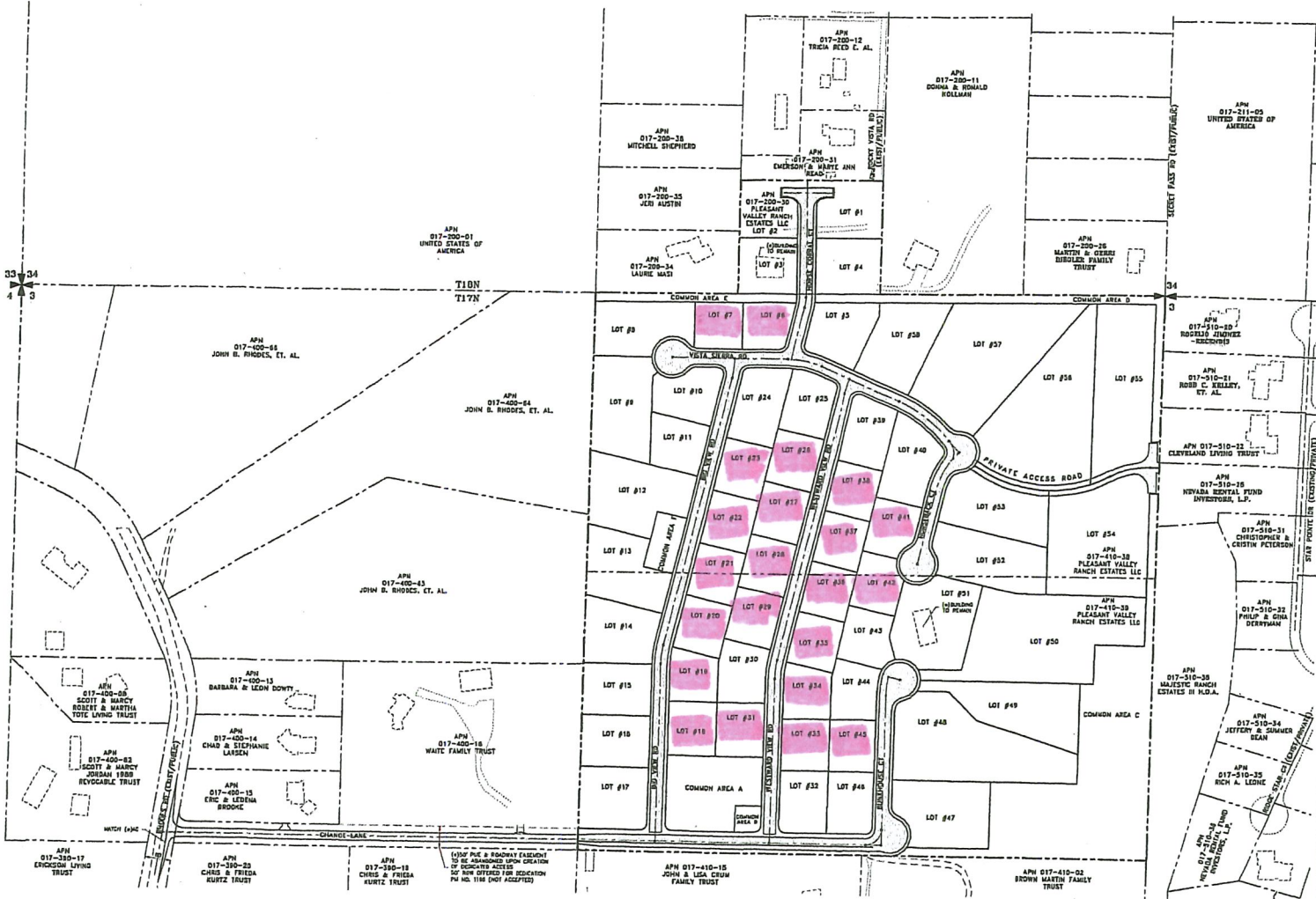




# PLEASANT VALLEY ESTATES TENTATIVE MAP

       = PARCELS LESS THAN 1/3 ACRE (14,520 ft<sup>2</sup>)  
 22 PARCELS - ALMOST 40 %



**OWNER / APPLICANT**  
 PLEASANT VALLEY RANCH ESTATES, LLC  
 91 FLINT ST  
 SPARKS, NEVADA 89501

**ENGINEER**  
 TEC CIVIL ENGINEERING CONSULTANTS  
 8437 DOUBLE DIAMOND PARKWAY, SUITE 17  
 Reno, NEVADA 89521



**SHEET INDEX**

1	PRELIMINARY COVER SHEET
2	PRELIMINARY SITE PLAN
3	PRELIMINARY GRADING PLAN
4	PRELIMINARY UTILITY PLAN
5	PRELIMINARY UTILITY PLAN
6	PRELIMINARY UTILITY PLAN
7	PRELIMINARY CROSS-SECTIONS

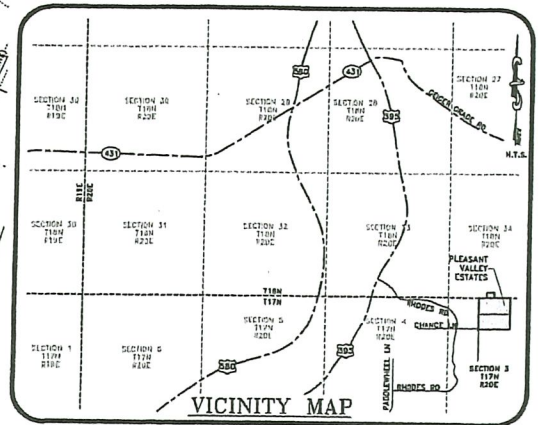
**PROJECT DATA**

RESIDENTIAL LOTS	28
STREET AREA (TO BE DEDICATED)	31.47 ACRES
COMMON AREA	2.17 ACRES
CHANGELANE TOTAL AREA	4.89 ACRES
APN 017-200-30	41.33 ACRES
CHANGELANE TOTAL AREA	42.40 ACRES
TOTAL PARCELS AREA	42.40 ACRES
AVERAGE RESIDENTIAL LOT SIZE	28,496 SQ FT
SMALLEST RESIDENTIAL LOT	13,200 SQ FT
LARGEST RESIDENTIAL LOT	75,207 SQ FT
CROSS DENSITY	1.40 UNITS/ACRE

**LEGEND**

---	PROJECT BOUNDARY
---	PROPOSED PROPERTY LINE / RIGHT OF WAY
---	EXISTING LOT LINE
---	EXISTING ROAD
---	EXISTING DIRT ROAD
---	EXISTING PAVED ROAD
---	PROPOSED ASPHALT ROAD

THIS TENTATIVE SUBDIVISION MAP HAS BEEN CREATED AND IS IN COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE WAGNER COUNTY DEVELOPMENT CODE.



