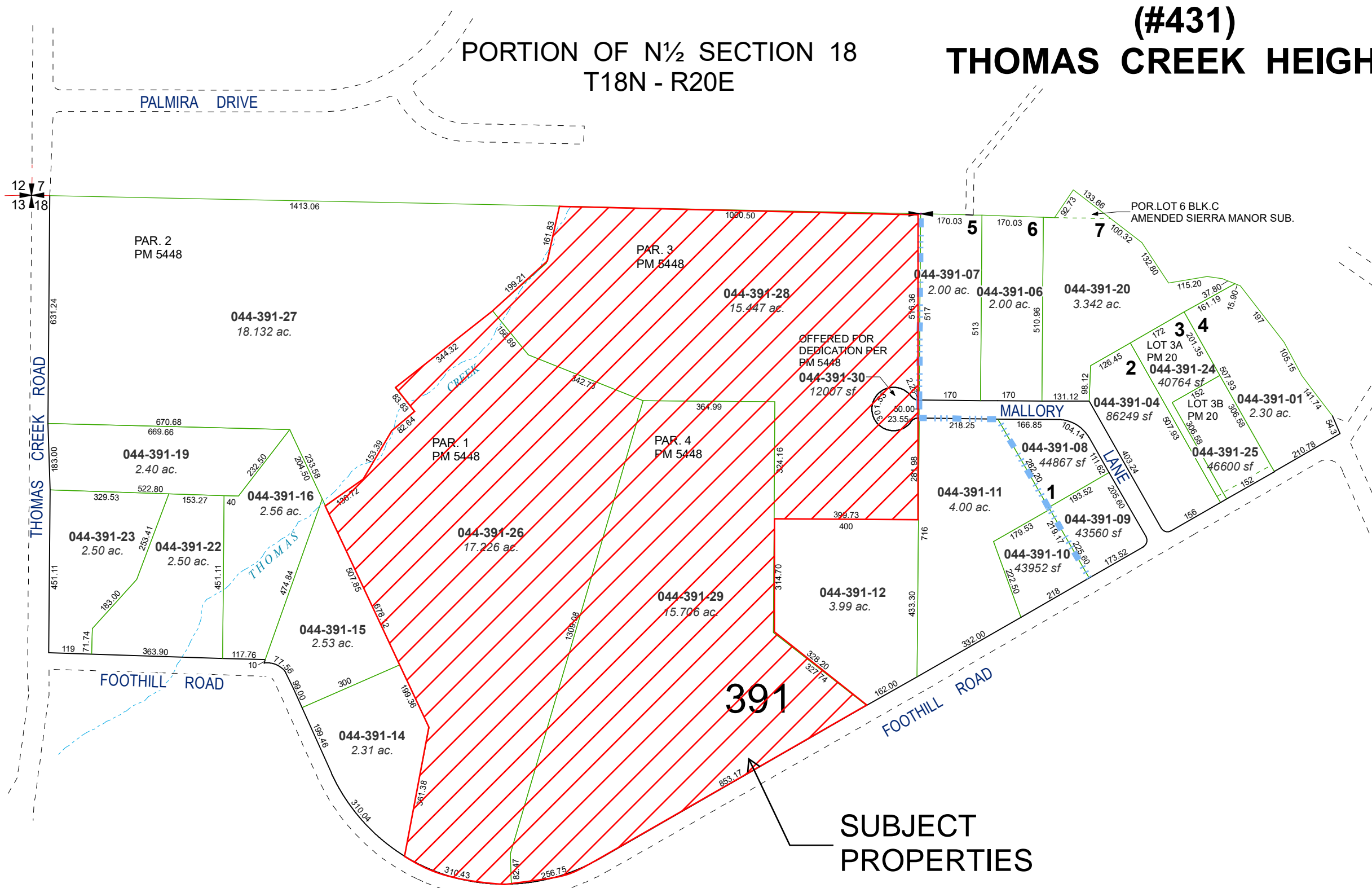
updated: \_\_\_\_\_

area previously shown on map(s): \_\_\_\_\_

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.

# (#431) THOMAS CREEK HEIGHTS

PORTION OF N½ SECTION 18  
T18N - R20E



**391**  
SUBJECT  
PROPERTIES



RECORDING REQUESTED BY:

MARVIN W. MURPHY, ESQ.

WHEN RECORDED RETURN TO:

MARVIN W. MURPHY, ESQ.

P. O. Box 21150

Reno, NV 89515

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

MAIL TAX STATEMENTS TO:

Casazza Ranch Estates, LLC

c/o Cory Casazza

905 West Holcomb lane

Reno, NV 89511

APN: 162-240-01 and

162-271-01 thru 162-271-32

**GRANT, BARGAIN AND SALE DEED**

DONALD D. CASAZZA and MARLENE J. CASAZZA, Trustees of the Donald & Marlene Casazza Family Trust, MARTIN J. GALANTUOMINI, Trustee of the Galantuomini Family Trust and Trustee of the Galantuomini Family Exemption Trust, Steven Casazza and Dana Casazza, husband and wife, and Cory Casazza and Laurel Casazza, husband and wife, hereby grant, bargain and sell to CASAZZA RANCH ESTATES, LLC, a Nevada limited-liability company, all their right, title and interest in and to that real property situated in the County of Washoe, State of Nevada, more particularly described as follows:

All lots within Casazza Ranch Estates Unit 6, Tract Map #3913 filed as Document No. 2522387 in Official Records, Washoe County, Nevada, situate in Section 7, Township 18 North, Range 20 East M.D.M.

TOGETHER WITH all tenements, hereditaments, and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any revisions, remainders, rents, issues or profits, thereof.

Executed on this 14 day of NOV., 2001, at Reno, Nevada.

Donald D. Casazza TTEE

Donald D. Casazza, Trustee of the Donald & Marlene Casazza Family Trust

Marlene J. Casazza TTEE

Marlene J. Casazza, Trustee of the Donald & Marlene Casazza Family Trust;

*Martin J. Galantuomini*

Martin J. Galantuomini, Trustee of the Galantuomini Family Trust and the Galantuomini Family Exemption Trust

*Steven Casazza*

Steven Casazza

*Dana Casazza*

Dana Casazza

*Cory Casazza*

Cory Casazza

*Laurel M. Casazza*

Laurel Casazza

State of Nevada )

) ss

County of Washoe )

This instrument was acknowledged before me on this 14 day of NOV, 2001, by DONALD D. CASAZZA, TRUSTEE



CRYSTAL J. CHURCH  
Notary Public - State of Nevada  
Appointment Recorded in Washoe County  
No: 01-0127-2 - Expires February 20, 2003

*Crystal J. Church*  
Notary Public

State of Nevada )

) ss

County of Washoe )

This instrument was acknowledged before me on this 14 day of NOV, 2001, by MARLENE J. CASAZZA, TRUSTEE




CRYSTAL J. CHURCH  
Notary Public - State of Nevada  
Appointment Recorded in Washoe County  
No: 01-0127-2 - Expires February 20, 2003

*Crystal J. Church*  
Notary Public




State of Nevada )  
 ) ss  
County of Washoe )

