



# Planning Commission Staff Report

Meeting Date: November 4, 2020

Agenda Item: 8C

TENTATIVE SUBDIVISION MAP CASE NUMBER:  
VARIANCE CASE NUMBER:

WTM20-003 – Grandview Terrace  
WPVAR20-0005 – Grandview Terrace

### BRIEF SUMMARY OF REQUEST:

Proposal for a common open space tentative subdivision map of 18 lots on 6.86 acres and variance for grading standards of Article 438.

### STAFF PLANNER:

Chris Bronczyk; 775.328.3612; [cbronczyk@washoecounty.us](mailto:cbronczyk@washoecounty.us)

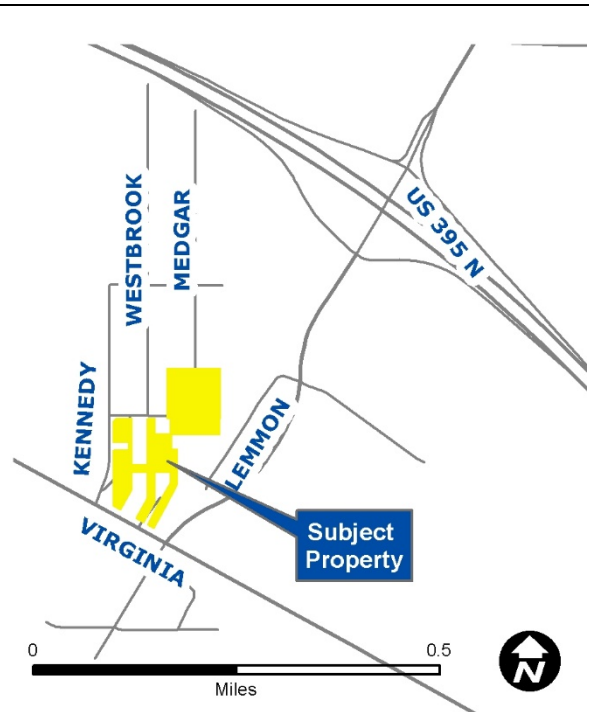
#### CASE DESCRIPTION – TENTATIVE MAP

For possible action, hearing, and discussion to approve a tentative map for an 18-lot common open space residential subdivision on 6.86 acres. This proposed subdivision also includes major grading in the following amounts: 9,600 cubic yards of grading, with up to 12,000 cubic yards of import. It also allows reductions in lot sizes and building setbacks. The proposed setbacks for front are 20' to garage, 10' to building; 5' side yard setbacks; and 15' rear yard setbacks. Lots will range from a minimum of 6,122 square feet, to a maximum lot size of 15,242 square feet, with an average lot size of 8,471 square feet.

#### CASE DESCRIPTION – VARIANCE

Also for possible action, hearing, and discussion to approve variances from Washoe County Code (WCC) Section 110.438.45 (b); to allow fill to differ from the natural or existing grade by more than 48 inches within the yard setbacks; from WCC Section 110.438.45(c) to allow the finished grade to vary from the natural slope by more than 10 feet in elevation (maximum of 15 feet); and from WCC 110.438.45(e) to allow retaining walls within the side and rear yard setbacks to exceed 4.5 feet in height (maximum of 10 feet).

Applicant/ Property Owner:	Doug Barker, Todd Scrima
Location:	100 Malcolm Avenue, 145 Heindel Road, and 230 Medgar Avenue
APN:	570-263-13; 082-262-19; 082-262-21
Parcel Sizes:	2.59 acres; 0.72 acres; 3.55 acres
Master Plan:	Suburban Residential (SR)
Regulatory Zone:	Medium Density Suburban (MDS)(3du/1 acre)
Area Plan:	North Valleys
Citizen Advisory Board:	North Valleys
Development Code:	Authorized in Article 408, Common Open Space Development; Article 424, Hillside Development; Article 608, Tentative Subdivision Maps; Article 804, Variances
Commission District:	5 – Commissioner Herman



**STAFF RECOMMENDATION – TENTATIVE SUBDIVISION MAP**

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 WTM20-003 for Hero Land Holdings, LLC, with the Conditions of Approval included as Exhibit A for this matter, having made all ten findings in accordance with Washoe County Code Section 110.608.25:

*(Motion with Findings on Page 15)*

**STAFF RECOMMENDATION - VARIANCE**

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 Variance Case Number WPVAR20-0005 for Hero Land Holdings, LLC, with the Conditions of Approval included as Exhibit A for this matter, having made all five required findings in accordance with Washoe County Development Code Section 110.804.25:

*(Motion with Findings on Page 16)*

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 Truckee Meadows Fire Protection District Memo..... Exhibit D  
 Parks and Open Space Memo..... Exhibit E  
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 Washoe-Storey Conservation District Memo ..... Exhibit K  
 Legal Memo in Opposition to Lot 8 ..... Exhibit L  
 Variance Graphic..... Exhibit M  
 CAB Applicant Memo ..... Exhibit N  
 Project Application (without technical reports) ..... Exhibit O

The technical reports submitted with the project application are very lengthy. To review the complete project application with technical reports on-line click [here](#) or contact Planning at 328-6100 to have a copy sent by email or for a paper copy.

## **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 WTM20-003 are attached to this staff report and will be included with the action order.

The subject properties have a regulatory zone of Medium Density Suburban (MDS). The MDS regulatory zone allows for 3 dwellings per acre. The maximum dwelling units allowed for the property is 20 dwelling units; the application is proposing a total of 18 dwelling units.

This proposed property is in Tier 2 of the 2019 Truckee Meadows Regional Plan (TMRP). This limits development to a maximum density of 30 dwellings per acre. The proposed tentative map proposes 2.62 dwelling units per acre (18 du on 6.86 acres) which is less than the allowed regional Tier 2 and less than the MDS regulatory zoning which allows up to 3 dwelling units per acre. This conforms to the TMRP Tier 2 development. Regional Planning currently reviews master plan amendments from Washoe County, due to this being a tentative subdivision map, this application will not be heard by the regional planning commission.

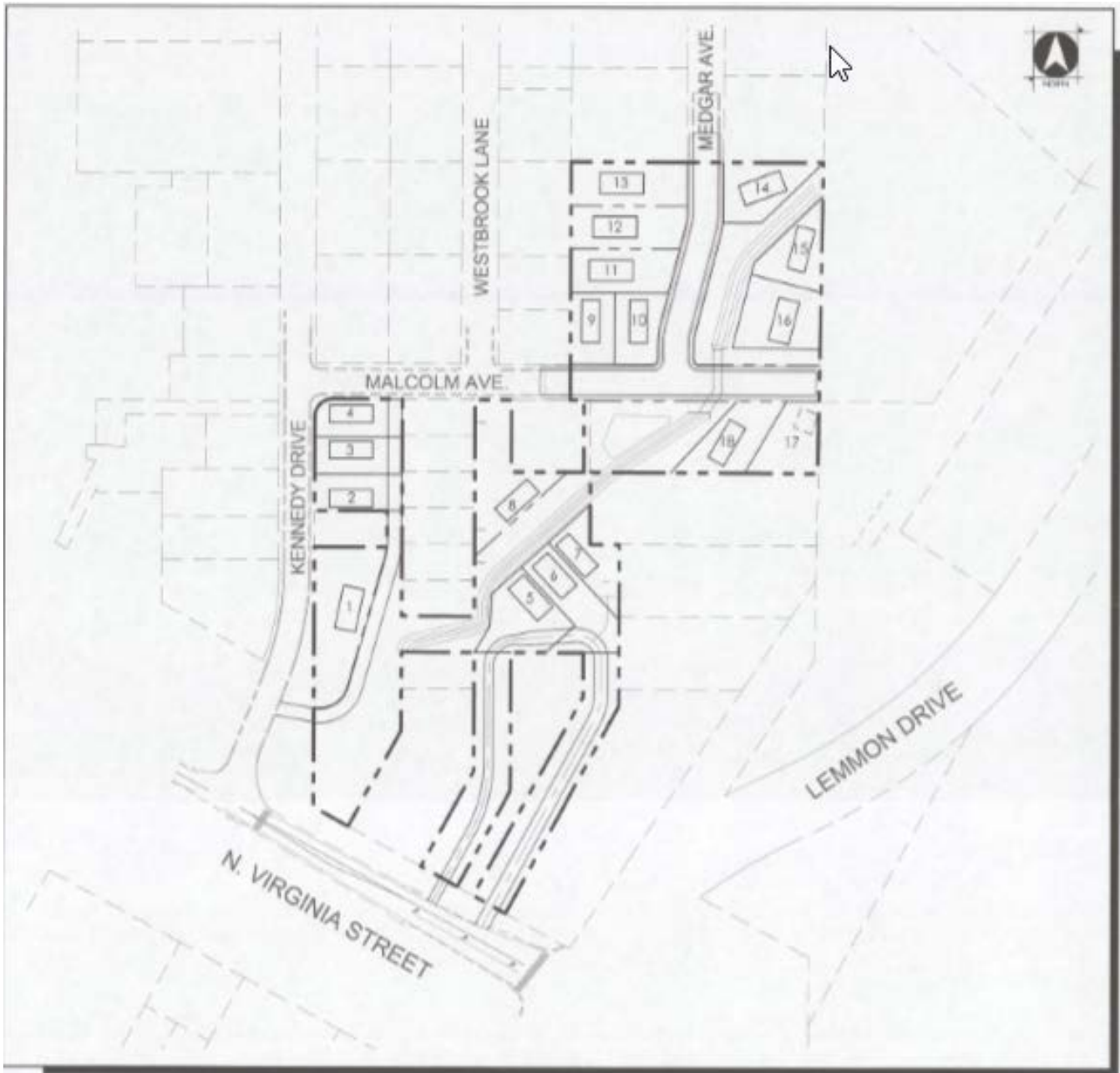
## **Variance Definition**

The purpose of a variance is to provide a means of altering the requirements in specific instances where the strict application of those requirements would deprive a property of privileges enjoyed by other properties with the identical regulatory zone because of special features or constraints unique to the property involved; and to provide for a procedure whereby such alterations might be permitted by further restricting or conditioning the project so as to mitigate or eliminate possible adverse impacts. If the Planning Commission grants an approval of the variance, 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 permit issuance (i.e., a grading permit, a building permit, etc.).
- 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 business or project.

The conditions of approval for Variance Case Number WPVAR20-0005 are attached to this staff report and if granted approval, will be included with the action order.



**Site Plan**

**Project Evaluation**

Grandview Terrace is a proposed single-family, common open space, residential subdivision of 18 lots on 3 parcels (APN: 570-263-13; 082-262-19; 082-262-21) totaling 6.86 acres. The proposed subdivision is surrounded by existing development consisting of manufactured homes to the north, west, and south, with some industrial use types to the east across Lemmon Drive. The proposed development is located within the North Valleys planning area and is within the Rural Character

Management Area (RCMA). The three parcels have a master plan designation of Suburban Residential (SR) and have a regulatory zone of Medium Density Suburban (MDS) which allows for a maximum density of 3 dwelling units per acre.

The project site is accessed via Kennedy Drive and Malcolm Avenue from North Virginia Street. Both Kennedy Drive and Malcolm Avenue are paved, however neither have sidewalks. Walner Street is a dirt road connecting between Kennedy and Malcolm providing access to the project site and to adjacent existing residences. There is an existing 50' easement that appears to be the non-developed continuation of Westbrook Lane, this easement conflicts with one of the proposed lots. However, the applicant will be required to abandon the easement and relocate it elsewhere, or the applicant will need to maneuver the proposed residence to not conflict with the existing access easement.

This project is proposed as a common open space subdivision which allows, "variation of lot size, including density transfer subdivisions, in order to preserve or provide open space, protect natural and scenic resources, achieve a more efficient use of land, minimize road building, and encourage a sense of community." Because the request is for a common open space subdivision, the applicant is proposing smaller lot sizes than otherwise allowed within the existing MDS regulatory zone, the smaller lot sizes will reduce the amount of hillside disturbance, and grading. In addition to the smaller lot sizes, setbacks and lot width are also being requested for modification.

The proposed and prescribed (standard) setbacks and lot widths are:

	<b>Proposed Setbacks</b>	<b>Standard Setbacks (MDS)</b>
Front	20' to Garage, 10' to Building	20'
Side	5'	8'
Rear	15'	20'
Lot Width	50' ±	80'

The subject property has a regulatory zone of Medium Density Suburban (MDS). The breakdown can be found in the chart below.

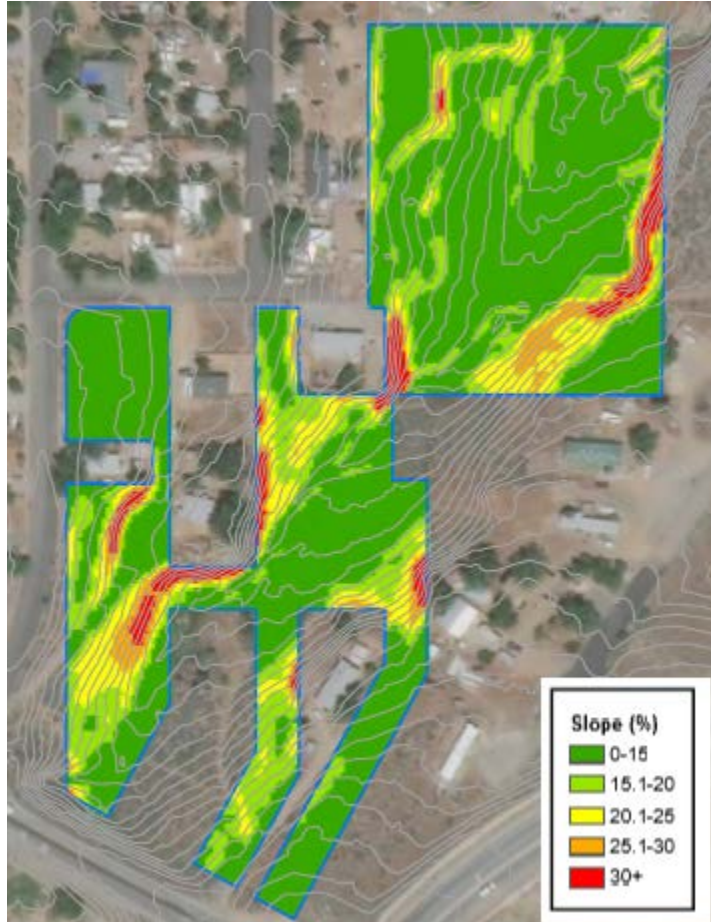
<b>APN</b>	<b>Acreage</b>	<b>MDS</b>	<b>Density</b>	<b>Allowed Units</b>
570-263-13	2.59	100%	3.00	7.77
082-262-19	0.72	100%	3.00	2.16
082-262-21	3.55	100%	3.00	10.65
<b>Total</b>	6.86			20.58

Of the 6.86-acre site, 2.63 acres are to be designated as common open space, 1.2 acres contains right of way area, and the remaining 3.5 acres will consist of developable lots.

<b>Land Type</b>	<b>Acreage</b>	<b>Percent of Site</b>
Common Open Space	2.63	38%
Developable Lots	3.5	51%
Right of Way	1.2	17%

The smallest proposed lots are 6,122 square feet, and the largest lot size is approximately 15,242 square feet. The average lot size is 8,471 square feet. The proposed development is not intended to be phased.

Article 424 requires a site analysis, map of the developable area of the project site and a slope map which can be found as part of the project application. Article 424 requires that any portion of a hillside development which has been deemed unsuitable, due to having greater than 30% slopes, for development must be designated as permanent common open space and the uses shall be limited to paths, trails, outdoor recreation, utilities and drainage improvements. 3.9% (0.26 acres) of the site contains 30% or greater slopes, with much of the site being in the 0-20% range.



**Slope Map**

**Grading Variance Request**

The application is proposing major grading to include 9,600 cubic yards of cut, 21,300 cubic yards of fill, and 12,000 cubic yards of importation of earthen material. In order to accommodate the necessary grading for the proposed project, the applicant is requesting to vary grading standards found in Article 438, *Grading Standards*; specifically, WCC Section 110.438.45, *Grading of Slopes*.

**Variance Request:**

1. **WCC Section 110.438.45 (b):** Within the required yard setbacks fills shall not differ from the natural or existing grade by more than forty-eight (48) inches.





Previous development of the location has left the entire project site with manmade slopes. The applicant is requesting this variance due to the existing slopes, exceptional narrowness, and shape of the project site. Due to the topographic features found on the property, which include significant slopes and drainage-ways that create exceptional topographic conditions, the use of retaining walls is necessary. The use of retaining walls, benches, and terraces are required to allow for the height differences proposed. The requested variance will not authorize a use or activity on the subject property that is not already expressly authorized and will not create a detriment to the public good.

Washoe County’s grading code was meant to protect hillsides and natural slopes. The grading code does not exempt Infill and redevelopment projects from the requirements of Article 438; therefore, the grading requirements can be restrictive and difficult to comply with these standards specifically for infill projects. Therefore, the applicant has constraints and hardships that are not shared by many of the surrounding properties. In addition, Article 438 doesn’t address previously graded, manmade areas. Therefore, the variance is appropriate because it is not natural slopes that are being graded.

Staff is recommending approval of the proposed variances being able to make the necessary findings of fact including exceptional shape, exceptional narrowness and exceptional topographic conditions as required by both Nevada Revised Statutes and the Washoe County Development Code.

**Utilities**

The proposed subdivision is located within the Truckee Meadows Service Area (TMSA) as identified in the 2019 Truckee Meadows Regional Plan. The Truckee Meadows Water Authority (TMWA) will service all proposed lots. Wastewater service will be provided through Truckee Meadows Water Reclamation Facility (TMWRF) and there is adequate capacity to serve the proposed development. Electricity and natural gas will be provided by NV Energy. Solid waste disposal will be serviced by Waste Management.

**Washoe County School District**

The project is currently zoned for Lemmon Valley Elementary School, O’Brien Middle School, and North Valleys High School. The project is calculated to generate four elementary school students, two middle school students, and two high school students.

The following table lays out current and project enrollment capacities for all six schools listed above.

<b>School</b>	<b>Current Enrollment</b>	<b>2024/25 Enrollment</b>	<b>2029/30 Enrollment</b>
Lemmon Valley ES	99% *	98%	108%
O’Brien MS	103% **	86%	93%
North Valleys HS	103% ***	104%	120%

\*Records indicate 25% of Lemmon Valley Elementary School’s current enrollment is opting Distance Learning vs. attending school in person.

\*\*Records indicate 43% of O’Brien Middle School’s current enrollment is opting Distance Learning vs. attending school in person.

\*\*\*Records indicate 39% of North Valleys High School’s current enrollment is opting Distance Learning vs. attending school in person.

## **Washoe County Master Plan**

### **Housing Element**

**Goal One: Remove Regulatory Barriers to increase the availability of affordable and workforce housing for all.**

**Policy 1.1:** Allow for more flexibility in the zoning, building, and land use regulations to enable affordable housing units to be built throughout the community.

*Staff Comment.* The proposed application is for a common open space single family residential development, which allows for flexibility within the regulations. The applicant is proposing a market rate affordable housing model.

**Policy 1.5:** Encourage development at higher densities where appropriate.

*Staff Comment.* Common open space development will cluster the density on the site.

**Goal Seven: Promote Homeownership opportunities.**

**Policy 7.4:** Promote home ownership as a community asset.

*Staff Comment.* The development will be a single-family development and will promote home ownership.

### **North Valleys Area Plan Modifiers**

**Section 110.208.10 Residential Subdivision Landscaping:** All new residential subdivisions approved pursuant to Article 608, Tentative Subdivision Maps, shall include a requirement for the subdivider to install climatic adaptive landscaping in the front yard area between the front property line and the main building of each new residential lot.

*Staff Comment.* The applicant will need to follow this requirement within the North Valleys Area Plan Modifiers. A condition of approval has been provided within Exhibit A to ensure compliance.

### **Section 110.208.40 Community Water and Sewer Service Requirements.**

(a) All parcel maps and subdivision maps in the Low Density Suburban (LDS: max. 1 du/ac) and greater density land use designations (i.e. regulatory zones), and common open space development subdivisions creating net densities greater than one dwelling per acre, shall require either the installation of dry-line sanitary sewer laterals from the edge of the subdivision boundary to each new residence, or installation of Advanced Environmental Denitrification Treatment (AEDT), onsite sewage disposal systems as approved by Nevada Division of Environmental Protection, Washoe County District Health Department and Washoe County Utility Services Division. Use of AEDT systems require provisions for long-term maintenance as part of the subdivision approval.

(b) The Washoe County District Health Department and/or the Nevada Division of Environmental Protection may require immediate connection to a community sewer treatment service if their adopted regulations and local site conditions do not warrant the use of on-site sewage disposal systems.

(c) All new commercial and industrial development(s) requiring an on-site sewage disposal system tank capacity greater than 1,500 gallons per acre, based on Washoe County District Health Department fixture calculations, shall connect to a community sewer system.

*Staff Comment.* Washoe County Health District reviewed the proposed application and provided comments related to water system, water supply, and connections to community sewage (Exhibit C).

### **North Valleys Area Plan**

**NV.2.3** Site development plans in the North Valleys planning area must submit a plan for the control of noxious weeds. The plan should be developed through consultation with the Washoe County District Health Department, the University of Nevada Cooperative Extension, the State Department of Agriculture, and/or the Washoe-Storey Conservation District. The control plan will be implemented on a voluntary compliance basis.

*Staff Comment:* Washoe-Storey Conservation District and Washoe County Parks and Open Spaces are requiring the applicant to submit a revegetation plan and noxious weeds plan prior to the issuance of building permits or grading permits (Exhibit A).

**NV.2.4** Applicants required to present their items to the Citizen Advisory Board (CAB) must submit a statement to staff regarding how the final proposal responds to the community input received at the CAB meeting.

*Staff Comment:* The applicant provided a memo responding to community input (Exhibit N).

**NV.11.5** As new residential and commercial properties develop in the North Valleys planning area, the Washoe County Department of Parks and Recreation will review development proposals for potential trail connections.

*Staff Comment:* Washoe County Parks and Open Spaces reviewed the proposed subdivision application and provided condition of approval based on the Open Space and Natural Resource Management Plan (OSNRMP) and the North Valleys Area Plan (Exhibit E).

### **North Valleys Citizen Advisory Board (NVCAB)**

The proposed project was presented by the applicant's representative at the North Valleys Citizen Advisory Board meeting on September 14, 2020. The applicant submitted updated plans and a variance as part of the application on the September intake date. The updated application and variance were presented by the applicant's representative at the North Valleys Citizen Advisory Board meeting on October 12, 2020.

There were no public comments on the proposed tentative subdivision map or the proposed variance. Board member comments and questions included sidewalks being provided, mitigation for drainage, traffic, type of walls being used, permanency of the manufactured houses, and questions about the floor plans.

The Citizen Advisory Board voted unanimously to recommend approval to the Planning Commission.

### **Reviewing Agencies**

The following agencies received a copy of the project application for review and evaluation.

- Washoe County Community Services Department
  - Planning and Building Division
  - Planning and Building Division – Parks and Open Spaces
  - Planning and Building Division – Water Resources
  - Engineering and Capital Projects – Land Development
  - Engineering and Capital Projects – Utilities
  - Engineering and Capital Projects - Traffic
- Washoe County Health District
  - Division of Air Quality

- Environmental Health
- Emergency Medical Services Division
- Vector Disease Program
- State of Nevada
  - Division of Environmental Protection
  - Department of Transportation
  - Division of Water Resources
  - Department of Wildlife
- Washoe County School District
- Washoe County Sheriff
- Washoe County Animal Services
- Truckee Meadows Fire Protection District
- Regional Transportation Commission
- Washoe-Storey Conservation District

Nine out of the 20 above listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. Three agencies provided a comment of “no comment”. Seven agencies did not respond. A **summary** of each agency’s comments and/or recommended conditions of approval and their contact information is provided. The conditions of approval document is attached to this staff report and will be included with the action order.