PRELIMINARY COVER SHEET  
 SHEET 1 of 7



SOME UNDEVELOPABLE LAND IS NOT SET ASIDE AS OPEN SPACE. (STAFF RAT A.6)

$$\frac{1}{3} \text{ AC} = 14,520 \text{ FT}^2$$

LOT#

		<del>21</del>		41	13,291
1	20,206	21	13,750	42	13,465
2	17,232	22	13,750	43	14,678
3	17,483	23	13,750	44	14,478
4	19,831	24	19,580	45	13,200
5	19,795	25	15,447	46	15,212
6	12,020	26	13,750	47	31,955
7	12,049	27	13,750	48	60,791
8	25,979	28	13,750	49	35,836
9	32,774	29	13,750	50	75,597
10	16,666	30	15,136	51	35,788
11	15,197	31	13,750	52	31,250
12	34,950	32	15,351	53	30,985
13	27,969	33	13,200	54	64,492
14	23,469	34	13,245	55	56,099
15	19,241	35	13,200	56	74,441
16	19,225	36	13,200	57	69,653
17	22,427	37	13,200	58	29,061
18	13,750	38	13,200		
19	12,507	39	16,894 (?)		
20	13,750	40	21,234		

22 PARCELS LS 14,520 FT<sup>2</sup> (ALMOST 40%)

WILLIAM NAYLOR

ITEM 19

1

## ADDRESS FINDINGS

- 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

SUBG 1

SPECIFICALLY - SOUTH VALLEYS AREA PLAN  
GOAL TWO - COMMON DEVELOPMENT STANDARDS  
IN THE SOUTH VALLEYS PLANNING AREA.  
...  
POLICY SV: 2.2 - GRADING FOR RESIDENTIAL  
PURPOSES

IN APPLICATION APPLICANT STATES:

ITEM 19 - 230,922 CUYDS EARTHWORK

ITEM 20 - ALL MATERIAL WILL BE TRANSFERRED  
WITHIN THE PROJECT BOUNDARY

PICTURE A FOOTBALL FIELD AS A ~~Block~~ <sup>FILLED</sup> WITH DIRT TO A HEIGHT ALMOST EQUAL TO ITS WIDTH. THATS HOW MUCH EARTHWORK.



WHERE IS THIS DIRT GOING?

SLIDE 2

LAST PAGE OF APPLICATION SHOWS CROSS SECTIONS OF SUBDIVISION AS SHOWN THIS IS WHERE THEY GO

SHOW SLIDE 3

THESE ARE SUBMITTED CROSS SECTIONS

THE RED AREAS ARE THE AREAS TO BE FILLED IN WITH DIRT.

\* BASICLY THE ENTIRE CENTER OF THE SUBDIVISION IS TO BE LEVELED WITH INFILL DESTROYS NATURAL TOPOGRAPHY, CONTOURS & SLOPES, LANDSCAPE CHARACTERISTICS, AND EXISTING VEGETATION & GROUND COVER.

WHERE IS THE DIRT COMING FROM?

APPLICANT STATES EARTHWORKS COMING FROM SITE (231,000 cu yds).

SLIDE 4

THE PURPLE AREAS SHOW WHERE MAJOR CUTS WILL OCCUR. ABOUT 17 AREAS OF SIGNIFICANT DISTURBANCE - NOT JUST LEVELING THE BUILDING PAD - BUT CUTS OR LEVELING OF SLOPES & FEATURES.

SLIDE 5 LETS REVIEW SOUTH VALLEYS POLICY 2.2

3

HILLSIDE DEVELOPMENT - DEVELOPMENT CODE ARTICLE 425

SLIDE 6

STAFF PPT  
P.6

ANY UNSUITABLE AREA MUST BE PLACED IN  
PERMANENT OPEN SPACE. - STEEPER AREAS  
WILL GENERALLY BE INCLUDED IN OPEN SPACE.

STAFF 0.7

PLACE DWELLINGS ON NATURAL SLOPE AND  
PRESERVE THE HILLSIDE

GRADING MUST MIMIC THE NATURAL CONTOUR  
OF THE LAND

ARTICLE 408 - COMMON OPEN SPACE



**Goal Two: Common Development Standards in the South Valleys planning area. Establish development guidelines that will implement and preserve the community character commonly found within the South Valleys planning area.**

1

**Policies**

SV.2.1 New development should be consistent with Low Impact Development (LID) standards and guidelines. The use of curb and gutter will be discouraged. Pedestrian facilities should utilize alternative design and materials to avoid traditional sidewalk appearance. Proposals for the construction of curb, gutter, or traditional concrete sidewalks must be justified by demonstrating benefit to the health, safety and welfare of the community. Low Impact Development standards for the management of drainage are encouraged. To the greatest extent possible, Washoe County shall employ Best Management Practices that encourage recharge, minimize land disturbance and control erosion as determined by the Washoe County Department of Public Works.

SV.2.2 Whenever possible, grading for residential purposes after the date of final adoption of this plan will:

