



# Planning Commission Staff Report

Meeting Date: February 1, 2022

Agenda Item: 9A

TENTATIVE SUBDIVISION MAP CASE NUMBER: TM04-001 (Sun Mesa)

BRIEF SUMMARY OF REQUEST: Extension of Time Request for Tentative Subdivision Map Case Number TM04-001

STAFF PLANNER: Roger Pelham, MPA, Senior Planner  
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### CASE DESCRIPTION

**Extension of Time Request for Tentative Subdivision Map Case Number TM04-001 (Sun Mesa)** – For, hearing, discussion, and possible action to approve an extension of time for the approval of the subdivision, for two years, from April 28, 2022 until April 28, 2024. The subdivision was originally approved by the Planning Commission on April 20, 2004 for 257 single-family lots. The planning commission may grant an extension of not more than 2 years for the presentation of any final map after the 2-year period for presenting a successive final map has expired, in accordance with NRS 278.360.

Applicant: Keusder Homes, Inc  
Property Owner: Mesa View Reno, LLC.  
Location: At the eastern terminus of Sun Mesa Drive, approximately 2000 feet east of its intersection with East 5th Avenue.  
APN: 504-460-03  
Parcel Size: ± 29.84 acres  
Master Plan: Suburban Residential (SR) and Open Space (OS)  
Regulatory Zone: Medium Density Suburban (MDS) and Open Space (OS)  
Area Plan: Sun Valley  
Development Code: Authorized in Article 608  
Commission: Tentative Subdivision Maps  
District: 5 – Commissioner Herman



**Vicinity Map**

### STAFF RECOMMENDATION

APPROVE

**APPROVE WITH CONDITIONS**

DENY

### POSSIBLE MOTION

I move that the Washoe County Planning Commission approve the two-year Extension of Time Request until April 28, 2024, for Tentative Subdivision Map Case Number TM04-001 for the Sun Mesa Subdivision, subject to the attached conditions of approval, having made the findings that the conditions of approval ensure consideration of the items enumerated in NRS 278.360, that the original findings remain valid, and that the circumstances have not appreciably changed since the original approval.

*(Motion with Findings on Page 3)*

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**Legal Provisions Governing Extensions of Tentative Subdivision Maps**

**Section 110.608.30 Expiration Date.** If the subdivider fails to record a final map for any portion of the tentative map within the time required by NRS 278, all proceedings are terminated and a new application is required. **The Planning Commission may grant extensions as allowed by NRS.**

**NRS 278.360 Requirements for presentation of final map or series of final maps; extensions of time.**

1. Unless a longer time is provided in an agreement entered into pursuant to NRS 278.0201 or 278.350:
  - (a) Unless the time is extended, the subdivider shall present to the governing body, or the planning commission or the director of planning or other authorized person or agency if authorized to take final action by the governing body, within 4 years after the approval of a tentative map:
    - (1) A final map, prepared in accordance with the tentative map, for the entire area for which a tentative map has been approved; or
    - (2) The first of a series of final maps covering a portion of the approved tentative map. If the subdivider elects to present a successive map in a series of final maps, each covering a portion of the approved tentative map, the subdivider shall present to the governing body, or the planning commission or the director of planning or other authorized person or agency if authorized to take final action by the governing body, on or before the second anniversary of the date on which the subdivider recorded the first in the series of final maps:
      - (I) A final map, prepared in accordance with the tentative map, for the entire area for which the tentative map has been approved; or
      - (II) The next final map in the series of final maps covering a portion of the approved tentative map.

- (b) If the subdivider fails to comply with the provisions of paragraph (a), all proceedings concerning the subdivision are terminated.
  - (c) The governing body or planning commission may grant an extension of not more than 2 years for the presentation of any final map after the 2-year period for presenting a successive final map has expired.
2. If the subdivider is presenting in a timely manner a series of final maps, each covering a portion of the approved tentative map, no requirements other than those imposed on each of the final maps in the series may be placed on the map when an extension of time is granted unless the requirement is directly attributable to a change in applicable laws which affect the public health, safety or welfare.

