



# Planning Commission Staff Report

Meeting Date: June 2, 2020

Agenda Item: 9A

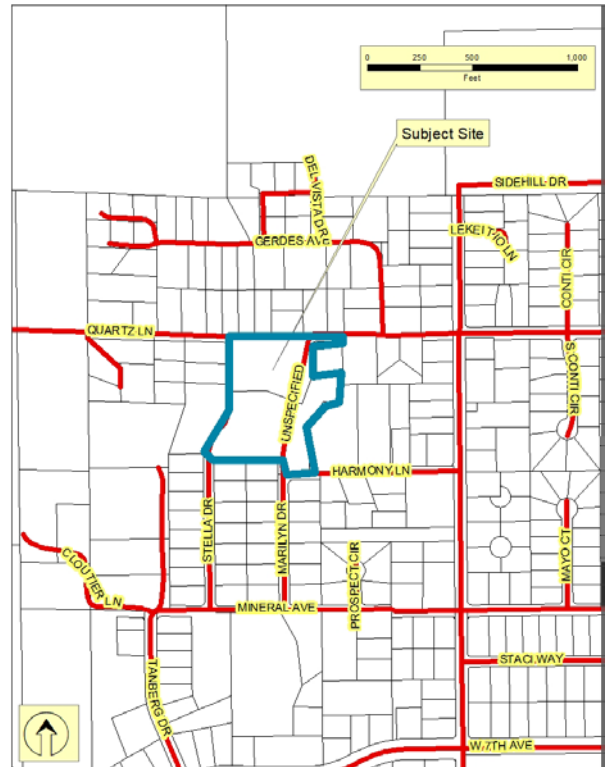
TENTATIVE SUBDIVISION MAP CASE NUMBER: WTM20-002 (Harmony Mesa)

BRIEF SUMMARY OF REQUEST: Merge and re-subdivide two parcels totaling ±6.5 acres in order to develop an 18-lot single-family residential, common open space subdivision.

STAFF PLANNER: Roger Pelham, Senior Planner, 775.328. 3622, [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us)

**CASE DESCRIPTION: Tentative Subdivision Map Case Number WTM20-002 (Harmony Mesa)** – For possible action, hearing, and discussion to approve a tentative map for the merger and re-subdivision of two parcels totaling ±6.5 acres in order to develop an 18-lot single-family residential, common open space subdivision. Lot sizes range from 6,000 square feet to 22,000 square feet. The subdivision will have two common areas consisting of approximately 1.3 acres. Approximately 31,400 cubic yards of earthen material will be excavated on the site. This constitutes Major Grading, which would be included in the possible approval of this application. The application also includes a request to vary general setback standards from 20 feet in the front and rear and 8 feet on the sides (per Section 110.408.25 of the Washoe County Code) to 10 feet in the front, 20 feet in front of the garage, 15 feet on the rear and 5 feet on the sides of each lot, which would also be included in the possible approval of this application. The maximum residential density is 3 dwellings to the acre, and the residential density proposed is 2.8 dwellings to the acre.

Applicant: Doug Barker  
 Property Owner: Hero Land Holdings, LLC  
 Location: On Marilyn Drive between Harmony Lane and Quartz Lane  
 APN: 085-330-39 and 085-330-44  
 Parcel Size: ± 2.63 and ±3.86  
 Master Plan: Suburban Residential (SR) and Industrial (I)  
 Regulatory Zone: Medium Density Suburban (MDS) and Industrial (I)  
 Area Plan: Sun Valley  
 Citizen Advisory Board: Sun Valley  
 Development Code: Authorized in Article 608, Tentative Subdivision Maps, Article 408, Common Open Space Development, and Article 424, Hillside Development  
 Commission District: 5 – Commissioner Herman



### STAFF RECOMMENDATION

APPROVE

**APPROVE WITH CONDITIONS**

DENY

**POSSIBLE MOTION**

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Tentative Subdivision Map Case Number WTM20-002 for Doug Barker, with conditions as included at Exhibit A to the staff report, having made all ten findings in accordance with Washoe County Code Section 110.608.25.

**Staff Report Contents**

Tentative Subdivision Map .....3

Site Plan.....4

Project Evaluation .....5

Sun Valley Citizen Advisory Board (SVCAB) .....7

Reviewing Agencies .....8

Recommendation .....9

Motion .....9

Appeal Process .....10

---

**Exhibits Contents**

Conditions of Approval .....Exhibit A

Public Notice .....Exhibit B

Agency Comments ..... Exhibit C

Project Application (without technical reports) ..... Exhibit D

## **Tentative Subdivision Map**

The purpose of a tentative subdivision map is:

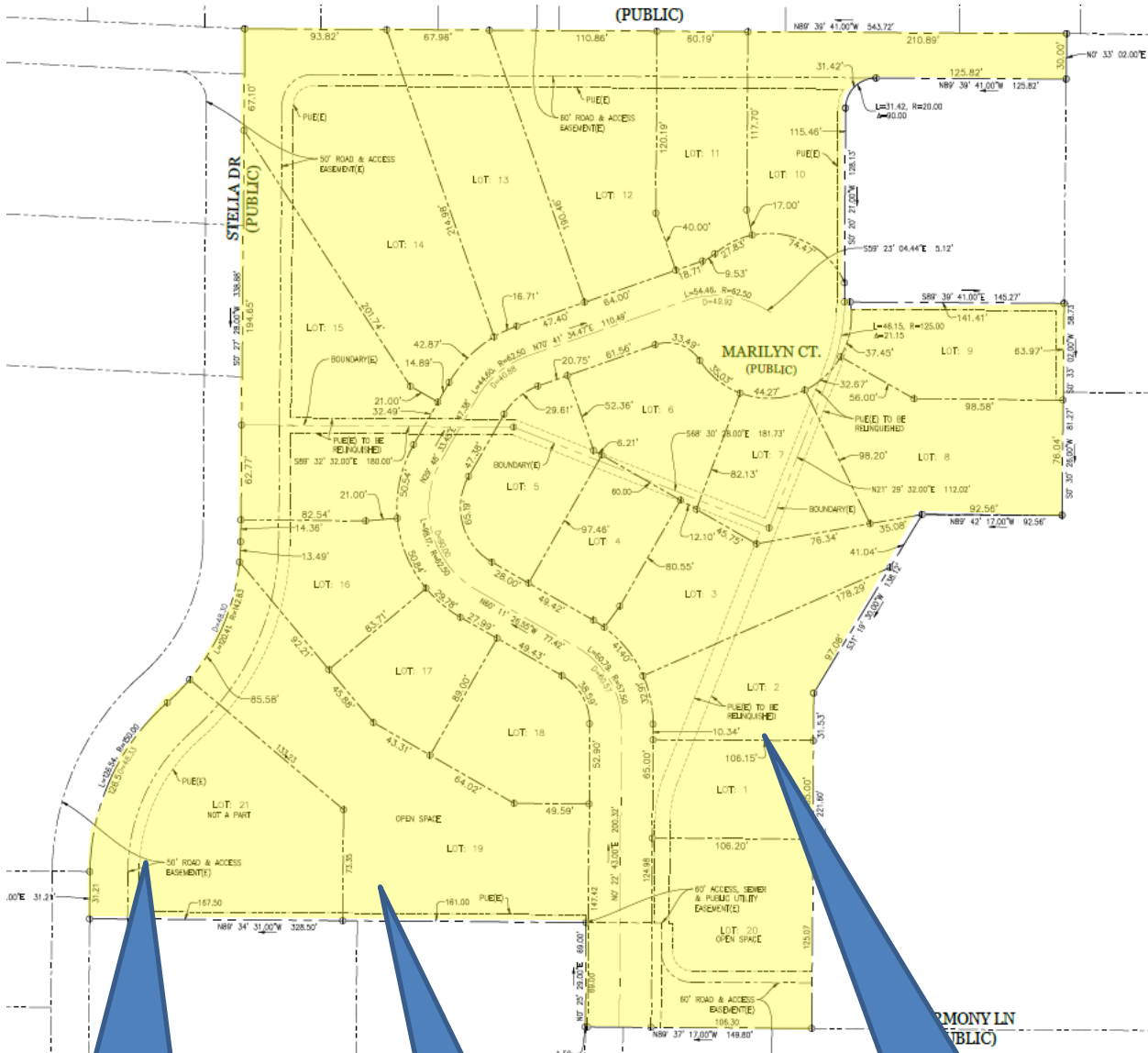
- To allow the creation of saleable lots;
- To implement the Washoe County Master Plan, including the area plans, and any specific plans adopted by the County;
- To establish reasonable standards of design and reasonable procedures for subdivision and re-subdivision in order to further the orderly layout and use of land and insure proper legal descriptions and monumenting of subdivided land; and;
- To safeguard the public health, safety and general welfare by establishing minimum standards of design and development for any subdivision platted in the unincorporated area of Washoe County.

If the Planning Commission grants an approval of the tentative subdivision map, that approval is subject to conditions of approval. Conditions of approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

- Prior to recordation of a final map.
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure.
- Prior to the issuance of a business license or other permits/licenses.
- Some conditions of approval are referred to as “operational conditions.” These conditions must be continually complied with for the life of the project.

The conditions of approval for Tentative Subdivision Map Case Number WTM20-002 are attached to this staff report and will be included with the action order, if approval is granted by Washoe County.

The subject property has regulatory zones of Medium Density Suburban (MDS) and Industrial (I). The MDS zone allows for three dwellings to the acre. The small I portion of the site will be included in a separate parcel that is not a part of the subdivision and is not included in the calculation of allowable dwellings. A total of 18 lots are permissible, subject to the approval of a Tentative Subdivision Map. The applicant is applying for a tentative subdivision map to divide the subject site to allow for 18 dwellings. Major Grading of approximately 31,400 cubic yards of earthen material will be excavated on the site to facilitate the development of the subdivision which would be included in the possible approval of this application. This is permissible, without the approval of an additional special use permit, in accordance with Article 438, Grading. The application also includes a request to vary general setback standards from 20 feet in the front and rear and 8 feet on the sides (per Section 110.408.25 of the Washoe County Code) to 10 feet in the front, 20 feet in front of the garage, 15 feet on the rear and 5 feet on the sides of each lot, which would also be included in the possible approval of this application.



**Site Plan**

Industrial Area (not a part of the residential)

Open Space (drainage)

Proposed Residential Lots



## **Project Evaluation**

Harmony Mesa is a proposed single-family, common open space, residential subdivision of 18 home sites, one detention basin, one common area for drainage and one remainder parcel. The project site is a total of approximately 6.5 acres in the Sun Valley Area Plan, located just north of the intersection of Harmony Drive and Marilyn Drive. The project is proposed to utilize the existing density of three dwelling units per acre, within the Medium Density Suburban regulatory zone. There is a small area of Industrial zoning on the southwest corner of the subject site. Conditions of approval have been recommended that the Industrial portion be separated, as an individual parcel of land, from any residentially-zoned area. That area is physically distant from any proposed dwellings by a drainage-way that traverses the project site. That area is not included in the residential calculations for this residential subdivision.

The site contains some steep slopes, some of which are the result of previous grading and the stockpiling of various fill materials. The site shows evidence of extensive disturbance of natural vegetation, and is currently bisected by rough, unsurfaced portion of Marilyn Drive. A portion of the proposed cul-de-sac within the subdivision will follow a portion of the unimproved portion of Marilyn Drive.

Due to the existing slopes, a series of retaining walls are necessary throughout the project to lower the building pads below the adjacent roadways of Quartz Lane and Stella Drive, conditions of approval have been included recommending the requirement guard rails on those streets to prevent a motorist from going off the road and descending into an adjacent lot, subject to a traffic report approved by the County Engineer. The retaining walls are proposed to be up to ten feet in height at the highest point and will be separated by a horizontal distance (“bench”) of at least 6 feet. Each bench shall be landscaped, in accordance with the requirements of the Grading Code.

The applicant has proposed drainage features within the common open space areas, 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 subject site is currently undeveloped but shows evidence of extensive past disturbance. There are areas of steep slopes and areas where fill material has been dumped. There is also a natural slope rising in elevation from the south to the north of the project site. The grading requested with the tentative map is necessary to create relatively flat lots for development at the approved density. This project is an in-fill development within an area primarily consisting of single-family residences (mostly manufactured homes) on primarily one-third acre lots. The site is adjacent to industrial uses to the west. Most of the surrounding streets are not paved and thus the surrounding lots were primarily developed by means of the parcel map process. It is the opinion of staff that this project will serve to benefit the surrounding area by requiring the improvement of Harmony Lane.

Information submitted by the applicant indicates that 47% of the subject site contains slopes above 15%, which requires compliance with hillside development standards within the Development Code. The hillside article is triggered when at least 20% of the site is over 15% slope. While the standards for hillside development are to be applied, this site is not a hillside development per se. The intent of hillside development standards is to show care for hillsides and prominent ridgelines and natural features impacted with development. This site is an infill site with extensive previous disturbance and unpermitted dumping of fill material. A large part of the steepest slopes appear to be something other than natural features. The drainage-way is not a natural drainage feature that is desired for its beauty, wildlife or botanical values. It is essentially a graded drainage-way that will be improved to better serve the surrounding area, as proposed with this project. Further, the drainage way is piped at both ends. There are no other topographic features that would be considered desirable with respect to the public good or interest.

There is very little undisturbed vegetation on the subject site. A number of small juniper trees are proposed to be removed. None of those trees appear to be large enough to be considered “significant trees” under article 412, Landscaping of the Development Code. Conditions of approval

have been recommended that at least one evergreen tree of a native species be required in the front yard area of each residential lot, to mitigate the removal of the existing trees.

Due to the existing topography and extensive previous disturbance, major grading of approximately 31,400 cubic yards of earthen material will be excavated on the site to facilitate the development of the subdivision. This is permissible, without the approval of an additional special use permit, in accordance with Article 438, Grading. The proposed configuration of grading show compliance with general provisions of the Development Code, and staff does not believe that specific grading conditions of approval are warranted.

In accordance with Article 408, Common Open Space Development, the applicant is requesting reduced building setbacks in accordance with the smaller lots proposed, rather than standards setbacks that would typically be required for the Medium Density Suburban regulatory zone. The applicant is requesting setbacks of: Front - 10 feet, Garage - 20 feet, Rear - 15 feet, Side - 5 feet. These setbacks are similar to standard setbacks for the High Density Suburban regulatory zone and are appropriate for lots as small as 6,000 square feet. These setbacks have been included in the recommended conditions of approval.

Staff is in favor of the proposed use and development of the subject site as it improves the site which otherwise attracts undesirable activity such as dumping of trash, junk vehicles and unwanted fill material. Approval of the proposed subdivision represents a benefit to the surrounding area.



Subject site, looking southeast from Quartz Lane



Subject site, looking southwest from Quartz Lane



Subject site, looking north from Harmony Lane

**Sun Valley Citizen Advisory Board (SVCAB)**

Due to current restrictions on public meetings, and to maintain appropriate social distances, no CAB meeting was held during the review time for this item. The proposed project, and a CAB member worksheet, was provided to each CAB member. Responses were requested.



One CAB member responded and indicated no opposition to the proposed subdivision. From this, staff assumes that there are no objections by the CAB members, on behalf of the citizens of that area.

### **Reviewing Agencies**

- Washoe County Planning and Building Division addressed development standards, the need for a homeowners association and conditions related to landscaping for the residences. As well as the requirement for a will-serve letter from the water purveyor, Sun Valley General Improvement District.  
**Contact: Roger Pelham, 328.3622, [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us)**
- Washoe County Engineering addressed standards for construction drawings, easements, drainage, and traffic.  
**Contact: Leo Vesely, 328.3600, [lvesely@washoecounty.us](mailto:lvesely@washoecounty.us)**
- Washoe County Parks addressed the need for revegetation and weed-free fill soil.  
**Contact: Sophia Kirschenman, 775.328.3600, [skirschenman@washoecounty.us](mailto:skirschenman@washoecounty.us)**
- Truckee Meadows Fire Protection District addressed standards for water supply and access for fire and emergency vehicles.  
**Contact: Don Coon, 775.326.6077, [Dcoon@tmfpd.us](mailto:Dcoon@tmfpd.us)**

### **Staff Comment on Required Findings**

WCC Section 110.608.25 of Article 608, *Tentative Subdivision Maps*, requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission before granting approval of the abandonment request. Staff has completed an analysis of the application and has determined that the proposal is in compliance with the required findings as follows.

- 1) Plan Consistency. That the proposed map is consistent with the Master Plan and any specific plan.  
*Staff Comment:* The proposed map is consistent with the Sun Valley Area Plan and with the Medium Density Suburban regulatory zone, as modified by Article 408, Common Open Space Development.
- 2) Design or Improvement. That the design or improvement of the proposed subdivision is consistent with the Master Plan and any specific plan.  
*Staff Comment:* The design of the proposed subdivision is consistent with the Sun Valley Area Plan. The subject site is not within any specific plan area.
- 3) Type of Development. That the site is physically suited for the type of development proposed.  
*Staff Comment:* The subject site is surrounded on all sides by existing residential and industrial development. The subject site shows evidence of extensive past disturbance and is, therefore, physically suited for residential development at a density of 2.8 dwellings to the acre.
- 4) Availability of Services. That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System.  
*Staff Comment:* The subject site will be served by community water and sewer systems, provided by the Sun Valley General Improvement District (SVGID). For this reason, 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.

*Staff Comment:* The subject site shows evidence of extensive past disturbance, and is a relatively small site and is surrounded by existing development. Development of the subject is, therefore, unlikely 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.

*Staff Comment:* The subject site will be served by community water and sewer systems, provided by the Sun Valley General Improvement District (SVGID). For this reason, development of the subdivision is not likely to cause significant public health problems. The development application for this subdivision was provided to the District Health Department for evaluation, which recommended approval, with conditions.

- 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.

*Staff Comment:* 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. The proposed cul-de-sac, which will access all parcels will be built to County standards and dedicated as public right-of-way.

- 8) Access. That the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles.

*Staff Comment:* The design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles, by way of the proposed cul-de-sac.

- 9) Dedications. That any land or improvements to be dedicated to the County is consistent with the Master Plan.

*Staff Comment:* Dedication of the proposed cul-de-sac to Washoe County is consistent with the Master 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.

*Staff Comment:* Orientation of the lots, within the proposed subdivision, will allow for natural passive cooling and solar building designs.

### **Recommendation**

After a thorough analysis and review, Tentative Subdivision Map Case Number WTM20-002 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

### **Motion**

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Tentative Subdivision Map Case Number WTM20-002 for Doug Barker, with conditions as included at Exhibit A to the staff report, 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 County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Planning Commission and mailed to the applicant.

Applicant/Developer: Doug Barker, 979 Melba Drive, Reno, NV 89503

Owner: Hero Land Holdings, LLC, Attn: Doug Barker, 2241 Harvard Street, Suite 200, Sacramento, CA 95815

Representatives: Wood Rodgers, Inc., Attn: Derek Kirkland, 1361 Corporate Blvd, Reno, NV 89502



# Conditions of Approval

Tentative Subdivision Map Case Number WTM20-002

The project approved under Tentative Subdivision Map Case Number WTM20-002 shall be carried out in accordance with the conditions of approval granted by the Planning Commission on June 2, 2020. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

**Unless otherwise specified**, all conditions related to the approval of this tentative subdivision map shall be met or financial assurance must be provided to satisfy the conditions of approval prior to the recordation of a final parcel map. 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 Building Division.

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

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

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

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

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

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

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

**STANDARD CONSIDERATIONS FOR SUBDIVISIONS**  
**Nevada Revised Statutes 278.349**

Pursuant to NRS 278.349, when contemplating action on a tentative subdivision map, the governing body, or the planning commission if it is authorized to take final action on a tentative map, shall consider:

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

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

**Washoe County Planning and Building Division**

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

**Contacts: Roger Pelham, Senior Planner, 775.328.3622, [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us)**

**and Vahid Behmaram, Water Management Planner Coordinator, 775.328.3600, [vbehmaram@washoecounty.us](mailto:vbehmaram@washoecounty.us)**

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this tentative parcel map.
- b. The subdivision shall be in substantial conformance with the provisions of Washoe County Development Code Article 604, Design Requirements, and Article 608, Tentative Subdivision Maps.
- c. 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.

- d. In accordance with NRS 278.360, the sub-divider 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 four 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 two years if the extension request is received prior to the expiration date.
- e. Final maps shall be in substantial compliance with all plans and documents submitted with and made part of this tentative map request, as may be amended by action of the final approving authority.
- f. All final maps shall contain the applicable portions of the following jurat:

THE TENTATIVE MAP FOR **TM case number for map name** WAS APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON **DATE**.

THIS FINAL MAP, **MAP NAME AND UNIT/PHASE #**, MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS, IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP, AND ALL CONDITIONS HAVE BEEN MET.

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

THE NEXT FINAL MAP FOR **<TM CASE NUMBER>** MUST BE APPROVED AND ACCEPTED FOR RECORDATION BY THE PLANNING AND BUILDING DIRECTOR ON OR BEFORE THE EXPIRATION DATE, THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, OR AN EXTENSION OF TIME FOR THE TENTATIVE MAP MUST BE APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON OR BEFORE SAID DATE.

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

---

MOJRA HAUENSTEIN, DIRECTOR  
PLANNING AND BUILDING

**Jurat for ALL SUBSEQUENT FINAL MAPS**

THE TENTATIVE MAP for **<TM CASE NUMBER>** APPROVED **<denied>** BY THE WASHOE COUNTY PLANNING COMMISSION ON **<date>**. **[If the TM had been appealed to the BCC --- Add:]** THE

WASHOE COUNTY COMMISSION APPROVED THE TENTATIVE MAP ON APPEAL ON *<date>*.

THE FIRST FINAL MAP FOR THIS TENTATIVE MAP WAS APPROVED AND ACCEPTED FOR RECORDATION ON *<date of Planning and Building Director's signature on first final map>*. [Omit the following if second map.] THE MOST RECENTLY RECORDED FINAL MAP, *<subdivision name and prior unit/phase #>* FOR THIS TENTATIVE MAP WAS APPROVED AND ACCEPTED FOR RECORDATION ON *<date of Planning and Building Director's signature on most recent final map>* [If an extension has been granted after that date – add the following]: A TWO YEAR EXTENSION OF TIME FOR THE TENTATIVE MAP WAS APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON *<date of last Planning Commission action to extend the tentative map>*.

THIS FINAL MAP, *<subdivision name and unit/phase #>*, MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP; AND ALL CONDITIONS HAVE BEEN MET.

*[Omit the following paragraph if this is the last final map.]*

THE NEXT FINAL MAP FOR *<TM CASE NUMBER>* MUST BE APPROVED AND ACCEPTED FOR RECORDATION BY THE PLANNING AND BUILDING DIRECTOR ON OR BEFORE THE EXPIRATION DATE, THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, *<add two years to the current expiration date unless that date is more than two years away>* OR AN EXTENSION OF TIME FOR THE TENTATIVE MAP MUST BE APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON OR BEFORE SAID DATE.

*<Insert Merger and Re-subdivision option as applicable>*

THIS FINAL MAP IS APPROVED AND ACCEPTED FOR RECORDATION THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY THE WASHOE COUNTY PLANNING AND BUILDING DIRECTOR. THE OFFER OF DEDICATION FOR *<streets, sewers>* IS REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NRS CHAPTER 278.

---

MOJRA HAUENSTEIN, DIRECTOR,  
PLANNING AND BUILDING DIVISION

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

NOTE

Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff's Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.

- h. 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.

- i. The developer shall be required to participate in any applicable General Improvement District or Special Assessment District formed by Washoe County.
- j. 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.
- k. The developer and all successors shall direct any potential purchaser of the site to meet with the Planning and Building Division to review conditions of approval prior to the final sale of the site. Any subsequent purchasers of the site shall notify the Planning and Building Division of the name, address, telephone number and contact person of the new purchaser within thirty (30) days of the final sale.
- l. All man-made slopes proposed to remain after development of the subdivision shall be graded to resemble natural slopes, shall include varying curvilinear contour and shall include revegetation with native plant species.
- m. All seed mixes utilized for revegetation shall contain seeds for trees of native species.
- n. All landscaping shall be maintained in accordance with the provisions found in Section 110.412.75, Maintenance. A three-year maintenance plan shall be submitted by a licensed landscape architect registered in the State of Nevada to the Planning and Building Division, prior to a Certificate of Occupancy. The plan shall be wet-stamped.
- o. Failure to comply with the conditions of approval shall render this approval null and void.
- p. Conditions, covenants, and restrictions (CC&Rs), including any supplemental CC&Rs, shall be submitted to Planning and Building 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 Planning and Building with the recordation fee prior to the recordation of the final map. The CC&Rs shall require all phases and units of the subdivision approved under this tentative map to be subject to the same CC&Rs. Washoe County shall be made a party to the applicable provisions of the CC&Rs to the satisfaction of the District Attorney's Office. Said CC&Rs shall specifically address the potential for liens against the properties and the individual property owners' responsibilities for the funding of maintenance, replacement, and perpetuation of the following items, at a minimum:
  - 1. Maintenance of drainage easements and drainage facilities, 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:
    - a. Vegetation management;
    - b. Watershed management;
    - c. Debris and litter removal;
    - d. Fire access and suppression; and

- e. Maintenance of public access and/or maintenance of limitations to public access.
2. All drainage facilities and roadways not maintained by Washoe County shall be privately maintained and perpetually funded by the homeowners association.
3. All open space identified as common area on the final map shall be privately maintained and perpetually funded by the homeowners association. The deed to the open space and common area shall reflect perpetual dedication for that purpose. The maintenance of the common areas and related improvements shall be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
4. The project and adjacent to undeveloped land shall maintain a fire fuel break of a minimum 30 feet in width until such time as the adjacent land is developed.
5. Locating habitable structures on potentially active (Holocene) fault lines, whether noted on the recorded map or disclosed during site preparation, is prohibited.
6. All outdoor lighting on buildings and streets within the subdivision shall be down-shielded.
7. No motorized vehicles shall be allowed on the platted common area.
8. Washoe County will not assume responsibility for maintenance of the private street system of the development nor will Washoe County accept the streets for dedication to Washoe County unless the streets meet those Washoe County standards in effect at the time of offer for dedication.
9. Mandatory solid waste collection.
10. 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.
- q. 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 to the open space and common area shall reflect perpetual dedication for that purpose. The deed shall be presented with the CC&Rs for review by Planning and Building staff and the District Attorney.
- r. The developer shall construct vehicle guard rails along the entire length of Stella Drive and Quartz Lane, adjacent to the subdivision, unless otherwise approved by the County Engineer. The design of the vehicle guard rails shall be acceptable to the County Engineer.
- s. Lot 21, shown as "not a part" in the application materials, shall be reconfigured to include only that area with Industrial zoning. All Medium Density Suburban area on the subject site shall be included in the residential lots, roads or common areas.
- t. At least one evergreen tree, of a native species, is required to be planted in the front yard area of each residential lot.
- u. All benches between retaining walls shall be landscaped, irrigation shall be provided to all plants, one tree shall be planted every 25 feet along all benches.
- v. Building setbacks for this subdivision shall be as follows: Front - 10 feet, Garage - 20 feet, Rear - 15 feet, Side - 5 feet.
- w. All driveways shall be paved in accordance with Article 410.
- x. There are no water rights conditions for approval of this tentative map.

- y. Following the possible approval of the tentative subdivision map, the potential future project will require water supply and sewer service which in turn will require the expansion of water and sewer services and annexation to SVGID service area, if not already annexed.
- z. Valid water and sewer will serve letters will be required prior to approval of the final maps proposed by this tentative map.

### **Washoe County Parks Planning**

- 2. The following conditions are requirements of Washoe County Parks Planning, which shall be responsible for determining compliance with these conditions.

**Contact: Sophia Kirschenman, 775.328.3600, [skirschenman@washoecounty.us](mailto:skirschenman@washoecounty.us)**

- a. All earthen material imported as part of this project is required to be “certified weed free” in order to limit the spread of noxious weeds within the county.
- b. In compliance with Washoe County Master Plan Conservation Element Policy C.5.3, any undeveloped disturbed areas of the subject site shall be revegetated utilizing a native seed mix as reviewed and approved by the University of Nevada Cooperative Extension, the Washoe Storey Conservation District, and/or Washoe County Regional Parks and Open Space. Revegetation shall be considered complete when the revegetated areas are populated with native plant species, and plant density and coverage are consistent with the site under pre-development conditions, as demonstrated through photo-documentation.

### **Washoe County Engineering and Capital Projects**

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

**Contact: Leo Vesely, P.E., 775.328.2041**

- a. Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations, and policies in effect at the time of submittal of the tentative map or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the final map.
- b. Prior to acceptance of public improvements and release of any financial assurances, the developer shall furnish to the Engineering Division a complete set of reproducible as-built construction drawings in an acceptable digital format prepared by a civil engineer licensed in the State of Nevada.
- c. 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.
- d. A note on the final map shall indicate that all drainage facilities shall be privately maintained and perpetually funded by the home owners association. The maintenance of the drainage facilities shall also be addressed in the home owner’s association documents to the satisfaction of the District Attorney’s Office.
- e. Any existing easements or utilities that conflict with the development shall be relocated, quitclaimed, and/or abandoned, as appropriate.