September 9, 2010

Page 14

**Washoe County Master Plan**

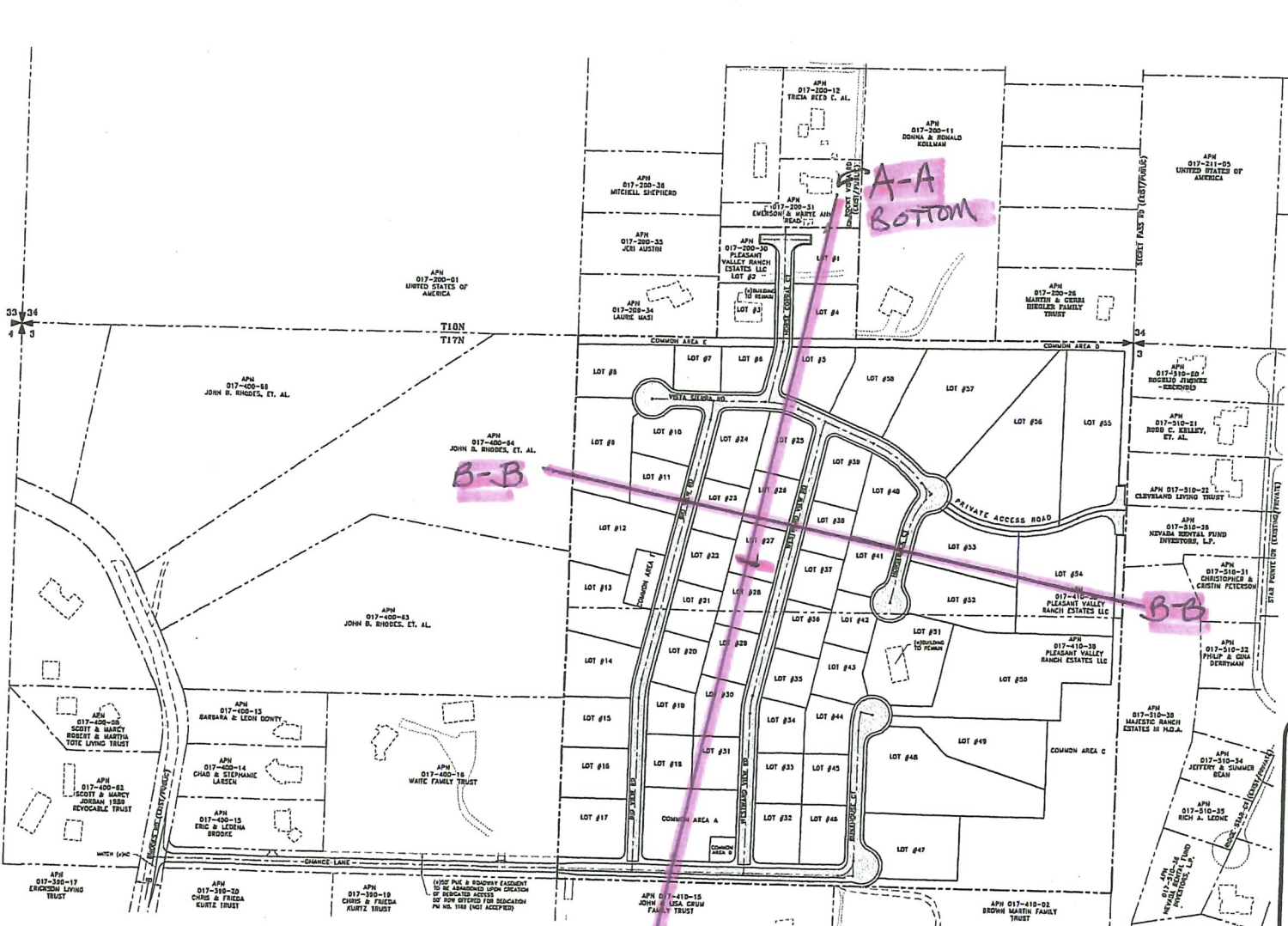
**SOUTH VALLEYS AREA PLAN**

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

- SV.2.3 Site development plans in the South Valleys planning area must submit a plan for the control of noxious weeds. The plan should be developed through consultation with the Washoe County District Health Department, the University of Nevada Cooperative Extension, and/or the Washoe-Storey Conservation District. The control plan will be implemented on a voluntary compliance basis.
- SV.2.4 Applicants required to present their items to the Citizen Advisory Board (CAB) must submit a statement to staff regarding how the final proposal responds to the community input received from the CAB.
- SV.2.5 Proposals for residential development projects must include a process for ensuring that potential homeowners in the project area are provided adequate notice regarding the existence of livestock and the potential for accompanying noise and odor throughout the South Valleys planning area.
- SV.2.6 During review of tentative maps and other development proposals, the Planning Commission will review the adequacy of the minimum standards established by this plan; and upon a finding that a standard is inadequate to implement these goals, may impose other similar standards as necessary to implement the relevant goal. Said similar standards may include, but are not limited to, perimeter parcel matching and alternative construction materials.
- SV.2.7 Any lighting proposed must show how it is consistent with current Best Management Practices "dark-sky" standards. In subdivisions established after the date of final adoption of this Plan, the use of streetlights will be minimized.
- SV.2.8 Street lights, security lights and other outdoor lighting should be powered by solar or other renewable energy sources whenever possible.
- SV.2.9 Perimeter fencing must be consistent with an "open fencing" concept. The use of block, concrete, or similar material should be limited to posts, pillars and similar uses and not used for panel or wall sections. Perimeter fencing on individual parcels is optional. Plans for the maintenance of perimeter fences will be submitted with tentative map applications or non-residential site plans.

# PLEASANT VALLEY ESTATES TENTATIVE MAP

2



**OWNER / APPLICANT**  
 PLEASANT VALLEY RANCH ESTATES, LLC  
 201 FIRST ST  
 SPANISH SPRINGS, NEVADA 89501

**ENGINEER**  
 TEC CIVIL ENGINEERING CONSULTANTS  
 8433 DOUGLASS, DUNSMUIR PARKWAY, SUITE 117  
 RENO, NEVADA 89521

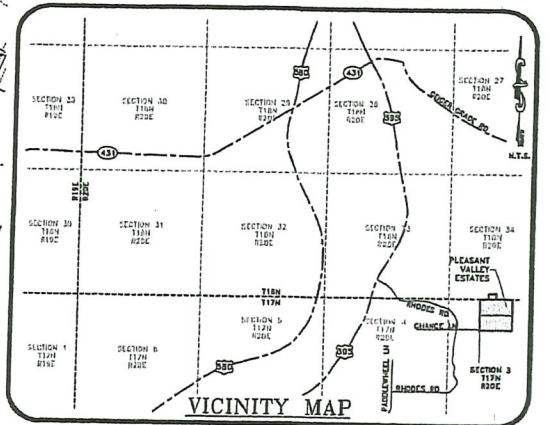
**TEC CIVIL ENGINEERING CONSULTANTS**

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6	PRELIMINARY CROSS-SECTIONS

**PROJECT DATA**

RESIDENTIAL LOTS	58
RESIDENTIAL LOT AREA	31.47 ACRES
STREET AREA (TO BE DEDICATED)	5.17 ACRES
COMMON AREA	4.89 ACRES
ON-SITE APNS 017-410-38, 39 AND 017-410-40	41.33 ACRES
CHANCE LAKE BOW AREA	1.07 ACRES
TOTAL PROJECT AREA	42.40 ACRES
AVERAGE RESIDENTIAL LOT SIZE	32,480 SQ FT
SMALLEST RESIDENTIAL LOT	12,000 SQ FT
LARGEST RESIDENTIAL LOT	75,597 SQ FT
GROSS DENSITY	1.40 UNITS/ACRE



**LEGEND**

- PROJECT BOUNDARY
- PROPOSED PROPERTY LINE/ RIGHT OF WAY
- EXISTING LOT LINE
- CONTIGUOUS
- EXISTING DIRT ROAD
- EXISTING PAVED ROAD
- PROPOSED ASPHALT ROAD

THIS TENTATIVE SUBDIVISION MAP HAS BEEN CREATED AND IS IN COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE WASHOE COUNTY DEVELOPMENT CODE.

