



# Planning Commission Staff Report

Meeting Date: February 7, 2017

Subject: Amendment of Conditions Case Number WAC16-0001 for Tentative Subdivision Map Case Number TM05-011 (Ladera Ranch)

Applicant: D.R. Horton

**Agenda Item Number: 9A**

Summary: Amend two conditions of approval for Ladera Ranch to reduce the side-yard setbacks from 6-feet to 5-feet, and to reduce the front yard setback from 20-feet to 10-feet for the living portion of the house and side-turned garages.

**Recommendation: Approval with Conditions**

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## Description

**Amendment of Conditions Case Number WAC16-0001 for Tentative Subdivision Map Case Number TM05-011 (Ladera Ranch)** – Hearing, discussion, and possible action to approve an amendment to two of the original conditions of approval for Tentative Subdivision Map Case Number TM05-011 (Ladera Ranch). The amendment seeks to reduce the side yard setback from 6-feet (existing) to 5-feet (proposed), and to reduce the front yard setback from 20-feet (existing) to 10-feet (proposed) for the living area of the house and side-turned garages. The front yard setback would remain 20-feet for front-facing garages.

- Applicant: D.R. Horton, Inc., Attn: Mark Jones, 1081 Whitney Ranch Drive, Henderson, NV 89014
- Property Owner: Ladera Ranch, LLC, Attn: Kelly Burt, 2641 Talon Way, Park City, UT 84060
- Location: South of the intersection of East Golden Valley Road/West 7th Avenue and Dream Catcher Drive
- Assessor's Parcel Numbers: Total of 113 parcels: 502-700-01; 502-700-02; 502-700-03; 502-700-06; 502-250-05; 502-711-01 to 14; 502-712-01 to 09; 502-721-01 to 13; 502-722-01 to 46; 502-731-01 to 10; and 502-732-01 to 16
- Parcel Size: Total project area is ±291.92 acres, with parcels ranging in size from ±5,713 square feet to ±157.79-acres
- Master Plan Categories: Suburban Residential, Rural Residential and Open Space
- Regulatory Zones: Medium Density Suburban, Low Density Suburban, High Density Rural and Open Space
- Area Plan: Sun Valley

- Citizen Advisory Board: Sun Valley
- Development Code: Article 408, Common Open Space Development and Article 608, Tentative Subdivision Maps
- Commission District: 3 – Commissioner Jung
- Section/Township/Range: Sections 13 and 24, T20N, R19E, MDM, Washoe County, NV

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**Exhibit Contents**

Updated Conditions of Approval for TM05-011.....Exhibit A

Memos from Reviewing Agencies .....Exhibit B

TM05-011 Staff Report, Dated June 28, 2005..... Exhibit C

AC06-009 Staff Report to Amend Original Conditions, Dated October 26, 2006 ..... Exhibit D

Public Notice Map .....Exhibit E

Amendment of Conditions Application.....Exhibit F

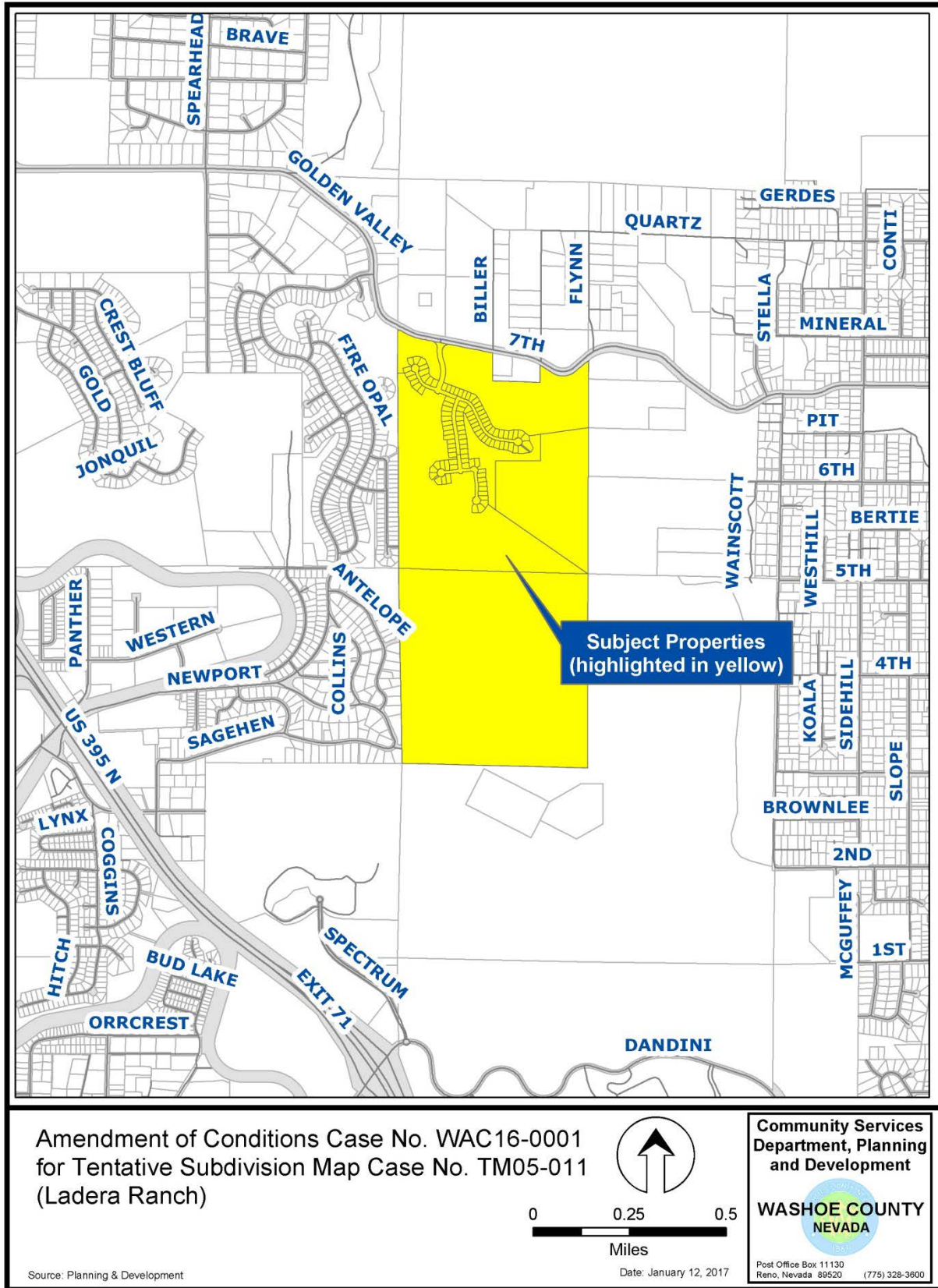
**Amendment of Conditions**

An Amendment of Conditions application is necessary in order to change a condition(s) of an approved discretionary permit, such as a special use permit, a variance, an abandonment of an easement or a tentative subdivision map. Some examples of why an Amendment of Conditions application is submitted are listed below:

- Change in operating hours
- Physical expansion
- Extend the expiration date of the discretionary permit
- Extend the time to complete phases of the approved project

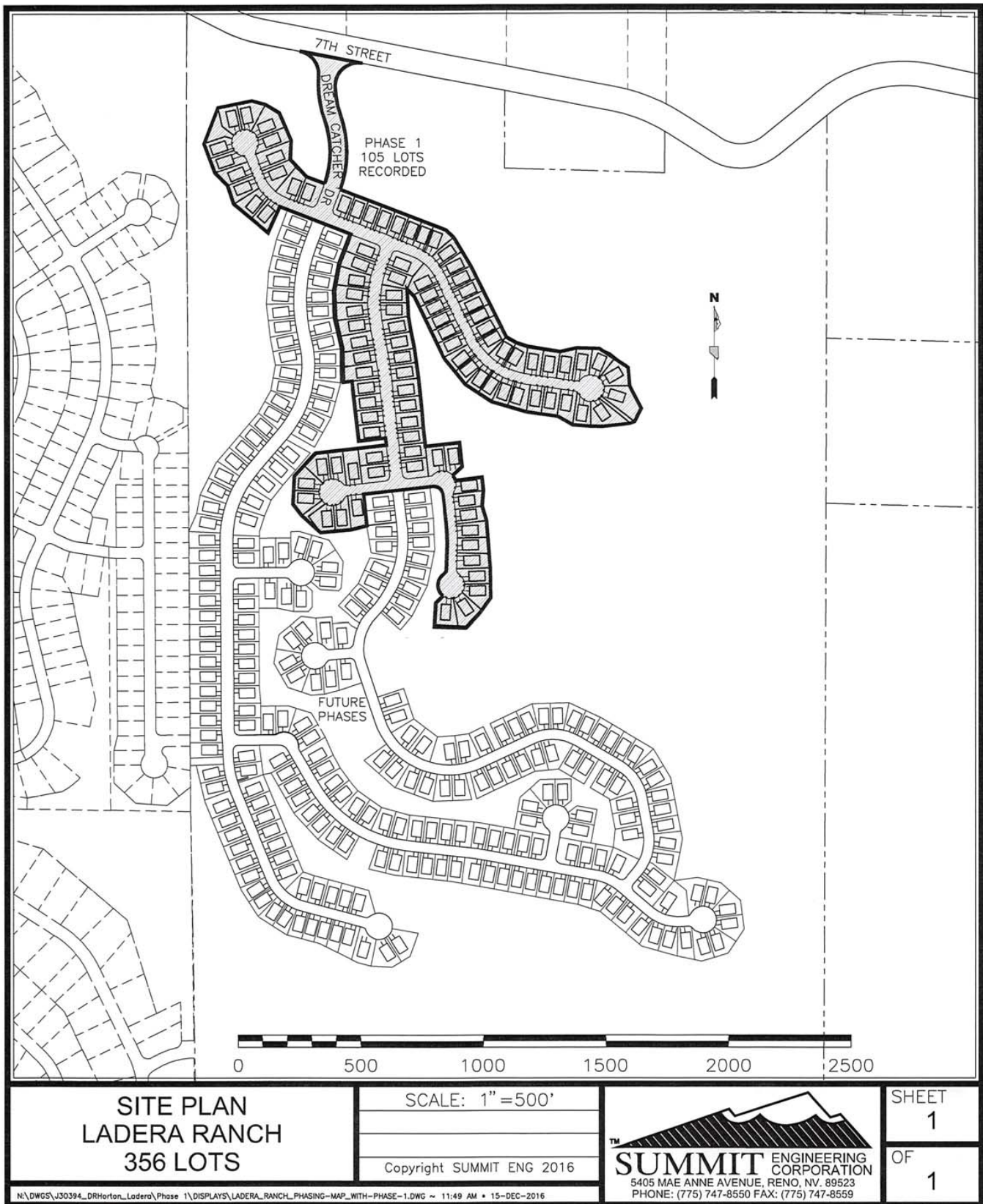
The Amendment of Conditions request is required to be heard by the same board that approved the original application and only the specific amendment may be discussed and considered for approval. The Amendment of Conditions application is processed in the same manner as the original discretionary permit application, including a public hearing, noticing, possible involvement of a citizen advisory board, agency review and analysis, and satisfying the required findings. If the Planning Commission grants an approval of the Amendment of Conditions request, an amended Action Order is created along with amended conditions of approval.

The Conditions of Approval for Amendment of Conditions Case Number WAC16-0001 is attached to this staff report and will be included with the amended Action Order if the application is approved by the Planning Commission.



**Vicinity Map**





**Approved Site Plan for TM05-011**  
(no changes proposed)

## **Background and Evaluation of Amendment Request**

The Planning Commission approved the 356-lot Ladera Ranch common open space residential subdivision in July 2005. In November 2006, an Amendment of Conditions was granted to allow for changes related to the project's sewer line, pedestrian path and grading. In 2007, 105 of the lots were recorded; however, no homes have been constructed yet as part of this subdivision. A Development Agreement was approved in 2015 extending the tentative map approval until July 2017.

This request seeks to amend Conditions #1 and #2 from the 2005 approval; both are related to setbacks. The request would reduce the side yard setback from 6-feet (existing) to 5-feet (proposed). It would also reduce the front yard setback from 20-feet (existing) to 10-feet (proposed) for the living area of the house and side-turned garages. The front yard setback would remain 20-feet for front-facing garages. The rear yard setback would remain 20-feet. The applicant has indicated the amendment is being sought, in part, to "provide more flexibility of house floor plans on a larger building envelope."

The Amendment of Conditions requested is a relatively small change to the previously approved project. Details of the approved subdivision are attached to this report as Exhibit C, which is the complete staff report originally prepared for the subdivision. As indicated in that report, there are significant slopes present on the subject site, and the 2005 approval authorized a subdivision design focused on reducing the area of disturbance and working with the existing topography to the extent possible. The grading of the site was a significant portion of the project review, as was the applicant's significant efforts to minimize earthwork for the subdivision.

County staff supports this request for reduced setbacks, to the extent that doing so would not lead to earthwork out of substantial conformance with the grading plans approved as part of the original subdivision approvals in 2005 and 2006. Reduced setbacks are authorized through Washoe County Code Chapter 110, Article 408, *Common Open Space Development*. The Washoe County Engineering and Capital Projects Division has included a requirement for a hold harmless agreement to be recorded for the reduced setbacks.

The proposal is not anticipated to create any further impacts beyond what was evaluated with the original approval of the tentative map. Staff has reviewed the required findings that were made at the original subdivision approval and recommends that the Planning Commission can make all ten findings to support approval, as listed on page 8 of this staff report.

## **Sun Valley Citizen Advisory Board (SV CAB)**

The Amendment of Conditions request will be presented by the applicant's representative at the regularly scheduled Citizen Advisory Board meeting on February 6, 2017. A summary of the CAB's discussion and any action taken will be provided to the Planning Commission at their February 7<sup>th</sup> hearing on this item.

## **Reviewing Agencies**

The following agencies received a copy of the Amendment of Conditions Application for review and evaluation.

- Washoe County Community Services Department
  - Engineering and Capital Projects Division
  - Planning and Development Division
  - Regional Parks and Open Space

- Traffic
- Utilities (Sewer)
- Truckee Meadows Fire Protection District
- Regional Transportation Commission
- Reno Community Development Department
- Sun Valley General Improvement District
- Washoe County Health District
  - Air Quality Management Division
  - Emergency Medical Services Oversight Program
  - Environmental Health Services Division
- Washoe-Storey Conservation District
- Truckee Meadows Water Authority
- AT&T, Charter Communications and NV Energy

Three of the above-listed agencies/departments provided comments and/or recommended conditions in response to their evaluation of the Amendment of Conditions application. A **summary** of each agency's comments and/or recommended conditions of approval and their contact information is provided. An Amended Conditions of Approval document is attached to this staff report and will be included with the Amended Action Order if the application is approved by the Planning Commission.

- Washoe County Planning and Development Division addressed the updated setbacks.  
**Contact: Kelly Mullin, 775.328.3608, [kmullin@washoecounty.us](mailto:kmullin@washoecounty.us)**
- Washoe County Engineering and Capital Projects Division provided comments related to the requirement for a hold harmless agreement.  
**Contact: Leo Vesely, 775.328.2313, [ivesely@washoecounty.us](mailto:ivesely@washoecounty.us)**
- Sun Valley General Improvement District provided comments related to the provision of water and sewer and recordation of the final map.  
**Contact: Jon Combs, 775.673.2253, [jcombs@svgid.com](mailto:jcombs@svgid.com)**
- The Washoe County Health District, City of Reno and Regional Transportation Commission reviewed the request and indicated they had neither recommended conditions nor comments.

### **Recommendation**

Those reviewing agencies which responded to the application provided comments or recommended conditions in support of approval of the Amendment of Conditions request. After a thorough review and analysis, Amendment of Conditions Case Number WAC16-0001 is being recommended for approval with conditions. Staff offers the following motion for the Planning Commission's consideration.

### **Motion**

I move that, after giving reasoned consideration to the information contained within the staff report and received during the public hearing, the Washoe County Planning Commission approve Amendment of Conditions Case Number WAC16-0001 for D.R. Horton for Tentative Subdivision Map Case Number TM05-011 (Ladera Ranch), with the amended conditions of

approval included as Exhibit A to this matter, having made all ten findings in accordance with Washoe County Code Section 110.608.25:

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

### **Appeal Process**

Planning Commission action will be effective 10 calendar days after the written decision is filed with the Secretary to the Planning Commission, unless the action is appealed to the Washoe County Board of Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of Commissioners. Any appeal must be filed in writing with the Planning and Development Division within 10 calendar days after the written decision is filed with the Secretary to the Planning Commission.

xc: Applicant: D.R. Horton, Inc., Attn: Mark Jones, 1081 Whitney Ranch Drive, Henderson, NV 89014

Property Owner: Ladera Ranch, LLC, Attn: Kelly Burt, 2641 Talon Way, Park City, UT 84060

Representatives: KLS Planning & Design, Attn: John Krmpotic, 9480 Double Diamond Parkway, Suite 299, Reno, NV 89521

Summit Engineering Corporation, Attn: Colin Hayes, 5405 Mae Anne Avenue, Reno, NV 89523



# Amended Conditions of Approval

Amendment of Conditions Case Number WAC16-0001 for  
Tentative Subdivision Map Case Number TM05-011 (Ladera Ranch)

The project approved under Amendment of Conditions Case Number WAC16-0001 for Tentative Subdivision Map Case Number TM05-011 (Ladera Ranch) shall be carried out in accordance with the Amended Conditions of Approval granted by the Planning Commission on February 7, 2017, as well as the original Conditions of Approval as attached, dated July 6, 2005 and November 9, 2006. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

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

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

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

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

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

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some “Conditions of Approval” are referred to as “Operational Conditions.” These conditions must be continually complied with for the life of the project or business.

**The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agency:**



- **The SUN VALLEY GENERAL IMPROVEMENT DISTRICT (SVGID) is directed and governed by its own Board. Conditions recommended by SVGID may be required, at the discretion of Washoe County.**

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

**Washoe County Planning and Development Division**

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

**Contact: Kelly Mullin, 775.328.3608, [kmullin@washoecounty.us](mailto:kmullin@washoecounty.us)**

- a. The subdivision shall be in substantial compliance with the provisions of Washoe County Code Chapter 110, Article 604, *Design Requirements*, and Article 608, *Tentative Subdivision Maps*.

<b>Regulatory Zone for Review Purposes</b>	<b>MDS, LDS, HDR</b>
Minimum Lot Area Required	Common Open Space Development
Minimum Lot Width	Common Open Space Development
Minimum Front Yard	20 feet for street-facing garage; 10 feet for remainder of home and side-turned garage
Minimum Side Yard	5 feet
Minimum Rear Yard	20 feet
Maximum Building Height	35 feet / 2 story maximum, daylight basements are allowed

- b. The minimum side yard setback for all dwellings within this subdivision shall be five feet. The minimum rear yard setback shall be twenty feet. The minimum front yard setback shall be: twenty feet for street-facing garage; 10-feet for remainder of home and side-turned garage.
- c. The reduced setbacks identified above in Conditions 1(a) and 1(b) shall not result in earthwork out of substantial conformance with the grading plans approved as part of Tentative Subdivision Map Case Number TM05-011 in 2005 and Amendment of Conditions Case Number AC06-009 in 2006.
- d. All prior conditions of approval for this project that are not modified by this action shall remain in full force and effect.

**Washoe County Engineering and Capital Projects Division**

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

**Contact: Leo Vesely, 775.328.2313, [lvesely@washoecounty.us](mailto:lvesely@washoecounty.us)**

- a. A Hold Harmless agreement approved by the District Attorney's office shall be recorded for the reduced setbacks.



**Sun Valley General Improvement District (GID)**

3. The following conditions are requirements of the Sun Valley General Improvement District, which shall be responsible for determining compliance with these conditions. Any conditions set by the Sun Valley GID must be appealed directly to its Board.

**Contact: Jon Combs, 775.673.2253, [jcombs@svgid.com](mailto:jcombs@svgid.com)**

- a. Sun Valley GID will be the water and waste water provider.
- b. Any water rights that may be required for development will be required to be dedicated to Sun Valley GID.
- c. Sun Valley GID to be signature on the Jurat.
- d. Compliance with applicable regulations and policies of the Sun Valley GID shall be required.

**CONDITIONS FOR  
TENTATIVE SUBDIVISION MAP CASE NUMBER TM05-011  
LADERA RANCH  
(As approved by the Washoe County Planning Commission on July 5, 2005)**

**\*\*\*IMPORTANT GENERAL INSTRUCTIONS—PLEASE READ\*\*\***

THE TENTATIVE MAP APPROVAL ALLOWS THE SUBDIVIDER TO PROCEED WITH FULFILLING THE CONDITIONS OF APPROVAL AND RECORD A FINAL MAP FOR ALL, OR PORTIONS OF, THE DEVELOPMENT WITHIN TWO (2) YEARS FROM THE DATE OF THE PLANNING COMMISSION ACTION. FAILURE TO RECORD THE FIRST FINAL MAP WITHIN TWO (2) YEARS OF THE PLANNING COMMISSION ACTION, OR FAILURE TO RECORD THE LATEST MAP IN A SERIES WITHIN ONE (1) YEAR AFTER THE DATE OF THE MOST RECENTLY RECORDED MAP, SHALL TERMINATE ALL PROCEEDINGS CONCERNING THE SUBDIVISION.

UNLESS OTHERWISE STATED, PRIOR TO FINALIZATION OF ANY PORTION OF THE TENTATIVE SUBDIVISION MAP, ALL CONDITIONS MUST BE MET OR FINANCIAL ASSURANCES TO ENSURE COMPLETION OF THE CONDITIONS MUST BE PROVIDED. THE AGENCY RESPONSIBLE FOR DETERMINING COMPLIANCE WITH A SPECIFIC CONDITION SHALL DETERMINE WHETHER THE CONDITION MUST BE FULLY COMPLETED OR WHETHER THE APPLICANT SHALL BE OFFERED THE OPTION OF PROVIDING FINANCIAL ASSURANCES.

A COPY OF ALL AGREEMENTS, EASEMENTS OR OTHER DOCUMENTATION REQUIRED BY THESE CONDITIONS SHALL BE FILED WITH THE DEPARTMENT OF PUBLIC WORKS AND/OR THE DEPARTMENT OF COMMUNITY DEVELOPMENT.

THE DEVELOPER SHALL MEET WITH THE ENGINEERING DIVISION, DEPARTMENT OF WATER RESOURCES AND THE DEPARTMENT OF COMMUNITY DEVELOPMENT STAFF AT LEAST SIXTY (60) DAYS BEFORE THE ANTICIPATED DATE OF THE FINAL MAP RECORDATION TO REVIEW SCHEDULING, REQUIREMENTS, FINAL CONSTRUCTION DRAWINGS, AND DOCUMENTATION NECESSARY TO ADEQUATELY COMPLY WITH THE CONDITIONS OF APPROVAL AND THE APPLICABLE STATUTES, ORDINANCES, RULES, REGULATIONS AND POLICIES.

REQUESTS FOR EXTENSION OF TIME FOR SUBSEQUENT FINAL MAPS MUST BE SUBMITTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT AT LEAST SIXTY (60) DAYS PRIOR TO THE EXPIRATION DATE OF THE TENTATIVE SUBDIVISION MAP.

COMPLIANCE WITH THE APPLICABLE STATUTES, ORDINANCES, RULES, REGULATIONS AND POLICIES AND WITH THE CONDITIONS OF APPROVAL OF THIS TENTATIVE MAP IS THE RESPONSIBILITY OF THE DEVELOPER, ITS SUCCESSOR IN INTEREST, AND ALL OWNERS, ASSIGNEES AND OCCUPANTS OF THE PROPERTY, AND THEIR SUCCESSORS IN INTEREST.

A COPY OF THE FINAL ORDER FOR THE APPROVAL OF THE TENTATIVE MAP SHALL BE ATTACHED TO ALL PHASES/UNITS SUBMITTALS FOR FINAL MAP REVIEW SIXTY (60) DAYS PRIOR TO RECORDATION.

**GENERAL CONDITIONS**

1. The subdivision shall be in substantial compliance with the provisions of Washoe County Development Code Article 604, Design Requirements, and Article 608, Tentative Subdivision Maps.

<b>Regulatory Zone for Review Purposes</b>	<b>MDS, LDS, HDR</b>
Minimum Lot Area Required	Common Open Space Development
Minimum Lot Width	Common Open Space Development
Minimum Front Yard	20 feet
Minimum Side Yard	6 feet
Minimum Rear Yard	20 feet
Maximum Building Height	35 feet / 2 story maximum, daylight basements are allowed

Notes: Variances to these standards may be processed per Washoe County Code. The Department of Community Development shall determine compliance with this condition.

*Final Map Verification: Phase/Unit No.:* \_\_\_\_\_ *Date Submitted:* \_\_\_\_\_  
*Where/How Condition is Satisfied:* \_\_\_\_\_

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2. The minimum side yard setback for all dwellings within this subdivision shall be six feet. The minimum front and rear setbacks shall be twenty feet. Compliance with this condition shall be determined by the Department of Community Development during building permit review.

*Final Map Verification: Phase/Unit No.:* \_\_\_\_\_ *Date Submitted:* \_\_\_\_\_  
*Where/How Condition is Satisfied:* \_\_\_\_\_

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3. Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations and policies in effect at the time of submittal of the tentative map or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the final map.

*Final Map Verification: Phase/Unit No.:* \_\_\_\_\_ *Date Submitted:* \_\_\_\_\_  
*Where/How Condition is Satisfied:* \_\_\_\_\_

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4. The subdivider shall present to Washoe County a final map, prepared in accordance with the tentative map, for the entire area for which a tentative map has been approved, or one of a series of final maps, each covering a portion of the approved tentative map, within two years after the date of approval of the tentative map or within one year of the date of approval for subsequent final maps. On subsequent final maps, that date may be extended by one year if the extension request is received prior to the expiration date.

*Final Map Verification: Phase/Unit No.:* \_\_\_\_\_ *Date Submitted:* \_\_\_\_\_  
*Where/How Condition is Satisfied:* \_\_\_\_\_

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5. Final maps shall be in substantial compliance with all plans and documents submitted with and made part of this tentative map request, as may be amended by action of the final approving authority. Substantial compliance shall be determined by the applicable agency and the Department of Community Development.

*Final Map Verification: Phase/Unit No.:* \_\_\_\_\_ *Date Submitted:* \_\_\_\_\_  
*Where/How Condition is Satisfied:* \_\_\_\_\_

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6. Prior to acceptance of public improvements and release of any financial assurances, the developer shall furnish to the Department of Water Resources and the Engineering Division a complete set of reproducible as-built construction drawings prepared by a civil engineer registered in the State of Nevada.

*Final Map Verification: Phase/Unit No.:* \_\_\_\_\_ *Date Submitted:* \_\_\_\_\_  
*Where/How Condition is Satisfied:* \_\_\_\_\_

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7. The developer shall be required to participate in any applicable General Improvement District or Special Assessment District formed by Washoe County. The applicable division of the Department of Public Works shall determine compliance with this condition.

*Final Map Verification: Phase/Unit No.:* \_\_\_\_\_ *Date Submitted:* \_\_\_\_\_  
*Where/How Condition is Satisfied:* \_\_\_\_\_

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8. A note shall be placed on all grading plans and construction drawings stating:

NOTE

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

*Final Map Verification: Phase/Unit No.:* \_\_\_\_\_ *Date Submitted:* \_\_\_\_\_  
*Where/How Condition is Satisfied:* \_\_\_\_\_

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9. Prior to ground-disturbing activity or prior to finalization of any portion of the tentative map, the developer shall submit two copies of an archaeological/historical survey to the Department of Community Development. The Department of Community Development shall submit the surveys to the State Historic Preservation Office of the Department of Museums, Library and Arts and the applicable tribe for review. Following that review, the State Historic Preservation Office shall forward a letter to the Department of Community Development indicating the survey was acceptable and whether a mitigation plan is required.

*Final Map Verification: Phase/Unit No.:* \_\_\_\_\_ *Date Submitted:* \_\_\_\_\_  
*Where/How Condition is Satisfied:* \_\_\_\_\_

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

NOTE

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

The Department of Community Development shall determine compliance with this condition.

*Final Map Verification: Phase/Unit No.:* \_\_\_\_\_ *Date Submitted:* \_\_\_\_\_  
*Where/How Condition is Satisfied:* \_\_\_\_\_

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11. The developer shall provide written approval from the U.S. Postal Service concerning the installation and type of mail delivery facilities. The system, other than individual mailboxes, must be shown on the project construction plans and installed as part of the on-site improvements. The County Engineer shall determine compliance with this condition.

*Final Map Verification: Phase/Unit No.:* \_\_\_\_\_ *Date Submitted:* \_\_\_\_\_  
*Where/How Condition is Satisfied:* \_\_\_\_\_

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12. The developer and all successors shall direct any potential purchaser of the site to meet with the Department of Community Development to review conditions of approval prior to the final sale of the site. Any subsequent purchasers of the site shall notify the Department of Community Development of the name, address, telephone number and contact person of the new purchaser within thirty (30) days of the final sale.

*Final Map Verification: Phase/Unit No.:* \_\_\_\_\_ *Date Submitted:* \_\_\_\_\_  
*Where/How Condition is Satisfied:* \_\_\_\_\_

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**CONDITIONS, COVENANTS AND RESTRICTIONS**

13. Conditions, covenants, and restrictions (CC&Rs), including any supplemental CC&Rs, shall be submitted to the Community Development staff for review and subsequent forwarding to the District Attorney for review and approval. The final CC&Rs shall be signed and notarized by the owner(s) and submitted to the Community Development Department with the recordation fee prior to the recordation of the final map. The CC&Rs shall require all phases and units of the subdivision approved under this tentative map to be subject to the same CC&Rs. Washoe County shall be made a party to the applicable provisions of the CC&Rs to the satisfaction of the District Attorney's Office. Said CC&Rs shall specifically address the potential for liens against the properties and the individual property owners' responsibilities for the funding of maintenance, replacement, and perpetuation of the following items, at a minimum:

- a. Maintenance of public access easements, common areas, and common open spaces. Provisions shall be made to monitor and maintain, for a period of three (3) years regardless of ownership, a maintenance plan for the common open space area. The maintenance plan for the common open space area shall, as a minimum, address the following:
  - 1) Vegetation management;
  - 2) Watershed management;
  - 3) Debris and litter removal;
  - 4) Fire access and suppression;
  - 5) Maintenance of public access and/or maintenance of limitations to public access.