This instrument was acknowledged before me on this 14 day of Nov, 2001, by  
MARTIN J. GALANTUOMINI, TRUSTEE

 CRYSTAL J. CHURCH  
Notary Public - State of Nevada  
Appointment Recorded in Washoe County  
No. 011727-2 Expires February 20, 2003  
Crystal J Church  
Notary Public


State of Nevada )  
 ) ss  
County of Washoe )

This instrument was acknowledged before me on this 14 day of Nov, 2001, by  
STEVEN CASAZZA

 CRYSTAL J. CHURCH  
Notary Public - State of Nevada  
Appointment Recorded in Washoe County  
No. 011727-2 Expires February 20, 2003  
Crystal J Church  
Notary Public

State of Nevada )  
 ) ss  
County of Washoe )

This instrument was acknowledged before me on this 14 day of Nov, 2001, by  
DANA CASAZZA

 CRYSTAL J. CHURCH  
Notary Public - State of Nevada  
Appointment Recorded in Washoe County  
No. 011727-2 Expires February 20, 2003  
Crystal J Church  
Notary Public


State of Nevada )  
 ) ss  
County of Washoe )

This instrument was acknowledged before me on this 14 day of Nov, 2001, by  
CORY CASAZZA

 CRYSTAL J. CHURCH  
Notary Public - State of Nevada  
Appointment Recorded in Washoe County  
No. 011727-2 Expires February 20, 2003  
Crystal J Church  
Notary Public

State of Nevada )  
 ) ss  
County of Washoe )

This instrument was acknowledged before me on this 14 day of NOV, 2001, by LAUREL CASAZZA.

CRYSTAL J. CHURCH  
Notary Public - State of Nevada  
My Comm. Expires February 28, 2002

Crystal J Church  
Notary Public

COPY

**DOC # 2617036**  
11/15/2001 03:13P Fee:17.00  
BK1  
Requested By  
LYLE & MURPHY LLC  
Washoe County Recorder  
Kathryn L. Burke - Recorder  
Pg 4 of 4 RPTT 0.00



APN: 044-391-26, 28 and 29  
R.P.T.T. \$ 13,048.25

When recorded, mail to Grantee  
Thomas Foothill LLC  
2100 Manzanita Lane  
Reno, Nevada 89509

**DOC #5113159**

12/07/2020 03:19:19 PM  
Electronic Recording Requested By  
FIRST CENTENNIAL - RENO (MAIN OF  
Washoe County Recorder  
Kalie M. Work  
Fee: \$43.00 RPTT: \$13048.25  
Page 1 of 5

*The undersigned hereby affirms that this document submitted for recording does not contain the personal information of any person or persons per N.R.S. 239B.030.*

**GRANT BARGAIN AND SALE DEED**

THIS INDENTURE, made and entered into this <sup>27th</sup> day of December, 2020, between Michael Sullivan as trustee of the Sullivan Family 2005 Trust, Alan Neal Sullivan as Trustee of the Alan Sullivan Living Trust September 27, 2018, and Daniel Sullivan as trustee of the Sullivan Revocable Family Trust November 7, 2011, as their respective interests may appear (collectively, "Grantor") and THOMAS FOOTHILL LLC, a Nevada limited liability company ("Grantee").

WITNESSETH

That said Grantor for good and valuable consideration, the receipt whereof is hereby acknowledged, by these presents does grant, bargain and sell unto said Grantee and their heirs, executors, administrators, successors and assigns forever, all its right, title and interest in and to all of the real property situated in the County of Washoe, State of Nevada more particularly described as follows:

Parcels 1, 3 and 4 of Parcel Map No. 5448 for MICHAEL P. SULLIVAN, DANIEL M. SULLIVAN, and ALAN N. SULLIVAN, according to the map thereof, filed February 6, 2020, as File No. 4998518, Official Records.

TOGETHER WITH ALL AND SINGULAR, the tenements, hereditaments and appurtenances thereunto belonging and in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

*[Signature Page Follows]*



[Signature Page to Grant Bargain and Sale Deed]

GRANTOR:

SULLIVAN FAMILY 2005 TRUST

By: *Michael P. Sullivan*  
Michael P. Sullivan, Trustee

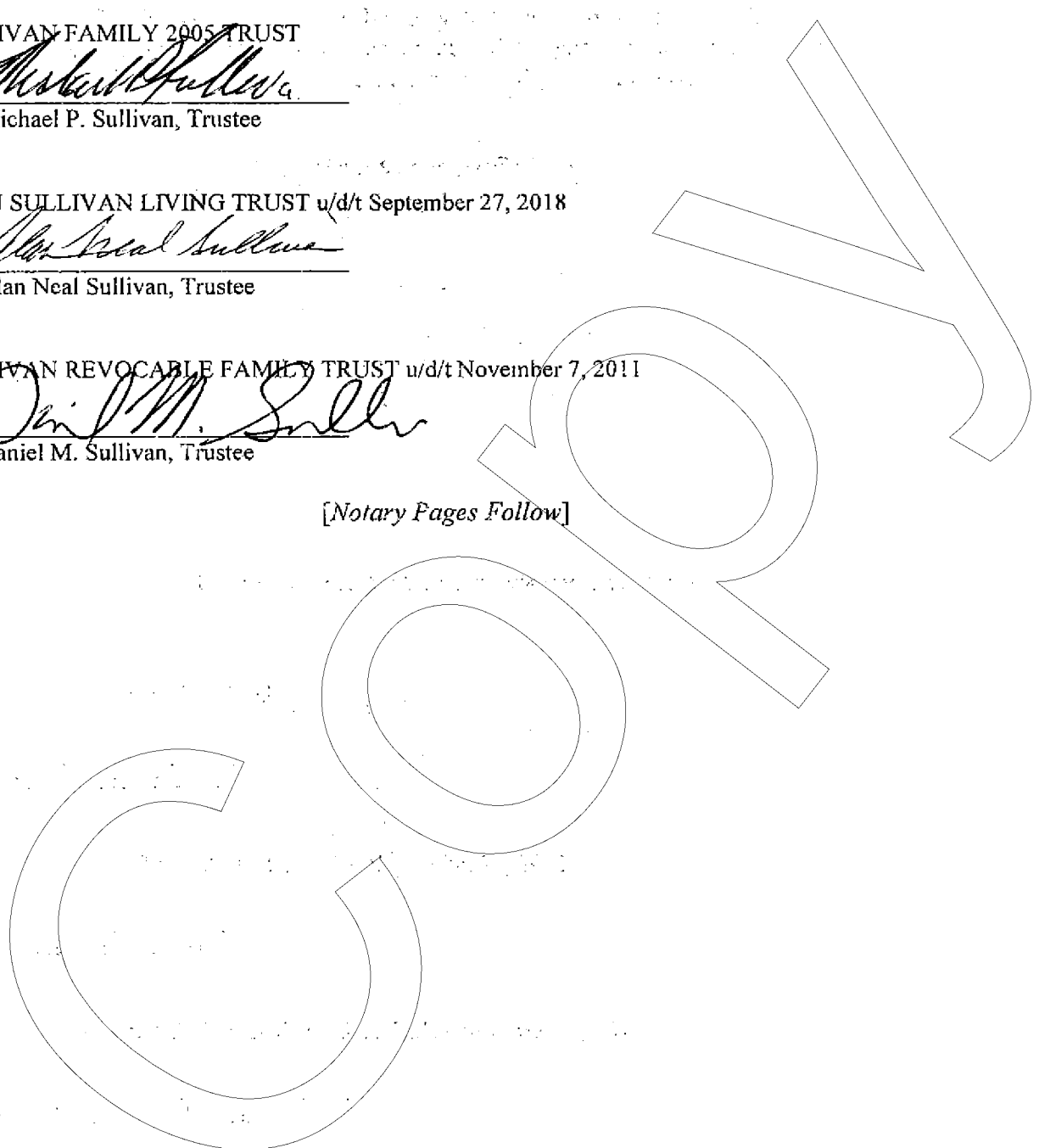
ALAN SULLIVAN LIVING TRUST u/d/t September 27, 2018