- Washoe County Planning and Building Division addressed Planning and Building considerations including building setbacks, standards for grading, landscaping, and stabilization.  
**Contact: Chris Bronczyk; 775.328.3612; [cbronczyk@washoecounty.us](mailto:cbronczyk@washoecounty.us)**
- Washoe County Engineering and Capital Projects addressed land development, sewer, stormwater, roads, traffic, and other civil engineering associated items.  
**Contact: Leo Vesely; 775.328.2040; [lvesely@washoecounty.us](mailto:lvesely@washoecounty.us)**  
**Contact: Mitch Fink; 775.328.2050; [mfink@washoecounty.us](mailto:mfink@washoecounty.us)**
- Washoe County Planning and Building Division – Parks and Open Spaces addressed revegetation requirements.  
**Contact: Sophia Kirschenman; 775.328.3623; [skirschenman@washoecounty.us](mailto:skirschenman@washoecounty.us)**
- Washoe County Water Management Planner provided information regarding water and sewer will serves.  
**Contact: Vahid Behmaram; 775.328.3622; [vbehmaram@washoecounty.us](mailto:vbehmaram@washoecounty.us)**
- Washoe County School District provided information on current and anticipated capacity at schools.  
**Contact: Brett Rodela; 775.325.8303; [brett.rodela@washoeschools.net](mailto:brett.rodela@washoeschools.net)**
- Washoe-Storey Conservation District addressed noxious weeds, and vegetation plans.  
**Contact: Tyler Shaffer; 775.857.8500 ext. 131; [shafferjam51@gmail.com](mailto:shafferjam51@gmail.com)**
- Truckee Meadows Fire Protection District addressed requirements of the International Wildland-Urban Interface Code, as well as the International Fire Code.

**Contact: Dale Way; 775.326.6000; [dway@tmfpd.us](mailto:dway@tmfpd.us)**

- Regional Transportation Commission provided comments related to roads level of service.

**Contact: Rebecca Kapular; 775.332.0174; [rkapuler@rtcwashoec.com](mailto:rkapuler@rtcwashoec.com)**

- Nevada Department of Transportation provided concerns regarding the NDOT's Drainage Manual and Right-Of-Way Occupancy Permits.

**Contact: Alex Wolfson; 775.834.8365; [awolfson@dot.nv.gov](mailto:awolfson@dot.nv.gov)**

### **Staff Comment on Required Tentative Subdivision Map 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 tentative map is consistent with the goals and policies of the Master Plan and the North Valleys Area Plan. The proposed tentative map falls under the allowable density.

- 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 proposed tentative map meets all of the density, lot size and common open space criteria of the Master Plan and the North Valleys Area Plan.

- 3) Type of Development. That the site is physically suited for the type of development proposed.

*Staff Comment:* The site is constrained, and contains exceptional topographic conditions, however with the proposed variances, and the conditions of approval the site is physically suited for the type of development proposed and the site can accommodate the type of development proposed.

- 4) Availability of Services. That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System.

*Staff Comment:* The proposed subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System; impacts associated with the proposed subdivision will be appropriately mitigated, based upon the imposition of appropriate conditions of approval as included at Exhibit A to this report.

- 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 proposed improvements will not cause substantial environmental damage or harm to endangered plants, 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:* Due to the location and design of the subdivision and type of improvements, this development 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.

Staff Comment: The proposed development has taken all easements into consideration and will not conflict with the easements in regard to utility purposes or public access, etc. Lot 8 as proposed, impacts an existing 50-foot access easement, as part of the Conditions of Approval, any proposed residences impacting existing easements will not be permitted.

- 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 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.

Staff Comment: The application states that the extension of Malcolm and Medgar Avenue are to be dedicated to Washoe County. In the event that the roads or other lands are dedicated to the County, the lands will be improved such that they are consistent with the Master Plan and/or built to County standards.

- 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: To the extent feasible, the development will include building materials to allow for passive or natural heating and cooling opportunities.

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

Washoe County Development Code Section 110.804.25, Article 804, *Variances*, requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission before granting approval of the request. Staff has completed an analysis of the variance application and has determined that the proposal is in compliance with the required findings as follows.

1. Special Circumstances. Because of the special circumstances applicable to the property, including exceptional narrowness, shallowness or shape of the specific piece of property; exceptional topographic conditions; extraordinary and exceptional situation or condition of the property and/or location of surroundings; the strict application of the regulation results in exceptional and undue hardships upon the owner of the property.

Staff Comment: The parcel in question has constraining slopes, exceptional narrowness, exceptional shape and significant drainageways throughout the proposed development. Without this variance, the grading requirements would be too restrictive, thus resulting in an exceptional and undue hardship upon the property owner.

2. No Detriment. The relief will not create a substantial detriment to the public good, substantially impair affected natural resources or impair the intent and purpose of the Development Code or applicable policies under which the variance is granted.

Staff Comment: The grading associated with the proposed development is consistent with the development of the surrounding neighbors, therefore, this variance will not create a substantial detriment to the public good nor impair affected natural resources nor impair the intent of the Development Code.

3. No Special Privileges. The granting of the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the identical regulatory zone in which the property is situated.

Staff Comment: The proposed development is consistent with the development pattern of the surrounding area. The granting of the variance will not constitute a special privilege.

4. Use Authorized. The variance will not authorize a use or activity which is not otherwise expressly authorized by the regulation governing the parcel of property.

*Staff Comment:* Grading is an authorized use (or activity) subject to the provisions of Article 438. The topographical and historical shape of the lot necessitates a variance to the grading code in order to balance the needs of the property owner, and the public. .

5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

*Staff Comment:* There are no military installations within the required noticing area; therefore, the board is not required to make this finding

### **Tentative Subdivision Map Recommendation**

After a thorough analysis and review, Tentative Subdivision Map Case Number WTM20-003 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

### **Variance Recommendation**

After a thorough analysis and review, Variance Case Number WPVAR20-0005 is being recommended for approval with conditions. Staff offers the following motion for the Commission's consideration.

### **Tentative Subdivision Map 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 WTM20-003 for Hero Land Holdings, LLC, with the Conditions of Approval included as Exhibit A for this matter, having made all ten findings in accordance with Washoe County Code Section 110.608.25:

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

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

### **Variance 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 Variance Case Number WPVAR20-0005 for Hero Land Holdings, LLC, with the Conditions of Approval included as Exhibit A for this matter, having made all five required findings in accordance with Washoe County Development Code Section 110.804.25:

1. Special Circumstances. Because of the special circumstances applicable to the property, including exceptional narrowness, shallowness or shape of the specific piece of property; exceptional topographic conditions; extraordinary and exceptional situation or condition of the property and/or location of surroundings; the strict application of the regulation results in exceptional and undue hardships upon the owner of the property;
2. No Detriment. The relief will not create a substantial detriment to the public good, substantially impair affected natural resources or impair the intent and purpose of the Development Code or applicable policies under which the variance is granted;
3. No Special Privileges. The granting of the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the identical regulatory zone in which the property is situated;
4. Use Authorized. The variance will not authorize a use or activity which is not otherwise expressly authorized by the regulation governing the parcel of property;
5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

### **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 / Owner: Hero Land Holdings, LLC  
2241 Harvard Street, Suite 200  
Sacramento, CA 95815  
Attn: Doug Barker; Todd Scrima

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





# Conditions of Approval

Tentative Subdivision Map Case Number WTM20-003 and  
Variance Case Number WPVAR20-0005

The project approved under Tentative Subdivision Map Case Number WTM20-003 and Variance Case Number WPVAR20-0005 shall be carried out in accordance with the conditions of approval granted by the Planning Commission on November 4, 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.

**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.

**Contact: Chris Bronczyk; Planner, 775.328.3612, [cbronczyk@washoecounty.us](mailto:cbronczyk@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.

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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.

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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. Prior to the issuance of a grading or building permits, the applicant shall submit final grading plans demonstrating that the edges of all created cut and fill slopes will be feathered and rounded to properly transition into the adjacent undisturbed slopes.
- m. A certification letter or series of letters by a registered landscape architect or other persons permitted to prepare landscaping and irrigation plans pursuant to N.R.S. 623A shall be submitted to and approved by Planning and Building / Design Review Committee. The letter(s) shall certify that all applicable landscaping provisions of Articles **[408, 410 and 412]** of the Development Code have been met. The letter shall indicate any provisions of the code that the Director of Planning and Building Division has waived.
- 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.
- o. Structures within the existing 50' access easement are not permitted. The access easement shall be abandoned prior to development of Lot 8.
- p. Applicant is required to obtain an easement over APN: 082-262-20 prior to final map.
- q. 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 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.
  11. Climatic adaptive landscaping is required within the front yard area between the front property line and the main building of each new residential lot.
- r. 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.

**Washoe County Planning and Building Division – Parks and Open Spaces**

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

**Contact: Sophia Kirschenman; 775.328.3623; [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 prevent the spread of noxious weeds within the county.
- b. Prior to the issuance of building/grading permits, the applicant shall submit a revegetation plan, prepared by a biologist or other qualified professional, to Washoe County Parks for review and approval. At a minimum, the plan shall include: existing site conditions; the area of impact; restoration goals; selection of native and/or adaptive plants/seed mixes; revegetation methods; measures to prevent the spread of noxious weeds; revegetation success criteria; and appropriate monitoring provisions

**Washoe County Engineering Division – Land Development**

3. The following conditions are requirements of the Washoe County Engineering Division, Land Development Program, which shall be responsible for determining compliance with these conditions.

**Contact Name: Leo Vesely, P.E., 775.328.2313**

- 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 easement 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 grading shall be in accordance with code section 110.438 Grading Standards unless alternate standards are approved by variance.
- k. All cut slopes, fill slopes, and berms shall be setback from parcel lines and access easements in accordance with Washoe County Code Article 438.
- l. 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.
- m. A homeowners association shall be created with the first final map for the purpose of maintaining all common areas and drainage facilities.
- n. Prior to approval of any final map, easements and right-of-entry shall be obtained for any work to be done on any off-site property.

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

4. The following conditions are requirements of the Washoe County Engineering Division, Drainage Program, which shall be responsible for determining compliance with these conditions.

**Contact Name: Leo Vesely, P.E., 775.328.2313**

- a. 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.
- b. 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.
- c. 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.
- d. 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.
- e. Any increase in stormwater runoff volume shall be retained on site based on the 100 year-ten day storm event.
- f. 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."
- g. 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.
- h. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage leaving the site.
- i. The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklist and Inspection Fee shall be submitted with each final map.
- j. 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.
- k. 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.
- l. All slopes steeper than 3:1 shall be limited to drainage structures and shall be mechanically stabilized to control erosion. As an alternative to riprap, an engineered solution (geofabric, etc.) may be acceptable.
- m. 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.

- n. Drainage easements shall be provided for all drainage runoff that crosses more than one lot.
- o. 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.
- p. Prior to the finalization of the first final map, an operation and maintenance plan for the maintenance of the project's detention/retention basin(s) 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.
- q. 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)**

- 5. The following conditions are requirements of the Washoe County Engineering Division, Traffic and Roadway Program, which shall be responsible for determining compliance with these conditions.

**Contact Information: Leo Vesely, P.E, 775.328.2313 or Mitchell Fink, 775.328.2050**

- a. 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.
- b. Street names shall be reviewed and approved by the Regional Street Naming Coordinator.
- c. 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.
- d. Streetlights shall be constructed to Washoe County standards at locations to be determined at the final design stage.
- e. 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.
- f. All roadways shall be constructed with a minimum of 4 inches of hotmix asphalt meeting the requirements of Washoe County.
- g. Within the subdivision, sidewalks shall be constructed on both sides of the all streets and shall meet ADA requirements.
- h. Curb returns shall have minimum right-of-way radius of twenty (20) feet.

- i. A 20 foot minimum setback is required between the back of the sidewalk and the front of the garage.
- j. 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.
- k. Malcolm Avenue and Medgar Avenue shall be constructed to Washoe County public standards and offered for dedication.
- l. Walner Lane shall be constructed to Washoe County private road standards.
- m. Proposed connections to N. Virginia Street shall be reviewed and approved by the City of Reno. A copy of the approval letter or encroachment permit shall be provided prior to approval of the final map.

**Washoe County Health District**

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

**Contact: James English, 775.328.2610, [jenglish@washoecounty.us](mailto:jenglish@washoecounty.us)**

**Tentative Map Review and Final Map Conditions per NAC 278**

- a. Applicant must clearly define which parcels are to be served by which water systems. Both systems must be able to demonstrate ability to serve their respective portions of the subdivision
- b. Both water systems must meet all of the requirements set in the subsequent sections of this letter.
- c. The applicant must provide documentation of which parcels are served by the private well.
- d. Prior to any final grading or other civil site improvements, a complete water system plan and Water Project submittal for the referenced proposal must be submitted to Health District. The plan must show that the water system will conform to the State of Nevada Design, Construction, Operation and Maintenance Regulations for Public Water Systems, NAC Chapter 445A, and the State of Nevada Regulations Governing Review of Plans for Subdivisions, Condominiums, and Planned Unit Developments, NAC 278.400 and 278.410. a. The application for a Water Project shall conform to the requirements of NAC 445A.66695. b. Two copies of complete construction plans are required for review. All plans must include an overall site plan, additional phases that will eventually be built to indicate that the water system will be looped, all proposed final grading, utilities, and improvements for the proposed application. 5. Mass grading may proceed after approval of the Tentative Map and after a favorable review by this Health District of a grading permit application. a. The final map submittal shall include a Truckee Meadows Water Authority annexation and discovery with the mass grading permit. 6. Improvement plans for the water system may be constructed prior to final map submittal only after Water Project approval by this Health District.

**The WCHD requires the following to be submitted with the final map application for review and approval:**

- e. Construction plans for the development must be submitted to this Health District for approval. The construction drawings must conform to the State of Nevada Regulations Concerning Review of Plans for Subdivisions, Condominiums and Planned Unit Developments, and any applicable requirements of this Health District.

- f. Prior to approval of a final map for the referenced project and pursuant to NAC 278.370, the developer must have the design engineer or a third person submit to the satisfaction this Health District an inspection plan for periodic inspection of the construction of the systems for water supply and community sewerage. The inspection plan must address the following and be included with the final map submittal:
  - i. The inspection plan must indicate if an authorized agency, city or county is performing inspection of the construction of the systems for water supply and community sewerage;
  - ii. The design engineer or third person shall, pursuant to the approved inspection plan, periodically certify in writing to this Health District that the improvements are being installed in accordance with the approved plans and recognized practices of the trade;
  - iii. The developer must bear the cost of the inspections; and d. The developer may select a third-person inspector but the selection must be approved by the Health District or local agency. A third-person inspector must be a disinterested person who is not an employee of the developer.
- g. Prior to final map approval, a “Commitment for Service” letter from the sewage purveyor committing sewer service for the entire proposed development shall be submitted to this Health District. The letter must indicate that the community facility for treatment will not be caused to exceed its capacity and the discharge permit requirements by this added service, or the facility will be expanded to provide for the added service. a. A copy of this letter must be included with the final map submittal.
- h. Prior to final map approval, a “Commitment for Water Service” letter from the water purveyor committing adequate water service for the entire proposed development must be submitted to this Health District.
  - i. A copy of this letter must be included with the final map submittal.
- i. The final map submittal must include a letter from Nevada Division of Environmental Protection to the Health District certifying their approval of the final map.
- j. The final map application packet must include a letter from Division of Water Resources certifying their approval of the final map.
- k. Pursuant to NAC 278.360 of the State of Nevada Regulations Governing Review of plans for Subdivision, Condominiums, and Planned Unit Developments, the development of the subdivision must be carried on in a manner which will minimize water pollution.
  - i. Construction plans shall clearly show how the subdivision will comply with NAC 278.360.
- l. Prior to approval of the final map, the applicant must submit to the Health District the final map fee.
- m. All grading and development activities must be in compliance with the DBOH Regulations Governing the Prevention of Vector-Borne Diseases.

### **Washoe County Water Resources**

- 7. The following conditions are requirements of the Water Resource Planner, which shall be responsible for determining compliance with these conditions.

**Contact: Vahid Behmaram; 775.954.4647; [vbehmaram@washoecounty.us](mailto:vbehmaram@washoecounty.us)**

- a. Valid water and sewer will serve letters will be required prior to approval of the final map proposed by this tentative map

### **Truckee Meadows Fire Protection District**

8. The following conditions are requirements of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions. Unless otherwise stated, these conditions shall be met prior to the issuance of any building or grading permit or on an ongoing basis (phased development) as determined by TMFPD. Any future development of a single, multiple, or all parcels will be subject to currently adopted Fire and Wildland-Urban Interface Codes at the time of development on the specific parcel. All applications are presently subject to the 2012 International Fire Code (IFC), the 2012 International Wildland Urban Interface Code (IWUIC) and their Washoe County Amendments until the first day of June 2020. After that time, the 2018 versions of these code will be in effect.

**Contact: Dale Way; 775.326.6000; [dway@tmfpd.us](mailto:dway@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  
  
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)
- c. Fire apparatus access roads shall have an all-weather surface and be capable of supporting the weight of Fire District apparatus (80,000 pounds). (IFC 503.2.3 / D102.1)
- d. 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)
- e. 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)
- f. 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)
- g. 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)
- h. 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)
- i. 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)
- j. Developments of one- or two-family *dwelling*s 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**

- k. 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)
- l. The number of fire hydrants available to a building shall be not less than the minimum specified in Table C102.1. (IFC C102.1)
- m. 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)
- n. 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)
- o. 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)
- p. 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)
- q. 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)
- r. Fire hydrants shall not be located within six feet of a driveway, power pole, or light standard. (IFC 507.5.6)
- s. 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)
- t. Fire hydrants shall have a concrete pad around the base in accordance with Washoe County Standard Detail W-23.

#### **International Wildland-Urban Interface Code**

- u. 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.
- v. 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.
- w. 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)).

#### **Nevada Department of Transportation**

- 9. The following conditions are requirements of the Nevada Department of Transportation, which shall be responsible for determining compliance with these conditions.

**Contact: Alex Wolfson; 775.834.8365; [awolfson@dot.nv.gov](mailto:awolfson@dot.nv.gov)**

- a. Water runoff from the site currently discharges into a drainage channel that passes under US-395 at the Lemmon Drive interchange. US-395 is an NDOT owned and maintained roadway.
- b. In addition to following local and federal policies, the applicant should be aware of and adhere to drainage policies outlined in NDOT's Drainage Manual and NDOT's Terms and Conditions Relating to Right-of-Way Occupancy Permits.

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



# WASHOE COUNTY

## COMMUNITY SERVICES DEPARTMENT

### Engineering and Capital Projects

1001 EAST 9<sup>TH</sup> STREET  
RENO, NEVADA 89512  
PHONE (775) 328-3600  
FAX (775) 328.3699

Date: September 28, 2020

To: Chris Bronczyk, Planner

From: Leo Vesely, P.E., Licensed Engineer

Re: **WTM20-0003** and **WPVAR20-0005** Grandview Terrace Subdivision (18 Lots)

### GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The proposed project consists of an 18 lot subdivision and is located on approximately 6.86 acres adjacent to Malcolm Avenue. The Engineering Division recommends approval subject to the following comments and conditions of approval, which supplement applicable County Code and are based upon our review of the site and the tentative map application prepared by Wood Rodgers. The Engineering Division shall determine compliance with the following conditions of approval.

For questions related to sections below, please see the contact name provided.

### Washoe County Engineering Division – Land Development

1. The following conditions are requirements of the Washoe County Engineering Division, Land Development Program, which shall be responsible for determining compliance with these conditions.  
**Contact Name:** Leo Vesely, P.E. (775) 328-2313
  - 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



INTEGRITY



EFFECTIVE  
COMMUNICATION



QUALITY  
PUBLIC SERVICE

Subject: **Grandview Terrace Subdivision WTM20-0003** (18 Lots)  
Date: October 1, 2020  
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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 easement 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 grading shall be in accordance with code section 110.438 Grading Standards unless alternate standards are approved by variance.
- k. All cut slopes, fill slopes, and berms shall be setback from parcel lines and access easements in accordance with Washoe County Code Article 438.
- l. 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.
- m. A home owners association shall be created with the first final map for the purpose of maintaining all common areas and drainage facilities.
- n. Prior to approval of any final map, easements and right-of-entry shall be obtained for any work to be done on any off-site property.

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

2. The following conditions are requirements of the Washoe County Engineering Division, Drainage Program, which shall be responsible for determining compliance with these conditions.

**Contact Name:** Leo Vesely, P.E. (775) 328-2313

- a. 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.
- b. 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.
- c. 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.
- d. 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.



Subject: **Grandview Terrace Subdivision WTM20-0003** (18 Lots)  
Date: October 1, 2020  
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- e. Any increase in stormwater runoff volume shall be retained on site based on the 100 year-ten day storm event.
- f. 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."
- g. 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.
- h. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage leaving the site.
- i. The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklist and Inspection Fee shall be submitted with each final map.
- j. 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.
- k. 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.
- l. All slopes steeper than 3:1 shall be limited to drainage structures and shall be mechanically stabilized to control erosion. As an alternative to riprap, an engineered solution (geofabric, etc.) may be acceptable.
- m. 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.
- n. Drainage easements shall be provided for all drainage runoff that crosses more than one lot.
- o. 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.
- p. Prior to the finalization of the first final map, an operation and maintenance plan for the maintenance of the project's detention/retention basin(s) 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.
- q. 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

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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)**

3. The following conditions are requirements of the Washoe County Engineering Division, Traffic and Roadway Program, which shall be responsible for determining compliance with these conditions.

**Contact Information:** Leo Vesely, P.E (775) 328-2313 or Mitchell Fink (775) 328-2050

- a. 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.
- b. Street names shall be reviewed and approved by the Regional Street Naming Coordinator.
- c. 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.
- d. Streetlights shall be constructed to Washoe County standards at locations to be determined at the final design stage.
- e. 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.
- f. All roadways shall be constructed with a minimum of 4 inches of hotmix asphalt meeting the requirements of Washoe County.
- g. Within the subdivision, sidewalks shall be constructed on both sides of the all streets and shall meet ADA requirements.
- h. Curb returns shall have minimum right-of-way radius of twenty (20) feet.
- i. A 20 foot minimum setback is required between the back of the sidewalk and the front of the garage.
- j. 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.
- k. Malcolm Avenue and Medgar Avenue shall be constructed to Washoe County public standards and offered for dedication.
- l. Walner Lane shall be constructed to Washoe County private road standards.

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Date: October 1, 2020  
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- m. Proposed connections to N. Virginia Street shall be reviewed and approved by the City of Reno. A copy of the approval letter or encroachment permit shall be provided prior to approval of the final map.

**Washoe County Engineering Division – Utilities (County Code 422 & Sewer Ordinance)**

- 4. The following conditions are requirements of the Washoe County Engineering Division, Utilities Program, which shall be responsible for determining compliance with these conditions.

**Contact Information:** Tim Simpson, P.E. (775) 954-4648

- a. There are no utility related conditions of approval.