- b. All drainage facilities and roadways not maintained by Washoe County shall be privately maintained and perpetually funded by the homeowners association.
- c. All open space identified as common area on the final map shall be privately maintained and perpetually funded by the homeowners association. The maintenance of the common areas and related improvements shall be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
- d. Locating habitable structures on potentially active (Holocene) fault lines, whether noted on the recorded map or disclosed during site preparation, is prohibited.
- e. All outdoor lighting on buildings and streets within the subdivision shall be down-shielded.
- f. No motorized vehicles shall be allowed on the platted common area.
- g. Mandatory solid waste collection.
- h. Fence material (if any), height, and location limitations, and re-fencing standards. Replacement fence must be compatible in materials, finish and location of existing fence.
- i. Removal of all vegetation and debris in and within one foot on either side of all low-flow channels within all detention basins proposed for the subdivision every one or two years, or as needed, to mitigate insect development.
- j. The CC&Rs shall contain the following statement: "Rockery walls provide a favorable habitat for wild rodents such as ground squirrels, chipmunks, and others that can acquire plague through the bite of an infected flea. The rock surface provides an urban interface with these wild rodents. There is a risk of disease transmission to humans and domestic animals, especially cats. For this reason the public should not handle any wild rodents. An awareness of this risk by residents moving into developments having rockery walls will reduce the risk of disease transmission."
- k. The CC&Rs shall include a formal noise disclosure, acceptable to the Airport Authority of Washoe County, relative to aircraft over-flights and noise.

*Final Map Verification:* Phase/Unit No.: \_\_\_\_\_ Date Submitted: \_\_\_\_\_  
*Where/How Condition is Satisfied:* \_\_\_\_\_

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14. The common open space owned by the homeowners association shall be noted on the final map as "common open space" and the related deed of conveyance shall specifically provide for the preservation of the common open space in perpetuity. The deed shall be presented with the CC&Rs for review by the Community Development staff and the District Attorney.

*Final Map Verification:* Phase/Unit No.: \_\_\_\_\_ Date Submitted: \_\_\_\_\_  
*Where/How Condition is Satisfied:* \_\_\_\_\_

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**LANDSCAPING AND COMMON OPEN SPACE**

- 15. Prior to any ground-disturbing activity or finalization of a final map, the developer shall submit a landscaping/architectural design plan to the Department of Community Development for review and approval by the Design Review Committee. Said plan shall address, but not be limited to: type and color of building materials, general architectural design of proposed dwellings, fencing, landscaping material (if plant material: type, size at time of planting, maturation size at full growth, period of time between planting and full growth), common area landscaping location, entry landscaping, landscaping irrigation system, entry signage, common area signage and financial assurances that landscaping will be planted and maintained.

*Final Map Verification:* Phase/Unit No.: \_\_\_\_\_ Date Submitted: \_\_\_\_\_  
*Where/How Condition is Satisfied:* \_\_\_\_\_

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- 16. A certification letter or series of letters by a landscape architect registered in the State of Nevada shall be submitted to the Department of Community Development. The letter(s) shall certify that all applicable landscaping provisions of Articles 408, 410 and 412 of the Development Code have been met. Any landscaping plans and the letter shall be wet-stamped. The letter shall indicate any provisions of the code that the Director of Community Development has waived.

*Final Map Verification:* Phase/Unit No.: \_\_\_\_\_ Date Submitted: \_\_\_\_\_  
*Where/How Condition is Satisfied:* \_\_\_\_\_

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- 17. All open space retained by the homeowners association shall be identified as common area on the final map. A note on the final map shall indicate that all common areas shall be privately maintained and perpetually funded by the homeowners association. The County Engineer shall determine compliance with this condition. The maintenance of the common areas shall also be addressed in the CC&Rs and the District Attorney's Office shall determine compliance.

*Final Map Verification:* Phase/Unit No.: \_\_\_\_\_ Date Submitted: \_\_\_\_\_  
*Where/How Condition is Satisfied:* \_\_\_\_\_

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- 18. All common area not retained by the homeowners association shall be dedicated to the Washoe County Department of Regional Parks and Open Space, proportionally (approximately 0.8 acres per dwelling unit) with each final map. Compliance with this condition shall be determined by the Department of Community Development.

*Final Map Verification:* Phase/Unit No.: \_\_\_\_\_ Date Submitted: \_\_\_\_\_  
*Where/How Condition is Satisfied:* \_\_\_\_\_

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19. All retaining walls and all cuts into stable rock material that do not require stabilization by means of retaining walls shall be treated with "Permeon" simulated desert varnish or an equivalent rock stain product to ensure that all newly exposed rock surfaces and all rockery walls match the color of the surrounding hillside as closely as practicable. Final construction drawings shall include a note indicating compliance with this condition. Compliance with this condition shall be determined by the Department of Community Development prior to the final inspection of the grading and rockery walls by the Department of Building and Safety.

*Final Map Verification:* Phase/Unit No.: \_\_\_\_\_ Date Submitted: \_\_\_\_\_  
*Where/How Condition is Satisfied:* \_\_\_\_\_

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20. Landscaping surrounding the entrance to the subdivision shall include not less than 60 trees. Trees not shown on the plans submitted in the tentative subdivision map application shall be placed adjacent to West Seventh Avenue, in equal number to the north and south of Stagecoach Drive. Compliance with this condition shall be determined by the Department of Community Development prior to the final inspection of the grading and rockery walls by the Department of Building and Safety.

*Final Map Verification:* Phase/Unit No.: \_\_\_\_\_ Date Submitted: \_\_\_\_\_  
*Where/How Condition is Satisfied:* \_\_\_\_\_

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21. The applicant shall construct a six-foot-wide paved pedestrian path within the project site that roughly parallels West Seventh Avenue, allowing safe pedestrian access off the roadway from the northwest corner of the project area to the northeast corner of the project area. Compliance with this condition shall be determined by the Department of Community Development, prior to the approval of a final map.

*Final Map Verification:* Phase/Unit No.: \_\_\_\_\_ Date Submitted: \_\_\_\_\_  
*Where/How Condition is Satisfied:* \_\_\_\_\_

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22. Financial assurances for completion of all landscaping and improvement of all required pedestrian paths shall be included in the Subdivision Improvement Agreement. Compliance with this condition shall be determined by the Department of Community Development, prior to the approval of a final map.

*Final Map Verification:* Phase/Unit No.: \_\_\_\_\_ Date Submitted: \_\_\_\_\_  
*Where/How Condition is Satisfied:* \_\_\_\_\_

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23. The applicant shall install signage prohibiting motorized vehicle access at the entrance to all common open space areas and at all trail access points. Compliance with this condition shall be determined by the Department of Community Development, prior to the approval of a final map.

Final Map Verification: Phase/Unit No.: \_\_\_\_\_ Date Submitted: \_\_\_\_\_  
Where/How Condition is Satisfied: \_\_\_\_\_

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### **DEPARTMENT OF WATER RESOURCES CONDITION**

24. Water rights necessary to serve this project shall be dedicated to Washoe County, per Article 422 of the Washoe County Developmental Code. A water rights lease agreement shall be executed between Washoe County and the water purveyor. Washoe County, in turn, will execute a 99-year water sale (lease) agreement to make the water rights available to the purveyor.

### **ENGINEERING CONDITIONS**

Compliance with the following conditions shall be determined by the County Engineer.

25. Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations, and policies in effect at the time of submittal of the tentative map or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the final map.
26. Prior to acceptance of public improvements and release of any financial assurances, the developer shall furnish to the water and sewer provider(s) and Engineering Division a complete set of reproducible as-built construction drawings prepared by a civil engineer registered in the State of Nevada.
27. The developer shall be required to participate in any applicable General Improvement District or Special Assessment District formed by Washoe County. The applicable County Department shall be responsible for determining compliance with this condition.
28. The developer shall provide written approval from the U.S. Postal Service concerning the installation and type of mail delivery facilities. The system, other than individual mailboxes, must be shown on the project construction plans and installed as part of the onsite improvements. The County Engineer shall determine compliance with this condition.
29. A complete set of construction improvement drawings, including an onsite grading plan, shall be submitted to the County Engineer for approval prior to finalization of any portion of the tentative map. Grading shall comply with best management practices (BMPs) and shall include detailed plans for grading and drainage on each lot, erosion control (including BMP locations and installation details), slope stabilization and mosquito abatement. Placement or disposal of any excavated material shall be indicated on the grading plan.

30. All open space shall be identified as common area on the final map. A note on the final map shall indicate that all common areas shall be privately maintained and perpetually funded by the homeowners association. The County Engineer shall determine compliance with this condition. The maintenance of the common areas shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
31. Any existing easements or utilities that conflict with the development shall be relocated, quitclaimed, and/or abandoned, as appropriate. The County Engineer shall determine compliance with this condition.
32. Any easement documents recorded for the project shall include an exhibit map that shows the location and limits of the easement in relationship to the project. The County Engineer shall determine compliance with this condition.
33. All existing overhead utility lines shall be placed underground, except electric transmission lines greater than 100 kilovolts, which can remain above ground. The County Engineer shall determine compliance with this condition.

**DRAINAGE (County Code 110.420)**

34. The conditional approval of this tentative map shall not be construed as final approval of the drainage facilities shown on the tentative map. Final approval of the drainage facilities will occur during the final map review and will be based upon the final hydrology report.
35. Prior to finalization of the first final map, a master hydrology/hydraulic report and a master storm drainage plan shall be submitted to the County Engineer for approval.
36. Prior to finalization of any portion of the tentative map, a final, detailed hydrology/hydraulic report for that unit shall be submitted to the County Engineer. All storm drainage improvements necessary to serve the project shall be designed and constructed to County standards and specifications and/or financial assurances in an appropriate form and amount shall be provided. The County Engineer shall determine compliance with this condition.
37. Any increase in stormwater runoff resulting from the development and based on the 5- and 100-year storm(s) shall be detained. The County Engineer shall determine compliance with this condition.
38. The 100-year floodplain boundaries and flood elevations shall appear on each final map. If the floodplain boundary has been conditionally changed by a Federal Emergency Management Agency (FEMA) Conditional Letter of Map Amendment or Conditional Letter of Map Revision, the date of that letter and a note to that effect shall appear on the final map. The County Engineer shall determine compliance with this condition.
39. Standard reinforced concrete headwalls or other approved alternatives shall be placed on the inlet and outlet of all drainage structures, and grouted rock riprap shall be used to prevent erosion at the inlets and outlets of all culverts to the satisfaction of the Engineering Division.

40. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage leaving the site to the satisfaction of the Engineering Division.
41. Prior to approval of any final map, building permit, or grading permit, the developer will furnish to the Engineering Division and Community Development staff written confirmation from any irrigation ditch owner(s) that they have reviewed and approved any ditch crossings, protective fencing or stormwater discharge facilities that may impact the ditch.
42. The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklist and Inspection Fee shall be submitted with each final map. The County Engineer shall determine compliance with this condition.
43. In medians with irrigated landscaping adjacent to the curb, a subdrain system shall be installed a minimum of one foot behind the back face of curb to intercept drainage from the landscaping. The system shall be tied to the storm drain system or an acceptable alternative drainage system. The County Engineer shall determine compliance with this condition.
44. Drainage swales that drain more than two lots are not allowed to flow over the curb into the street; these flows shall be intercepted by an acceptable storm drain inlet and routed into the storm drain system. The County Engineer shall determine compliance with this condition.
45. A note on the final map shall indicate that all drainage facilities not maintained by Washoe County shall be privately maintained and perpetually funded by a homeowners association. As an alternative to a homeowners association, the developer may request the establishment of a County Utility Service Area under which fees would be paid for maintenance of the proposed storm drainage detention facility. The fee amount will be based on the additional service above that normally provided by the County to maintain new stormwater facilities dedicated by the developer (i.e., curb and gutter, drop inlets and piping). The County Engineer shall determine compliance with this condition. The maintenance and funding of these drainage facilities shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
46. The maximum permissible flow velocity (that which does not cause scour) shall be determined for all proposed channels and open ditches. The determination shall be based on a geotechnical analysis of the channel soil, proposed channel lining and channel cross section, and it shall be in accordance with acceptable engineering publications/calculations. Appropriate linings shall be provided for all proposed channels and open ditches such that the 100-year flows do not exceed the maximum permissible flow velocity. The County Engineer shall determine compliance with this condition.
47. Prior to issuance of a grading permit or finalization of the first final map, a wetlands delineation must be approved by the United States Army Corps of Engineers (COE). A copy of the wetlands delineation and the COE approval shall be submitted to the County Engineer.



48. Prior to issuance of a grading permit or approval of the affected final map, the developer shall obtain a permit from the COE for any work within the wetlands/waters of the U.S., or a letter from the COE indicating that a permit is not required. A copy of the permit/letter shall be submitted to the County Engineer.
49. All slopes steeper than 3:1 shall be mechanically stabilized to control erosion. As an alternative to riprap, an engineered solution (geofabric, etc.) may be acceptable. The County Engineer shall determine compliance with this condition.
50. A note on all affected final maps shall state that the owner, buyers, assigns or interest holders of any lots hereon hereby agree that all existing irrigation flows crossing these parcels shall be perpetuated. Any legal rights to water from the ditches crossing this property shall be honored, and the right of access for maintenance and operation will not be denied to valid holders of those rights. The County Engineer shall determine compliance with this condition.
51. Maintenance access and drainage easements shall be provided for all existing and proposed drainage facilities. The County Engineer shall determine compliance with this condition.
52. The hydrology report for each phase shall include sizing the driveway culverts for that phase such that they will pass the onsite 100-year flow. The driveway culvert sizes shall be identified on the improvement plans for each phase. The County Engineer shall determine compliance with this condition.
53. Drainage easements shall be provided for all storm runoff that crosses more than one lot. The County Engineer shall determine compliance with this condition.
54. Any rights-of-way/easements for irrigation ditches, associate structures and their maintenance shall be reserved with the finalization of the affected final map or prior to issuance of a grading permit. Any relocation of the irrigation facilities requires written approval of the ditch owner(s). The County Engineer shall determine compliance with this condition.

**TRAFFIC (County Code 110.436)**

55. All roadway improvements necessary to serve the project shall be designed and constructed to County standards and specifications and/or financial assurances in an appropriate form and amount shall be provided. The County Engineer shall determine compliance with this condition.
56. Cul-de-sac lengths shall not exceed 1500 feet in length and the Average Daily Traffic (ADT) shall not exceed 300.
57. The conditioned approval of the tentative map shall not be construed as final approval of the traffic reports recommendations concerning improvements to Golden Valley Road and subdivision street sections.
58. Golden Valley Road improvements shall be based on a design speed of 45 mph.

59. An acceleration lane shall be provided on Golden Valley Road to accommodate intersection northbound approach left turns onto Golden Valley Road.
60. Either construct a 5'-wide concrete sidewalk within the County right-of-way of Seventh Avenue on the south side of the road from the western to the eastern boundary of the project parcel including adjacent to parcels that are not part of the project parcel or a non-vehicular access easement shall be recorded and a maintenance agreement shall be formed to dedicate and maintain the 6'-wide asphalt pathway from the northwest corner to the northeast corner of the project site.
61. Construct sidewalk on both sides of Stagecoach from Seventh Avenue to Wagon Trail.
62. Construct traffic calming devices on Stagecoach, Blue Sage and Eagle Peak, which may include roundabouts, chicanes and speed humps to the satisfaction of the County Engineer. Delay to emergency vehicles must be considered and therefore the traffic calming plan cannot rely solely on speed humps.
63. Street names shall be reviewed and approved by the Regional Street Naming Coordinator.
64. Proposed landscaping and/or fencing along street rights-of-way and within median islands shall be designed to meet American Association of State Highway and Transportation Officials (AASHTO) sight distances and safety guidelines. No tree shall overhang the curb line of a street. The County Engineer shall determine compliance with this condition.
65. For any utilities placed in existing County streets, the streets shall be repaired to the satisfaction of the County Engineer. At a minimum, this will require full depth removal and replacement of asphalt for half the street width. Type II slurry seal is required for the entire street width. Full width street improvements may be required if the proposed utility location is too close to the centerline of the existing street.
66. Streetlights shall be constructed to Washoe County standards at locations to be determined at the final design stage. The County Engineer shall determine compliance with this condition.
67. AASHTO clear zones shall be determined for all streets adjacent to retaining walls or slopes steeper than 3:1. If a recoverable or traversable clear zone cannot be provided, an analysis to determine if barriers are warranted shall be submitted for approval. The County Engineer shall determine compliance with this condition.
68. All retaining walls that are adjacent to, provide support for or retain soil from the County right-of-way shall be constructed of reinforced masonry block or reinforced concrete and designed by an engineer licensed in the State of Nevada. The County Engineer shall determine compliance with this condition.
69. No retaining walls shall be located within a plowed snow storage easement. The County Engineer shall determine compliance with this condition.

### **REGIONAL TRANSPORTATION COMMISSION CONDITIONS**

70. The applicant shall dedicate sufficient right-of-way through the subject property for construction of the West Sun Valley Arterial as indicated by the alignment study completed by Lumos and Associates. The applicant shall provide the County Engineer with documentation from the Regional Transportation Commission indicating compliance with this condition prior to approval of any final map.
71. The applicant shall construct a left-turn pocket with 150 feet of storage on the east approach to the project and a right-turn deceleration lane on the west approach. Compliance with this condition shall be determined by the County Engineer.
72. The applicant shall dedicate right-of-way if necessary and shall construct a concrete pad adjacent to the project on West Seventh Avenue to provide access to future Citifare transit service. Compliance with this condition shall be determined by the County Engineer.

### **FIRE SAFETY**

Compliance with the following conditions shall be determined by the Reno Fire Department, prior to the approval of a final map.

73. The secondary access is required to meet all of the requirements for a permanent all-weather access road (paved). See the Reno Fire Department Policy section UFC-P902.2
74. The gated secondary fire department access shall meet all of the requirements listed in the Reno Fire Department Policy. Please see UFC-P902.2.4.
75. Fire hydrants shall be installed per Reno Fire Department Policy Section UFC-P903.4.
76. The minimum fire flow for the hydrants shall be 1500 gpm for 20 minutes per the Reno Fire Department Policy table 9-A.
77. Fire Fuel Breaks meeting the approval of the Reno Fire Department shall be provided and maintained.

### **AIRPORT AUTHORITY CONDITIONS**

78. The property owner(s) shall grant an Avigation Easement to, and acceptable to the Airport Authority of Washoe County over the entire property. The property owner(s) shall provide the Department of Community Development with appropriate documentation indicating that the Avigation Easement has been granted and accepted by the Airport Authority of Washoe County, prior to the issuance of any master building permits.
79. The noise disclosure included in the CC&Rs shall be attached to any final map submitted for approval. Compliance with this condition shall be determined by the Airport Authority of Washoe County.

80. The applicant(s) and/or property owner(s) shall provide a list, verified by a qualified acoustical consultant, of construction methods to be utilized for noise attenuation to a maximum interior level of 45dBA Ldn prior to the issuance of any master building permits. Compliance with this condition shall be determined by the Airport Authority of Washoe County.

#### **VECTOR CONTROL CONDITIONS**

81. Any common areas with turf grass shall be equipped with mechanisms for avoidance of drift and overspray caused by wind, such as wind-activated sensor shut offs and sprinkler heads provided with low-angle nozzles. The District Health Department, Vector Control program shall determine compliance with this condition.
82. Rockery retaining walls shall be designed and constructed to District Health Department, Vector Control Program standards. The District Health Department, Vector Control program shall determine compliance with this condition.
83. Decomposed granite paths and trails within the development shall have no obstacles placed within one foot of either side of the walkway. The District Health Department, Vector Control program shall determine compliance with this condition.
84. All detention basins within this project shall be designed with a one-foot-deep, two- to three-foot-wide low flow channel. The channel shall be lined with four- to six-inch cobble. A permeable geotextile weed barrier shall be installed under the cobble. The channel shall connect inlet to outlet pipes. All urban nuisance flows shall be contained within the channel. Revegetation and ornamental landscaping shall not be planted within one foot on either side of the channel, and vegetation shall not be allowed to grow along the edge of the channel. The District Health Department, Vector Control program shall determine compliance with this condition.

**CONDITIONS FOR  
AMENDMENT OF CONDITIONS CASE NUMBER AC06-009  
(TENTATIVE SUBDIVISION MAP CASE NUMBER TM05-011 LADERA RANCH)  
(As approved by the Washoe County Planning Commission on November 9, 2006)**

**\*\*\*IMPORTANT GENERAL INSTRUCTIONS—PLEASE READ\*\*\***

THE TENTATIVE MAP APPROVAL ALLOWS THE SUBDIVIDER TO PROCEED WITH FULFILLING THE CONDITIONS OF APPROVAL AND RECORD A FINAL MAP FOR ALL, OR PORTIONS OF, THE DEVELOPMENT WITHIN TWO (2) YEARS FROM THE DATE OF THE PLANNING COMMISSION ACTION. FAILURE TO RECORD THE FIRST FINAL MAP WITHIN TWO (2) YEARS OF THE PLANNING COMMISSION ACTION, OR FAILURE TO RECORD THE LATEST MAP IN A SERIES WITHIN ONE (1) YEAR AFTER THE DATE OF THE MOST RECENTLY RECORDED MAP, SHALL TERMINATE ALL PROCEEDINGS CONCERNING THE SUBDIVISION.

UNLESS OTHERWISE STATED, PRIOR TO FINALIZATION OF ANY PORTION OF THE TENTATIVE SUBDIVISION MAP, ALL CONDITIONS MUST BE MET OR FINANCIAL ASSURANCES TO ENSURE COMPLETION OF THE CONDITIONS MUST BE PROVIDED. THE AGENCY RESPONSIBLE FOR DETERMINING COMPLIANCE WITH A SPECIFIC CONDITION SHALL DETERMINE WHETHER THE CONDITION MUST BE FULLY COMPLETED OR WHETHER THE APPLICANT SHALL BE OFFERED THE OPTION OF PROVIDING FINANCIAL ASSURANCES.

A COPY OF ALL AGREEMENTS, EASEMENTS OR OTHER DOCUMENTATION REQUIRED BY THESE CONDITIONS SHALL BE FILED WITH THE DEPARTMENT OF PUBLIC WORKS AND/OR THE DEPARTMENT OF COMMUNITY DEVELOPMENT.

THE DEVELOPER SHALL MEET WITH THE ENGINEERING DIVISION, DEPARTMENT OF WATER RESOURCES AND THE DEPARTMENT OF COMMUNITY DEVELOPMENT STAFF AT LEAST SIXTY (60) DAYS BEFORE THE ANTICIPATED DATE OF THE FINAL MAP RECORDATION TO REVIEW SCHEDULING, REQUIREMENTS, FINAL CONSTRUCTION DRAWINGS, AND DOCUMENTATION NECESSARY TO ADEQUATELY COMPLY WITH THE CONDITIONS OF APPROVAL AND THE APPLICABLE STATUTES, ORDINANCES, RULES, REGULATIONS AND POLICIES.

REQUESTS FOR EXTENSION OF TIME FOR SUBSEQUENT FINAL MAPS MUST BE SUBMITTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT AT LEAST SIXTY (60) DAYS PRIOR TO THE EXPIRATION DATE OF THE TENTATIVE SUBDIVISION MAP.

COMPLIANCE WITH THE APPLICABLE STATUTES, ORDINANCES, RULES, REGULATIONS AND POLICIES AND WITH THE CONDITIONS OF APPROVAL OF THIS TENTATIVE MAP IS THE RESPONSIBILITY OF THE DEVELOPER, ITS SUCCESSOR IN INTEREST, AND ALL OWNERS, ASSIGNEES AND OCCUPANTS OF THE PROPERTY, AND THEIR SUCCESSORS IN INTEREST.

A COPY OF THE FINAL ORDER FOR THE APPROVAL OF THE TENTATIVE MAP SHALL BE ATTACHED TO ALL PHASES/UNITS SUBMITTALS FOR FINAL MAP REVIEW SIXTY (60) DAYS PRIOR TO RECORDATION.



### GENERAL CONDITIONS

1. The applicant shall demonstrate substantial conformance to the plans approved as part of this amendment of conditions. The Department of Community Development shall determine compliance with this condition.
2. The applicant shall record the final map for at least the first phase of the subdivision not later than July 5, 2007.
3. A copy of the Final Order stating conditional approval of this amendment of conditions shall be attached to all applications for administrative permits issued by Washoe County.
4. All prior conditions of approval for this project, not modified by this action, shall remain in full force and effect.

### LANDSCAPING AND DESIGN

5. Additional evergreen trees, not less than ten (10) feet in height, shall be added to the proposed entry landscaping plan. The additional trees shall be located between each of the deciduous trees on both sides of Stagecoach Drive. All proposed entry landscaping shall be completed prior to the approval of any Certificate of Occupancy for any dwelling unit in the subdivision. Permanent irrigation shall be provided to all landscape areas with individual water emitters at each tree. The Department of Community Development shall determine compliance with this condition.
6. Landscaping including evergreen trees at the base and evergreen bushes on the bench at the midpoint shall be added to the graded area adjacent to West 7<sup>th</sup> Avenue. The Department of Community Development shall determine compliance with this condition.
7. Additional evergreen trees, not less than ten (10) feet in height, shall be added to the proposed landscaping plan along the base of all fill-slopes visible from West 7<sup>th</sup> Avenue/ Golden Valley Drive. One tree shall be added for each 25 lineal feet of fill slope. All trees shall be planted prior to the approval of any Certificate of Occupancy for any dwelling unit in the subdivision. Permanent irrigation shall be provided to each tree. The Department of Community Development shall determine compliance with this condition.
8. Landscaping treatments shall include juniper trees. All revegetation seed mixes shall include juniper tree seeds. Compliance with this condition shall be determined by the Department of Community Development.

### ENGINEERING CONDITIONS

9. In medians with irrigated landscaping adjacent to the curb, a subdrain system shall be installed a minimum of one foot behind the back face of curb to intercept drainage from the landscaping. The system shall be tied to the storm drain system or an acceptable alternative drainage system. The County Engineer shall determine compliance with this condition.



10. Any landscaping within the County right-of-way will require a Revocable Encroachment Permit and will be approved on a case-by-case basis. Washoe County will not maintain landscaping in the right-of-way. Maintenance responsibility for any landscaping within the right-of-way shall be addressed prior to the finalization of the affected final map. The County Engineer shall determine compliance with this condition.
11. The applicant shall provide a trail connection from the end of the northernmost cul-de-sac in the subdivision (Painted Sky Way) to the pedestrian path. The surface of the connection shall be identical to the surface for the remainder of the path. The County Engineer shall determine compliance with this condition.
12. The applicant shall install signage from the trail connection to the subdivision to the west and from West 7<sup>th</sup> Avenue through the subdivision to the required pedestrian path. The County Engineer and the Department of Community Development shall determine compliance with this condition.

#### VECTOR CONTROL CONDITION

13. Typical front lot containing turf grass shall require a 3-foot no-sod setback from the back face of sidewalk. If there is no sidewalk, the 3-foot no-sod setback shall be from the back face of the curb. The District Health Department may waive this condition if there is a design equivalent such as an underground drip system. The District Health Department, Vector Control Program shall be responsible for determining compliance with this condition.

#### PLANNING COMMISSION CONDITIONS

14. Signage restricting motorized vehicle access and bollards or other motorized vehicle access restrictions shall be provided at each end of the pedestrian pathway. The Department of Regional Parks and Open Space and the Department of Community Development shall determine compliance with this condition.
15. The surface of the required pedestrian path shall be constructed of gravel or grinding materials to the satisfaction of the County Engineer and to the "Green Book" specifications of the Washoe County Department of Regional Parks and Open Space. The County Engineer and the Department of Regional Parks and Open Space shall determine compliance with this condition.

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



**WASHOE COUNTY**  
**COMMUNITY SERVICES DEPARTMENT**  
**Engineering and Capital Projects Division**

**EXHIBIT B**

*"Dedicated to Excellence in Public Service"*

1001 East 9<sup>th</sup> Street PO Box 11130 Reno, Nevada 89520 Telephone: (775) 328-2040 Fax: (775) 328-3699

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**INTEROFFICE MEMORANDUM**

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**DATE:** January 06, 2017  
**TO:** Kelly Mullin, Planning and Development Division  
**FROM:** Leo R. Vesely, P.E., Engineering and Capitol Projects Division  
**SUBJECT:** **WAC16-0001**  
**APN 502-700-01; 502-700-02; 502-700-03; 502-700-06; 502-250-05; 502-711-01 to 14; 502-712-01 to 09; 502-721-01 to 13; 502-722-01 to 46; 502-731-01 to 10; and 502-732-01 to 16**  
**LADERA RANCH SUBDIVISION**

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I have reviewed the referenced amendment of conditions case and recommend the following condition:

1. A Hold Harmless agreement approved by the DA's office shall be recorded for the reduced setbacks.
2. A secondary access connection shall be made to Opal Point Drive.

LRV/lrv

**WASHOE COUNTY  
HEALTH DISTRICT**  
ENHANCING QUALITY OF LIFE

January 6, 2017

Kelly Mullin, Planner  
Washoe County Community Services  
Planning and Development Division  
PO Box 11130  
Reno, NV 89520-0027

RE: Ladera Ranch; APN 502-700-06  
Amendment of Conditions; WAC16-0001

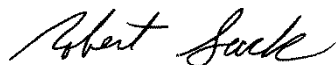
Dear Ms. Mullin:

The Washoe County Health District, Environmental Health Services Division (Division) Engineering has reviewed the above referenced project. Approval by this Division is subject to the following conditions:

1. The WCHD has reviewed the proposed amendment of conditions to modify the setbacks for the proposed building envelope. The WCHD has no objections to the approval of the amendments of conditions as proposed.

If you have any questions or would like clarification regarding the foregoing, please contact Wes Rubio, Senior Environmental Health Specialist at [wrubio@washoecounty.us](mailto:wrubio@washoecounty.us) regarding all Health District comments.