- f. 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.
- g. Appropriate easements shall be granted for any existing or new utilities, with each affected final map. This includes, but is not limited, to electrical lines, water lines, and drainage maintenance access.
- h. A 10 foot Public Utilities Easement and a 10 foot easement for traffic control signage, plowed snow storage and sidewalks shall be granted adjacent to all street rights-of-way.
- i. A design level geotechnical investigation with fault study shall be provided with the submittal of each final map.
- j. All cut slopes, fill slopes, and berms shall be setback from parcel lines and access easements in accordance with Washoe County Code Article 438.
- k. Prior to recordation of the affected final map, an ASTM E1527-13 Phase I Environmental Site Assessment shall be submitted for all parcels or right-of-way dedicated to Washoe County.
- l. A home owners association shall be created or annexed in to with the first final map for the purpose of maintaining all common areas and drainage facilities.

**Washoe County Engineering Division – Drainage (County Code 110.420)**

- m. 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.
- n. 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.
- o. 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.
- p. Any increase in stormwater runoff flow rate resulting from the development and based on the 5 year and 100 storm(s) shall be detained onsite.
- q. The following note shall be added to each final map; “All properties, regardless if they are located within or outside of a FEMA Special Flood Hazard Area, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties.”
- r. Standard reinforced concrete headwalls or other approved alternatives shall be placed on the inlet and outlet of all drainage structures, and rock riprap shall be used to prevent erosion at the inlets and outlets of all culverts.
- s. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage leaving the site.
- t. The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklist and Inspection Fee shall be submitted with each final map.
- u. A note on the final map shall indicate that all drainage facilities not shall be privately maintained and perpetually funded by a home owners association. The maintenance

and funding of private drainage facilities shall also be addressed in the home owner's association documents to the satisfaction of the District Attorney's Office.

- v. 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.
- w. 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.
- x. Maintenance access and drainage easements shall be provided for all existing and proposed drainage facilities. All drainage facilities located within Common Area shall be constructed with an adjoining minimum 12' wide gravel access road. Maintenance access road shall be provided to the bottom of proposed detention basins as well as over County owned and maintained storm drainage facilities.
- y. Drainage easements shall be provided for all drainage runoff that crosses more than one lot.
- z. 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.
- aa. Prior to the finalization of the first final map, an operation and maintenance plan for the maintenance of the project's detention basin and drainage facilities shall be developed in accordance with the Washoe County Code Article 421. The Operation and Maintenance Plan shall be incorporated into the project CC&R's to the satisfaction of the County Engineer and District Attorney's Office.
- bb. Offsite drainage and common area drainage, draining onto residential lots shall be perpetuated around the residential lots and drainage facilities capable of passing a 100-year storm, shall be constructed with the subdivision improvements to perpetuate the storm water runoff to improved or natural drainage facilities. The maintenance of these drainage facilities shall be addressed in the home owner's association documents to the satisfaction of the County Engineer and the District Attorney's Office.

**Washoe County Engineering Division – Traffic and Roadway (County Code 110.436)**

- cc. 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.
- dd. Street names shall be reviewed and approved by the Regional Street Naming Coordinator.
- ee. For any utilities placed in existing County streets, the streets shall be repaired to the satisfaction of the County Engineer. At a minimum, this will require full depth removal and replacement of asphalt for half the street width, or replacement of non-woven pavement reinforcing fabric with a 2" asphalt overlay for half the street width. Type II slurry seal is required for the entire street width with either option. Full width street improvements may be required if the proposed utility location is too close to the centerline of the existing street.
- ff. Streetlights shall be constructed to Washoe County standards at locations to be determined at the final design stage.

- gg. Appropriate transitions shall be provided between the existing and proposed improvements at all proposed street connections. This may include removal and replacement of existing pavement.
- hh. All roadways shall be constructed with a minimum of 4 inches of hotmix asphalt meeting the requirements of Washoe County.
- ii. Sidewalks shall be constructed on one side of the street and shall meet ADA requirements.
- jj. A 20 foot minimum setback is required between the back of the sidewalk and the front of the garage.
- kk. 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.
- ll. Marilyn Court is proposed to be a public street. Therefore, Harmony Lane shall be constructed to Washoe County standards and dedicated to Washoe County from Marilyn Court to Sidehill Drive.

**Truckee Meadows Fire Protection District**

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

**Contact: Don Coon, 775.326.6077, [Dcoon@tmfpd.us](mailto:Dcoon@tmfpd.us)**

**Fire Apparatus Access Roads**

- a. Fire apparatus access roads shall be in accordance with International Fire Code Appendix D and all other applicable requirements of the IFC. (IFC 503.1 / D101.1)
- b. Approved fire apparatus access roads shall be required for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access roads shall comply with the requirements of IFC Section 503 and Appendix D and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of
- c. the first story of the building as measured by an approved route (as the hose lays around obstructions) around the exterior of the building or facility. (IFC 503.1.1)
- d. Fire apparatus access roads shall have an all-weather surface and be capable of supporting the weight of TMFPD apparatus (80,000 pounds). (IFC 503.2.3 / D102.1)
- e. Fire apparatus access roads shall have a minimum width of 20 feet (with no parking), 26 feet (one side parking), and 32 feet (parking on both sides), exclusive of shoulders, and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1 / D103.6.1 / D103.6.2)
- f. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1). (IFC D103.1)
- g. Fire apparatus access roads less than the width required for parking on both sides shall be marked and/or signed in accordance with Section 503.3 and Appendix D103.6 to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. (IFC 503.3 / D103.6)
- h. Fire apparatus access roads shall not exceed 10 percent in grade. Angles of approach and angles of departure must not exceed 6 percent for 25 feet before or after the grade change. (IFC D103.2 / 503.2.8)



- i. Fire apparatus access roads shall have a minimum inside turning radius of 28 feet, and a minimum outside turning radius of 52 feet. (IFC D103.3)
- j. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. (IFC D103.4)
- k. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads. (IFC D107.1)

### **Fire Protection Water Supplies**

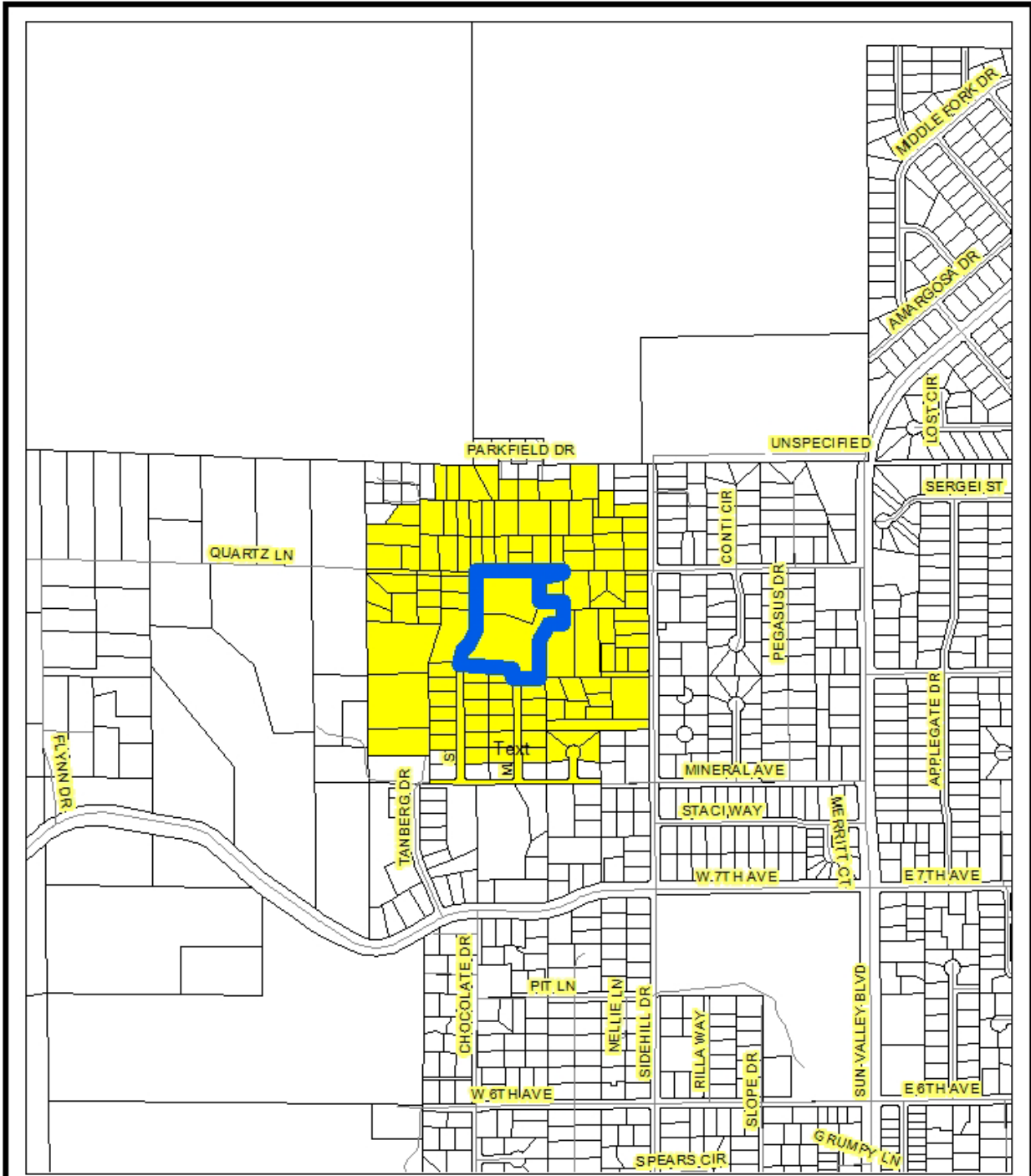
- l. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. (IFC 507.1)
- m. The number of fire hydrants available to a building shall be not less than the minimum specified in Table C102.1. (IFC C102.1)
- n. Fire hydrant systems shall comply with Washoe County Standard Detail W-23 and IFC Sections 507.5.1 through 507.5.6. (IFC 507.5 / Washoe County Code)
- o. Fire hydrants must be spaced at a maximum separation of 500 feet along the required apparatus access lane in residential areas and 1,000 feet where not required for structures to provide for transportation hazards. Hydrant spacing may be increased by 125 feet if all structures within the development are provided with fire sprinkler protection. There is no allowable increase for hydrants installed for transportation hazards. (IFC Table C102.1)
- p. In developments with R-3 occupancies, where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 600 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. (IFC 507.5.1)
- q. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. (IFC 507.5.4)
- r. A 3-foot minimum clear space shall be maintained around the circumference of fire hydrants, as measured from the furthest edge of a fire hydrant in any direction. (IFC 507.5.5)
- s. Fire hydrants shall not be located within six feet of a driveway, power pole, or light standard. (IFC 507.5.6)
- t. Fire hydrants shall be located adjacent to apparatus access lanes and a minimum of four feet and a maximum of seven feet from back of curb. Provide a detail on the plans. (IFC 507.5.6)
- u. Fire hydrants shall have a concrete pad around the base in accordance with Washoe County Standard Detail W-23.
- v. International Wildland-Urban Interface Code
- w. All parcels located in other than a Low Hazard WUI Rating shall comply with all provisions of the IWUI as adopted and amended by TMFPD and Washoe County Building.
- x. The IWUI Fire Hazard designation for your project is available on the provided Washoe Regional Mapping System link. (<https://gis.washoecounty.us/wrms/firehazard>). After you

have found your property using the address search feature, the color of the background area will indicate your wildland fire risk.

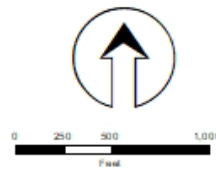
- y. When you have determined your Fire Risk Rating use the link provided, to determine the IWUIC construction and defensible space requirements. ([https://www.washoecounty.us/building/Files/Files/2012%20WUI%20CODE%20GUIDE\\_rev%2011-25-13.pdf](https://www.washoecounty.us/building/Files/Files/2012%20WUI%20CODE%20GUIDE_rev%2011-25-13.pdf))

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

# Exhibit B, WTM20-002



Mailing and Vicinity Map  
Project: Tentative Map Case WTM20-002  
Harmony Mesa  
114 Parcels Selected at 500 feet



Community Services  
Department

WA SHOE COUNTY  
NEVADA  
1861

1001 E Ninth St  
Reno, Nevada 89512 (775) 328-2800

Source: Planning and Building Division

Path: P:\ArcGIS Templates\FacMailMap\_vicinity\_mailing\_map\_2019.mxd

Date: 4/17/2020

# Exhibit C, WTM20-002

**From:** [Wines-Jennings, Tammy L](#)  
**To:** [Pelham, Roger](#)  
**Cc:** [Schull, Shyanne](#); [Emerson, Kathy](#); [Stark, Katherine](#)  
**Subject:** WTM20-002  
**Date:** Monday, April 27, 2020 12:45:07 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

Hello,  
We see no issues from a WCRAS perspective.

Thank you,



**Tammy Wines-Jennings**  
Assistant Director | Washoe County Regional Animal Services  
[twines-jennings@washoecounty.us](mailto:twines-jennings@washoecounty.us) | Office: 775-353-8945 | Dispatch 775-322-3647  
2825 Longley Lane, Suite A, Reno, Nv 89502



**From:** [Steve Shell](#)  
**To:** [Pelham, Roger](#)  
**Subject:** FW: April Agency Review Memo I, WTM20-002  
**Date:** Monday, April 27, 2020 10:20:34 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[April Agency Review Memo I.pdf](#)

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

This property lies within the Sun Valley GID service area. No water is committed at this time.

**Steve Shell**  
Water Resource Specialist II  
Division of Water Resources  
State of Nevada  
775-684-2836

Stay home. Be Safe.

## Exhibit C, WTM20-002

**From:** [Chris Melton](#)  
**To:** [Pelham, Roger](#)  
**Cc:** [Jennifer Merritt](#)  
**Subject:** WTM20-002 Harmony Mesa  
**Date:** Friday, April 24, 2020 4:14:49 PM

---

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

Roger,  
WTM20-002 (Harmony Mesa) is located in Sun Valley General Improvement Districts service area. Sun Valley General Improvement District will be the Water and Waste Water provider for this proposed development. If you have any questions or concerns, please feel free to call or email.  
Thank you,

**Chris Melton**  
**Public Works Director**  
Sun Valley General Improvement District  
5000 Sun Valley Blvd.  
Sun Valley, NV 89433  
Phone: 775-673-2253  
Fax: 775-673-7708  
CMelton@svgid.com  
Website: [www.svgid.com](http://www.svgid.com)

"The information contained in this e-mail is confidential and may be legally privileged. It is intended only for the use of the individual or entity named above. If you are not an intended recipient or if you have received this message in error, you are hereby notified that any dissemination, distribution, or copy of this e-mail is strictly prohibited. If you have received this e-mail in error, please immediately notify us by return e-mail or telephone if the sender's phone number is listed above, then promptly and permanently delete this message. Thank you for your cooperation and consideration."

**From:** [Angela Fuss](#)  
**To:** [Pelham, Roger](#)  
**Subject:** Fwd: April Agency Review Memo I  
**Date:** Friday, May 1, 2020 7:32:12 AM  
**Attachments:** image001.png  
image002.png  
image003.png  
image004.png  
image005.png  
April Agency Review Memo I.pdf

---

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

Hi Roger,  
The City of Reno was asked to provide comments on the Harmony Mesa Tentative Map. The City has nothing to report on the project.  
Thanks  
Angela

# Exhibit C, WTM20-002



## WASHOE COUNTY COMMUNITY SERVICES INTEGRITY COMMUNICATION SERVICE

P.O. Box 11130  
Reno, Nevada 89520-0027  
Phone: (775) 328-3600  
Fax: (775) 328-3699

April 27, 2020

TO: Roger Pelham, Senior Planner, CSD, Planning & Development Division  
FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD  
SUBJECT: Tentative Subdivision Map Case Number WTM20-002 (Harmony Mesa)

### **Project description:**

The applicant is proposing to approve the merger and re-subdivide two parcels totaling ±6.5 acres in order to develop an 18-lot single-family residential, common open space subdivision. Lot sizes range from 6,000 square feet to 22,000 square feet. The subdivision will have two common areas.

The property is located on Marilyn Drive between Harmony Lane and Quartz Lane, Assessor's Parcel Numbers: 085-330-39 and 085-330-44.

Water service is to be provided by the Sun Valley General Improvement District (SVGID).

*The Community Services Department (CSD) recommends approval of this project with the following Water Rights comments and conditions:*

- 1) There are no water rights conditions for approval of this tentative map.
- 2) Following the possible approval of the tentative subdivision map, the potential future project will require water supply and sewer service which in turn will require the expansion of water and sewer services and annexation to SVGID service area, if not already annexed.
- 3) Valid water and sewer will serve letters will be required prior to approval of the final maps proposed by this tentative map.

# Exhibit C, WTM20-002



## WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT Regional Parks and Open Space

1001 EAST 9<sup>TH</sup> STREET  
RENO, NEVADA 89520-0027  
PHONE (775) 328-3600  
FAX (775) 328.3699

---

**TO:** Roger Pelham, Senior Planner

**FROM:** Sophia Kirschenman, Park Planner

**DATE:** May 1, 2020

**SUBJECT:** Special Use Permit Case Number WTM20-002 (Harmony Mesa)

---



I have reviewed WTM20-002 on behalf of the Washoe County Regional Parks and Open Space Program (Parks Program) and prepared the following comments:

If approved, this permit would allow for the construction of an 18-lot single-family residential, common open space subdivision on a ±6.5-acre site in Sun Valley. The subject site is well-served by existing recreational amenities as it is ±0.25 acres south of Sun Valley Regional Park and less than a half mile north of Sun Valley Community Park. No trails are currently proposed in the immediate vicinity of the subject site. Revegetation of disturbed areas is proposed as part of the project, along with ±31,400 cubic yards of cut and ±27,000 cubic yards of fill. Given these considerations, the Parks Program requires the following conditions of approval:

1. All earthen material imported as part of this project is required to be "certified weed free" in order to limit the spread of noxious weeds within the county.
2. In compliance with Washoe County Master Plan Conservation Element Policy C.5.3, any undeveloped disturbed areas of the subject site shall be revegetated utilizing a native seed mix as reviewed and approved by the University of Nevada Cooperative Extension, the Washoe Storey Conservation District, and/or Washoe County Regional Parks and Open Space. Revegetation shall be considered complete when the revegetated areas are populated with native plant species, and plant density and coverage are consistent with the site under pre-development conditions, as demonstrated through photo-documentation.

# Exhibit C, WTM20-002

**From:** [Rodela, Brett A](#)  
**To:** [Pelham, Roger](#)  
**Cc:** [Boster, Mike](#)  
**Subject:** Development Review WTM20-002 (Harmony Mesa)  
**Date:** Friday, May 1, 2020 1:25:38 PM

---

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

Hello, Mr. Pelham,

Harmony Mesa which proposes 18 single family units is zoned for Bennett Elementary, Desert Skies Middle, and Spanish Springs High Schools. The development is calculated to generate 4, 2, and 2 students respectively.

As you are likely aware, construction on a new Hug High School at a portion of what once was Wildcreek Golf Course is underway to replace current Hug High School on Sutro Street and McCarran Blvd. Upon the opening of New Hug in the Fall of 2022, zoning dynamics for this development are expected to shift from Spanish Springs HS to new Hug HS.

The following table lays out current and projected enrollments for all affected schools:

School	Current Enrollment	2024/25 Enrollment	2029/30 Enrollment
Bennett ES	59%	59%	59%
Desert Skies MS	74%	64%	64%
Spanish Springs HS	108%	81%	92%
New Hug HS	-	88%	83%

For any further questions and/or comments pertaining to Harmony Mesa's effects on schools, please contact us at your convenience.

***Brett A. Rodela***

GIS Analyst

Washoe County School District

Office: (775) 325-8303 | Cell: (775) 250-7762





# Exhibit C, WTM20-002



Washoe-Storey Conservation District

Bret Tyler Chairmen  
Jim Shaffer Treasurer  
Cathy Canfield Storey app  
Jean Herman Washoe app

1365 Corporate Blvd.  
Reno NV 89502  
775 857-8500 ext. 131  
nevadacconservation.com

April 28, 2020

Washoe County Community Services Department

C/O Roger Pelham, Senior Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WTM20- 002 Harmony Mesa

Dear Roger,

In reviewing the 18-lot single family subdivision for Phase 2-6, the Conservation District has the following comments.

To prevent the spread of noxious weeds concerning grading and exportation of material, the applicant shall collaborate with the District to develop an onsite noxious weeds management plan to ensure weed seeds do not impact other areas, utilizing certified weed free material.

We will require a vegetation plan from a qualified professional that includes a seed mix based on the soil, contingency water plan, fertilizer plan, erosion control structures and a monitoring plan with updates provided to the Conservation District after the growing season (October 31) every year for a three year period.

To conserve water and reduce runoff to the infrastructure the typical front lot needs to be xeriscape.

The roadside swales and other drainage swales shall have 4-6-inch rock in the flow line to minimize sediment flow downstream.

With improvements proposed to the existing drainageway, the District will require a low flow channel with 4-8-inch rock in the flow line to reduce sediment flow downstream.

In the edifice of the rockery wall, the voids shall be filled with smaller rock in the face and entire height of the wall to reduce any undermining by small animals.

The bio retention basin function is to infiltrate water runoff below ground. Include the following language to the Drainage Maintenance Association." If water is standing above ground for a period greater than 7 days, the basins soil mixture needs to be redesigned."

We recommend the paint color palette be earth tone colors for the 18-lot subdivision.

Thank you for providing us the opportunity to review the project that may have impacts on our natural resources.

Sincerely,

Tyler-Shaffer



# Exhibit C, WTM20-002



## Washoe County Citizen Advisory Boards CAB Member Worksheet

Citizen Advisory Board: Sun Valley

Meeting Date (if applicable):

Topic or Project Name Tentative Subdivision Map Case Number WTM20-002 (Harmony Mesa)

—

Washoe County Planner Roger Pelham, Senior  
Planner

Please check the appropriate box:

My comments  were (or)  were not discussed during the meeting.

Identified issues and concerns:

Nothing stood out to me. Looks good.

---

---

---

---

---

Suggested alternatives and/or recommendations:

---

---

---

---

---

---

---

---

Name Margaret Reinhardt

Date:5/5/2020

(Please Print)

Signature:

This worksheet may be used as a tool to help you take notes during the public testimony and discussion on this topic/project. Your comments during the meeting will become part of the public record through the minutes and the CAB action memorandum. Your comments, and comments from other CAB members, will and shall not collectively constitute a position of the CAB as a whole. **\*\*Due to Nevada Open Meeting Law considerations, please do not communicate with your fellow CAB members on items outside of the agendaized discussions held at your regular CAB meetings.\*\***

If you would like this worksheet forwarded to your Commissioner, please include his/her name.

Revised Feb 2019

# Tentative Subdivision Map Application

## Harmony Mesa

Submitted to Washoe County

April 15, 2020

Exhibit D, WTM20-002

Prepared for

**Douglas T Barker (Hero Land)**

979 Melba Drive

Reno, NV 89503

Prepared by



**WOOD RODGERS**  
DEVELOPING INNOVATIVE DESIGN SOLUTIONS

1361 Corporate Blvd • Reno, NV 89502 • Tel: 775.823.4068

## Table of Contents

### Section 1

- ❖ Washoe County Application Forms
  - Washoe County Development Application
  - Property Owner Affidavit
  - Tentative Subdivision Map Application Supplemental Information
  - Request to Reserve New Street Names
  - Property Tax Information

### Section 2

- ❖ Project Description
  - Executive Summary
  - Background & Site Characteristics
  - Master Plan, Zoning, & Character Management Area
  - Project Evaluation
    - Development Statistics
    - Common Open Space Tentative Map Design Standards
  - Site Analysis
  - Tentative Map Findings

### Section 3

- ❖ Maps and Supporting Information
  - Vicinity Map
  - Site Aerial Map
  - Assessor's Parcel Map
  - Existing Master Plan Map
  - Regulatory Zoning Map
  - Slope Map
  - Development Constraints & Opportunities Map with Site Plan Overlay
  - SVGID Intent to Serve Letter (Sewer and Water Service)
  - Reduced Tentative Map Set

### Section 4

- ❖ Reports and Studies
  - Geotechnical Report
  - Preliminary Hydrology Report
  - Preliminary Sanitary Sewer Letter
  - Title Report (Original Packet Only)

### Map Pocket

- ❖ Tentative Map Set

# Section 1

## Washoe County Development Application

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

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>Harmony Mesa Tentative Map</b>			
Project Description: 18 Lot Single Family Residential Common Open Space Tentative Map			
Project Address: 5800 & 5900 Stella Drive Washoe County NV 89433			
Project Area (acres or square feet): +/- 6.5 Acres			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): Terminus of Harmony Lane, approximately 800 feet west of its intersection with Sidehill Drive			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
085-330-39	2.63		
085-330-44	3.86		
<b>Indicate any previous Washoe County approvals associated with this application:</b> Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Hero Land Holdings LLC		Name: Wood Rodgers, Inc.	
Address: 2241 Harvard Street Ste 200		Address: 1361 Corporate Blvd	
Sacramento CA                      Zip: 95815		Reno, NV                                      Zip: 89502	
Phone: 775-762-2027      Fax:		Phone: 775-828-7742      Fax:	
Email: nnnexchange@gmail.com		Email:	
Cell: 775-762-2027      Other:		Cell: 775-771-0066      Other:	
Contact Person: Doug Barker		Contact Person: Derek Kirkland, AICP	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Douglas T Barker		Name:	
Address: 979 Melba Drive		Address:	
Reno, NV                                      Zip: 89503		Zip:	
Phone: 775-762-2027      Fax:		Phone:                                      Fax:	
Email: nnnexchange@gmail.com		Email:	
Cell: 775-762-2027      Other:		Cell:                                      Other:	
Contact Person: Doug Barker		Contact Person:	
<b>For Office Use Only</b>			
Date Received:                      Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	





## ACKNOWLEDGMENT

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

State of California  
County of Sacramento)

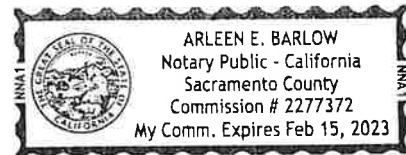
On 04/10/2020 before me, Arleen E Barlow Notary Public  
(insert name and title of the officer)

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

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Arleen E Barlow (Seal)



PROPERTY OWNER AFFIDAVIT



# Tentative Subdivision Map Application Supplemental Information

(All required information may be separately attached)

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

5800 & 5900 Stella Drive, northwest of the terminus of Harmony Lane 800 feet west of its intersection with Sidehill Drive.

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

Harmony Mesa

3. Density and lot design:

a. Acreage of project site	+/- 6.5 Acres
b. Total number of lots	18 lots and 2 common open space parcels
c. Dwelling units per acre	2.8
d. Minimum and maximum area of proposed lots	Min Lot Size: 6,000 sqft; Max Lot Size: 22,000 sqft
e. Minimum width of proposed lots	60 feet
f. Average lot size	10,500 sqft

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

a. Sewer Service	Sun Valley GID
b. Electrical Service	NV Energy
c. Telephone Service	AT&T
d. LPG or Natural Gas Service	NV Energy
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	Charter
g. Water Service	Sun Valley GID

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

- a. Acreage of common open space:

Two Parcels totaling 1.3 acres

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

Development constraints include a drainageway to the south with steeper slopes, approximately 1.3 acres

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

Minimum lot size is 6,000 square feet and maximum lots size is 21,993 square feet

d. Proposed yard setbacks if different from standard:

Common Open Space Development: Front - 10 feet, Garage - 20 feet, Rear - 15 feet, Side - 5 feet

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

Setback reductions are proposed to reduce grading impacts and protect the drainageway to the south

f. Identify all proposed non-residential uses:

There will be a remainder parcel that is not a part where the existing Industrial zoning is identified

g. Improvements proposed for the common open space:

The existing Drainageway will be improved and will be the only improvements in the common open space.

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

Common open space is only 1.3 acres with no connecting trails nearby. No trails are proposed with the project.

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

There are no trail systems near the project area, and no trails proposed with the project

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

There are no ridgelines within the project site.

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

6' tall wooden fencing will be allowed on property lines.

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

The Applicant will set up a Drainage Maintenance Association for the common open space

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

N/A

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

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
---	-----------------------------

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, within what city?
------------------------------	--	---------------------------

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

No

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

a. Permit #	Sun Valley GID holds the water	acre-feet per year	Sun Valley GID holds the water
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other #		acre-feet per year	

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

Sun Valley GID - See Will Serve Letter in Section 3 of this Application Packet.