July 6, 2020

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

RE: Grandview Terrace; 570-263-13, 082-262-19 & 082-262-21  
Tentative Subdivision Map; WTM20-003

Dear Mr. Bronczyk:

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

**Tentative Map Review and Final Map Conditions per NAC 278**

**The WCHD requires the following conditions to be completed prior to review and approval of any final map:**

1. Applicant must clearly define which parcels are to be served by which water systems. Both systems must be able to demonstrate ability to serve their respective portions of the subdivision.
2. Both water systems must meet all of the requirements set in the subsequent sections of this letter.
3. The applicant must provide documentation of which parcels are served by the private well.
4. Prior to any final grading or other civil site improvements, a complete water system plan and Water Project submittal for the referenced proposal must be submitted to Health District. The plan must show that the water system will conform to the State of Nevada Design, Construction, Operation and Maintenance Regulations for Public Water Systems, NAC Chapter 445A, and the State of Nevada Regulations Governing Review of Plans for Subdivisions, Condominiums, and Planned Unit Developments, NAC 278.400 and 278.410.
  - a. The application for a Water Project shall conform to the requirements of NAC 445A.66695.
  - b. Two copies of complete construction plans are required for review. All plans must include an overall site plan, additional phases that will eventually be built to indicate that the water system will be looped, all proposed final grading, utilities, and improvements for the proposed application.
5. Mass grading may proceed after approval of the Tentative Map and after a favorable review by this Health District of a grading permit application.
  - a. The final map submittal shall include a Truckee Meadows Water Authority annexation and discovery with the mass grading permit.
6. Improvement plans for the water system may be constructed prior to final map submittal only after Water Project approval by this Health District.



- a. For improvement plans approved prior to final map submittal, the Developer shall provide certification by the Professional Engineer of record that the improvement plans were not altered subsequent to final map submittal.
- b. Any changes to previously approved improvement plans made prior to final map submittal shall be resubmitted to this Health District for approval per NAC 278.290 and NAC 445A.66715.

**The WCHD requires the following to be submitted with the final map application for review and approval:**

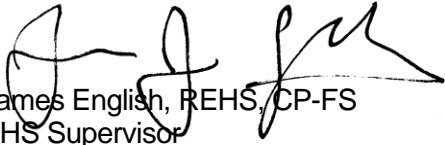
1. Construction plans for the development must be submitted to this Health District for approval. The construction drawings must conform to the State of Nevada Regulations Concerning Review of Plans for Subdivisions, Condominiums and Planned Unit Developments, and any applicable requirements of this Health District.
2. Prior to approval of a final map for the referenced project and pursuant to NAC 278.370, the developer must have the design engineer or a third person submit to the satisfaction this Health District an inspection plan for periodic inspection of the construction of the systems for water supply and community sewerage. The inspection plan must address the following and be included with the final map submittal:
  - a. The inspection plan must indicate if an authorized agency, city or county is performing inspection of the construction of the systems for water supply and community sewerage;
  - b. The design engineer or third person shall, pursuant to the approved inspection plan, periodically certify in writing to this Health District that the improvements are being installed in accordance with the approved plans and recognized practices of the trade;
  - c. The developer must bear the cost of the inspections; and
  - d. The developer may select a third-person inspector but the selection must be approved by the Health District or local agency. A third-person inspector must be a disinterested person who is not an employee of the developer.
3. Prior to final map approval, a "Commitment for Service" letter from the sewage purveyor committing sewer service for the entire proposed development shall be submitted to this Health District. The letter must indicate that the community facility for treatment will not be caused to exceed its capacity and the discharge permit requirements by this added service, or the facility will be expanded to provide for the added service.
  - a. A copy of this letter must be included with the final map submittal.
4. Prior to final map approval, a "Commitment for Water Service" letter from the water purveyor committing adequate water service for the entire proposed development must be submitted to this Health District.
  - a. A copy of this letter must be included with the final map submittal.
5. The final map submittal must include a letter from Nevada Division of Environmental Protection to the Health District certifying their approval of the final map.
6. The final map application packet must include a letter from Division of Water Resources certifying their approval of the final map.
7. Pursuant to NAC 278.360 of the State of Nevada Regulations Governing Review of plans for Subdivision, Condominiums, and Planned Unit Developments, the development of the subdivision must be carried on in a manner which will minimize water pollution.

- a. Construction plans shall clearly show how the subdivision will comply with NAC 278.360.
8. Prior to approval of the final map, the applicant must submit to the Health District the final map fee.
9. All grading and development activities must be in compliance with the DBOH Regulations Governing the Prevention of Vector-Borne Diseases.

July 6, 2020  
Grandview Terrace; 570-263-13, 082-262-19 & 21  
Tentative Subdivision; WTM20-003  
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If you have any questions or would like clarification regarding the foregoing, please contact Wes Rubio, Senior Environmental Health Specialist at [wrubio@washoecounty.us](mailto:wrubio@washoecounty.us) regarding all Health District comments.

Sincerely,



James English, REHS, CP-FS  
EHS Supervisor  
Waste Management/Land Development Programs

JE:wr



Chris Bronczyk, Planner  
Washoe County – Community Services Department  
1001 E. Ninth St  
Reno, NV 89512  
775.328.3612

August 20, 2020

Re: WTM20-003 – Conditions of Approval

### **Truckee Meadows Fire Protection District (TMFPD)**

The following conditions are requirements of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions. Unless otherwise stated, these conditions shall be met prior to the issuance of any building or grading permit or on an ongoing basis (phased development) as determined by TMFPD.

Any future development of a single, multiple, or all parcels will be subject to currently adopted Fire and Wildland-Urban Interface Codes at the time of development on the specific parcel.

**Contact Name** – Dale Way / Brittany Lemon, 775.326.6000, [dway@tmfpd.us](mailto:dway@tmfpd.us) / [blemon@tmfpd.us](mailto:blemon@tmfpd.us)

### **Fire Apparatus Access Roads**

1. 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)
2. 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 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)
3. Fire apparatus access roads shall have an all-weather surface and be capable of supporting the weight of Fire District apparatus (80,000 pounds). (IFC 503.2.3 / D102.1)
4. 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)





5. 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)
6. 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)
7. 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)
8. 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)
9. 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)
10. Developments of one- or two-family *dwelling units* 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

1. 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)
2. The number of fire hydrants available to a building shall be not less than the minimum specified in Table C102.1. (IFC C102.1)
3. 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)
4. 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)
5. 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)



6. 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)
7. 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)
8. Fire hydrants shall not be located within six feet of a driveway, power pole, or light standard. (IFC 507.5.6)
9. 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)
10. Fire hydrants shall have a concrete pad around the base in accordance with Washoe County Standard Detail W-23.

### **International Wildland-Urban Interface Code**

1. 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.
2. 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.
3. 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)).





**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:** Chris Bronczyk, Planner

**FROM:** Sophia Kirschenman, Park Planner

**DATE:** August 24, 2020

**SUBJECT:** Tentative Subdivision Map Case Number WTM20-003  
 (Grandview Terrace)

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I have reviewed WTM20-003 on behalf of the Washoe County Regional Parks and Open Space Program (Parks) and prepared the following comments:

If approved, this tentative map would allow for the construction of an 18-lot single-family residential common open space development. The proposed development is less than a quarter of a mile away from the nearest park, Martin Luther King Jr. Memorial Park, which is located on the corner of Coretta Way and Kennedy Drive. No trails are proposed in the vicinity of the development and the properties would be served by existing recreational amenities. The applicant is proposing a common open space development in order to minimize grading and accommodate an existing drainageway. The application states that disturbed slope areas will be revegetated. In order to comply with Open Space and Natural Resource Management Plan (OSNRMP) Natural Hazards Policy 2.6, North Valleys Area Plan Policy 2.3, and Washoe County Master Plan Conservation Element Policy C.5.3, Washoe County Parks 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 prevent the spread of noxious weeds within the county.
2. Prior to the issuance of building/grading permits, the applicant shall submit a revegetation plan, prepared by a biologist or other qualified professional, to Washoe County Parks for review and approval. At a minimum, the plan shall include: existing site conditions; the area of impact; restoration goals; selection of native and/or adaptive plants/seed mixes; revegetation methods; measures to prevent the spread of noxious weeds; revegetation success criteria; and appropriate monitoring provisions.



**INTEGRITY**



**EFFECTIVE COMMUNICATION**



**QUALITY PUBLIC SERVICE**

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**WASHOE COUNTY**  
**COMMUNITY SERVICES**  
**INTEGRITY COMMUNICATION SERVICE**

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

September 23, 2020

TO: Chris Bronczyk, Planner, CSD, Planning & Development Division  
FROM: Vahid Behmaram, Water Rights & Water Resources Consultant, CSD  
SUBJECT: Tentative Subdivision Map Case Number WTM20-003 (Grandview Terrace)  
2<sup>nd</sup> amended

**Project description:**

The applicant is proposing to approve an 18-lot single family residential common open space tentative map. Lots range from 6,122 square feet to 15,242 square feet.

Project located at 100 Malcolm Avenue, 145 Heindel Road and 230 Medgar Avenue.  
Assessor's Parcel Numbers: 570-263-13; 082-262-19; 082-262-21.

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

Comments:

The application indicates that Municipal water service will be provided by the Truckee Meadows Water Authority (TMWA) for all but one parcel which will remain on an existing domestic well water service. The application also indicates that a TMWA discovery process is ongoing.

Conditions:

There are no water rights conditions for approval of this tentative map. 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 TMWA service area.

Valid water and sewer will serve letters will be required prior to approval of the final map proposed by this tentative map.

**From:** [Rodela, Brett A](#)  
**To:** [Bronczyk, Christopher](#)  
**Cc:** [Freund, Sandy](#); [Baxley, Randy](#)  
**Subject:** Development Review WTM20-003 (Grandview Terrace)  
**Date:** Monday, September 28, 2020 11:13:54 AM

---

[**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. Bronczyk,

Grandview Terrace proposing 18 single family residential units is zoned for Lemmon Valley Elementary School, O'Brien Middle School, and North Valleys High School. The project is calculated to generate 4, 2, and 2 students respectively throughout the total extent of absorption of the units.

The following table details current and future-projected school capacities for the impacted schools:

School	2020/21	2024/25	2029/30
Lemmon Valley ES	99%*	98%	108%
O'Brien MS	103%**	86%	93%
North Valleys HS	103%***	104%	120%

\*Records indicate 25% of Lemmon Valley Elementary School's current enrollment is opting Distance Learning vs. attending school in person.

\*\*Records indicate 43% of O'Brien Middle School's current enrollment is opting Distance Learning vs. attending school in person.

\*\*\*Records indicate 39% of North Valleys High School's current enrollment is opting Distance Learning vs. attending school in person.

The school district owns property on Silver Dollar Lane adjacent to Lemmon Valley's enrolment boundary that is intended for the construction of an Elementary School once enrolment levels prompt its build. This elementary school will go to the relief of enrollments at Lemmon Valley ES.

Currently a brand new middle school is being constructed on the same property as O'Brien Middle School to replace the current facility. The new facility will provide for greater capacity than current as well as make room for all 6<sup>th</sup> graders who are zoned for O'Brien to attend school there.

The school district is in discussion with developers of Stonegate in Cold Springs to acquire a property parcel for the purposes of a high school. This high school will provide relief to North Valleys High School. In addition to this, the school district expects to see some though an undetermined amount of relief to North Valleys High School with the renovation of current Hug High School into a career and technical academy once New Hug High School opens up in the Fall of 2022. Renovated AACT Hug is anticipated for open Fall of 2023.

Please respond with any further questions and or comments pertaining to Legacy Village

Townhomes' impacts on Washoe County School District Schools.

***Brett A. Rodela***

**GIS Analyst**

Washoe County School District

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





STEVE SISOLAK  
Governor

STATE OF NEVADA  
DEPARTMENT OF TRANSPORTATION  
1263 S. Stewart Street  
Carson City, Nevada 89712

KRISTINA L. SWALLOW, P.E., Director

August 21, 2020

Washoe County Community Services Department  
Planning and Building Division  
1001 East 9<sup>th</sup> Street  
Reno, NV 89512  
Attn: Chris Bronczyk, Planner

RE: WTM20-003 Grandview Terrace Tentative Map (resubmittal)

Dear Mr. Bronczyk,

Nevada Department of Transportation (NDOT) staff have reviewed the following tentative map request scheduled to be tentatively heard by the Planning Commission on October 6, 2020 and provide comments accordingly:


**Tentative Subdivision Map Case Number WTM20-003 (Grandview Terrace)** – For possible action, hearing, and discussion to approve an 18-lot single family residential common open space tentative map. Lots range from 6,122 square feet to 15,242 square feet.

**NDOT Comments:**

1. Water runoff from the site currently discharges into a drainage channel that passes under US-395 at the Lemmon Drive interchange. US-395 is an NDOT owned and maintained roadway.
2. In addition to following local and federal policies, the applicant should be aware of and adhere to drainage policies outlined in NDOT's Drainage Manual and NDOT's Terms and Conditions Relating to Right-of-Way Occupancy Permits.

Thank you for the opportunity to review this application. NDOT reserves the right to incorporate further changes and/or comments as these applications and design reviews progress. Should you have any questions, please contact Alex Wolfson at (775) 834-8365.

Sincerely,

DocuSigned by:  
  
F0FB080A68BF47C...  
Tara Smaltz, PE  
Engineering Services Manager  
NDOT District II

TMS:alw

Cc: Mike Fuess, PE, PTOE – NDOT District Engineer  
Alex Wolfson, PE – NDOT Traffic Engineering  
Marlene Revera – NDOT Administration  
File



**REGIONAL TRANSPORTATION COMMISSION**

*Metropolitan Planning • Public Transportation & Operations • Engineering & Construction*

Metropolitan Planning Organization of Washoe County, Nevada

June 26, 2020

FR: Chrono/PL 181-20

Mr. Chris Bronczyk, Planner  
Community Services Department  
Washoe County  
PO Box 11130  
Reno, NV 89520

RE: WTM20-003 (Grandview Terrace)

Dear Mr. Bronczyk,

The Regional Transportation Commission (RTC) has reviewed this request for an 18-lot single family residential common open space tentative map. Lots range from 6,122 square feet to 15,242 square feet

The Regional Transportation Plan (RTP) identifies North Virginia Street arterial with moderate-access control. To maintain arterial capacity, the following RTP access management standards need to be adhered to:

<b>Access Management Standards-Arterials<sup>1</sup> and Collectors</b>							
Access Management Class	Posted Speeds	Signals Per Mile and Spacing <sup>2</sup>	Median Type	Left From Major Street? (Spacing from signal)	Left From Minor Street or Driveway?	Right Decel Lanes at Driveways?	Driveway Spacing <sup>3</sup>
Moderate Access Control	40-45 mph	3 or less Minimum spacing 1590 feet	Raised or painted w/turn pockets	Yes 500 ft. minimum	No, on 6 or 8-lane roadways w/o signal	Yes <sup>4</sup>	200 ft./300 ft.

<sup>1</sup> On-street parking shall not be allowed on any new arterials. Elimination of existing on-street parking shall be considered a priority for major and minor arterials operating at or below the policy level of service.

<sup>2</sup> Minimum signal spacing is for planning purposes only; additional analysis must be made of proposed new signals in the context of planned signalized intersections, and other relevant factors impacting corridor level of service.

<sup>3</sup> Minimum spacing from signalized intersections/spacing other driveways.

<sup>4</sup> If there are more than 60 inbound, right-turn movements during the peak-hour

The policy Level of Service (LOS) standard for North Virginia Street is LOS D. Policy LOS for intersections shall be designed to provide a level of service consistent with maintaining the policy level of service of the intersecting corridor. This project should be required to meet all the conditions necessary to complete road improvements to maintain policy LOS standards.

The applicant may be eligible for RRIF Waivers for right-of-way and/or construction for of improvements to North Virginia Street through a RRIF Offset Agreement. To be eligible for RRIF Waivers against the RRIF Program, capital improvements must be included in the RRIF CIP. A letter requesting to enter into a RRIF Offset Agreement must be



submitted prior to the initiation of work with a fully executed agreement in place before completion of work on the improvements. Questions regarding RRIF credits should be directed to Blaine Petersen, P.E., RTC Project Manager (348-0171).

The application for the development identifies access will be provided for all but 4 lots via the existing Malcolm Avenue and Medgar Avenue roadways. Walner Street, a private dirt road with an access easement to existing residences will be regraded and improvement with an all-weather surface. Access to the additional 4 lots will be provided via Walner Street by and extension of the existing road and looped back onto North Virginia. Spacing of the proposed new connection to North Virginia is approximately 125 feet from Lemmon Drive and does not meet RTC Access Management Standards. In addition, the location of the two access points of Walner Street onto North Virginia fall within the limits of the existing southbound left turn pocket to Lemmon Drive. We recommend all access within the functional area of the North Virginia/Lemmon intersection be limited to the existing access point and restricted to right in/right out only.

The RTP, the RTC Bicycle/Pedestrian Master Plan and the Nevada Department of Transportation Pedestrian Safety Action Plan, all indicate that new development and re-development will be encouraged to construct pedestrian and bicycle facilities, internal and/or adjacent to the development, within the regional road system. In addition, these plans recommend that the applicant be required to design and construct any sidewalks along the frontage of the property in conformance with the stated ADA specifications.

Thank you for the opportunity to comment on this application. Please feel free to contact me at 775-332-0174 or email me at rkapuler@rtcwashoe.com if, you have any questions or comments.

Sincerely,



Rebecca Kapuler  
Senior Planner

Tara Smaltz, NDOT District 2  
Blaine Peterson, Regional Transportation Commission  
Mark Maloney, Regional Transportation Commission  
Julie Masterpool, Regional Transportation Commission  
Tina Wu, Regional Transportation Commission  
Scott Miklos, Regional Transportation Commission  
Brian Stewart, Regional Transportation Commission



**REGIONAL TRANSPORTATION COMMISSION**

*Metropolitan Planning • Public Transportation & Operations • Engineering & Construction*

Metropolitan Planning Organization of Washoe County, Nevada

September 25, 2020

FR: Chrono/PL 181-20

Mr. Chris Bronczyk, Planner  
Community Services Department  
Washoe County  
PO Box 11130  
Reno, NV 89520

RE: WTM20-003 (Grandview Terrace) and WPVAR20-0005 (Grandview Terrace Grading Variance)

The Regional Transportation Commission (RTC) has reviewed this request to approve an 18-lot single family residential common open space tentative map. Lots range from 6,122 square feet to 15,242 square feet; and approve a Variance on grading requirements specifically Washoe County Code Sections 110.438.45 (b), (c), (e), (g), (i), (j), (k).

Please continue to follow recommendations set forth in the letter submitted on June 26, 2020 from the RTC (attached). No further engineering comments at this time.

The RTP, the RTC Bicycle/Pedestrian Master Plan and the Nevada Department of Transportation Pedestrian Safety Action Plan, all indicate that new development and re-development will be encouraged to construct pedestrian and bicycle facilities, internal and/or adjacent to the development, within the regional road system. In addition, these plans recommend that the applicant be required to design and construct any sidewalks along the frontage of the property in conformance with the stated ADA specifications.

Thank you for the opportunity to comment on this application. Please feel free to contact me at 775-332-0174 or email me at [rkapuler@rtcwashoe.com](mailto:rkapuler@rtcwashoe.com) if, you have any questions or comments.

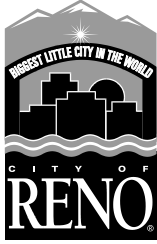
Sincerely,

Rebecca Kapuler  
Senior Planner

Attachment

Brian Stewart, Regional Transportation Commission  
Dale Keller, Regional Transportation Commission  
Mark Maloney, Regional Transportation Commission  
Tina Wu, Regional Transportation Commission  
Andrew Jankayura, Regional Transportation Commission  
Scott Miklos, Regional Transportation Commission

/Grandview Terrace and Grandview Terrace Grading Variance



# Community Development Department

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## MEMORANDUM

**Date:** September 21, 2020  
**To:** Chris Bronczyk, Planner - Washoe County Community Services  
**From:** Heather Manzo, Associate Planner  
**Subject:** **UPDATED** Courtesy Review for Development Proposal for:  
1) WTM20-003 (Grandview Terrace); and  
2) WPVAR20-0005 (Grandview Terrace Grading Variance)

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This memo has been updated to include all Washoe County entitlement requests currently under review for Grandview Terrace. Thank you for the opportunity to review the above referenced projects. The proposed project is located outside of the City of Reno Sphere of Influence but is adjacent to Reno City limits to the east.

Development of the parcels associated with this request is not anticipated to have a significant impact on properties within the City nor City of Reno infrastructure.

There is entitlement history in the City of Reno to the east of the subject site (Assessor Parcel Numbers 570-282-01 through 06). LDC18-00061 (Azores Development Drainage Improvements) was previously approved for infrastructure and grading activities, however the special use permit has expired. This property is currently zoned Arterial Commercial (AC) which allows for a wide variety of non-residential/commercial uses. It is recommended that the applicant provide disclosure to potential homebuyers informing them of the potential for development, which may include commercial uses, to occur on APNs 570-282-01 through 06 in the future.



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

## Washoe-Storey Conservation District

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

September 21, 2020

Washoe County Community Services Department

C/O Chris Bronczyk, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WTM20-003 and WPVA20-0005 Grandview Terrace

Dear Chris,

In reviewing the tentative map for an 18-lot subdivision, 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 Conservation 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 in the infrastructure the typical front lot needs to be xeriscape.

In building the rock line trapezoidal channel construct 2 feet wide 3-foot-deep low flow channel to convey nuisance water flows. In addition, design two 2-foot-deep by three-foot-wide, four feet long infiltration trenches below the low flow channel to reduce water flow impacts to the closed Lemon Lake playa. The proposed retention basin the District requires the bottom and side slopes rock lined with 6-8-inch rock.

In the construction of the rock wall smaller rock shall be placed in the voids of the entire height of the wall reducing any undermining by small animals.

The removal of trees will be mitigated using a 1:1 ratio of tree replacement in the final landscape design for the subdivision.

The District recommends the paint color palette be earth tone colors for all buildings in the subdivision.

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

Sincerely,

Tyler-Shaffer

---

# CARPENTER LAW OFFICE

---

Reply to:  
Bryan J. Carpenter, Esq.  
*bryan@bryanjcarpenter.com*

140 Washington St., Suite 50  
Reno, NV 89503  
Ph.: 775-828-4529  
Fax: 775-828-4530

October 9, 2020

**VIA EMAIL: [cbronczyk@washoecounty.us](mailto:cbronczyk@washoecounty.us)**

Chris Bronczyk  
Washoe County Planning and Building Division  
1001 E. Ninth Street  
Reno, NV 89512

**Re : Grandview Terrace Development Application**  
**Our Client : Wesley J. Atherton**  
**Property : 157 Walner Street, Reno, NV 89506**  
**Washoe APN : 082-262-11**

Dear Mr. Bronczyk:

I represent Wesley Atherton regarding his property located at the address above. I write to provide you with a copy of a letter I recently sent to Hero Land Holdings, LLC, regarding its planned development application.

Hero Land Holdings owns the parcel that is adjacent to Mr. Atherton's property on two (2) sides. To the front, there is an existing easement of 18', which is Walner Street, a private road. To the rear of Mr. Atherton's property is a 50' easement, which is the non-developed continuation of Westbrook Lane.

In review of the Application, it appears that there are plans for the construction of a residence and attached garage within the rear easement that lies on the eastern edge of Mr. Atherton's property. This may simply be in error. My client does intend and will oppose any structure placed within an existing easement.

I thank you for your attention to this issue. Should you wish to discuss this letter, please do not hesitate to contact me at the number above.

Sincerely,

/s/ Bryan J. Carpenter

Bryan J. Carpenter, Esq.

BJC/  
Enclosures: As stated.  
cc: File.