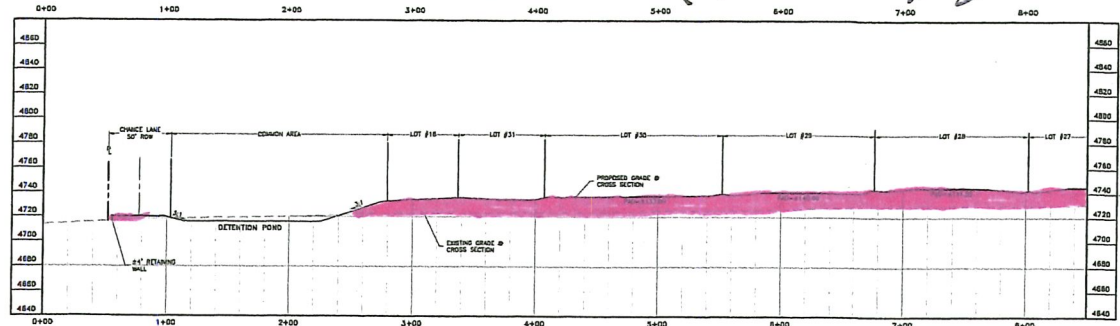


PRELIMINARY COVER SHEET  
 SHEET 1 of 7



# PLEASANT VALLEY ESTATES TENTATIVE MAP

## SECTION A-A (BOTTOM N/S)

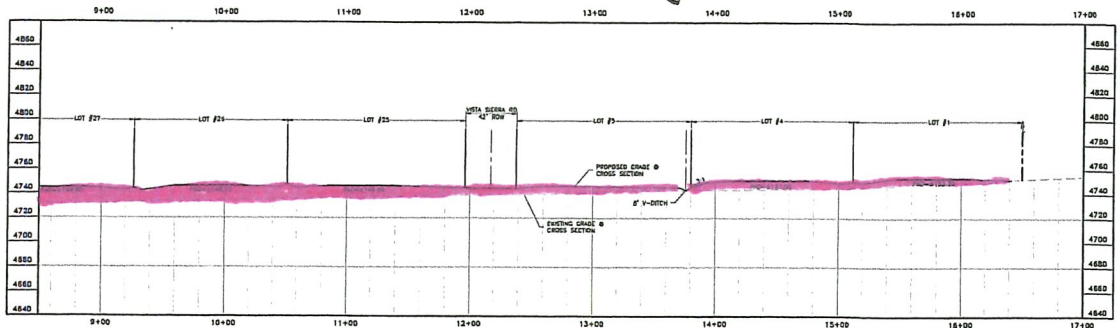


HORIZONTAL SCALE  
1"=40'  
VERTICAL SCALE  
1"=40'

= FILLED IN

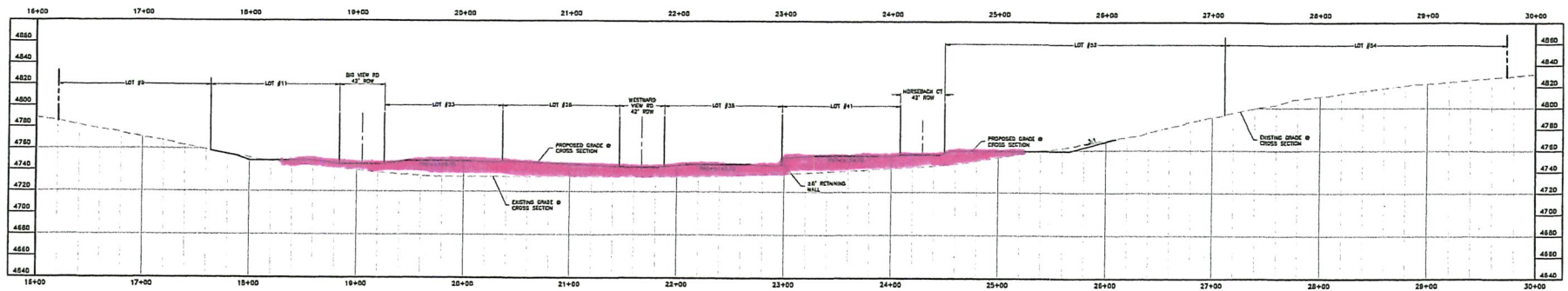
← 20 ft.

## SECTION A-A (TOP N/S)

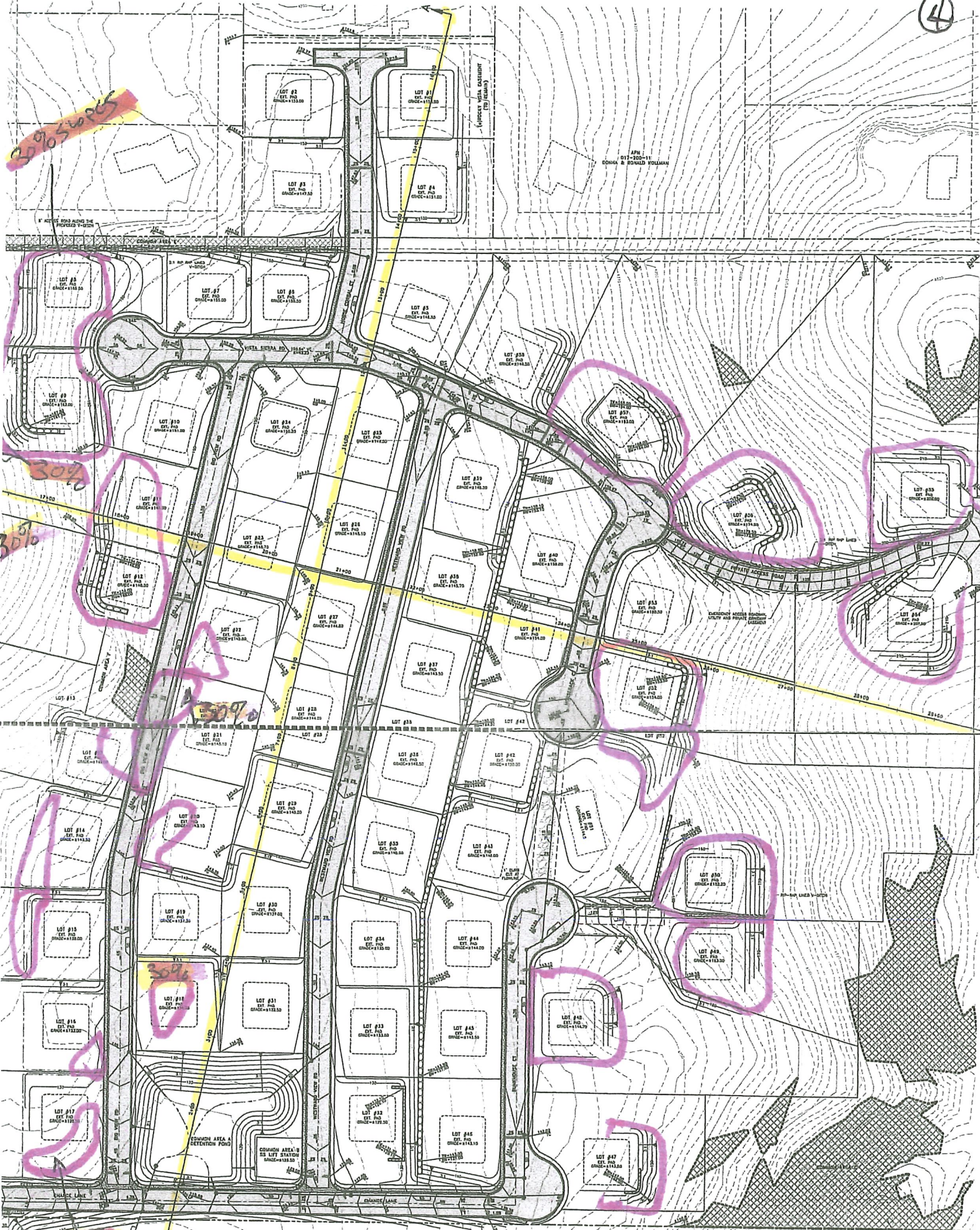


LEGEND  
--- PROJECT BOUNDARY  
--- LOT LINE  
--- EXISTING ELEVATION

## SECTION B-B (E/W)







30% 35%

30%

35%

30%

35%

30%

APH 017-100-11  
CORNA & RONALD HOLLMAN



**Policies**

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**Washoe County Master Plan**