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

The proposed units will utilize modern construction practices and energy efficient appliances.

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

The project site is an infill project surrounded by existing development. None of the items mentioned above are a concern.

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

There is only one roadway proposed within the project, which is proposed to be Public.

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

No specific policies needed to be addressed. The proposed Project is in compliance with the Sun Valley Area Plan

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

The proposed Project is in compliance with all the Sun Valley Area Plan Regulations for Manufactured Homes.

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

One Phase

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

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

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

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

## Grading

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

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

31,400 cubic yards
--------------------

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

4,400 cubic yards is anticipated to be exported. All exported material will be exported in accordance with code.
--

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

The project site is infill surrounded by existing development with existing roads. No new impacts will be created.
--

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

Where walls are not proposed 3:1 slopes will be used with drainage swales and revegetation.
---

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

No berms are proposed.
------------------------

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

Retaining walls are proposed with a mix of 4 foot max landscape walls and a maximum 6 foot rockery walls
--

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

There are no trees within the project site.

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

Revegetation will be used for disturbed slope areas and will be a native seed mix to be approved by Washoe County.

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

Irrigation will be provided to the common areas within the project site. Temp irrigation will be provided where necessary.

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

A final landscape and irrigation plan will be provided at time of final map and will utilize suggestions from this plan.

# Tahoe Basin

Please complete the following questions if the project is within the Tahoe Basin:

29. Who is the Tahoe Regional Planning Agency (TRPA) project planner and what is his/her TRPA extension?

--

30. Is the project within a Community Plan (CP) area?

<input type="checkbox"/> Yes	<input type="checkbox"/> No	If yes, which CP?
------------------------------	-----------------------------	-------------------

31. State how you are addressing the goals and policies of the Community Plan for each of the following sections:

- a. Land Use:

--

- b. Transportation:

--

- c. Conservation:

--

- d. Recreation:

--

- e. Public Services:

--

32. Identify where the development rights for the proposed project will come from:

--

33. Will this project remove or replace existing housing?

<input type="checkbox"/> Yes	<input type="checkbox"/> No	If yes, how many units?
------------------------------	-----------------------------	-------------------------

34. How many residential allocations will the developer request from Washoe County?

--

35. Describe how the landscape plans conform to the Incline Village General Improvement District landscaping requirements:

--

# Request to Reserve New Street Name(s)

The Applicant is responsible for all sign costs.

## Applicant Information

Name: Hero Land Holdings LLC

Address: 2241 Harvard Street Ste 200  
5800 & 5900 Stella Drive, northwest of the terminus of Harmony Lane 800 feet west of its intersection with Sidehill Drive.

Phone : 775-762-2027 Fax: \_\_\_\_\_  
% Private Citizen % Agency/Organization

## Street Name Requests

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

Marilyn Court	

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

## Location

Project Name: Harmony Mesa Tentative Map  
% Reno % Sparks % Washoe County

Parcel Numbers: 085-330-39 & 44  
% Subdivision % Parcelization % Private Street

Please attach maps, petitions and supplementary information.

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

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

## Washoe County Geographic Information Services

1001 E. Ninth Street  
 Reno, NV 89512-2845

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



## Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

### Disclaimer

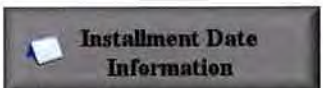
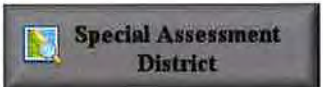
- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See Payment Information for details.

### Pay By Check

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

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

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



### CollectionCart

Collection Cart	Items	Total	<a href="#">Checkout</a>	<a href="#">View</a>
Collection Cart	0	\$0.00		

### Pay Online

No payment due for this account.

### Washoe County Parcel Information

Parcel ID	Status	Last Update
08533039	Active	4/15/2020 2:08:33 AM

**Current Owner:**  
HERO LAND HOLDINGS LLC  
  
2241 HARVARD ST STE 200  
SACRAMENTO, CA 95815

**SITUS:**  
5900 STELLA DR  
WCTY NV

**Taxing District**  
4020

**Geo CD:**

Legal Description

Lot 1 Township 20 Range 20 SubdivisionName \_UNSPECIFIED

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

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2019	\$304.01	\$314.65	\$0.00	\$0.00	\$0.00
2018	\$290.10	\$290.10	\$0.00	\$0.00	\$0.00
2017	\$278.41	\$300.23	\$0.00	\$0.00	\$0.00
2016	\$271.76	\$276.48	\$0.00	\$0.00	\$0.00
2015	\$270.78	\$270.78	\$0.00	\$0.00	\$0.00
<b>Total</b>					<b>\$0.00</b>

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

**CollectionCart**

Collection Cart	Items	Total	<a href="#">Checkout</a>	<a href="#">View</a>
	0	\$0.00		

**Pay Online**

No payment due for this account.

**Washoe County Parcel Information**

Parcel ID	Status	Last Update
08533044	Active	4/15/2020 2:08:33 AM

**Current Owner:**  
HERO LAND HOLDINGS LLC  
  
2241 HARVARD ST STE 200  
SACRAMENTO, CA 95815

**SITUS:**  
5880 STELLA DR  
WCTY NV

**Taxing District**  
4020

**Geo CD:**

Legal Description

SubdivisionName \_UNSPECIFIED Township 20 Range 20 Lot A

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

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2019	\$417.98	\$432.61	\$0.00	\$0.00	\$0.00
2018	\$398.85	\$398.85	\$0.00	\$0.00	\$0.00
2017	\$382.77	\$411.46	\$0.00	\$0.00	\$0.00
2016	\$373.48	\$379.21	\$0.00	\$0.00	\$0.00
2015	\$372.30	\$372.30	\$0.00	\$0.00	\$0.00
<b>Total</b>					<b>\$0.00</b>

**Disclaimer**

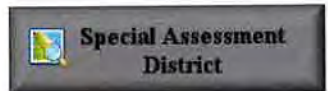
- ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See Payment Information for details.

**Pay By Check**

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

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

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



# Section 2



## Project Description

### Executive Summary

Commission District:	5 – Commissioner Herman
Property Owner/Applicant:	Hero Land Holdings LLC / Douglas T Barker
APN Numbers:	085-330-39 & 085-330-44
Project Site Size:	±6.5 Acres
Request:	This is a request for an 18-lot Single-Family Residential, Common Open Space Tentative Subdivision Map.
Location:	The ±6.5-acre site is located northwest of the terminus of Harmony Lane ±800 feet west of its intersection with Sidehill Drive in Sun Valley, Washoe County
Master Plan Categories:	Suburban Residential (SR), and small portion of Industrial (I)
Regulatory Zones:	Medium Density Suburban (MDS), and small portion of Industrial (I)
Area Plan:	Sun Valley

### Background & Site Characteristics

The ±6.5-acre undeveloped Project Site includes two infill parcels (APNs 085-330-39 & 44) surrounded by existing developments consisting of manufactured homes to the north, east, and south, and some existing industrial uses to the west. The site has steeper slopes exceeding 15% on 46% of the site, which triggers the Hillside Development ordinance. Although the Project Site triggers Hillside Development the majority of the slopes are within the 15-20% range with only a few slopes 30% or greater, primarily within the drainage area proposed to remain as common open space. much of the Project Site has been previously disturbed including existing road cuts/fills and stock piled materials as is evident in the photos below and on the following page.



*Project Site from Quartz Lane looking south*



*Project Site from Harmony Lane looking north*

The site slopes from Quartz Lane at the north to the southeast with a prominent drainageway located along the southern boundary. There is an existing dirt road that provides access to the site via Harmony Lane and connects to Quartz Lane. The best access point to the site is via Harmony Lane which also connects to Sidehill Drive to the west and Marilyn Drive to the south. Stella Drive runs along the west side of the Project Site and connects to Quartz Lane, but primarily serves the Industrial area to the west. Harmony Lane and Sidehill are paved whereas Quartz Lane, Marilyn Drive and Stella Drive are dirt roads. Sidehill provides the main access to this area connecting to Seventh Street and Sun Valley Boulevard. There are no existing sidewalks on Sidehill Drive, Harmony Lane, Marilyn Drive, Stella Drive, or Quartz Lane. There are existing utilities stubbed to the Project Site within the intersection of Harmony Lane and Marilyn Drive.



*Middle of Project Site from existing dirt road looking north*



*From the Project Site looking southwest at drainageway and Industrial area*

**Master Plan, Zoning, and Character Management Area**

The Project Site is within the Sun Valley Area Plan in the Suburban Character Management Area with a primary master plan designation of Suburban Residential (SR) and a zoning designation of Medium Density Suburban (MDS) allowing 3 units per acre. There is a small section, approximately 14,600 square feet, located at the southwest corner of the Project Site with a master plan and zoning designation of Industrial (I). There are no units proposed on the Industrial zoning portion (Reference the existing master plan and zoning maps provided in Section 3 of this Submittal Packet).

Zoning Designation	Area within Zoning	Units Allowed	Units Proposed
MDS	±6.2 Ac (±268,540 Sqft)	18.6	18
Industrial	±0.3 Ac (±14,600 Sqft)	0	0
<b>Totals</b>	<b>±6.5 Ac (±283,140 sqft)</b>	<b>18.6</b>	<b>18</b>

The proposed Project is in substantial conformance with the goals of the Sun Valley Area Plan and will help support the Vision and Character Statement. Project benefits which support the Sun Valley Area Plan include, but are not limited to:

- ✓ **Infill development** with access to existing utilities that can support the proposed 18 units will help meet the Vision of managing growth as well as the Character Statement of.
- ✓ 18 proposed units at **2.8 units per acre** fits within the desired and allowed 3 units per acre as identified in the Character Statement and zoning of MDS.
- ✓ The Project is proposing manufactured housing which is an **affordable product type** that supports the Character Statement for sustainable development.
- ✓ Utilizing Common Open Space Development standards will help **preserve the drainageway** to the South.
- ✓ The vacant Project Site has historically been a trash collection area for surrounding development. The proposed Project will help **clean up and improve the area**.

**Project Evaluation**

The current request is to develop an 18-lot common open space single family residential development on approximately 6.5± acres with a density of 2.8 units per acre. In order to develop the Project Site and reduce grading impacts to maintain the drainage to the south the project is proposed as a Common Open Space (COS) development with modified lot standards as proposed below. The current regulatory zoning within the Project Site includes ±6.3 acres of MDS (3 units per acre) allowing for a total of 18.6 units. At 2.8 units per acre the proposed Project meets density requirements of the underlying regulatory zone. There is a small section of Industrial (±14,600 sqft) along the western boundary. There are no units proposed for this area, which is identified as a remainder parcel that is not a part of the Tentative Map. The Project has been designed to create a natural buffer between the Project Site and the Industrial area to the west. The Project includes 1.3± acres of common area open space, which will include the existing drainageway along the southern boundary that will be improved as part of the Project.

**Development Statistics Summary**

The following is a summary of the development statistics of the site:

Total Site Area:	6.5± acres
Total Dwelling Units:	18 single family residences
Gross Density:	2.8± d.u./acre
Total Lot Area:	4.4± acres (67%±)
Average Lot Size:	10,500± square feet
Maximum Lot Size:	22,000± square feet
Minimum Lot Size:	6,000± square feet
Total Right of Way Area:	0.8± acres (13%±)
Total Common Area/Open Space	1.3± acres (20%±)
Not A Part Remainder Parcel	0.45± acres (7%±)

**Common Open Space Tentative Map Design Standards**

The tentative subdivision map has been designed to comply with the density requirements of MDS (3 units per acre) with smaller lot standards in order to cluster the lots reducing grading impacts and maintaining a drainage channel to the south. Although smaller lot standards are proposed the average lot size for the proposed Project is 10,500 square feet. Specific development standards proposed for this common open space development are as follows:



Minimum Lot Size: 6,000± square feet  
Minimum Lot Width: 60 feet

**Minimum Setbacks:**

Front Yard Setback = 10 feet (20 feet to garage)  
Side Yard Setback = 5 feet  
Rear Yard Setback = 15 feet

The main access road for the Project is proposed to be public with a reduced section including sidewalk only on one side in order to reduce grading impacts. The proposed section is identified in the attached Site Plan.

The 1.3± acre parcels that incorporate the drainage channel, identified as Common Area A and B in the included site plan, will be owned and maintained by a Drainage Maintenance Association (DMA) that will be established by the Applicant.

**House Design**

Houses are proposed to be manufactured homes on a foundation with detached garages. A mix of floor plans are proposed ranging from approximately 1400 square feet to approximately 1700 square feet. House design is consistent with the surrounding area and will help to fulfill a shortage in the region for affordable housing product types. The modern manufactured homes are designed utilizing modern finishes and energy efficient appliances. The modern manufactured homes will help clean up an infill site and improve the quality of housing in the area. A sample of the product type is depicted in the figure below. Each house will include a 10x20 detached garage.





**Grading**

The Project Site is a ±6.5-acre infill site surrounded by existing uses, roadways, and drainage to the south that serves a larger area. This is the last remaining site in this area and naturally where the leftover material from past development has ended up. Although the site does trigger Hillside Development, there are minimal 30% or greater slopes which are limited to the southern drainage area that will remain in common open space parcels. The majority of the site is within the 15-20% slope range with some flatter areas (Slope Map provided in Section 3 of this Submittal Packet), and has been previously disturbed. There is an existing dirt road that currently doesn't meet Washoe County standards, stock piled material, and previously abandoned vehicles and trash. The Applicant has recently cleaned up the trash and abandoned vehicles, and placed boulders to block access to the existing dirt road. A Site Analysis required for both Hillside Development and Common Open Space Development is provided later in this Project Description and a Development Constraints and Opportunities Map is provided in Section 3 of this Submittal Packet. As is evident in the Development Constraints and Opportunities Map and Site Analysis, the Project Site has minimal constraints other than the southern drainage area and existing roadways. Site grading has been designed to protect the drainage to the south, the exiting roadways to the west and north, as well as the existing residences to the east.

To mitigate the grading impacts, the Project Site has been designed to enhance the area by adding a mix of smaller landscape walls, and 6-foot maximum rockery walls to offset larger 3:1 slopes. Lots have been clustered with small lot standards and a reduced right of way section to limit grading requirements to the extent feasible. The proposed roadway has been designed to follow contours limiting the street grades as much as possible while helping balance the earth work required for the site. *A grading plan and cut/fill map are provided in the Tentative Map Plan Set in Section 3 and Map Pocket of this submittal packet.*

**Drainage**

The Project Site is an infill site that drains to an existing drainage channel that runs west to east along the southern boundary. The existing drainage channel carries flows from developments to the west through the Project Site that contains a culvert crossing under the existing dirt road, and continues to the east. The proposed Project has been designed using Common Open Space Development Standards in order to protect the existing drainage channel. The proposed Project includes improvements to the existing culvert and roadway crossing. The proposed grading plan includes a series of swales around the Project Site and a storm drain system that will capture flows from the site before discharging into the drainage channel. A full drainage report is included in Section 4 of this Submittal Packet.

**Water, Sewer and Utilities**

Utilities to serve the Project Site are currently stubbed near the site in Harmony Lane. The Sun Valley General Improvement District (SVGID) will be the sewer and water provider for the Project. SVGID has been provided with the Site Plan of the Project and has provided a letter of intent to serve the Project for both water and sewer (*reference Section 3 of this Submittal Packet*).

The proposed Project is anticipated to generate approximately 14,580 gallons per day at peak flow, which per SVGID the existing infrastructure has capacity to handle this additional flow. A preliminary sanitary sewer letter is provided in Section 4 of this Submittal Packet.

NV Energy will provide gas and electrical service to the project. Telephone service will be provided by AT&T while cable service will be from Charter Communications.

**Traffic and Circulation**

Access to the site will be provided via a 42-foot right of way cul-de-sac (proposed as Marilyn Court), anticipated to be a public street, that will connect to the intersection of Marilyn Drive and Harmony Lane which are both public streets. A smaller 42-foot right of way with sidewalk on one side is proposed to reduce grading impacts. The proposed cul-de-sac is approximately 700± feet in length and meets Washoe County and Fire code for access. Two points of access to the site already exist with primary access via Harmony Lane and a secondary access via Marilyn Drive. Harmony Lane is a paved street section and connects to Sidehill Drive. The other streets adjacent to the development, Stella Drive to the west and Quartz Lane to the north, are not improved. Based on existing topography and access to utilities, Stella and Quartz streets do not provide feasible access to the Project Site. As part of the Project the applicant is proposing to improve the Harmony Lane/Marilyn Drive intersection with curb, gutter, and paving and will pave an approximately 150± feet portion of Harmony Lane connecting to the current paved section. There is no existing sidewalk along Harmony Lane or Sidehill Drive; therefore, no sidewalk is proposed within the 150-foot section of Harmony Lane the Applicant is proposing to pave.

The proposed 18-lots will only generate 18 PM peak hour trips (ITE Manual 9<sup>th</sup> Edition Land Use 210 Single Family Detached), which is much less than the traffic report threshold of 80 peak hour trips. Therefore, a traffic report was not prepared for this Project. Traffic generation is minimal and existing streets of Harmony Lane and Sidehill Drive can adequately serve the proposed 18 lots.

**Fencing**

Fencing is allowed within the proposed Project at a maximum of 6-foot wood fencing along rear and side yards as depicted on the included Site Plan. Fencing installation will be the responsibility of the individual home owners if desired.

**Schools**

Students residing in the project area will attend Bennett Elementary School; Desert Skies Middle School and Spanish Springs High School. The Washoe County School District is under construction on several new schools throughout Washoe County. At the time the proposed Project is completed schools that residents will attend may change.

**Police and Fire Service**

The Project Site is an infill site in an area already served by police and fire services. Police services will be provided by the Washoe County Sheriff and fire service will be provided by the Truckee Meadows Fire Protection District (TMFPD). The closest fully staffed fire station is TMFPD Station 45 which is located approximately a half mile away at the corner of Sun Valley Blvd and Quartz Ln.

**Parks**

The Project is less than a half mile north of the Sun Valley Community Park, which can be accessed from the Project Site via Harmony Lane to Sidehill Drive. The Sun Valley Community Park is approximately 26 acres in size operated by SVGID and includes several recreation and community elements.

**Site Analysis**

*Land Use:* The site is currently undeveloped with a Master Plan designation of Suburban Residential and corresponding zoning designation of Medium Density Suburban (MDS) 3 dwelling units per acre. The proposed use is single family residential at less than 3 dwelling units per acre, which meets the policies of the Master Plan and Zoning designations. Surrounding property designations are shown on the Zoning Map included in Section 3 of this Submittal Packet. The use of Common Open Space Development Standards will help protect the drainage to the south and reduce grading impacts supporting the Hillside

Development Ordinance. The proposed Project will provide a new affordable housing option for the surrounding area. Development of the Project Site will be an enhancement by helping remove debris and cleaning up an area that has been known for collecting trash and abandoned vehicles.

*Existing Structures:* The Project Site is currently undeveloped and does not include any structures.

*Existing Vegetation:* The subject site consists primarily of native shrubs, junipers, sagebrush and desert grasses. There are no trees on the subject site.

*Topography:* The Project Site is in an infill area with much of the site previously disturbed as a result of the surrounding development. There are existing stock piles of various materials and man-made cut and fill slopes from previous grading efforts including an existing dirt road that traverses the site and crosses the existing drainage to the south. Generally, the Project Site has moderate slopes (15-20% range) sloping from north to south with some flatter areas. The Project Site is developable and constraints can be avoided (drainage to the south) with mitigation and use of Common Open Space Development Standards.

*Soil:* The subject site is located within the northern portion of Sun Valley and an infill site that naturally has received left over stock piled materials from the surrounding developments. A geotechnical investigation was completed for the Project Site and is included in Section 4 of this Submittal Packet. As identified in the Geotechnical Investigation by NOVA, there are potentially expansive soils on site, bedrock and placed fill material. Design parameters for the proposed houses have been identified in the Geotechnical Report including over excavating for foundations and foundation recommendations.

*Natural Drainageways:* There is a drainageway at the south end of the Project Site, which has been previously disturbed, that will be protected and improved as part of the proposed Project. There is an existing dirt road that crosses the drainageway including fill slopes and a culvert. The proposed roadway crosses at the same location and will improve the culvert and roadway crossing.

*Wetlands and Water Bodies:* There are no water bodies or wetlands on the site.

*Flood Hazards:* The Project Site is located in FEMA Zone X – Minimal Flood Hazard. The drainageway to the south will be improved with a new culvert crossing under the proposed roadway with flow line grades left relatively the same as existing conditions. Proposed residential unit finish grades are much higher than the drainageway.

*Seismic Hazards:* There are no known seismic hazards on or near the subject site.

*Avalanche Hazards:* There are no known avalanche or other landslide hazards on the site.

*Sensitive Habitat and Migration Routes:* There are no sensitive habitats or migrations routes on the site.

*Significant Views:* The Project Site is an infill site and has been designed to promote new views to the south and will not impact any views from residents that sit above the Project Site to the north.

*Easements:* Refer to Tentative Map sheets for easements.

*Utilities:* Refer to Tentative Map Utility Sheets. The Project Site is an infill site with direct access to existing utilities to serve the Project. SVGID provided a letter of intent to serve.

*Appropriate Access Points:* The proposed Project includes a cul-de-sac that will access Harmony Lane, which is the only improved road surrounding the Project Site. The proposed Project includes improving the Harmony Lane/Marilyn Drive intersection and paving the gap between the current end of pavement on Harmony Lane to Marilyn Drive. Harmony Lane connects to Sidehill Drive which is a collector street providing access to the greater Sun Valley area. Due to grading constraints on the property there will not be any connections made to Stella Drive to the west, or Quartz Lane to the north.

## TENTATIVE MAP FINDINGS

**(a) Plan Consistency. That the proposed map is consistent with the Master Plan and any specific plan;**

The proposed map is consistent with the current Master Plan designation of Suburban Residential and meets applicable goals and policies of the Washoe County Master Plan and the Sun Valley Area Plan.

**(b) Design or Improvement. That the design or improvement of the proposed subdivision is consistent with the Master Plan and any specific plan;**

The proposed subdivision is consistent with the Master Plan and the Sun Valley Area Plan, particularly as related to the Suburban Character Management Area regarding allowed density of 3 units per acre and is consistent with all other elements of those plans.

**(c) Type of Development. That the site is physically suited for the type of development proposed;**

The Project is proposed as a Common Open Space Development clustering the proposed units with small lot standards in order to protect the drainageway to the south and minimize grading impacts. The Project Site does trigger Hillside Development; however, the site is an infill site with previously disturbed slopes and stock piled materials. Slopes within the site are moderate (15-20% range) and less than 30% and does include flatter areas. The number of dwellings and configuration of the proposed subdivision is consistent with the requirements of the master plan and zoning. The site is suitable for development utilizing the Common Open Space Development standards proposed.

**(d) Availability of Services. That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System;**

In accordance with Article 702, the proposed project has been designed to ensure that public infrastructure necessary to support the project is available concurrently with the impacts of the project without causing the level of service to fall below adopted standards. Existing utilities are located in Harmony Lane adjacent to the Project Site. The Developer will be installing public infrastructure within the Project Site to Washoe County standards to ensure that sanitary sewer service is provided to all new dwelling units. The Project Site is within the Sun Valley General Improvement District (SVGID), which has provided a letter of intent to serve for the Project.

- (e) Fish and 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;**

The proposed subdivision is not located within an environmentally sensitive location. The improvements associated with the project are not anticipated to cause substantial environmental damage or harm to endangered plants or wildlife habitats.

- (f) Public Health. That the design of the subdivision or type of improvement is not likely to cause significant public health problems;**

The proposed subdivision has been designed in accordance with environmental and health laws and regulations concerning water and air pollution, solid waste disposal, water service and sewer service. All necessary infrastructure to serve the proposed project will be constructed by the Developer. Refer to attached engineering reports in Section 4 of this Submittal Packet for detailed information.

- (g) 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;**

Existing easements through the subdivision have been incorporated into the proposed project. As designed, there are no conflicts with easements for access through or use of the property within the proposed subdivision.

- (h) Access. That the design of the subdivision provides any necessary access to surrounding, adjacent land and provides appropriate secondary access for emergency vehicles;**

The proposed subdivision is an infill site surrounded by existing roads. Due to topographic constraints access will be provided via a cul-de-sac that connects to Harmony Lane as primary access from Sidehill Drive. The cul-de-sac is designed to meet Washoe County standards with a 42-foot right of way with sidewalk on one side to reduce grading impacts. Harmony Lane also ties into existing Marilyn Drive that would be available for a secondary access. Stella Drive and Quartz Lane will not be accessible from the proposed subdivision due to the topographic constraints of the site and proposed grading to preserve the drainage to the south.

- (i) Dedications. That any land or improvements to be dedicated to the County is consistent with the Master Plan; and**

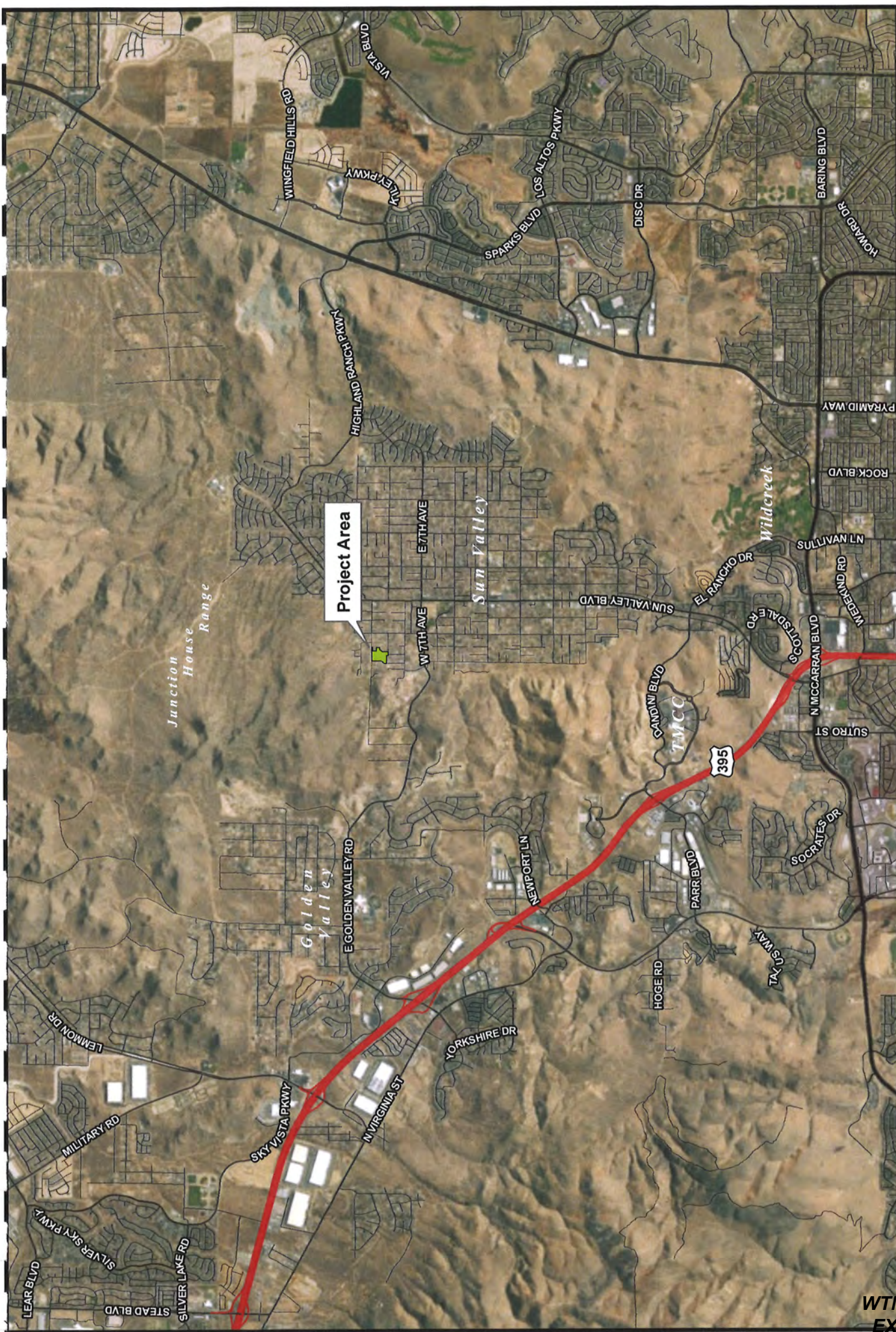
The proposed common open space and drainage channel will be maintained by a Drainage Maintenance Association (DMA), or equivalent, as approved by Washoe County.

- (j) Energy. That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.**

Specific building designs will meet current energy and building codes. It is anticipated that new high-performance building and material technologies will be used for energy efficiency. Orientation of the lots will allow for natural passive cooling and solar building designs.