**WTM20-003 & WPVAR20-0005**  
**EXHIBIT 4**

---

# CARPENTER LAW OFFICE

---

Reply to:  
Bryan J. Carpenter, Esq.  
[bryan@bryanjcarpenter.com](mailto:bryan@bryanjcarpenter.com)

140 Washington St., Suite 50  
Reno, NV 89503  
Ph.: 775-828-4529  
Fax: 775-828-4530

September 30, 2020

**VIA CERTIFIED MAIL: 7014 2120 0004 2038 3409**

Hero Land Holdings, LLC  
Attn: Todd Scrima  
Douglas Barker, Resident Agent  
979 Melba Drive  
Reno, NV 89503

**Re : Grandview Terrace Development Application**  
**Our Client : Wesley J. Atherton**  
**Property : 157 Walner Street, Reno, NV 89506**  
**Washoe APN : 082-262-11**

Dear Mr. Scrima:

Please allow this letter to serve as notice that this office has been retained to represent Wesley Atherton regarding his property located at the address stated. Please ensure that all correspondence and communications regarding these matters is sent to me at the address above.

This letter is written simply to make certain of your knowledge of easements existing around my client's property, and to ensure they are not disturbed. As you know, Hero Land Holdings owns the parcel that is adjacent to Mr. Atherton's property on two (2) sides. To the front, there is an existing easement of 18', which is Walner Street, a private road. To the rear of Mr. Atherton's property is a 50' easement, which is the non-developed continuation of Westbrook Lane. Attached at Exhibit "1," is a legal description of these easements.

In review of your Washoe County Development Application, easements are referenced as follows:

*Easements:* Existing easements will not be impacted, including access, phone, electric, water, and sewer easements on the site. Any existing easements that need to be adjusted will be accommodated for by the proposed Project. Refer to the Existing Easement Map exhibit in section 3 and the Tentative Map sheets in section 4 for easement locations.

Sec. 2, P. 8.

7014 2120 0004 2038 3409

Hero Land Holdings, LLC  
Attn: Todd Scrima  
Douglas Barker, Resident Agent  
September 29, 2020  
Page 2

**(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.

Sec. 2, P. 10.

It appears from your Application that one of the proposed residences and one proposed detached garage are planned to be placed within the 50' easement that lies on the eastern edge of Mr. Atherton's property. This may simply be in error. We do intend and will oppose any structure placed within an existing easement.

It is my hope that this matter can be amicably resolved. Please respond to this letter prior to the Citizen Advisory Board Meeting concerning this Application currently scheduled for October 12, 2020. Should you wish to discuss this letter, please do not hesitate to contact me at the number above.

Sincerely,



Bryan J. Carpenter, Esq.

BJC/  
Enclosures: As stated.  
cc: File.



EXHIBIT A

PARCEL 1:

That portion of the Northeast 1/4 of the Northwest 1/4 Section 16, Township 20 North, Range 19 East, M.D.B.&M., more particularly described as follows:

Beginning at a point on the Westerly line of Walmer Avenue 473 feet Westerly on the North Property line of said Section 16 from the corner common to Section 9 and 16; thence 200 feet in a Southerly direction and along the Westerly side of Walmer Avenue to the true point of beginning; thence turning at right angles in a Westerly direction, a distance of 100 feet; thence in a Southerly direction, a distance of 50 feet; thence in an Eastern direction at right angles a distance of 100 feet; thence in a Northernly direction and along the Westerly line of Walmer Avenue a distance of 50 feet to the true point of beginning.

PARCEL 2:

A non-exclusive easement for ingress and egress, 50 feet in width, the West line of which is described as follows:

Commencing at the North corner of said Section 16, thence South 89°15' West along the North line of said Section 16, 473 feet to the Northeast corner of Parcel conveyed to J.H. Snow et ux, by Deed recorded in Book 409, Page 59, Deed Records, Washoe County, Nevada, and the true point of beginning; thence South 00°45' East, along the East line of said Snow Parcel and said line extended, 250 feet to the point of ending of said easement.

PARCEL 3:

A non-exclusive easement for ingress and egress, 18 feet in width, the East line of which is described as follows:

Commencing at the North quarter corner of said Section 16, thence South 89°15' West along the North line of said Section 16, 573 feet to the Northwest corner of Parcel conveyed to J.H. Snow, et ux by Deed recorded in Book 409, Page 53, Deed Records, Washoe County, Nevada, and the true point of beginning; thence South 00°45' East along the West line of said Snow parcel and said line extended, 250 feet to the point of ending of said easement.

Excepting therefrom any portion which may lie within parcel conveyed to Judith L. Knowles, et ux, by Deed recorded in Book 192, Page 395, Deed Records, Washoe County, Nevada.




The above legal description was taken from previous Document No. 3150130, Assessors Parcel No. 082-262-10

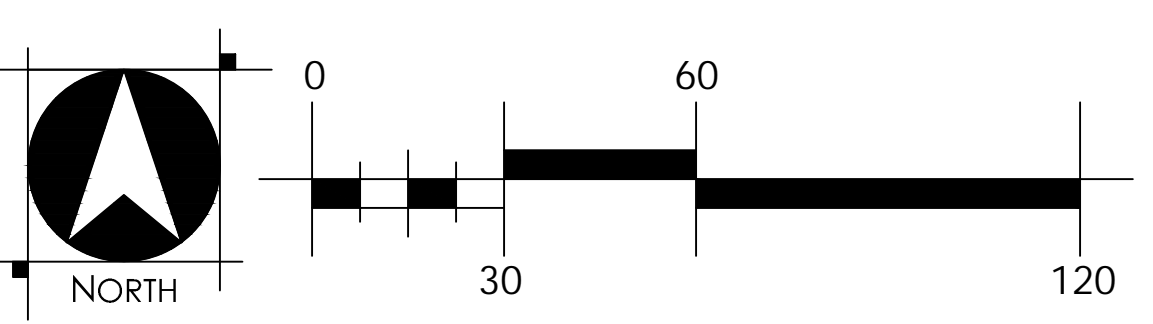
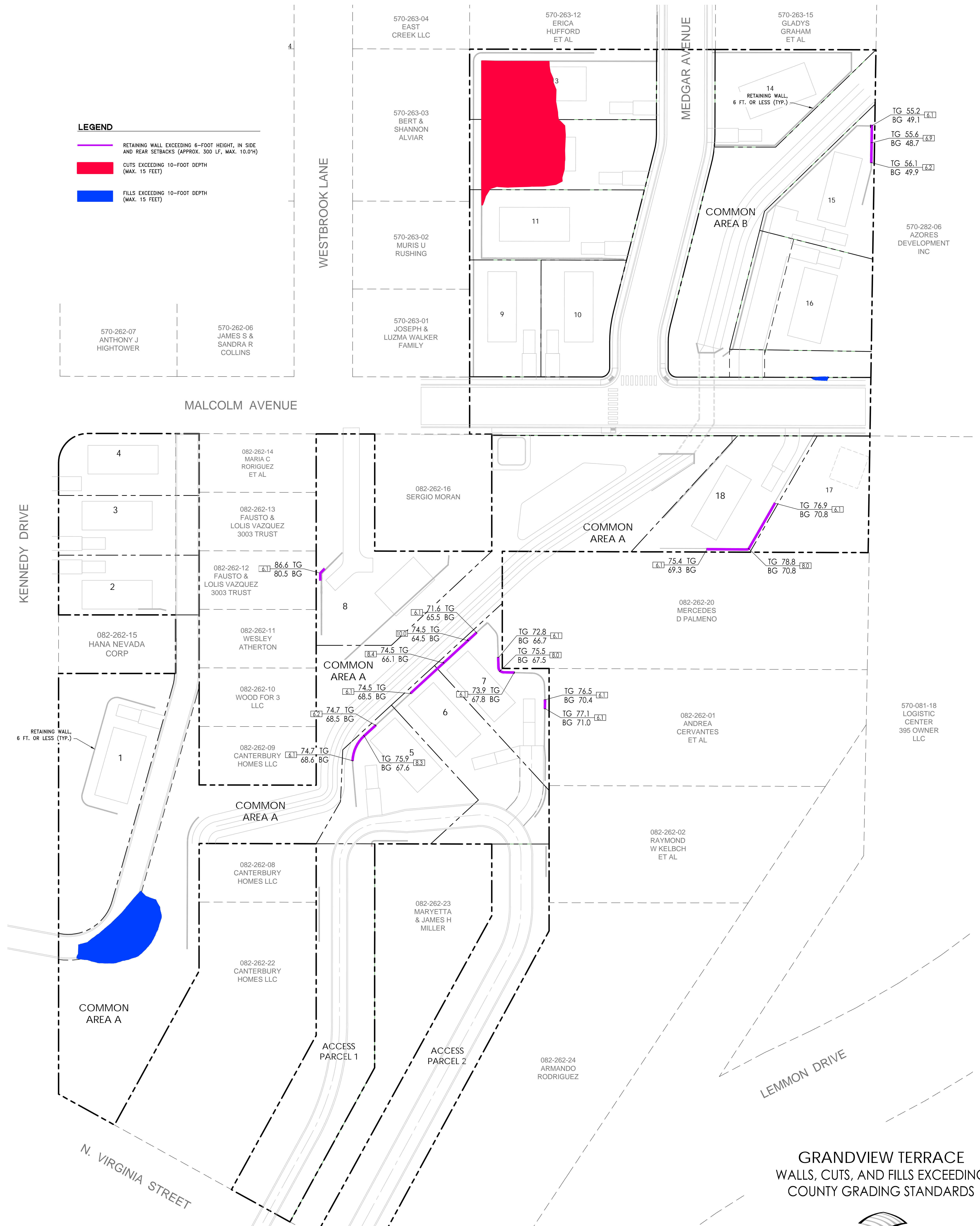
2188

# GRANDVIEW TERRACE SUBDIVISION

## WALLS, CUTS, AND FILLS EXCEEDING COUNTY GRADING STANDARDS

### LEGEND

-  RETAINING WALL EXCEEDING 6-FOOT HEIGHT, IN SIDE AND REAR SETBACKS (APPROX. 300 LF, MAX. 10.0'H)
-  CUTS EXCEEDING 10-FOOT DEPTH (MAX. 15 FEET)
-  FILLS EXCEEDING 10-FOOT DEPTH (MAX. 15 FEET)



GRANDVIEW TERRACE  
WALLS, CUTS, AND FILLS EXCEEDING  
COUNTY GRADING STANDARDS

**WOOD RODGERS**  
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
1361 Corporate Boulevard Tel 775.823.4068  
Reno, NV 89502 Fax 775.823.4066  
3797005 OCTOBER 2020



# WOOD RODGERS

October 14, 2020

Mr. Chris Bronczyk; Planner  
Washoe County Community Services Department

**VIA EMAIL**

**RE: Grand View Terrace Tentative Map & Variance  
North Valleys Citizen Advisory Board Summary**

Chris,

In accordance with NV Policy 2.4, the following is a statement regarding the September 14, 2020 and October 12, 2020 North Valleys CAB meetings regarding Grandview Terrace Tentative Map (WTM20-003) and Variance (WPVAR20-0005).

*The Grandview Terrace Tentative Map was presented to the North Valleys Citizen Advisory Board (CAB) on September 14, 2020, and the added Variance was presented on October 12, 2020. A brief presentation was provided to the CAB by the applicant's representative (Derek Kirkland, Wood Rodgers) during each of the Zoom meetings. The applicant's representative explained that the proposed project was designed as a common open space development which allows for a mix of lot sizes but restricts the number of lots based on the underlying density (3 du/ac) in accordance with the current zoning of Medium Density Suburban. The applicant's representative explained that at 6.85 acres a total of 20 lots would be allowed, and as designed the project included only 18 lots. The Applicant's representative explained that the Proposed Project is an infill site with oddly shaped parcels bisected by a drainageway and surrounded by existing manufactured homes. The representative also explained that the use of Common Open Space standards and the Variance request would help protect existing residences as well as limit grading impacts in the more constrained areas due to parcel shape, and help improve the drainage area by clustering the lots in the more developable areas of the site. The Applicant's representative explained that the project would be a benefit to the community and surrounding area for several reasons: 1) The Project is proposed as modern manufactured housing helping to fulfill the shortage of workforce housing in the area, 2) The Project would clean up the entry to the Grand View Terrace subdivision through redevelopment of the vacant land with newer housing options, 3) The Project would improve overall connectivity by completing roadway connections and improving existing dirt roads, and 4) The Project would help clean up the drainage area that has become a trash collection.*

*Following the presentations, the item was opened for public comment; however, there were no public comments on either item. Board member comments and questions included sidewalks being provided, mitigation for drainage, questions on traffic, type of walls being used, permanency of the manufactured houses and questions about floor plans. Overall, the Board members expressed support for the Project and voted to recommend approval to the Planning*

**WTM20-003 & WPVAR20-0005**

**EXHIBIT N**

*Commission, and complimented the Applicant on redeveloping the area with a nice Project. There were no major concerns brought up with this Project.*

We believe that this project has been designed in such a way that takes into account the surrounding community and input from the CAB. As noted in the discussion with the Board members there are several design elements that are included that will benefit the community. These include:

- Sidewalks along the extension of Malcolm and Medgar providing improved pedestrian connectivity to the community element,
- The drainageway will be cleaned up as part of the Project and a drainage channel established along with a new retention area improving overall drainage for the community,
- A box culvert will be constructed allowing the extension of Malcolm that will improve connectivity for the community,
- Walls have been designed to complement the community by choosing a structural wall type that reduces construction time, takes up less room, and will offer better support than a typical rockery wall. Stacked walls are used in some areas to reduce overall wall height, and walls over 6-feet are limited to only a few areas helping the Project blend with the community,
- Manufactured housing will be placed on permanent foundations, and have been designed with a more modern architecture. There will be 16 different floor plans to choose from providing opportunity for future home owners looking for more affordable workforce housing options,
- Overall, the Project is redevelopment of an infill site that will add modern more affordable housing options to an older community while helping to clean up illegal dumping areas, improving the drainageway, and improving overall connectivity.

If you need anything else or have any questions, please do not hesitate to contact me.

Sincerely,  
Wood Rodgers, Inc



Derek Kirkland, AICP  
Associate - Planning

Prepared for

Prepared by

*WTM20-003 & WPVAR20-0005*  
*EXHIBIT O*

**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
  - Variance Application Supplemental Information
  - 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
    - House Design
    - Community Element
    - Grading, Variance & Hillside Development
    - Drainage
    - Water, Sewer and Utilities
    - Traffic and Circulation
    - Fencing
    - Schools
    - Police and Fire Service
    - Parks
  - Site Analysis
  - Tentative Map Findings
  - Variance 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
  - Existing Easements Map
  - Boundary Map
  - Reduced Tentative Map Set

### Section 4

- ❖ Reports and Studies
  - Geotechnical Report
  - Preliminary Drainage Report
  - Preliminary Sanitary Sewer Letter
  - Title Report

### 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:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets <b>AND</b> area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:                      Fax:		Phone:                      Fax:	
Email:		Email:	
Cell:                              Other:		Cell:                              Other:	
Contact Person:		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:                      Fax:		Phone:                      Fax:	
Email:		Email:	
Cell:                              Other:		Cell:                              Other:	
Contact Person:		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):	



# Property Owner Affidavit

**Applicant Name:** Doug Barker

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

STATE OF NEVADA )  
COUNTY OF WASHOE )

I, Douglas Barker  
(please print name)

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

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

Assessor Parcel Number(s): 082-262-19

Printed Name Douglas Barker

Signed [Signature]

Address 979 Melba Drive

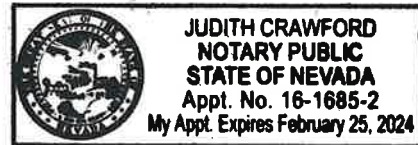
Reno, NV 89503

Subscribed and sworn to before me this 11 day of September, 2020.

(Notary Stamp)

Washoe Nevada  
Notary Public in and for said county and state

My commission expires: 02/25/2021



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

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

# Tentative Subdivision Map Application Supplemental Information

(All required information may be separately attached)

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

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

3. Density and lot design:

a. Acreage of project site	
b. Total number of lots	
c. Dwelling units per acre	
d. Minimum and maximum area of proposed lots	
e. Minimum width of proposed lots	
f. Average lot size	

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

a. Sewer Service	
b. Electrical Service	
c. Telephone Service	
d. LPG or Natural Gas Service	
e. Solid Waste Disposal Service	
f. Cable Television Service	
g. Water Service	

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

- a. Acreage of common open space:

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

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

d. Proposed yard setbacks if different from standard:

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

f. Identify all proposed non-residential uses:

g. Improvements proposed for 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:

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

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

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

l. Identify the party responsible for maintenance of 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?

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

<input 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 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?

--

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

a. Permit #		acre-feet per year	
b. Certificate #		acre-feet per year	
c. Surface Claim #		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):

--

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

--

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:

--

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

--

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?

--

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?

--

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

--

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

<input type="checkbox"/> Yes	<input 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 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?

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?

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?

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?

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?

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?

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

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?

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

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

# Request to Reserve New Street Name(s)

The Applicant is responsible for all sign costs.

## Applicant Information

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 \_\_\_\_\_  
 Phone : \_\_\_\_\_ 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.)


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: \_\_\_\_\_  
                   % Reno                      % Sparks                      % Washoe County

Parcel Numbers: \_\_\_\_\_  
                   % 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

# Variance Application Supplemental Information

(All required information may be separately attached)

1. What provisions of the Development Code (e.g. front yard setback, height, etc.) must be waived or varied to permit your request?

**You must answer the following questions in detail. Failure to provide complete and accurate information will result in denial of the application.**

2. What are the topographic conditions, extraordinary or exceptional circumstances, shape of the property or location of surroundings that are unique to your property and, therefore, prevent you from complying with the Development Code requirements?

3. What steps will be taken to prevent substantial negative impacts (e.g. blocking views, reducing privacy, decreasing pedestrian or traffic safety, etc.) to other properties or uses in the area?

4. How will this variance enhance the scenic or environmental character of the neighborhood (e.g. eliminate encroachment onto slopes or wetlands, provide enclosed parking, eliminate clutter in view of neighbors, etc.)?

5. What enjoyment or use of your property would be denied to you that is common to other properties in your neighborhood?

6. Are there any restrictive covenants, recorded conditions or deed restrictions (CC&Rs) that apply to the area subject to the variance request?

<input type="checkbox"/> Yes	<input type="checkbox"/> No	If yes, please attach a copy.
------------------------------	-----------------------------	-------------------------------

7. How is your current water provided?

8. How is your current sewer provided?



Washoe County Treasurer  
 Tammi Davis

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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
08226221	Active	6/4/2020 2:12:22 AM

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

**SITUS:**  
 100 MALCOLM AVE  
 WCTY NV

**Taxing District**  
 4030

**Geo CD:**

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

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
<a href="#">2019</a>	\$571.54	\$579.25	\$0.00	\$0.00	\$0.00
<a href="#">2018</a>	\$545.36	\$563.35	\$0.00	\$0.00	\$0.00
<a href="#">2017</a>	\$529.48	\$549.30	\$0.00	\$0.00	\$0.00
<a href="#">2016</a>	\$516.06	\$516.06	\$0.00	\$0.00	\$0.00
<a href="#">2015</a>	\$411.71	\$415.83	\$0.00	\$0.00	\$0.00
<b>Total</b>					<b>\$0.00</b>

**Disclaimer**

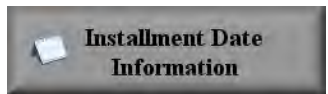
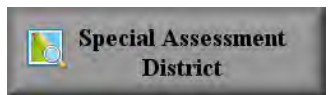
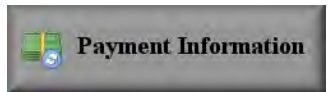
- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However,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



Washoe County Treasurer  
 Tammi Davis

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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
08226219	Active	6/4/2020 2:12:22 AM
<b>Current Owner:</b> BARKER, DOUGLAS  979 MELBA DR RENO, NV 89503		<b>SITUS:</b> 145 HEINDEL RD WCTY NV
<b>Taxing District</b> 4030	<b>Geo CD:</b>	

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

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
<a href="#">2019</a>	\$463.01	\$463.01	\$0.00	\$0.00	\$0.00
<a href="#">2018</a>	\$441.80	\$441.80	\$0.00	\$0.00	\$0.00
<a href="#">2017</a>	\$423.99	\$423.99	\$0.00	\$0.00	\$0.00
<a href="#">2016</a>	\$413.25	\$413.25	\$0.00	\$0.00	\$0.00
<a href="#">2015</a>	\$412.43	\$412.43	\$0.00	\$0.00	\$0.00
<b>Total</b>					<b>\$0.00</b>

**Disclaimer**

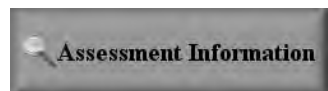
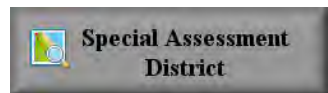
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 1001 E. Ninth St., Ste D140  
 Reno, NV 89512-2845



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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
57026313	Active	6/4/2020 2:12:22 AM

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

**SITUS:**  
 230 MEDGAR AVE  
 WCTY NV

**Taxing District**  
 4030

**Geo CD:**

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

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
<a href="#">2019</a>	\$977.47	\$988.84	\$0.00	\$0.00	\$0.00
<a href="#">2018</a>	\$893.74	\$925.02	\$0.00	\$0.00	\$0.00
<a href="#">2017</a>	\$867.71	\$879.89	\$0.00	\$0.00	\$0.00
<a href="#">2016</a>	\$845.72	\$845.72	\$0.00	\$0.00	\$0.00
<a href="#">2015</a>	\$844.03	\$844.03	\$0.00	\$0.00	\$0.00
<b>Total</b>					<b>\$0.00</b>

**Disclaimer**

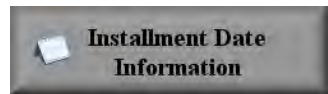
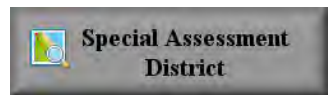
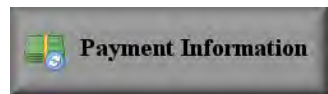
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- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See [Payment Information](#) for details.

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 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 Owners:	Hero Land Holdings LLC & Douglas T Barker
Applicant:	Douglas T Barker
APN Numbers:	570-263-13, 082-262-19, 082-262-21
Project Site Size:	±6.85 Acres
Request:	<ol style="list-style-type: none"><li>1) Request for an 18-lot Single-Family Residential, Common Open Space Tentative Subdivision Map.</li><li>2) Request for a Variance for the following Washoe County Development Code Sections: Sec 110.438.45(b) - fills exceeding 4 feet within yard setbacks; Sec 110.438.45(c) - finish grade exceeding the natural slope by 10 feet; Section 110.438.45(e) - retaining walls greater than 6 ft in side and rear yard setbacks; Section 110.438.45(g) - engineered slopes intersecting natural slopes at an angle greater than 45 degrees; Section 110.438.45(i) – clear zone fill slopes set at 3:1; Section 110.438.45(j) - exposed cuts exceeding height of structure; and Section 110.438.45(k) - for channel slopes greater than 3:1.</li></ol>
Location:	The ±6.85-acre site is generally located east of the intersection of Kennedy Drive and Malcolm Avenue, northwest of Virginia Street and Lemmon Drive in Washoe County.
Master Plan Categories:	Suburban Residential (SR)
Regulatory Zones:	Medium Density Suburban (MDS)
Area Plan:	North Valleys

### **Background & Site Characteristics**

The ±6.85-acre Project Site is located in Washoe County within the existing Grandview Terrace Subdivision and includes three infill parcels (APNs 570-263-13, 082-262-19 & 082-262-21) surrounded by existing manufactured homes to the north, west and south, and some existing industrial uses to the east. Although the Project Site is within Washoe County, this area is surrounded on four sides by the City of Reno. The Project Site is primarily undeveloped with the exception of three existing single-family residential buildings and a drainage area that bisects the Project Site. Currently the drainage area consists of informal dirt roads and has become a popular dumping ground. The Project Site is accessed primarily via Kennedy Drive and Malcolm Avenue from North Virginia Street. Both Kennedy Drive and Malcolm Avenue are paved and do not have sidewalks. Walner Street is a dirt road connecting between Kennedy and Malcolm providing access to the Project Site and to adjacent existing residences.