By: *Alan Neal Sullivan*  
Alan Neal Sullivan, Trustee

SULLIVAN REVOCABLE FAMILY TRUST u/d/t November 7, 2011

By: *Daniel M. Sullivan*  
Daniel M. Sullivan, Trustee

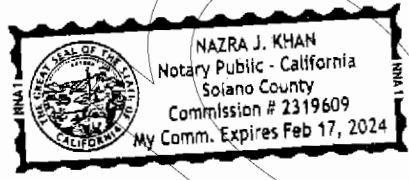
[Notary Pages Follow]



STATE OF California )  
COUNTY OF Soano ) ss.

This instrument was acknowledged before me on 4th day of Dec, 2020,  
by Daniel M. Sullivan as Trustee of Sullivan family trust  
therein named.

Mary J. Khan  
Notary Public



COPY

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

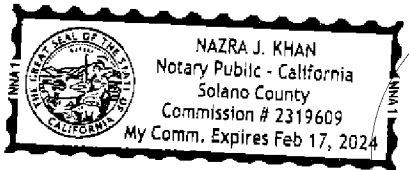
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }  
County of Solano }

On Dec 4th 2020 before me, Nazra J. Khan, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Daniel M. Sullivan  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.  
WITNESS my hand and official seal.

Signature [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

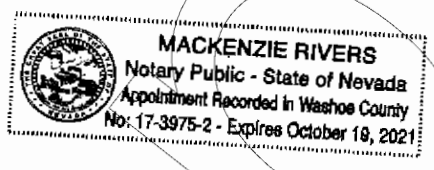
Description of Attached Document  
Title or Type of Document: Grant Bargain & Sale Deed  
Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_  
Signer(s) Other Than Named Above: \_\_\_\_\_

Capacity(ies) Claimed by Signer(s)  
Signer's Name: \_\_\_\_\_  
 Corporate Officer - Title(s): \_\_\_\_\_  
 Partner -  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian of Conservator  
 Other: \_\_\_\_\_  
Signer is Representing: \_\_\_\_\_

STATE OF NEVADA )  
 ) SS  
COUNTY OF WASHOE )

This instrument was acknowledged before me on 12-7-20  
by Michael P Sullivan & Alan Neal Sullivan

*Mackenzie Rivers*  
NOTARY PUBLIC



COPY

Washoe County Treasurer  
Tammi Davis

Washoe County Treasurer  
P.O. Box 30039, Reno, NV 89520-3039  
ph: (775) 328-2510 fax: (775) 328-2500  
Email: tax@washoecounty.us

Bill Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

**Pay By Check**

Please make checks payable to:  
**WASHOE COUNTY TREASURER**

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

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

**Change of Address**

All requests for a mailing address change must be submitted in writing, including a signature (unless using the online form).

To submit your address change online [click here](#)

Address change requests may also be faxed to: (775) 328-3642

Address change requests may also be mailed to: Washoe County Assessor 1001 E 9th Street Reno, NV 89512-2845

**Washoe County Parcel Information**

| Parcel ID  | Status | Last Update                                    |
|--|--------|--|
| 16224001   | Active | 3/3/2021 1:40:39 AM                            |
| <b>Current Owner:</b><br>CASAZZA RANCH ESTATES LLC<br>905 HOLCOMB LN<br>RENO, NV 89511 |        | <b>SITUS:</b><br>0 HOLCOMB RANCH LN<br>WCTY NV |
| <b>Taxing District:</b><br>4000  |        | <b>Geo CD:</b>                                 |
| Legal Description  |        |  |
| Township 18 Range 20 SubdivisionName _UNSPECIFIED Lot 4                                |        |  |

**Installments**

| Period            | Due Date  | Tax Year | Tax           | Penalty/Fee   | Interest      | Total Due     |
|-------------------|-----------|----------|---------------|---------------|---------------|---------------|
| INST 1            | 8/17/2020 | 2020     | \$0.00        | \$0.00        | \$0.00        | \$0.00        |
| <b>Total Due:</b> |           |          | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> |

**Tax Detail**

|   | Gross Tax       | Credit           | Net Tax         |
|---|-----------------|------------------|-----------------|
| <a href="#">State of Nevada</a>                     | \$4.59          | (\$1.91)         | \$2.68          |
| <a href="#">Truckee Meadows Fire Dist</a>           | \$14.59         | (\$6.05)         | \$8.54          |
| <a href="#">Washoe County</a>                       | \$37.60         | (\$15.60)        | \$22.00         |
| <a href="#">Washoe County Sc</a>                    | \$30.77         | (\$12.76)        | \$18.01         |
| <a href="#">Water District</a>                      | \$234.00        | \$0.00           | \$234.00        |
| <a href="#">TRUCKEE MDWS/SUN VALLEY WATER BASIN</a> | \$0.03          | \$0.00           | \$0.03          |
| <a href="#">RECLAMATION DAM SAFETY</a>              | \$120.00        | \$0.00           | \$120.00        |
| <b>Total Tax</b>                                    | <b>\$441.58</b> | <b>(\$36.32)</b> | <b>\$405.26</b> |

**Payment History**

| Tax Year | Bill Number | Receipt Number | Amount Paid | Last Paid |
|----------|-------------|----------------|-------------|-----------|
| 2020     | 2020485333  | B20.141506     | \$405.26    | 8/24/2020 |

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

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Washoe County Treasurer  
Tammi Davis

Washoe County Treasurer  
P.O. Box 30039, Reno, NV 89520-3039  
ph: (775) 328-2510 fax: (775) 328-2500  
Email: tax@washoecounty.us

## Bill Detail

[Back to Account Detail](#)
[Change of Address](#)
[Print this Page](#)

### Washoe County Parcel Information

| Parcel ID   | Status | Last Update   |
|---|--------|---|
| 04439129  | Active | 3/3/2021 1:40:39 AM                                   |
| <b>Current Owner:</b><br>THOMAS FOOTHILL LLC<br>2100 MANZANITA LN<br>RENO, NV 89509 |        | <b>SITUS:</b><br>1455 FOOTHILL RD<br>WASHOE COUNTY NV |
| <b>Taxing District</b><br>4000  |        | <b>Geo CD:</b>  |
| Legal Description   |        |   |
| PM 5448 PAR 4   |        |   |