**SOUTH VALLEYS AREA PLAN**

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# PLEASANT VALLEY ESTATES TENTATIVE MAP

SLOPES TABLE					
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	ACREAGE	PERCENT	COLOR
1	0%	15%	28.48	87.2%	Green
2	15%	25%	7.41	22.5%	Yellow
3	25%	30%	3.62	11.3%	Orange
4	30%	40%	1.43	4.4%	Red
5	40%	60%	1.54	4.6%	Purple

AVERAGE SLOPE - 12.20%

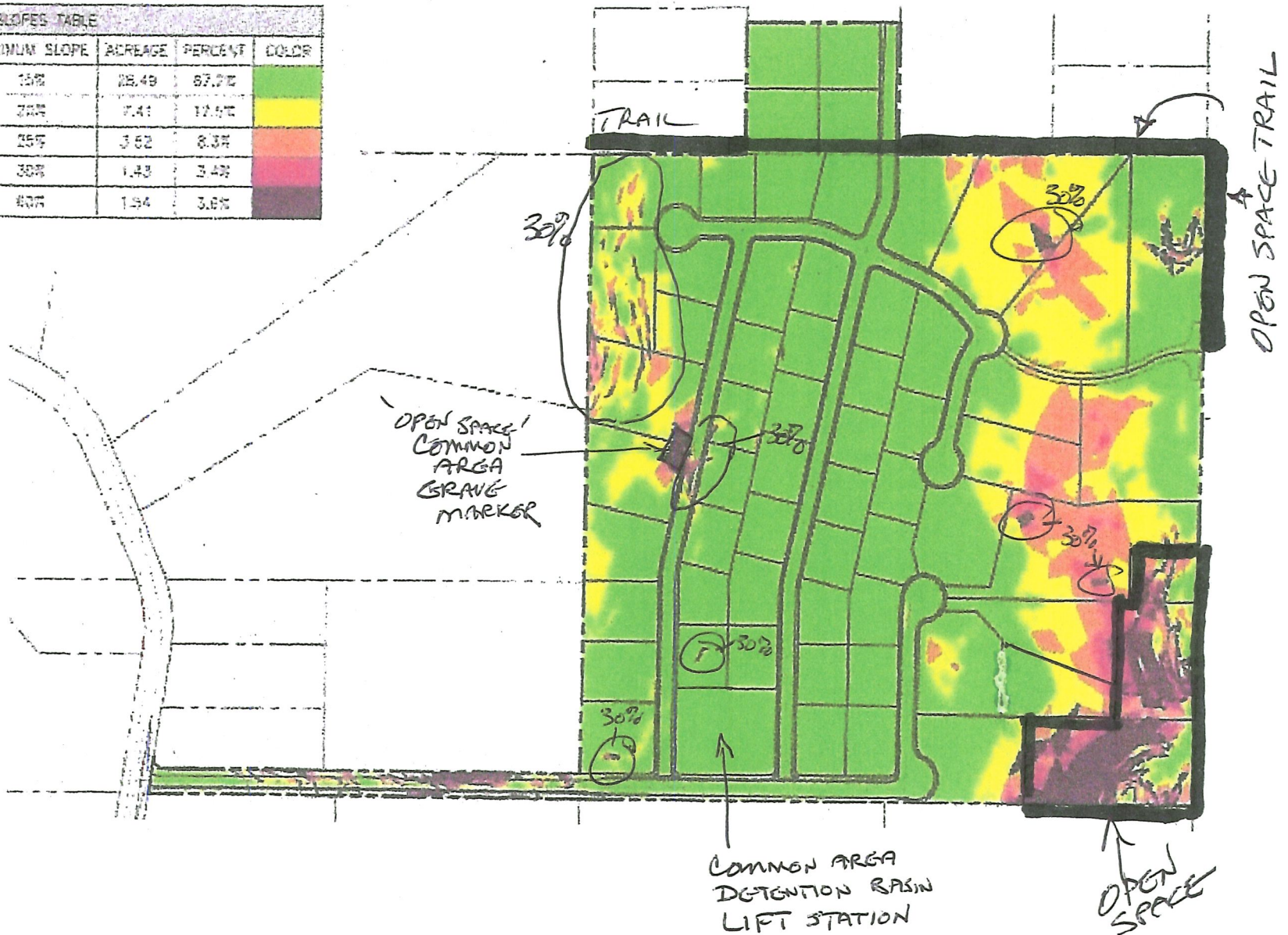
OVER 20% OF THE SITE CONTAINS SLOPES IN EXCESS OF 15%.

## LEGEND

- PROJECT BOUNDARY
- EXISTING LOT LINE
- APPROPRIATE AREAS WITH SLOPES OVER



200' 100' 0 200'







**IMG\_8788.JPG**  
100K

## Pelham, Roger

---

**From:** Colleen Morissette <cmorissette@remsa-cf.com>  
**Sent:** Tuesday, October 1, 2019 12:41 PM  
**To:** Nelson, Kate S.  
**Cc:** Pelham, Roger  
**Subject:** Case WTM19-001 Pleasant valley Estates  
**Attachments:** IMG\_8787 (1).JPG; IMG\_8788.JPG

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

Dear Ms. Nelson,

Thank you for your service to the commission.

Please see attached photos of Chance Lane (10/01/19), this is the primary access for the the planned community-WTM19-001 Pleasant valley Estates.

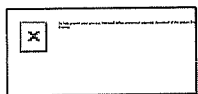
Chance Lane is very narrow and it is my understanding from local residents that the road was blasted out of rock (see photos) and any effort at widening will be very difficult.

In addition, I have concern that the project (WTM19-001) does not meet or maintain the rural character of the area, that the density planned is too high and that the cultural heritage of the area is not being protected (Piute Tribe grave marker). I believe the quality of life for the current residents, myself included would be compromised by this project.

I respectfully request that the commission take this and numerous other concerns into consideration when reviewing the plan. In addition to the vote by the CAB last month to deny the project.

Thank you for your time and attention on this matter.