As slopes within the Project Site exceed 15% on 35% of the site, the Hillside Development ordinance will apply. Although the Project Site triggers Hillside Development the majority of the slopes are within the 0-20% range with only 3.9% of the site containing slopes of 30% or greater. There are existing utilities stubbed to several locations near the Project Site, including the corner of Kennedy / Malcolm and the end of APN 082-262-19 for the existing residence. (Refer to Utilities Plan Sheet in Section 3 and the Map Pocket.)



*Intersection of Walner Street and Kennedy Drive looking north*



*Intersection of Walner Street and Malcom Ave looking south*



*Malcom Ave looking east, turns to dirt road through the drainage area*



*Debris and fill slopes in the drainage area*

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

The Project Site is within the North Valleys Area Plan in the Rural Character Management Area with a master plan designation of Suburban Residential (SR) and a zoning designation of Medium Density Suburban (MDS) that allows 3 units per acre.

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

- ✓ Creating an **affordable product type** that supports the Vision of providing a range of housing opportunities
- ✓ **Infill development** with access to existing utilities that can support the proposed 18 units that will help meet the Vision of ensuring infrastructure is coincident to development
- ✓ 18 proposed units at **2.63 units per acre** fits within the desired and allowed 3 units per acre as identified in the zoning of MDS and encourages compatible growth in the North Valleys, as discussed in the Character Statement and Vision
- ✓ Utilizing Common Open Space Development standards will help **accommodate for the grading constraints** of the proposed project, given the oddly shaped parcel and ultimately allowing for the affordable housing product type, as well as help to accommodate existing drainageway improvements.

### **Project Evaluation**

The current request is to develop an 18-lot common open space single-family residential development on approximately 6.85± acres with a density of 2.63 dwelling units per acre. In order to develop the Project Site given the oddly shaped infill parcel, reduce grading impacts while dealing with the existing site constraints, and improve the drainageway, the Project is proposed as a Common Open Space (COS) development with modified lot standards as proposed below in the Common Open Space Standards Design Standards Section. As an infill site with an oddly shaped parcel and existing edge condition constraints from previous development of the area, the smaller lot standards are necessary to allow the applicant to move forward with development of modern manufactured housing essential to help fill a gap in affordable housing product types for this area. The new modern affordable housing units and clean up of an area that has become a popular dumping grounds will help to enhance the Grandview Terrace Subdivision. The Project also includes a work out station centrally located within the Project Site that will provide a new community element. Overall, the proposed Project will be a great addition to the area and help supply workforce housing for the new employment center developing adjacent to the Project Site along N. Virginia Street and Lemmon Drive.

The current regulatory zoning is MDS (3 units per acre) allowing for a total of 20 units. At 18 units, the proposed Project meets density requirements providing fewer lots than what would be allowed under MDS zoning. The Project includes 2.63± acres of common area open space, consisting of two open space parcels that will include the existing drainage area and associated improvements. A community element consisting of a fitness node has also been included within the common area and connected via sidewalk.

**Development Statistics Summary**

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

Total Site Area:	6.85± acres
Total Dwelling Units:	18 single family residences
Gross Density:	2.63± d.u./acre
Total Lot Area:	3.5± acres (51%±)
Average Lot Size:	8,471± square feet
Maximum Lot Size:	15,242± square feet
Minimum Lot Size:	6,122 ± square feet
Total Right of Way Area:	1.2± acres (17%±)
Total Common Area/Open Space	2.63± acres (38%±)

**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 (*Refer to Development Constraints and Opportunities Map in Section 3 of this submittal packet*). Due to the challenging shape of the property, existing edge constraints and manmade steeper slopes within the drainage area, lots have been clustered into the flatter areas utilizing the proposed small lot standards to meet setback requirements, avoid impacts to adjacent residences, and minimize grading impacts as much as possible. Infill parcels are challenging due to edge constraints, and in this case drainageways, that have transformed due to illegal dumping and informal roadways, which the small lot standards will help overcome. Although smaller lot standards are proposed, the average lot size for the proposed Project is 8,310± square feet and the Project is proposing fewer lots than what would be allowed under the current zoning. Specific development standards proposed for this common open space development are as follows:

Minimum Lot Size: 6,000± square feet

Minimum Lot Width: 50± feet

**Minimum Setbacks:**

Front Yard Setback = 10 feet (20 feet to garage)

Side Yard Setback = 5 feet

Rear Yard Setback = 15 feet

The area that incorporates the drainage channel, identified in the site plan, will be owned and maintained by a Drainage Maintenance Association (DMA) that will be established by the Applicant.

**House Design**

Modern manufactured houses are proposed on the single-family residential lots. The proposed development will be a modern single-family subdivision that will include a mix of manufactured home floor plan options and house sizes ranging from 1400 square feet to 1700 square feet, a 10x20 detached garage for most, and a multitude of interior finishing options. Modern manufactured homes provide the same level of amenities and similar styles as stick-built homes, but at a more affordable price point thanks to the construction methods used. Although a negative connotation has previously been associated with manufactured housing, the more modern style of manufactured housing has few differences from stick-built homes, other than the home is pre constructed and shipped to the site. This provides a benefit for the workforce who are looking for quality lower priced housing starting around the mid \$200,000s, but with the modern amenities you would expect with a new house.



Below are samples of the proposed floor plans and elevations:





**Community Element**

As part of the Common Open Space Development, a fitness node connected via the proposed sidewalk has been included in the site plan. The fitness node is centrally located within the Project Site and will provide a community element that will serve the proposed development.

**Grading, Variance & Hillside Development**

Although the site does trigger Hillside Development, there are minimal 30% or greater slopes that will remain in common open space parcels. The majority of the site is within the 0-15% slope range (*Slope Map provided in Section 3 of this submittal packet*). Existing dirt roads are located within the site to the northeast and the west, cutting across several locations of the drainage.

The 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. The Development Constraints and Opportunities Map and Site Analysis demonstrate that the Project Site has minimal constraints other than the drainage area, some steeper slopes in limited areas, and existing roadways.

The Project Site is a ±6.85-acre infill site with an oddly shaped parcel surrounded by existing single-family residences, roadways, and drainageway that serves a larger area. Site grading has been designed to improve the drainage, improve the roadways and overall connectivity, as well as avoid the existing residences adjacent to the site. In order to accommodate the necessary grading for the proposed Project, which includes an affordable housing product type, a Variance is included with this application.

**Variance Request:**

1. Sec 110.438.45(b) - fills exceeding 4 feet within yard setbacks.
  - Maximum fill within yard setbacks proposed at up to 10 feet.
2. Sec 110.438.45(c) - finish grade exceeding the natural slope by 10 feet.
  - Finish grade will exceed the natural slope by up to 15 feet.
3. Section 110.438.45(e) - retaining walls > 6 ft in side and rear yard setbacks
  - Maximum wall height proposed at up to 10-foot tall within setbacks. Minimal use of walls taller than 6-feet and only where absolutely necessary.
4. Section 110.438.45(g) - engineered slopes intersecting natural slopes at an angle > 45 degrees
5. Section 110.438.45(i) – clear zone fill slopes set at 3:1
  - Guardrail or barrier will be provided where no curb and gutter proposed. Limited space to accommodate wider and flatter fill slopes. Areas where this occurs are low speed, low volume residential streets. Per AASHTO Roadside Design Guide Table 3-1 and Chapter 12, for very low volume local streets clear zone requirements may not be practical, cost effective or necessary.
6. Section 110.438.45(j) - exposed cuts exceeding height of structure
  - Use of stacked walls proposed where this occurs
7. Section 110.438.45(k) - for channel slopes > 3:1
  - Per code, 2:1 rip rap slopes are allowed with approval of the County Engineer. 2:1 rip rap slopes will help better accommodate the drainage improvements given the constrained site area due to the shape of the parcel.

These variances are necessary to allow the proposed Project and provide affordable housing options for the surrounding area due to: the infill site and oddly shaped parcel, edge constraints created from existing development, and in order to accommodate grading in very constrained areas. One of the largest constraints that has made grading of the infill site difficult is the adjacent developed residences. In order to avoid grading onto other properties and tie into existing grades to accommodate the proposed Project, larger fills exceeding 4 feet within yards setbacks of proposed lots and building taller walls in some locations are necessary with no other alternatives due to limited area created by the oddly shaped parcel. In order to construct roadways to improve connectivity and improve the drainageway the proposed Project will have finish grades that exceed the natural slope by more than 10 feet. The natural slope was manmade, created from previous development of Grandview Terrace. With infill properties, you are left dealing with what others left behind and what has occurred on the site over the years with limited area to make improvements.

Washoe County staff has indicated that they understand the Washoe County grading standards are not conducive for infill projects like the proposed, which ultimately led to this variance request. It should also be noted that the Project Site is within an area surrounded by the City of Reno where the proposed grading would be allowed. In fact, larger cuts and fills, taller walls, and major grading efforts have been approved and completed as the adjacent industrial development has occurred along North Virginia and Lemmon Drive within the City of Reno over the past few years. The area surrounding Grandview Terrace is shifting from its previously rural character to a growing area with large industrial buildings, newly rezoned mixed use and general commercial uses approved for adjacent vacant properties. The variance will not create anything out of character for the area and this project would be appropriate for development of an infill parcel. The variance will be beneficial to the surrounding area by cleaning up the existing drainageway, improving overall connectivity, and providing new modern affordable housing product types. *A grading plan and cut/fill map are provided in the Tentative Map Plan Set in Section 3 and the Map Pocket of this submittal packet.*

Mitigation strategies to offset the variance request are identified with the variance request above and include limiting the use of the variances to the more constrained areas, utilizing a mix of terraced landscape walls where feasible, varying wall heights and using stacked walls where feasible in areas where taller walls are necessary. The use of taller walls and deeper fills will be limited to the extent feasible in more constrained areas. Fill material will be placed in the drainageway for the extension of Malcolm Avenue at the drainage crossing. A culvert will be added in this location. The proposed roadways have been designed to follow contours limiting the street grades as much as possible while helping balance the earth work required for the site.

### **Drainage**

The drainageway in the center of the Project Site has been previously disturbed, is poorly defined in many areas, and is used as a common dumping ground. Improvements will be made to the drainage area as part of the proposed Project, which provides a major improvement for the surrounding area. The proposed Project has been designed using Common Open Space Development Standards, which will also help to accommodate for and allow improvements to the existing drainage area. A full drainage report is included in Section 4 of this Submittal Packet.

The watershed contributing to the drainage wash bisecting the project generates a peak flow of approximately 432 cubic feet per second (cfs) for the 100-year, 24-hour storm event. In order to accommodate the flows on-site the existing, poorly defined drainage area will need to be improved. Improvements include creating a more defined flow line and constructing a rip-rap-lined trapezoidal

channel to safely route these flows through the site to its outlet. Runoff will be discharged into the existing drainage at the northeast corner of the Project. A 3x10 concrete box culvert will be installed to manage flows under the Malcolm Avenue embankment. For storage of runoff generated within the development, a retention basin will be designed on the upstream side of the proposed Malcolm Avenue embankment. The basin will retain the volumetric difference between pre- and post-development conditions for the 100-year, 10-day storm event. The preliminary analysis indicates the volume to be retained is 1.4 acre-feet.

The two residential street extensions (Malcolm Avenue, Medgar Avenue) will have concrete curb and gutter to collect runoff from the streets and adjacent properties. Gutter flow will be captured by catch basins and discharged into the central drainage channel. No other drainage facilities are proposed for the development. *A drainage plan and report are provided in Section 4 and Map Pocket of this submittal packet.*

### **Water, Sewer and Utilities**

The Applicant has been working with the Truckee Meadows Water Authority (TMWA). TMWA has indicated they can provide water service to the Project Site via a mainline in North Virginia Street. Lot 17 has an existing structure that will remain and is currently on a shared well agreement with the adjacent neighbors. Lot 17 will continue to be served from the existing well. The Applicant will provide water infrastructure to the Project Site as required by TMWA. A formal discovery with TMWA is underway and will be provided to Washoe County once completed.

Sewer collection is provided by Washoe County and has recently been rerouted to the Truckee Meadows Water Reclamation Facility (TMWRF). There is currently an existing 8" sewer main running through the parcels that is flowing approximately 60,000 GPD (gallons per day) from surrounding residential developments. This development would add an additional 15,925 GPD to the existing flow, totaling to approximately 75,925 GPD total. An 8" sanitary sewer main running at 0.4% slope can flow approximately 213,000 GPD at 75% full. Therefore, there is still plenty of capacity in the existing main for the flows contributed by this 18-unit development.

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**

The main access to the site will be provided via North Virginia Street to the existing Kennedy Drive, and via extensions of Malcolm Avenue and Medgar Avenue. The extension of Malcolm and Medgar Avenue are proposed to be paved with curb and gutter and a 4-foot sidewalk on one side, and are planned to be dedicated to Washoe County. The eastern terminus of Malcolm Avenue will include a gate to notify the dead end and will include an appropriate fire turnaround utilizing the private access to lots 15 and 16.

Walner Street will provide access to lot 1 and is currently a dirt road with an access easement providing access to existing residences. As part of the proposed Project Walner Street will be regraded and improved with an all-weather surface and will remain private with an access easement. A new loop road will be graded with a paved surface providing access to lots 5, 6, and 7. The bottom portions of the loop road, Access Parcel 1 and 2, will remain in private ownership with an access easement. The Applicant intends to have these parcels remain in private ownership and will have a maintenance agreement with the future residences who will utilize the private access. Keeping Access Parcel 1 and 2 in private ownership is due to the fact that other private residences utilize existing dirt roads within these parcels

and are in the process of working with the Applicant on a maintenance agreement including future improvements.

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 and proposed streets 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. Installation will be the responsibility of the individual home owners if desired.

### **Schools**

Students residing in the Project area will attend Lemmon Valley Elementary School, O'Brien Middle School and North Valleys High School.

### **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 44 which is located approximately 2.4 miles from the site at the corner of Stead Boulevard and Silver Lake Road. The Washoe County Sheriff's Office services this area for police protection. The closest station is approximately 4.1 miles from the site.

### **Parks**

The Project is located approximately 0.2 miles from Martin Luther King Jr. Park containing a playground, basketball court, picnic areas, greenspaces, and a community center. The Project is 2 miles from North Valleys Regional Park. As part of the common open space development, the Applicant is also proposing to include a community element consisting of a fitness node within the common open space connected via sidewalk. *Refer to the included Site Plan sheet in section 4.*

### **Site Analysis**

*Land Use:* The site is currently an undeveloped infill area 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 accommodate the grading constraints the proposed project has given the oddly shaped parcel as well as help to accommodate drainage improvements on the site. The proposed Project will provide a new affordable housing option for the surrounding area.

*Existing Structures:* The majority of the Project Site is currently undeveloped but also contains three single-family residences: one structure on lots 3&4 (to be demolished), one structure on lots 12&13 (to be demolished) and one structure on lot 17 (to remain.) *Refer to Site Plan in Section 3 of this document.*

*Existing Vegetation:* The subject site consists primarily of native shrubs, junipers, sagebrush and desert grasses. Five trees will be removed within the grading footprint, and is necessary in order to improve the drainage for the surrounding area.

*Topography:* The Project Site is in an infill area, which previously has been disturbed with dirt roads and paths traversing through the site and drainage area. Generally, the Project Site has mild to moderate slopes (0-25% range) sloping from north to south with some flatter areas. The Project Site is developable and constraints can be mitigated (drainage across the center of the site) through the use of Common Open Space Development Standards and the grading variances, as proposed.

*Soil:* A preliminary geotechnical investigation was completed for the Project Site. A final geotechnical report will address any concerns at the final map stage.

*Natural Drainageways:* There is a drainageway in the center of the Project Site, which has been previously disturbed with placed fill materials and dirt roads and pathways that traversing through it. The previous disturbance has created the drainage to be poorly defined in many cases that can lead to flooding issues for the surrounding area. The proposed Project includes cleaning up the drainage area and constructing a defined channel and retention basin to handle both the off-site and on-site flows while protecting the existing and future residences. A new box culvert and properly placed fill material will be used to improve the area where Malcolm Ave crosses the drainageway. Overall the proposed Project will accommodate for the drainageway while improving the overall drainage for the surrounding area.

*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. For current conditions, flows meander through the site in a poorly-defined channel from the SW corner to NE corner. The existing drainage emerges at the SW corner of the Project Site through a 48”-diameter pipe under North Virginia Street. Approximately 1,200 feet upstream from North Virginia Street, flows also pass through a culvert under a railroad embankment. To minimize flooding risk, the proposed Project will improve the drainageway within the Project Site with a more formalized channel and retention basin. Proposed residential unit finish grades are also much higher than the drainageway. The proposed channel will follow the same general path and will pass under the Malcolm Avenue embankment in a 3x10 concrete box culvert.

*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 located in the valley surrounded by major roadways including US 395, North Virginia Street, and Lemmon Drive. Proposed lots have been clustered into the more developable areas with grades similar to existing residences utilizing Common Open Space standards. There are not any significant views within the Project Site.

*Easements:* Existing easements will not be impacted, including access, phone, electric, water, and sewer easements on the site. Any existing easements that need to be adjusted will be accommodated for by the proposed Project. *Refer to the Existing Easement Map exhibit in section 3 and the Tentative Map sheets in section 4 for easement locations.*

*Utilities:* Refer to Tentative Map Utility Sheets. The Project Site is an infill site with direct access to existing utilities to serve the Project. TMWA has indicated they will serve the Project Site via a mainline

within North Virginia Street. There is an existing 8" sewer line which runs through the middle of the Project Site. *Refer to the Existing Easement Map exhibit in section 3 for utility easement locations and Utility Plans in section 4.*

*Appropriate Access Points:* Access to the site will be provided via several roadways, including using the existing Kennedy Drive, as well as constructing extensions of Malcolm Avenue and Medgar Avenue, closing a gap in the local roadway network (Refer to Site Plan and Access Exhibit in section 3). Walner Street, an unpaved roadway, will be improved with an all-weather surface. Future public roads built to Washoe County standards will include the extension of Medgar Avenue and Malcolm Avenue. The new proposed loop roadway providing access to lots 5, 6, and 7 connecting to North Virginia Street will be private and paved. A 4-foot sidewalk will be located on the west side of Medgar Avenue and north side of Malcolm Avenue. Access to the proposed community element, fitness node, will be provided via the proposed sidewalks.

## 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 North Valleys Area Plan. The proposed Project will provide several benefits for the surrounding area including cleaning up and improving the existing drainageway, improving connectivity with the extension and improvement of existing roadways, and providing a more modern affordable housing option in an area that is seeing growing industrial and employment.

**(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 North Valleys Area Plan, particularly as related to the allowed density of 3 units per acre, and is consistent with all other elements of those plans. More specifically the proposed Project is in substantial conformance with the goals of the North Valleys Area Plan and will help support the Vision and Character Statement. Project benefits which support the North Valleys Area Plan include, but are not limited to:

- ✓ Creating an **affordable product type** that supports the Vision of providing a range of housing opportunities, while also **protecting existing residences**
- ✓ **Infill development** with access to existing utilities that can support the proposed 18 units that will help meet the Vision of ensuring infrastructure is coincident to development
- ✓ 18 proposed units at **2.63 units per acre** fits within the desired and allowed 3 units per acre as identified in the zoning of MDS and encourages compatible growth in the North Valleys, as discussed in the Character Statement and Vision
- ✓ Utilizing Common Open Space Development standards will help **accommodate for the grading constraints** the proposed project has given the oddly shaped parcel, ultimately allowing for the affordable housing product type, as well as help to accommodate existing drainageway improvements.



**(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 accommodate for the existing constraints created by the oddly shaped infill parcel including grading limitation due to adjacent existing residences. The small lot standards will also help to accommodate for drainage improvements to the existing drainage area in the center of the site. The Project Site does trigger Hillside Development; however, the site is an infill site with previously disturbed slopes for dirt roads (*Refer to Aerial Map in Section 3*). The majority of the slopes within the site are generally less than 20%, with the steeper slopes being preserved in the drainage area as common open space. 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 in order to cluster the lots within the flatter more developable areas. A community element consisting of a fitness node will be provided within the common area and connected via sidewalk as part of the Common Open Space Development.

**(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 within or 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 Truckee Meadows Water Reclamation Facility (TMWRF) service area. Water service for the Project Site will be provided by TMWA who has an existing water line in North Virginia Street. Lot 17 will remain on the existing shared well.

**(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 proposed 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 several roads either new or improved (Refer to Site Plan and Access Easement Exhibit in section 3). The proposed Project will provide several improvements to circulation in the area including for existing residences. These improvements include the extension of Malcolm and Medgar Avenue to County standards with sidewalk on one side, improvements to Walner Street with an all-weather surface, and a new paved access roadway from North Virginia Street providing access to lots 5, 6, and 7 as well as the private residences currently using dirt roads in this area.

- (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.

## VARIANCE FINDINGS

- (a) Special Circumstances. Because of the special circumstances applicable to the property, including either the:**

- (1) Exceptional narrowness, shallowness or shape of the specific piece of property, or**
- (2) By reason of exceptional topographic conditions, or**
- (3) Other extraordinary and exceptional situation or condition of the property and/or location of surroundings, the strict application of the regulation results in exceptional and undue hardships upon the owner of the property.**

The proposed Project and requested Variance meets all of the above special circumstances as outlined below:

**(1) Exceptional narrowness, shallowness or shape of the specific piece of property**

The shape of the Subject Parcels create several very narrow sections, are oddly shaped, has an existing drainageway that bisect the parcels, and has adjacent existing residences and streets creating unusual edge conditions.

**(2) By reason of exceptional topographic conditions**

The topographic conditions of the infill site are exceptional mainly due to the existing drainageway that bisects the parcels. The drainageway has become a dumping grounds promoted by the informal dirt roads that have been created within the drainageway over the years. There are also main roadways that do not cross the drainageway leading to additional informal dirt roads. Adjacent residences have also created unique grading situations and additional fills that have created unique edge conditions. The topography of the Project Site was manmade as a result of previous development activities in the area and is by no means natural. The proposed Project will clean up the drainageway and improve overall drainage for the surrounding area, will clean up existing dirt roadways, and will extend Malcolm over the drainageway improving overall connectivity for Grandview Terrace.

**(3) Other extraordinary and exceptional situation or condition of the property and/or location of surroundings, the strict application of the regulation results in exceptional and undue hardships upon the owner of the property.**

The extraordinary and exceptional circumstances mentioned above are unique to infill developments and create challenges especially for grading. The applicant is proposing to build an affordable housing product type with modern manufactured housing that will help fill a major need for the surrounding area. The applicant and the future homeowners of the affordable housing units do have a hardship in that the existing constraints of the property and the Washoe County Grading Standards make the property undevelopable. Washoe County staff indicated that they understood that their grading standards are not conducive for these infill type developments, which ultimately led to the request for the Variance. The grading proposed with the Project is nothing that the surrounding area has not already seen. As the Project Site is surrounded by the City of Reno and large Industrial development, these types of grading practices have already been approved and are allowed under City of Reno standards. The Variance will allow the project to move forward and for additional affordable housing options to be made available for an area that continues to see large industrial developments.