### Installments

| Period            | Due Date  | Tax Year | Tax           | Penalty/Fee   | Interest      | Total Due     |
|-------------------|-----------|----------|---------------|---------------|---------------|---------------|
| INST 1            | 8/17/2020 | 2020     | \$0.00        | \$0.00        | \$0.00        | \$0.00        |
| INST 2            | 8/17/2020 | 2020     | \$0.00        | \$0.00        | \$0.00        | \$0.00        |
| <b>Total Due:</b> |           |          | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> |

### Tax Detail

|   | Gross Tax      | Credit          | Net Tax        |
|---|----------------|-----------------|----------------|
| <a href="#">State of Nevada</a>                     | \$1.06         | (\$0.10)        | \$0.96         |
| <a href="#">Truckee Meadows Fire Dist</a>           | \$3.36         | (\$0.33)        | \$3.03         |
| <a href="#">Washoe County</a>                       | \$8.64         | (\$0.86)        | \$7.78         |
| <a href="#">Washoe County Sc</a>                    | \$7.09         | (\$0.70)        | \$6.39         |
| <a href="#">TRUCKEE MDWS/SUN VALLEY WATER BASIN</a> | \$0.03         | \$0.00          | \$0.03         |
| <b>Total Tax</b>                                    | <b>\$20.18</b> | <b>(\$1.99)</b> | <b>\$18.19</b> |

### Payment History

| Tax Year | Bill Number | Receipt Number | Amount Paid | Last Paid |
|----------|-------------|----------------|-------------|-----------|
| 2020     | 2020548716  | B20.127396     | \$18.19     | 8/20/2020 |

### Pay By Check

Please make checks payable to:  
**WASHOE COUNTY  
TREASURER**

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

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

### Change of Address

All requests for a mailing address change must be submitted in writing, including a signature (unless using the online form).

To submit your address change online [click here](#)

Address change requests may also be faxed to:  
(775) 328-3642

Address change requests may also be mailed to:  
Washoe County Assessor  
1001 E 9th Street  
Reno, NV 89512-2845

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Tammi Davis

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1001 E 9th Street  
Reno, NV 89512-2845

### Washoe County Parcel Information

| Parcel ID   | Status | Last Update         |
|---|--------|---------------------|
| 04439128  | Active | 3/4/2021 1:40:35 AM |
| <b>Current Owner:</b><br>THOMAS FOOTHILL LLC<br>2100 MANZANITA LN<br>RENO, NV 89509 |        |                     |
| <b>SITUS:</b><br>0 MALLORY LN<br>WASHOE COUNTY NV                                   |        |                     |
| <b>Taxing District:</b><br>4000   |        |                     |
| <b>Geo CD:</b>  |        |                     |
| Legal Description   |        |                     |
| PM 5448 PAR 3   |        |                     |

### Installments

| Period            | Due Date  | Tax Year | Tax           | Penalty/Fee   | Interest      | Total Due     |
|-------------------|-----------|----------|---------------|---------------|---------------|---------------|
| INST 1            | 8/17/2020 | 2020     | \$0.00        | \$0.00        | \$0.00        | \$0.00        |
| INST 2            | 8/17/2020 | 2020     | \$0.00        | \$0.00        | \$0.00        | \$0.00        |
| <b>Total Due:</b> |           |          | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> |

### Tax Detail

|   | Gross Tax     | Credit          | Net Tax       |
|---|---------------|-----------------|---------------|
| <a href="#">State of Nevada</a>                     | \$0.44        | (\$0.03)        | \$0.41        |
| <a href="#">Truckee Meadows Fire Dist</a>           | \$1.40        | (\$0.09)        | \$1.31        |
| <a href="#">Washoe County</a>                       | \$3.62        | (\$0.24)        | \$3.38        |
| <a href="#">Washoe County Sc</a>                    | \$2.96        | (\$0.21)        | \$2.75        |
| <a href="#">TRUCKEE MDWS/SUN VALLEY WATER BASIN</a> | \$0.03        | \$0.00          | \$0.03        |
| <b>Total Tax</b>                                    | <b>\$8.45</b> | <b>(\$0.57)</b> | <b>\$7.88</b> |

### Payment History

| Tax Year | Bill Number | Receipt Number | Amount Paid | Last Paid |
|----------|-------------|----------------|-------------|-----------|
| 2020     | 2020548917  | U20.7167       | \$7.88      | 8/20/2020 |

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Bill Detail

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Reno, NV 89520-3039

**Overnight Address:**  
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Reno, NV 89512-2845

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Address change requests may also be mailed to:  
Washoe County Assessor  
1001 E 9th Street  
Reno, NV 89512-2845

| Washoe County Parcel Information  |                |   |
|---|----------------|---|
| Parcel ID   | Status         | Last Update   |
| 04439126  | Active         | 3/3/2021 1:40:39 AM                                   |
| <b>Current Owner:</b><br>THOMAS FOOTHILL LLC<br>2100 MANZANITA LN<br>RENO, NV 89509 |                | <b>SITUS:</b><br>1455 FOOTHILL RD<br>WASHOE COUNTY NV |
| <b>Taxing District</b><br>4000  | <b>Geo CD:</b> |   |
| Legal Description   |                |   |
| PM 5448 PAR 1   |                |   |

| Installments      |           |          |               |               |               |               |
|-------------------|-----------|----------|---------------|---------------|---------------|---------------|
| Period            | Due Date  | Tax Year | Tax           | Penalty/Fee   | Interest      | Total Due     |
| INST 1            | 8/17/2020 | 2020     | \$0.00        | \$0.00        | \$0.00        | \$0.00        |
| INST 2            | 10/5/2020 | 2020     | \$0.00        | \$0.00        | \$0.00        | \$0.00        |
| INST 3            | 1/4/2021  | 2020     | \$0.00        | \$0.00        | \$0.00        | \$0.00        |
| INST 4            | 3/1/2021  | 2020     | \$0.00        | \$0.00        | \$0.00        | \$0.00        |
| <b>Total Due:</b> |           |          | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> |

| Tax Detail  |                   |                   |                   |
|---|-------------------|-------------------|-------------------|
|   | Gross Tax         | Credit            | Net Tax           |
| <a href="#">State of Nevada</a>                     | \$147.15          | (\$27.14)         | \$120.01          |
| <a href="#">Truckee Meadows Fire Dist</a>           | \$467.40          | (\$86.22)         | \$381.18          |
| <a href="#">Washoe County</a>                       | \$1,204.60        | (\$222.19)        | \$982.41          |
| <a href="#">Washoe County Sc</a>                    | \$985.44          | (\$181.77)        | \$803.67          |
| <a href="#">Water District</a>                      | \$140.40          | \$0.00            | \$140.40          |
| <a href="#">TRUCKEE MDWS/SUN VALLEY WATER BASIN</a> | \$0.03            | \$0.00            | \$0.03            |
| <a href="#">RECLAMATION DAM SAFETY</a>              | \$72.00           | \$0.00            | \$72.00           |
| <b>Total Tax</b>                                    | <b>\$3,017.02</b> | <b>(\$517.32)</b> | <b>\$2,499.70</b> |

| Payment History |             |                |             |            |
|-----------------|-------------|----------------|-------------|------------|
| Tax Year        | Bill Number | Receipt Number | Amount Paid | Last Paid  |
| 2020            | 2020548117  | U20.12724      | \$1,793.04  | 12/14/2020 |
| 2020            | 2020548117  | B20.127395     | \$730.25    | 8/20/2020  |