Sincerely,



Bob Sack, Division Director  
Environmental Health Services Division  
Washoe County Health District

BS:wr

Cc: File - Washoe County Health District



**From:** [Stark, Katherine](#)  
**To:** [Mullin, Kelly](#)  
**Cc:** [Emerson, Kathy](#); [Stark, Katherine](#)  
**Subject:** FW: December Agency Review Memo III  
**Date:** Wednesday, December 28, 2016 2:53:21 PM

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Hi Kelly,

Please see the agency review response below.

Thank you,  
Katy

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**From:** Jon Combs [mailto:jcombs@svgid.com]  
**Sent:** Wednesday, December 28, 2016 2:37 PM  
**To:** Stark, Katherine  
**Cc:** Darrin; Jennifer  
**Subject:** RE: December Agency Review Memo III

Katherine,

Sun Valley GID comments on Parcel map case number WAC 16-0001 Case number TM 05-011 (Ladera Ranch))

1.Total of 13 parcels APN 502-700-01;502-700-02;502-700-03;502-700-06;502-250-05;502-711-01; to;14;502-712-01; to;09;502-721-01; to 13;502-722-01; to;46;502-731-01; to;10; and 502-732-01; to;16 total project area is ±291.92 acres is within Sun Valley GID service boundary.

2.Sun Valley GID will be the water and waste water provider.

3.Any water rights that may be required for development will be required to be dedicated to Sun Valley GID.

4.Sun Valley GID to be signature on the Jurat.

5.Compliance with applicable regulations and policies of the Sun Valley General Improvement District shall be required.

Thank you,  
Jon Combs  
Public Works Director  
Sun Valley G.I.D.  
5000 Sun Valley Blvd.,  
Sun Valley, NV 89433  
Ph: (775)673-2253 Fx: (775) 673-7708

Agenda Item No: **4** (TM05-011) (7/5/2005)  
Staff Recommendation: **CONDITIONAL APPROVAL**

Agenda Item No: **5** (VA05-015) (7/5/2005)  
Staff Recommendation: **CONDITIONAL APPROVAL**

**WASHOE COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT  
STAFF REPORT**

**To:** Washoe County Planning Commission

**Re:** Tentative Subdivision Map Case No. TM05-011 and Variance Case No. VA05-015

**Date:** June 28, 2005

**Prepared By:** Roger Pelham, Planner

**GENERAL INFORMATION SUMMARY**

**Applicant:** LaDera Ranch 390, LLC.

**Requested Actions:**

**TENTATIVE SUBDIVISION MAP CASE NO. TM05-011** – To develop a 356-lot, single-family residential, common open space subdivision with lots ranging in size from 5,719 to 14,683 square feet, with an average lot size of 7,469 square feet, as authorized in Article 408 of the Washoe County Development Code.

**AND**

**VARIANCE CASE NO. VA05-015** – To increase the maximum allowable height of rockery retaining walls from six feet to not more than eight feet to facilitate less surface disturbance associated with the development of the LaDera Ranch residential subdivision, as authorized in Article 804 of the Washoe County Development Code.

The project includes a total of six parcels. The subject parcels are contiguous to each other and located to the south of Golden Valley Road/West Seventh Avenue, approximately one mile west of the intersection of West Seventh Avenue and Sun Valley Boulevard and approximately one mile east of the intersection of Golden Valley Road and Spearhead Way. The parcels total approximately 376 acres and have mixed land use designations including High Density Rural (HDR, ±61.33 acres), Low Density Suburban (LDS, ±135.3 acres), Medium Density Suburban (MDS, ±94.15 acres) and Open Space (OS, ±85.3 acres). The parcels are located within the Sun Valley Area Plan, and are situated in portions of Sections 13 and 24, T20N, R19E, MDM, Washoe County, Nevada.

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The property is located in the Sun Valley Citizen Advisory Board boundary and Washoe County Commission District No. 5. (APNs 082-473-07, 082-473-08, 082-473-09, 082-473-11, 082-473-12, 502-250-05)

<b>RECOMMENDATION/FINDINGS</b>
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Based upon the staff analysis, comments received, and the site inspection, staff recommends approval of the requests with conditions and offers the following motions for your consideration:

TM05-011:

I move that the Washoe County Planning Commission conditionally approves Tentative Subdivision Map Case No. TM05-011 for LaDera Ranch 390, LLC. having made the following findings in accordance with Washoe County Development Code Section 110.608.25 and Nevada Revised Statutes 278-349:

1. Plan Consistency. That the proposed map is consistent with the Comprehensive Plan and any specific plan;
2. Design or Improvement. That the design or improvement of the proposed subdivision is consistent with the Comprehensive Plan and any specific plan;
3. Type of Development. That the site is physically suited for the type of development proposed;
4. Availability of Services. That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System;
5. Fish or Wildlife. That neither the design of the subdivision nor any proposed improvements is likely to cause substantial environmental damage, or substantial and avoidable injury to any endangered plant, wildlife or their habitat;
6. Public Health. That the design of the subdivision or type of improvement is not likely to cause significant public health problems;
7. Easements. That the design of the subdivision or the type of improvements will not conflict with easements acquired by the

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public at large for access through, or use of property within, the proposed subdivision;

8. Access. That the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles;
9. Dedications. That any land or improvements to be dedicated to the County is consistent with the Comprehensive Plan;
10. Energy. That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision; and
11. Reasoned Consideration. That the Planning Commissioners gave reasoned consideration to the information contained within the staff report and information received during the meeting.

VA05-015:

I move that the Washoe County Planning Commission conditionally approves Variance Case No. VA05-015 for LaDera Ranch 390, LLC. having made the following findings in accordance with Washoe County Development Code Section 110.804.25:

1. Special Circumstances. Because of the special circumstances applicable to the property, including: exceptional topographic conditions, namely slopes in excess of 15% within the buildable area of the subdivision and extraordinary and exceptional situation or condition of the property and/or location of surroundings, being adjacent to open space areas with sloped in excess of 30%; that the strict application of the regulation results in exceptional and undue hardships upon the owner of the property;
2. No Detriment. The relief will not create a substantial detriment to the public good, substantially impair affected natural resources or impair the intent and purpose of the Development Code or applicable policies under which the variance is granted;
3. No Special Privileges. The granting of the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the identical regulatory zone in which the property is situated;



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4. Use Authorized. The variance will not authorize a use or activity which is not otherwise expressly authorized by the regulation governing the parcel of property; and
5. Reasoned Consideration. That the Planning Commission gave reasoned consideration to the information contained within the staff report and information received during the meeting.

<b>LAND USE SUMMARY</b>
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**Land Use Designations:**

The project consists of a total of six parcels which include approximately 376 acres and have mixed land use designations including High Density Rural (HDR, ±61.33 acres), Low Density Suburban (LDS, ±135.3 acres), Medium Density Suburban (MDS, ±94.15 acres) and Open Space (OS, ±85.3 acres). HDR has a residential density of 0.4 dwelling units per acre, LDS has a residential density of 1.0 dwelling units per acre, MDS has a residential density of 3.0 dwelling units per acre, and OS has no residential density. In sum the applicant has a total allowable density of 442 dwelling units. [(61.33x0.4)+(135.3x1)+(94.15x3)=442.28]

**Proposed Density:**

The applicant has proposed a subdivision of 356 lots, or 80% of the allowable density on the subject parcels. Thus, it must be kept in mind that any impacts associated with this project have been reduced by 20% at the outset, as 20% fewer homes are planned that are allowed.

**Proposed Lot Configuration:**

The proposed lot configuration is a curvilinear design with common open space that has been carefully designed to minimize grading, minimize scarring of the site and to prevent disturbance on areas with steep slopes. Staff has conditioned that the common open space be dedicated to the Washoe County Department of Regional Parks and Open Space with the recordation of each final map.

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**Minimum Lot Size Required:**

Under Article 408, Common Open Space Development, minimum lot sizes are not specified.

**Minimum Lot Size on Tentative Subdivision Map:**

5,719 square feet

**Minimum Lot Width Required:**

Under Article 408, Common Open Space Development, minimum lot widths are not specified.

**Minimum Lot Width on Tentative Subdivision Map:**

52 feet.

**Maximum Lot Potential:**

442

**Number of Lots on Tentative Subdivision Map:**

356

**Development Suitability Constraints:**

There are slopes greater than 30% on some areas of the subject site, which have the land use designation of Open Space, the subdivision has been carefully designed to avoid disturbance of those areas, to the greatest practicable extent. The applicant is also proposing daylight basements on 43% of the lots to work with the existing topography to a greater extent, and to further reduce the amount of grading required.

**Area Plan Modifiers:**

Section 110.218.05, requires residential development of one dwelling unit or more per acre to be served by community water and sewer systems. The proposed development will be served by the Sun Valley General Improvement District (SVGID), for both community water and community sewer.

Section 110.218.20, limits the height of new residential structures to two stories in height. The subdivision design includes stepped foundations for walk-out basements on approximately 1/3 of the proposed lots. Again, the applicant has gone to great lengths to

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minimize the amount of grading and cut-and-fill slopes that are required to develop this subdivision, the use of stepped foundations aids this effort greatly.

Section 110.218.05, requires all new parcels created to be within the service area of a recognized water purveyor. The proposed project is within the SVGID service area.

<b>ANALYSIS</b>
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**Background:**

LaDera Ranch is a proposed single-family, common open space, residential subdivision of 356 home sites on approximately 73 acres with 303 acres of common open space remaining. The majority of the remaining common open space is proposed to be dedicated to the Washoe County Department of Regional Parks and Open Space. Dedication of the open space will create a connection between Golden Valley Road/West Seventh Avenue, south to the site of the Sun Valley Regional Park. The subject parcels are all currently undeveloped, however, all show evidence of extensive use by off-highway vehicles and other recreational users. Because the request is for a common open space subdivision and the applicant is making use of smaller lot sizes than otherwise allowed in the regulatory zone, smaller side yard setbacks are also requested. The minimum side yard setback for this subdivision is proposed to be six feet.

This subdivision request is the end result of a long process. Originally, the applicant applied for annexation into the City of Reno with a zone change, master plan amendment, special use permit and tentative map request. Approval of those requests would have removed a sizeable portion of Sun Valley from the service area of the Sun Valley General Improvement District, and allowed development on the subject site under the jurisdiction of the City of Reno. That request included more than twice the cut-and-fill and grading than is necessitated by the current request. After considerable opposition from the residents of Sun Valley, as well as county staff and elected officials, the applicant withdrew that application and applied for a Comprehensive Plan Amendment within Washoe County. That request, which increased density on the subject site based precisely upon the slope and topography was unanimously approved by the Washoe County Planning Commission and then subsequently approved by the Board of County Commissioners and the Truckee Meadows Regional Planning Commission.

The open space associated with this subdivision will be of great benefit to Washoe County and the citizens of Sun Valley particularly, as it will provide public lands from West Seventh Avenue south, to the open space that is already owned by the County and is planned to be developed as the Sun Valley Regional Park. The County will receive nearly 300 acres of open space. The applicant has proposed that the open space be dedicated to the Washoe County Department of Regional Parks and Open Space, and staff has conditioned that the land be dedicated to the County, proportionally with the

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approval of each phase of the subdivision. There is already a network of informal trails that have been utilized by the public, those trails will be formalized and the applicant will construct a paved pedestrian path within the subdivision that roughly parallels West Seventh Avenue, allowing safe pedestrian access along that roadway.

Due to the existing slopes, series of retaining walls are necessary throughout the subdivision, most notably adjacent to the main entrance to the subdivision from Golden Valley Road/West Seventh Avenue, which is proposed to be named Stagecoach Drive. That area will also include extensive landscaping and a divided roadway which will create a defined entrance and sense of place for the proposed subdivision. A detailed discussion of the entry landscaping is included in this report under the "Landscaping and Design section" Maintenance of those improvements shall be the responsibility of the Home Owners Association and shall be provided for in the Conditions, Covenants and Restrictions (CC&R's). The retaining walls are proposed to be a maximum of eight feet in height at the highest point and must be separated by a horizontal distance of at least six feet or the height of the retaining wall, whichever is greater. The horizontal separation will allow for landscaping between the walls to soften the visual impact. Other than the entry feature, few if any of the rockery walls will be visible from off-site. This is also true of the proposed grading, with the two largest areas of fill-slope facing each other across a ravine within the project site. Some of the rockery walls shown on the included plans may not be necessary as the applicant will be excavating into solid rock. If the applicant provides a geotechnical analysis that indicates that the cut into the rock is stable then additional rockery walls may be unnecessary. The applicant will be required to treat those cuts just as they would a rockery wall to minimize the visual impact. The treatment that has been conditioned by staff is the use of "Permeon" simulated desert varnish or an equivalent. The result of the use of this product is that all new rockery walls and all new cuts into stable rock that do not require rockery walls, will appear to have a weathered surface that closely resembles the color of the surrounding hillside, thus rendering them less visually obtrusive.

Drainage and pedestrian access throughout the subdivision is proposed to be accomplished by means of curbs, and gutters along both sides of all proposed streets, and sidewalks along one side of each street as indicated on the plans submitted. The Engineering Division has also conditioned that the applicant construct curbs and sidewalk along the entire project frontage on Golden Valley Road/West Seventh Avenue, or provide a pedestrian path from the northwest corner of the project to the northeast corner of the project roughly parallel to Golden Valley Road/West Seventh Avenue. The Citizen Advisory Board expressed the strong desire for the pedestrian access to be interior to the project to keep pedestrians off of Golden Valley Road/West Seventh Avenue. The project will also include interior trails to connect various areas within the subdivision and will include connections to existing trails within the area that will be dedicated as open space to Washoe County.

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The interior trail system bears particular discussion as the roadways within this subdivision are relatively long. The applicant has proposed pedestrian connections between the two main streets in three locations. This will allow pedestrian access “across” the subdivision from east to west, without having to walk along the roadways.

The interior traffic circulation is achieved by two main north-south roadways that form a loop near the southern end of the developed portion of the project. The entrance to the subdivision includes a divided roadway with a landscaped median, creating two means of entrance, according to the Reno Fire Department. By this means the applicant has met all necessary access criteria required by the Reno Fire Department. Secondary Fire access is achieved by means of a gated emergency access on the west of the subdivision through the adjacent subdivision, that is being developed at this time, under the jurisdiction of the City of Reno. The subdivision also includes several cul-de-sacs, which are all acceptable to the Fire Department.

It should also be noted that while the interior roadways are relatively long they have been designed with a number of curves, which tends to slow traffic.

**Site Analysis:**

As noted previously, the site contains significant areas of slopes 30% and greater, those areas are not proposed for development. The applicant has designed the subdivision very carefully to disturb as small an area as possible and has worked extensively with staff to reduce the amount of grading required. This subdivision has relatively small amounts of cut-and-fill slopes, and the greatest amount of those slopes will be visible only from the interior of the subdivision. To reduce the amount of cut-and-fill slopes even more the applicant has requested retaining wall heights up to eight feet, as there are significant slopes throughout the subject parcel, staff can very easily make a finding of physical hardship on the property.

To further reduce the amount of grading required to construct the subdivision the applicant has proposed stepped foundations on 157 of the 356, or 44% of the proposed lots. This allows the homes to be constructed “into” the hillside rather than flattening the hillside to accommodate the structure. This is a much better design in an area with slope constraints, than otherwise.

One challenge facing the applicant is the entrance to the subdivision from West Seventh Avenue, this is a busy roadway, that is relatively steep and includes a number of curves as it traverses O’Brien pass between Sun Valley and Golden Valley. The applicant has worked with County Engineering staff, and has conducted a traffic study. With those recommendations has designed an entry to safely address all identified concerns. A copy of the plan for that entry is attached to this report. The entry utilized “pork chop” islands and includes acceleration and deceleration lanes for all turning movements. This will enhance the safety of that section of the roadway by widening it and providing signage for the required movements.

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Traffic is one of the identified impacts associated with this project, however the traffic report prepared by Solegui Engineers indicates that the additional traffic will not impact the level of service on any of the studied roadways. That is to say that if a roadway or intersection currently operates at a level of service "c" it will continue to operate at that level. There are a number of roadway segments within the study area that currently operate at levels below the preferred standard, and will continue to operate at the same standard after the project is constructed. The exception to this is the Southbound on-ramps on to US395 from Golden Valley Boulevard, which will experience a decrease in the level of service, the applicant has indicated that NDOT is planning to install traffic signals at that intersection which will result in an increase in the level of service, the timing for those improvements is not known at this time. The current project will provide regional road impact fees that may help to improve impacted roadways in the future, when combined with fees collected from other projects.

### **Landscaping and Design:**

The Development Code requires at least one tree for every fifty feet of frontage for a new subdivision adjacent to an arterial or collector street. This project has approximately 3000 feet of such frontage. The applicant could simply plant 60 trees in a row along West Seventh Avenue and meet the minimum requirements of the Code. This applicant has, however, submitted a plan that utilizes the required landscaping in a much more pleasant and effective manner by clustering the required landscaping around the entrance to the subdivision. Not only will this create a sense of place and a feeling of arrival at the subdivision, but it will also serve to accentuate the fact that there is an intersection at that point and may help to reduce the speed of passing drivers and thus contribute to the overall traffic safety of the area. This will also allow a more efficient use of water as a smaller area is being irrigated, rather than a very long strip. The plan submitted by the applicant utilizes approximately 43 trees, a condition has been included that that minimum number of trees will not be less than 60, and shall be spaced on either side of the intersection, adjacent to West Seventh Avenue. Two views of the proposed intersection and landscaping are provided below. It should also be noted that there are sidewalks proposed on both sides of the proposed street, and turning lanes are proposed for all turning movements at the intersection.

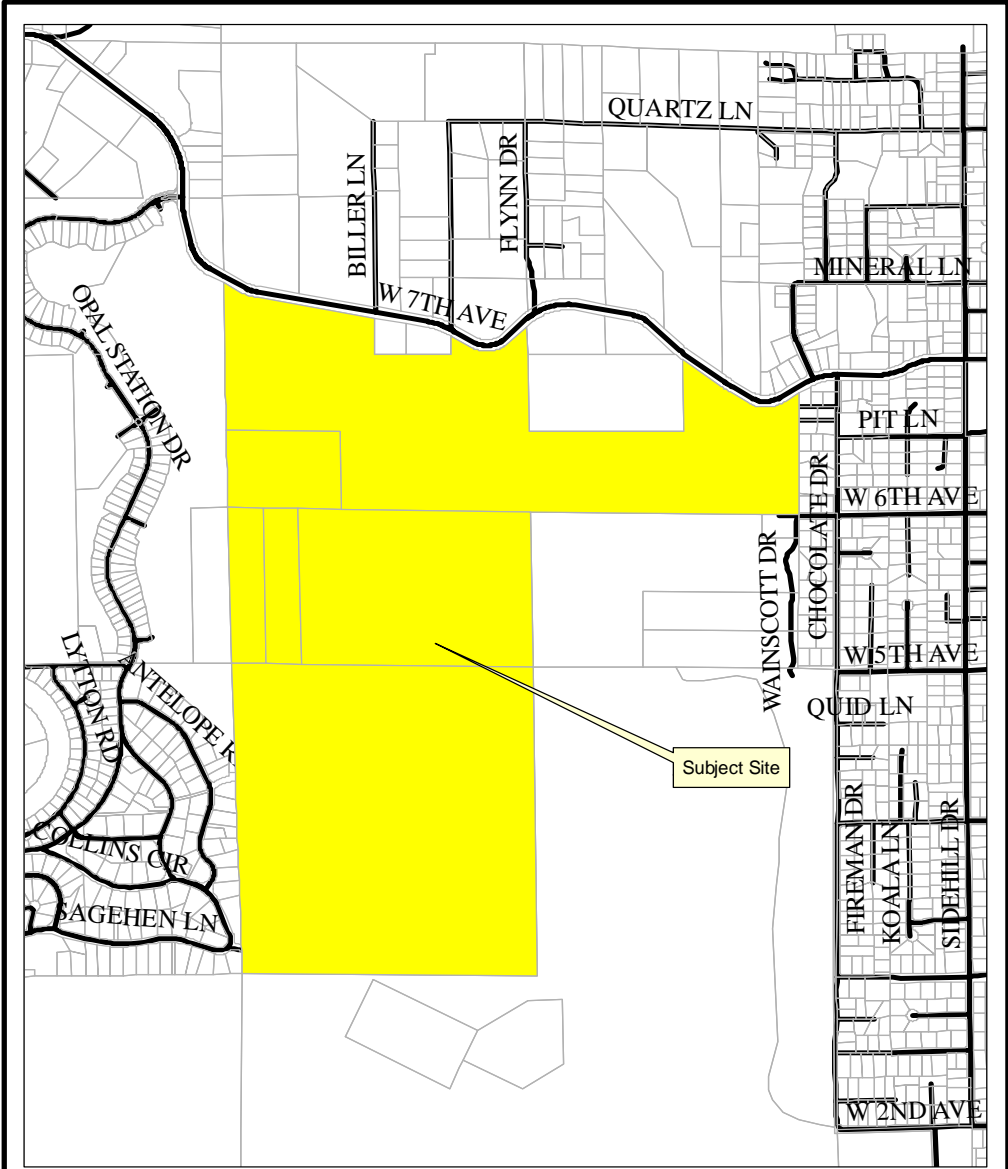
Subdivision signage will be reviewed by the Design Review Committee and will meet all applicable Development Code requirements and all Sun Valley Area Plan modifiers.







VICINITY MAP



Vicinity Map  
Tentative Subdivision Map Case No. TM05-011 and  
Variance Case No. VA05-015 for LaDera Ranch

0 0.5 1  
Miles

Date: June 2005

Department of  
Community Development  
WASHOE COUNTY  
NEVADA

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

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### **AGENCY COMMENTS**

The plans were submitted to involved agencies and no adverse comments were received.

No unique or extraordinary conditions of approval were requested. All of the conditions are related to the service needs and/or development impacts of the reviewing agencies resulting from the subdivision proposal, and are proportional to the number of lots being created.

The District Health Department provided a letter to staff with their conditions of approval. Appeal of those conditions may be made to the District Board of Health. A copy of that letter is attached to this report.

The State Historic Preservation Office has requested that an inventory of any historic or prehistoric artifacts on the subject site be completed. A condition requiring that inventory has been included in the conditions of approval.

### **CITIZEN ADVISORY BOARD COMMENTS**

The proposed plans were submitted to the Sun Valley Citizen Advisory Board and were discussed during the June 11, 2005. A copy of their correspondence is attached for your reference. Having attended that meeting I would like to note that I do not believe that the tone of the meeting is adequately conveyed in the memorandum, which was decidedly in favor of the project. One audience member spoke heatedly and repeatedly in opposition to the project due to his concerns over the impact on traffic in the area, however, the majority of the comments were favorable. The result of the meeting was a unanimous recommendation for approval of the tentative map and variance requests from the CAB. It is noted in the CAB correspondence that the CAB felt that applicant has addressed each one of its concerns, one comment from the CAB was that this is a "job well done" and another comment that I noted particularly from a Board member was that "this has no impact on anything." The motion for approval of the tentative map also included the desire to keep pedestrian traffic off of West Seventh Avenue. The CAB also supported the variance request to minimize the grading and scarring associated with the project.

### **SUN VALLEY AREA PLAN MODIFIERS**

The following Sun Valley Area Plan (Article 218 of the Washoe County Development Code) regulations are especially pertinent to the proposed subdivision:

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110.218.20 Height Restrictions. In addition of height restriction established in Article 402, Density/Intensity Standards, and Article 406, Building Placement Standards, all new residential, commercial and industrial structures are limited to two stories in height.

**Comment:** Forty-four percent of the building pads are proposed to accommodate stepped foundations and daylight basements to lessen grading. If 50% or more of the lower level of the dwelling is beneath average grade for the site then the home can be two stories in addition to the daylight basement. Compliance with this requirement will be determined prior to the issuance of a building permit.

110.218.20 New Parcel. The creation of additional parcels in any regulatory zone within the Sun Valley Planning Area is restricted to areas with in the service area of recognized water purveyors.

**Comment:** All new parcels proposed for creation will be annexed into the Sun Valley General Improvement District.

<p style="text-align: center;"><b>RELEVANT SUN VALLEY AREA PLAN POLICIES AND ACTION PROGRAMS</b></p>
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In addition to the Washoe County Development Code Article 218, Sun Valley Area Modifiers, the following excerpts of policies and action programs contained in the Sun Valley Area Plan are relevant to the proposed subdivision:

**SUN.1.1      Ensure that the scenic qualities of the mountains and hills surrounding Sun Valley are maintained.**

SUN.1.1.1      Development on hillsides shall disturb the smallest area possible. Disturbed soils should be revegetated as soon as practical. Drought tolerant/fire resistant species should be used where appropriate.

SUN.1.1.2      Encourage the underground placement of primary, distribution, secondary, and service lines and other utilities for new development in the planning area.

*The applicant has designed the subdivision with the express intent of minimizing hillside disturbance, revegetation has been included in the conditions of approval. Power distribution lines are required to be placed underground.*

**SUN.2.1      Minimize development on steeply sloped areas in the Sun Valley planning area.**

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SUN.2.1.1 During development review, preference will be given to proposals that minimize hillside development or otherwise conserve steep slopes.

*As noted previously the applicant has worked very closely with staff in the design of the subdivision and has proposed no disturbance in the areas with slopes of 30% or greater, other than storm-water detention/retention facilities, which are proposed to be located in the bottom of a ravine.*

**SUN.3.2 Encourage the use of flood control detention facilities in open space and recreation areas, and in areas where soil conditions would provide for groundwater recharge.**

*The flood control facilities for this project are located within the designated open space, that will be retained by the Homeowners Association, as noted above.*

**SUN.5.4 Maintain the predominant land use in Sun Valley as single family residential with average densities no greater than one dwelling per third acre except where designated otherwise.**

*The proposed subdivision is single-family residential with a density of one dwelling unit per 1.06 acres.*

**SUN.5.5 Ensure that the predominant housing type is single-family, detached.**

*As noted previously, the proposal is for a single-family residential subdivision. All dwelling units will be detached.*

**SUN.5.9 Ensure that utilities on lots of one acre or less are installed in a manner that minimizes the disruption of the natural amenities of the area and, where technically and economically feasible, are placed underground.**

*Utilities will be installed during construction of the subdivision, most improvements will be located within the streets interior to the subdivision. Power distribution lines will be underground.*

#### **Conclusion:**

This is a very thoughtfully designed plan for a subdivision that works with the landscape, mitigates potential impacts to the greatest practical extent, provides needed housing, desirable trails and public open space.





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<p style="text-align: center;"><b>STANDARD CONSIDERATIONS FOR SUBDIVISIONS</b> <b>Nevada Revised Statutes 278.349</b></p>
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Pursuant to NRS 278.349, when contemplating action on a tentative subdivision map, the governing body, or the planning commission if it is authorized to take final action on a tentative map, shall consider:

- (a) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal;
- (b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision;
- (c) The availability and accessibility of utilities;
- (d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks;
- (e) Conformity with the zoning ordinances and master plan, except that if any existing zoning ordinance is inconsistent with the master plan, the zoning ordinance takes precedence;
- (f) General conformity with the governing body's master plan of streets and highways;
- (g) The effect of the proposed subdivision on existing public streets and the need for new streets and highways to serve the subdivision;
- (h) Physical characteristics of the land such as floodplain, slope and soil; and
- (i) The recommendations and comments of those entities reviewing the tentative map pursuant to NRS 278.330 and 278.335.

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**CONDITIONS FOR  
TENTATIVE SUBDIVISION MAP CASE NO. TM05-011  
LaDera Ranch  
(As recommended by Department of Community Development  
and attached to Staff Report dated June 28, 2005)**

**\*\*\*IMPORTANT GENERAL INSTRUCTIONS—PLEASE READ\*\*\***

**THE TENTATIVE MAP APPROVAL ALLOWS THE SUBDIVIDER TO PROCEED WITH FULFILLING THE CONDITIONS OF APPROVAL AND RECORD A FINAL MAP FOR ALL, OR PORTIONS OF, THE DEVELOPMENT WITHIN TWO (2) YEARS FROM THE DATE OF THE PLANNING COMMISSION ACTION. FAILURE TO RECORD THE FIRST FINAL MAP WITHIN TWO (2) YEARS OF THE PLANNING COMMISSION ACTION, OR FAILURE TO RECORD THE LATEST MAP IN A SERIES WITHIN ONE (1) YEAR AFTER THE DATE OF THE MOST RECENTLY RECORDED MAP, SHALL TERMINATE ALL PROCEEDINGS CONCERNING THE SUBDIVISION.**

**UNLESS OTHERWISE STATED, PRIOR TO FINALIZATION OF ANY PORTION OF THE TENTATIVE SUBDIVISION MAP, ALL CONDITIONS MUST BE MET OR FINANCIAL ASSURANCES TO ENSURE COMPLETION OF THE CONDITIONS MUST BE PROVIDED. THE AGENCY RESPONSIBLE FOR DETERMINING COMPLIANCE WITH A SPECIFIC CONDITION SHALL DETERMINE WHETHER THE CONDITION MUST BE FULLY COMPLETED OR WHETHER THE APPLICANT SHALL BE OFFERED THE OPTION OF PROVIDING FINANCIAL ASSURANCES.**

**A COPY OF ALL AGREEMENTS, EASEMENTS OR OTHER DOCUMENTATION REQUIRED BY THESE CONDITIONS SHALL BE FILED WITH THE DEPARTMENT OF PUBLIC WORKS AND/OR THE DEPARTMENT OF COMMUNITY DEVELOPMENT.**

**THE DEVELOPER SHALL MEET WITH THE ENGINEERING DIVISION, DEPARTMENT OF WATER RESOURCES AND THE DEPARTMENT OF COMMUNITY DEVELOPMENT STAFF AT LEAST SIXTY (60) DAYS BEFORE THE ANTICIPATED DATE OF THE FINAL MAP RECORDATION TO REVIEW SCHEDULING, REQUIREMENTS, FINAL CONSTRUCTION DRAWINGS, AND DOCUMENTATION NECESSARY TO ADEQUATELY COMPLY WITH THE CONDITIONS OF APPROVAL AND THE APPLICABLE STATUTES, ORDINANCES, RULES, REGULATIONS AND POLICIES.**

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**REQUESTS FOR EXTENSION OF TIME FOR SUBSEQUENT FINAL MAPS MUST BE SUBMITTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT AT LEAST SIXTY (60) DAYS PRIOR TO THE EXPIRATION DATE OF THE TENTATIVE SUBDIVISION MAP.**

**COMPLIANCE WITH THE APPLICABLE STATUTES, ORDINANCES, RULES, REGULATIONS AND POLICIES AND WITH THE CONDITIONS OF APPROVAL OF THIS TENTATIVE MAP IS THE RESPONSIBILITY OF THE DEVELOPER, ITS SUCCESSOR IN INTEREST, AND ALL OWNERS, ASSIGNEES AND OCCUPANTS OF THE PROPERTY, AND THEIR SUCCESSORS IN INTEREST.**

**A COPY OF THE FINAL ORDER FOR THE APPROVAL OF THE TENTATIVE MAP SHALL BE ATTACHED TO ALL PHASES/UNITS SUBMITTALS FOR FINAL MAP REVIEW SIXTY (60) DAYS PRIOR TO RECORDATION.**

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**GENERAL CONDITIONS**

1. The subdivision shall be in substantial compliance with the provisions of Washoe County Development Code Article 604, Design Requirements, and Article 608, Tentative Subdivision Maps.