# Section 3





**WOOD RODGERS**  
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
 1361 Corporate Boulevard  
 Reno, NV 89502  
 Tel: 775-823-4068  
 Fax: 775-823-4066

## Vicinity Map

Harmony Mesa Tentative Map

April 2020



WTM20-002  
 EXHIBIT D





GERDES AVE

QUARTZ LN

APN: 085-330-39

APN: 085-330-44

STELLA DR

HARMONY LN

TANBERG CIR



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

# Aerial Map

## Harmony Mesa Tentative Map

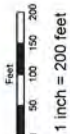
April 2020



Project Area

WTM20-002  
EXHIBIT D





created by: **TWT 7/11/2011**  
last updated: **NJLH 8/16/12**

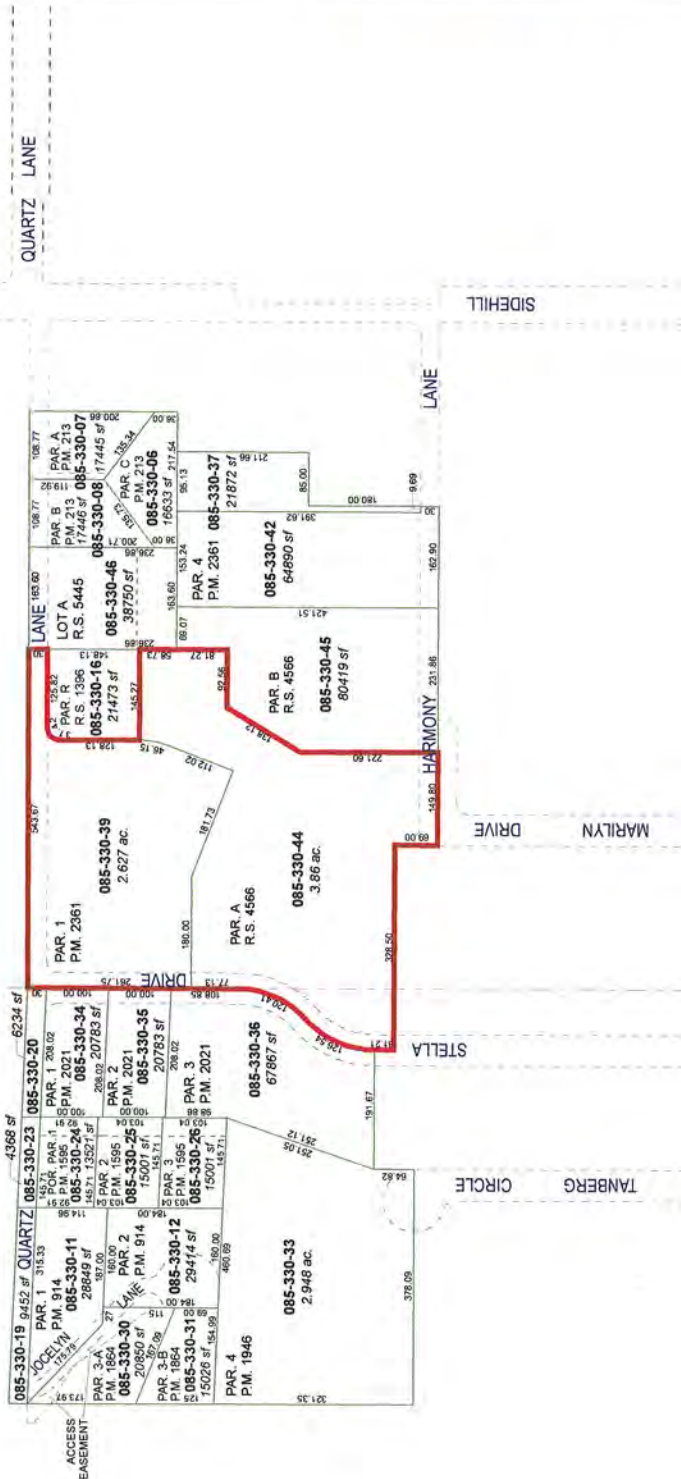
area previously shown on map(s)

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

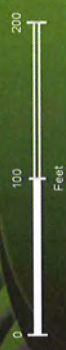
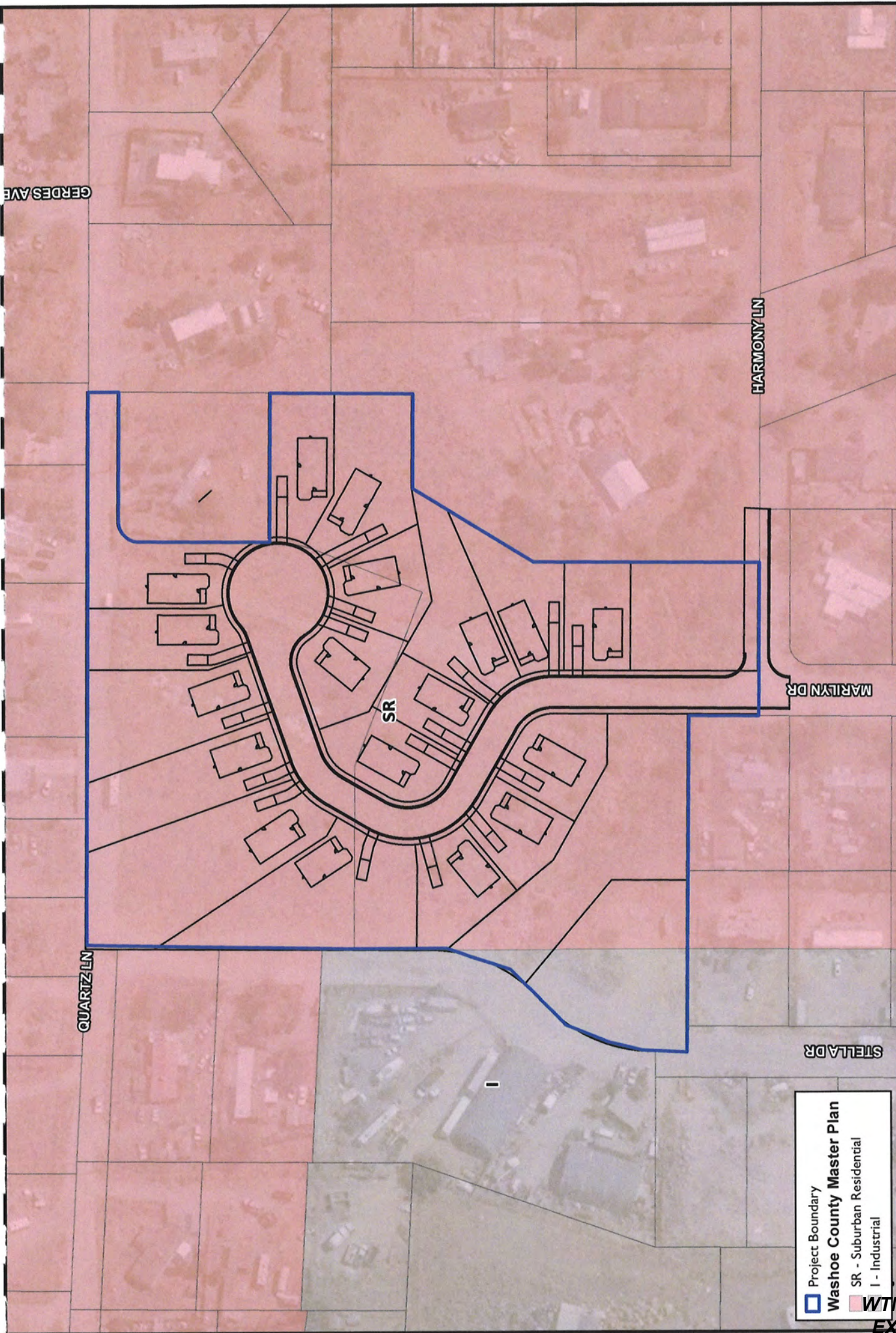
**PORTIONS OF THE NE 1/4 OF SECTION 13, T20N - R19E &  
THE NW 1/4 OF SECTION 18, T20N - R20E**

R20E  
R19E

Project Boundary







Project Boundary  
**Washoe County Master Plan**  
 SR - Suburban Residential  
 I - Industrial

**WTM20-002**  
**EXHIBIT D**

# Master Plan

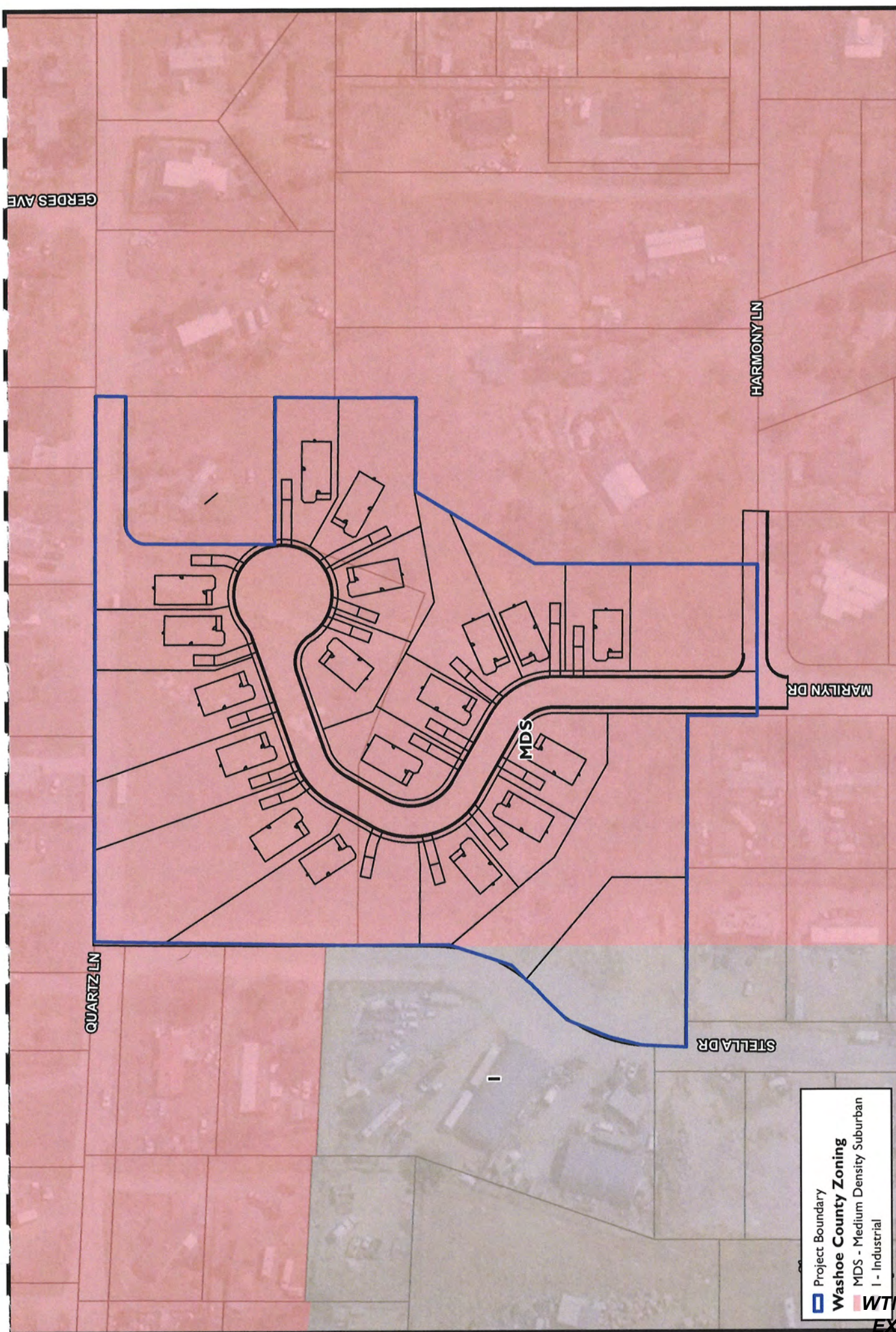
## Harmony Mesa Tentative Map




April 2020



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





 Project Boundary  
**Washoe County Zoning**  
 MDS - Medium Density Suburban  
 I - Industrial



200  
100  
FEET

# Zoning

## Harmony Mesa Tentative Map

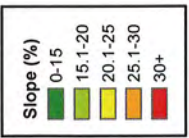
April 2020



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



SLOPE MAP  
 HARMONY MESA  
 RENO, NV  
 APRIL 2020



Slope (%)	Area (ac.)	% of Total
0-15	3.4	52.6
15.1-20	1.7	26.2
20.1-25	0.6	9.6
25.1-30	0.2	3.3
30+	0.5	8.3
TOTAL	6.5	100

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

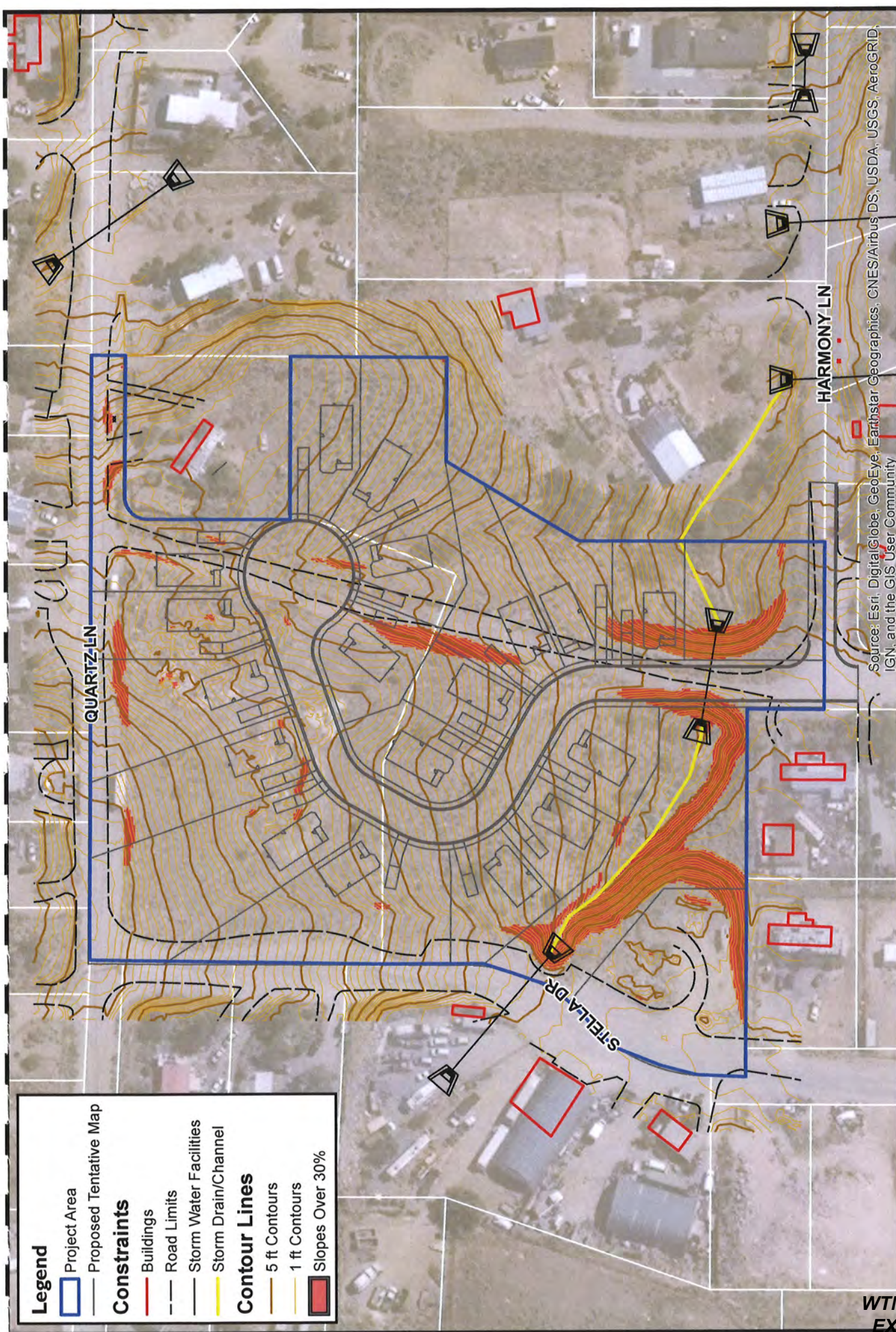
**PRELIMINARY**



**WOOD RODGERS**







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

**Legend**

- Project Area
- Proposed Tentative Map

**Constraints**

- Buildings
- Road Limits
- Storm Water Facilities
- Storm Drain/Channel

**Contour Lines**

- 5 ft Contours
- 1 ft Contours
- Slopes Over 30%

0 65 130  
FEET

# Development Constraints & Opportunities With Harmony Mesa Site Plan Overlay

April 2020

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

WTM20-002  
EXHIBIT D

F:\Jobs\3797\_Hero\_Land\_Holdings\Harmony\_Mesa\_OA\GIS\Tasks\ConstraintsMap\_Overlay\_20200413\_V1.mxd 4/14/2020 10:20:36 PM ehasy





Sun Valley General Improvement District  
5000 Sun Valley Boulevard  
Sun Valley, NV 89433-8229  
Phone: (775) 673-2220  
Fax: (775) 673-1835

April 9, 2020

Monte Vista Consulting  
Attn: Michael Vicks, P.E.  
575 E. Plumb Lane, Suite 101  
Reno, NV 89502

RE: Harmony Mesa subdivision

Dear Mr. Vicks,

The Sun Valley General Improvement District is the owner/operator of the water and wastewater facilities in the Sun Valley Hydro Basin. This Hydro Basin includes the acre site of Harmony Mesa subdivision, 18 lot common space subdivision that is proposed at the northwest end of Harmony Drive.

Water:

At the writing of this letter there is currently enough capacity to serve this proposed subdivision. This capacity is being utilized on a first come, first serve basis.

Wastewater:

At the writing of this letter this currently enough capacity to serve this proposed subdivision. This capacity is being utilized on a first come, first serve basis.

Sincerely,

Sun Valley General Improvement District

Chris Melton   
Public Works Director

# TENTATIVE SUBDIVISION MAP FOR HARMONY MESA

SERVICE PROVIDERS	
DOMESTIC WATER	SUN VALLEY GENERAL IMPROVEMENT DISTRICT
IRIGATION WATER	SUN VALLEY GENERAL IMPROVEMENT DISTRICT
SEWERAGE	SUN VALLEY GENERAL IMPROVEMENT DISTRICT
TELECOMMUNICATIONS	WINDSTREAM
ELECTRICITY	WE ENERGY
HAZARDOUS WASTE	WASTE MANAGEMENT SERVICES
POLICE	WINDSTREAM



**BASIS OF BEARING**  
 BEARINGS AND DISTANCES ARE BASED ON THE 1983 NAD 83 DATUM. ALL BEARINGS ARE TRUE BEARINGS. DISTANCES ARE IN FEET AND DECIMALS THEREOF. THE 1983 NAD 83 DATUM IS THE BASIS OF ALL BEARINGS AND DISTANCES. THE 1983 NAD 83 DATUM IS THE BASIS OF ALL BEARINGS AND DISTANCES. THE 1983 NAD 83 DATUM IS THE BASIS OF ALL BEARINGS AND DISTANCES.

**BASIS OF ELEVATION**  
 THE BASIS OF ELEVATION IS BASED ON THE 1988 NAVD83 DATUM. ALL ELEVATIONS ARE IN FEET AND DECIMALS THEREOF. THE 1988 NAVD83 DATUM IS THE BASIS OF ALL ELEVATIONS. THE 1988 NAVD83 DATUM IS THE BASIS OF ALL ELEVATIONS. THE 1988 NAVD83 DATUM IS THE BASIS OF ALL ELEVATIONS.

**DEVELOPER INFORMATION**  
 HARMONY MESA, LLC  
 2041 WINDSTREAM BLVD, SUITE 100  
 SACRAMENTO, CA 95833

**PLANNER**  
 JOHN A. JONES, S.E.  
 375 E. PLUMB LANE # 400  
 PHOENIX, AZ 85018

**CIVIL ENGINEER**  
 JOHN A. JONES, S.E.  
 375 E. PLUMB LANE # 400  
 PHOENIX, AZ 85018

**GEOTECHNICAL ENGINEER**  
 JOHN A. JONES, S.E.  
 375 E. PLUMB LANE # 400  
 PHOENIX, AZ 85018

**SURVEYOR**  
 JOHN A. JONES, S.E.  
 375 E. PLUMB LANE # 400  
 PHOENIX, AZ 85018

**SHEET INDEX**  
 C1.0 - COVER SHEET  
 C1.1 - SUBDIVISION MAP  
 C1.2 - EASEMENTS  
 C1.3 - EASEMENTS  
 C1.4 - EASEMENTS  
 C1.5 - EASEMENTS