### **Project Evaluation**

The tentative map remains valid at this time after a series of final maps, extensions, and a development agreement. The applicant states that they plan to submit the next final map for review by Washoe County, in the first half of 2022. While it is likely that this extension will not ultimately be necessary for the tentative map to remain valid, this approval is being sought out of an abundance of caution should any unforeseen delays arise. Based upon the current valid approval, staff recommends that the Planning Commission grant a two-year extension, until April 28, 2024, in accordance with WCC110.608.30 and NRS278.360(1)(c).

### **Recommendation**

After a thorough analysis and review, extension of Tentative Subdivision Map Case Number TM04-001 for Sun Mesa is being recommended for extension of time with the original conditions of approval. Staff offers the following motion for the Commissions' consideration.

### **Motion**

I move that the Washoe County Planning Commission approve the two-year Extension of Time Request until April 28, 2024, for Tentative Subdivision Map Case Number TM04-001 for Sun Mesa, subject to the attached conditions of approval, as previously amended, having made the findings that the conditions of approval ensure consideration of the items enumerated in NRS 278.360, that the original findings remain valid, and that the circumstances have not appreciably changed since the original approval.

### **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: Keusder Homes, Attn: Wes Keusder, [wes@keusderhomes.com](mailto:wes@keusderhomes.com)

Owner: Mesa View Reno LLC, Attn: DeRicci Keller, [DeRicci@cormanleigh.com](mailto:DeRicci@cormanleigh.com)

Representatives: Venture Engineering and Consulting, Attn: John Munson, [john@venturereno.com](mailto:john@venturereno.com)

Others: Keusder Homes, Attn: Bart Hornstein, [bhornstein@keusderhomes.com](mailto:bhornstein@keusderhomes.com)

**AMENDED CONDITIONS FOR  
TENTATIVE SUBDIVISION MAP CASE NO. TM04-001  
SUN MESA SUBDIVISION  
(As approved by the Washoe County Planning Commission on April 20,  
2004, and February 1, 2022)**

**INSTRUCTIONS**

**\*\*\*IMPORTANT—PLEASE READ\*\*\***

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

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

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

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

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

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

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

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

**GENERAL CONDITIONS**

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

<b>Regulatory Zone for Review Purposes</b>	<b>Common Open Space Development MDS (Max. 3 unit/acre)</b>
Minimum Lot Area Required	6,534 square feet
Minimum Lot Width	65-feet
Minimum Front Yard	20-feet
Minimum Side Yard	8-feet
Minimum Rear Yard	20-feet
Maximum Building Height	35 feet / 2-story maximum

**Note:** Variances to these standards may be processed per Washoe County Code.

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

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

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

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

3. The subdivider shall present to Washoe County a final map, prepared in accordance with the tentative map, for the entire area for which a tentative map has been approved, or one of a series of final maps, each covering a portion of the approved tentative map, within two years after the date of approval of the tentative map or within one year of the date of approval for subsequent final maps. On subsequent final maps, that date may be extended by one year if the extension request is received prior to the expiration date. Final maps shall be in substantial compliance with all plans and documents submitted with and made part of this tentative map request, as may be amended by action of the final approving authority. Substantial compliance shall be determined by the applicable agency and the Department of Community Development.

*Final Map Verification: Phase/Unit No.:* \_\_\_\_\_ *Date Submitted:* \_\_\_\_\_

Where/How Condition is Satisfied: \_\_\_\_\_

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

Final Map Verification: Phase/Unit No.: \_\_\_\_\_ Date Submitted: \_\_\_\_\_

Where/How Condition is Satisfied: \_\_\_\_\_

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5. The developer shall be required to participate in any applicable General Improvement District or Special Assessment District formed by Washoe County. The applicable County Department shall determine compliance with this condition.