<b>Regulatory Zone for Review Purposes</b>	<b>MDS, LDS, HDR</b>
Minimum Lot Area Required	Common Open Space Development
Minimum Lot Width	Common Open Space Development
Minimum Front Yard	20 feet
Minimum Side Yard	6 feet
Minimum Rear Yard	20 feet
Maximum Building Height	35 feet / 2 story maximum, daylight basements are allowed

Notes: Variances to these standards may be processed per Washoe County Code. The Department of Community Development shall determine compliance with this condition.

*Final Map Verification: Phase/Unit No.:* \_\_\_\_\_ *Date Submitted:* \_\_\_\_\_  
*Where/How Condition is Satisfied:* \_\_\_\_\_

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2. The minimum side yard setback for all dwellings within this subdivision shall be six feet. The minimum front and rear setbacks shall be twenty feet. Compliance with this condition shall be determined by the Department of Community Development during building permit review.

*Final Map Verification: Phase/Unit No.:* \_\_\_\_\_ *Date Submitted:* \_\_\_\_\_  
*Where/How Condition is Satisfied:* \_\_\_\_\_

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3. Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations and policies in effect at the time of submittal of the tentative map or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the final map.

*Final Map Verification: Phase/Unit No.:* \_\_\_\_\_ *Date Submitted:* \_\_\_\_\_  
*Where/How Condition is Satisfied:* \_\_\_\_\_

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- The subdivider shall present to Washoe County, a final map, prepared in accordance with the tentative map, for the entire area for which a tentative map has been approved, or one of a series of final maps, each covering a portion of the approved tentative map, within two years after the date of approval of the tentative map or within one year of the date of approval for subsequent final maps. On subsequent final maps, that date may be extended by one year if the extension request is received prior to the expiration date.

*Final Map Verification: Phase/Unit No.:* \_\_\_\_\_ *Date Submitted:* \_\_\_\_\_  
*Where/How Condition is Satisfied:* \_\_\_\_\_

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- Final maps shall be in substantial compliance with all plans and documents submitted with and made part of this tentative map request, as may be amended by action of the final approving authority. Substantial compliance shall be determined by the applicable agency and the Department of Community Development.

*Final Map Verification: Phase/Unit No.:* \_\_\_\_\_ *Date Submitted:* \_\_\_\_\_  
*Where/How Condition is Satisfied:* \_\_\_\_\_

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- Prior to acceptance of public improvements and release of any financial assurances, the developer shall furnish to the Utility Services Division and Engineering Division a complete set of reproducible as-built construction drawings prepared by a civil engineer registered in the State of Nevada.

*Final Map Verification: Phase/Unit No.:* \_\_\_\_\_ *Date Submitted:* \_\_\_\_\_  
*Where/How Condition is Satisfied:* \_\_\_\_\_

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- The developer shall be required to participate in any applicable General Improvement District or Special Assessment District formed by Washoe County. The applicable division of the Department of Public Works shall determine compliance with this condition.

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8. A note shall be placed on all grading plans and construction drawings stating:

NOTE

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

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9. Prior to ground-disturbing activity or prior to finalization of any portion of the tentative map, the developer shall submit two copies of an archaeological/-historical survey to the Department of Community Development. The Department of Community Development shall submit the surveys to the State Historic Preservation Office of the Department of Museums, Library and Arts and the applicable tribe for review. Following that review, the State Historic Preservation Office shall forward a letter to the Department of Community Development indicating the survey was acceptable and whether a mitigation plan is required.

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

NOTE

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

The Department of Community Development shall determine compliance with this condition.

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11. The developer shall provide written approval from the U.S. Postal Service concerning the installation and type of mail delivery facilities. The system, other than individual mailboxes, must be shown on the project construction plans and installed as part of the on-site improvements. The County Engineer shall determine compliance with this condition.

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12. The developer and all successors shall direct any potential purchaser of the site to meet with the Department of Community Development to review conditions of approval prior to the final sale of the site. Any subsequent purchasers of the site shall notify the Department of Community Development of the name, address, telephone number and contact person of the new purchaser within thirty (30) days of the final sale.

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### **CONDITIONS, COVENANTS AND RESTRICTIONS**

13. Conditions, covenants, and restrictions (CC&Rs), including any supplemental CC&Rs, shall be submitted to the Community Development staff for review and subsequent forwarding to the District Attorney for review and approval. The final CC&Rs shall be signed and notarized by the owner(s) and submitted to the Community Development Department with the recordation fee prior to the recordation of the final map. The CC&Rs shall require all phases and units of the subdivision approved under this tentative map to be subject to the same CC&Rs. Washoe County shall be made a party to the applicable provisions of the CC&Rs to the satisfaction of the District Attorney's Office. Said CC&Rs shall specifically address the potential for liens against the properties and the individual property owners' responsibilities for the funding of maintenance, replacement, and perpetuation of the following items, at a minimum:

- a. Maintenance of public access easements, common areas, and common open spaces. Provisions shall be made to monitor and maintain, for a period of three (3) years regardless of ownership, a maintenance plan for the common open space area. The maintenance plan for the common open space area shall, as a minimum, address the following:

- 1) Vegetation management;

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- 2) Watershed management;
  - 3) Debris and litter removal;
  - 4) Fire access and suppression;
  - 5) Maintenance of public access and/or maintenance of limitations to public access.
- b. All drainage facilities and roadways not maintained by Washoe County shall be privately maintained and perpetually funded by the homeowners association.
  - c. All open space identified as common area on the final map shall be privately maintained and perpetually funded by the homeowners association. The maintenance of the common areas and related improvements shall be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
  - d. Locating habitable structures on potentially active (Holocene) fault lines, whether noted on the recorded map or disclosed during site preparation, is prohibited.
  - e. All outdoor lighting on buildings and streets within the subdivision shall be down-shielded.
  - f. No motorized vehicles shall be allowed on the platted common area.
  - g. Mandatory solid waste collection.
  - h. Fence material (if any), height, and location limitations, and re-fencing standards. Replacement fence must be compatible in materials, finish and location of existing fence.
  - i. Removal of all vegetation and debris in and within one foot on either side of all low-flow channels within all detention basins proposed for the subdivision every one or two years, or as needed, to mitigate insect development.

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- i. The CC&R's shall contain the following statement: "Rockery walls provide a favorable habitat for wild rodents such as ground squirrels, chipmunks, and others that can acquire plague through the bite of an infected flea. The rock surface provides an urban interface with these wild rodents. There is a risk of disease transmission to humans and domestic animals, especially cats. For this reason the public should not handle any wild rodents. An awareness of this risk by residents moving into developments having rockery walls will reduce the risk of disease transmission."
- j. The CC&R's shall include a formal noise disclosure, acceptable to the Airport Authority of Washoe County, relative to aircraft over-flights and noise,.

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- 14. The common open space owned by the Home Owner's Association shall be noted on the final map as "common open space" and the related deed of conveyance shall specifically provide for the preservation of the common open space in perpetuity. The deed shall be presented with the CC&Rs for review by the Community Development staff and the District Attorney.

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**LANDSCAPING AND COMMON OPEN SPACE**

- 15. Prior to any ground disturbing activity or finalization of a final map, the developer shall submit a landscaping/architectural design plan to the Department of Community Development for review and approval by the Design Review Committee. Said plan shall address, but not be limited to: type and color of building materials, general architectural design of proposed dwellings, fencing, landscaping material (if plant material: type, size at time of planting, maturation size at full growth, period of time between planting and full growth), common area landscaping location, entry landscaping, landscaping irrigation system, entry signage, common area signage and financial assurances that landscaping will be planted and maintained.

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16. A certification letter or series of letters by a landscape architect registered in the State of Nevada shall be submitted to the Department of Community Development. The letter(s) shall certify that all applicable landscaping provisions of Articles 408, 410 and 412 of the Development Code have been met. Any landscaping plans and the letter shall be wet-stamped. The letter shall indicate any provisions of the code that the Director of Community Development has waived.

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17. All open space, retained by the Homeowners Association shall be identified as common area on the final map. A note on the final map shall indicate that all common areas shall be privately maintained and perpetually funded by the Homeowner's Association. The County Engineer shall determine compliance with this condition. The maintenance of the common areas shall also be addressed in the CC&Rs and the District Attorney's Office shall determine compliance.

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18. All common area not retained by the Homeowners Association shall be dedicated to the Washoe County Department of Regional Parks and Open Space, proportionally (approximately 0.8 acres per dwelling unit) with each final map. Compliance with this condition shall be determined by the Department of Community Development.

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19. All retaining walls and all cuts into stable rock material that do not require stabilization by means of retaining walls shall be treated with "Permeon" simulated desert varnish or an equivalent rock stain product to ensure that all newly exposed rock surfaces and all rockery walls match the color of the surrounding hillside as closely as practicable. Final construction drawings shall include a note indicating compliance with this condition. Compliance with this condition shall be determined by the Department of Community Development

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prior to the final inspection of the grading and rockery walls by the Department of Building and Safety.

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20. Landscaping surrounding the entrance to the subdivision shall include not less than 60 trees. Trees not shown on the plans submitted in the tentative subdivision map application shall be placed adjacent to West Seventh Avenue, in equal number to the north and south of Stagecoach Drive. Compliance with this condition shall be determined by the Department of Community Development prior to the final inspection of the grading and rockery walls by the Department of Building and Safety.

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21. The applicant shall construct a six-foot-wide paved pedestrian path within the project site that roughly parallels West Seventh Avenue, allowing safe pedestrian access off of the roadway from the northwest corner of the project area to the northeast corner of the project area. Compliance with this condition shall be determined by the Department of Community Development, prior to the approval of a final map.

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22. Financial assurances for completion of all landscaping, and improvement of all required pedestrian paths shall be included in the Subdivision Improvement Agreement. Compliance with this condition shall be determined by the Department of Community Development, prior to the approval of a final map.

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22. The applicant shall install signage prohibiting motorized vehicle access at the entrance to all common open space areas, and at all trail access points. Compliance with this condition shall be determined by the Department of Community Development, prior to the approval of a final map.

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### **DEPARTMENT OF WATER RESOURCES CONDITION**

24. Water rights necessary to serve this project shall be dedicated to Washoe County, per Article 422 of the Washoe County Developmental Code. A water rights lease agreement shall be executed between Washoe County and the water purveyor. Washoe County, in turn, will execute a 99-year water sale (lease) agreement to make the water rights available to the purveyor.

### **ENGINEERING CONDITIONS**

Compliance with the following conditions shall be determined by the County Engineer.

25. Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations, and policies in effect at the time of submittal of the tentative map or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the final map.
26. Prior to acceptance of public improvements and release of any financial assurances, the developer shall furnish to the water and sewer provider(s) and Engineering Division a complete set of reproducible as-built construction drawings prepared by a civil engineer registered in the State of Nevada.
27. The developer shall be required to participate in any applicable General Improvement District or Special Assessment District formed by Washoe County. The applicable County Department shall be responsible for determining compliance with this condition.
28. The developer shall provide written approval from the U.S. Postal Service concerning the installation and type of mail delivery facilities. The system, other than individual mailboxes, must be shown on the project construction plans and installed as part of the onsite improvements. The County Engineer shall determine compliance with this condition.
29. A complete set of construction improvement drawings, including an onsite grading plan, shall be submitted to the County Engineer for approval prior to finalization of any portion of the tentative map. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading and drainage on each lot, erosion control (including BMP locations and installation

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details), slope stabilization and mosquito abatement. Placement or disposal of any excavated material shall be indicated on the grading plan.

30. All open space shall be identified as common area on the final map. A note on the final map shall indicate that all common areas shall be privately maintained and perpetually funded by the Homeowners Association. The County Engineer shall determine compliance with this condition. The maintenance of the common areas shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
31. Any existing easements or utilities that conflict with the development shall be relocated, quitclaimed, and/or abandoned, as appropriate. The County Engineer shall determine compliance with this condition.
32. Any easement documents recorded for the project shall include an exhibit map that shows the location and limits of the easement in relationship to the project. The County Engineer shall determine compliance with this condition.
33. All existing overhead utility lines shall be placed underground, except electric transmission lines greater than 100 kilovolts, which can remain above ground. The County Engineer shall determine compliance with this condition.

#### **DRAINAGE (County Code 110.420)**

34. The conditional approval of this tentative map shall not be construed as final approval of the drainage facilities shown on the tentative map. Final approval of the drainage facilities will occur during the final map review and will be based upon the final hydrology report.
35. Prior to finalization of the first final map, a master hydrology/hydraulic report and a master storm drainage plan shall be submitted to the County Engineer for approval.
36. Prior to finalization of any portion of the tentative map, a final, detailed hydrology/hydraulic report for that unit shall be submitted to the County Engineer. All storm drainage improvements necessary to serve the project shall be designed and constructed to County standards and specifications and/or financial assurances in an appropriate form and amount shall be provided. The County Engineer shall determine compliance with this condition.
37. Any increase in stormwater runoff resulting from the development and based on the 5- and 100-year storm(s) shall be detained. The County Engineer shall determine compliance with this condition.



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38. The 100-year floodplain boundaries and flood elevations shall appear on each final map. If the floodplain boundary has been conditionally changed by a Federal Emergency Management Agency (FEMA) Conditional Letter of Map Amendment or Conditional Letter of Map Revision, the date of that letter and a note to that effect shall appear on the final map. The County Engineer shall determine compliance with this condition.
39. Standard reinforced concrete headwalls or other approved alternatives shall be placed on the inlet and outlet of all drainage structures, and grouted rock riprap shall be used to prevent erosion at the inlets and outlets of all culverts to the satisfaction of the Engineering Division.
40. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage leaving the site to the satisfaction of the Engineering Division.
41. Prior to approval of any final map, building permit, or grading permit, the developer will furnish to the Engineering Division and Community Development staff, written confirmation from any irrigation ditch owner(s) that they have reviewed and approved any ditch crossings, protective fencing or stormwater discharge facilities that may impact the ditch.
42. The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklist and Inspection Fee shall be submitted with each final map. The County Engineer shall determine compliance with this condition.
43. In medians with irrigated landscaping adjacent to the curb, a subdrain system shall be installed a minimum of one foot behind the back face of curb to intercept drainage from the landscaping. The system shall be tied to the storm drain system or an acceptable alternative drainage system. The County Engineer shall determine compliance with this condition.
44. Drainage swales that drain more than two lots are not allowed to flow over the curb into the street; these flows shall be intercepted by an acceptable storm drain inlet and routed into the storm drain system. The County Engineer shall determine compliance with this condition.
45. A note on the final map shall indicate that all drainage facilities not maintained by Washoe County shall be privately maintained and perpetually funded by a homeowners association. As an alternative to a homeowners association, the developer may request the establishment of a County Utility Service Area under which fees would be paid for maintenance of the proposed storm drainage detention facility. The fee amount will be based on the additional service above that normally provided by the County to maintain new stormwater facilities

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dedicated by the developer (i.e., curb and gutter, drop inlets and piping). The County Engineer shall determine compliance with this condition. The maintenance and funding of these drainage facilities shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.

46. The maximum permissible flow velocity (that which does not cause scour) shall be determined for all proposed channels and open ditches. The determination shall be based on a geotechnical analysis of the channel soil, proposed channel lining and channel cross section, and it shall be in accordance with acceptable engineering publications/calculations. Appropriate linings shall be provided for all proposed channels and open ditches such that the 100-year flows do not exceed the maximum permissible flow velocity. The County Engineer shall determine compliance with this condition.
47. Prior to issuance of a grading permit or finalization of the first final map, a wetlands delineation must be approved by the United States Army Corps of Engineers (COE). A copy of the wetlands delineation and the COE approval shall be submitted to the County Engineer.
48. Prior to issuance of a grading permit or approval of the affected final map, the developer shall obtain a permit from the COE for any work within the wetlands/waters of the U.S., or a letter from the COE indicating that a permit is not required. A copy of the permit/letter shall be submitted to the County Engineer.
49. All slopes steeper than 3:1 shall be mechanically stabilized to control erosion. As an alternative to riprap, an engineered solution (geofabric, etc.) may be acceptable. The County Engineer shall determine compliance with this condition.
50. A note on all affected final maps shall state that the owner, buyers, assigns or interest holders of any lots hereon, hereby agree that all existing irrigation flows crossing these parcels shall be perpetuated. Any legal rights to water from the ditches crossing this property shall be honored and the right of access for maintenance and operation will not be denied to valid holders of those rights. The County Engineer shall determine compliance with this condition.
51. Maintenance access and drainage easements shall be provided for all existing and proposed drainage facilities. The County Engineer shall determine compliance with this condition.
52. The hydrology report for each phase shall include sizing the driveway culverts for that phase such that they will pass the onsite 100-year flow. The driveway culvert sizes shall be identified on the improvement plans for each phase. The County Engineer shall determine compliance with this condition.

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53. Drainage easements shall be provided for all storm runoff that crosses more than one lot. The County Engineer shall determine compliance with this condition.
54. Any rights-of-way/easements for irrigation ditches, associate structures and their maintenance shall be reserved with the finalization of the affected final map or prior to issuance of a grading permit. Any relocation of the irrigation facilities requires written approval of the ditch owner(s). The County Engineer shall determine compliance with this condition.

**TRAFFIC (County Code 110.436)**

55. All roadway improvements necessary to serve the project shall be designed and constructed to County standards and specifications and/or financial assurances in an appropriate form and amount shall be provided. The County Engineer shall determine compliance with this condition.
56. Cul-de-sac lengths shall not exceed 1500 feet in length and the Average Daily Traffic (ADT) shall not exceed 300.
57. The conditioned approval of the tentative map shall not be construed as final approval of the traffic reports recommendations concerning improvements to Golden Valley Road and subdivision street sections.
58. Golden Valley Road improvements shall be based on a design speed of 45 mph.
59. An acceleration lane shall be provided on Golden Valley Road to accommodate intersection northbound approach left turns onto Golden Valley Road.
60. Either construction a 5' wide concrete sidewalk within the County right-of-way of 7<sup>th</sup> Avenue on the south side of the road from the western to the eastern boundary of the project parcel including adjacent to parcels that are not part of the project parcel or a non-vehicular access easement shall be recorded and a maintenance agreement shall be formed to dedicate and maintain the 6' wide asphalt pathway from the northwest corner to the northeast corner of the project site.
61. Construct sidewalk on both sides of Stagecoach from 7<sup>th</sup> Avenue to Wagon Trail.
62. Construct traffic calming devices on Stagecoach, Blue Sage and Eagle Peak, which may include roundabouts, chicanes and speed humps to the satisfaction of the County Engineer. Delay to emergency vehicles must be considered and therefore the traffic calming plan cannot rely solely on speed humps.

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63. Street names shall be reviewed and approved by the Regional Street Naming Coordinator.
64. Proposed landscaping and/or fencing along street rights-of-way and within median islands shall be designed to meet American Association of State Highway and Transportation Officials (AASHTO) sight distances and safety guidelines. No tree shall overhang the curb line of a street. The County Engineer shall determine compliance with this condition.
65. For any utilities placed in existing County streets, the streets shall be repaired to the satisfaction of the County Engineer. At a minimum, this will require full depth removal and replacement of asphalt for half the street width. Type II slurry seal is required for the entire street width. Full width street improvements may be required if the proposed utility location is too close to the centerline of the existing street.
66. Streetlights shall be constructed to Washoe County standards at locations to be determined at the final design stage. The County Engineer shall determine compliance with this condition.
67. AASHTO clear zones shall be determined for all streets adjacent to retaining walls or slopes steeper than 3:1. If a recoverable or traversable clear zone cannot be provided, an analysis to determine if barriers are warranted shall be submitted for approval. The County Engineer shall determine compliance with this condition.
68. All retaining walls that are adjacent to, provide support for or retain soil from the County right-of-way shall be constructed of reinforced masonry block or reinforced concrete and designed by an engineer licensed in the State of Nevada. The County Engineer shall determine compliance with this condition.
69. No retaining walls shall be located within a plowed snow storage easement. The County Engineer shall determine compliance with this condition.

#### **REGIONAL TRANSPORTATION COMMISSION CONDITIONS**

70. The applicant shall dedicate sufficient right-of-way through the subject property for construction of the West Sun Valley Arterial as indicated by the alignment study completed by Lumos and Associates. The applicant shall provide the County Engineer with documentation from the Regional Transportation Commission indicating compliance with this condition prior to approval of any final map.

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71. The applicant shall construct a left-turn pocket with 150 feet of storage on the east approach to the project and a right-turn deceleration lane on the west approach. Compliance with this condition shall be determined by the County Engineer.
72. The applicant shall dedicate right-of-way if necessary and shall construct a concrete pad, adjacent to the project on West Seventh Avenue to provide access to future Citifare transit service. Compliance with this condition shall be determined by the County Engineer.

### **FIRE SAFETY**

Compliance with the following conditions shall be determined by the Reno Fire Department, prior to the approval of a final map.

73. The secondary access is required to meet all of for a permanent all weather access road (paved). See the Reno Fire Department Policy section UFC-P902.2
74. The gated secondary fire department access shall meet all of the requirements listed in the Reno Fire Department Policy. Please see UFC-P902.2.4.
75. Fire hydrants shall be installed per Reno Fire Department Policy Section UFC-P903.4.
76. The minimum fire flow for the hydrants shall be 1500 gpm for 20 minutes per the Reno Fire Department Policy table 9-A.
77. Fire Fuel Breaks meeting the approval of the Reno Fire Department shall be provided and maintained.

### **AIRPORT AUTHORITY CONDITIONS**

78. The property owner(s) shall grant an Avigation Easement to, and acceptable to the Airport Authority of Washoe County over the entire property. The property owner(s) shall provide the Department of Community Development with appropriate documentation indicating that the Avigation Easement has been granted and accepted by the Airport Authority of Washoe County, prior to the issuance of any master building permits.
79. The noise disclosure included in the CC&R's shall be attached to any final map submitted for approval. Compliance with this condition shall be determined by the Airport Authority of Washoe County.
80. The applicant(s) and/or property owner(s) shall provide a list, verified by a qualified acoustical consultant, of construction methods to be utilized for noise attenuation to a maximum interior level of 45dBA Ldn prior to the issuance of

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any master building permits. Compliance with this condition shall be determined by the Airport Authority of Washoe County.

### **VECTOR CONTROL CONDITIONS**

81. Any common areas with turf grass shall be equipped with mechanisms for avoidance of drift and over spray caused by wind, such as wind-activated sensor shut offs and sprinkler heads provided with low angle nozzles. The District Health Department, Vector Control program shall determine compliance with this condition.
82. Rockery retaining walls shall be designed and constructed to District Health Department, Vector Control Program standards. The District Health Department, Vector Control program shall determine compliance with this condition.
83. Decomposed granite paths and trails within the development shall have no obstacles placed within one foot of either side of the walkway. The District Health Department, Vector Control program shall determine compliance with this condition.
84. All detention basins within this project shall be designed with a one-foot deep, two- to three-foot wide low flow channel. The channel shall be lined with four- to six-inch cobble. A permeable geotextile weed barrier shall be installed under the cobble. The channel shall connect inlet to outlet pipes. All urban nuisance flows shall be contained within the channel. Revegetation and ornamental landscaping shall not be planted within one foot on either side of the channel, and vegetation shall not be allowed to grow along the edge of the channel. The District Health Department, Vector Control program shall determine compliance with this condition.

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**CONDITIONS OF APPROVAL FOR  
VARIANCE CASE NO. VA05-015  
LaDera Ranch  
(As recommended by Department of Community Development  
and attached to Staff Report dated June 28, 2005)**

**\*\*\*IMPORTANT—PLEASE READ\*\*\***

**FOR THE PURPOSES OF CONDITIONS IMPOSED BY WASHOE COUNTY, “MAY” IS PERMISSIVE AND “SHALL” OR “MUST” IS MANDATORY.**

**GENERAL CONDITIONS**

**UNLESS OTHERWISE SPECIFIED, ALL CONDITIONS MUST BE MET OR FINANCIAL ASSURANCES MUST BE PROVIDED TO SATISFY THE CONDITIONS PRIOR TO SUBMITTAL FOR A BUILDING PERMIT. THE AGENCY RESPONSIBLE FOR DETERMINING COMPLIANCE WITH A SPECIFIC CONDITION SHALL DETERMINE WHETHER THE CONDITION MUST BE FULLY COMPLETED OR WHETHER THE APPLICANT SHALL BE OFFERED THE OPTION OF PROVIDING FINANCIAL ASSURANCES. ALL AGREEMENTS, EASEMENTS, OR OTHER DOCUMENTATION REQUIRED BY THESE CONDITIONS SHALL HAVE A COPY FILED WITH THE COUNTY ENGINEER AND THE DEPARTMENT OF COMMUNITY DEVELOPMENT.**

**COMPLIANCE WITH THE CONDITIONS OF THIS VARIANCE IS THE RESPONSIBILITY OF THE APPLICANT, AND ALL OWNERS, ASSIGNEES, AND OCCUPANTS OF THE PROPERTY AND THEIR SUCCESSORS IN INTEREST. FAILURE TO COMPLY WITH ANY CONDITIONS IMPOSED IN THE ISSUANCE OF THE VARIANCE MAY RESULT IN THE INSTITUTION OF REVOCATION PROCEDURES.**

**ANY OPERATIONAL CONDITIONS IMPOSED BY TO THIS VARIANCE APPROVAL ARE SUBJECT TO REVIEW BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT PRIOR TO THE ANNUAL RENEWAL OF A BUSINESS LICENSE. FAILURE TO COMPLY WITH THE CONDITIONS MAY RESULT IN WITHHOLDING RENEWAL OF THE BUSINESS LICENSE UNTIL THE DEPARTMENT OF COMMUNITY DEVELOPMENT HAS DETERMINED COMPLIANCE HAS BEEN ACHIEVED.**

**ALL CONDITIONS LISTED WITHIN THIS APPROVAL MUST BE SATISFIED TO EFFECTUATE THIS VARIANCE APPROVAL. THE PROPERTY OWNER AND/OR APPLICANT ARE RESPONSIBLE FOR COMPLYING WITH ALL**

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**RELEVANT RULES, REGULATIONS, DEVELOPMENT STANDARDS, POLICIES AND PROCEDURES OF WASHOE COUNTY. WASHOE COUNTY RETAINS THE RIGHT TO ENFORCE ALL APPLICABLE ORDINANCES THAT ARE NOT WAIVED OR VARIED BY THE APPROVAL OF THIS APPLICATION.**

**WASHOE COUNTY RESERVES THE RIGHT TO REVIEW AND REVISE THE CONDITIONS OF THIS APPROVAL SHOULD IT DETERMINE THAT A SUBSEQUENT LICENSE OR PERMIT ISSUED BY WASHOE COUNTY VIOLATES THE INTENT OF THIS APPROVAL.**

**SPECIFIC CONDITIONS FOR VARIANCE CASE NO. VA05-015**

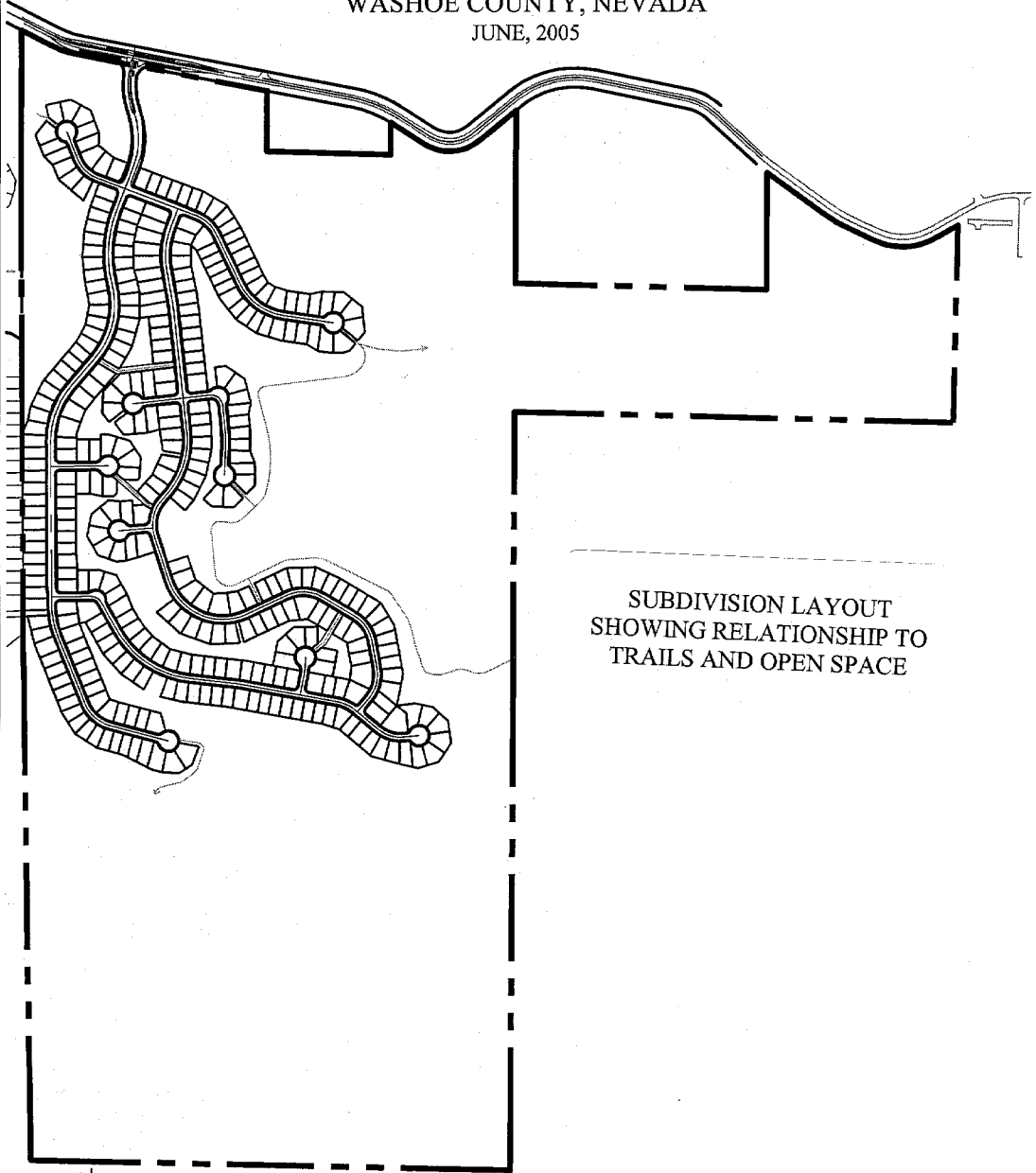
1. The applicant shall obtain building permits for all retaining walls in accordance with the timing of the associated tentative map.
2. The applicant shall demonstrate conformance with the plans approved as part of this variance. Modification to the site plan may require amendment to and reprocessing of the variance. The Department of Community Development shall determine compliance with this condition.
3. Retaining walls shall not exceed eight feet in height. A landscaped area of not less than six feet in width shall be provided between each series of retaining walls. Compliance with this condition shall be determined by the Department of Community Development.
4. All retaining walls and all cuts into stable rock material that do not require stabilization by means of retaining walls shall be treated with "Permeon" simulated desert varnish or an equivalent rock stain product to ensure that all newly exposed rock surfaces and all rockery walls match the color of the surrounding hillside as closely as practicable. Compliance with this condition shall be determined by the Department of Community Development prior to the final inspection of the grading and rockery walls by the Department of Building and Safety.
5. A copy of the Final Order and approved site plan for the variance shall be attached to all building and grading permit applications issued by Washoe County. Building and grading plans will not be reviewed unless the Final Order and site plan are attached.