**GENERAL NOTES**

**ABBREVIATIONS**

**ABBREVIATIONS**

- THESE PLANS ARE FOR TENTATIVE MAP PURPOSES ONLY AND ARE NOT FOR CONSTRUCTION.
  - PLANNING IS CONTINUED PRIOR TO COMMENCEMENT OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, DRAINAGE, EROSION CONTROL, TRAFFIC CONTROL, TRAFFIC SIGNALS, AND TRAFFIC SIGNALS.
  - UNLESS SPECIFICALLY PERMITTED OTHERWISE, CONSTRUCTION SHALL BE LIMITED TO THE WORKS OF ART AND SHALL BE IN ACCORDANCE WITH THE CITY OF PHOENIX CONSTRUCTION STANDARDS. EXCEPT WHERE SHOWN OTHERWISE, ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF PHOENIX CONSTRUCTION STANDARDS.
  - ALL CONSTRUCTION SHALL BE CHECKED WITH THE OWNER, CARSON CITY AND/OR HADSON IF NECESSARY TO THE QUALITY OF WORK OR BE CHECKED FOR APPROVAL.
  - ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, AS ADOPTED BY CARSON CITY, AND SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE CITY OF PHOENIX. ALL CONSTRUCTION SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE CITY OF PHOENIX.
  - ALL MATERIALS, METHODS, AND THESE PLANS ARE APPROXIMATE AND INTENDED FOR INFORMATION PURPOSES ONLY.
  - CONSTRUCTION OF IMPROVEMENTS MUST ALLOW FOR THE PROTECTION OF ALL EXISTING LEGAL RIGHTS AND EASEMENTS.
  - ALL IMPROVEMENTS, CONSTRUCTION, AND MATERIALS SHALL BE SUBJECT TO THE CITY OF PHOENIX CONSTRUCTION STANDARDS.
- ABBREVIATIONS**
- AC - ASPHALT CONCRETE
  - AD - ASPHALT DRIVE
  - AL - ALUMINUM
  - AS - ASPHALT
  - AW - ASPHALT DRIVE
  - BA - BRICK
  - BE - BRICK
  - BL - BRICK
  - CA - CONCRETE
  - CB - CONCRETE
  - CC - CONCRETE
  - CD - CONCRETE
  - CE - CONCRETE
  - CF - CONCRETE
  - CG - CONCRETE
  - CH - CONCRETE
  - CI - CONCRETE
  - CJ - CONCRETE
  - CK - CONCRETE
  - CL - CONCRETE
  - CM - CONCRETE
  - CN - CONCRETE
  - CO - CONCRETE
  - CP - CONCRETE
  - CQ - CONCRETE
  - CR - CONCRETE
  - CS - CONCRETE
  - CT - CONCRETE
  - CU - CONCRETE
  - CV - CONCRETE
  - CW - CONCRETE
  - CX - CONCRETE
  - CY - CONCRETE
  - CZ - CONCRETE
  - DA - CONCRETE
  - DB - CONCRETE
  - DC - CONCRETE
  - DD - CONCRETE
  - DE - CONCRETE
  - DF - CONCRETE
  - DG - CONCRETE
  - DH - CONCRETE
  - DI - CONCRETE
  - DJ - CONCRETE
  - DK - CONCRETE
  - DL - CONCRETE
  - DM - CONCRETE
  - DN - CONCRETE
  - DO - CONCRETE
  - DP - CONCRETE
  - DQ - CONCRETE
  - DR - CONCRETE
  - DS - CONCRETE
  - DT - CONCRETE
  - DU - CONCRETE
  - DV - CONCRETE
  - DW - CONCRETE
  - DX - CONCRETE
  - DY - CONCRETE
  - DZ - CONCRETE
  - EA - CONCRETE
  - EB - CONCRETE
  - EC - CONCRETE
  - ED - CONCRETE
  - EE - CONCRETE
  - EF - CONCRETE
  - EG - CONCRETE
  - EH - CONCRETE
  - EI - CONCRETE
  - EJ - CONCRETE
  - EK - CONCRETE
  - EL - CONCRETE
  - EM - CONCRETE
  - EN - CONCRETE
  - EO - CONCRETE
  - EP - CONCRETE
  - EQ - CONCRETE
  - ER - CONCRETE
  - ES - CONCRETE
  - ET - CONCRETE
  - EU - CONCRETE
  - EV - CONCRETE
  - EW - CONCRETE
  - EX - CONCRETE
  - EY - CONCRETE
  - EZ - CONCRETE
  - FA - CONCRETE
  - FB - CONCRETE
  - FC - CONCRETE
  - FD - CONCRETE
  - FE - CONCRETE
  - FF - CONCRETE
  - FG - CONCRETE
  - FH - CONCRETE
  - FI - CONCRETE
  - FJ - CONCRETE
  - FK - CONCRETE
  - FL - CONCRETE
  - FM - CONCRETE
  - FN - CONCRETE
  - FO - CONCRETE
  - FP - CONCRETE
  - FQ - CONCRETE
  - FR - CONCRETE
  - FS - CONCRETE
  - FT - CONCRETE
  - FU - CONCRETE
  - FV - CONCRETE
  - FW - CONCRETE
  - FX - CONCRETE
  - FY - CONCRETE
  - FZ - CONCRETE
  - GA - CONCRETE
  - GB - CONCRETE
  - GC - CONCRETE
  - GD - CONCRETE
  - GE - CONCRETE
  - GF - CONCRETE
  - GG - CONCRETE
  - GH - CONCRETE
  - GI - CONCRETE
  - GJ - CONCRETE
  - GK - CONCRETE
  - GL - CONCRETE
  - GM - CONCRETE
  - GN - CONCRETE
  - GO - CONCRETE
  - GP - CONCRETE
  - GQ - CONCRETE
  - GR - CONCRETE
  - GS - CONCRETE
  - GT - CONCRETE
  - GU - CONCRETE
  - GV - CONCRETE
  - GW - CONCRETE
  - GX - CONCRETE
  - GY - CONCRETE
  - GZ - CONCRETE
  - HA - CONCRETE
  - HB - CONCRETE
  - HC - CONCRETE
  - HD - CONCRETE
  - HE - CONCRETE
  - HF - CONCRETE
  - HG - CONCRETE
  - HH - CONCRETE
  - HI - CONCRETE
  - HJ - CONCRETE
  - HK - CONCRETE
  - HL - CONCRETE
  - HM - CONCRETE
  - HN - CONCRETE
  - HO - CONCRETE
  - HP - CONCRETE
  - HQ - CONCRETE
  - HR - CONCRETE
  - HS - CONCRETE
  - HT - CONCRETE
  - HU - CONCRETE
  - HV - CONCRETE
  - HW - CONCRETE
  - HX - CONCRETE
  - HY - CONCRETE
  - HZ - CONCRETE
  - IA - CONCRETE
  - IB - CONCRETE
  - IC - CONCRETE
  - ID - CONCRETE
  - IE - CONCRETE
  - IF - CONCRETE
  - IG - CONCRETE
  - IH - CONCRETE
  - II - CONCRETE
  - IJ - CONCRETE
  - IK - CONCRETE
  - IL - CONCRETE
  - IM - CONCRETE
  - IN - CONCRETE
  - IO - CONCRETE
  - IP - CONCRETE
  - IQ - CONCRETE
  - IR - CONCRETE
  - IS - CONCRETE
  - IT - CONCRETE
  - IU - CONCRETE
  - IV - CONCRETE
  - IW - CONCRETE
  - IX - CONCRETE
  - IY - CONCRETE
  - IZ - CONCRETE
  - JA - CONCRETE
  - JB - CONCRETE
  - JC - CONCRETE
  - JD - CONCRETE
  - JE - CONCRETE
  - JF - CONCRETE
  - JG - CONCRETE
  - JH - CONCRETE
  - JI - CONCRETE
  - JJ - CONCRETE
  - JK - CONCRETE
  - JL - CONCRETE
  - JM - CONCRETE
  - JN - CONCRETE
  - JO - CONCRETE
  - JP - CONCRETE
  - JQ - CONCRETE
  - JR - CONCRETE
  - JS - CONCRETE
  - JT - CONCRETE
  - JU - CONCRETE
  - JV - CONCRETE
  - JW - CONCRETE
  - JX - CONCRETE
  - JY - CONCRETE
  - JZ - CONCRETE
  - KA - CONCRETE
  - KB - CONCRETE
  - KC - CONCRETE
  - KD - CONCRETE
  - KE - CONCRETE
  - KF - CONCRETE
  - KG - CONCRETE
  - KH - CONCRETE
  - KI - CONCRETE
  - KJ - CONCRETE
  - KK - CONCRETE
  - KL - CONCRETE
  - KM - CONCRETE
  - KN - CONCRETE
  - KO - CONCRETE
  - KP - CONCRETE
  - KQ - CONCRETE
  - KR - CONCRETE
  - KS - CONCRETE
  - KT - CONCRETE
  - KU - CONCRETE
  - KV - CONCRETE
  - KW - CONCRETE
  - KX - CONCRETE
  - KY - CONCRETE
  - KZ - CONCRETE
  - LA - CONCRETE
  - LB - CONCRETE
  - LC - CONCRETE
  - LD - CONCRETE
  - LE - CONCRETE
  - LF - CONCRETE
  - LG - CONCRETE
  - LH - CONCRETE
  - LI - CONCRETE
  - LJ - CONCRETE
  - LK - CONCRETE
  - LL - CONCRETE
  - LM - CONCRETE
  - LN - CONCRETE
  - LO - CONCRETE
  - LP - CONCRETE
  - LQ - CONCRETE
  - LR - CONCRETE
  - LS - CONCRETE
  - LT - CONCRETE
  - LU - CONCRETE
  - LV - CONCRETE
  - LW - CONCRETE
  - LX - CONCRETE
  - LY - CONCRETE
  - LZ - CONCRETE
  - MA - CONCRETE
  - MB - CONCRETE
  - MC - CONCRETE
  - MD - CONCRETE
  - ME - CONCRETE
  - MF - CONCRETE
  - MG - CONCRETE
  - MH - CONCRETE
  - MI - CONCRETE
  - MJ - CONCRETE
  - MK - CONCRETE
  - ML - CONCRETE
  - MM - CONCRETE
  - MN - CONCRETE
  - MO - CONCRETE
  - MP - CONCRETE
  - MQ - CONCRETE
  - MR - CONCRETE
  - MS - CONCRETE
  - MT - CONCRETE
  - MU - CONCRETE
  - MV - CONCRETE
  - MW - CONCRETE
  - MX - CONCRETE
  - MY - CONCRETE
  - MZ - CONCRETE
  - NA - CONCRETE
  - NB - CONCRETE
  - NC - CONCRETE
  - ND - CONCRETE
  - NE - CONCRETE
  - NF - CONCRETE
  - NG - CONCRETE
  - NH - CONCRETE
  - NI - CONCRETE
  - NJ - CONCRETE
  - NK - CONCRETE
  - NL - CONCRETE
  - NM - CONCRETE
  - NO - CONCRETE
  - NP - CONCRETE
  - NQ - CONCRETE
  - NR - CONCRETE
  - NS - CONCRETE
  - NT - CONCRETE
  - NU - CONCRETE
  - NV - CONCRETE
  - NW - CONCRETE
  - NX - CONCRETE
  - NY - CONCRETE
  - NZ - CONCRETE
  - OA - CONCRETE
  - OB - CONCRETE
  - OC - CONCRETE
  - OD - CONCRETE
  - OE - CONCRETE
  - OF - CONCRETE
  - OG - CONCRETE
  - OH - CONCRETE
  - OI - CONCRETE
  - OJ - CONCRETE
  - OK - CONCRETE
  - OL - CONCRETE
  - OM - CONCRETE
  - ON - CONCRETE
  - OO - CONCRETE
  - OP - CONCRETE
  - OQ - CONCRETE
  - OR - CONCRETE
  - OS - CONCRETE
  - OT - CONCRETE
  - OU - CONCRETE
  - OV - CONCRETE
  - OW - CONCRETE
  - OX - CONCRETE
  - OY - CONCRETE
  - OZ - CONCRETE
  - PA - CONCRETE
  - PB - CONCRETE
  - PC - CONCRETE
  - PD - CONCRETE
  - PE - CONCRETE
  - PF - CONCRETE
  - PG - CONCRETE
  - PH - CONCRETE
  - PI - CONCRETE
  - PJ - CONCRETE
  - PK - CONCRETE
  - PL - CONCRETE
  - PM - CONCRETE
  - PN - CONCRETE
  - PO - CONCRETE
  - PP - CONCRETE
  - PQ - CONCRETE
  - PR - CONCRETE
  - PS - CONCRETE
  - PT - CONCRETE
  - PU - CONCRETE
  - PV - CONCRETE
  - PW - CONCRETE
  - PX - CONCRETE
  - PY - CONCRETE
  - PZ - CONCRETE
  - QA - CONCRETE
  - QB - CONCRETE
  - QC - CONCRETE
  - QD - CONCRETE
  - QE - CONCRETE
  - QF - CONCRETE
  - QG - CONCRETE
  - QH - CONCRETE
  - QI - CONCRETE
  - QJ - CONCRETE
  - QK - CONCRETE
  - QL - CONCRETE
  - QM - CONCRETE
  - QN - CONCRETE
  - QO - CONCRETE
  - QP - CONCRETE
  - QQ - CONCRETE
  - QR - CONCRETE
  - QS - CONCRETE
  - QT - CONCRETE
  - QU - CONCRETE
  - QV - CONCRETE
  - QW - CONCRETE
  - QX - CONCRETE
  - QY - CONCRETE
  - QZ - CONCRETE
  - RA - CONCRETE
  - RB - CONCRETE
  - RC - CONCRETE
  - RD - CONCRETE
  - RE - CONCRETE
  - RF - CONCRETE
  - RG - CONCRETE
  - RH - CONCRETE
  - RI - CONCRETE
  - RJ - CONCRETE
  - RK - CONCRETE
  - RL - CONCRETE
  - RM - CONCRETE
  - RO - CONCRETE
  - RP - CONCRETE
  - RQ - CONCRETE
  - RR - CONCRETE
  - RS - CONCRETE
  - RT - CONCRETE
  - RU - CONCRETE
  - RV - CONCRETE
  - RW - CONCRETE
  - RX - CONCRETE
  - RY - CONCRETE
  - RZ - CONCRETE
  - SA - CONCRETE
  - SB - CONCRETE
  - SC - CONCRETE
  - SD - CONCRETE
  - SE - CONCRETE
  - SF - CONCRETE
  - SG - CONCRETE
  - SH - CONCRETE
  - SI - CONCRETE
  - SJ - CONCRETE
  - SK - CONCRETE
  - SL - CONCRETE
  - SM - CONCRETE
  - SN - CONCRETE
  - SO - CONCRETE
  - SP - CONCRETE
  - SQ - CONCRETE
  - SR - CONCRETE
  - SS - CONCRETE
  - ST - CONCRETE
  - SU - CONCRETE
  - SV - CONCRETE
  - SW - CONCRETE
  - SX - CONCRETE
  - SY - CONCRETE
  - SZ - CONCRETE
  - TA - CONCRETE
  - TB - CONCRETE
  - TC - CONCRETE
  - TD - CONCRETE
  - TE - CONCRETE
  - TF - CONCRETE
  - TG - CONCRETE
  - TH - CONCRETE
  - TI - CONCRETE
  - TJ - CONCRETE
  - TK - CONCRETE
  - TL - CONCRETE
  - TM - CONCRETE
  - TO - CONCRETE
  - TP - CONCRETE
  - TQ - CONCRETE
  - TR - CONCRETE
  - TS - CONCRETE
  - TU - CONCRETE
  - TW - CONCRETE
  - TX - CONCRETE
  - TY - CONCRETE
  - TZ - CONCRETE
  - UA - CONCRETE
  - UB - CONCRETE
  - UC - CONCRETE
  - UD - CONCRETE
  - UE - CONCRETE
  - UF - CONCRETE
  - UG - CONCRETE
  - UH - CONCRETE
  - UI - CONCRETE
  - UJ - CONCRETE
  - UK - CONCRETE
  - UL - CONCRETE
  - UM - CONCRETE
  - UN - CONCRETE
  - UO - CONCRETE
  - UP - CONCRETE
  - UQ - CONCRETE
  - UR - CONCRETE
  - US - CONCRETE
  - UT - CONCRETE
  - UU - CONCRETE
  - UV - CONCRETE
  - UW - CONCRETE
  - UX - CONCRETE
  - UY - CONCRETE
  - UZ - CONCRETE
  - VA - CONCRETE
  - VB - CONCRETE
  - VC - CONCRETE
  - VD - CONCRETE
  - VE - CONCRETE
  - VF - CONCRETE
  - VG - CONCRETE
  - VH - CONCRETE
  - VI - CONCRETE
  - VJ - CONCRETE
  - VK - CONCRETE
  - VL - CONCRETE
  - VM - CONCRETE
  - VO - CONCRETE
  - VP - CONCRETE
  - VQ - CONCRETE
  - VR - CONCRETE
  - VS - CONCRETE
  - VT - CONCRETE
  - VU - CONCRETE
  - VV - CONCRETE
  - VW - CONCRETE
  - VX - CONCRETE
  - VY - CONCRETE
  - VZ - CONCRETE
  - WA - CONCRETE
  - WB - CONCRETE
  - WC - CONCRETE
  - WD - CONCRETE
  - WE - CONCRETE
  - WF - CONCRETE
  - WG - CONCRETE
  - WH - CONCRETE
  - WI - CONCRETE
  - WJ - CONCRETE
  - WK - CONCRETE
  - WL - CONCRETE
  - WM - CONCRETE
  - WO - CONCRETE
  - WP - CONCRETE
  - WQ - CONCRETE
  - WR - CONCRETE
  - WS - CONCRETE
  - WT - CONCRETE
  - WU - CONCRETE
  - WV - CONCRETE
  - WW - CONCRETE
  - WX - CONCRETE
  - WY - CONCRETE
  - WZ - CONCRETE
  - XA - CONCRETE
  - XB - CONCRETE
  - XC - CONCRETE
  - XD - CONCRETE
  - XE - CONCRETE
  - XF - CONCRETE
  - XG - CONCRETE
  - XH - CONCRETE
  - XI - CONCRETE
  - XJ - CONCRETE
  - XK - CONCRETE
  - XL - CONCRETE
  - XM - CONCRETE
  - XN - CONCRETE
  - XO - CONCRETE
  - XP - CONCRETE
  - XQ - CONCRETE
  - XR - CONCRETE
  - XS - CONCRETE
  - XT - CONCRETE
  - XU - CONCRETE
  - XV - CONCRETE
  - XW - CONCRETE
  - XX - CONCRETE
  - XY - CONCRETE
  - XZ - CONCRETE
  - YA - CONCRETE
  - YB - CONCRETE
  - YC - CONCRETE
  - YD - CONCRETE
  - YE - CONCRETE
  - YF - CONCRETE
  - YG - CONCRETE
  - YH - CONCRETE
  - YI - CONCRETE
  - YJ - CONCRETE
  - YK - CONCRETE
  - YL - CONCRETE
  - YM - CONCRETE
  - YN - CONCRETE
  - YO - CONCRETE
  - YP - CONCRETE
  - YQ - CONCRETE
  - YR - CONCRETE
  - YS - CONCRETE
  - YT - CONCRETE
  - YU - CONCRETE
  - YV - CONCRETE
  - YW - CONCRETE
  - YX - CONCRETE
  - YY - CONCRETE
  - YZ - CONCRETE
  - ZA - CONCRETE
  - ZB - CONCRETE
  - ZC - CONCRETE
  - ZD - CONCRETE
  - ZE - CONCRETE
  - ZF - CONCRETE
  - ZG - CONCRETE
  - ZH - CONCRETE
  - ZI - CONCRETE
  - ZJ - CONCRETE
  - ZK - CONCRETE
  - ZL - CONCRETE
  - ZM - CONCRETE
  - ZN - CONCRETE
  - ZO - CONCRETE
  - ZP - CONCRETE
  - ZQ - CONCRETE
  - ZR - CONCRETE
  - ZS - CONCRETE
  - ZT - CONCRETE
  - ZU - CONCRETE
  - ZV - CONCRETE
  - ZW - CONCRETE
  - ZX - CONCRETE
  - ZY - CONCRETE
  - ZZ - CONCRETE





**Harmony Mesa**  
 Tentative Subdivision Map  
 Geometric Plan

APPROVED FOR THE STATE OF NEVADA  
 PROFESSIONAL ENGINEER  
 License No. 55329  
 Project # 2024-001  
 Checked JMV  
 Date 4-13-2024  
 Drawn JMV



**C2.0**

**Parcel Area Table**

Parcel #	Area
1	8901
2	8919
3	11149
4	5833
5	7942
6	7923
7	7983
8	12489
9	8544
10	13537
11	8790
12	14036
13	13925
14	21993
15	19402
16	7773
17	6404
18	7763
19	24342
20	12384
21	19379

**SITE ANALYSIS**

TOTAL SITE AREA	648 AC
ZONING	MEDIUM DENSITY RESIDENTIAL
80% OF 400	518.4 AC (79.9%)
COMMON AREA	3.39 AC (0.5%)
LOT AREA	434 AC (66.9%)
NUMBER OF LOTS	21
4:1 IMPVT/AC	97.56
MINIMUM LOT AREA	21,981 SF (500 SQ FT)
MINIMUM LOT WIDTH	3,633 SF (83.1 FT)
AVERAGE	13,509 SF (31.0 AC)

**NOTE**  
 ALL METERS ARE EQUIVALENT TO FEET. SEE THE PLAN FOR A FULL LIST OF METERS. ALL METERS ARE ROUNDED UP TO THE PREVIOUS FULL METERS.









**GRADING LEGEND**

- FINISHED GRADE
- PROPOSED FINISHED GRADE
- EXISTING FINISHED GRADE
- EXISTING UTILITY LINE & DEPRESSION
- UTILITY
- EXISTING UTILITY LINE & DEPRESSION
- WHOLE & ESCAPEMENT
- CLEANING
- (DITCH/IMPROVED)
- CATCH BASIN/DRIP INLET
- W/NO SIGN
- DIRECTION, TURN LINE
- GRADE BREAK
- PROPOSED CENTER LINE
- EXISTING CENTER LINE
- SPOT ELEVATION
- (EXISTING) --- PROPOSED

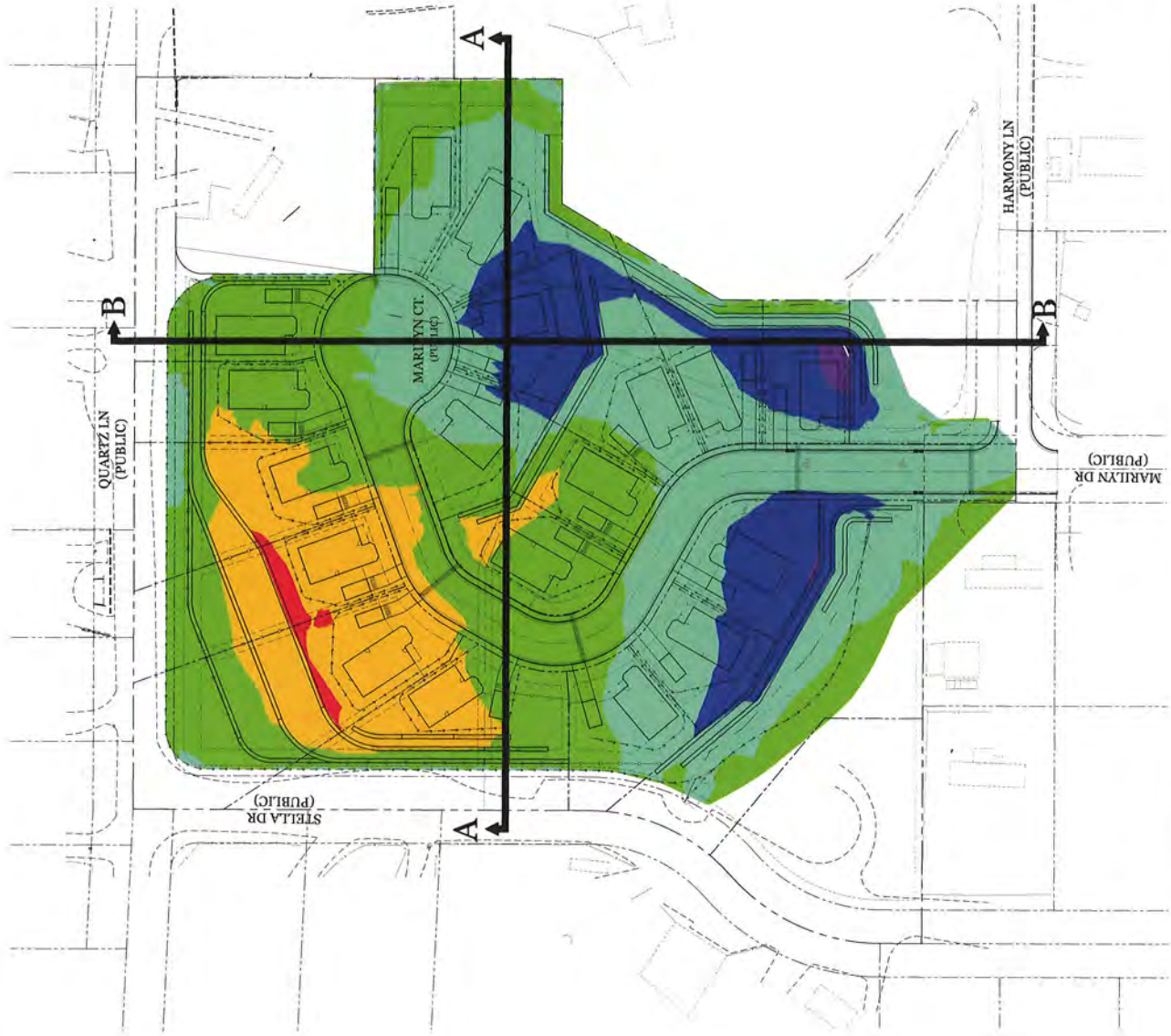
- GRADING NOTES**
- ALL ELEVATIONS QUOTED ARE TO FINAL SURFACE FINISH GRADE.
  - THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS INCLUDING DIMENSIONS, ELEVATIONS, AND UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF WORK.
  - EXISTING FINISHED GRADE SHALL BE VERIFIED BY THE CONTRACTOR WITH THE SURVEYOR'S RECORD DRAWINGS AND FIELD NOTES.
  - WHOLE & ESCAPEMENT SHALL BE PROVIDED BY THE CONTRACTOR WITH THE SURVEYOR'S RECORD DRAWINGS AND FIELD NOTES.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY STRUCTURAL DESIGN OF SITE.
  - PROVIDE TO THE CONTRACTOR ALL NECESSARY INFORMATION FOR THE DESIGN OF THE WHOLE & ESCAPEMENT.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE WHOLE & ESCAPEMENT.
  - PROVIDE TO THE CONTRACTOR ALL NECESSARY INFORMATION FOR THE DESIGN OF THE WHOLE & ESCAPEMENT.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE WHOLE & ESCAPEMENT.
  - PROVIDE TO THE CONTRACTOR ALL NECESSARY INFORMATION FOR THE DESIGN OF THE WHOLE & ESCAPEMENT.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE WHOLE & ESCAPEMENT.
  - PROVIDE TO THE CONTRACTOR ALL NECESSARY INFORMATION FOR THE DESIGN OF THE WHOLE & ESCAPEMENT.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE WHOLE & ESCAPEMENT.
  - PROVIDE TO THE CONTRACTOR ALL NECESSARY INFORMATION FOR THE DESIGN OF THE WHOLE & ESCAPEMENT.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE WHOLE & ESCAPEMENT.

**EARTHWORK ANALYSIS**

SITE AREA	6.48 AC
SITE DISTURBANCE	5.79 AC
PROPOSED CUT	31,445 YD <sup>3</sup>
PROPOSED FILL	21,080 YD <sup>3</sup>
NET EXCAVATION	4,495 YD <sup>3</sup> CUT
NOTE: THIS ANALYSIS IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT ACCOUNT FOR THE VARIATION OF MATERIALS. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS AND PROVIDE THE NECESSARY INFORMATION FOR THE CONTRACTOR'S ANALYSIS OF THE CONSTRUCTION PURPOSES.	

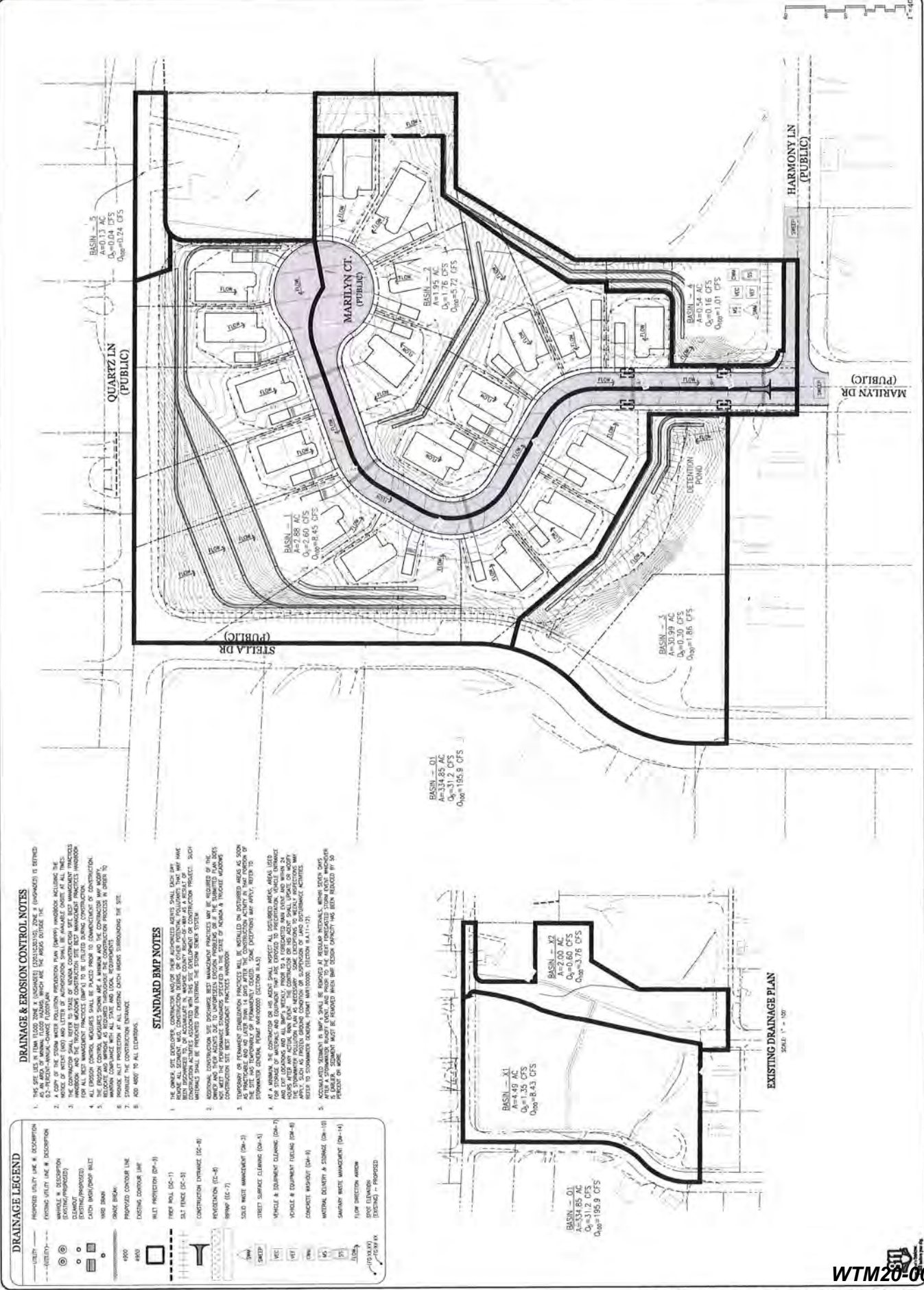






**Elevations Table**

Number	Minimum Elevation	Maximum Elevation	Area	Color
1	-23.00	-20.00	1547	Red
2	-20.00	-10.00	37348	Orange
3	-10.00	0.00	102958	Yellow
4	0.00	10.00	79129	Light Green
5	10.00	20.00	27793	Green
6	20.00	23.00	727	Blue



- DRAINAGE & EROSION CONTROL NOTES**
- THIS SITE LIES IN FLOOD ZONE X (UNDESIRABLE DEVELOPMENT ZONE X (UNDESIRABLE)) IS RETIRED AS AN AREA OF MINOR FLOOD HAZARD, WHICH ARE THE AREAS OUTSIDE THE...
  - A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) HANDBOOK INCLUDING THE...
  - NOTICE OF INTENT (NOI) AND LETTER OF ADOPTION SHALL BE AVAILABLE ONLINE AT ALL TIMES...
  - CONSTRUCTION SHALL BE PERMITTED FROM ENTERING THE STORM WATER SYSTEM...
  - ADDITIONAL CONSTRUCTION SITE SPECIFIC BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE...
  - THE EROSION CONTROL MEASURES SHOWN ARE A GENERAL AND THE CONTRACTOR MAY MODIFY...
  - MAINTAIN ADEQUATE WATER FLOW AND LOGS THROUGHOUT THE PROJECT...
  - PROVIDE SLOPE PROTECTION AT ALL EXISTING GULLY HEADS THROUGHOUT THE SITE...
  - AND REFER TO ALL DRAWINGS.

- STANDARD BMP NOTES**
- THE OWNER SHALL DEVELOPE CONSTRUCTION AND/OR SWPPP APPROVED BY THE LOCAL HEALTH DEPARTMENT...
  - ADDITIONAL CONSTRUCTION SITE SPECIFIC BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE...
  - TEMPORARY OR PERMANENT EROSION CONTROL MEASURES SHALL BE INSTALLED IN UNDISTURBED AREAS AS SOON...
  - FOR A LIST OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VISUAL DISTANCE...
  - ACCURATE EROSION CONTROL MEASURES SHALL BE REQUIRED AT REGULAR INTERVALS WITHIN EVERY 24...