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**ESCROW NOTE:**

**WE FIND NO OPEN DEED OF TRUST. PLEASE VERIFY THAT THIS PROPERTY IS FREE AND CLEAR**

**VERIFIED BY SELLER:**

Sullivan Family 2005 Trust dated October 21, 2005

\_\_\_\_\_  
Michael P. Sullivan, Trustee                      Date

Sullivan Revocable Family Trust dated November 7, 2011

\_\_\_\_\_  
Daniel M. Sullivan                      Date  
Trustee

The Alan Sullivan Living Trust, dated September 27, 2018

\_\_\_\_\_  
Alan Neal Sullivan                      Date



**First Centennial Title Company of Nevada**  
1450 Ridgeview Dr, Ste 100, Reno, NV 89519  
Phone: (775)689-8510 • Fax: 775-372-9179

**COMMITMENT FOR TITLE INSURANCE**

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

---

**1st Updated Commitment**

**Today's Date:**  
December 3, 2020

**Order No.:** 20010764-SS  
**Escrow Officer:** Suzanne Silverman

**Proposed Buyer/Borrower:** Thomas Foothill LLC, a Nevada limited liability company

**Property Address:** 1455 Foothill Road. 0000 Mallory Lane. 0000 Foothill Road, Reno, NV 89511

**Lender:**

**Loan Amount:** \$0.00

Utter Real Estate Consultants  
John Utter

---

First Centennial Title of Nevada

Lisa Quilici, Authorized Signatory

# COMMITMENT FOR TITLE INSURANCE

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

***Transaction Identification Data for reference only:***

Issuing Agent: Lisa Quilici  
Issuing Office: First Centennial Title Company of Nevada  
Issuing Office's ALTA® Registry ID: 1022833  
Commitment No.: 20010764-SS-1  
Issuing Office File No.: 20010764-SS  
Property Address: 1455 Foothill Road. 0000 Mallory Lane. 0000 Foothill Road, Reno, NV 89511  
Revision No.: 2nd Amended Commitment

## SCHEDULE A

1. Commitment Date: November 20, 2020 at 12:00 AM
2. Policy to be issued:
  - a. ALTA Owners Policy (06/17/06)  
Proposed Insured: Thomas Foothill LLC, a Nevada limited liability company  
Proposed Policy Amount: \$3,182,492.00
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
4. The Title is, at the Commitment Date, vested in:

Michael P. Sullivan, as Trustee of the Sullivan Family 2005 Trust dated October 21, 2005, as to an undivided one-third interest, and Daniel M. Sullivan, Trustee of the Sullivan Revocable Family Trust dated November 7, 2011, as to an undivided one-third interest, and Alan Neal Sullivan, Trustee of the Alan Sullivan Living Trust, dated September 27, 2018, as to an undivided one-third interest

5. The Land is described as follows:

SEE SCHEDULE C ATTACHED HERETO

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**SCHEDULE A**

(Continued)

**stewart**  
title guaranty company

First Centennial Title of Nevada

Lisa Quilici

Lisa Quilici, Authorized Signatory



Frederick H. Eppinger  
Frederick H. Eppinger  
President and CEO

Denise Carraux  
Denise Carraux  
Secretary

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# COMMITMENT FOR TITLE INSURANCE

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

## SCHEDULE B, PART I Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Prior to the close of escrow this office will require:  
***A Copy of the Trust Agreement, or a Notarized Certificate of Trust, for the trust set forth in the vesting herein.***
6. **NOTE:** General and Special Taxes for proration purposes for the fiscal year 2020-2021 including any secured personal property and any district assessments, are PAID IN FULL.  
Total Amount Taxed: \$8.45  
Credit: \$0.57  
Total Amount Paid: \$7.88  
Assessor's Parcel No.: 044-391-28  
  
***Please contact the Washoe County Treasurer's Office at (775) 328-2510 to obtain current amounts due prior to the close of escrow.***
7. **NOTE:** General and Special Taxes for proration purposes for the fiscal year 2020-2021 including any secured personal property and any district assessments, are PAID IN FULL.  
Total Amount Taxed: \$20.18  
Credit: \$1.99  
Total Amount Paid: \$18.19  
Assessor's Parcel No.: 044-391-29  
  
***Please contact the Washoe County Treasurer's Office at (775) 328-2510 to obtain current amounts due prior to the close of escrow.***
8. **NOTE:** This is preparatory to the issuance of an ALTA Extended 2006 Lender's Policy of Title Insurance. We have no knowledge of any fact which would preclude the issuance of said ALTA POLICY with Endorsements 9.10.06 and 22-06 attached.

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## SCHEDULE B

(Continued)

There is located on said land **a *Single Family Residence*** designated as 1455 Foothill Road, Reno, Nevada.

9. **NOTE:** This report is preparatory to the issuance of a Policy of Title Insurance, in the amount of land only, no Endorsement will be issued.

Property Address: 0 Mallory Lane, Reno, Nevada.

10. **NOTE:** This report is preparatory to the issuance of a Policy of Title Insurance, in the amount of land only, no Endorsement will be issued.

Property Address: 1455 A Foothill Road, Reno, Nevada.

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## SCHEDULE B

(Continued)

### SCHEDULE B, PART II

#### Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. (a) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records.  
(b) Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
3. Any facts, rights, interests, or claims which are not shown by the Public Records but that could be ascertained by an inspection of the Land or which may be asserted by persons in possession of the Land.
4. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
5. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
6. (a) Unpatented mining claims; (b) reservations or exceptions in Patents or in Acts authorizing the issuance thereof; (c) water rights, or claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.
7. Any lien or right to a lien for services, labor or material not shown by the Public Records.

**Exceptions 1-7 will be omitted on extended coverage policies**

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## SCHEDULE B

(Continued)

8. General and Special Taxes for the fiscal year 2020-2021, including any secured personal property taxes and any district assessments, a lien due and payable.

Total Tax for this fiscal year: \$3,017.02  
Tax-Cap Abatement Credit: \$517.32  
Total Tax Due for fiscal year: \$2,499.70  
1st ¼ Due by 8/17/2020: \$730.25, Paid  
2nd ¼ Due by 10/5/2020: \$589.82, Unpaid  
3rd ¼ Due by 1/4/2021: \$589.82, Unpaid  
4th ¼ Due by 3/1/2021: \$589.81, Unpaid  
Assessor's Parcel No.: 044-391-26

***Please contact the Washoe County Treasurer's Office at (775) 328-2510 to obtain current amounts due prior to the close of escrow.***

9. Any additional tax that may be levied against said land due to the supplemental tax roll, by reason of a change in ownership or completion of new construction thereon.
10. Any liens that may be created for Delinquent Sewer Charges by reason of said premises lying within the City of Reno/Sparks, the County of Washoe (Sewer). Contact the following for Sewer/Water, and/or Tax Assessment information: City of Reno Sewer at (775) 334-2095; City of Sparks Sewer at (775) 353-2360; County of Washoe Sewer at (775) 954-4601; Washoe County Treasurer at (775) 328-2510. Delinquent amounts may be added to and collected through the secured real property tax roll of the Washoe County Assessor's Office and included in the tax installments referenced above.