# SILVERSTAR COMMUNITIES LADERA RANCH

WASHOE COUNTY, NEVADA

JUNE, 2005



SUBDIVISION LAYOUT  
SHOWING RELATIONSHIP TO  
TRAILS AND OPEN SPACE

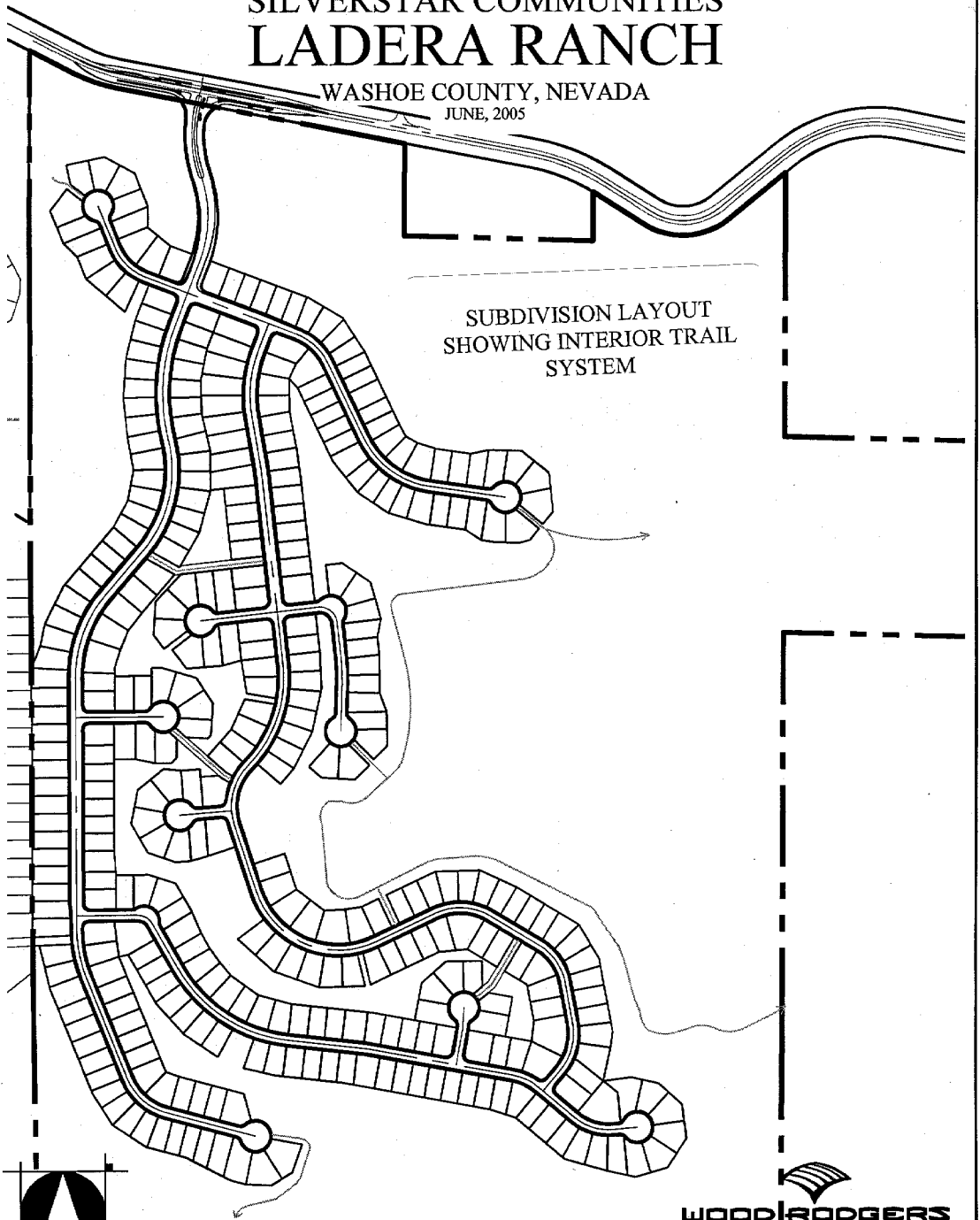


  
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# SILVERSTAR COMMUNITIES LADERA RANCH

WASHOE COUNTY, NEVADA  
JUNE, 2005

SUBDIVISION LAYOUT  
SHOWING INTERIOR TRAIL  
SYSTEM



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PRELIMINARY INTERSECTION LAYOUT

# LADERA RANCH

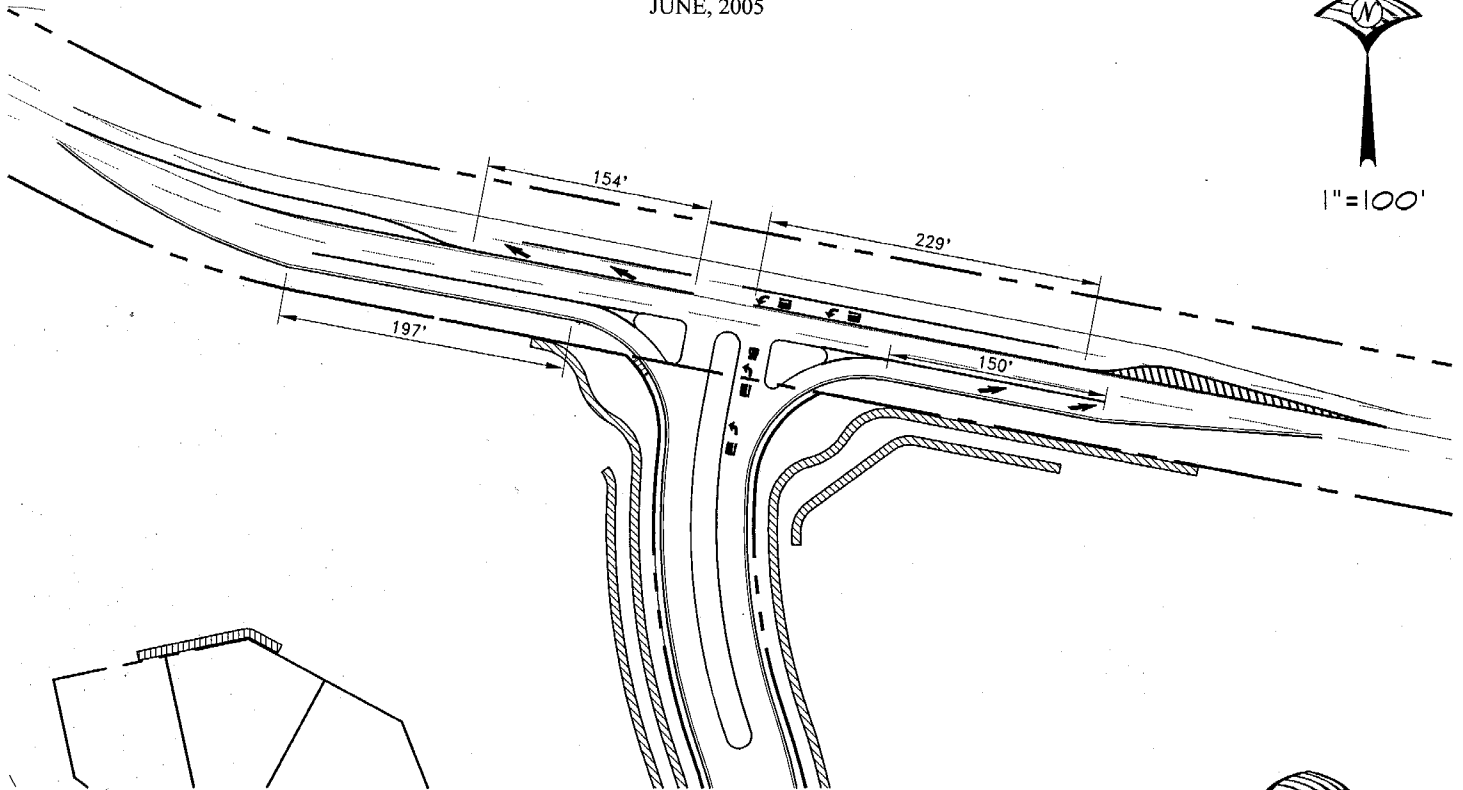
SILVERSTAR COMMUNITIES

WASHOE COUNTY, NEVADA

JUNE, 2005



1" = 100'



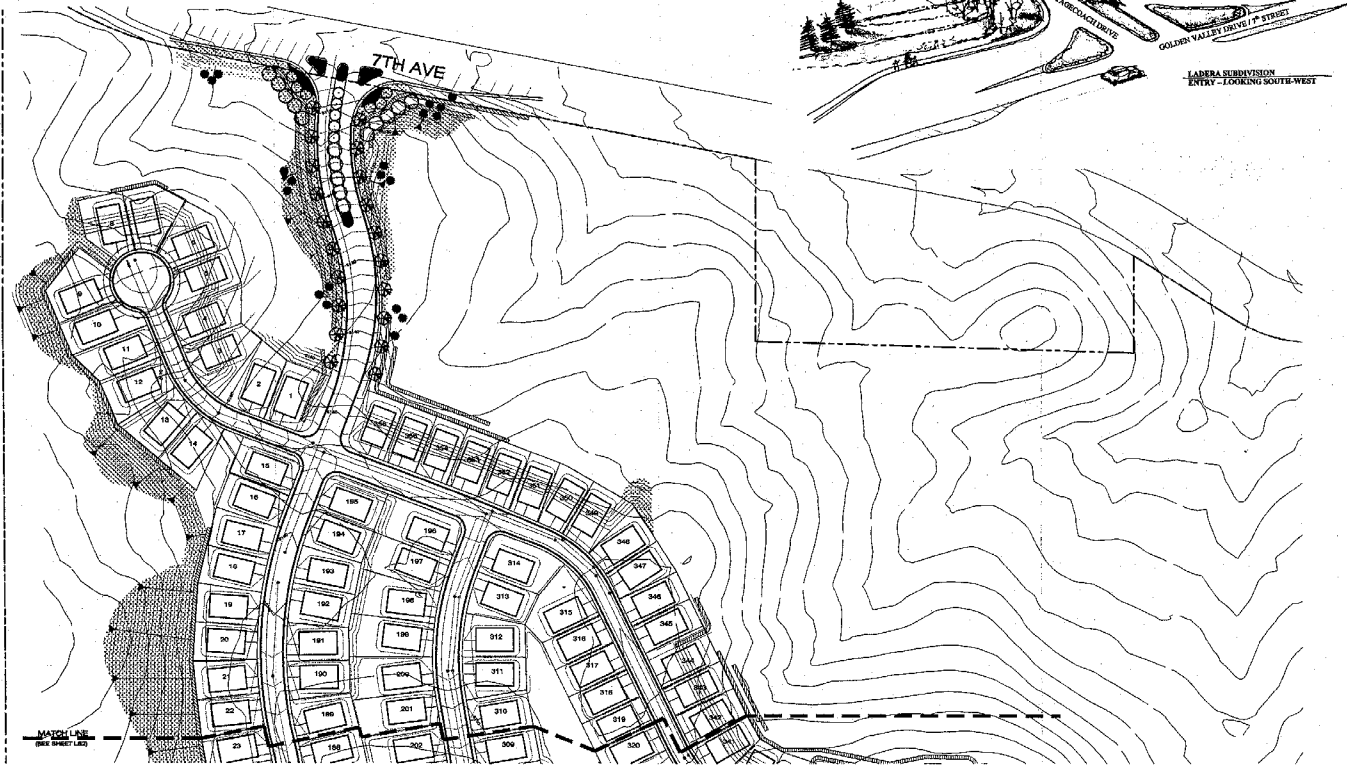
**WOOD RODGERS**  
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Reno, NV. 89509 Fax 775.823.4088

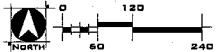
# TENTATIVE MAP LADERA RANCH

RENO, NEVADA  
MAY, 2005

## GRADING / LAYOUT



SCALE: 1" = 60' (SEE SHEET 100)



### PLANT LEGEND

Notes: Plant quantities, grades and elevations, subject to change without advertisement of a supplementary proceeding. The quantities shown are for the entire site.

SYMBOL	DESCRIPTION	QUANTITY
○	DECIDUOUS SHADE TREE (80% 2' CAL. & 80% 1' CAL.)	8 +/-
○	FLOWERING ORNAMENTAL TREE (80% 2' CAL. & 80% 1' CAL.)	20 +/-
●	EVERGREEN TREE (Minimum 6' Height)	8 +/-
●	MIXED SHRUB BED (80% - 8' Cal., 40% - 1' Cal.)	630 +/-
▨	TURF GRASS	
▨	TRANSFORMATION OTHER PLANT	

### GENERAL NOTES

- 1) ALL PLANTING AND IRRIGATION SHALL BE INSTALLED PER LOCAL GOVERNING AGENCIES.
- 2) SMALL PLANT SPECIES AND LAYOUT SHALL BE BASED ON BUREAU OF BOTANICAL CULTURE SPECIFICATIONS FOR PLANTING. ALL PLANTING SHALL BE PERFORMED BY A LICENSED LANDSCAPE ARCHITECT. THE PLANTING SHALL BE PERFORMED BY THE CONTRACTOR UNDER THE SUPERVISION OF THE LANDSCAPE ARCHITECT. THE PLANTING SHALL BE PERFORMED BY THE CONTRACTOR UNDER THE SUPERVISION OF THE LANDSCAPE ARCHITECT.
- 3) ALL SHRUBS SHALL BE 2' TO 3' HIGH AND 2" TO 3" IN CALIBER.
- 4) ALL PLANTING SHALL BE INSTALLED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PLANTS AND TREES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PLANTS AND TREES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PLANTS AND TREES.

HANSEN LANDSCAPE ARCHITECTS, INC.  
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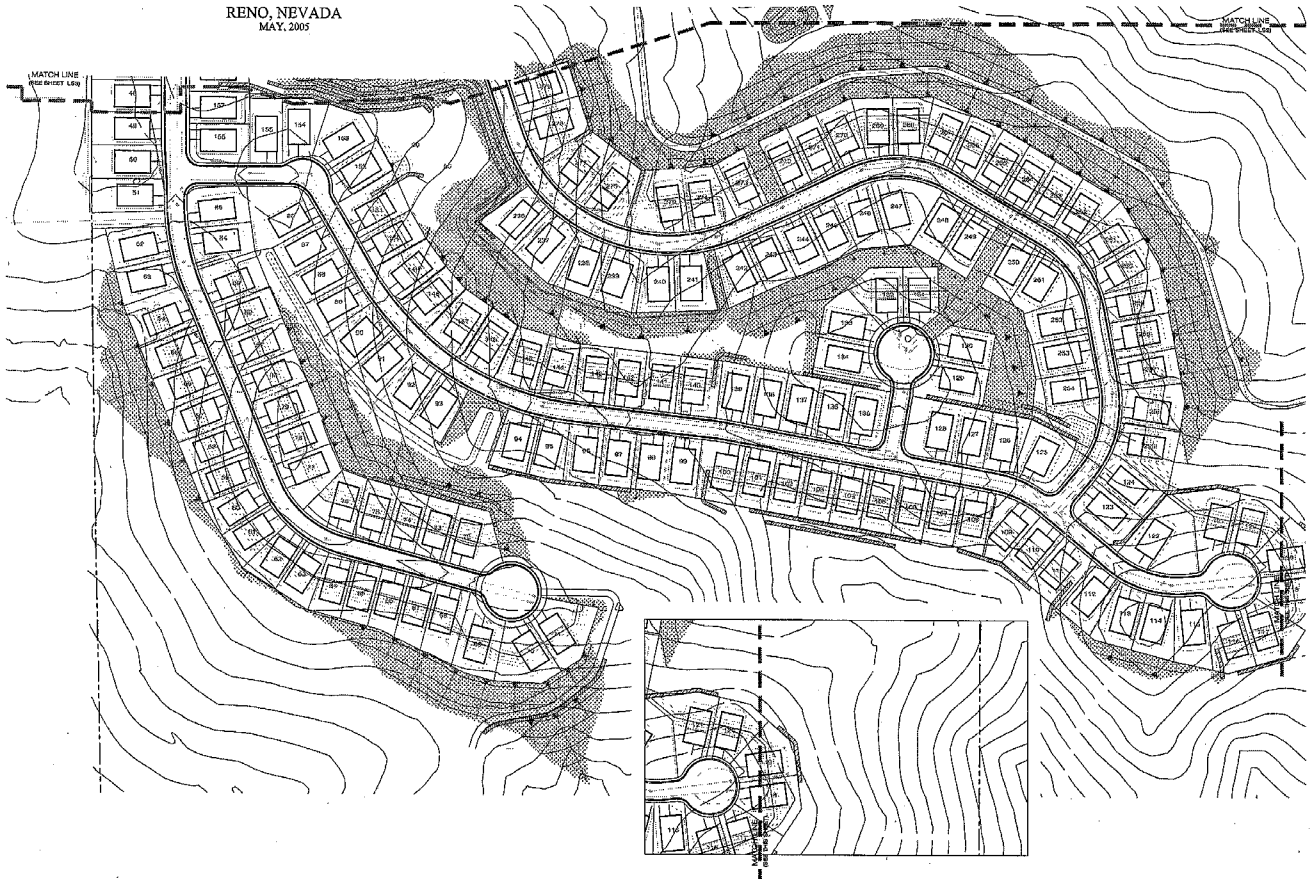
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# TENTATIVE MAP LADERA RANCH

RENO, NEVADA  
MAY, 2009

## GRADING / LAYOUT



### PLANT LEGEND

These plants are listed in alphabetical order to correct misinterpretation of the quantities listed.

SYMBOL	DESCRIPTION	QUANTITY
○	DECIDUOUS SHADE TREE (60% 1" CAL. & 80% 1" CAL.)	9 +/-
○	FLOWERING ORNAMENTAL TREE (60% 2" CAL. & 80% 1" CAL.)	20 +/-
●	EVERGREEN TREE (MINIMUM 6" HEIGHT)	8 +/-
●	MIXED SHRUB BED (60% - 5 GAL., 40% - 1 Gal.)	630 +/-
■	TURF GRASS	
■	REVEGETATION SEED BLEND	

### 1. ALL PLANTING AND IRRIGATION SHALL BE INSTALLED PER LOCAL ORDINANCE

2. FINAL PLANT SELECTION AND LAYOUT SHALL BE BASED ON SOILS AND BOTANICAL SURVEY DATA AND SHALL BE SUBJECT TO ALL APPLICABLE REGULATIONS AND ORDINANCES. PLANTING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME AND SHALL BE SUBJECT TO ALL APPLICABLE REGULATIONS AND ORDINANCES.

### 3. ALL BRICKS SHALL BE REDUCE OF 60MM PINK MOUNTAIN OVEN VEE BANNER.

4. ALL LANDSCAPE SHALL BE AUTOMATICALLY IRRIGATED. TURF GRASS WILL BE IRRIGATED BY A SEPARATE SYSTEM. IRRIGATION SHALL BE BASED ON SOILS AND BOTANICAL SURVEY DATA AND SHALL BE SUBJECT TO ALL APPLICABLE REGULATIONS AND ORDINANCES. IRRIGATION SYSTEM SHALL BE BASED ON A PROPOSED IRRIGATION SYSTEM DESIGN WHICH WILL BE PROVIDED ON THE PROPOSED IRRIGATION AND IRRIGATION CODE.

HANSEN LANDSCAPE ARCHITECTS, INC.  
Full Planting, Irrigation, Fertilization, & Maintenance Service

700 West 10th Street, Reno, NV 89502  
775.784.1111  
775.784.1112  
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# SUN VALLEY CITIZEN ADVISORY BOARD



## MEMORANDUM

TO: Roger Pelham, Staff Representative  
FROM: Alayne Everett, Recording Secretary  
DATE: June 13, 2005  
RE: Tentative Map TM05-011 and Variance Case VA05-015 Ladera Ranch

The following is a portion of the draft minutes of the Sun Valley Citizen Advisory Board held June 11, 2005.

**Tentative Subdivision Map TM05-011 (LADERA RANCH)** – R. David Snelgrove, AICP, Wood Rodgers, Inc., presented the request to develop a 356-lot, single-family residential, common open space subdivision with lots ranging in size from 5,719 to 14,683 square feet, with an average lot size of 7,469 square feet, **AND Variance Case VA05-015 (LADERA RANCH)** – To increase the maximum allowable height of rockery retaining walls from six feet to not more than eight feet to facilitate less surface disturbance associated with the development of the Ladera Ranch residential subdivision. The project includes a total of six parcels. The subject parcels are contiguous to each other and located to the south of Golden Valley Road/West Seventh Avenue, approximately one mile west of the intersection of West Seventh Avenue and Sun Valley Boulevard and approximately one mile east of the intersection of Golden Valley Road and Spearhead Way. The parcels total approximately 376 acres and have mixed land use designations including High Density Rural (HDR, ±61.33 acres), Low Density Suburban (LDS, ±135.3 acres), Medium Density Suburban (MDS, ±94.15 acres) and Open Space (OS, ±85.3 acres). Roger Pelham, Staff Representative was available to address policy and code questions. Representatives of Silver Star Development were available to address questions and concerns. Cary Chisholm, Wood Rodgers discussed the plans to increase line of sight at the intersection of 7<sup>th</sup> Avenue and the development and acceleration and deceleration lanes. **MOTION:** Charles Woodland moved to recommend approval of TM05-011 Ladera Ranch as presented and to request that negative traffic impacts to 7<sup>th</sup> Avenue and Sun Valley Blvd. be mitigated, that the pedestrian trail be kept off of 7<sup>th</sup> Avenue and that all of the comments and concerns be considered during the application and approval process. Frances Short seconded the motion. The motion carried. **MOTION:** Jeffrey Miller moved to recommend approval of VA05-015 Ladera Ranch as presented. Charles Woodland seconded the motion. The motion carried.

### Comments and Concerns

- In response to questions raised, Mr. Snelgrove stated that the average lot size is over 7,000 square feet. It is anticipated that the housing would be more affordable price range.
- Concerns were raised regarding the traffic impacts from vehicles egress from the development onto 7<sup>th</sup> Avenue. Mr. Snelgrove stated that RTC and Washoe County are reviewing the traffic issues.
- Strong opposition was stated to any increase to vehicle traffic onto Sun Valley Blvd. and recommended that the CAB reject this project for the benefit of the community. Mr. Snelgrove stated that roadway improvements are not made until population and traffic impacts require improvements. The project will generate regional roadway impact fees to help with the roadway improvements.
- John Jackson stated that Washoe County and NDOT has been asked to address the traffic impacts on the fast track.
- Support was stated for the designs that Wood Rodgers has presented to help mitigate the negative traffic impacts.
- In response to questions raised, Mr. Snelgrove discussed the retaining walls. Roger Pelham reviewed the Washoe County standards for rockery walls.
- The applicant was asked to notify the community prior to any blasting during the construction period.
- In response to questions raised, Mr. Chisholm stated that they have swapped that trails system and open space for a park.
- Strong support was stated for keeping pedestrian traffic off of 7<sup>th</sup> Avenue and onto the trail.
- In response to questions raised, Mr. Chisholm discussed the benefits of the rockery walls' construction.
- John Jackson commented that the applicant has addressed the concerns raised and that this is a job well done.

c: Bonnie Weber, Commissioner  
John Jackson, Chair.  
Bob Webb, Planning Manager  
Karena K. Miller, Outreach Coordinator

**WAC16-0001**  
**EXHIBIT C**



# DISTRICT HEALTH DEPARTMENT

DATE: May 24, 2005  
TO: Trevor Lloyd, Planner  
Washoe County Community Development  
FROM: Bryan Tyre, PE  
SUBJECT: **Ladera Ranch**  
TM05-011, Tentative Map  
VA05-015, Variance  
E2004-044

RECEIVED  
MAY 26 2005  
WASHOE COUNTY  
COMMUNITY DEVELOPMENT

Dear Mr. Lloyd:

This Department has reviewed the referenced proposal with regard to sewage disposal, domestic water supply, solid waste, water quality and air pollution. Approval by this Department is subject to the following conditions:

1. Construction plans for the development must be submitted to this Division for approval. The construction drawings must conform to the State of Nevada Regulations Concerning Review of Plans for Subdivisions, Condominiums and Planned Unit Developments, and any applicable requirements of the District Health Department.
2. Prior to approval of each final map, the applicant shall submit a final map fee.
3. A completed dust control plan must be submitted to this Department for review and approval prior to the issuance of a building permit. This plan must be in conformance with Washoe County District Board of Health Regulations Governing Air Quality Management, Section 040.030.
4. All land disturbing activities during construction phases, such as, but not limited to, grading, excavation, cut and fill, etc., must be done with effective dust control measures consistent with Washoe County District Board of Health Regulations Governing Air Quality Management, Section 040.030. Disturbances greater than 1 acre in size must obtain an approved dust control plan prior to beginning work.
5. Any storm drainage from this site must have pretreatment for petrochemicals and silts.



6. A Water System Facility Plan must be submitted to the District Health Department prior to approval of the first final map. The Water System Facility Plan must be prepared by the water purveyor and include the network hydraulic analysis, service area and pressure zone boundaries, facilities necessary to serve developments within these boundaries, and the location and timing of the necessary facility improvements. The Water System Facility Plan must be in compliance with NAC 445A.65505 through 445A.6731 and approved by the District Health Department prior to review of any final map for the proposed subdivision. The appropriate plan review fee will also be required.
7. Before final approval will be considered, a "Commitment for Water Service" letter from the water purveyor committing adequate water service to this proposal must be submitted to the Washoe County District Health Department.
8. A letter of approval must be submitted from the Division of Water Resources for this proposal.
9. A letter from Sun Valley GID committing sewer service to this proposal must be submitted. This letter shall indicate that the treatment facility will not be brought beyond its permitted capacity by this service.
10. The Nevada Division of Environmental Protection must submit a letter to the Health Department certifying their approval of the final map.
11. Prior to approval of a final map for the referenced proposal, the design engineer shall submit to the satisfaction of the District Health Department a plan for periodic inspection of the construction of the systems for water supply and community sewerage. The design engineer shall, pursuant to the approved inspection plan, periodically certify in writing to the District Health Department that the improvements are being installed in accordance with the approved plans and recognized practices of the trade.

If you have any questions regarding the foregoing, please call me at 328-2430.