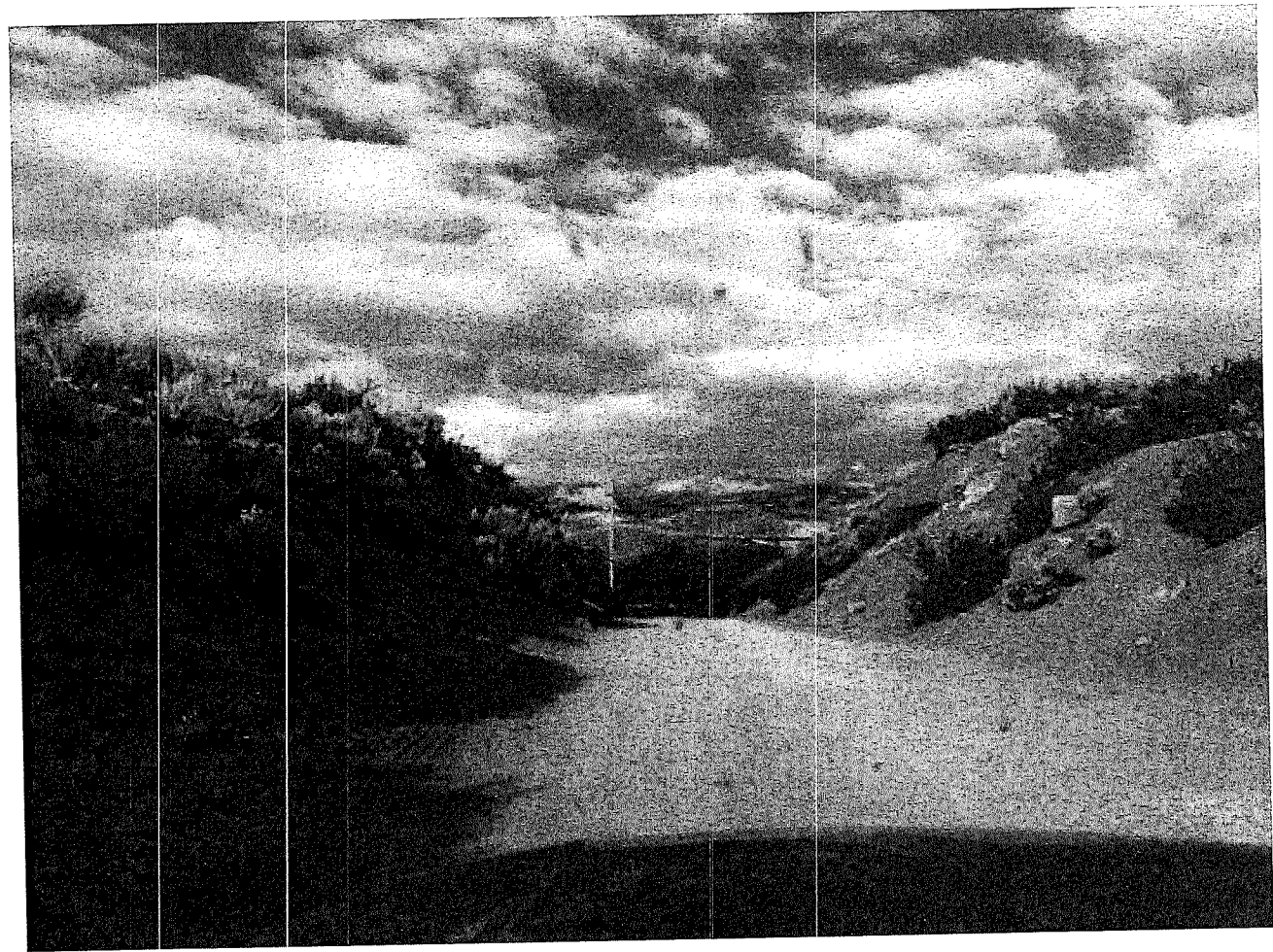
Colleen Morissette RN  
775-313-8011 Mobile  
[CMorissette@remsa-cf.com](mailto:CMorissette@remsa-cf.com)



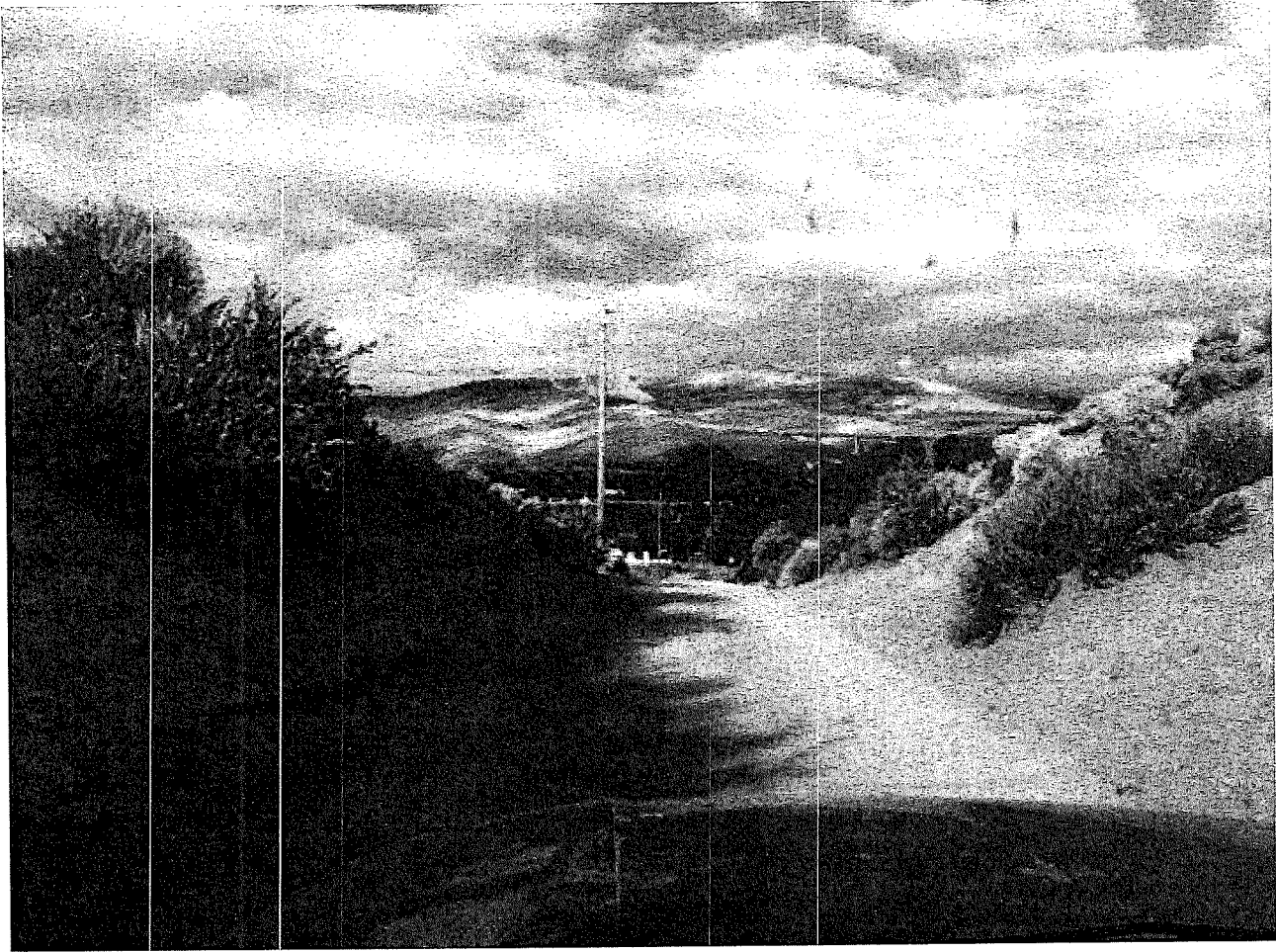
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viruses. Any views or opinions presented are solely those of the author and do not necessarily represent those of REMSA.