**DRAINAGE LEGEND**

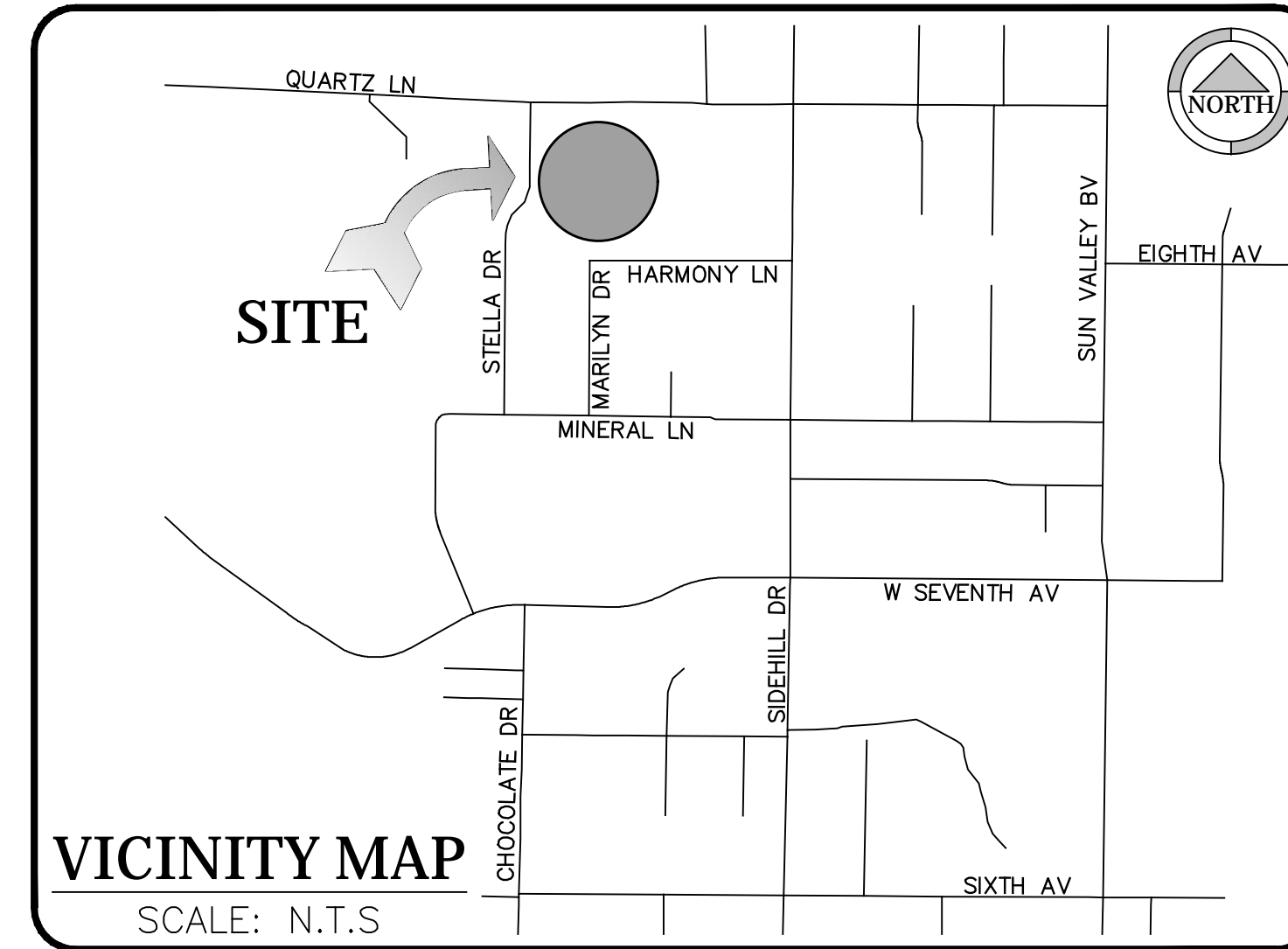
UTILITY	PROPOSED UTILITY LINE & DESCRIPTION
EXISTING UTILITY	EXISTING UTILITY LINE & DESCRIPTION
VEHICLE & EQUIPMENT	VEHICLE & EQUIPMENT (DM-4)
CONCRETE	CONCRETE (DM-4)
GRAVEL	GRAVEL (DM-4)
SOIL	SOIL (DM-4)
ROCK	ROCK (DM-4)
WOOD	WOOD (DM-4)
STEEL	STEEL (DM-4)
PLASTIC	PLASTIC (DM-4)
GEOTEXTILE	GEOTEXTILE (DM-4)
EROSION CONTROL	EROSION CONTROL (DM-4)
RETENTION POND	RETENTION POND (DM-4)
WATER TREATMENT	WATER TREATMENT (DM-4)
WATER STORAGE	WATER STORAGE (DM-4)
WATER DISTRIBUTION	WATER DISTRIBUTION (DM-4)
WATER COLLECTION	WATER COLLECTION (DM-4)
WATER TREATMENT	WATER TREATMENT (DM-4)
WATER STORAGE	WATER STORAGE (DM-4)
WATER DISTRIBUTION	WATER DISTRIBUTION (DM-4)
WATER COLLECTION	WATER COLLECTION (DM-4)

- EXISTING DRAINAGE PLAN**
- Basin 01: A=134.85 AC, Qp=31.2 CFS, Q100=185.9 CFS
- Basin 02: A=2.00 AC, Qp=0.60 CFS, Q100=3.75 CFS
- Basin 03: A=31.99 AC, Qp=0.30 CFS, Q100=1.86 CFS
- Basin 04: A=1.95 AC, Qp=0.176 CFS, Q100=0.72 CFS
- Basin 05: A=2.88 AC, Qp=0.260 CFS, Q100=1.45 CFS
- Basin 06: A=0.54 AC, Qp=0.016 CFS, Q100=0.07 CFS



# Map Pocket

# TENTATIVE SUBDIVISION MAP FOR HARMONY MESA



SERVICE PROVIDERS	
DOMESTIC WATER	SUN VALLEY GENERAL IMPROVEMENT DISTRICT
IRRIGATION WATER	SUN VALLEY GENERAL IMPROVEMENT DISTRICT
SANITARY SEWER	SUN VALLEY GENERAL IMPROVEMENT DISTRICT
STORM DRAIN	WASHOE COUNTY
NATURAL GAS	NV ENERGY
ELECTRICITY	NV ENERGY
TELECOMMUNICATIONS	AT&T / CHARTER COMMUNICATIONS
FIRE	TRUCKEE MEADOWS FIRE PROTECTION DISTRICT
POLICE	WASHOE COUNTY SHERIFFS DEPARTMENT

### BASIS OF BEARING

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994, HIGH ACCURACY REFERENCE NETWORK (NAD 83/94-HARN), AS DETERMINED USING REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS WITH CORRECTIONS TRANSMITTED BY THE NEVADA GPS NETWORK. THE BEARING BETWEEN GPS REFERENCE STATION "SSB2"-S52SM10000 AND "RSTEAD"-N22SM01037 IS TAKEN AS NORTH 86°59'47" WEST. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. GRID TO GROUND COMBINED FACTOR = 1.000197939

### BASIS OF ELEVATION

THE BASIS OF ELEVATION IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AS TAKEN FROM CITY OF SPARKS BENCHMARK 67, WITH A PUBLISHED ELEVATION OF 4569.19 FT. BENCHMARK 67 IS DESCRIBED AS BEING A DRIVE RIVET AND 2-INCH ALUMINUM WASHER IN THE TOP OF THE CURB, 2 FEET EAST OF THE TOP OF DEPRESSED CURB AT APPROXIMATE EAST RETURN OF THE SOUTHEAST CORNER OF SULLIVAN LANE AND EL RANCHO DRIVE ON SULLIVAN LANE.

### DEVELOPER INFORMATION

HERO LAND HOLDINGS LLC  
2241 HARVARD STREET, SUITE 200  
SACRAMENTO, CA 95815

### PLANNER

WOOD RODGERS, INC.  
1361 CORPORATE BLVD.  
RENO, NV 89502  
775.823.4068

### CIVIL ENGINEER

MONTE VISTA CONSULTING, LTD.  
575 E. PLUMB LANE, SUITE 101  
RENO, NV 89502  
775.636.7905

### GEOTECHNICAL ENGINEER

PEZONELLA ASSOCIATES, INC.  
520 EDISON WAY  
RENO, NV 89520  
775.856.5566

### SURVEYOR

WOOD RODGERS, INC.  
1361 CORPORATE BLVD.  
RENO, NV 89502  
775.823.4068

### SHEET INDEX

- C1.0 - TITLE SHEET
- C2.0 - GEOMETRIC SITE PLAN
- C3.0 - SITE & UTILITY PLAN
- C4.1 - GRADING PLAN
- C4.2 - SITE CROSS SECTIONS
- C4.3 - PROPOSED CUT & FILL PLAN
- C5.0 - DRAINAGE & EROSION CONTROL PLAN

### ABBREVIATIONS

AC - ASPHALT CONCRETE	GB - GRADE BREAK	PUE - PUBLIC UTILITY EASEMENT
AGG - AGGREGATE	GF - GARAGE FLOOR ELEVATION	PVC - POLYVINYL CHLORIDE
BC - BEGIN CURVE	GV - GATE VALVE	PVI - POINT OF VERTICAL INTERSECTION
BFC - BACK FACE OF CURB	HC - HANDICAPPED	Q <sub>5</sub> - FIVE YEAR FLOW RATE
BVC - BEGIN VERTICAL CURVE	HP - HIGH POINT	Q <sub>100</sub> - ONE HUNDRED YEAR FLOW RATE
BW - BOTTOM OF WALL	IE - INVERT ELEVATION	Q <sub>cap</sub> - CAPACITY FLOW RATE
CL <sub>c</sub> - CENTERLINE	IN - INCH	R - RADIUS
CB - CATCH BASIN	INT - INTERSECTION	REF - REFERENCE
CFS - CUBIC FEET PER SECOND	IRR - IRRIGATION	RJ - RESTRAINED JOINT
CO - CLEAN OUT	L - LENGTH	RP - RADIUS POINT
CONC - CONCRETE	LAT - LATERAL	RT - RIGHT
CONST - CONSTRUCT	LF - LINEAR FEET	RW - RIGHT-OF-WAY
COORD - COORDINATE	LP - LOW POINT	S - SLOPE
DET - DETAIL	LT - LEFT	SCH - SCHEDULE
DI - DROP INLET	MAX - MAXIMUM	SD - STORM DRAIN
DIP - DUCTILE IRON PIPE	MDD - MAXIMUM DRY DENSITY	SF - SQUARE FOOT
DOM - DOMESTIC	MH - MANHOLE	SS - SANITARY SEWER
E - EXISTING	MIN - MINIMUM	STA - STATION
EC - END CURVE	MISC - MISCELLANEOUS	STD - STANDARD
EG - EXISTING GRADE	NPWL - NON POTABLE WATER LINE	SW - SIDEWALK
ELEV - ELEVATION	NTS - NOT TO SCALE	T - TANGENT
EVC - END VERTICAL CURVE	OD - OUTSIDE DIAMETER	TB - THRUST BLOCK
FDC - FIRE DEPARTMENT CONNECTION	P - PROPOSED	TC - TOP OF CURB
FF - FINISHED FLOOR ELEVATION	PAD - PAD GRADE	TOE - TOE OF SLOPE
FFC - FRONT FACE OF CURB	PCC - PORTLAND CEMENT CONCRETE	TOP - TOP OF SLOPE
FG - FINISHED GRADE	PI - POINT OF INTERSECTION	TW - TOP OF WALL
FH - FIRE HYDRANT	PIV - POST INDICATOR VALVE	TYP - TYPICAL
FL <sub>e</sub> - FLOW LINE	PL <sub>e</sub> - PROPERTY LINE	V - VELOCITY
FLG - FLANGE	PO - PUSH ON	W - WATER
FT - FOOT	PRC - POINT OF REVERSE CURVATURE	YD - YARD DRAIN

### GENERAL NOTES

- THESE PLANS ARE FOR TENTATIVE MAP PURPOSES ONLY AND ARE NOT FOR CONSTRUCTION.
- THE CONTRACTOR/DEVELOPER SHALL BE RESPONSIBLE FOR ENSURING ALL REQUIRED PERMITTING IS OBTAINED PRIOR TO COMMENCEMENT OF CONSTRUCTION, INCLUDING, BUT NOT LIMITED TO, DEMOLITION, ENCROACHMENT, BUILDING, GRADING, AND TRAFFIC CONTROL PERMITS.
- UNLESS SPECIFICALLY PERMITTED OTHERWISE, CONSTRUCTION HOURS SHALL BE LIMITED TO BETWEEN THE HOURS OF 7:00 AM AND 6:00 PM MONDAY THROUGH FRIDAY AND BETWEEN THE HOURS OF 8:00 AM AND 6:00 PM ON SATURDAY. THERE SHALL BE NO CONSTRUCTION ON SUNDAY EXCLUDING DUST CONTROL AND STORM WATER POLLUTION PREVENTION PLAN MEASURES.
- ALL CONSTRUCTION SHALL BE CLOSELY COORDINATED WITH THE OWNER, CARSON CITY AND/OR ENGINEER OF RECORD SO THAT THE QUALITY OF WORK CAN BE CHECKED FOR APPROVAL.
- ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC) AND THE STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION (SDPWC), AS ADOPTED BY CARSON CITY, AND SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER. ALL SPECIFICATIONS REFERENCED HEREIN REFER TO THE SSPWC UNLESS INDICATED OTHERWISE.
- ALL QUANTITIES INDICATED IN THESE PLANS ARE APPROXIMATE AND INTENDED FOR ENTITLEMENT PURPOSES ONLY.
- CONSTRUCTION OF IMPROVEMENTS MUST ALLOW FOR THE PERPETUATION OF ALL EXISTING LEGAL ACCESSES AND EXISTING DRIVEWAYS.
- ALL NEW TRAFFIC CONTROL IMPROVEMENTS TO MEET CURRENT MUTCD REQUIREMENTS.

5900 & 5880 Stella Dr  
APN: 085-330-39 &  
085-330-44

Washoe County, Nevada  
Project # 20.010  
Drawn HBA  
Checked MWV  
Date 4.15.2020  
Revisions







# Harmony Mesa Tentative Subdivision Map

Geometric Plan

Parcel Area Table

Parcel #	Area
1	6901
2	8919
3	11149
4	5833
5	7542
6	7623
7	7483
8	12489
9	8544
10	13537
11	8780
12	14036
13	12929
14	21993
15	19402
16	7773
17	6404
18	7763
19	24342
20	13284
21	19579

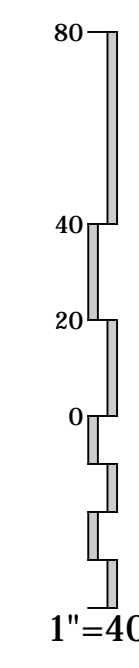
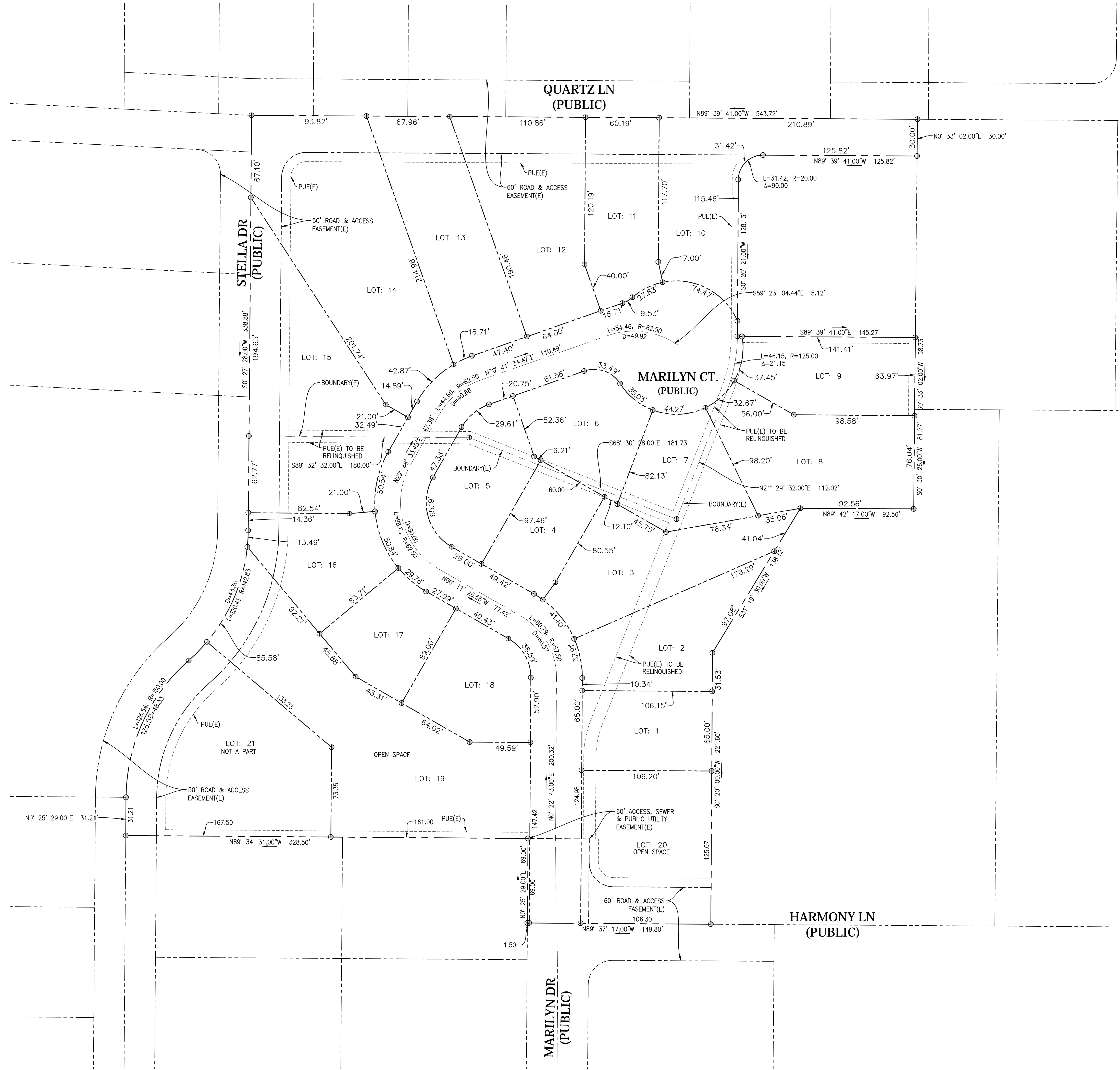
COMMON OPEN SPACE  
 COMMON OPEN SPACE  
 NOT A PART

SITE ANALYSIS

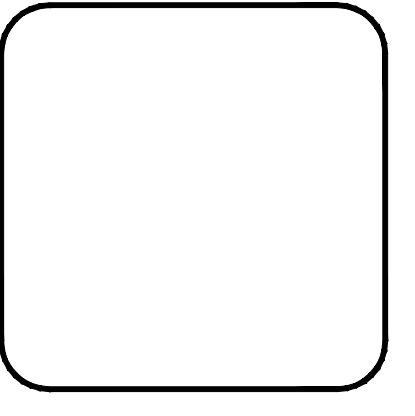
TOTAL SITE AREA	6.48 AC
ZONING	MEDIUM DENSITY SUBURBAN & INDUSTRIAL
RIGHT-OF-WAY	0.84 AC (13%)
COMMON AREA	1.30 AC (20%)
LOT AREA	4.34 AC (67%)
NUMBER OF LOTS	21
DENSITY	4.1 UNITS/AC
LARGEST	21,993 S.F. (0.50 AC)
SMALLEST	5,833 S.F. (0.13 AC)
AVERAGE	10,506 S.F. (0.24 AC)

**NOTE**

A MERGER AND RESUBDIVISION OF APN: 085-330-39 & APN: 085-330-44 WILL BE REQUIRED FOR THE PROPOSED FINAL MAP.



5900 & 5880 Stella Dr  
 APN: 085-330-39 &  
 085-330-44  
 Washoe County, Nevada  
 Project # 20.010  
 Drawn HBA  
 Checked MWV  
 Date 4.15.2020  
 Revisions



**C2.0**  
 2 of 7







# Harmony Mesa Tentative Subdivision Map

Site & Utility Plan

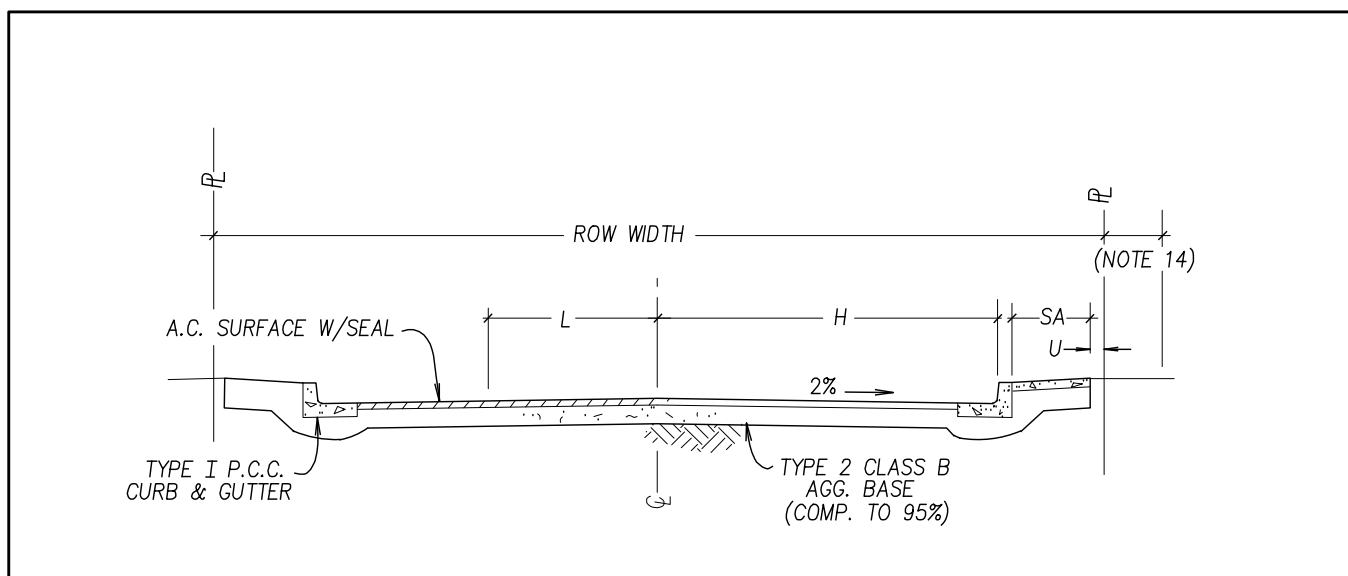
5900 & 5880 Stella Dr  
 APN: 085-330-39 &  
 085-330-44  
 Washoe County, Nevada  
 Project # 20.010  
 Drawn HBA  
 Checked MWV  
 Date 4.15.2020  
 Revisions



**C3.0**

### SITE & UTILITY LEGEND

	A.C. PAVEMENT AREA
	CONCRETE AREA
	PROPOSED UTILITY LINE W. DESCRIPTION
	EXISTING UTILITY LINE W. DESCRIPTION
	FIRE HYDRANT ASSEMBLY (EXISTING/PROPOSED)
	FLUSH VALVE ASSEMBLY (EXISTING/PROPOSED)
	DUAL/SINGLE WATER SERVICE (EXISTING/PROPOSED)
	AIR RELEASE VALVE ASSEMBLY (EXISTING/PROPOSED)
	WATER MAIN TEE W. GATE VALVES & THRUST BLOCK
	BACKFLOW PREVENTION ASSEMBLY
	ELBOW W. THRUST BLOCK
	MANHOLE W. DESCRIPTION (EXISTING/PROPOSED)
	CLEANOUT (EXISTING/PROPOSED)
	SANITARY SEWER LATERAL
	CATCH BASIN/DROP INLET
	YARD DRAIN
	ACCESSIBLE PARKING SPACE W. SIGN & PAVEMENT MARKINGS
	PEDESTRIAN ACCESS RAMP
	ACCESSIBLE ROUTE
	PARKING SPACE COUNT
	KEYNOTE (REF. CORRESPONDING LEGEND)



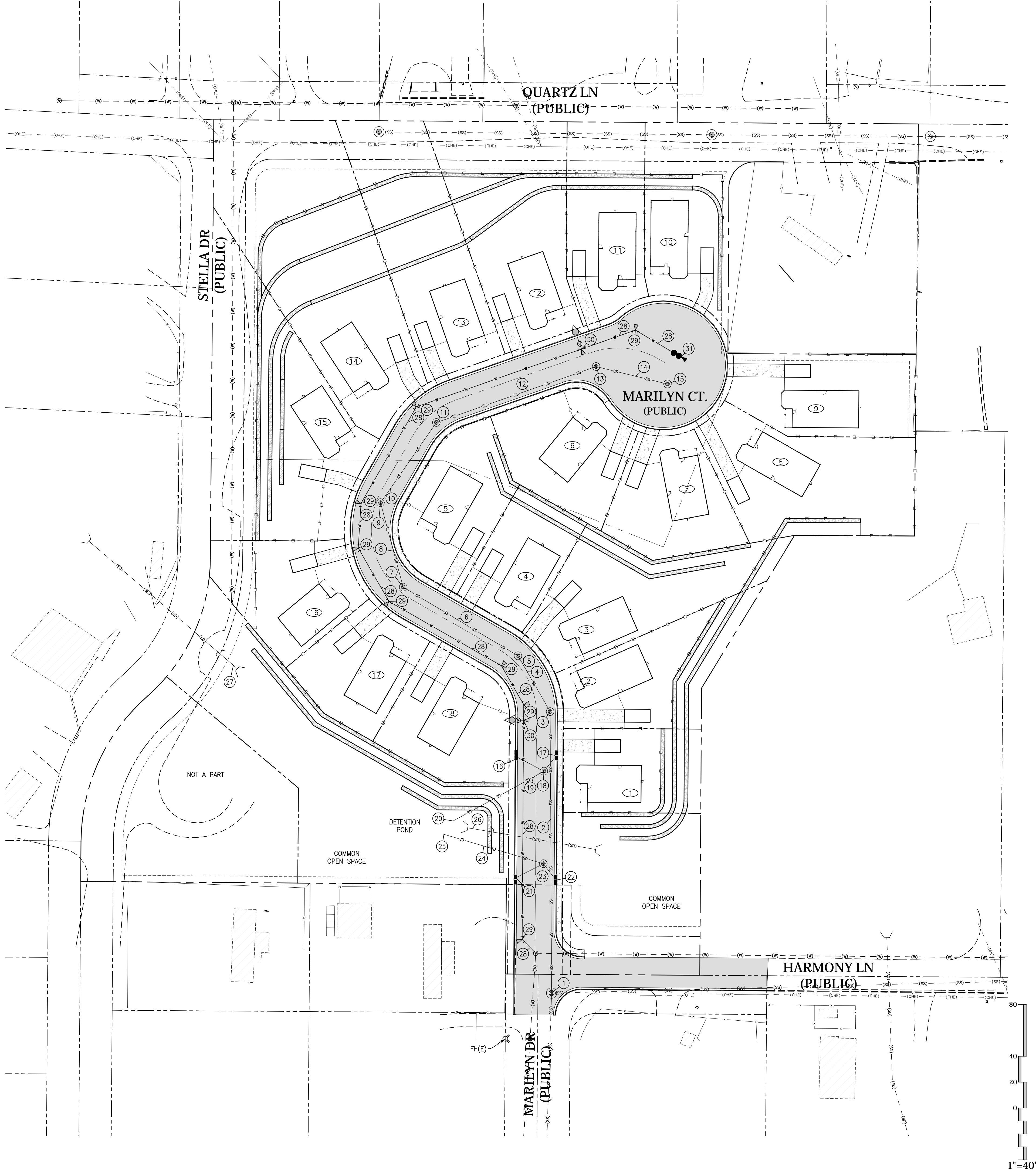
ROW	H	SA	U	L	B	PL	ADT MAX PER 2 TRAVEL LANES	REMARKS
52	20	5	0.5	12	4	0	7300	COLLECTOR
42	16	4	0.5	11	0	2	1000	LOCAL

- #### NOTES
- ALL WIDTHS ARE IN FEET.
  - H IS MEASURED TO THE FRONT FACE OF CURB.
  - L IS TRAVEL LANE; SA IS SIDEWALK AREA; B IS BICYCLE LANE; ROW IS RIGHT OF WAY; PL IS MAX. NUMBER OF PARKING LANES; ADT IS AVERAGE DAILY TRAFFIC.
  - ADT REPRESENTS THE DESIGN VOLUME FOR A TWO LANE FACILITY.
  - BICYCLE LANES SHALL BE PROVIDED IN ACCORDANCE W/ THE BICYCLE AND PEDESTRIAN ELEMENT OF THE REGIONAL TRANSPORTATION PLAN AND TO THE SATISFACTION OF THE COUNTY ENGINEER.
  - STRUCTURAL SECTIONS SHALL BE DETERMINED BY GEOTECHNICAL ENGINEERING DESIGN BUT IN NO CASE SHALL BE LESS THAN 4" A.C. OVER 6" GRAVEL BASE FOR COLLECTOR STREETS AND 3" A.C. OVER 6" GRAVEL BASE FOR LOCAL STREETS.
  - ALL CURB AND GUTTER IS MONOLITHIC CONCRETE AND L SHAPED PER STANDARD DETAIL.
  - SIDEWALK AREA SHALL BE @ 2% SLOPE TOWARD TOP OF CURB & COMPACTED 90% ASTM D-1557, BACKFILL SHALL BE EITHER TYPE 2 CLASS B BASE OR CLASS A BACKFILL.
  - ALL A.C. SURFACES SHALL BE SEALED IN ACCORDANCE WITH WASHOE CO. STANDARDS.
  - RESIDENTIAL ACCESS NOT ALLOWED TO STREETS ON WHICH 10YR. DESIGN ADT EXCEEDS 2000.
  - DESIGN OF IMPROVEMENTS TO BE DONE IN ACCORDANCE WITH ARTICLES 420 & 436 OF WASHOE COUNTY DEVELOPMENT STANDARDS AND DESIGN GUIDELINES.
  - ALL CONSTRUCTION IS TO BE DONE TO CURRENT WASHOE CO. STANDARDS & SPECIFICATIONS.
  - SLOPE EASEMENTS MAY BE REQ'D IN CERTAIN TERRAIN TO ACCOMMODATE ROADWAY SECTION.
  - MIN 7.5' PUBLIC UTILITY/TRAFFIC CONTROL SIGNAGE/PLOWED SNOW EASEMENT IS REQ'D ON BOTH SIDES OF ROW.