Sincerely,



Bryan W. Tyre, P.E.  
Registered Engineer  
Environmental Health Services

BWT:jc

Cc: Ladera Ranch 390 LLC  
Wood Rodgers Inc, R.David Snelgrove  
Darrin Price, Sun Valley GID

**WAC16-0001**  
**EXHIBIT C**



# Community Development

*"Dedicated to Excellence in Public Service"*

Adrian P. Freund, AICP, Community Development Director



Agenda Item No: 1 (11/7/2006)

Staff Recommendation: **CONDITIONAL APPROVAL**

**WASHOE COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT  
STAFF REPORT**

**To:** Washoe County Planning Commission

**Re:** Amendment of Conditions Case Number AC06-009 (Amendment of Tentative Map Case Number TM05-011)

**Date:** October 26, 2006

**Prepared By:** Roger Pelham, Planner

**GENERAL INFORMATION SUMMARY**

**Applicant:** SilverStar Communities

**Requested Action:** To modify Conditions of Approval Numbers 21 and 60 to allow the combination of the sewer access road and the required pedestrian path, to relocate the proposed sewer line and to change the surface of the pedestrian path from asphalt to gravel. The applicant is further requesting substantial changes to the grading at the entrance of the project. **The project includes a total of six contiguous parcels located to the south of Golden Valley Road/West Seventh Avenue, approximately one mile west of the intersection of West Seventh Avenue and Sun Valley Boulevard and approximately one mile east of the intersection of Golden Valley Road and Spearhead Way.** The parcels total approximately 376 acres and have mixed land use designations including High Density Rural (HDR, ±61.33 acres), Low Density Suburban (LDS, ±135.3 acres), Medium Density Suburban (MDS, ±94.15 acres) and Open Space (OS, ±85.3 acres). The parcels are located within the Sun Valley Area Plan, and are situated in portions of Sections 13 and 24, T20N, R19E, MDM, Washoe County, Nevada. The property is located in the Sun Valley Citizen Advisory Board boundary and Washoe County Commission District No. 5. (APNs 082-473-07 through 09, 082-473-11 and 12, and 502-250-05)

**RECOMMENDATION/FINDINGS**

Based upon the staff analysis, comments received, and the site inspection, staff recommends approval of the requests with conditions and offers the following motion for your consideration:

I move that the Washoe County Planning Commission conditionally approves Amendment of Conditions Case Number AC06-009 (Amendment of Tentative Map Case Number TM05-011) for SilverStar Communities [including condition option A] or [including condition option B] as indicated on page 8 of the staff

To: Washoe County Planning Commission  
Re: Amendment of Conditions Case Number AC06-009  
Date: October 26, 2006  
Page: 2

report, having made the following findings in accordance with Washoe County Development Code Section 110.608.25 and Nevada Revised Statutes 278-349:

1. Plan Consistency. That the proposed changes to the tentative map approval are consistent with the Comprehensive Plan and any specific plan;
2. Design or Improvement. That the change in the design and improvements to the proposed subdivision are consistent with the Comprehensive Plan and any specific plan;
3. Availability of Services. That the subdivision, with the changes proposed, will meet the requirements of Article 702, Adequate Public Facilities Management System;
4. Fish or Wildlife. That neither the design of the subdivision nor any proposed improvements, with the proposed changes are likely to cause substantial environmental damage, or substantial and avoidable injury to any endangered plant, wildlife or their habitat;
5. Public Health. That the changes to the design of the subdivision or type of improvement is not likely to cause significant public health problems;
6. Easements. That the changes to the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of property within, the proposed subdivision;
7. Access. That the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles;
8. Dedications. That any land or improvements to be dedicated to the County are not impacted by the proposed changes and is consistent with the Comprehensive Plan;
9. Energy. That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision and is not impacted by the proposed changes; and
10. Reasoned Consideration. That the Planning Commissioners gave reasoned consideration to the information contained within the staff report and information received during the meeting.

To: Washoe County Planning Commission  
Re: Amendment of Conditions Case Number AC06-009  
Date: October 26, 2006  
Page: 3

## LAND USE SUMMARY

### **Land Use Designations:**

The project consists of a total of six parcels which include approximately 376 acres and have mixed land use designations including High Density Rural (HDR, ±61.33 acres), Low Density Suburban (LDS, ±135.3 acres), Medium Density Suburban (MDS, ±94.15 acres) and Open Space (OS, ±85.3 acres). HDR has a residential density of 0.4 dwelling units per acre, LDS has a residential density of 1.0 dwelling units per acre, MDS has a residential density of 3.0 dwelling units per acre, and OS has no residential density. In sum the applicant has a total allowable density of 442 dwelling units.  $[(61.33 \times 0.4) + (135.3 \times 1) + (94.15 \times 3) = 442.28]$

### **Proposed Density:**

The applicant has proposed a subdivision of 356 lots, or 80% of the allowable density on the subject parcels. The proposed amendments to the project have no impact upon the allowable or proposed density of the subdivision.

### **Proposed Lot Configuration:**

The proposed lot configuration is a curvilinear design with common open space that has been carefully designed to minimize grading, minimize scarring of the site and to prevent disturbance on areas with steep slopes. Staff has conditioned that the common open space be dedicated to the Washoe County Department of Regional Parks and Open Space with the recordation of each final map. The proposed amendments to the project have no impact upon the lot configuration of the subdivision.

### **Minimum Lot Size Required:**

Under Article 408, Common Open Space Development, minimum lot sizes are not specified. The proposed amendments to the project have no impact upon the minimum lot size of the subdivision.

### **Minimum Lot Width Required:**

Under Article 408, Common Open Space Development, minimum lot widths are not specified. The proposed amendments to the project have no impact upon the minimum lot width of the subdivision.

### **Development Suitability Constraints:**

There are slopes greater than 30% on some areas of the subject site, which have the land use designation of Open Space, the subdivision has been carefully designed to avoid disturbance of those areas, to the greatest practicable extent. The applicant is also proposing daylight basements on 43% of the lots to work with the existing topography to a greater extent, and to further reduce the amount of grading required.

To: Washoe County Planning Commission  
Re: Amendment of Conditions Case Number AC06-009  
Date: October 26, 2006  
Page: 4

**Area Plan Modifiers:**

Section 110.218.05, requires residential development of one dwelling unit or more per acre to be served by community water and sewer systems. The proposed development will be served by the Sun Valley General Improvement District (SVGID), for both community water and community sewer.

Section 110.218.20, limits the height of new residential structures to two stories in height. The subdivision design includes stepped foundations for walk-out basements on approximately 1/3 of the proposed lots. Again, the applicant has gone to great lengths to minimize the amount of grading and cut-and-fill slopes that are required to develop this subdivision, the use of stepped foundations aids this effort greatly.

Section 110.218.05, requires all new parcels created to be within the service area of a recognized water purveyor. The proposed project is within the SVGID service area.

<b>ANALYSIS</b>
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**Background:**

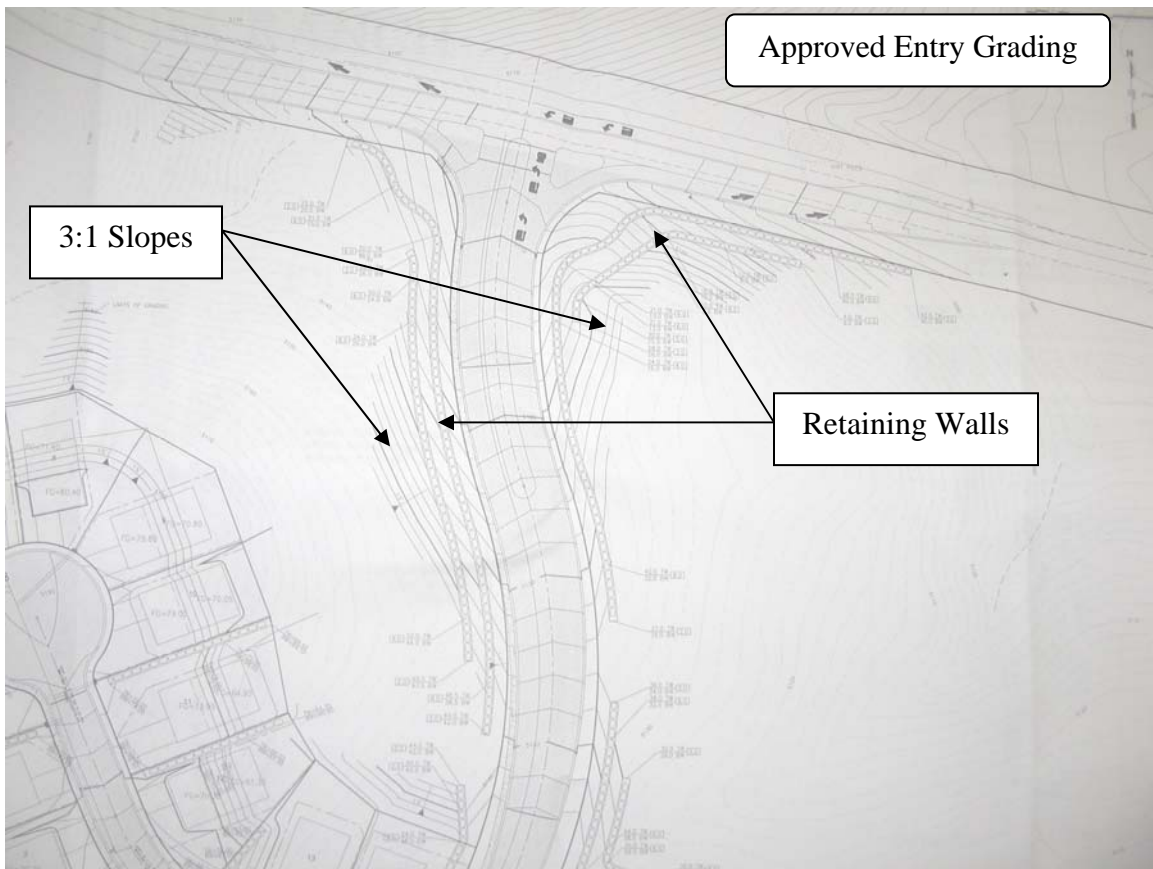
LaDera Ranch was approved as a single-family, common open space, residential subdivision of 356 home sites on approximately 73 acres with 303 acres of common open space remaining. The majority of the remaining common open space is proposed to be dedicated to the Washoe County Department of Regional Parks and Open Space. Dedication of the open space will create a connection between Golden Valley Road/West Seventh Avenue, south to the site of the Sun Valley Regional Park. The subject parcels are all currently undeveloped, however, all show evidence of extensive use by off-highway vehicles and other recreational users. Because the approval is for a common open space subdivision and the applicant is making use of smaller lot sizes than otherwise allowed in the regulatory zone, smaller side yard setbacks are also requested. The minimum side yard setback for this subdivision is proposed to be six feet.

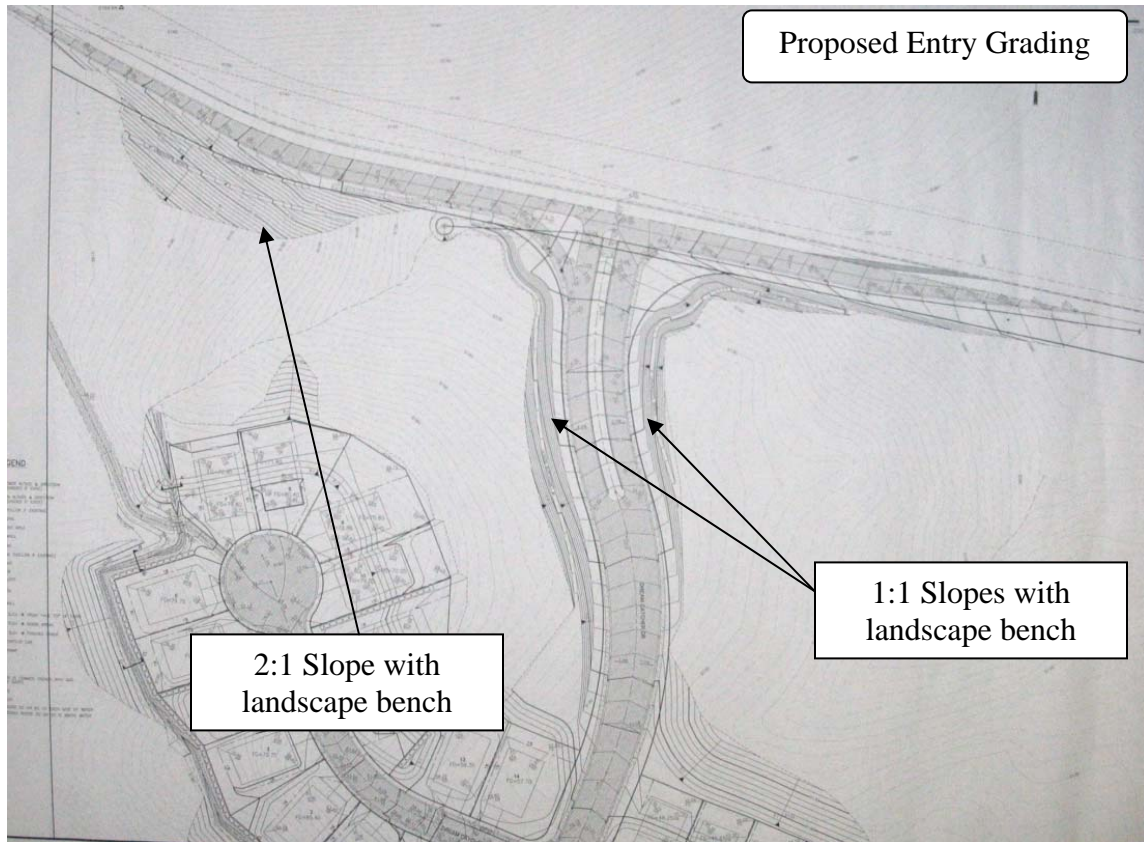
Due to the topography of the site, significant grading and series of retaining walls are necessary throughout the subdivision. The most notable cuts into the hillside being adjacent to the main entrance to the subdivision from Golden Valley Road/West Seventh Avenue. That area will also include extensive landscaping and a divided roadway which will create a defined entrance and sense of place for the proposed subdivision. Substantial modification of the grading at the entry of the project is one of the changes that necessitates this amendment. The retaining walls throughout the subdivision are proposed to be a maximum of eight feet in height at the highest point and must be separated by a horizontal distance of at least six feet or the height of the retaining wall, whichever is greater. The horizontal separation will allow for landscaping between the walls to soften the visual impact. Rockery walls were approved at the entry to the subdivision. However it was noted in the original staff report that, "Some of the rockery walls shown on the included plans may not be necessary as the applicant will be excavating into solid rock. If the applicant provides a geotechnical analysis that indicates that the cut into the rock is stable then additional rockery walls may be unnecessary. The

To: Washoe County Planning Commission  
Re: Amendment of Conditions Case Number AC06-009  
Date: October 26, 2006  
Page: 5

applicant will be required to treat those cuts just as they would a rockery wall to minimize the visual impact.” Under the original approval, the applicant would be required to terrace the cuts into the rock, and landscape the area, just as if it were a series of retaining walls. In addition to landscaping “Permeon” simulated desert varnish or an equivalent rock stain product would be required to be applied to all newly exposed rock faces.

The grading and rockery walls as originally approved are shown below, followed by the grading currently proposed.

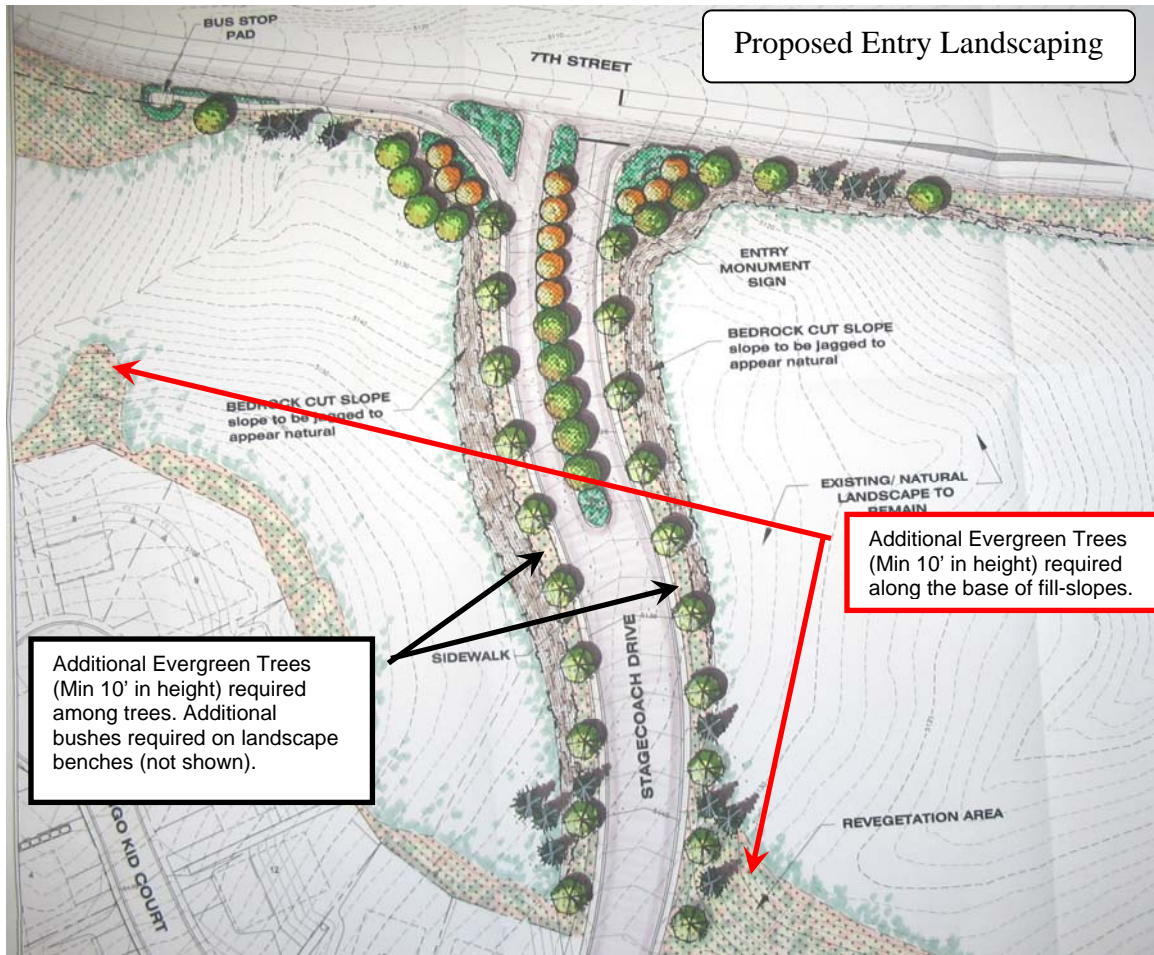




The cut slopes as shown in the illustration, above, are proposed to be up to 28 feet in height. This has the potential for large visual impact upon those traveling along Golden Valley Road/West Seventh Avenue. Entry landscaping and retaining walls were originally proposed to create a sense of place and an attractive entry to the project. The grading as proposed above is a substantial modification to that plan. Landscaping has been proposed with this grading as well, and is shown below. Based upon the significant increase in visual impact created by the 1:1 slopes, as opposed to the previously-approved terraced rockery walls, staff has included conditions of approval to require significant additional landscaping to mitigate that visual impact. Those conditions include a landscaped "bench" in the cut approximately half way up the cut slope, which is reflected in the diagram, above.



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Re: Amendment of Conditions Case Number AC06-009  
Date: October 26, 2006  
Page: 7



Additional grading adjacent to West 7<sup>th</sup> Avenue / Golden Valley road is also proposed at this time. The additional grading is required to construct the deceleration lane that provides access to the subdivision. The cut into the hillside will be approximately 360 feet in length and approximately 48 feet in height at the highest elevation. This grading will be extremely visually prominent from the adjacent roadway. In order to mitigate the visual impact and to reduce the amount of grading required staff has conditioned that the applicant construct a landscaped bench, three to four feet in width, at the property line adjacent to the roadway and to plant evergreen trees every 20 feet along the 360 lineal feet of the cut-slope area. Staff has also conditioned that the cut slope shall be steepened to 2:1 (as shown on the previous page) with one additional landscaped bench, two to three feet in width near the mid-point of the slope, again with vegetation to obscure the cut.

The other major amendment to this map involves the relocation of the sewer line that will serve the project so that the line will remain on property owned by the applicant. This is an improvement to the design and reduces the impact upon the surrounding area.

Corollary to this change is the relocation of the pedestrian path required in lieu of sidewalks adjacent to West 7<sup>th</sup> Avenue. This pedestrian path was conditioned to be constructed of asphalt to facilitate pedestrian access in all weather conditions. The



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applicant is requesting that the surface of the path be changed to allow gravel or asphalt grindings. Staff has met with the applicant on several occasions and discussed this issue in great detail. The path is now proposed to be relocated to follow the new sewer line and will serve the dual purpose of access to that facility for maintenance and for pedestrian traffic. Because the path will follow the sewer line there will be slopes in the path up to 14% and the path will meander as it works its way from the paved roadways within the subdivision to West 6<sup>th</sup> Avenue, just west of Chocolate Drive. The applicant and the Sun Valley GID are supportive of this type of surface as asphalt may break down and become a greater maintenance burden over time. Fear of use of the path by skateboarders and bicyclists on the steep slopes which may result in injury has also been expressed.

The County Traffic Engineer provided the following comments regarding the construction of the path.

[The purpose] in requiring condition 60, to construct a 5' wide sidewalk along 7<sup>th</sup>, or a pedestrian path from the northwest corner to the northeast corner to the project site, is to provide a pedestrian link in the transportation network. It is important to provide for pedestrian facilities and reduce the dependence on vehicles. A pedestrian facility should have as direct connection as possible. The proposed alignment works as a recreational facility, but as a transportation element would only serve the as a link between LaDera and 6<sup>th</sup> street neighborhoods. There are very few funds available to build pedestrian facilities and therefore vital for new developments pay for links along their frontage.

If the developer chooses to construct the pedestrian path rather than the sidewalk it should be constructed in a manner to hold up to reasonable use; that includes appropriate structural section and edge treatments. An appropriate edge treatment may include a concrete edge. If maintenance vehicles use a portion of the path then the structural section and edge treatment will need to accommodate those vehicles.

Community Development staff do not feel compelled to support either position and would ask that the Planning Commission give direction by including **one** of the following conditions if the amendment request is approved.

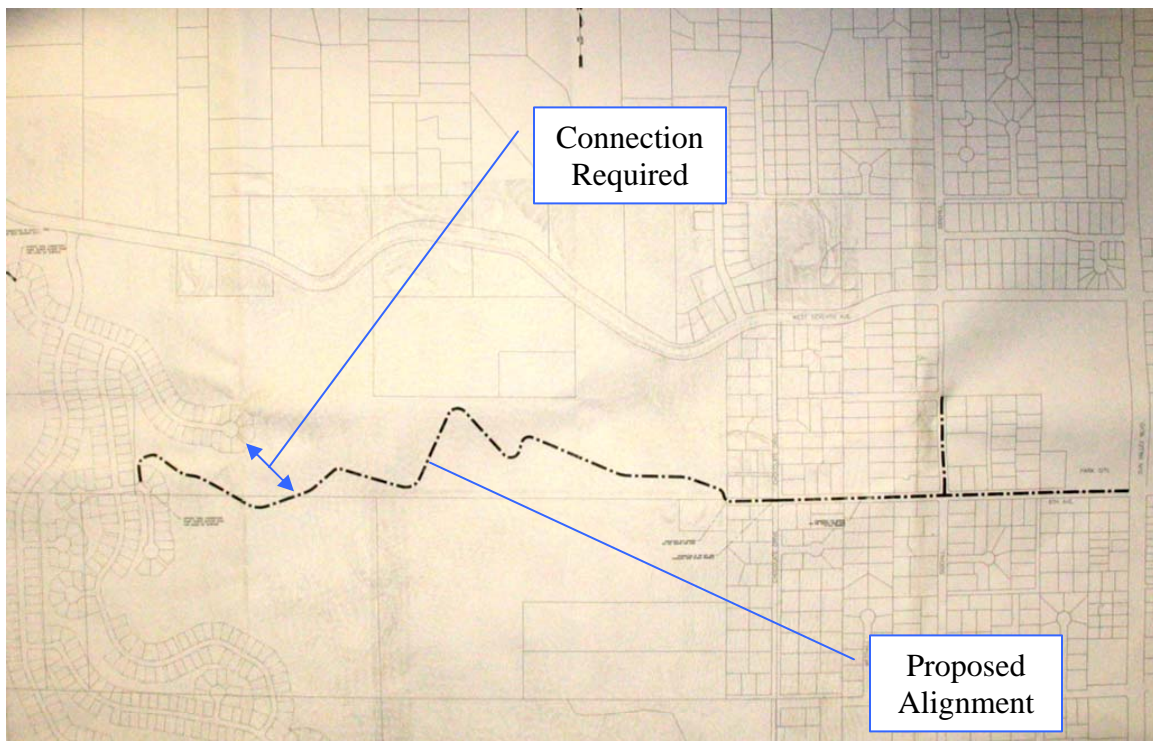
- A. The surface of the required pedestrian path shall be constructed of asphalt to the satisfaction of the County Engineer. The County Engineer shall determine compliance with this condition.
- B. The surface of the required pedestrian path shall be constructed of gravel or grinding materials to the satisfaction of the County Engineer and to the "Green Book" specifications of the Washoe County Department of Regional Parks and Open Space. The County Engineer and the Department of Regional Parks and Open Space shall determine compliance with this condition.

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The County Traffic Engineer has also required a connection to the path from the end of the northernmost cul-de-sac in the subdivision to provide a more direct connection for pedestrians. This condition will be in effect regardless of the type of surface that is decided upon.

Relocation of the path will require several areas of cut-and-fill slopes, most of these are relatively small, one larger area may be visible from the 6<sup>th</sup> Avenue area, but will be substantially screened by the surrounding topography. Each of the slopes will be not steeper than 3H:1V and will be revegetated using "dry land" revegetation techniques, seed mixes utilized will include juniper tree seeds.

The proposed alignment for the pedestrian path and sewer line is shown below.



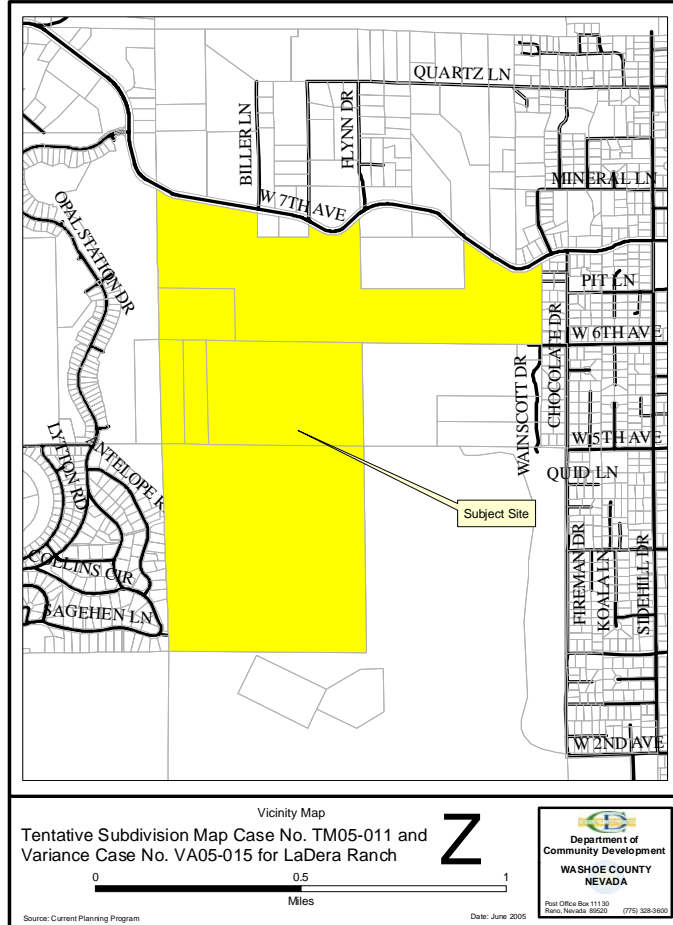
### **Site Analysis:**

The site contains significant areas of slopes 30% and greater, those areas are not proposed for development. The applicant has designed the subdivision very carefully to disturb as small an area as possible and has worked extensively with staff to reduce the amount of grading required and the visual impact of that grading.

### **Landscaping and Design:**

Additional landscaping for the purpose of mitigation of the appearance of cut-slopes has been conditioned, as discussed above.

**VICINITY MAP**



**AGENCY COMMENTS**

The plans were submitted to involved agencies and no adverse comments were received. Comments and conditions of approval were received from the Health Department, the Engineering Division, the Parks Department, and the Regional Transportation Commission.

No unique or extraordinary conditions of approval were requested. All of the conditions are related to the service needs and/or development impacts of the reviewing agencies resulting from the subdivision proposal, and are proportional to the number of lots being created.

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### **CITIZEN ADVISORY BOARD COMMENTS**

The proposed plans were submitted to the Sun Valley Citizen Advisory Board and were discussed during the October 14, 2006. A copy of their correspondence is attached for your reference. The CAB recommended approval of the proposed amendments with the surface of the path being "crusher fines" rather than decomposed granite, at the suggestion of the Parks Department. The CAB also requested that juniper trees be included in the landscaping. One CAB member, Jeff Miller, submitted written comments indicating that he would like the pedestrian path to connect to West 7<sup>th</sup> Avenue.

### **SUN VALLEY AREA PLAN MODIFIERS**

There are no Sun Valley Area Plan (Article 218 of the Washoe County Development Code) regulations that are especially pertinent to the proposed amendment of conditions.

### **RELEVANT SUN VALLEY AREA PLAN POLICIES AND ACTION PROGRAMS**

In addition to the Washoe County Development Code Article 218, Sun Valley Area Modifiers, the following excerpts of policies and action programs contained in the Sun Valley Area Plan are relevant to the proposed subdivision:

**SUN.1.1 Ensure that the scenic qualities of the mountains and hills surrounding Sun Valley are maintained.**

SUN.1.1.1 Development on hillsides shall disturb the smallest area possible. Disturbed soils should be revegetated as soon as practical. Drought tolerant/fire resistant species should be used where appropriate.

SUN.1.1.2 Encourage the underground placement of primary, distribution, secondary, and service lines and other utilities for new development in the planning area.