Dear CAB,

9/12/19

My name is Mike Schuler, owner of 2215 Rhodes Road and 145 Ox Yoke Lane. We own roughly 61 acres with 2 homes. Our property is our primary residence and primary consists of raising cattle/hay. Our current home sits roughly 50 lineal feet from Caddy Creek (Hardin Creek) and 6 feet above it. We actually built it roughly 6ft higher than required by the county. See the pictures from the past few years flooding. This particular creek is the natural drainage for said proposed development.

One of our concerns for this proposed development is the existing drainage it shall use for flood waters in the hydrology report. Currently all drainage/flooding goes to south side of property through a 24" existing culvert and it eventually heads west under Rhodes Road via Caddy Creek to Steamboat Creek. The mountains to the south also fills the Big Ditch and dumps into Caddy Creek. With the proposed excess lots, this water will sheet off the hillside due to roads, rocks, roofs, concrete driveways and asphalt streets, hard landscaping ect. and NOT allow the ground to absorb water, thus increasing flooding potential to ALL neighbors along the drainage. This includes Rhodes Road, and further west to Cedar Lane (which is constantly under water). Please reference appendix B figure 2 and 3. Caddy Creek also takes on water from Toll Road to Virginia Highlands.

A proposed detention pond on the south side of property may capture some of the water but will NOT prevent the annual flooding our valley has received for the last 4 years or so. Like everyone else, the winter of 16'-17' hit our valley hard. There is NO County storm water system in our valley. Currently the County lets the water flow onto peoples' property and The Big Ditch. Supposedly an agreement exists to use the Big Ditch for flood waters however no one enforces neighbors to keep their lateral ditches open during flooding and hence many neighbors are forced to take the flood waters. We being one of them with Hardin/Caddy creek. Our valley receives annual flooding, not just the 5 or 100 year flooding the hydrology report indicates. We are becoming the sister of Swan Lake in Lemmon Valley and receive no attention whatsoever from the County. Homes WILL be flooded out in the future with the proposed 58 lots on 42.8 acres. Please check your newscasts from recent years. The county is always dropping sand and sandbags at 2 locations off of Andrew Lane and at Chance Lane so neighbors can re-direct flooding. This development is going to make it worse.

They are also using our valley as their main access and stating it gives a connection to Toll road. We can actually, in an emergency, escape over the east hills now if necessary. This development is delivering a very roundabout way of access to Toll road and bringing many problems to this valley with no benefits on an already crowded Rhodes Road due to numerous large horse barns/stables. Excess speeding is always an issue along with the numerous feral horses.

In appendix B, preliminary grading plan-sheet 4 of 7, there is a proposed concrete sidewalk on Chance Lane. This is a rural area and there are NO sidewalks in this valley! Neighbors just freely walk down the streets or ride their horses on the road. This sidewalk does NOT complement the neighborhood whatsoever.

The proposal says Chance Lane will be built to County standards. Just what are these standards? Assuming asphalt, the water will sheet down the gutter to Rhodes Road with nowhere to go. Currently when it hits Rhodes it either south, west, or north. If it goes west it's going into peoples' driveway. It can't go south because it will go nowhere and going north the slope is minimal at best and ditch erosion shall occur due to sandy soil.

Regarding Sheriff's ability to respond to our valley in a timely matter, this is FALSE. We had an incident in which one of our homes was burglarized. They didn't show up for days, after numerous calls, because they were 'Too busy fighting fires in Palomino Valley' last year, so they said.

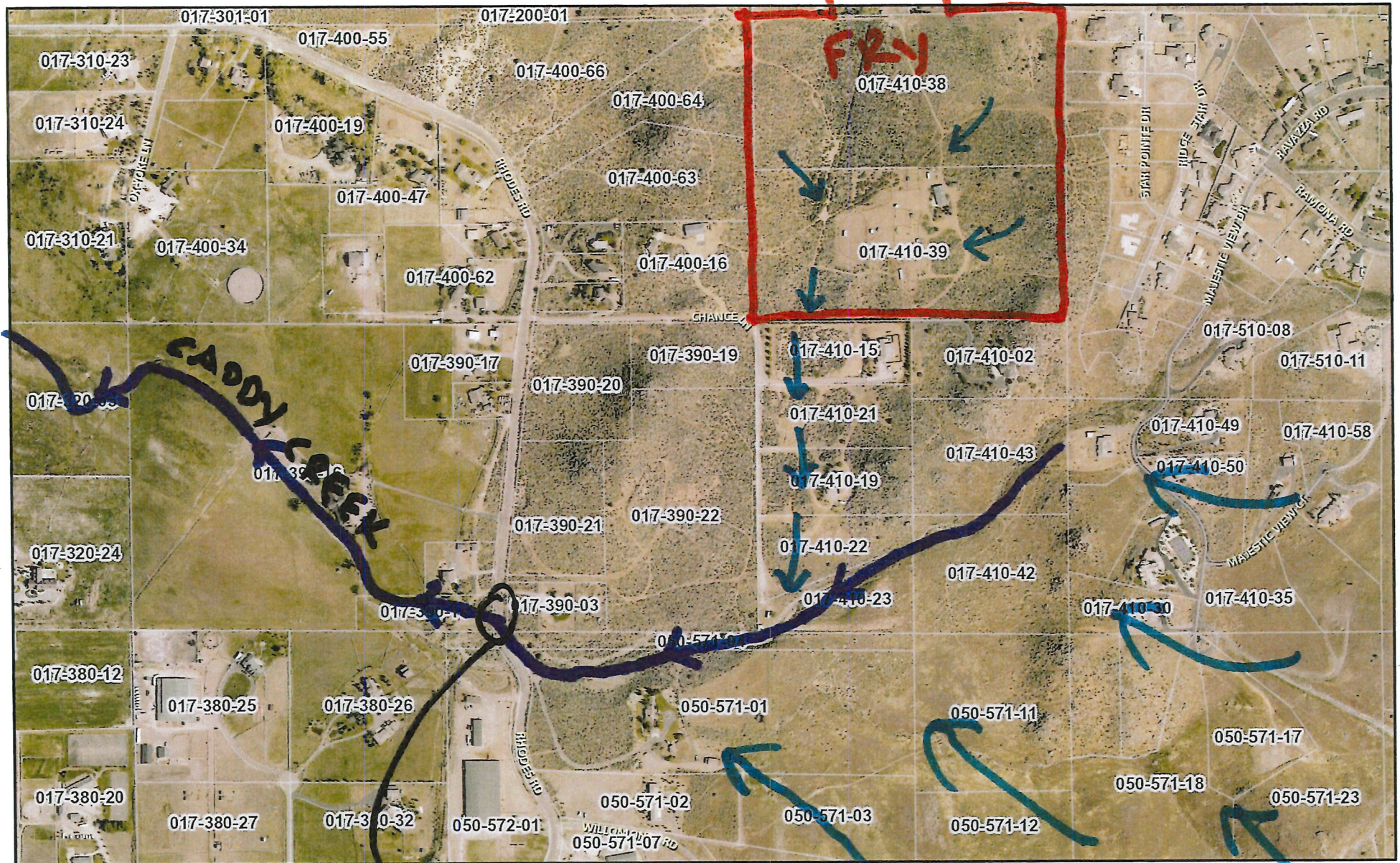
I feel Mr. Fry and Rubicon Design Group are just dumping their drainage issues on the valley all in an effort increase the mighty profit dollar knowing the County will NOT do anything about it as prior history has reflected. They are building over the hill and then dumping into our valley. We doubt they've ever witnessed the flooding that occurs in this valley. The County knows about it but turns their head due to us being rural in nature. Fine but do not bring the effects of this type of development into our valley. If anyone requires further information, or a site visit in the valley, please let me know and I would be happy to escort a tour of drainage issues. There are also many neighbors that can supply pictures. Thank you for your attention.