Any liens as created by the Central Truckee Meadows Remediation District, the Golden Valley Aquifer Recharge Program, or the North Spanish Springs Floodplain Detention Facility. Please fax demands to Washoe County Utilities at (775) 328-3699.

Any liens which may be or may become due the Sun Valley General Improvement District by reason of said land being within the boundaries of said District, and any use of the services provided thereby. Please contact the following number for specific amounts – (775)673-2220.

Any liens which may be or may become due the Incline Village General Improvement District by reason of said land being within the boundaries of said District, and any use of the services provided thereby. Please contact the following number for specific amounts – (775)832-1203.

11. Except all water, claims or rights to water, in or under said land.
12. Any unpaid charges for delinquent garbage fees, plus any interest and/or penalties, which would create a lien and attach to said premises, pursuant to Nevada Revised Statutes Section 444.520.
13. The right of the County of Washoe to collect all deferred taxes, deferred interest, and penalties, if any, upon conversion from agricultural or open space use.

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## SCHEDULE B

(Continued)

14. Easements and/or rights-of-way for the Thomas Creek, and any easements pertaining thereto, including but not limited to any prescriptive or implied rights and/or easements.
15. Provisions, Reservations, Easements and the effect thereof, contained in the Patent from the United States of America, recorded 03/17/1903, [Book A, Page 767](#), Land Patent Records of Washoe County, Nevada.
16. An easement as granted to Sierra Pacific Power Company, to construct, operate and maintain electric power and communication lines and incidental purposes, by instrument recorded 02/06/1942, in Book N, Page 449, as [Document No. 101090](#), Bond and Agreements Records.
17. Covenants, conditions and restrictions, set forth in a Declaration of Restrictions, recorded February 23, 1968, in Book 305, Page 295, as [Document No. 109080](#), Official Records, Washoe County, Nevada; but omitting any covenants or restrictions, if any, but not limited to those based on race, color, religion, sex, sexual orientation, familial status, marital status, disability handicap, national origin, ancestry, or source of income as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Said covenants, conditions, and restrictions, have been modified by an instrument recorded January 29, 2020, as [Document No. 4995865](#), Washoe County, Nevada.

Said covenants, conditions, and restrictions, have been modified by an instrument recorded June 25, 2020, as Document No. [5044558](#), Washoe County, Nevada.

18. Matters as disclosed on Record of Survey filed in the office of the County Recorder of Washoe County, State of Nevada, on January 24, 2018 as Document No. 4782078, [Survey Map No. 5908](#).
19. Easements, dedications, reservations, provisions, relinquishments, recitals, building set back lines, certificates, and any other matters as provided for or delineated on Parcel Map No. 5448, recorded February 6, 2020, as [Document No. 4998518](#).

Reference is hereby made to said Plat for particulars. If one is not included herewith, one will be furnished upon request.

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Stewart Title Guaranty Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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# COMMITMENT FOR TITLE INSURANCE

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

## SCHEDULE C

The Land is described as follows:

Parcels 1, 3 and 4 of Parcel Map No. 5448 for MICHAEL P. SULLIVAN, DANIEL M. SULLIVAN, and ALAN M. SULLIVAN, according to the map thereof, filed February 6, 2020, as File No. 4998518, Official Records.

Assessors Parcel Nos.: 044-391-26, 28 & 29

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Stewart Title Guaranty Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

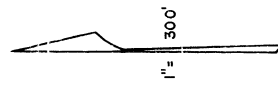
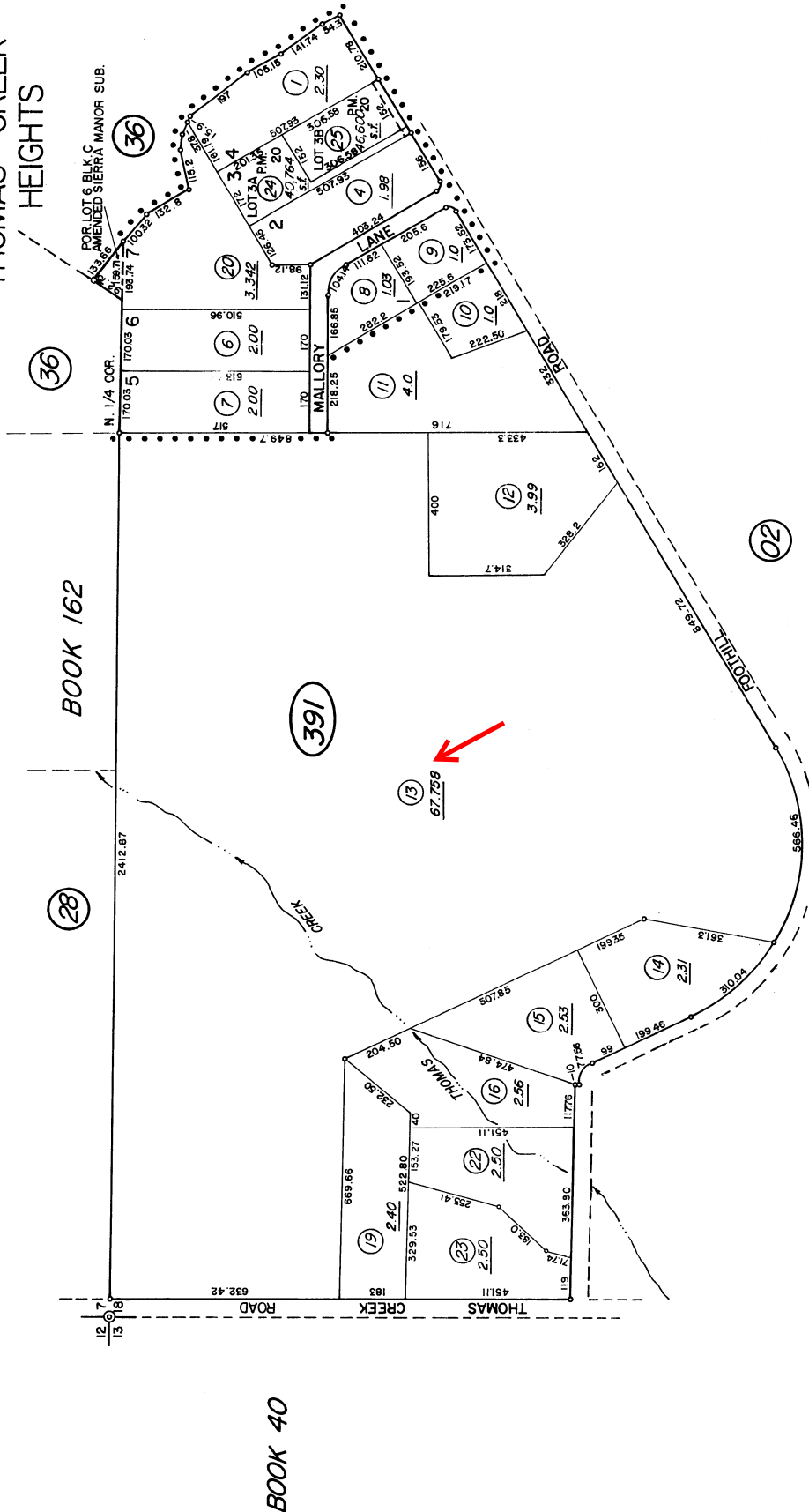
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A PORTION OF N<sup>2</sup> SEC. 18  
T. 18 N. - R. 20 E.