*The applicant has designed the subdivision with the express intent of minimizing hillside disturbance, revegetation has been included in the conditions of approval. Power distribution lines are required to be placed underground.*

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<b>APPLICABLE REGULATIONS</b>
-------------------------------

Nevada Revised Statutes Chapter 278; Washoe County Code Chapter 110.

h:\my documents\2006 cases\2006\_amendment\_of\_conditions\ac06-009\_ladera\_ranch\ac06-009\_staff\_report.doc

Attachments: Conditions of Approval  
Sun Valley CAB notes

xc: Applicant: SilverStar Communities, attn: Chris Judson, 679 Sierra Rose Drive, Reno, NV 89511

Representatives: Summit Engineering, attn: Chad Wilkinson, 5405 Mae Anne Avenue, Reno, NV 89523

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**CONDITIONS FOR  
AMENDMENT OF CONDITIONS CASE NUMBER AC06-009  
(TENTATIVE SUBDIVISION MAP CASE NO. TM05-011 LADERA RANCH)  
(As recommended by Department of Community Development  
and attached to Staff Report dated October 26, 2006)**

**\*\*\*IMPORTANT GENERAL INSTRUCTIONS—PLEASE READ\*\*\***

**THE TENTATIVE MAP APPROVAL ALLOWS THE SUBDIVIDER TO PROCEED WITH FULFILLING THE CONDITIONS OF APPROVAL AND RECORD A FINAL MAP FOR ALL, OR PORTIONS OF, THE DEVELOPMENT WITHIN TWO (2) YEARS FROM THE DATE OF THE PLANNING COMMISSION ACTION. FAILURE TO RECORD THE FIRST FINAL MAP WITHIN TWO (2) YEARS OF THE PLANNING COMMISSION ACTION, OR FAILURE TO RECORD THE LATEST MAP IN A SERIES WITHIN ONE (1) YEAR AFTER THE DATE OF THE MOST RECENTLY RECORDED MAP, SHALL TERMINATE ALL PROCEEDINGS CONCERNING THE SUBDIVISION.**

**UNLESS OTHERWISE STATED, PRIOR TO FINALIZATION OF ANY PORTION OF THE TENTATIVE SUBDIVISION MAP, ALL CONDITIONS MUST BE MET OR FINANCIAL ASSURANCES TO ENSURE COMPLETION OF THE CONDITIONS MUST BE PROVIDED. THE AGENCY RESPONSIBLE FOR DETERMINING COMPLIANCE WITH A SPECIFIC CONDITION SHALL DETERMINE WHETHER THE CONDITION MUST BE FULLY COMPLETED OR WHETHER THE APPLICANT SHALL BE OFFERED THE OPTION OF PROVIDING FINANCIAL ASSURANCES.**

**A COPY OF ALL AGREEMENTS, EASEMENTS OR OTHER DOCUMENTATION REQUIRED BY THESE CONDITIONS SHALL BE FILED WITH THE DEPARTMENT OF PUBLIC WORKS AND/OR THE DEPARTMENT OF COMMUNITY DEVELOPMENT.**

**THE DEVELOPER SHALL MEET WITH THE ENGINEERING DIVISION, DEPARTMENT OF WATER RESOURCES AND THE DEPARTMENT OF COMMUNITY DEVELOPMENT STAFF AT LEAST SIXTY (60) DAYS BEFORE THE ANTICIPATED DATE OF THE FINAL MAP RECORDATION TO REVIEW SCHEDULING, REQUIREMENTS, FINAL CONSTRUCTION DRAWINGS, AND DOCUMENTATION NECESSARY TO ADEQUATELY COMPLY WITH THE CONDITIONS OF APPROVAL AND THE APPLICABLE STATUTES, ORDINANCES, RULES, REGULATIONS AND POLICIES.**

**REQUESTS FOR EXTENSION OF TIME FOR SUBSEQUENT FINAL MAPS MUST BE SUBMITTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT AT LEAST SIXTY (60) DAYS PRIOR TO THE EXPIRATION DATE OF THE TENTATIVE SUBDIVISION MAP.**

**COMPLIANCE WITH THE APPLICABLE STATUTES, ORDINANCES, RULES, REGULATIONS AND POLICIES AND WITH THE CONDITIONS OF APPROVAL OF THIS TENTATIVE MAP IS THE RESPONSIBILITY OF THE DEVELOPER, ITS**

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**SUCCESSOR IN INTEREST, AND ALL OWNERS, ASSIGNEES AND OCCUPANTS OF THE PROPERTY, AND THEIR SUCCESSORS IN INTEREST.**

**A COPY OF THE FINAL ORDER FOR THE APPROVAL OF THE TENTATIVE MAP SHALL BE ATTACHED TO ALL PHASES/UNITS SUBMITTALS FOR FINAL MAP REVIEW SIXTY (60) DAYS PRIOR TO RECORDATION.**

**GENERAL CONDITIONS**

1. The applicant shall demonstrate substantial conformance to the plans approved as part of this amendment of conditions. The Department of Community Development shall determine compliance with this condition.
2. The applicant shall record the final map for at least the first phase of the subdivision not later than July 5, 2007.
3. A copy of the Final Order stating conditional approval of this amendment of conditions shall be attached to all applications for administrative permits issued by Washoe County.
4. All prior conditions of approval for this project, not modified by this action, shall remain in full force and effect.

**LANDSCAPING AND DESIGN**

5. Additional evergreen trees, not less than ten (10) feet in height shall be added to the proposed entry landscaping plan. The additional trees shall be located between each of the deciduous trees on both sides of Stagecoach Drive. All proposed entry landscaping shall be completed prior to the approval of any building permit for any dwelling unit in the subdivision. Permanent irrigation shall be provided to all landscape areas with individual water emitters at each tree. The Department of Community Development shall determine compliance with this condition.
6. Landscaping including evergreen trees at the base and evergreen bushes on the bench at the midpoint shall be added to the graded area adjacent to W. 7<sup>th</sup> Ave. The Department of Community Development shall determine compliance with this condition.
7. Additional evergreen trees, not less than ten (10) feet in height, shall be added to the proposed landscaping plan along the base of all fill-slopes visible from West 7<sup>th</sup> Avenue/Golden Valley Drive. One tree shall be added for each 25 lineal feet of fill slope. All trees shall be planted prior to the approval of any building permit for any dwelling unit in the subdivision. Permanent irrigation shall be provided to each tree. The Department of Community Development shall determine compliance with this condition.

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8. Landscaping treatments shall include juniper trees. All revegetation seed mixes shall include juniper tree seeds. Compliance with this condition shall be determined by the Department of Community Development.

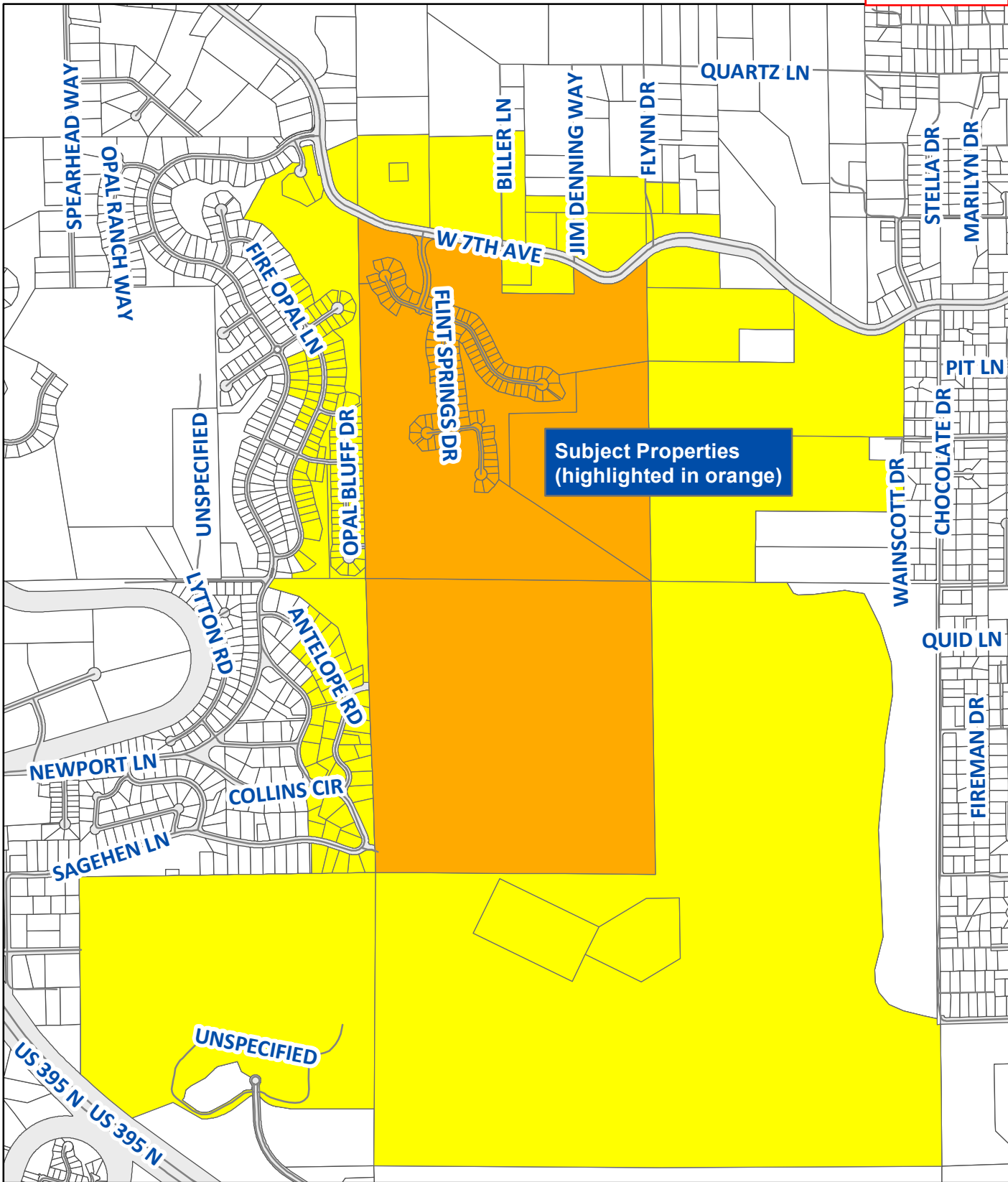
#### **ENGINEERING CONDITIONS**

9. In medians with irrigated landscaping adjacent to the curb, a subdrain system shall be installed a minimum of one foot behind the back face of curb to intercept drainage from the landscaping. The system shall be tied to the storm drain system or an acceptable alternative drainage system. The County Engineer shall determine compliance with this condition.
10. Any landscaping within the County right-of-way will require a Revocable Encroachment Permit and will be approved on a case-by-case basis. Washoe County will not maintain landscaping in the right-of-way. Maintenance responsibility for any landscaping within the right-of-way shall be addressed prior to the finalization of the affected final map. The County Engineer shall determine compliance with this condition.
11. The applicant shall provide a trail connection from the end of the northernmost cul-de-sac in the subdivision (Painted Sky Way) to the pedestrian path. The surface of the connection shall be identical to the surface for the remainder of the path. The County Engineer shall determine compliance with this condition.
12. The applicant shall install signage from the trail connection to the subdivision to the west and from West 7<sup>th</sup> Avenue through the subdivision to the required pedestrian path. The County Engineer and the Department of Community Development shall determine compliance with this condition.

#### **VECTOR CONTROL CONDITION**

13. Typical front lot containing turf grass shall require a 3-foot no-sod setback from the back face of sidewalk. If there is no sidewalk the 3-foot no-sod setback shall be from the back face of the curb. The District Health Department may waive this condition if there is a design equivalent such as an underground drip system. The District Health Department, Vector Control Program shall be responsible for determining compliance with this condition.

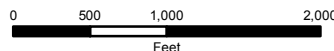
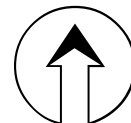




Public Notice Map

Amendment of Conditions Case No. WAC16-0001 for Tentative Map Case TM05-011 (Ladera Ranch)

299 parcels selected within a distance of 500 feet of the project site.



Source: Planning and Development Division

Date: December 20, 2016

Community Services Department

WASHOE COUNTY NEVADA

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



# Ladera Ranch

Application to Washoe County for a:

## *Condition Amendment*

Prepared by:



John F. Krmpotic, AICP  
KLS Planning & Design Group  
9480 Double Diamond Parkway, Suite 299  
Reno, Nevada 89521



Colin Hayes, P.E.  
Vice President  
Summit Engineering Corporation  
5405 Mae Anne Avenue  
Reno, NV 89523

Prepared for:

Mark Jones  
Director of Land Acquisition  
D.R. Horton  
1081 Whitney Ranch Drive  
Henderson, NV 89014

**December 15, 2016**

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**Appendix**

**Application Materials**

- WC Development Application
- Amendment of Conditions Application
- Property Owner Affidavit w/ Parcel Summary
- Ladera Ranch LLC (Secretary of State Records)
- WC Fee Sheet
- WC Treasurer (Payment Records – 6 sheets)
- Conditions of Approval for TM05-011(dated 7/6/05)



---

**Project Request** - This application includes the following request:

- A request for a **Condition Amendment** to vary the front yard and side yard setbacks for the previously approved Ladera Ranch. The project includes multiple zoning districts on the site.

**Property Location**

The site is located along East Golden Valley Drive at the intersection of Dream Catcher in Golden Valley area of Washoe County on a 291.92 acre site. This includes 113 parcels (see attached list) which consist of 108 recorded undeveloped lots, and 5 raw land parcels.

**Reason for the Request**

The Condition Amendment is required to allow the builder to deliver the product that they believe is better suited for market and this site. The primary reason for the reduced setbacks is to provide more flexibility of house floor plans with a slightly larger building envelope.

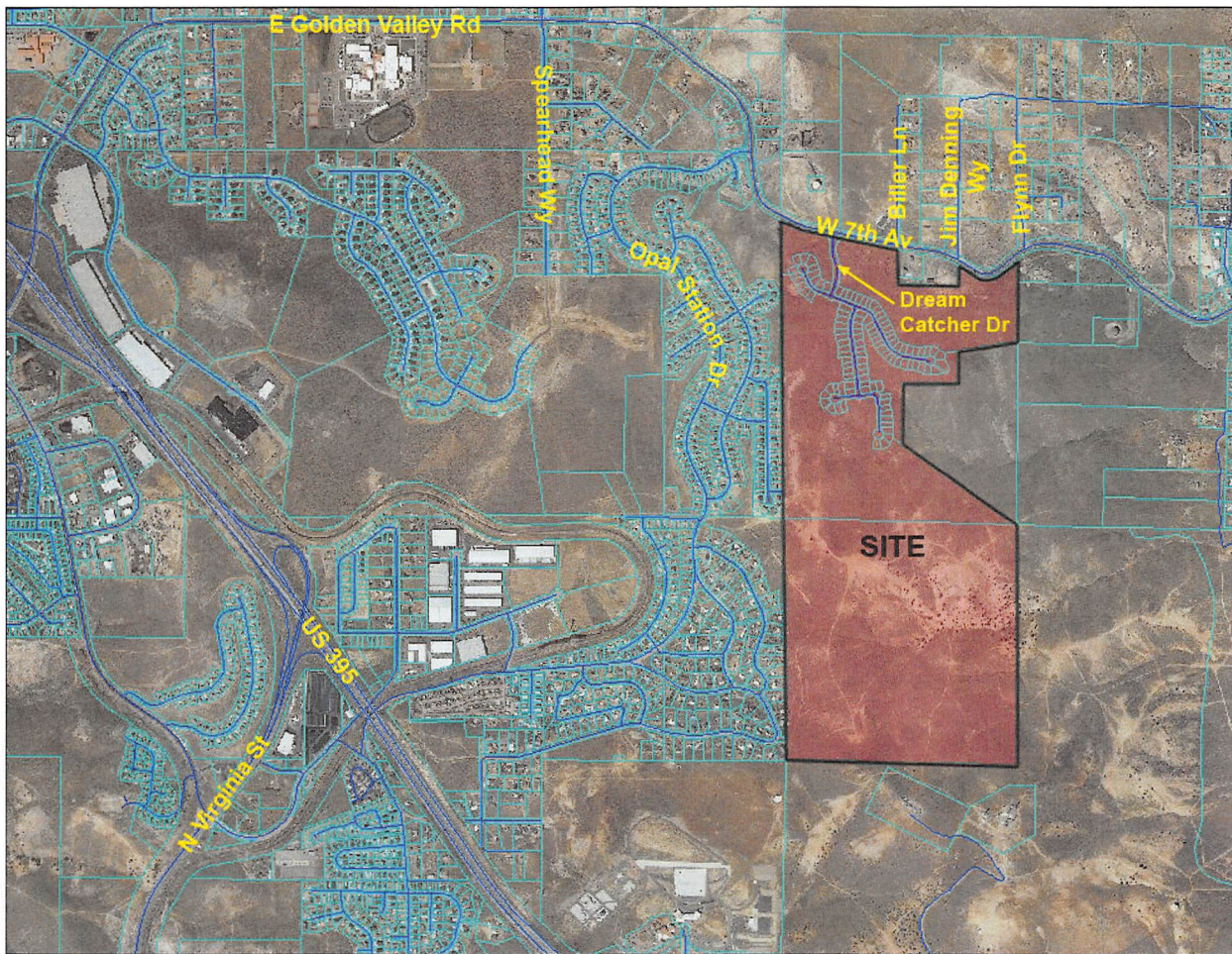


Figure 1 - Vicinity Map



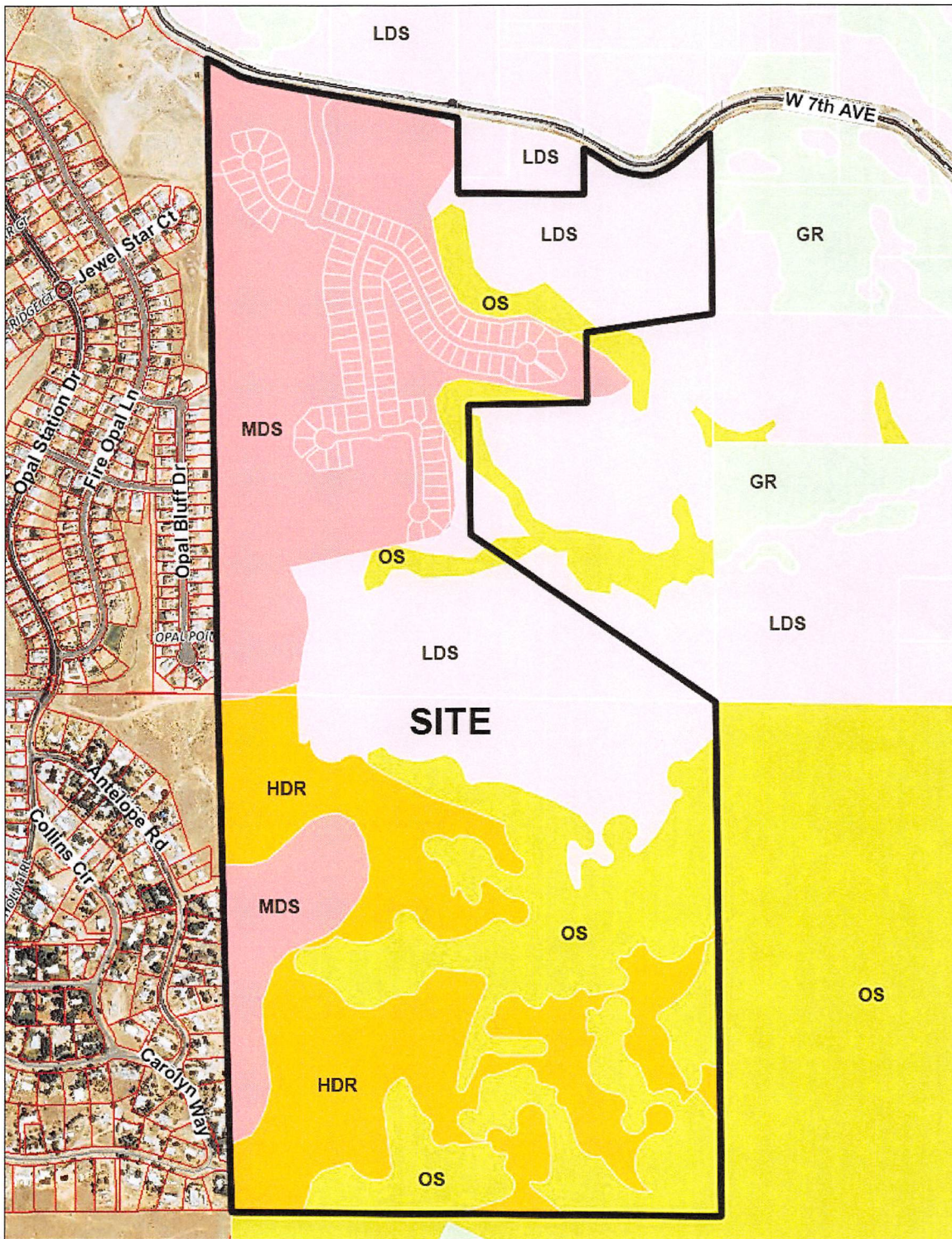


Figure 2 – Existing County Zoning

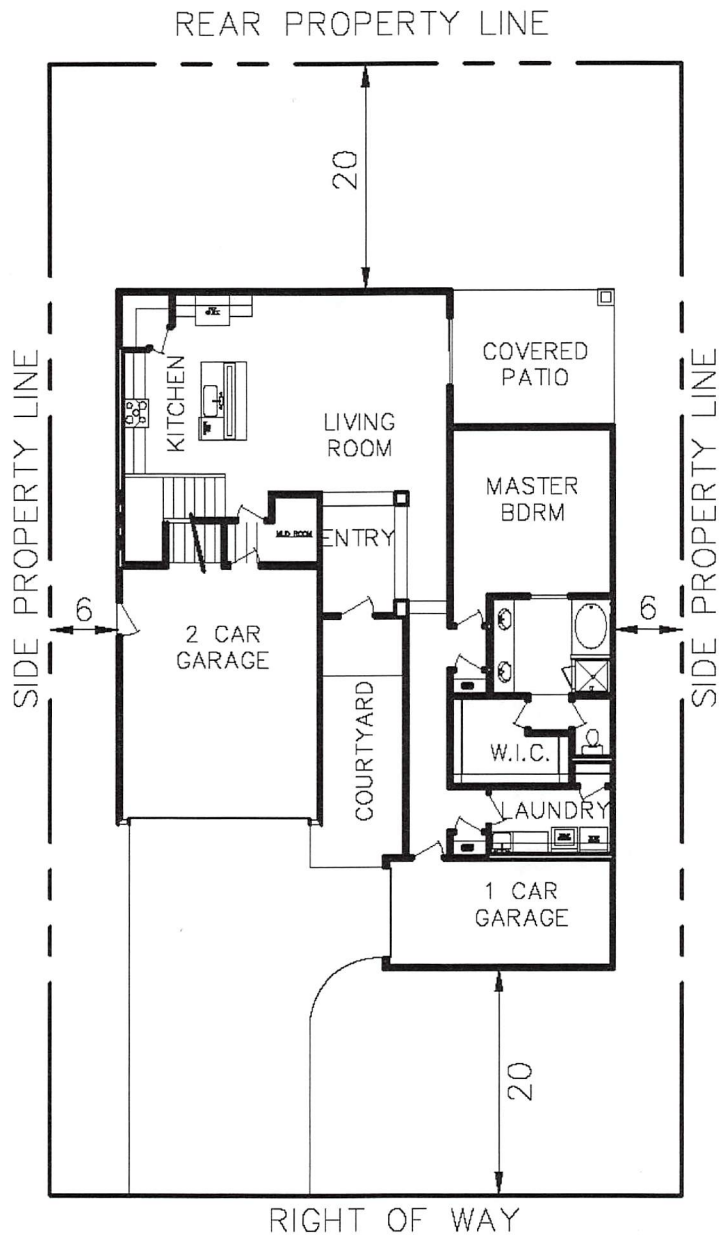


Figure 3 – Proposed Floor Plan with existing Setbacks

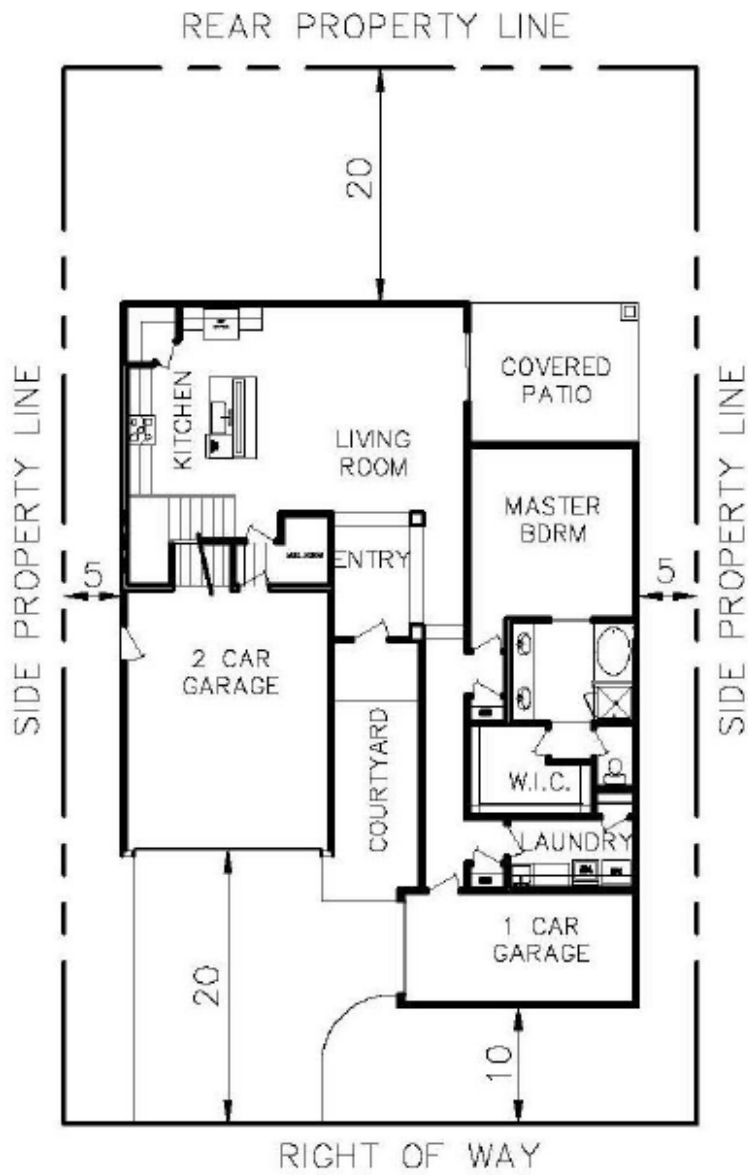
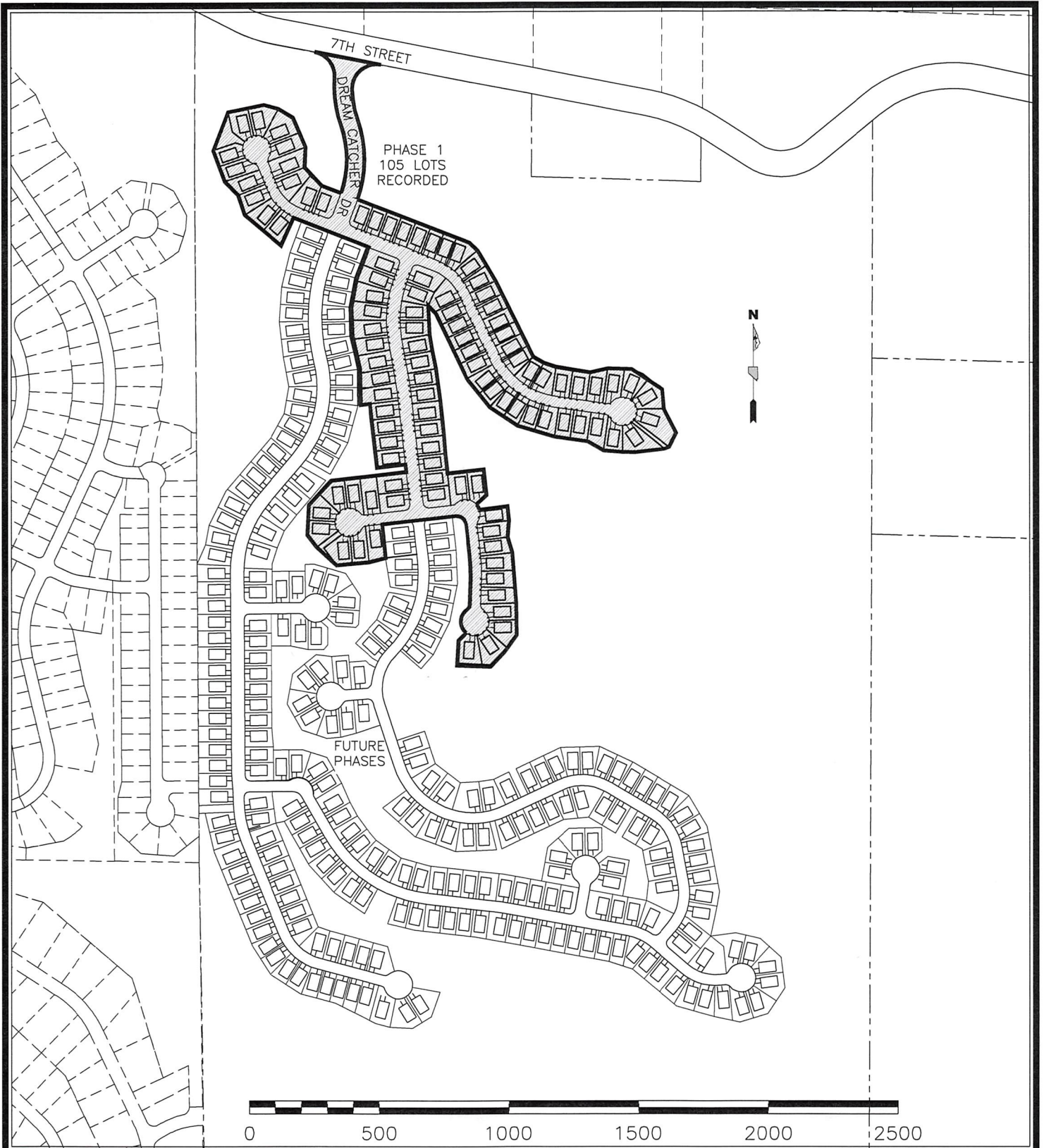


Figure 4 – Proposed Floor Plan with proposed Setbacks





**SITE PLAN  
LADERA RANCH  
356 LOTS**

SCALE: 1" = 500'