Final Map Verification: Phase/Unit No.: \_\_\_\_\_ Date Submitted: \_\_\_\_\_

Where/How Condition is Satisfied: \_\_\_\_\_

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

NOTE

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

Final Map Verification: Phase/Unit No.: \_\_\_\_\_ Date Submitted: \_\_\_\_\_

Where/How Condition is Satisfied: \_\_\_\_\_

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

NOTE

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

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

Final Map Verification: Phase/Unit No.: \_\_\_\_\_ Date Submitted: \_\_\_\_\_

Where/How Condition is Satisfied: \_\_\_\_\_

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8. The developer shall provide written approval from the U.S. Postal Service concerning the installation and type of mail delivery facilities. The system, other

than individual mailboxes, must be shown on the project construction plans and installed as part of the on-site improvements. The County Engineer shall determine compliance with this condition.

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

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

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

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10. 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 and shall include detailed plans for grading and drainage on each lot, erosion control, slope stabilization and mosquito abatement. Placement or disposal of any excavated material shall be indicated on the grading plan. The Engineering Division shall determine compliance with this condition.

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

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

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

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12. Prior to finalization of the first final map, a fault study shall be provided that addresses fault location, age and setback requirements for any faults that affect the site. The County Engineer shall determine compliance with this condition.

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

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13. Appropriate public access easement(s) shall be provided over all common areas intended to be a community amenity. The County Engineer shall determine compliance with this condition.

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

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14. Any existing easements or utilities that conflict with the development shall be relocated, quitclaimed and/or abandoned. The County Engineer shall determine compliance with this condition.

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

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15. Any easement documents recorded for the project shall include an exhibit map showing the location and limits of the easement in relationship to the project. The County Engineer shall determine compliance with this condition.

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

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### **DRAINAGE**

#### **Drainage (County Code 110.420)**

16. The master hydrology/hydraulic report shall address the overflow and/or draining of the existing water tank located just south of the site. An overflow route shall be provided through the subdivision for any water tank flows that impact the site. The report shall show that water tank flows can be carried in the proposed overflow system or storm drain system when there are no storm flows in the system. The County Engineer shall determine compliance with this condition.

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

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17. The master hydrology/hydraulic report shall address the need for the existing rock filled ditch located on site and referenced in the Feasibility-Level Geotechnical Investigation prepared by Black Eagle Consulting, Inc., dated May 23, 2001. Any flows associated with this trench shall be perpetuated. The County Engineer shall determine compliance with this condition.

*Final Map Verification: Phase/Unit No.:* \_\_\_\_\_ *Date Submitted:* \_\_\_\_\_

Where/How Condition is Satisfied: \_\_\_\_\_

18. The master hydrology/hydraulic report shall address any impacts of Sun Mesa discharging storm drain flows to the existing Stone Canyon detention pond north of 5<sup>th</sup> Avenue. The report shall analyze the impacts of both altered hydrograph inflow timing and hydrograph volume due to development of Sun Mesa. The storm frequencies used in these calculations shall match those used for the original Stone Canyon detention pond design. Mitigation shall be provided for any adverse effects on the existing Stone Canyon pond due to development of Sun Mesa. The County Engineer shall determine compliance with this condition.

Final Map Verification: Phase/Unit No.: \_\_\_\_\_ Date Submitted: \_\_\_\_\_

Where/How Condition is Satisfied: \_\_\_\_\_

19. All hydrology reports shall use the current rainfall data in the Washoe County Hydrologic Criteria and Drainage Design Manual. The County Engineer shall determine compliance with this condition.

Final Map Verification: Phase/Unit No.: \_\_\_\_\_ Date Submitted: \_\_\_\_\_

Where/How Condition is Satisfied: \_\_\_\_\_

20. Stormwater detention pond design shall be based on an acceptable pond routing calculation method that includes routing inflow hydrographs through the pond to obtain the associated outflow hydrographs. The County Engineer shall determine compliance with this condition.

Final Map Verification: Phase/Unit No.: \_\_\_\_\_ Date Submitted: \_\_\_\_\_

Where/How Condition is Satisfied: \_\_\_\_\_

21. Maintenance access is required for all proposed drainage facilities. Improved vehicular access is required for all detention ponds. The County Engineer shall determine compliance with this condition.