Mike and Beth Schuler            775.842.5112 (cell)  
2215 Rhodes Road  
Reno, NV 89521  
[Mike@renoseven.com](mailto:Mike@renoseven.com)  
[Beth@renoseven.com](mailto:Beth@renoseven.com)



MIKE SCHUCKER 775.842.5112

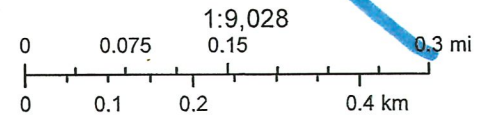
# Harry Fry Drainage Map



March 7, 2019

APN

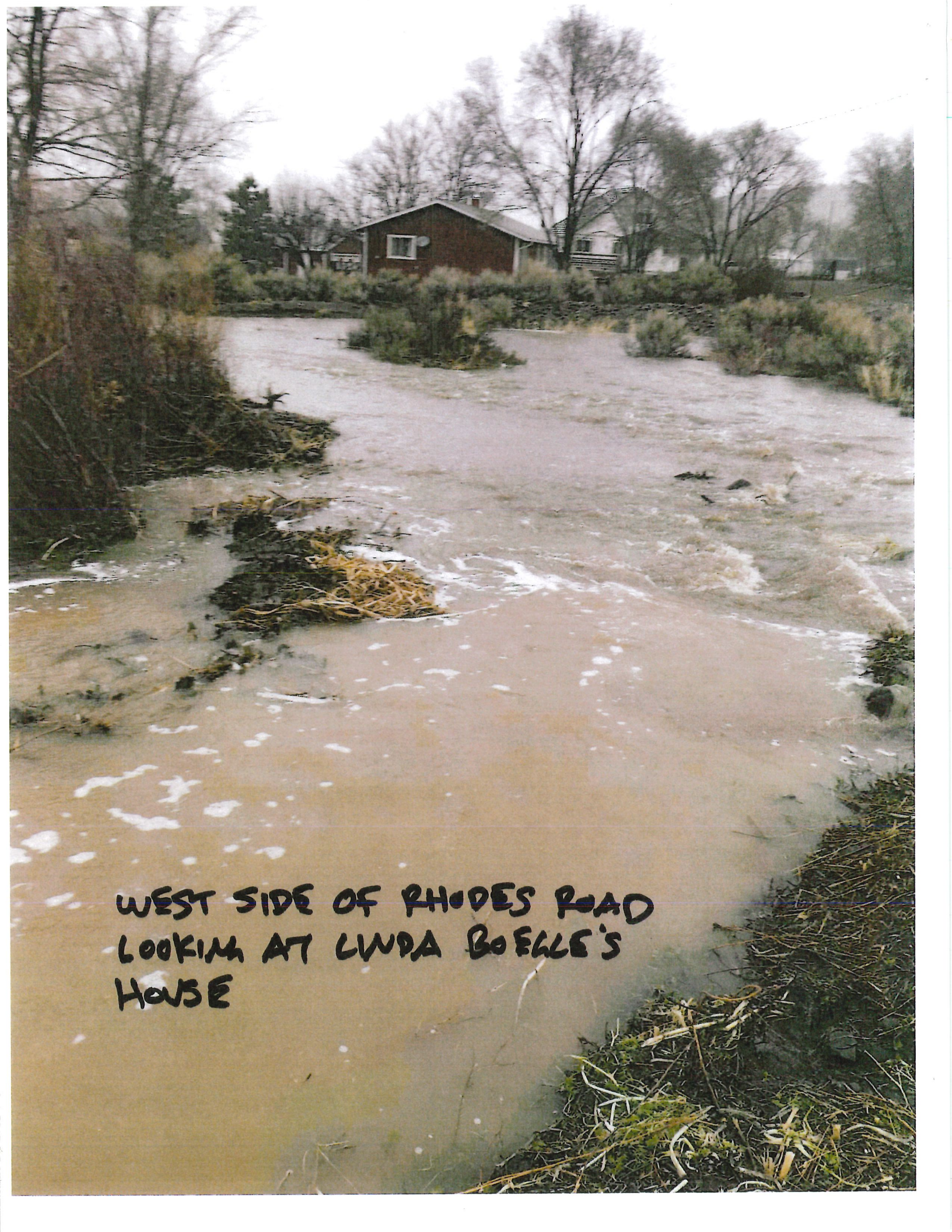
**(4) LARGE CONCRETE CULVERTS**



Washoe County  
Washoe County GIS

This information for illustrative purposes only. Not be used for boundary resolution or location and not intended to be used for measurement, calculation, or delineation.



A photograph showing a flooded area with a house in the background. The water is murky and turbulent, with some debris floating in it. The house is a two-story structure with a brown roof and white walls. There are trees and bushes around the house. The sky is overcast.

WEST SIDE OF RHODES ROAD  
LOOKING AT LINDA BOELLE'S  
HOUSE



















2/2018



RHODES & CEDAR

2/2018



RHODES RD & CEDAR