(#431)  
THOMAS CREEK  
HEIGHTS



drawn by L.S. 5/67  
revised TWT 4/17/08  
superseded

Assessor's Map County of Washoe, Nevada  
NOTE - ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES  
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

NOTE: This Map is prepared for the use of the Washoe County Assessor for Assessment purposes only. It does not represent a survey of the premises. No liability shall be assumed by the Assessor for the sufficiency or accuracy of the data delineated hereon.

APN: 044-391-26, 28 and 29  
R.P.T.T. \$2,533.80

When recorded, mail to Grantee  
Thomas Foothill LLC  
2100 Manzanita Lane  
Reno, Nevada 89509

DOC #5113158

12/07/2020 03:19:19 PM  
Electronic Recording Requested By  
FIRST CENTENNIAL - RENO (MAIN OF  
Washoe County Recorder  
Kalie M. Work  
Fee: \$43.00 RPTT: \$2533.80  
Page 1 of 6

The undersigned hereby affirms that this document submitted for recording does not contain the personal information of any person or persons per N.R.S. 239B.030.

### WATER RIGHTS DEED

THIS INDENTURE, made and entered into this 4<sup>th</sup> day of December, 2020, between Michael Sullivan as trustee of the Sullivan Family 2005 Trust, Alan Neal Sullivan as Trustee of the Alan Sullivan Living Trust September 27, 2018, and Daniel Sullivan as trustee of the Sullivan Revocable Family Trust November 7, 2011, as their respective interests may appear (collectively, "**Grantor**") and THOMAS FOOTHILL LLC, a Nevada limited liability company ("**Grantee**").

### WITNESSETH

That said Grantor for good and valuable consideration, the receipt whereof is hereby acknowledged, by these presents does grant, bargain and sell unto said Grantee and their heirs, executors, administrators, successors and assigns forever, all its right, title and interest in and to all of the water and water rights situated in the County of Washoe, State of Nevada appurtenant to the land described in Exhibit "A" attached hereto, surface or underground of whatever kind or character, including all permits, applications, certificates, ditch and canal rights, and including without limitation water rights more particularly described as follows:

A portion of the water and water rights and ditch and ditch rights being **96.26 acre feet annually more or less**, heretofore allocated in that certain action entitled United States of America, Plaintiff, vs. Orr Water Ditch Company, et al, Defendants, the same in Equity Docket A-3 in the District Court of the United States in and for the District of Nevada, said water being distributed and allocated in said Decree under CLAIM OR RIGHT NO. 78.

TOGETHER WITH a pro-rata share of the diversion rate and the right to change the point of diversion, place of use and manner of use thereof.

TOGETHER WITH twenty-one (21) shares of stock in Steamboat Canal and Irrigation Company, evidenced by Certificate No. 249 or any replacement certificate issued in

**ESCROW NOTE:**

**WE FIND NO OPEN DEED OF TRUST. PLEASE VERIFY THAT THIS PROPERTY IS FREE AND CLEAR**

**VERIFIED BY SELLER:**

Casazza Ranch Estates, LLC a Nevada limited liability company

\_\_\_\_\_  
Steven Casazza Date

\_\_\_\_\_  
Cory Casazza Date

\_\_\_\_\_  
Laurel Casazza Date

## David Snelgrove

---

**From:** Adam Giordano <adam@sierrapeakhomes.com>  
**Sent:** Friday, March 5, 2021 6:38 AM  
**To:** David Snelgrove  
**Cc:** Roger Davidson; Edward Thomas, P.E., LEED AP; P. E. Brian Moon (bmoon@LumosInc.com)  
**Subject:** Re: Draft Application for Braesview Tentative Map - With Owner Affidavits for Signature and Notarizaiton  
**Attachments:** Casazza Preliminary Title Report.pdf

Dave- See attached preliminary title report on the Casazza parcel.

Let me know if you need anything else.

Adam

On Wed, Mar 3, 2021 at 3:04 PM Adam Giordano <[adam@sierrapeakhomes.com](mailto:adam@sierrapeakhomes.com)> wrote:

Dave- See below for a description of the water rights appurtenant to the Casazza parcel. Please let me know asap if you need more/other information.

A portion of the water and water rights and ditch and ditch rights being **36.92 acre feet annually more or less**, heretofore allocated in that certain action entitled United States of America, Plaintiff, vs. Orr Water Ditch Company, et al, Defendants, the same in Equity Docket A-3 in the District Court of the United States in and for the District of Nevada, said water being distributed and allocated in said Decree under CLAIM OR RIGHT NO.76.

-

A portion of the water and water rights and ditch and ditch rights being **57.4 acre feet annually more or less**, heretofore allocated in that certain action entitled United States of America, Plaintiff, vs. Orr Water Ditch Company, et al, Defendants, the same in Equity Docket A-3 in the District Court of the United States in and for the District of Nevada, said water being distributed and allocated in said Decree under CLAIM OR RIGHT NO.187.

A portion of the water and water rights and ditch and ditch rights being **15.63 acre feet annually more or less**, heretofore allocated in that certain action entitled United States of America, Plaintiff, vs. Orr Water Ditch Company, et al, Defendants, the same in Equity Docket A-3 in the District Court of the United States in and for the District of Nevada, said water being distributed and allocated in said Decree under CLAIM OR RIGHT NO.718.

**REQUEST FOR AQUATIC RESOURCES DELINEATION VERIFICATION**

**OR JURISDICTIONAL DETERMINATION**

A separate jurisdictional determination (JD) is not necessary to process a permit. An Approved Jurisdictional Determination (AJD) is required to definitively determine the extent of waters of the U.S. and is generally used to disclaim jurisdiction over aquatic resources that are not waters of the U.S., in cases where the review area contains no aquatic resources, and in cases when the recipient wishes to challenge the water of the U.S. determination on appeal. Either an Aquatic Resources Delineation Verification or a Preliminary Jurisdictional Determination (PJD) may be used when the recipient wishes to assume that aquatic resources are waters of the U.S. for the purposes of permitting. In some circumstances an AJD may require more information, a greater level of effort, and more time to produce. If you are unsure which product to request, please speak with your project manager or call the Sacramento District's general information line at (916) 557-5250.