Final Map Verification: Phase/Unit No.: \_\_\_\_\_ Date Submitted: \_\_\_\_\_

Where/How Condition is Satisfied: \_\_\_\_\_

22. No slopes, other than appropriately armored ditches or retaining walls, shall be graded steeper than 3:1. The County Engineer shall determine compliance with this condition.

Final Map Verification: Phase/Unit No.: \_\_\_\_\_ Date Submitted: \_\_\_\_\_

Where/How Condition is Satisfied: \_\_\_\_\_

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23. The Truckee Meadows Regional Stormwater Quality management Program Construction Permit Submittal Checklist and Inspection Fee shall be submitted with each final map. The County Engineer shall determine compliance with this condition.

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

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24. Due to the limited capacity in the existing drainage system on Whitehorse Avenue, flows shall not be increased to Whitehorse Avenue unless the existing system is improved to handle the increased flow. The County Engineer shall be responsible for determining compliance with this condition.

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

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25. Type-11 drop inlets proposed in the Conceptual Drainage Report are not acceptable for use in County streets. Type-4 catch basins with slotted drains or a series of Type-4 catch basins shall be substituted for the Type-11 drop inlets. The County Engineer shall be responsible for determining compliance with this condition.

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

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26. Drainage easements shall be provided over all drainage features located outside of a street right-of-way. The County Engineer shall determine compliance with this condition.

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

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27. Slopes and retaining walls shall be set back from the exterior project boundary in accordance with the following:

- a) Top of Cut Slope/Retaining Wall. The top of cut slopes/retaining walls shall not be made nearer to the exterior project boundary line than 1/5 of the vertical height of cut with a minimum of a 2-foot setback and a maximum of

a 10-foot setback. The setback shall be increased as necessary to accommodate any required interceptor drains.

- b) Toe of Fill Slope/Retaining Wall. The toe of fill slopes/retaining walls shall not be made nearer to the exterior project boundary line than ½ the vertical height of the slope with a minimum of a 2-foot setback and a maximum of a 20-foot setback. The setback shall be increased as necessary to accommodate any required interceptor drains. The County Engineer shall determine compliance with this condition.

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

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28. 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. The Engineering Division shall determine compliance with this condition.

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

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29. 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. The Engineering Division shall determine compliance with this condition.

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

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30. Prior to the finalization of any portion of the tentative map, a final, detailed hydrology/hydraulic report for that unit shall be submitted to the County Engineer. All storm drainage improvements necessary to serve the project shall be designed and constructed to County standards and specifications and/or financial assurances in an appropriate form and amount shall be provided. The County Engineer shall be responsible for determining compliance with this condition.

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

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31. Any increase in stormwater runoff resulting from the development and based on the 5- and 100-year storm(s) shall be detained. The County Engineer shall be responsible for determining compliance with this condition.

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

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32. The 100-year floodplain boundaries and flood elevations shall appear on each final map. If the floodplain boundary has been changed by a Federal Emergency Management Agency (FEMA) Conditional Letter of Map Amendment or Conditional Letter of Map Revision, the date of that letter and a note to that effect shall appear on the final map. The County Engineer shall be responsible for determining compliance with this condition. Grading or building permits shall not be issued for areas currently shown as "A" zones on the FEMA floodplain maps until a Letter of Map Amendment or Letter of Map Revision is submitted or until conformance with Washoe County flood construction standards is determined by the County Engineer. The Engineering Division shall determine compliance with this condition.

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

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33. Standard reinforced concrete headwalls or other approved alternatives shall be placed on the inlet and outlet of all drainage structures, and grouted rock riprap shall be used to prevent erosion at the inlets and outlets of all pipe culverts to the satisfaction of the Engineering Division.

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

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34. The developer shall provide for pretreatment for petrochemicals and silt for all storm drainage from the site to the satisfaction of the Engineering Division.