**(b) No Detriment. The relief will not create a substantial detriment to the public good, substantially impair affected natural resources or impair the intent and purpose of the Development Code or applicable policies under which the variance is granted.**

This Project, as designed, will be an overall improvement to the surrounding area cleaning up and improving the existing drainage way through the site, extending and improving existing roadways that will improve overall connectivity for the Grandview Terrace Subdivision, and will provide new modern affordable housing options for the surrounding area. The grading proposed with the Project is consistent with the surrounding area and would be allowed by the City of Reno, which surrounds the Project Site. Washoe County staff has recognized that the Washoe County Grading Standards do not work well for infill parcels such as this Project Site, which ultimately led to this request for a Variance. As part of the proposed grading the applicant is proposing to include mitigation for varying the standards including a mix of varying

wall heights and the use of stacked walls where feasible, as well as limiting the areas of varied grading standards as much as possible.

- (c) No Special Privileges. The granting of the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the identical regulatory zone in which the property is situated.**

The shape of the property, drainageway bisecting the site, and adjacent residences limits the area of allowable grading and hinders the development of a modern affordable housing product. This variance allows for development of this property while maintaining the existing drainageway and meeting setback requirements as well as avoiding the existing adjacent residences. The requested grading variances are not dissimilar from the City of Reno grading standards on the adjacent land surrounding the Project Site, which would allow the project as proposed without an additional variance process.

- (d) Use Authorized. The variance will not authorize a use or activity which is not otherwise expressly authorized by the regulation governing the parcel of property.**

No unauthorized uses are proposed on this property. The site is currently an undeveloped infill area 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.

- (e) Effect on a Military Installation. The variance will not have a detrimental effect on the location, purpose and mission of the military installation.**

Not applicable. This project is not in proximity to a military installation.

## **Section 3**

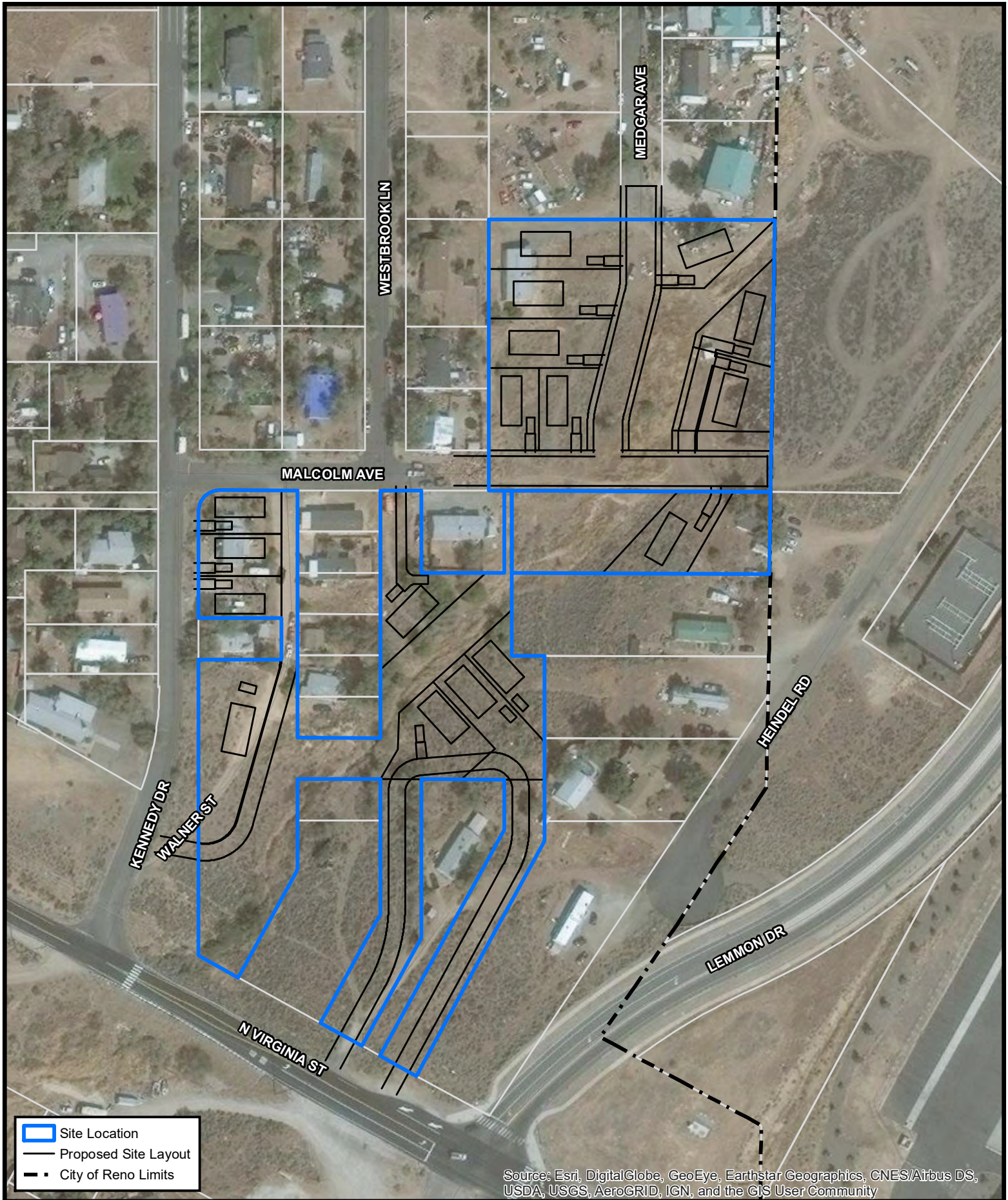


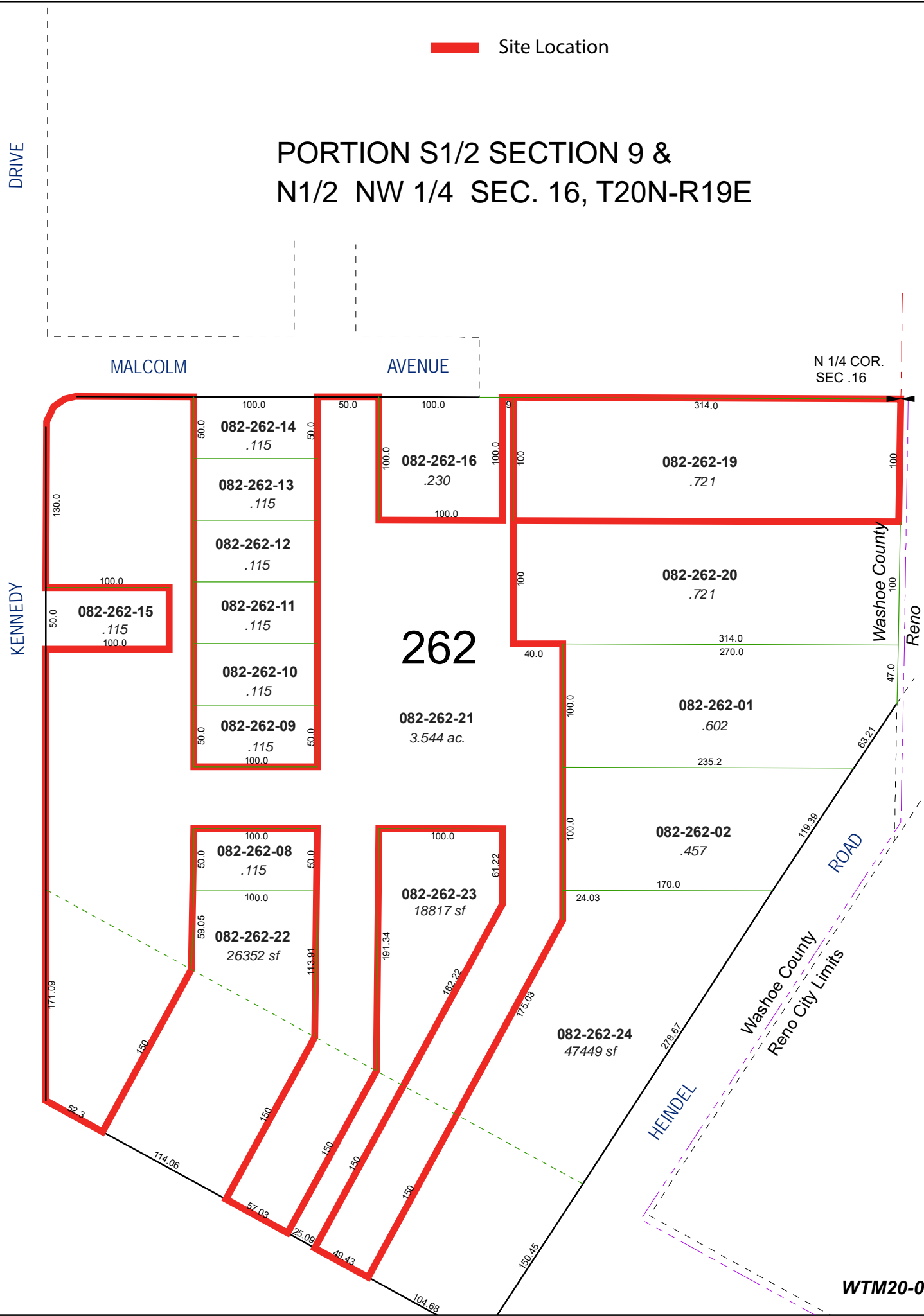
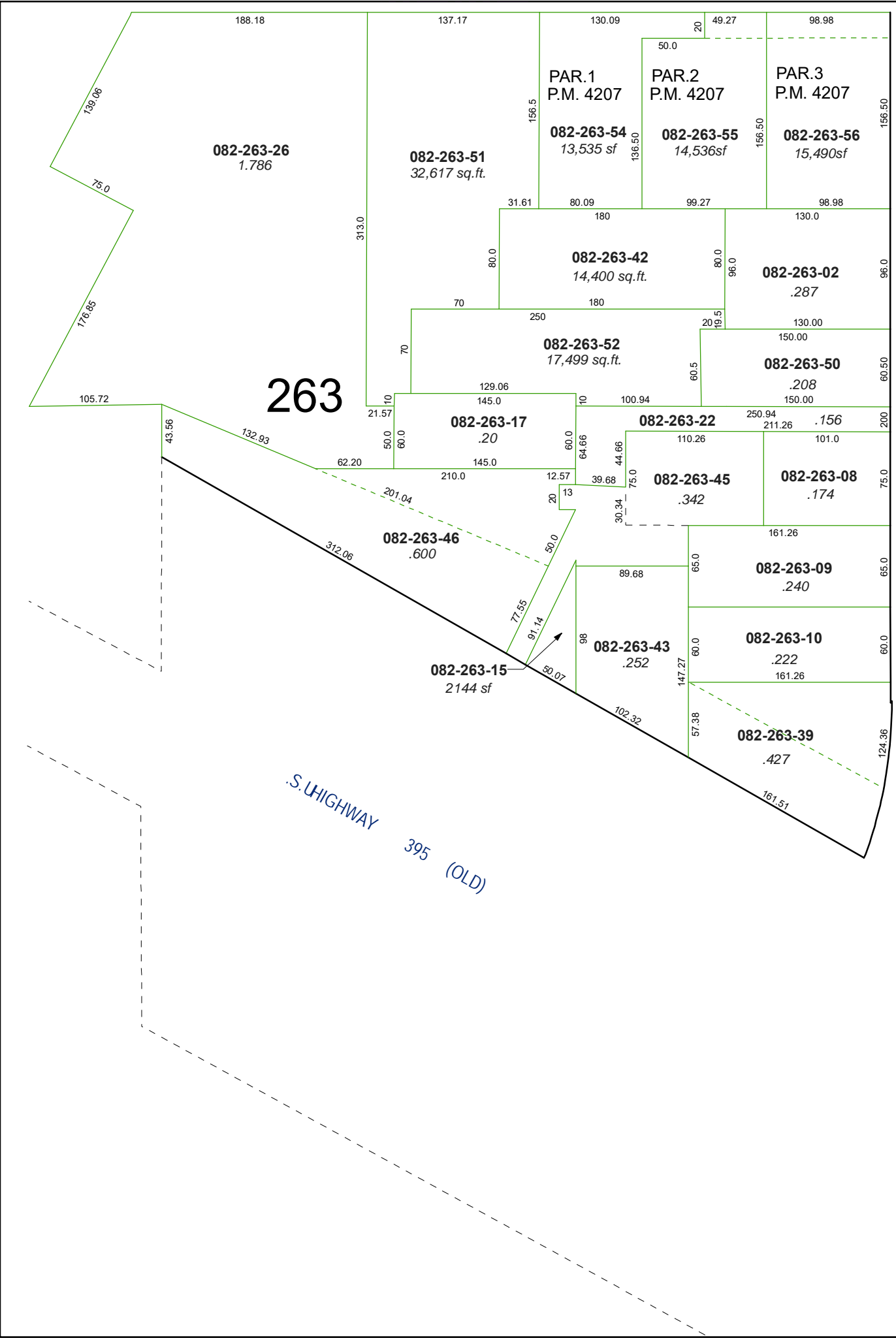
**Project Area**



**Vicinity Map**  
**Grandview Terrace TSM and Variance**  
 September 2020

**WOOD RODGERS**  
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
 1351 Corporate Boulevard Tel: 775.823.4068  
 WTNV, INC. WPVAR2000000





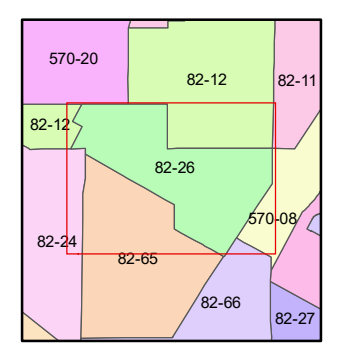
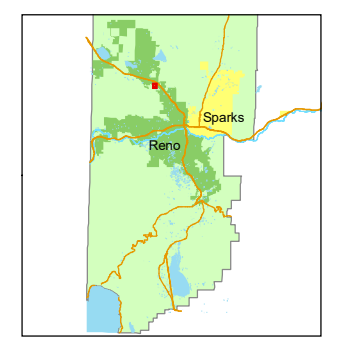
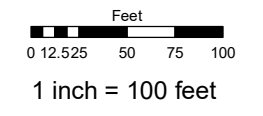
Site Location

PORTION S1/2 SECTION 9 & N1/2 NW 1/4 SEC. 16, T20N-R19E

Assessor's Map Number  
**082-26**

STATE OF NEVADA  
**WASHOE COUNTY**  
ASSESSOR'S OFFICE  
Joshua G. Wilson, Assessor

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



created by: CFB 09/15/2009  
last updated: \_\_\_\_\_  
area previously shown on map(s) \_\_\_\_\_

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

WTM20-003 & MAPVAR20-0005  
**EXHIBIT O**



# J.E. SWEATT TRACT (UNOFFICIAL)

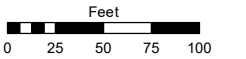
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T20N - R19E

Site Location

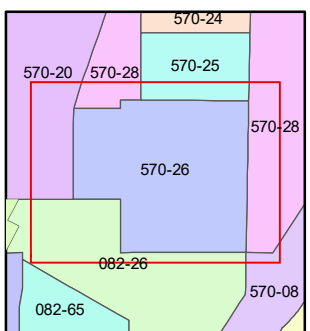
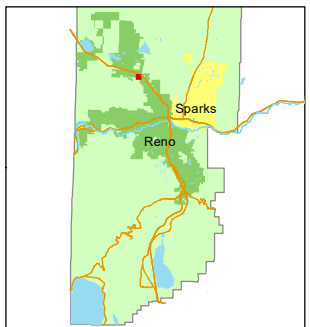
Assessor's Map Number  
**570-26**

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

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



1 inch = 100 feet



created by: CFB 03/10/2011

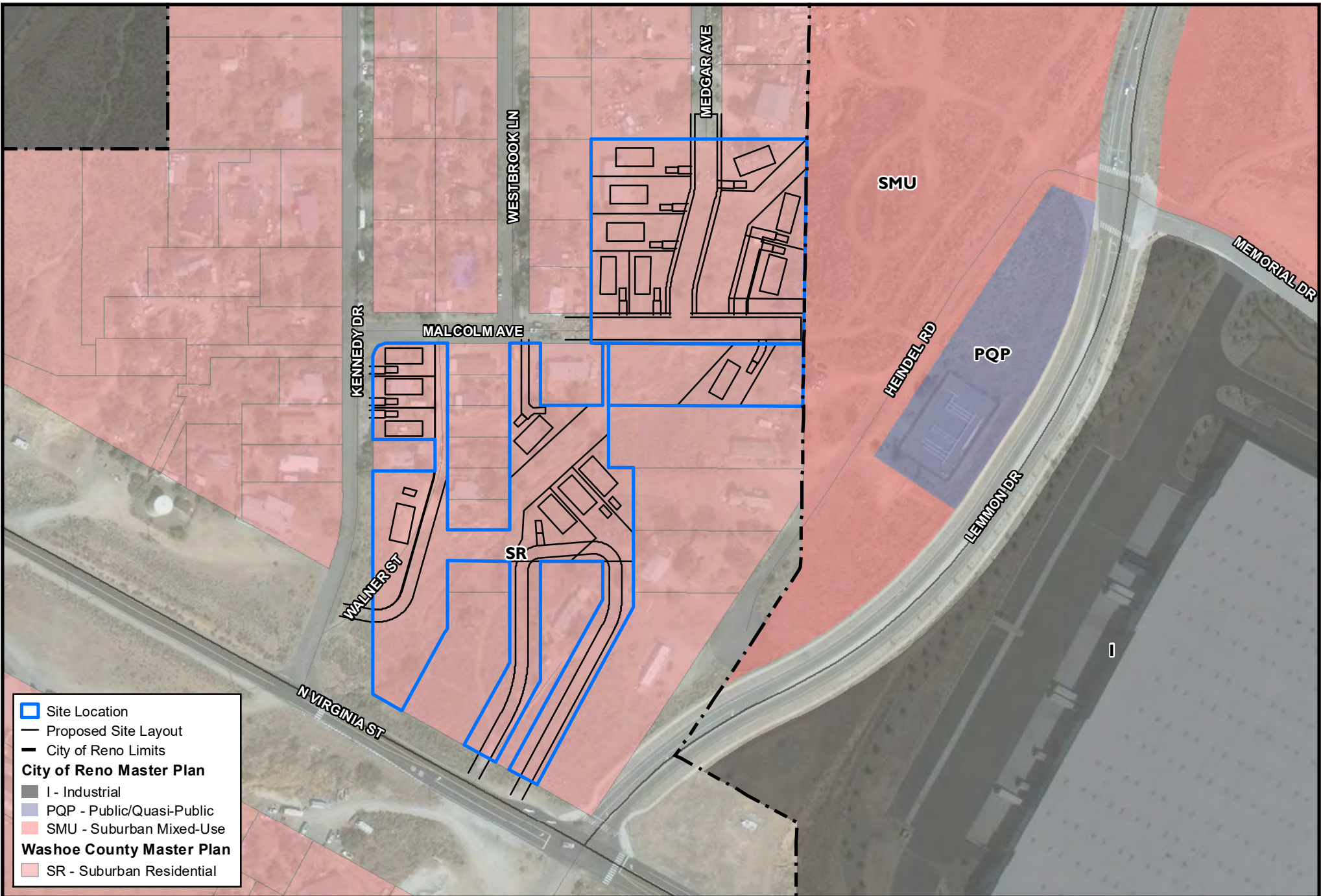
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area previously shown on map(s)

082-12

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





Site Location  
 Proposed Site Layout  
 City of Reno Limits  
**City of Reno Master Plan**  
 I - Industrial  
 PQP - Public/Quasi-Public  
 SMU - Suburban Mixed-Use  
**Washoe County Master Plan**  
 SR - Suburban Residential

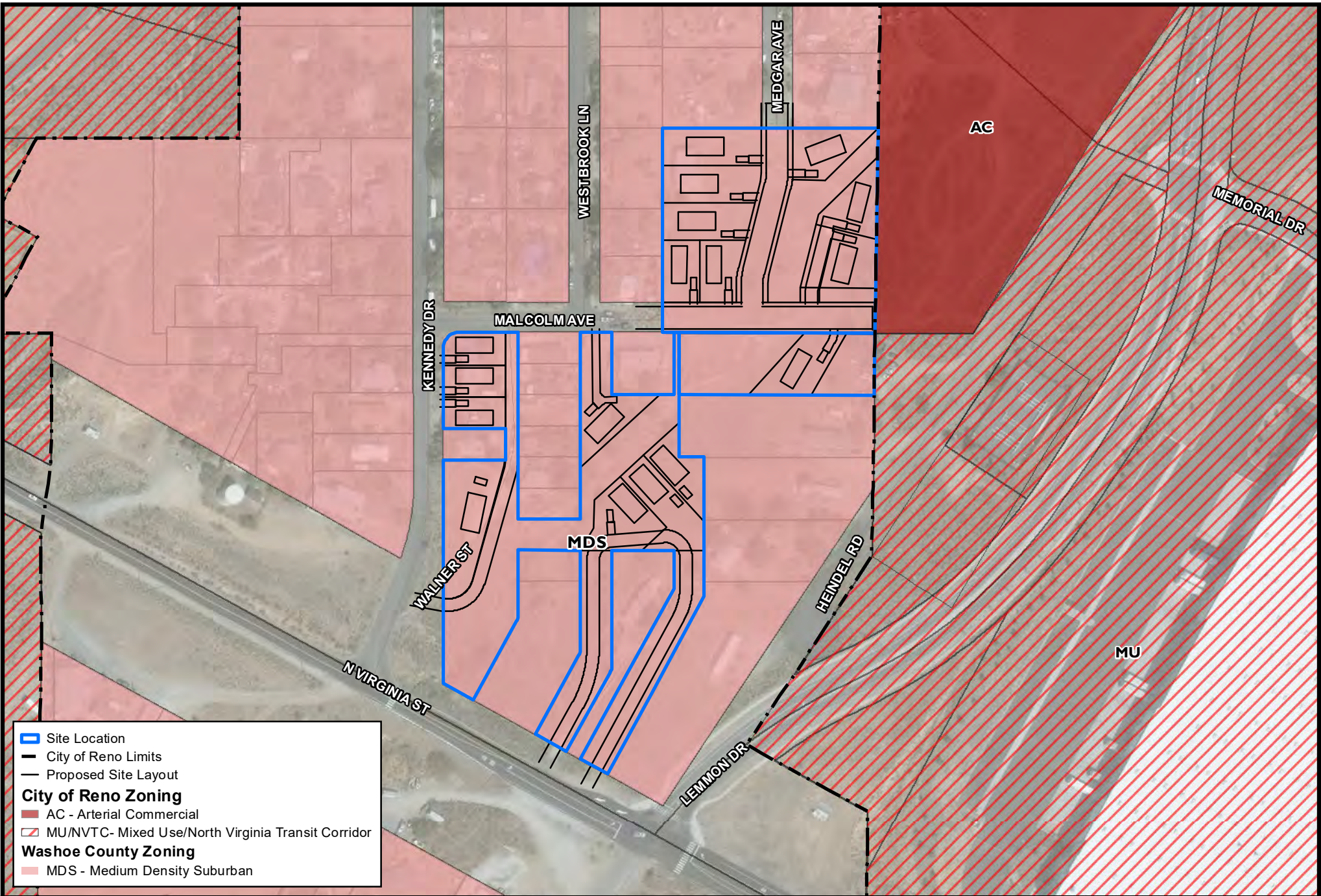


# Master Plan

## Grandview Terrace TSM and Variance

September 2020

**WOOD RODGERS**  
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
 1351 Corporate Boulevard Tel: 775.823.4068  
 Reno, NV 89502 Fax: 775.823.4066