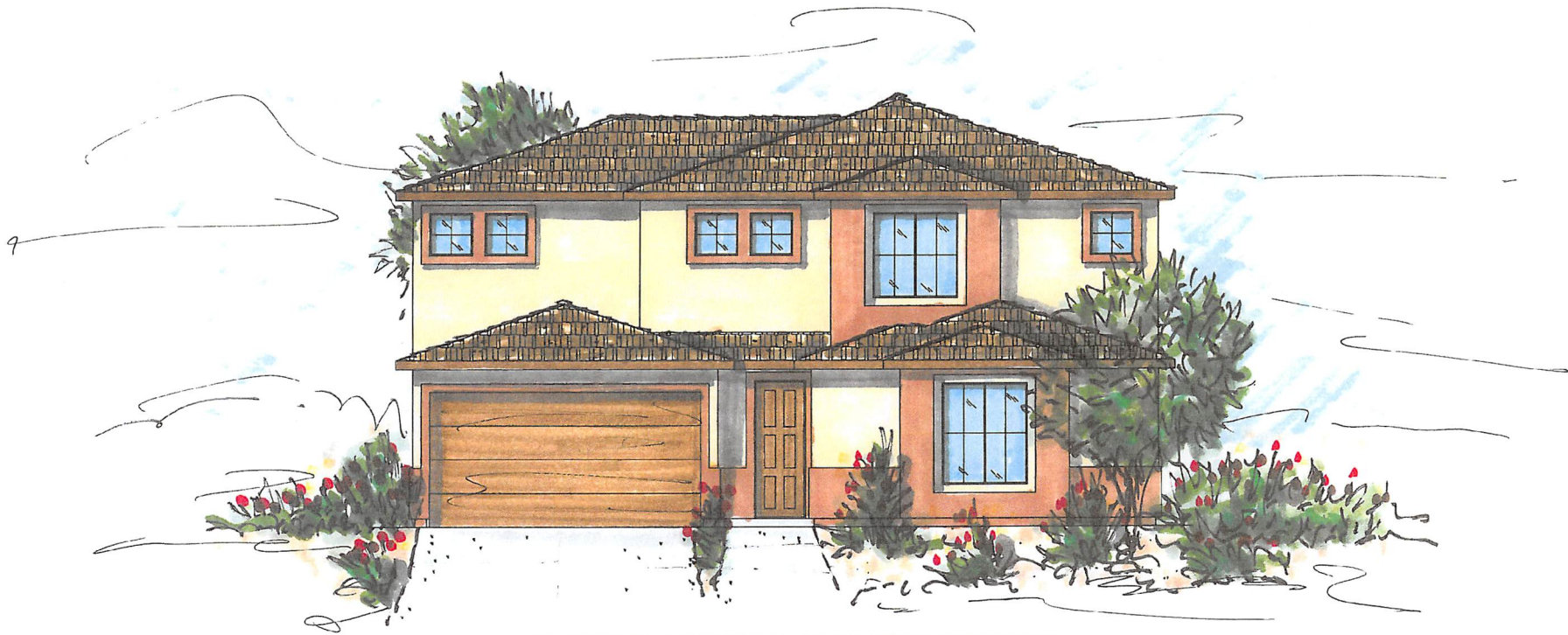
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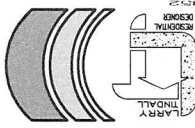
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□ 2600 PLAN TYPICAL ELEVATION CONCEPT  
SCALE: NTS

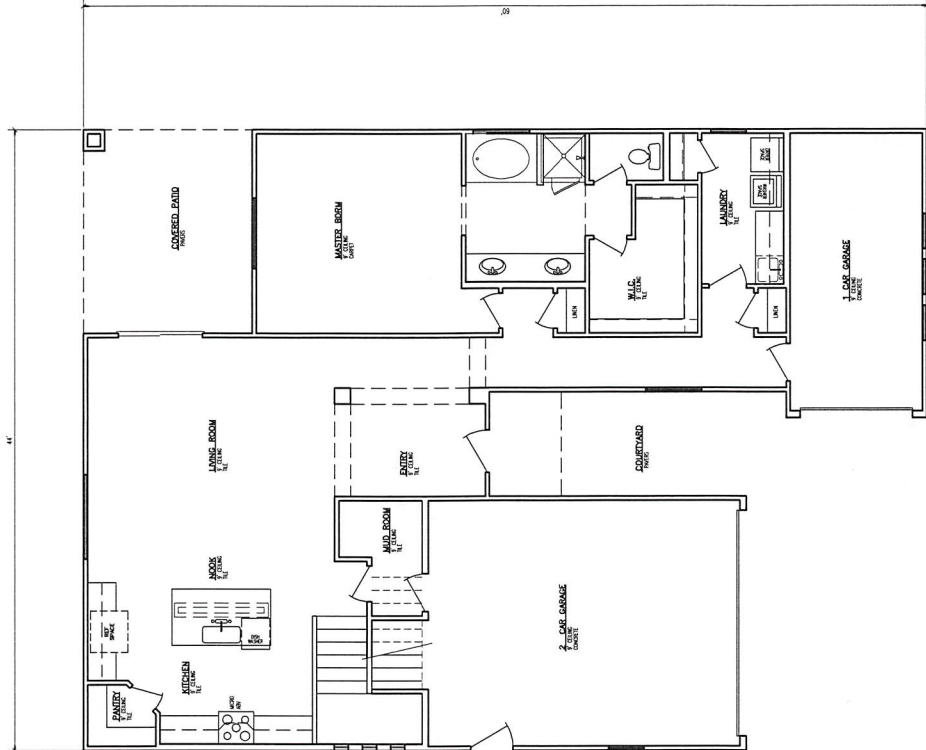


LARRY TINDALL ARCHITECTURAL  
 1701 CANONS DR LAS VEGAS, NEVADA 89123  
 OFFICE (702) 597-5597  
 FAX (702) 890-8252

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REVISION	DATE	NOTES

FLOORPLANS  
 JOB NO.: A010  
 FILE NAME: 11-22-16  
 UPRN: A010  
 A010



**SQUARE FOOTAGE**  
 LIVING: FIRST FLOOR — 1399 S.F.  
 SECOND FLOOR — 1201 S.F.  
 TOTAL — 2600 S.F.

**FIRST FLOOR PLAN**  
 SCALE 1/4" = 1'-0"



**SECOND FLOOR PLAN**  
 SCALE 1/4" = 1'-0"

A012

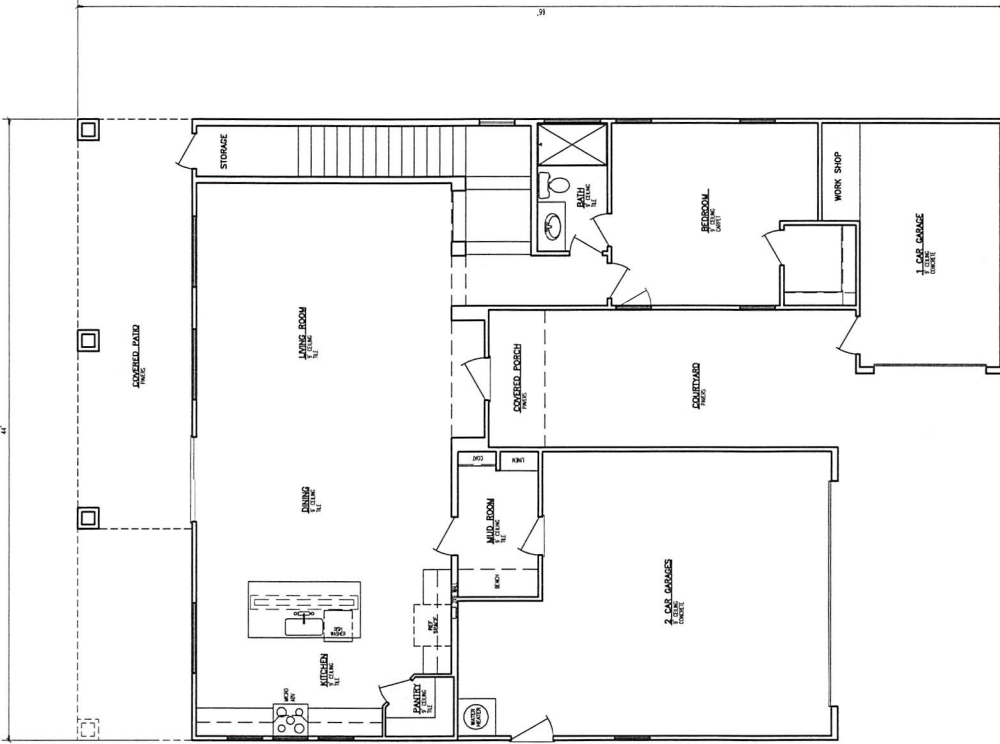
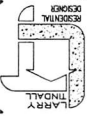
FLOOR PLANS  
JOB NO.: A012  
FILE NAME: 11-21-18  
DATE: 11-21-18  
UPDATE:

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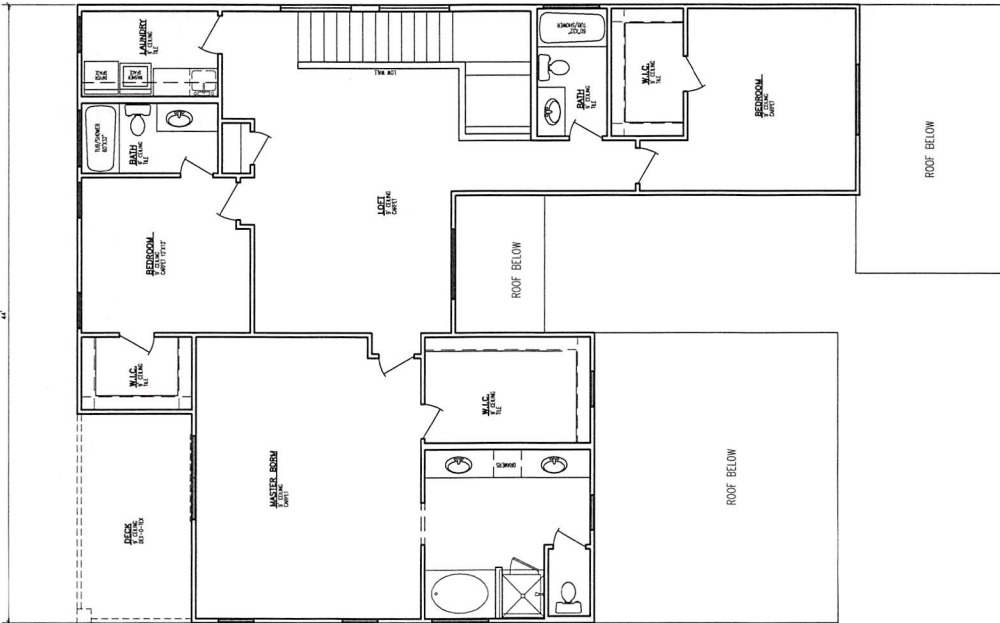
OFFICE (702) 597-2597

FAX (702) 890-8252



SQUARE FOOTAGE  
LIVING: FIRST FLOOR - 1285 S.F.  
SECOND FLOOR - 1565 S.F.  
TOTAL - 2850 S.F.

FIRST FLOOR PLAN  
SCALE 1/4" = 1'-0"



SECOND FLOOR PLAN  
SCALE 1/4" = 1'-0"

---

## **Tentative Map Findings - Section 110.608.25 Findings**

Note: The following 11 findings for a Tentative Map shall apply to this request and do not change with granting the request which is a requirement of the condition amendment. All of the following 11 findings can be and should be met with this request.

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

---

## Appendix

### **Application Materials**

WC Development Application

Amendment of Conditions Application

Property Owner Affidavit w/ Parcel Summary

Ladera Ranch LLC (Secretary of State Records)

WC Fee Sheet

WC Treasurer (Payment Records – 6 sheets)

Conditions of Approval for TM05-011(dated 7/6/05)



## Washoe County Development Application

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

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>Ladera Ranch</b>			
Project Description: A request to amend conditions of approval #1 and #2 for a previously approved Tentative Map that was approved on 7/6/05.			
Project Address: no address given yet			
Project Area (acres or square feet): 291.92 acres			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): <b>E. Golden Valley Road at Dream Catcher Drive (proposed)</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
see attached list of 113 APN's	291.92		
Section(s)/Township/Range: S13 T20 R19			
<b>Indicate any previous Washoe County approvals associated with this application:</b>			
Case No.(s). The main approval was TM05-011 in July of 2005			
<b>Applicant Information (attach additional sheets if necessary)</b>			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Ladera Ranch, LLC - Kelly Burt		Name: KLS Planning & Design	
Address: 2641 Talon Way, Park City UT		Address: 9480 Double Diamond Parkway, Suite 299	
Zip: 84060		Zip: 89521	
Phone: 858-483-5900	Fax: N/A	Phone: 775 852 7606	Fax: 852 7609
Email: Not Available		Email: johnk@klsdesigngroup.com	
Cell: 858-483-5900	Other: N/A	Cell: 775 857 7710	Other: n/a
Contact Person: Kelly Burt		Contact Person: John F. Krmptic, AICP	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: D.R. Horton, Inc		Name: Summit Engineering Corporation	
Address: 1081 Whitney Ranch Drive, Henderson NV		Address: 5405 Mae Anne Avenue, Reno, NV	
Zip: 89014		Zip: 89523	
Phone: 702 672 1939	Fax: N/A	Phone: 747 8550	Fax: 747 8559
Email: MEJones3@drhorton.com		Email: chayes@summitnv.com	
Cell: 702 672 1939	Other: N/A	Cell: 745-3854	Other: N/A
Contact Person: Mark Jones, P.E.		Contact Person: Colin Hayes, P.E.	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

# Amendment of Conditions Application Supplemental Information

(All required Information may be separately attached)

## Required Information

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

a) The amendment is to reduce the side yards from 6' to 5' and the front yard from 20' to 10' for the living portion of the house and the side turned garage, but, the 2-car garage setback will remain at 20'. The reason for the reduced setbacks is to provide more flexibility of house floor plans on a larger building envelope. Also, home buyers find more value is having the extra floor area in the house versus the lot. The side yard, whether 5' or 6' is not usable for a homeowners, however, the extra 1' on each side of the house is of interest and value to homeowners

b) We are requesting an amendment to condition #1 and #2.

c) The existing and proposed conditions read as follows:

Condition #1:

Minimum Front Yard = 20' (existing), Minimum front yard = 10' to the house and/or side turned garage and 20' to the garage facing the street (proposed)

Minimum Side Yard = 6' (existing), Minimum side yard = 5' (proposed)

Condition #2: (Existing)

The minimum side yard setback for all dwellings within this subdivision shall be six feet. The minimum front and rear yard setbacks shall be twenty feet. Compliance with this condition shall be determined by the Department of Community Development during building permit review.

Condition #2: (Proposed)

The minimum side yard setback for all dwellings within this subdivision shall be five feet. The minimum front yard setbacks shall be 10' to the house and/or side turned garage and the garage facing the street/rear yard setbacks shall be twenty feet. Compliance with this condition shall be determined by the Department of Community Development during building permit review.

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

There are essentially no potential public health, safety, or welfare impacts associated with granting the amendment. The setbacks are requested to deliver a product that the builder believes is desired on these lot sizes at this location. The request is supported by market analysis for single family housing product that is preferred in the region. The side yard setback gives the builder more flexibility with product footprints on a given lot and the ability to meet the customer demand in offering such options. The front yard setback will positively add community character as a basic design feature that is necessary to enhance the street scene by varying building planes and hiding garages that face the street.

The amendment will have no impacts on the required findings as the project was approved. Those findings are as follows and exactly as they were in the original approval. A copy of the Tentative Map Findings is included in the application however, the applicant.



# Property Owner Affidavit

**Applicant Name:** D.R. Horton

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, Kelly Burt  
(please print name)

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

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

Assessor Parcel Number(s): See attached Exhibit "A"

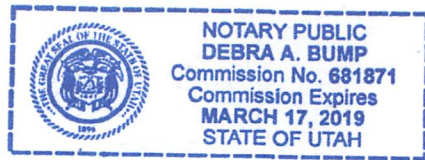
Printed Name Kelly Burt  
Signed [Signature]  
Address 2041 Talon Way  
Park City UT 84060

Subscribed and sworn to before me this  
12 day of December, 2016

[Signature]  
Notary Public in and for said county and state

My commission expires: 3/17/2019

(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



---

**EXHIBIT "A"**

All that certain real property situated in the City of **Reno**, County of **Washoe**, State of **NEVADA**, described as follows:

105 lots ("Final Map Lots") on a final map recorded as Document No. 3542043 in the office of the Washoe County Recorder ("Final Map"), and approximately 267.6 acres of raw land with an approved tentative map ("Tentative Map") of 251 additional lots ("Tentative Map Lots") (APN's: 502-250-05, 502-700-01 thru -03, 502-700-06, 502-711-01 thru -14, 502-712-01 thru -09, 502-721-01 thru -13, 502-722-01 thru -46, 502-731-01 thru -10 and 502-732-01 thru -16)

**Ladera Ranch Parcels**

<b>APN</b>	<b>Area (in acres)</b>
<u>Raw Land</u>	
502-700-01	5.047
502-700-02	64.92
502-700-03	7.286
502-700-06	32.55
502-250-05	157.79
<b>Subtotal</b>	<b>267.593</b>
<u>Recorded lots</u>	
1st Final Map with R-O-W <sup>1</sup>	<b>24.33</b>
<b>Total</b>	<b>291.92</b>

Total project area of 291.92 acres includes 105 lots on a final map plus 3 right-of-way parcels (24.33 acres) recorded as Document No. 3542043 in the office of the Washoe County Recorder and approximately 267.59 acres of raw land with an approved tentative map of 251 additional lots

**Recorded Lots <sup>1</sup>**

- APN's:
- 502-711-01 thru 14;
- 502-712-01 thru 09,
- 502-721-01 thru 13,
- 502-722-01 thru 46,
- 502-731-01 thru 10, and
- 502-732-01 thru 16
- 3 Right of way APN's

**Total = 108 lots**

# LADERA RANCH, LLC

Business Entity Information			
Status:	Active	File Date:	8/12/2014
Type:	Domestic Limited-Liability Company	Entity Number:	E0416972014-7
Qualifying State:	NV	List of Officers Due:	8/31/2017
Managed By:	Managers	Expiration Date:	
NV Business ID:	NV20141517727	Business License Exp:	8/31/2017

Additional Information	
Central Index Key:	

Registered Agent Information			
Name:	PARACORP INCORPORATED	Address 1:	318 N CARSON ST #208
Address 2:		City:	CARSON CITY
State:	NV	Zip Code:	89701
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent - Corporation		
Jurisdiction:	NEVADA	Status:	Active

Financial Information			
No Par Share Count:	0	Capital Amount:	\$ 0
<b>No stock records found for this company</b>			

- Officers		<input type="checkbox"/> Include Inactive Officers	
Manager - KELLY BURT			
Address 1:	2641 TALON WAY	Address 2:	
City:	PARK CITY	State:	UT
Zip Code:	84060	Country:	USA
Status:	Active	Email:	

- Actions/Amendments			
Action Type:	Articles of Organization		
Document Number:	20140580584-47	# of Pages:	1
File Date:	8/12/2014	Effective Date:	
(No notes for this action)			

<b>Action Type:</b>	Initial List		
<b>Document Number:</b>	20140689987-14	<b># of Pages:</b>	1
<b>File Date:</b>	9/29/2014	<b>Effective Date:</b>	
(No notes for this action)			
<b>Action Type:</b>	Annual List		
<b>Document Number:</b>	20150384918-41	<b># of Pages:</b>	1
<b>File Date:</b>	8/28/2015	<b>Effective Date:</b>	
(No notes for this action)			
<b>Action Type:</b>	Annual List		
<b>Document Number:</b>	20160381994-23	<b># of Pages:</b>	1
<b>File Date:</b>	8/29/2016	<b>Effective Date:</b>	
(No notes for this action)			

Washoe County Treasurer  
Tammi Davis

Washoe County Treasurer  
P.O. Box 30039 Reno, NV 89520-3039  
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Email: tax@washoecounty.us

Bill Detail

Back to Account Detail    Change of Address   

Washoe County Parcel Information		
Parcel ID	Status	Last Update
50225005	Active	12/15/2016 2:09:44 AM
<b>Current Owner:</b> LADERA RANCH LLC 12671 HIGH BLUFF DR STE 150 SAN DIEGO, CA 92130		<b>SITUS:</b> 0 UNSPECIFIED WCTY NV
<b>Taxing District</b> 4020	<b>Geo CD:</b>	
Legal Description		
Section 24 Township 20 SubdivisionName _UNSPECIFIED Range 19		

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P.O. Box 30039  
Reno, NV 89520-3039

**Overnight Address:**  
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Address change requests may also mailed to:  
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P O Box 30039  
Reno, NV 89520-3039

Installments						
Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/15/2016	2016	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/3/2016	2016	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/2/2017	2016	\$474.07	\$0.00	\$0.00	\$474.07
INST 4	3/6/2017	2016	\$474.07	\$0.00	\$0.00	\$474.07
Total Due:			<b>\$948.14</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$948.14</b>

Tax Detail			
	Gross Tax	Credit	Net Tax
<a href="#">State of Nevada</a>	\$477.00	(\$382.86)	\$94.14
<a href="#">Sun Valley GID</a>	\$515.16	(\$413.49)	\$101.67
<a href="#">Truckee Meadows Fire Dist</a>	\$1,515.16	(\$1,216.15)	\$299.01
<a href="#">Washoe County</a>	\$3,904.90	(\$3,134.30)	\$770.60
<a href="#">Washoe County Sc</a>	\$3,194.48	(\$2,564.05)	\$630.43
<a href="#">TRUCKEE MDWS/SUN VALLEY WATER BASIN</a>	\$0.44	\$0.00	\$0.44
Total Tax	<b>\$9,607.14</b>	<b>(\$7,710.85)</b>	<b>\$1,896.29</b>

Payment History				
Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2016	2016085817	B16.114872	\$474.07	9/30/2016
2016	2016085817	B16.70799	\$474.08	8/24/2016

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Tammi Davis

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Washoe County Parcel Information		
Parcel ID 50271114	Status Active	Last Update 12/15/2016 2:09:44 AM
<b>Current Owner:</b> LADERA RANCH LLC 12671 HIGH BLUFF DR STE 150 SAN DIEGO, CA 92130		<b>SITUS:</b> 1840 DREAM CATCHER CT WASHOE COUNTY NV
<b>Taxing District</b> 4020	<b>Geo CD:</b>	
Legal Description Township 20 Section Lot 1 Block Range 19 SubdivisionName LADERA RANCH PHASE 1		

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

Installments						
Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/15/2016	2016	\$0.00	\$0.00	\$0.00	\$0.00
Total Due:			\$0.00	\$0.00	\$0.00	\$0.00

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P O Box 30039  
Reno, NV 89520-3039

Tax Detail			
	Gross Tax	Credit	Net Tax
<a href="#">State of Nevada</a>	\$2.95	(\$1.41)	\$1.54
<a href="#">Sun Valley GID</a>	\$3.18	(\$1.52)	\$1.66
<a href="#">Truckee Meadows Fire Dist</a>	\$9.36	(\$4.46)	\$4.90
<a href="#">Washoe County</a>	\$24.11	(\$11.51)	\$12.60
<a href="#">Washoe County Sc</a>	\$19.73	(\$9.41)	\$10.32
<a href="#">TRUCKEE MDWS/SUN VALLEY WATER BASIN</a>	\$0.44	\$0.00	\$0.44
Total Tax	\$59.77	(\$28.31)	\$31.46

Payment History				
Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2016	2016167615	B16.71027	\$31.46	8/24/2016

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Washoe County Treasurer  
Tammi Davis

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Washoe County Parcel Information		
Parcel ID 50273110	Status Active	Last Update 12/15/2016 2:09:44 AM
<b>Current Owner:</b> LADERA RANCH LLC 12671 HIGH BLUFF DR STE 150 SAN DIEGO, CA 92130	<b>SITUS:</b> 1870 FLINT SPRINGS CT WASHOE COUNTY NV	
<b>Taxing District</b> 4020	<b>Geo CD:</b>	
Legal Description		
Township 20 Section Lot 105 Block Range 19 SubdivisionName LADERA RANCH PHASE 1		

Installments						
Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/15/2016	2016	\$0.00	\$0.00	\$0.00	\$0.00
Total Due:			\$0.00	\$0.00	\$0.00	\$0.00

Tax Detail			
	Gross Tax	Credit	Net Tax
<a href="#">State of Nevada</a>	\$2.95	(\$1.41)	\$1.54
<a href="#">Sun Valley GID</a>	\$3.18	(\$1.52)	\$1.66
<a href="#">Truckee Meadows Fire Dist</a>	\$9.36	(\$4.46)	\$4.90
<a href="#">Washoe County</a>	\$24.11	(\$11.51)	\$12.60
<a href="#">Washoe County Sc</a>	\$19.73	(\$9.41)	\$10.32
<a href="#">TRUCKEE MDWS/SUN VALLEY WATER BASIN</a>	\$0.44	\$0.00	\$0.44
Total Tax	\$59.77	(\$28.31)	\$31.46

Payment History				
Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2016	2016167656	B16.71881	\$31.46	8/24/2016

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Washoe County Parcel Information		
Parcel ID	Status	Last Update
50270002	Active	12/15/2016 2:09:44 AM
<b>Current Owner:</b> LADERA RANCH LLC 12671 HIGH BLUFF DR STE 150 SAN DIEGO, CA 92130		<b>SITUS:</b> 0 QUAIL RIDGE CT WCTY NV
<b>Taxing District:</b> 4020	<b>Geo CD:</b>	
Legal Description Lot E Township 20 SubdivisionName LADERA RANCH PHASE 1 Range 19		

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

Installments						
Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/15/2016	2016	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/3/2016	2016	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/2/2017	2016	\$257.30	\$0.00	\$0.00	\$257.30
INST 4	3/6/2017	2016	\$257.30	\$0.00	\$0.00	\$257.30
Total Due:			\$514.60	\$0.00	\$0.00	\$514.60

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Tax Detail			
	Gross Tax	Credit	Net Tax
<a href="#">State of Nevada</a>	\$51.08	\$0.00	\$51.08
<a href="#">Sun Valley GID</a>	\$55.17	\$0.00	\$55.17
<a href="#">Truckee Meadows Fire Dist</a>	\$162.26	\$0.00	\$162.26
<a href="#">Washoe County</a>	\$418.17	\$0.00	\$418.17
<a href="#">Washoe County Sc</a>	\$342.10	\$0.00	\$342.10
<a href="#">TRUCKEE MDWS/SUN VALLEY WATER BASIN</a>	\$0.44	\$0.00	\$0.44
Total Tax	\$1,029.22	\$0.00	\$1,029.22

Payment History				
Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2016	2016167600	B16.114871	\$257.31	9/30/2016
2016	2016167600	B16.70800	\$257.31	8/24/2016

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Washoe County Parcel Information

Parcel ID 50270005	Status Active	Last Update 12/15/2016 2:09:44 AM
Current Owner: SUN VALLEY GENERAL IMPR DIST 5000 SUN VALLEY BLVD SUN VALLEY, NV 89433		SITUS: 0 WAINSCOTT DR WCTY NV
Taxing District 4020	Geo CD:	
Legal Description Lot A Township 20 SubdivisionName LADERA RANCH PHASE 1 Range 19		

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/15/2016	2016	\$0.00	\$0.00	\$0.00	\$0.00
Total Due:			\$0.00	\$0.00	\$0.00	\$0.00

Tax Detail

	Gross Tax	Credit	Net Tax
<a href="#">State of Nevada</a>	\$160.28	(\$160.28)	\$0.00
<a href="#">Sun Valley GID</a>	\$173.10	(\$173.10)	\$0.00
<a href="#">Truckee Meadows Fire Dist</a>	\$509.12	(\$509.12)	\$0.00
<a href="#">Washoe County</a>	\$1,312.09	(\$1,312.09)	\$0.00
<a href="#">Washoe County Sc</a>	\$1,073.39	(\$1,073.39)	\$0.00
Total Tax	\$3,227.98	(\$3,227.98)	\$0.00

Payment History

No Payment Records Found

Pay By Check

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Overnight Address:  
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Tammi Davis

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Washoe County Parcel Information		
Parcel ID	Status	Last Update
50270006	Active	12/15/2016 2:09:44 AM
<b>Current Owner:</b> LADERA RANCH LLC 12671 HIGH BLUFF DR STE 150 SAN DIEGO, CA 92130		<b>SITUS:</b> 0 DREAM CATCHER DR WCTY NV
<b>Taxing District</b> 4020	<b>Geo CD:</b>	
Legal Description Lot B Range 19 Township 20 SubdivisionName LADERA RANCH PHASE 1		

Installments						
Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/15/2016	2016	\$0.00	\$0.00	\$0.00	\$0.00
Total Due:			\$0.00	\$0.00	\$0.00	\$0.00

Tax Detail			
	Gross Tax	Credit	Net Tax
<a href="#">State of Nevada</a>	\$0.00	\$0.00	\$0.00
<a href="#">Sun Valley GID</a>	\$0.00	\$0.00	\$0.00
<a href="#">Truckee Meadows Fire Dist</a>	\$0.00	\$0.00	\$0.00
<a href="#">Washoe County</a>	\$0.00	\$0.00	\$0.00
<a href="#">Washoe County Sc</a>	\$0.00	\$0.00	\$0.00
Total Tax	\$0.00	\$0.00	\$0.00

Payment History
No Payment Records Found

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<b>Mailing Address:</b> P.O. Box 30039 Reno, NV 89520-3039
<b>Overnight Address:</b> 1001 E. Ninth St., Ste D140 Reno, NV 89512-2845

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Letter to: LaDera Ranch 390, LLC  
 Subject: Tentative Subdivision Map No. TM05-011  
 Date: July 8, 2005  
 Page: 5

**GENERAL CONDITIONS**

1. The subdivision shall be in substantial compliance with the provisions of Washoe County Development Code Article 604, Design Requirements, and Article 608, Tentative Subdivision Maps.

Regulatory Zone for Review Purposes	MDS, LDS, HDR
Minimum Lot Area Required	Common Open Space Development
Minimum Lot Width	Common Open Space Development
Minimum Front Yard	20 feet
Minimum Side Yard	6 feet
Minimum Rear Yard	20 feet
Maximum Building Height	35 feet / 2 story maximum, daylight basements are allowed

Notes: Variances to these standards may be processed per Washoe County Code. The Department of Community Development shall determine compliance with this condition.

Final Map Verification: Phase/Unit No.: \_\_\_\_\_ Date Submitted: \_\_\_\_\_  
 Where/How Condition is Satisfied: \_\_\_\_\_

2. The minimum side yard setback for all dwellings within this subdivision shall be six feet. The minimum front and rear setbacks shall be twenty feet. Compliance with this condition shall be determined by the Department of Community Development during building permit review.

Final Map Verification: Phase/Unit No.: \_\_\_\_\_ Date Submitted: \_\_\_\_\_  
 Where/How Condition is Satisfied: \_\_\_\_\_

3. Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations and policies in effect at the time of submittal of the tentative map or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the final map.

Final Map Verification: Phase/Unit No.: \_\_\_\_\_ Date Submitted: \_\_\_\_\_  
 Where/How Condition is Satisfied: \_\_\_\_\_