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

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35. Drainage swales that drain more than two lots are not allowed to flow over the curb into the street; these flows shall be intercepted by an acceptable storm drain inlet and routed into the storm drain system. The County Engineer shall be responsible for determining compliance with this condition.

*Final Map Verification: Phase/Unit No.:* \_\_\_\_\_ *Date Submitted:* \_\_\_\_\_

Where/How Condition is Satisfied: \_\_\_\_\_

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36. A note on the final map shall indicate that all drainage facilities not maintained by Washoe County shall be privately maintained and perpetually funded by a homeowner's association. As an alternative to a homeowner's association, the developer may request the establishment of a County Utility Service Area under which fees would be paid for maintenance of the proposed storm drainage detention facility. The fee amount will be based on the additional service above that is normally provided by the County to maintain new stormwater facilities dedicated by the developer (i.e., curb and gutter, drop inlets and piping). The County Engineer shall be responsible for determining compliance with this condition. The maintenance and funding of these drainage facilities shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.

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

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37. The maximum permissible flow velocity (that which does not cause scour) shall be determined for all proposed channels and open ditches. The determination shall be based on a geotechnical analysis of the channel soil, proposed channel lining and channel cross section, and it shall be in accordance with acceptable engineering publications/calculations. Appropriate linings shall be provided for all proposed channels and open ditches such that the 100-year flows do not exceed the maximum permissible flow velocity. The County Engineer shall determine compliance with this condition.

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

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### TRAFFIC

#### **Traffic (County Code No. 110.436)**

38. All roadway improvements necessary to serve the project shall be designed and constructed to the County standards and specifications and/or financial assurances in an appropriate form and amount shall be provided. The County Engineer shall be responsible for determining compliance with this condition.

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

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39. 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. The County Engineer shall determine compliance with this condition.

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

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40. An offset distance of more than 200' is required between all intersections including between the following intersections.
- a. Future Klondike Drive/5<sup>th</sup> Avenue and Sun Mesa Drive/5<sup>th</sup> Avenue.
  - b. Sunburst Lane/Sun Mesa Drive and Sunrise Way/Sun Mesa Drive.
- The County Engineer shall determine compliance with this condition.

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

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41. Sun Mesa Drive shall be constructed to a collector standard (52' right-of-way) from 5<sup>th</sup> Avenue to the first intersection of Sun Mesa Drive/Sunrise Way. The County Engineer shall determine compliance with this condition.

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

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42. Proposed landscaping, signage, retaining walls and/or fencing along street rights-of-way shall be designed to meet the American Association of State Highway and Transportation Officials (AASHTO) sight distances and safety guidelines. AASHTO intersection sight distances at the intersection of 5<sup>th</sup> Avenue/Sun Mesa Drive shall be based on a 35 mph design speed. AASHTO intersection sight distances at all other intersections within the subdivision shall be based on a 30 mph design speed. The County shall have the right to prohibit or remove any obstructions within the sight distance easement. The County Engineer shall determine compliance with this condition.

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

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43. A minimum 100' tangent length shall be provided between the two horizontal curves on Sun Mesa Drive in the vicinity of lots 76 and 77. The County Engineer shall determine compliance with this condition.

*Final Map Verification: Phase/Unit No.:* \_\_\_\_\_ *Date Submitted:* \_\_\_\_\_

Where/How Condition is Satisfied: \_\_\_\_\_

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44. Sun Mesa Drive shall intersect 5<sup>th</sup> Avenue at a 90° angle. The County Engineer shall determine compliance with this condition.

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

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45. Street names shall be reviewed and approved by the Regional Street Naming Coordinator. No street shall intersect another street at more than one location. The existing Whitehorse Avenue street name shall be extended into the subdivision to the satisfaction of the Regional Street Naming Coordinator. The County Engineer shall determine compliance with this condition.

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

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46. AASHTO clear zones shall be determined for all streets adjacent to retaining walls or slopes steeper than 3:1. If a recoverable or traversable clear zone cannot be provided, an analysis to determine if barriers are warranted shall be submitted for approval. The County Engineer shall be responsible for determining compliance with this condition.