▭ Site Location  
 City of Reno Limits  
 Proposed Site Layout

**City of Reno Zoning**

- AC - Arterial Commercial
- MU/NVTC- Mixed Use/North Virginia Transit Corridor

**Washoe County Zoning**

- MDS - Medium Density Suburban



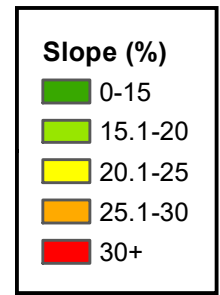
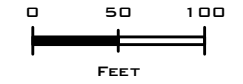
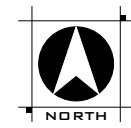
# Zoning

## Grandview Terrace TSM and Variance

September 2020

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SLOPE MAP  
 GRANDVIEW TERRACE  
 RENO, NV  
 September 2020



Slope (%)	Area (ac.)	% of Total
0-15	4.4	64.5
15.1-20	1.2	17.4
20.1-25	0.7	10.0
25.1-30	0.3	4.2
30+	0.3	3.9
<b>TOTAL</b>	<b>6.9</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

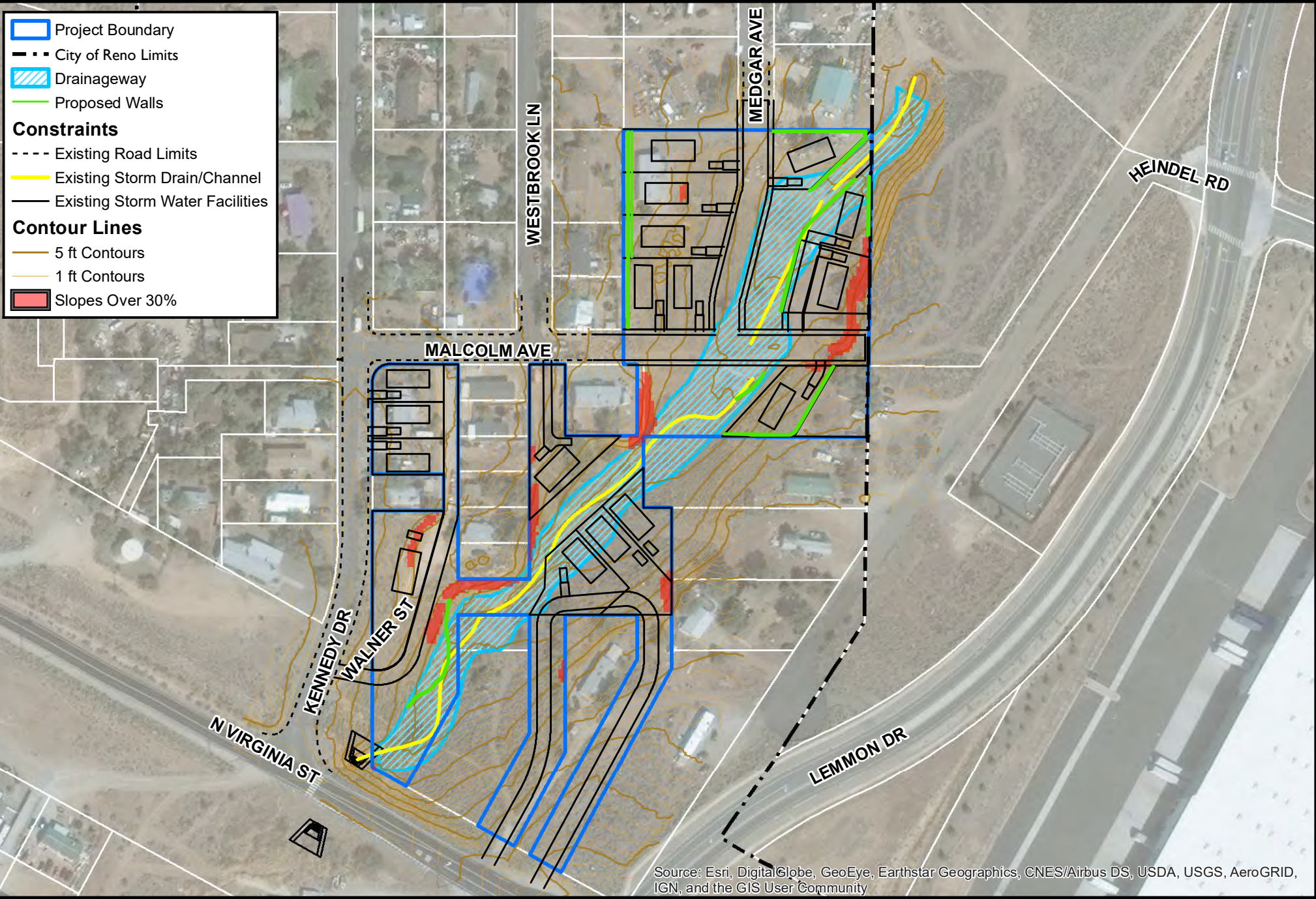
**PRELIMINARY**



**WOOD RODGERS**

WTM20-003 & WPVAR20-0005

**EXHIBIT O**



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

# Development Constraints and Opportunities

Grandview Terrace TSM and Variance

September 2020

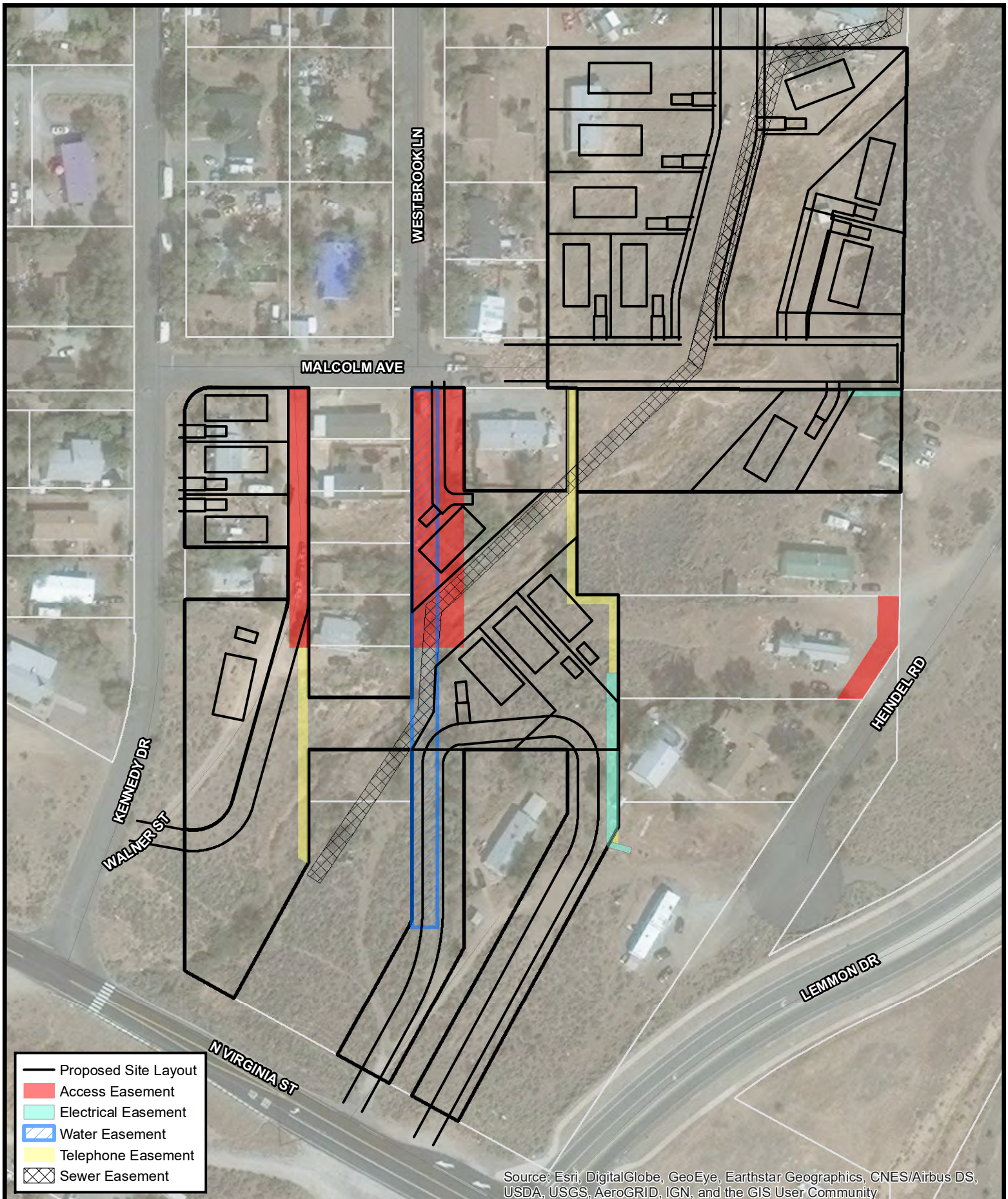


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Reno, NV 89503 Fax: 775-823-4066

WT/20-190-03563 WPVAR20-0001

EXHIBIT O



# Existing Easements Map

## Grandview Terrace TSM and Variance

September 2020



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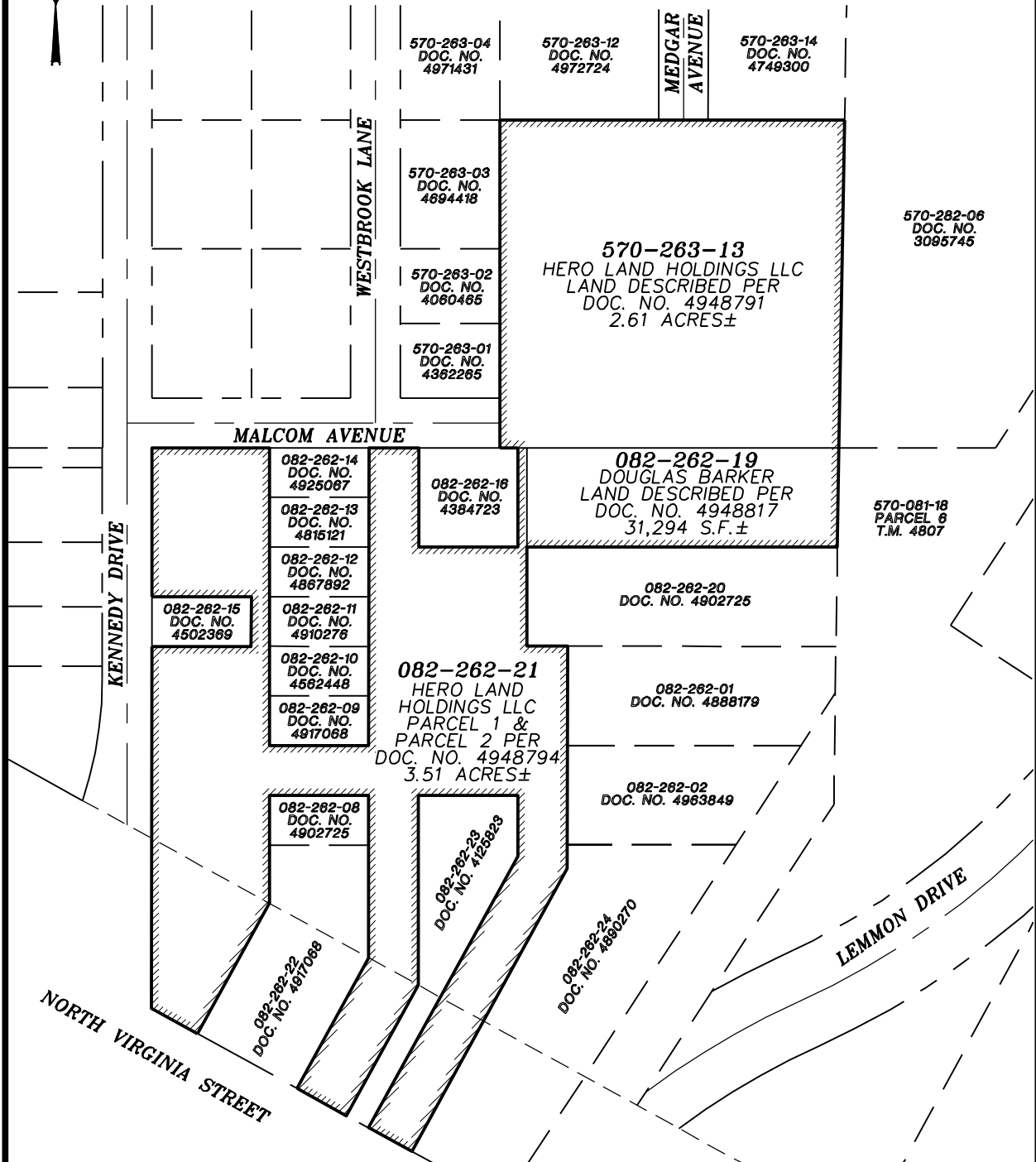
1261 Corporate Boulevard  
Wilmington, NC 28403  
Tel: 775.823.4068 Fax: 775.823.4066

**EXHIBIT O**

1" = 160'



BOUNDARY MAP EXHIBIT  
SITUATE WITHIN THE SW 1/4 OF SECTION 9  
& THE NW 1/4 OF SECTION 16  
TOWNSHIP 20 NORTH, RANGE 19 EAST, M.D.M.  
WASHOE COUNTY NEVADA



JOB NO. 3797005  
SHEET 1 OF 1



**WOOD RODGERS**  
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

1361 Corporate Blvd  
Reno, NV 89502

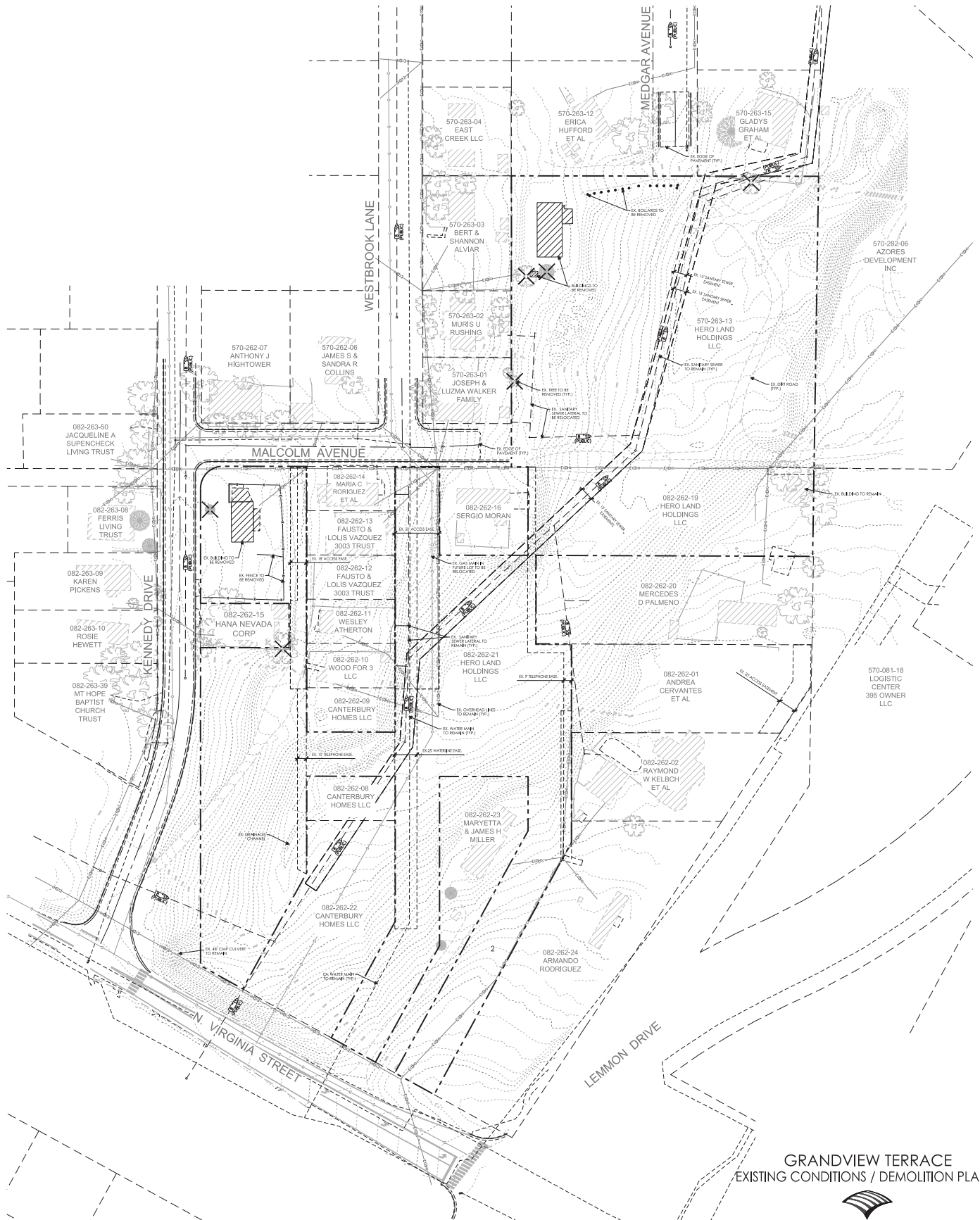
Tel 775.823.4068  
Fax 775.823.4066





# GRANDVIEW TERRACE

TENTATIVE SUBDIVISION MAP  
EXISTING CONDITIONS / DEMOLITION PLAN



GRANDVIEW TERRACE  
EXISTING CONDITIONS / DEMOLITION PLAN



**WOOD RODGERS**  
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

1901 Corporate Boulevard Tel 775.823.4068  
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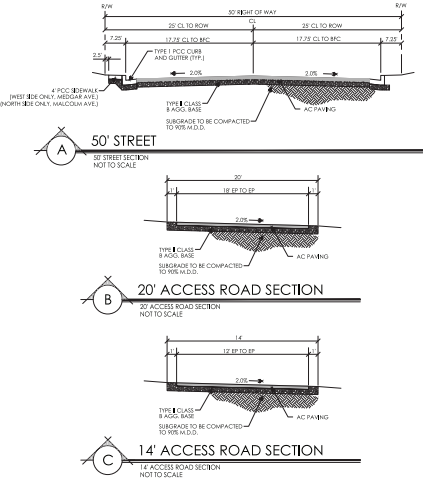
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SHEET DE 1 OF 8  
**EXHIBIT O**

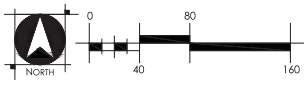
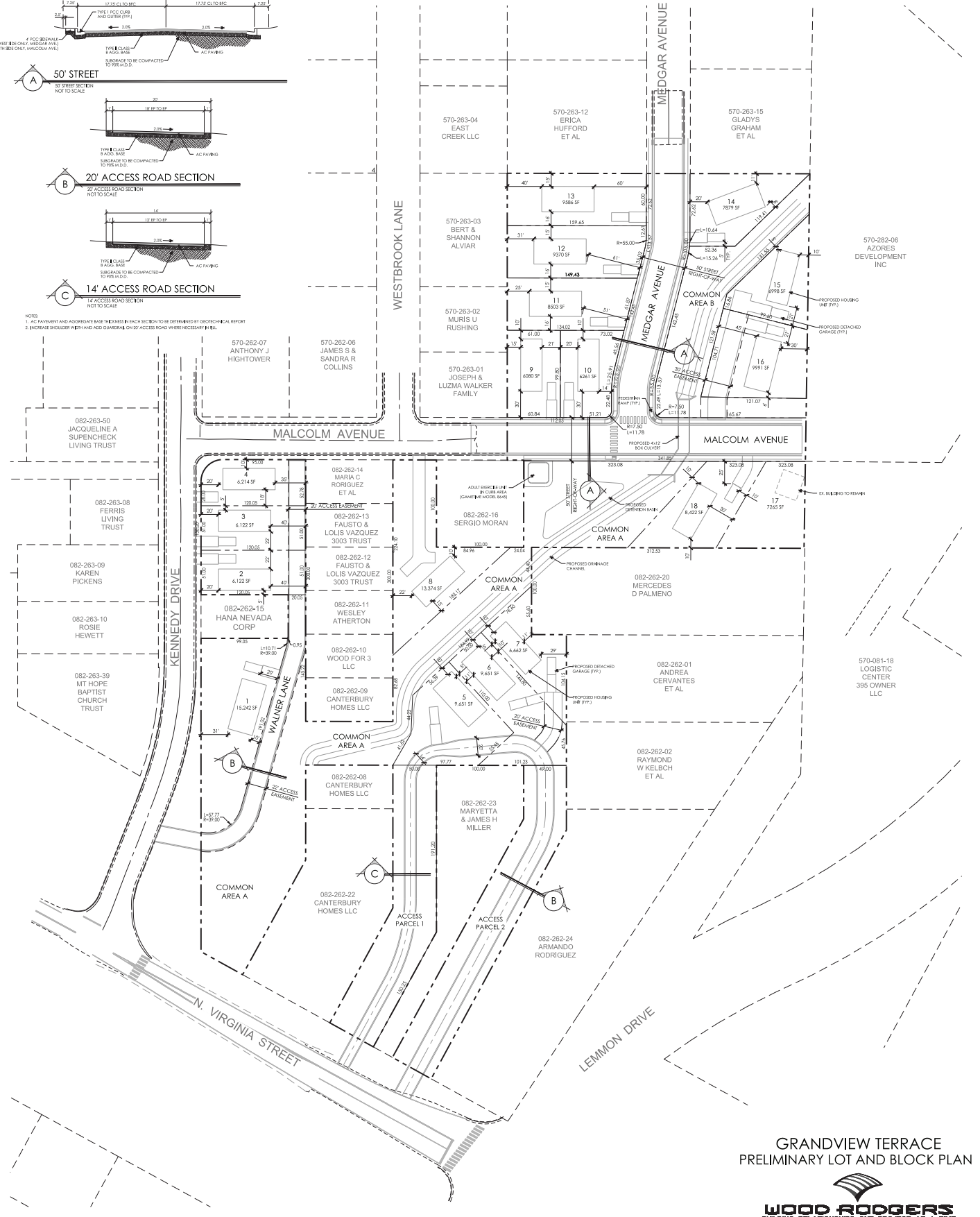
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# GRANDVIEW TERRACE

## TENTATIVE SUBDIVISION MAP PRELIMINARY LOT AND BLOCK PLAN



- NOTES  
1. AC PAVEMENT AND AGGREGATE BASE THICKNESS IN EACH SECTION TO BE DETERMINED BY GEOTECHNICAL REPORT  
2. BENCH MARK ELEVATION AND ASSOCIATED DATA ON 20' ACCESS ROAD WHERE NECESSARY IN THIS