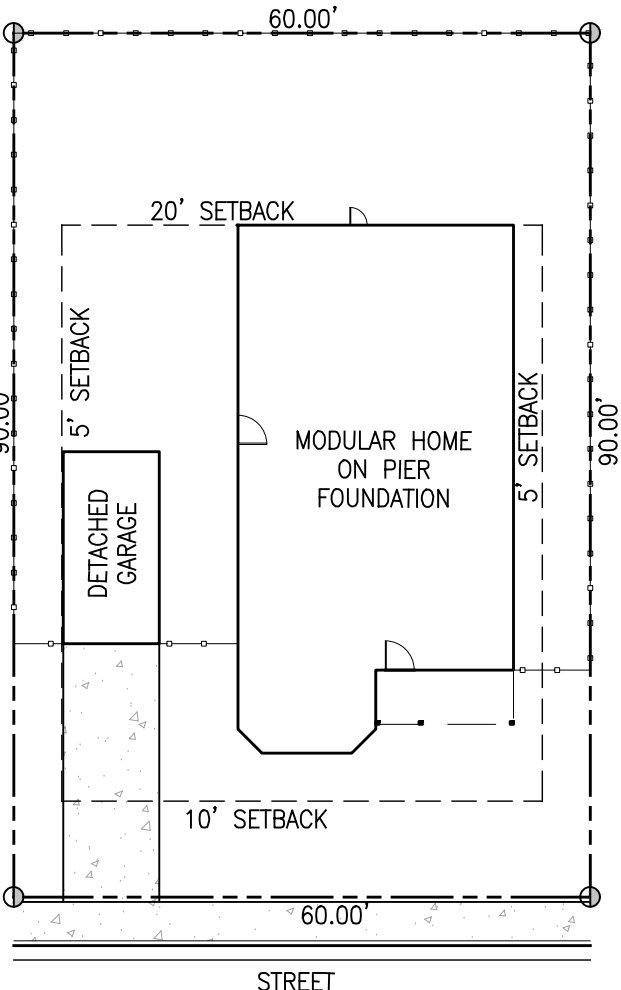
NO.	REVISED	DATE	STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	SECTION:
1	Notes	1/94 vp		WASHOE
2	Corr "U"	2/94 vp		
3	Supp. As W-3.dwg	10/01 vp		
4	updated out	12/05 vp		

**ROADWAY SECTIONS C**  
 GENERAL APPLICATIONS  
 SUBURBAN AREAS  
 LOT SIZE: 0.5 - 1.5 ACRES

DRAWING NO: W-1.3  
 DATE: 12/93 vp  
 PAGE: 3



TYPICAL LOT DETAIL



### UTILITY KEYNOTE LEGEND

**SANITARY SEWER:**

- SSMH(E), RIM=91.09, IE(N)8"ø=82.66 N, IE(OUT)8"ø=82.49 S
- 217 L.F. 8"ø SDR 35 PVC SS MAIN @ S=5.6%
- SSMH#1, RIM=101.90, IE(N)8"ø=95.00 NW, IE(OUT)8"ø=94.90 S
- 50 L.F. 8"ø SDR 35 PVC SS MAIN @ S=3.3%
- SSMH#2, RIM=103.63, IE(N)8"ø=96.70 NW, IE(OUT)8"ø=96.60 SE
- 103 L.F. 8"ø SDR 35 PVC SS MAIN @ S=3.4%
- SSMH#3, RIM=107.25, IE(N)8"ø=100.30 NW, IE(OUT)8"ø=100.20 SE
- 66 L.F. 8"ø SDR 35 PVC SS MAIN @ S=4.6%
- SSMH#4, RIM=110.58, IE(N)8"ø=103.60 NE, IE(OUT)8"ø=103.50 SE
- 75 L.F. 8"ø SDR 35 PVC SS MAIN @ S=5.3%
- SSMH#5, RIM=114.66, IE(N)8"ø=107.70 NE, IE(OUT)8"ø=107.60 SW
- 131 L.F. 8"ø SDR 35 PVC SS MAIN @ S=3.4%
- SSMH#6, RIM=119.25, IE(N)8"ø=112.30 SW, IE(OUT)8"ø=112.20 SE
- 57 L.F. 8"ø SDR 35 PVC SS MAIN @ S=3.7%
- SSMH#7, RIM=121.30, IE(OUT)8"ø=114.30 NW

**STORM DRAIN:**

- DUAL TYPE 4R CB#1, TC=101.13 N, TC=100.86 S, IE12"ø=95.36, 23 L.F. 12" SDR35 PVC LAT @ S=5.0%
- DUAL TYPE 4R CB#2, TC=101.13 N, TC=100.86 S, IE12"ø=97.36, 12 L.F. 12" SDR35 PVC LAT @ S=26.3%
- SDMH#1, RIM=100.29, IE(N)12"ø=94.20 N, IE(OUT)12"ø=94.10 S
- 80 L.F. 12"ø SDR35 PVC SD MAIN @ S=13.9%
- 12"ø FES IE=83.0
- DUAL TYPE 4R CB#3, TC=95.69 N, TC=95.28 S, IE12"ø=90.00, 23 L.F. 12" SDR35 PVC LAT @ S=5.0%
- DUAL TYPE 4R CB#4, TC=95.69 N, TC=95.28 S, IE12"ø=91.78, 13 L.F. 12" SDR35 PVC LAT @ S=22.2%
- SDMH#2, RIM=96.08, IE(N)8"ø=88.90 N, IE(OUT)8"ø=88.80 S
- 80 L.F. 12"ø SDR35 PVC SD MAIN @ S=4.8%
- 12"ø FES IE=85.0
- EXTEND 36"ø CMP CULVERT 20 L.F. WEST & INSTALL FES IE=79.6
- EXTEND 36"ø CMP CULVERT 20 L.F. EAST & INSTALL FES IE=100.2

**WATER:**

- 8"ø CLASS 235 ANWA C900 PVC FIRE SERVICE MAIN
- 8"ø ELBOW W. THRUST BLOCK
- FIRE HYDRANT ASSEMBLY
- FLUSH VALVE ASSEMBLY

### SITE & UTILITY NOTES

- THIS TENTATIVE DEVELOPMENT PLAN IS NOT INTENDED FOR CONSTRUCTION, IT IS FOR PRELIMINARY REVIEW ONLY.
- THE FIELD SURVEY PREPARED BY WOOD RODGERS, INC. IS THE BASIS OF THIS DESIGN. MVC TAKES NO RESPONSIBILITY FOR THE ACCURACY OF THE SURVEY.
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS INCLUDING DIMENSIONS, GRADES & POINTS OF CONNECTION. THE CONTRACTOR SHALL NOTIFY MVC OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OR CONTINUATION OF WORK.
- AN ENCROACHMENT & EXCAVATION PERMIT IS REQUIRED FOR ALL WORK WITHIN THE WASHOE COUNTY RIGHT-OF-WAY.
- ALL WORK WITHIN THE WASHOE COUNTY RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST CODES, STANDARD SPECIFICATIONS & DETAILS.
- PLACEMENT OF THE STRUCTURES WITHIN THE REQUIRED SETBACKS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- REFERENCE ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS.
- ALL DIMENSIONS ARE TO FRONT FACE OF CURB, FACE OF BUILDING, FACE OF WALL, CENTER OF PIPE, CENTER OF MANHOLE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
- ALL PERMANENT STRIPING, SIGNAGE & TRAFFIC CONTROL IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH CURRENT "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) REQUIREMENTS.
- ALL SAWCUT LINES SHALL BE NEATLY DONE, PARALLEL OR PERPENDICULAR TO EXISTING IMPROVEMENTS. THE CONTRACTOR SHALL MODIFY THE SAWCUT LINE AS REQUIRED TO INCORPORATE AREAS OF DAMAGED CURB, GUTTER, SIDEWALK & PAVEMENT.
- UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THE PLANS. THE LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE ONLY AND ARE BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME. THE INFORMATION IS NOT TO BE RELIED UPON AS EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY ACTUAL LOCATIONS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. SHOULD THE CONTRACTOR DISCOVER ANY DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THE INFORMATION SHOWN ON THESE DRAWINGS, THEY SHALL NOTIFY MVC BEFORE PROCEEDING WITH CONSTRUCTION.
- THE CONTRACTOR SHALL ADJUST AS NECESSARY ALL EXISTING UTILITY VAULTS, PADS, LIDS, ETC. AS REQUIRED TO ACCOMMODATE THE PROPOSED FINISHED GRADE.
- MAINTAIN 3.0' MINIMUM COVER OVER ALL WATER MAINS AND SERVICES.
- MAINTAIN 3.0' MINIMUM HORIZONTAL CLEARANCE AROUND ALL FIRE HYDRANTS.
- ALL PROPOSED SEWER AND STORM DRAIN IMPROVEMENTS ARE PUBLIC UNLESS OTHERWISE NOTED.
- THE PROPOSED DETENTION POND IS PRIVATE AND SHALL BE MAINTAINED BY THE ASSOCIATION.
- MVC IS NOT RESPONSIBLE FOR WATER ANALYSIS INCLUDING PIPE SIZING, PUMPING, AND WATER PRESSURES.
- ADD 4800' TO ALL SPOT ELEVATIONS.

© Shared with MVC Team Date: 3/20/20 Project: 010 RR Harmony Mesa Tentative Map Harmony Tentative C3.0 (15.20) July 4/14/2020 12:51 PM







**MONTE VISTA CONSULTING**  
 575 E. Plumb Lane #101  
 Reno, NV 89502  
 775.636.7905  
 montevisaconsulting.com



# Harmony Mesa Tentative Subdivision Map Grading Plan

5900 & 5880 Stella Dr  
 APN: 085-330-39 &  
 085-330-44  
 Washoe County, Nevada  
 Project # 20.010  
 Drawn HBA  
 Checked MWV  
 Date 4.15.2020  
 Revisions



**C4.1**

### GRADING LEGEND

- A.C. PAVEMENT AREA
- CONCRETE AREA
- PROPOSED UTILITY LINE W. DESCRIPTION
- EXISTING UTILITY LINE W. DESCRIPTION
- MANHOLE W. DESCRIPTION (EXISTING/PROPOSED)
- CLEANOUT (EXISTING/PROPOSED)
- CATCH BASIN/DROP INLET
- YARD DRAIN
- DIRECTIONAL FLOW LINE
- GRADE BREAK
- PROPOSED CONTOUR LINE
- EXISTING CONTOUR LINE
- SPOT ELEVATION (EXISTING) ~ PROPOSED

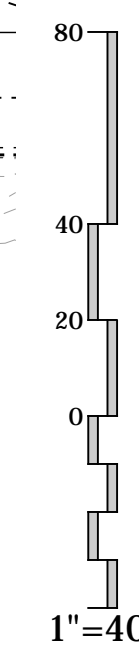
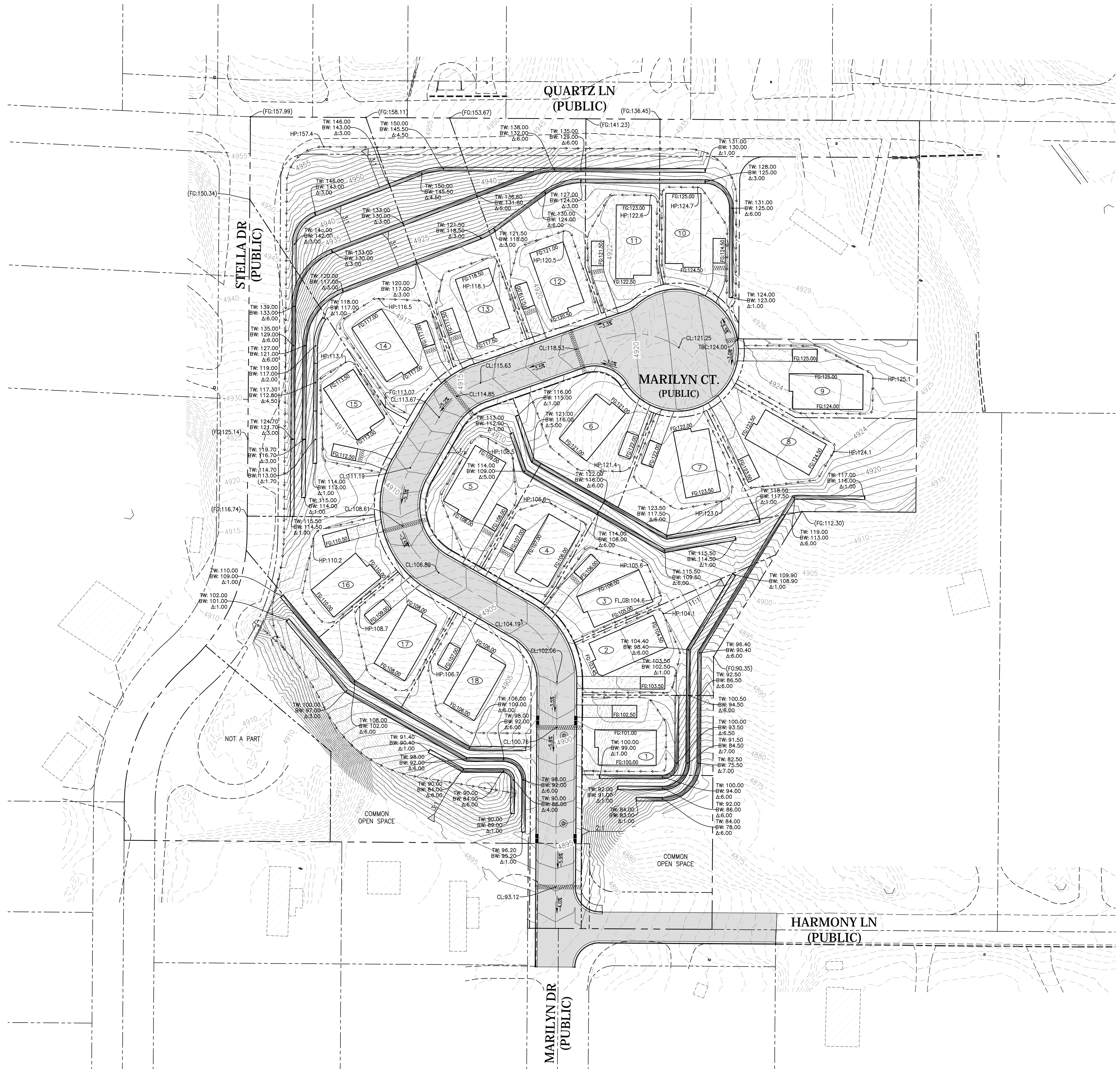
### GRADING NOTES

- ALL ELEVATIONS IDENTIFIED ARE TO FINAL SURFACE FINISH GRADE.
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS INCLUDING, DIMENSIONS, GRADES & POINTS OF CONNECTION. THE CONTRACTOR SHALL NOTIFY MONTE VISTA CONSULTING, LTD. OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OR CONTINUATION OF WORK.
- SLOPES STEEPER THAN 3H:1V SHALL BE MECHANICALLY STABILIZED IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION/REPORT PREPARED BY PEZONELLA ASSOCIATES, .
- BACKFILL MAINTAINING 8" (6" MIN.) BETWEEN FINISHED GRADE AND SIDING UNLESS OTHERWISE NOTED.
- THIS SITE LIES IN FEMA FLOOD ZONE X (UNSHADED) (32031C3031G). ZONE X (UNSHADED) IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD, WHICH ARE THE AREAS OUTSIDE THE 0.2-PERCENT-ANNUAL-CHANCE FLOODPLAIN.
- ANY RETAINED HEIGHTS INDICATED ARE FROM SURFACE TO SURFACE UNLESS OTHERWISE NOTED. REFERENCE APPLICABLE STRUCTURAL/ARCHITECTURAL DESIGN BY OTHERS FOR DESIGN AND DETAIL.
- MONTE VISTA CONSULTING, LTD. IS NOT RESPONSIBLE FOR ANY STRUCTURAL DESIGN OF SITE RETAINING WALLS OR FEATURES. REFERENCE STRUCTURAL DESIGN BY OTHERS.
- THE PROPOSED DETENTION POND IS PRIVATE AND SHALL BE MAINTAINED BY THE ASSOCIATION. PRIOR TO THE START OF ANY GRADING OPERATIONS, THE AREAS TO REMAIN UNDISTURBED SHALL BE PROTECTED WITH APPROPRIATE FENCING. SHOULD THE PROPOSED GRADING IMPACT MORE THAN 1 ACRE, A NOTICE OF INTENT SHALL BE FILED WITH THE NEVADA DEPARTMENT OF ENVIRONMENTAL PROTECTION.
- THE CONTRACTOR SHALL MAINTAIN A DUST CONTROL PROGRAM, INCLUDING WATERING OF OPEN AREAS. GRADING SHALL BE DONE IN A MANNER TO PREVENT DUST FROM TRAVERSING THE PROPERTY LINE.
- ALL GRADING WITHIN STRUCTURAL AREAS SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
- ADD 4800' TO ALL ELEVATIONS.

### EARTHWORK ANALYSIS

SITE AREA	6.48 AC
SITE DISTURBANCE	5.20 AC
PROPOSED CUT	31,400 YD <sup>3</sup>
PROPOSED FILL	27,000 YD <sup>3</sup>
NET EARTHWORK	4,400 YD <sup>3</sup> CUT

THESE QUANTITIES ARE FOR PERMITTING PURPOSES ONLY AND DO NOT ACCOUNT FOR ANY OVER EXCAVATION, SHRINKAGE OR EXPANSION OF MATERIALS. THE CONTRACTOR SHALL REVIEW THE GEOTECHNICAL INVESTIGATION AND PERFORM AN INDEPENDENT EARTHWORK ANALYSIS FOR CONSTRUCTION PURPOSES.



C:\Shared\Arch\MC Team\Draw\2020\Projects\010 MR Harmony Mesa Tentative Map\Harmony Mesa Tentative Map\Harmony Tentative C4.1 (15.20).dwg 4/14/2020 12:51 PM



Know what's below.  
 Call before you dig.





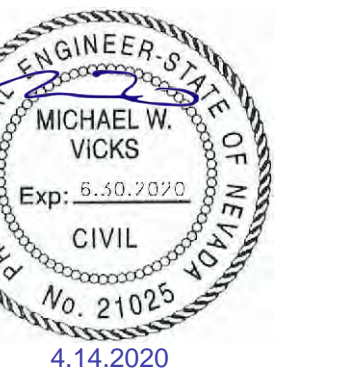
**MONTE VISTA CONSULTING**  
 575 E. Plumb Lane #101  
 Reno, NV 89502  
 775.636.7905  
 montevisaconsulting.com



# Harmony Mesa Tentative Subdivision Map

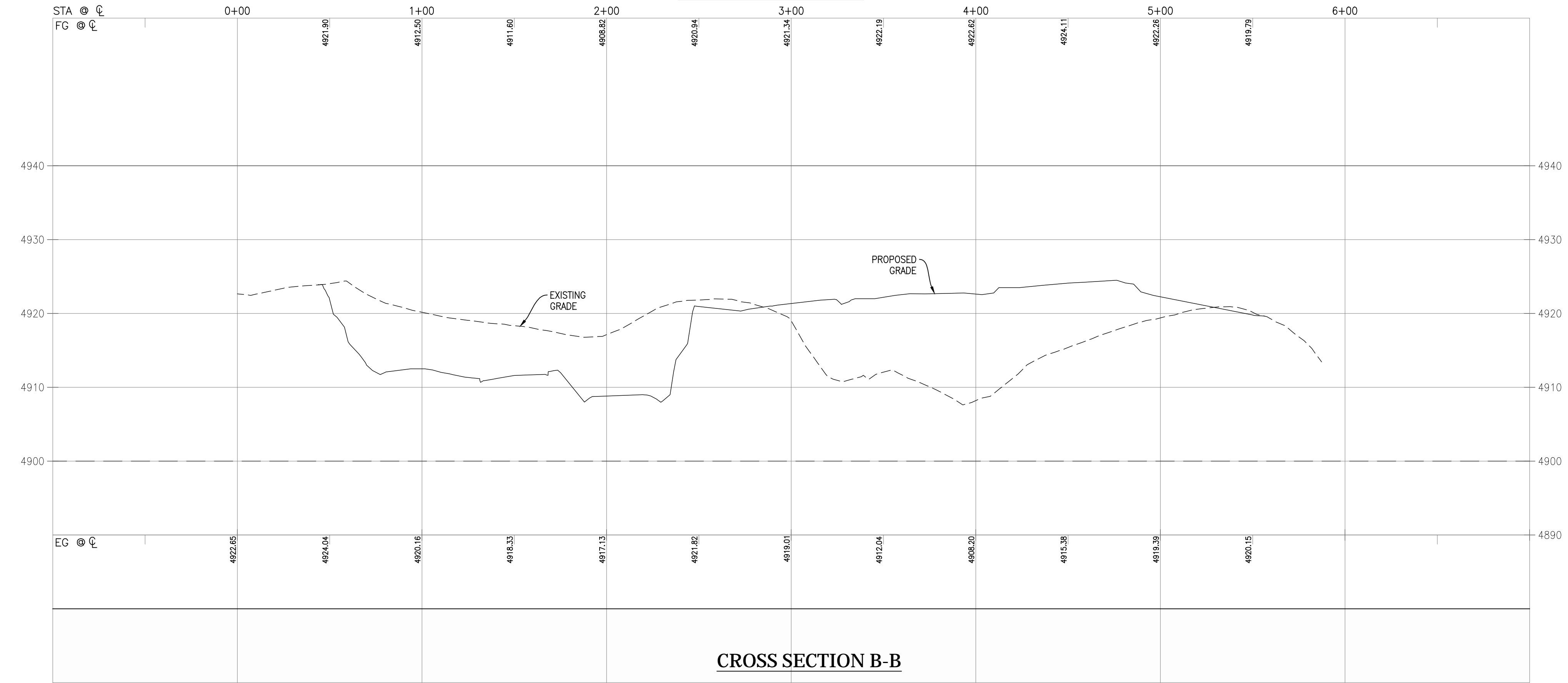
Site Cross Sections

5900 & 5880 Stella Dr  
 APN: 085-330-39 &  
 085-330-44  
 Washoe County, Nevada  
 Project # 20.010  
 Drawn HBA  
 Checked MWV  
 Date 4.15.2020  
 Revisions

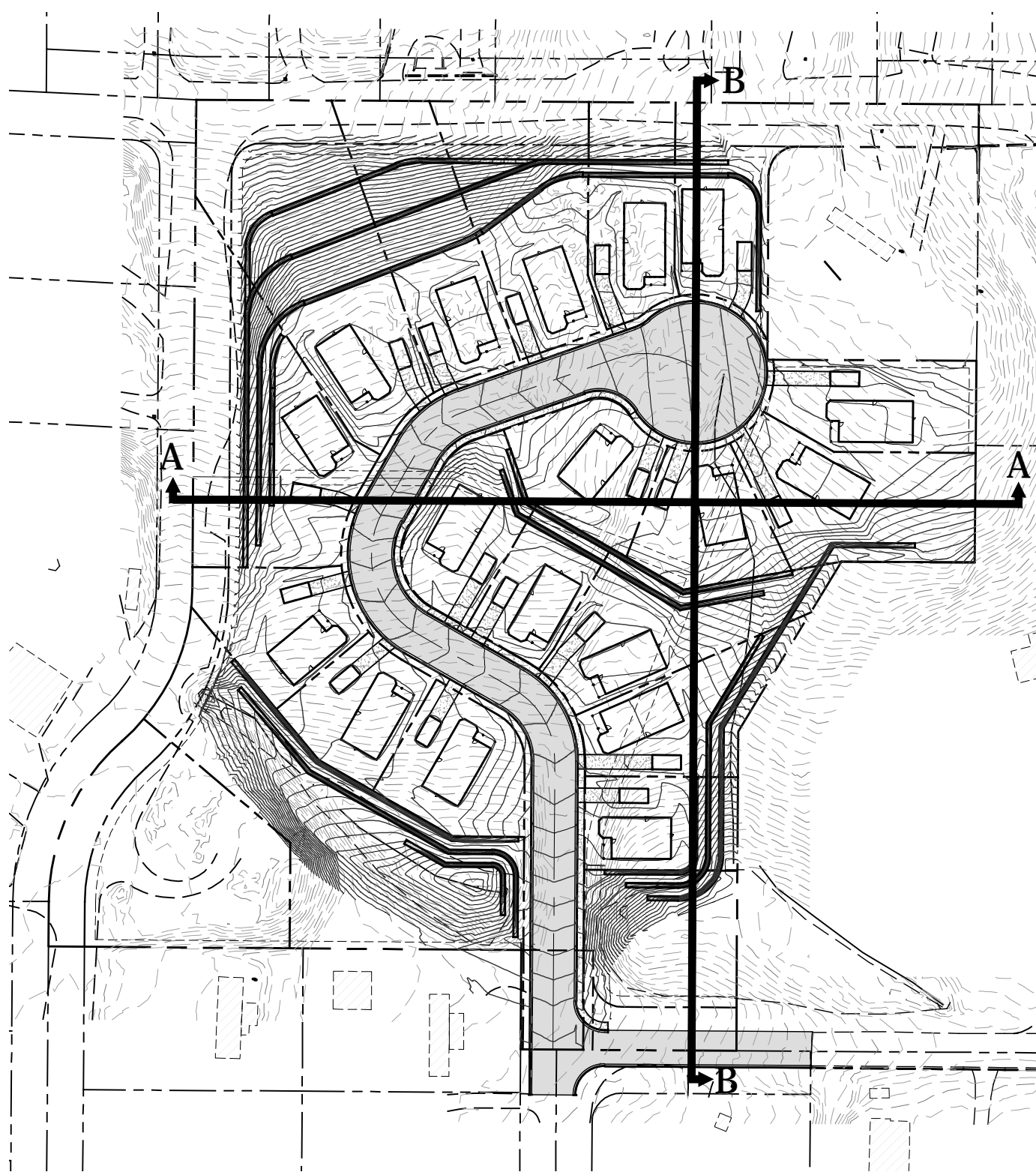
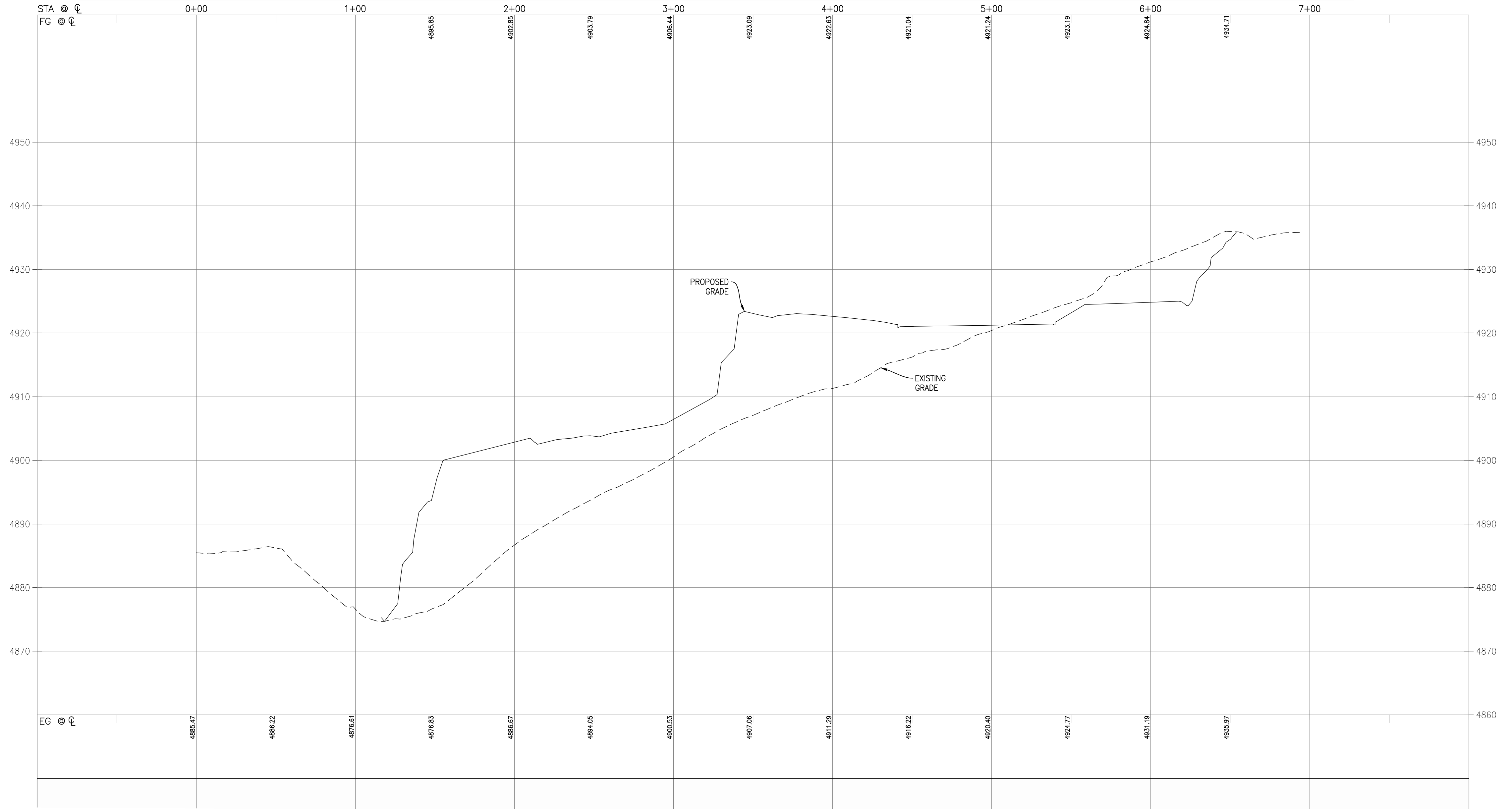