I am requesting the product indicated below from the U.S. Army Corps of Engineers, Sacramento District, for the review area located at:

|  |  |
|--|--|
| Street Address: 1455 Foothill Road City: Reno County: Washoe   |  |
| State: NV Zip: Section: 18 Township: 18N Range: 20E  |  |
| Latitude (decimal degrees): 39.428058° Longitude (decimal degrees): -119.784645°   |  |
| The approximate size of the review area for the JD is 58.27 acres. (Please attach location map)  |  |
| Choose one:<br><input type="radio"/> I own the review area<br><input type="radio"/> I hold an easement or development rights over the review area<br><input type="radio"/> I lease the review area<br><input type="radio"/> I plan to purchase the review area<br><input type="radio"/> I am an agent/consultant acting on behalf of the requestor<br><input type="radio"/> Other:   | Choose one product:<br><input type="radio"/> I am requesting an Aquatic Resources Delineation Verification<br><input checked="" type="radio"/> I am requesting an Approved JD<br><input type="radio"/> I am requesting a Preliminary JD<br><input type="radio"/> I am requesting additional information to inform my decision about which product to request |
| Reason for request: (check all that apply)<br><input checked="" type="checkbox"/> I need information concerning aquatic resources within the review area for planning purposes.<br><input type="checkbox"/> I intend to construct/develop a project or perform activities in this review area which would be designed to avoid all aquatic resources.<br><input type="checkbox"/> I intend to construct/develop a project or perform activities in this review area which would be designed to avoid those aquatic resources determined to be waters of the U.S.<br><input type="checkbox"/> I intend to construct/develop a project or perform activities in this review area which may require authorization from the Corps; this request is accompanied by my permit application.<br><input type="checkbox"/> I intend to construct/develop a project or perform activities in a navigable water of the U.S. which is included on the district's list of navigable waters under Section 10 of the Rivers and Harbors Act of 1899 and/or is subject to the ebb and flow of the tide.<br><input type="checkbox"/> My lender, insurer, investors, local unit of government, etc. has indicated that an aquatic resources delineation verification is inadequate and is requiring a jurisdictional determination.<br><input type="checkbox"/> I intend to contest jurisdiction over particular aquatic resources and request the Corps confirm that these aquatic resources are or are not waters of the U.S.<br><input type="checkbox"/> I believe that the review area may be comprised entirely of dry land.<br><input checked="" type="checkbox"/> Other: For the 58.27 acres single parcel to be split into 4 separate parcels and approved by the local government. |  |
| Attached Information:<br><input checked="" type="checkbox"/> Maps depicting the general location and aquatic resources within the review area consistent with Map and Drawing Standards for the South Pacific Division Regulatory Program (Public Notice February 2016, <a href="http://www.spd.usace.army.mil/Missions/Regulatory/Public-Notices-and-References/Article/651327/updated-map-and-drawing-standards/">http://www.spd.usace.army.mil/Missions/Regulatory/Public-Notices-and-References/Article/651327/updated-map-and-drawing-standards/</a> )<br><input checked="" type="checkbox"/> Aquatic Resources Delineation Report, if available, consistent with the Sacramento District's Minimum Standards for Acceptance (Public Notice January 2016, <a href="http://1.usa.gov/1V68IYa">http://1.usa.gov/1V68IYa</a> )   |  |
| By signing below, you are indicating that you have the authority, or are acting as the duly authorized agent of a person or entity with such authority, to and do hereby grant Corps personnel right of entry to legally access the review area. Your signature shall be an affirmation that you possess the requisite property rights for this request on the subject property.   |  |
| *Signature: <u>B. Dietrick McGinnis</u> Date: <u>7/11/19</u><br>Name: <u>B. Dietrick McGinnis</u> Company name: <u>McGinnis and Associates</u><br>Address: <u>105 Regency Way, Ste C, Reno, NV 89509</u><br>Telephone: <u>775 853 0449</u> Email: <u>dmcainnis@mcaenv.com</u>  |  |

**\*Authorities:** Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Program of the U.S. Army Corps of Engineers; Final Rule for 33 CFR Parts 320-332.

**Principal Purpose:** The information that you provide will be used in evaluating your request to determine whether there are any aquatic resources within the project area subject to federal jurisdiction under the regulatory authorities referenced above.

**Routine Uses:** This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public, and may be made available as part of a public notice as required by federal law. Your name and property location where federal jurisdiction is to be determined will be included in the approved jurisdictional determination (AJD), which will be made available to the public on the District's website and on the Headquarters USACE website.

**Disclosure:** Submission of requested information is voluntary; however, if information is not provided, the request for an AJD cannot be evaluated nor can an AJD be issued.

## Edward Thomas, P.E., LEED AP

---

**From:** Bronczyk, Christopher <CBronczyk@washoecounty.us>  
**Sent:** Wednesday, December 16, 2020 5:26 PM  
**To:** Edward Thomas, P.E., LEED AP; dsnelgrove@cfareno.com  
**Cc:** Kirschenman, Sophia  
**Subject:** FW: Sullivan Trust Property; SPK-2019-00498 (UNCLASSIFIED)



**Chris Bronczyk**  
Planner | Planning & Building Division | Community Services Department  
[cbronczyk@washoecounty.us](mailto:cbronczyk@washoecounty.us) | Office: 775.328.3612 | Fax: 775.328.6133  
1001 E. Ninth St., Reno, NV 89512  
<https://www.washoecounty.us/>

**Let us know how we're doing. Please tell us how we did by taking a quick survey**

---

**From:** Thomason, Jennifer C CIV USARMY CESPK (USA) <Jennifer.C.Thomason@usace.army.mil>  
**Sent:** Thursday, February 13, 2020 2:59 PM  
**To:** Bronczyk, Christopher <CBronczyk@washoecounty.us>  
**Cc:** mike@windymoonquilts.com  
**Subject:** Sullivan Trust Property; SPK-2019-00498 (UNCLASSIFIED)

**[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]**

CLASSIFICATION: UNCLASSIFIED

Hi Chris,

I wanted to reach out and let you know that I have had a chance to review the subject jurisdictional determination request and I see no red flags with the report. **I concur with the report conclusion that Thomas Creek is the on only aquatic resource located on the property and that no wetlands are present.**

I have not been able to complete our internal processing of this request to issue the final letter yet, but that is due solely to competing priorities in our program. I hope to issue the official letter by the end of this month, but it is my understanding that you may be able to use this email for your agency's needs to move forward.

Please let me know if you would like to discuss further.

Thank you,

Jennifer C. Thomason  
Senior Project Manager  
US Army Corps of Engineers, Sacramento District  
Reno Regulatory Field Office



300 Booth Street, Room 3050  
Reno, NV 89509-1361  
(775) 784-5304

Please note: The out of office notification for our email has been disabled. If I do not respond to your message in a few days, I may be out of the office and I will respond as soon as I am able.

Let us know how we're doing. Please complete the survey at:  
[http://corpsmapu.usace.army.mil/cm\\_apex/f?p=regulatory\\_survey](http://corpsmapu.usace.army.mil/cm_apex/f?p=regulatory_survey)

CLASSIFICATION: UNCLASSIFIED