GRANDVIEW TERRACE  
PRELIMINARY LOT AND BLOCK PLAN

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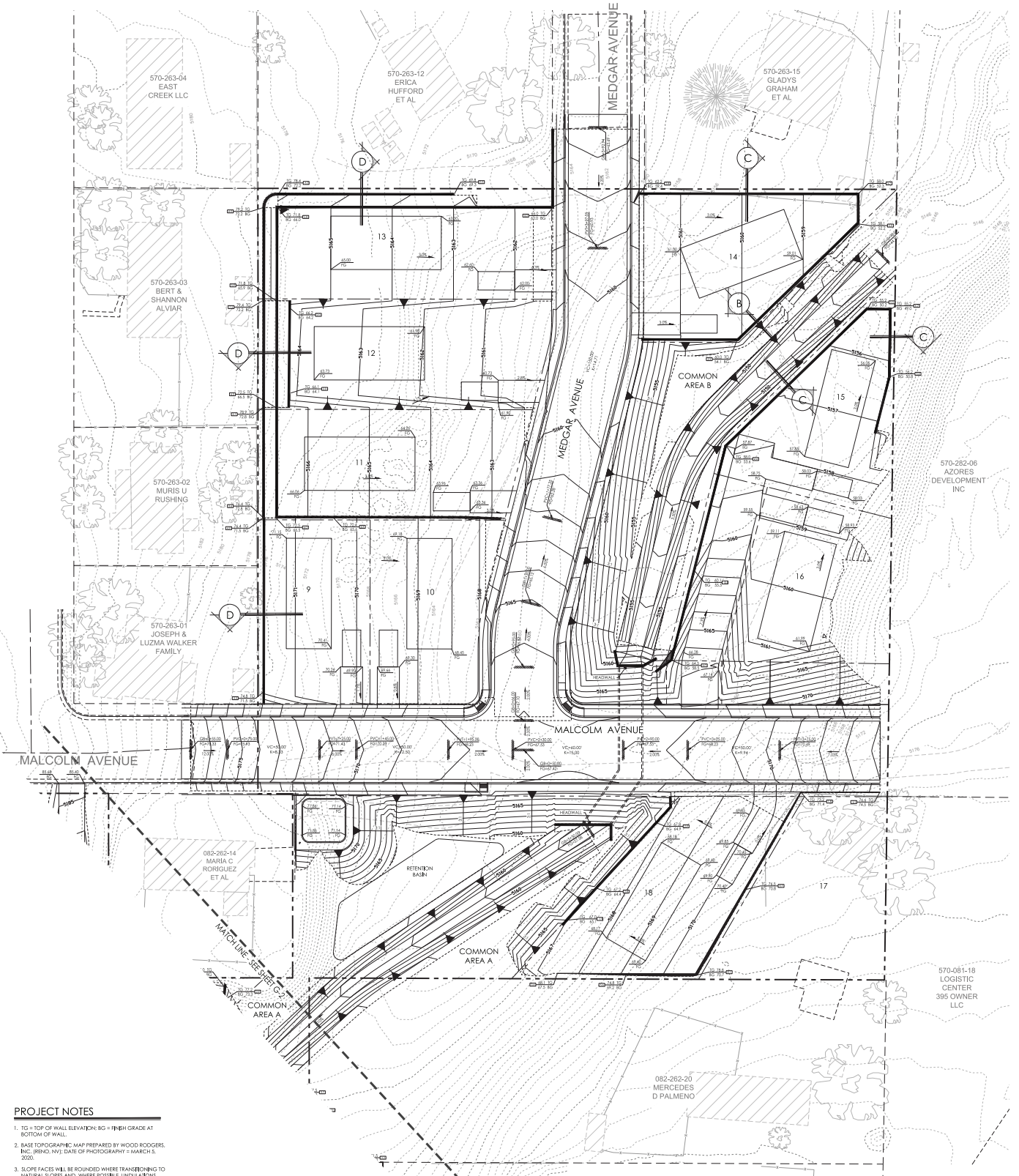
**WTM20-003 & WPVAR20-0005**  
SHEET LB OF 8  
EXHIBIT O

1/18/2025 1:00:00 PM: C:\Users\jrodriguez\OneDrive\Documents\Projects\Wood Rodgers\WTM20-003 & WPVAR20-0005\10-0005.dwg

# GRANDVIEW TERRACE

## TENTATIVE SUBDIVISION MAP

### PRELIMINARY GRADING PLAN



#### PROJECT NOTES

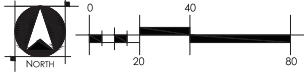
1. TO = TOP OF WALL ELEVATION; BG = FINISH GRADE AT BOTTOM OF WALL.
2. BASE TOPOGRAPHIC MAP PREPARED BY WOOD RODGERS, INC. (RENO, NV); DATE OF PHOTOGRAPHY = MARCH 5, 2008.
3. SLOPE FACES WILL BE ROUNDED WHERE TRANSITIONING TO NATURAL SLOPES AND, WHERE POSSIBLE, UNDULATIONS WILL BE ADDED.

GRANDVIEW TERRACE  
PRELIMINARY GRADING PLAN



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**WTM20-003 & WPVAR20-0005**  
SHEET G-01 OF 8  
**EXHIBIT O**

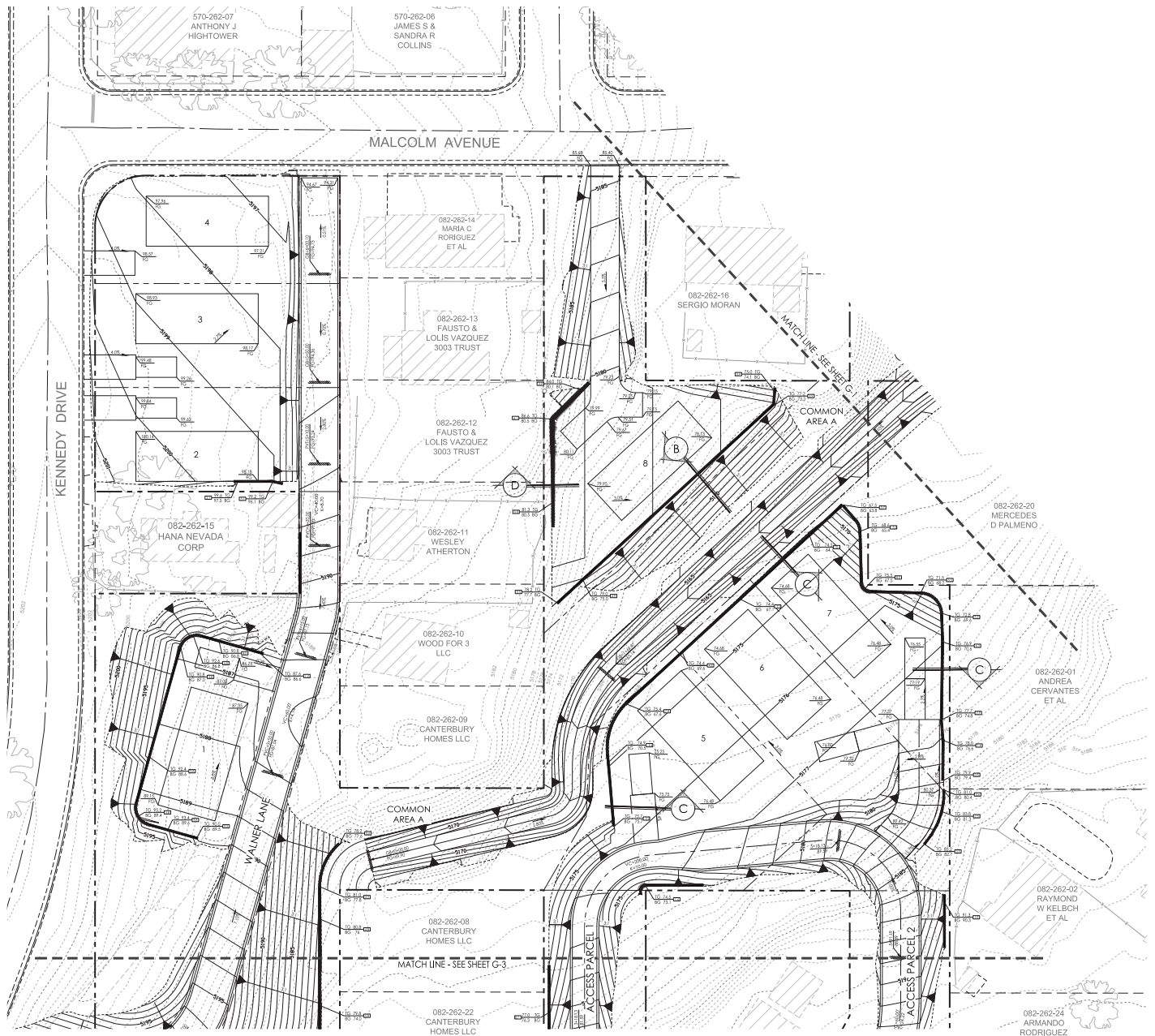


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# GRANDVIEW TERRACE

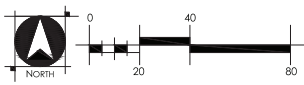
## TENTATIVE SUBDIVISION MAP

### PRELIMINARY GRADING PLAN



#### PROJECT NOTES

1. TG = TOP OF WALL ELEVATION; BG = FINISH GRADE AT BOTTOM OF WALL.
2. BASE TOPOGRAPHIC MAP PREPARED BY WOOD RODGERS, INC. (RENO, NV); DATE OF PHOTOGRAPHY = MARCH 5, 2008.
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GRANDVIEW TERRACE  
PRELIMINARY GRADING PLAN



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**WTM20-003 & WPVAR20-0005**

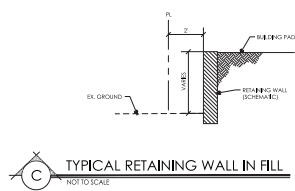
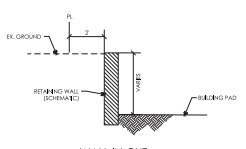
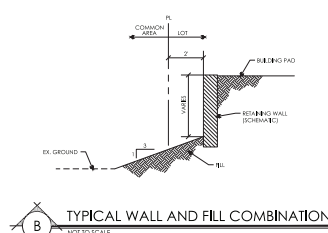
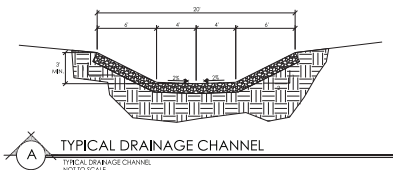
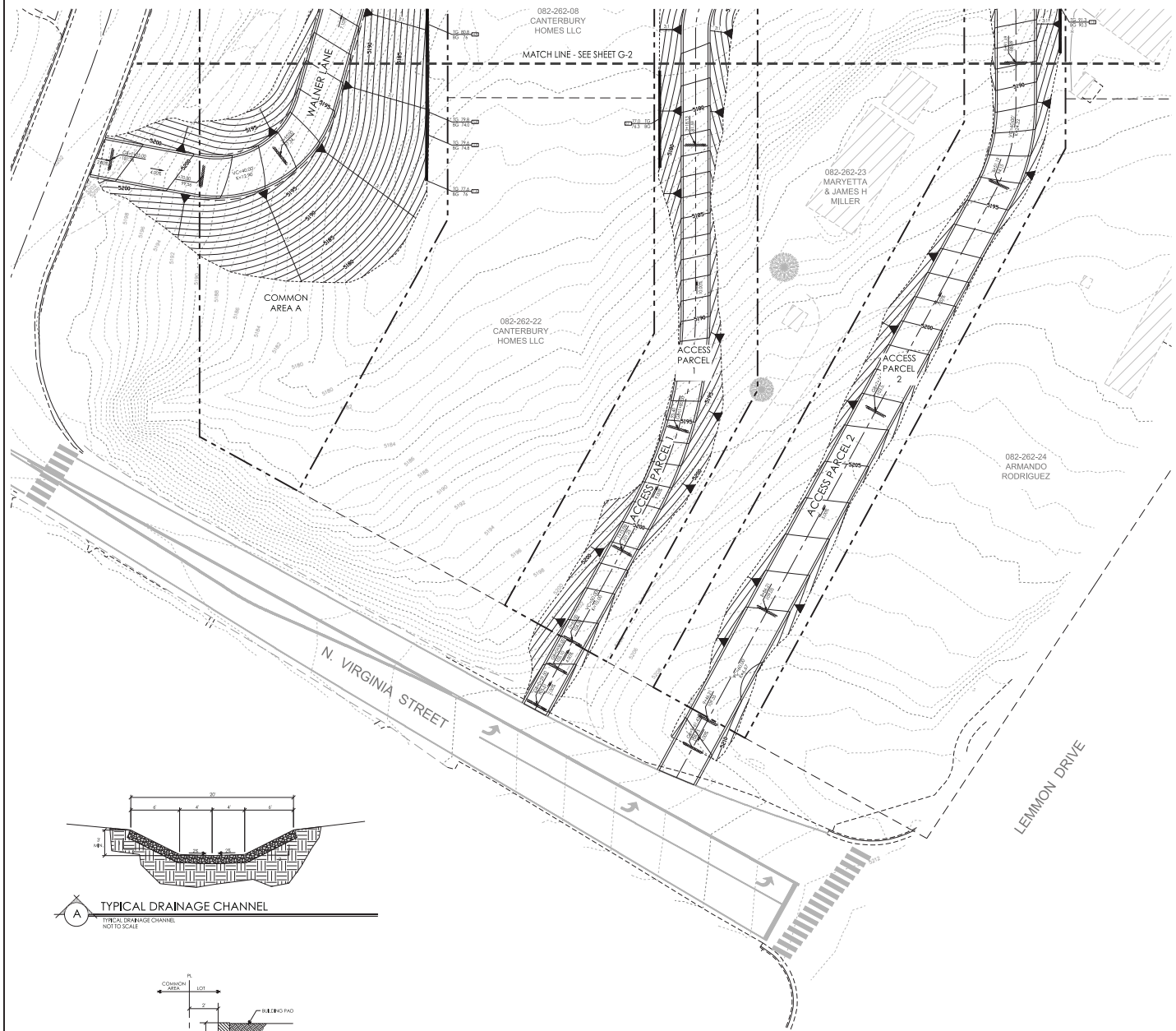
SHEET G-2018 **EXHIBIT O**

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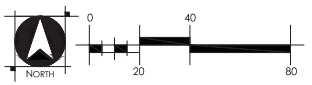
# GRANDVIEW TERRACE

TENTATIVE SUBDIVISION MAP

PRELIMINARY GRADING PLAN



- PROJECT NOTES**
1. TG = TOP OF WALL ELEVATION; BG = FINISH GRADE AT BOTTOM OF WALL.
  2. BASE TOPOGRAPHIC MAP PREPARED BY WOOD RODGERS, INC. (REND. KVX; DATE OF PHOTOGRAPHY = MARCH 5, 2020).
  3. SLOPE FACES WILL BE ROUNDED WHERE TRANSITIONING TO NATURAL SLOPES AND, WHERE POSSIBLE, UNDULATIONS WILL BE ADDED.



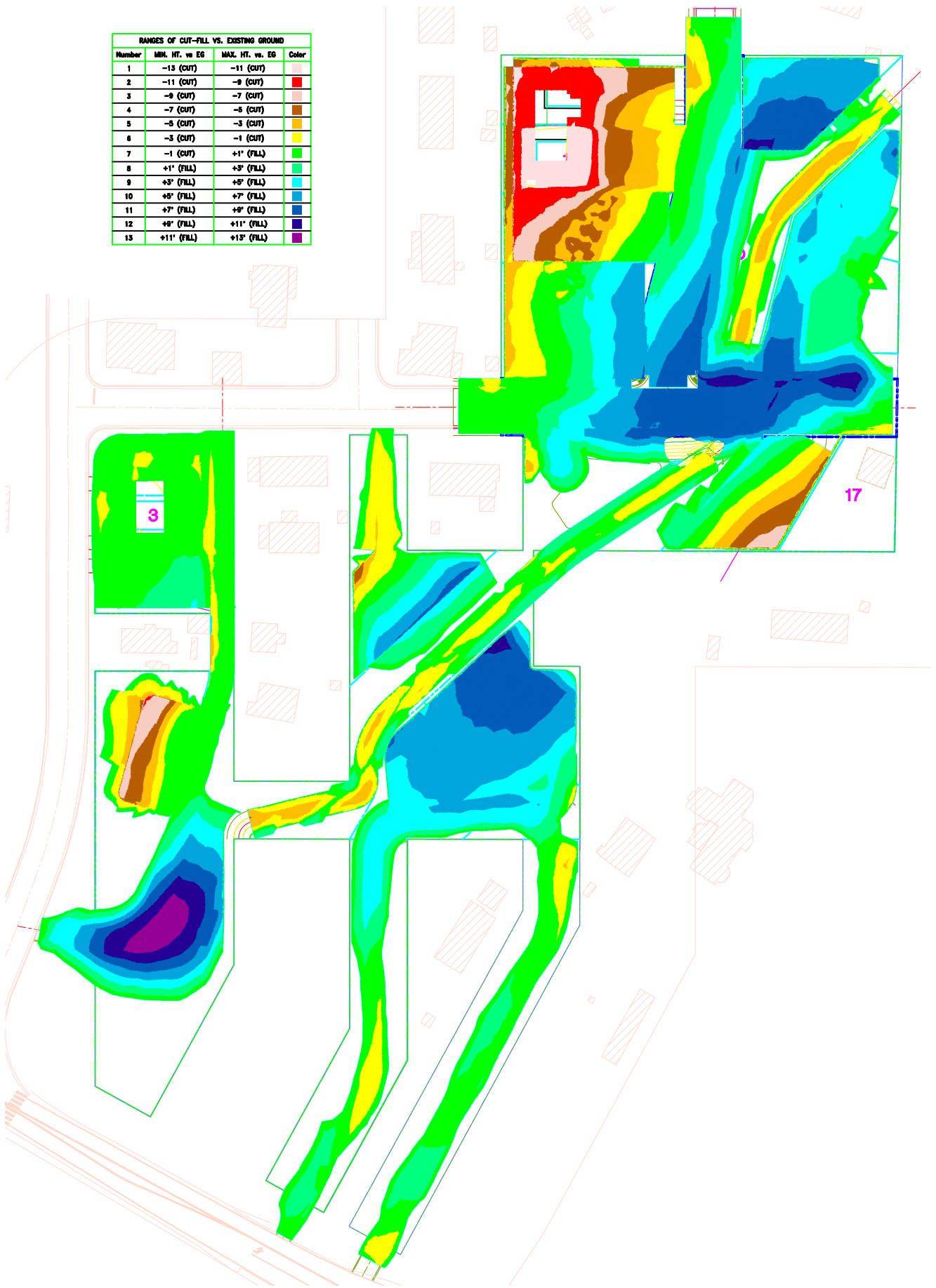
GRANDVIEW TERRACE  
PRELIMINARY GRADING PLAN

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**WTM20-003 & WPVAR20-0005**  
SHEET G-2018 **EXHIBIT O**

A:\2020\2020-003\2020-003-0005\2020-003-0005-0005.dwg, 11/11/2020 10:18 AM, 485, 2079

RANGES OF CUT-FILL VS. EXISTING GROUND			
Number	MIN. HT. vs EG	MAX. HT. vs. EG	Color
1	-13 (CUT)	-11 (CUT)	Red
2	-11 (CUT)	-9 (CUT)	Orange
3	-9 (CUT)	-7 (CUT)	Yellow
4	-7 (CUT)	-5 (CUT)	Light Green
5	-5 (CUT)	-3 (CUT)	Green
6	-3 (CUT)	-1 (CUT)	Light Blue
7	-1 (CUT)	+1' (FILL)	Blue
8	+1' (FILL)	+3' (FILL)	Dark Blue
9	+3' (FILL)	+5' (FILL)	Light Purple
10	+5' (FILL)	+7' (FILL)	Dark Purple
11	+7' (FILL)	+9' (FILL)	Light Blue
12	+9' (FILL)	+11' (FILL)	Dark Blue
13	+11' (FILL)	+13' (FILL)	Dark Purple

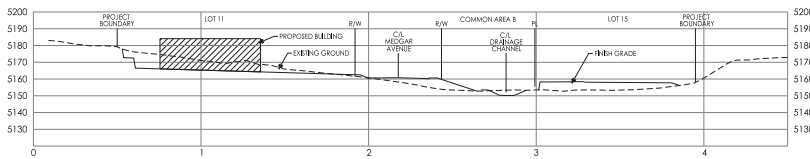
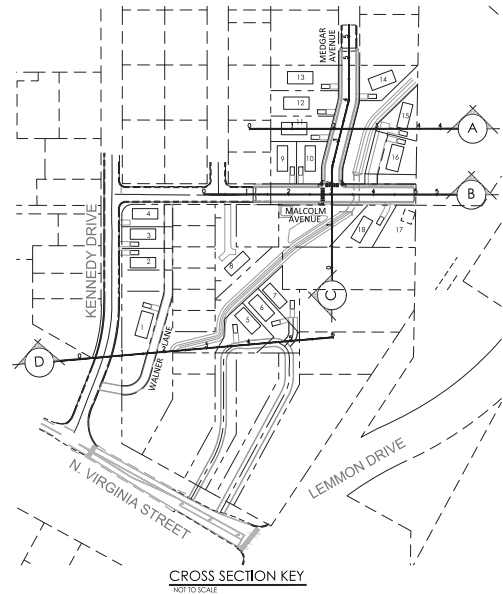




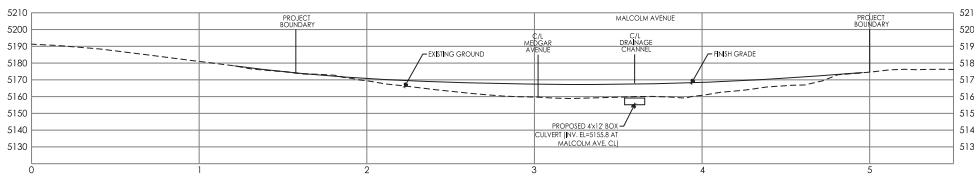
# GRANDVIEW TERRACE

## TENTATIVE SUBDIVISION MAP

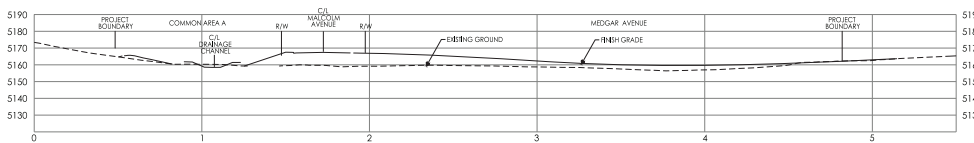
### PRELIMINARY CROSS SECTIONS



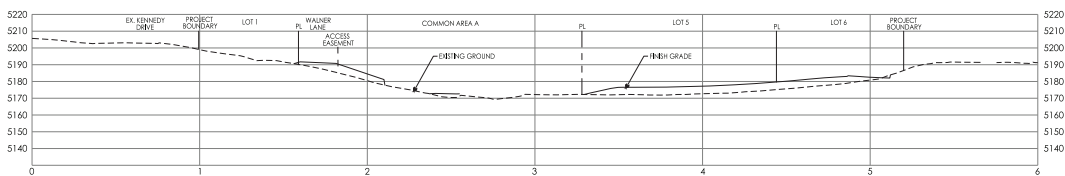
**A** SCALE 1"=30' HORIZ. AND VERT.



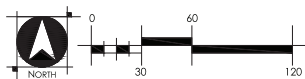
**B** SCALE 1"=30' HORIZ. AND VERT.



**C** SCALE 1"=30' HORIZ. AND VERT.



**D** SCALE 1"=30' HORIZ. AND VERT.



GRANDVIEW TERRACE  
PRELIMINARY CROSS SECTIONS



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**WTM20-003 & WPVAR20-0005**

SHEET CS 2 OF 8

**EXHIBIT O**

A:\WORK\2017\2017-003-0005\Drawings\Site\WTM20-003\_Cross\_Section.dwg 10/17/2020 8:52 AM 108 10/17/2020