**C4.2**

**CROSS SECTION A-A**



**CROSS SECTION B-B**



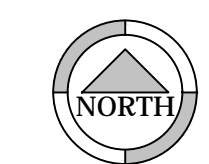
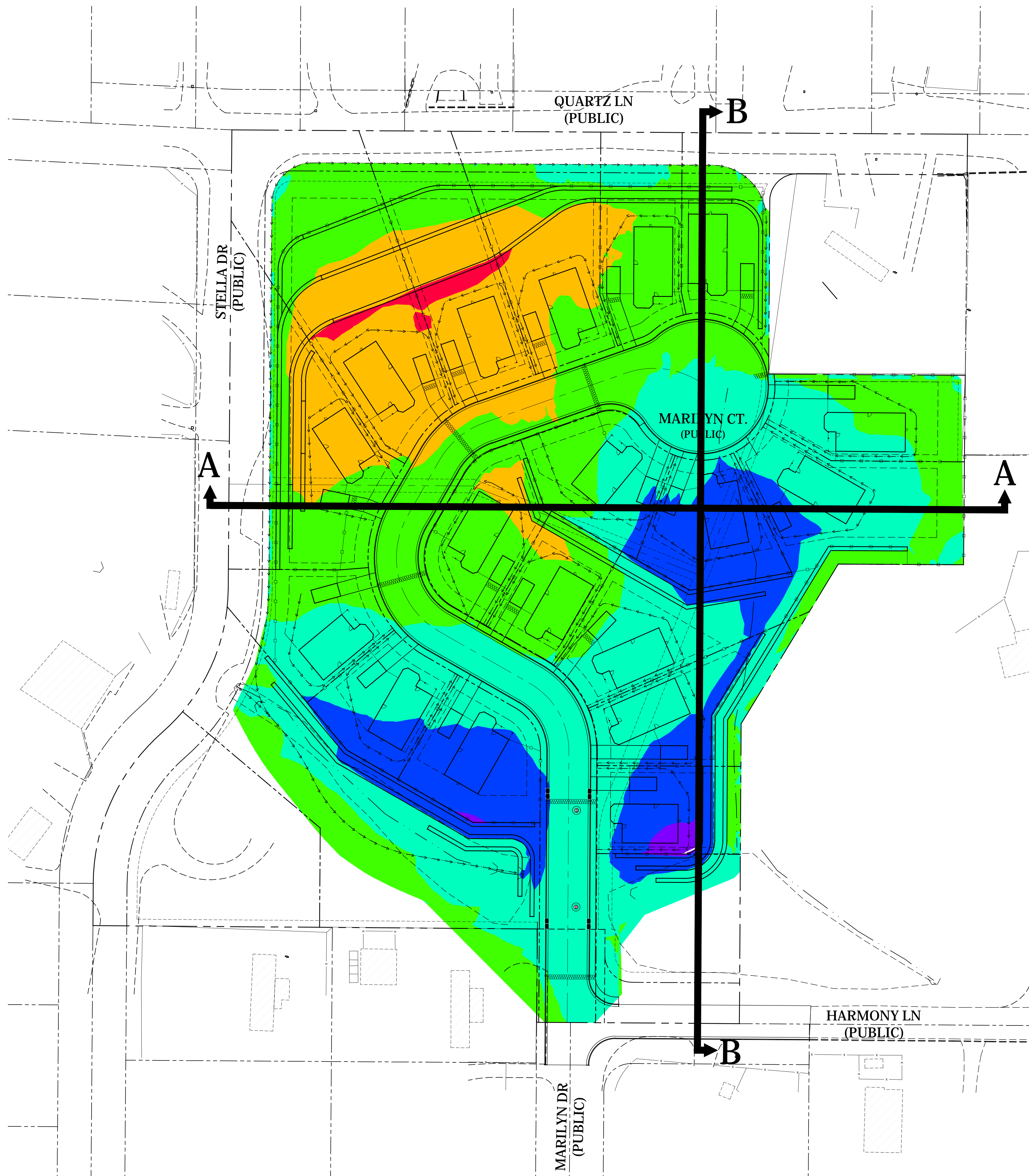
**REFERENCE GRADING PLAN**  
 SCALE: 1" = 100'

C:\Shared\811\MC Team\Draw\2020\Projects\010 811 Harmony Mesa Tentative Map\Harmony Tentative C4.2\15.20\dwg 4/14/2020 12:51 PM



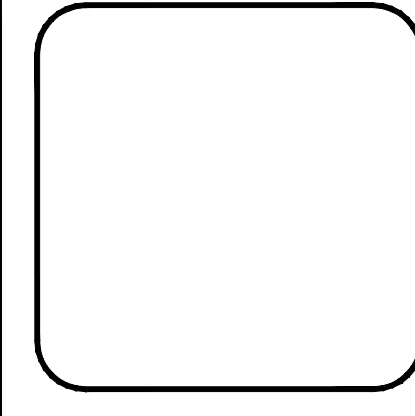
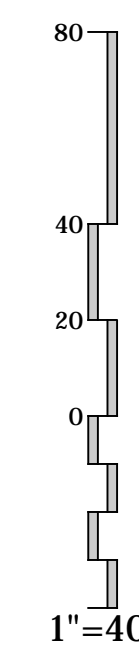
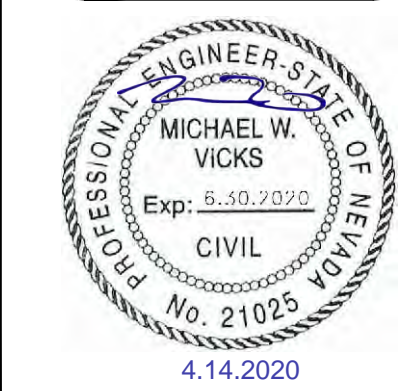


Elevations Table				
Number	Minimum Elevation	Maximum Elevation	Area	Color
1	-23.00	-20.00	1547	Red
2	-20.00	-10.00	37348	Orange
3	-10.00	0.00	102959	Light Green
4	0.00	10.00	79129	Cyan
5	10.00	20.00	27793	Blue
6	20.00	23.00	727	Purple



**Harmony Mesa**  
**Tentative Subdivision Map**  
 Proposed Cut & Fill Plan

5900 & 5880 Stella Dr  
 APN: 085-330-39 &  
 085-330-44  
 Washoe County, Nevada  
 Project # 20.010  
 Drawn HBA  
 Checked MWV  
 Date 4.15.2020  
 Revisions



**C4.3**  
 6 of 7







**MONTE VISTA CONSULTING**  
 575 E. Plumb Lane #101  
 Reno, NV 89502  
 775.636.7905  
 montevisaconsulting.com



# Harmony Mesa Tentative Subdivision Map

Drainage & Erosion Control Plan

5900 & 5880 Stella Dr  
 APN: 085-330-39 &  
 085-330-44  
 Washoe County, Nevada  
 Project # 20.010  
 Drawn HBA  
 Checked MWV  
 Date 4.15.2020  
 Revisions



**C5.0**

### DRAINAGE LEGEND

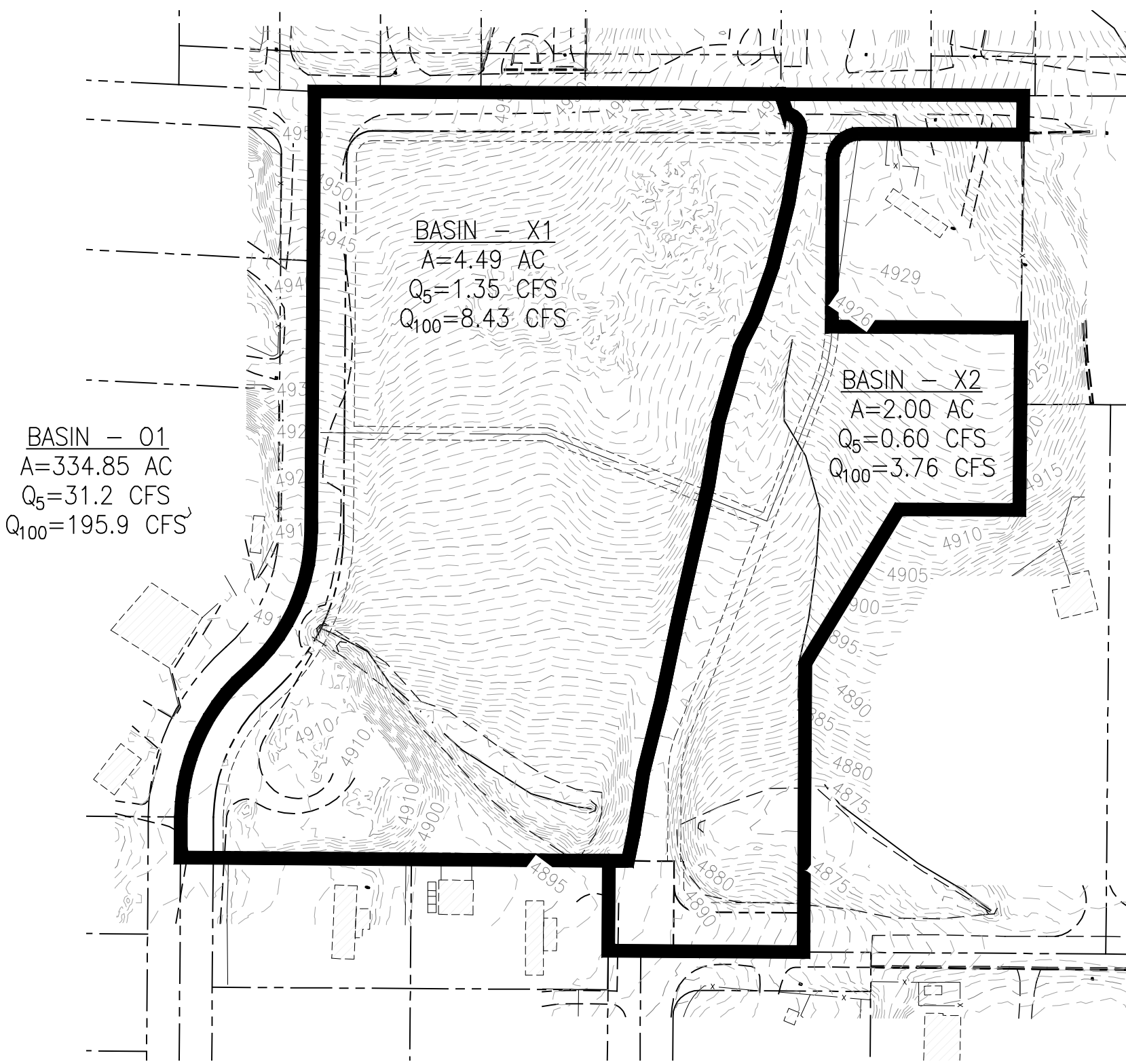
- UTILITY — PROPOSED UTILITY LINE W. DESCRIPTION
- - (UTILITY) - - EXISTING UTILITY LINE W. DESCRIPTION
- ⊙ MAHOLE W. DESCRIPTION (EXISTING/PROPOSED)
- CLEANOUT (EXISTING/PROPOSED)
- CATCH BASIN/DROP INLET
- YARD DRAIN
- ▨ GRADE BREAK
- 4900 PROPOSED CONTOUR LINE
- 4900 EXISTING CONTOUR LINE
- INLET PROTECTION (DP-3)
- ▬ FIBER ROLL (SC-1)
- ▬ SILT FENCE (SC-5)
- ▬ CONSTRUCTION ENTRANCE (SC-8)
- ▬ REVEGETATION (EC-8)
- ▬ RIPRAP (EC-7)
- △ SWM SOLID WASTE MANAGEMENT (GM-3)
- ▬ SWEEP STREET SURFACE CLEANING (GM-5)
- ▬ VEC VEHICLE & EQUIPMENT CLEANING (GM-7)
- ▬ VEF VEHICLE & EQUIPMENT FUELING (GM-8)
- ▬ CWM CONCRETE WASHOUT (GM-9)
- ▬ MS MATERIAL DELIVERY & STORAGE (GM-10)
- ▬ SS SANITARY WASTE MANAGEMENT (GM-14)
- FLOW DIRECTION ARROW
- (FG:XX.XX) SPOT ELEVATION (EXISTING) ~ PROPOSED

### DRAINAGE & EROSION CONTROL NOTES

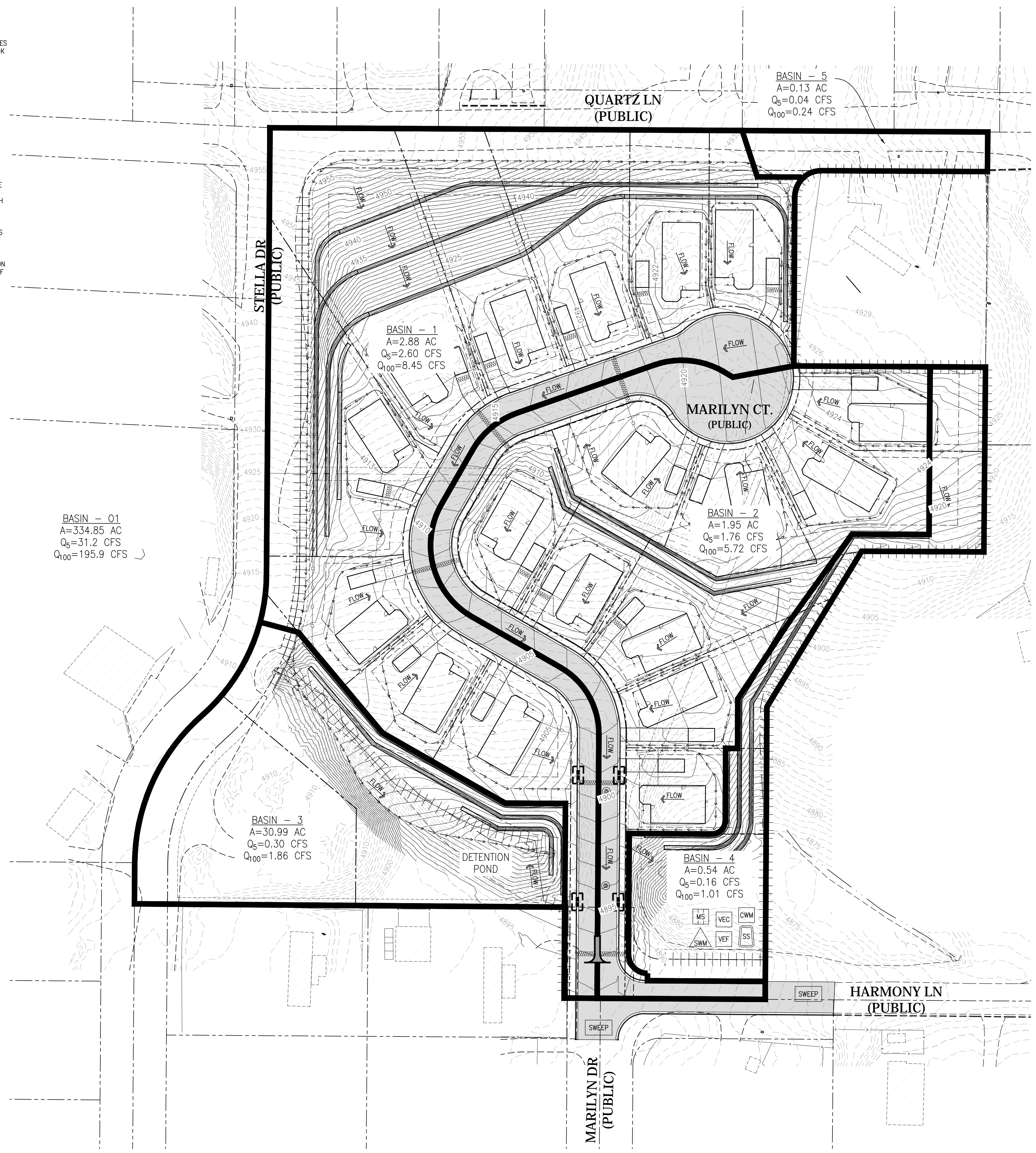
- THIS SITE LIES IN FEMA FLOOD ZONE X (UNSHADED) (32031C3031G). ZONE X (UNSHADED) IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD, WHICH ARE THE AREAS OUTSIDE THE 0.2-PERCENT-ANNUAL-CHANCE FLOODPLAIN.
- A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) HANDBOOK INCLUDING THE NOTICE OF INTENT (NOI) AND LETTER OF AUTHORIZATION SHALL BE AVAILABLE ONSITE AT ALL TIMES.
- THE CONTRACTOR SHALL REFER TO STATE OF NEVADA CONSTRUCTION SITE BEST MANAGEMENT PRACTICES HANDBOOK AND THE TRUCKEE MEADOWS CONSTRUCTION SITE BEST MANAGEMENT PRACTICES HANDBOOK FOR ALL BEST MANAGEMENT PRACTICES (BMP'S) TO BE UTILIZED DURING CONSTRUCTION.
- ALL EROSION CONTROL MEASURES SHALL BE PLACED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- THE EROSION CONTROL MEASURES SHOWN ARE A MINIMUM AND THE CONTRACTOR MAY MODIFY, RELOCATE AND IMPROVE AS REQUIRED THROUGHOUT THE CONSTRUCTION PROCESS IN ORDER TO MAINTAIN COMPLIANCE WITH ALL STATE AND LOCAL REQUIREMENTS.
- PROVIDE INLET PROTECTION AT ALL EXISTING CATCH BASINS SURROUNDING THE SITE.
- STABILIZE THE CONSTRUCTION ENTRANCE.
- ADD 4800' TO ALL ELEVATIONS.

### STANDARD BMP NOTES

- THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATE IN, WASHOE COUNTY RIGHT-OF-WAY AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.
- ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND THEIR AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN THE STATE OF NEVADA & TRUCKEE MEADOWS CONSTRUCTION SITE BEST MANAGEMENT PRACTICES HANDBOOK.
- TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS PRACTICABLE AND NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. SOME EXCEPTIONS MAY APPLY; REFER TO STORMWATER GENERAL PERMIT NVR100000 (SECTION III.A.5).
- AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS AND ALL BMP'S WEEKLY PRIOR TO A FORECASTED RAIN EVENT AND WITHIN 24 HOURS AFTER ANY ACTUAL RAIN EVENT. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORMWATER POLLUTION PLAN AS NECESSARY. SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS FROZEN GROUND CONDITION OR SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO STORMWATER GENERAL PERMIT NVR100000, (SECTION III.A.11-12).
- ACCUMULATED SEDIMENT IN BMP'S SHALL BE REMOVED AT REGULAR INTERVALS, WITHIN SEVEN DAYS AFTER A STORMWATER RUNOFF EVENT, AND PRIOR TO THE NEXT FORECASTED STORM EVENT WHICHEVER IS EARLIER. SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT OR MORE.



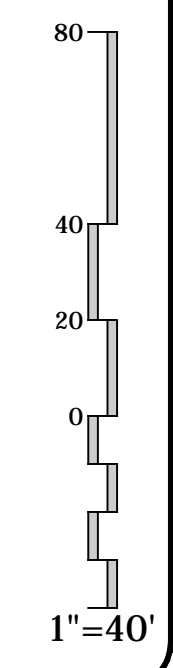
**EXISTING DRAINAGE PLAN**  
 SCALE: 1" = 100'



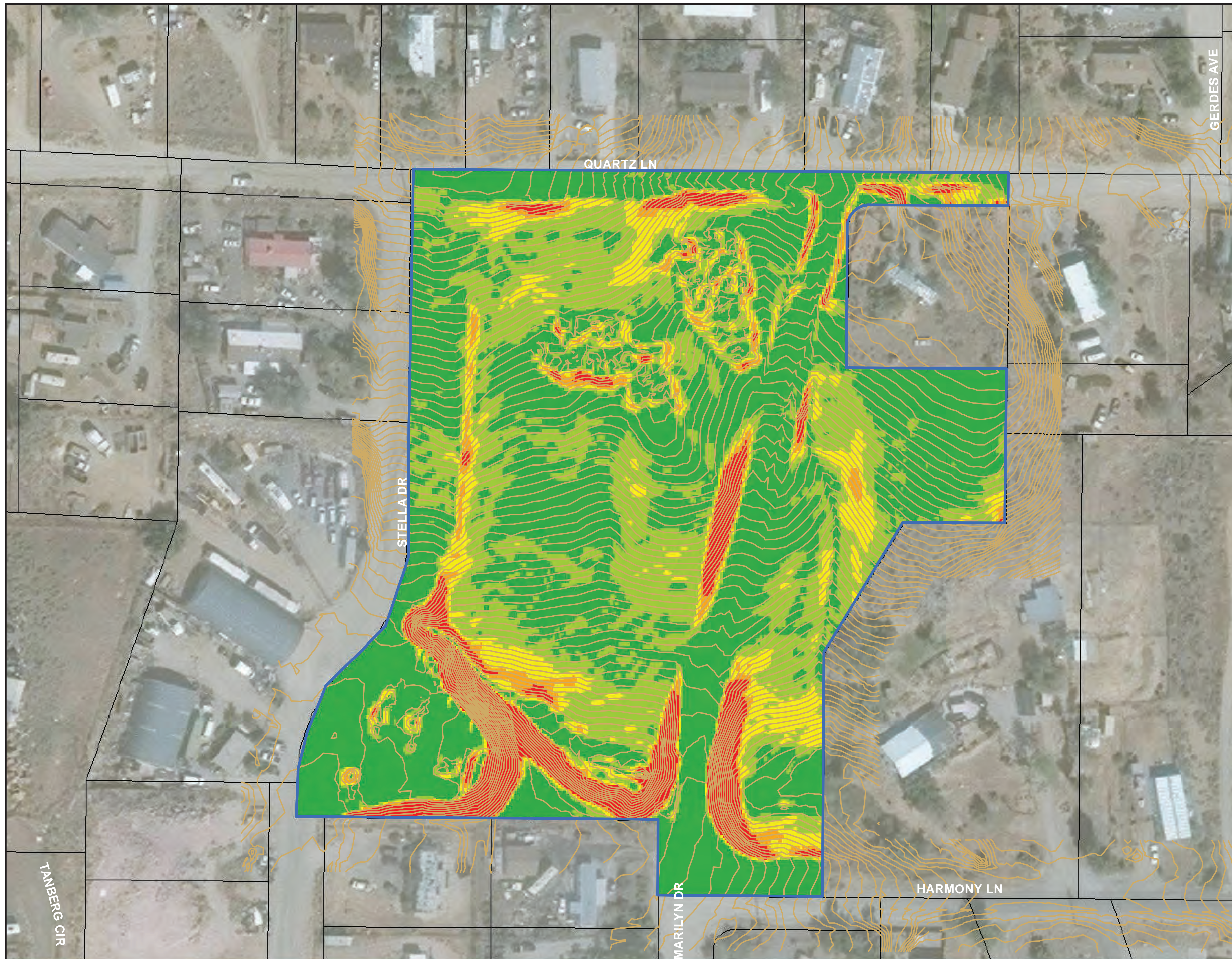
© Shared Draft/Map Team Drawn/2020 Project/010 88 Harmony Mesa Tentative Map/Drainage Map/Drainage Map/4/15/2020 12:51 PM



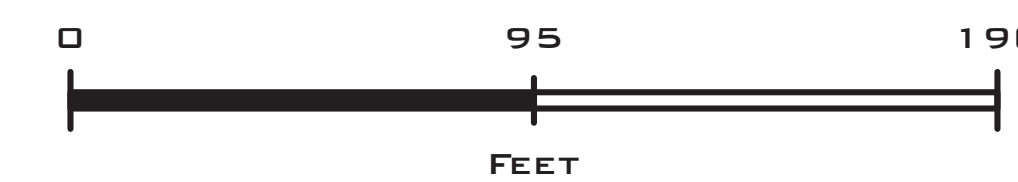
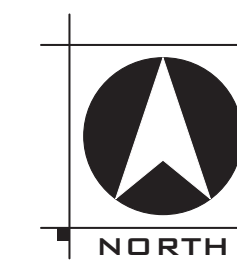
Know what's below.  
 Call before you dig.







SLOPE MAP  
HARMONY MESA  
RENO, NV  
APRIL 2020



Slope (%)	
<span style="color: green;">■</span>	0-15
<span style="color: lightgreen;">■</span>	15.1-20
<span style="color: yellow;">■</span>	20.1-25
<span style="color: orange;">■</span>	25.1-30
<span style="color: red;">■</span>	30+

Slope (%)	Area (ac.)	% of Total
0-15	3.4	52.6
15.1-20	1.7	26.2
20.1-25	0.6	9.6
25.1-30	0.2	3.3
30+	0.5	8.3
<b>TOTAL</b>	<b>6.5</b>	<b>100</b>


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

**PRELIMINARY**












**Legend**

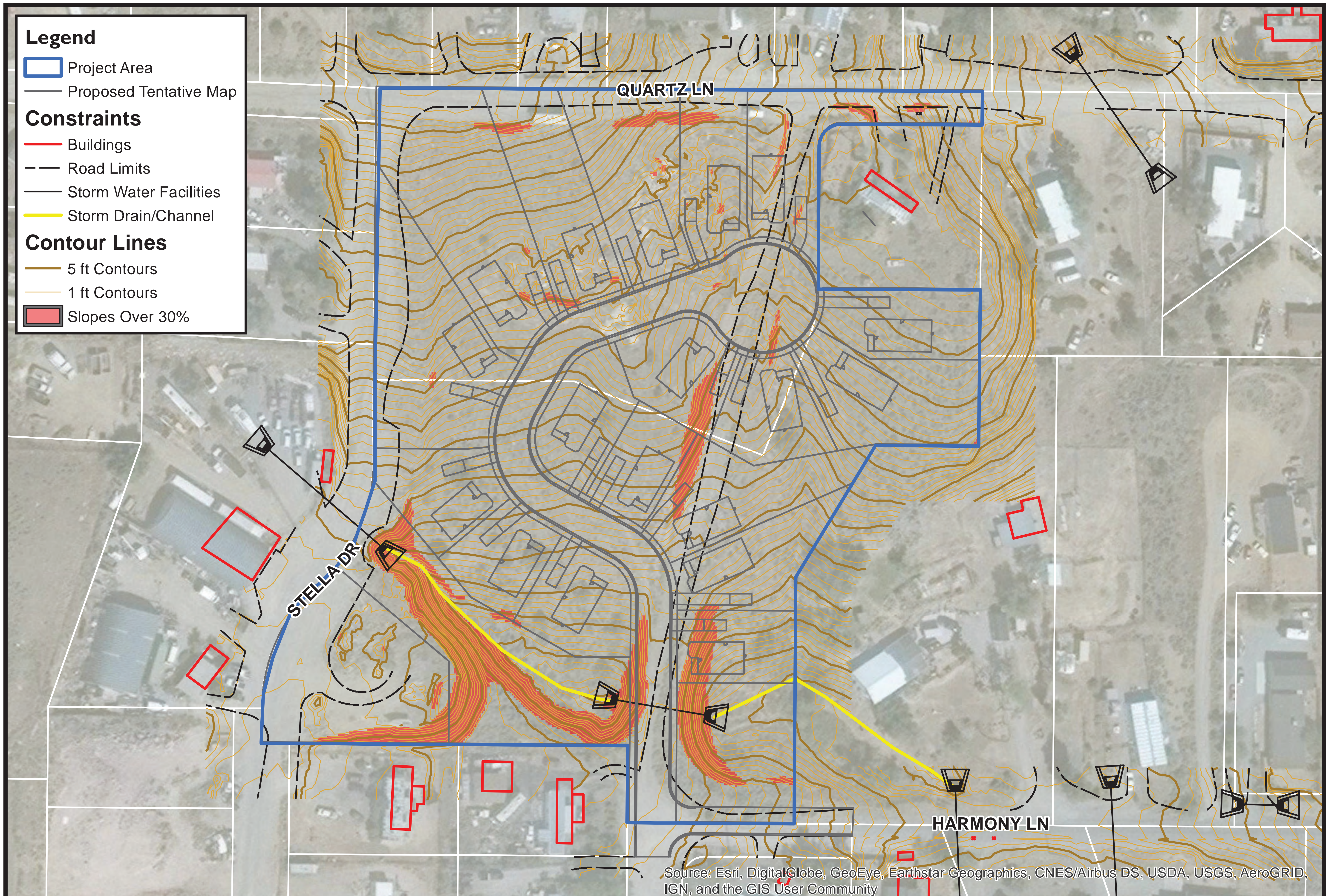
-  Project Area
-  Proposed Tentative Map

**Constraints**

-  Buildings
-  Road Limits
-  Storm Water Facilities
-  Storm Drain/Channel

**Contour Lines**

-  5 ft Contours
-  1 ft Contours
-  Slopes Over 30%



# Development Constraints & Opportunities With Harmony Mesa Site Plan Overlay

April 2020



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