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

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47. All retaining walls that are adjacent to, provide support for or retain soil from the County right-of-way shall be constructed of reinforced masonry block or reinforced concrete meeting County standards. The County Engineer shall determine compliance with this condition.

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

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48. No retaining walls that retain soil from the County right-of-way shall be located within a plowed snow storage easement. The County Engineer shall be responsible for determining compliance with this condition.

Final Map Verification: Phase/Unit No.: \_\_\_\_\_ Date Submitted: \_\_\_\_\_



Where/How Condition is Satisfied: \_\_\_\_\_

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49. Prior to approval of the first final map, provide documentation that establishes the location of the presumed public road identified on the map titled "Public Roads Reno" (dated March 1999 and prepared by Washoe County) that is in the immediate vicinity of the southwestern portion of the subdivision. If the presumed public road is located within the subdivision, a travel way shall be perpetuated for the presumed public road with each affected final map. The County Surveyor shall determine compliance with this condition.

Final Map Verification: Phase/Unit No.: \_\_\_\_\_ Date Submitted: \_\_\_\_\_

Where/How Condition is Satisfied: \_\_\_\_\_

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50. A note on the final map shall state that no direct access from individual lots shall be allowed onto the 30' access easement created by Land Map 67 and adjacent to the northern boundary of the subdivision. The County Engineer shall determine compliance with this condition. This note shall also be included in the CC&Rs to the satisfaction of the District Attorney's office.

Final Map Verification: Phase/Unit No.: \_\_\_\_\_ Date Submitted: \_\_\_\_\_

Where/How Condition is Satisfied: \_\_\_\_\_

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51. A 5' wide concrete sidewalk shall be constructed on the south side of 5<sup>th</sup> Avenue adjacent to the project site. The sidewalk shall extend westward to the existing driveway apron in the Klondike Drive right-of-way. The County Engineer shall determine compliance with this condition.

Final Map Verification: Phase/Unit No.: \_\_\_\_\_ Date Submitted: \_\_\_\_\_

Where/How Condition is Satisfied: \_\_\_\_\_

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52. A 4" diameter subdrain shall be placed along all street rights-of-way and shall be tied into the storm drain system. The subdrain shall be placed between 3' and 4.5' deep and shall be backfilled with Class B backfill. The subdrain shall be wrapped with approved geofabric. The County Engineer shall determine compliance with this condition.

Final Map Verification: Phase/Unit No.: \_\_\_\_\_ Date Submitted: \_\_\_\_\_

Where/How Condition is Satisfied: \_\_\_\_\_

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53. A geotechnical report shall be submitted for each final map. All fine grained or expansive soils shall be overexcavated beneath all sidewalks, curb and gutter, driveway aprons, and asphalt pavement. Depth of overexcavation below subgrade elevation shall be in conformance with the following chart to the satisfaction of the County Engineer.

<u>Plasticity Index</u>	<u>Depth of Over excavation, ft.</u>
10-20	2
20-30	3
30-40	4
40-50	5
>50	6

The County Engineer shall determine compliance with this condition.

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

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54. The geotechnical report shall address water migrating through utility service trenches ultimately saturating the roadway subgrade. The County Engineer shall determine compliance with this condition.

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

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55. No tree shall overhang the curb line of a County street. The County Engineer shall determine compliance with this condition.

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

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56. No knuckle (Sunrise Court) shall be constructed to Sunset Way. Sunrise Court shall be eliminated or redesigned such that it is long enough to form a standard intersection with Sunset Way. The County Engineer shall determine compliance with this condition.

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

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**CONDITIONS, COVENANTS AND RESTRICTIONS**

57. Conditions, covenants, and restrictions (CC&Rs), including any supplemental CC&Rs, shall be reviewed, approved and recorded by the District Attorney's office.

The final CC&Rs shall be signed and notarized by the owner(s) and submitted to the District Attorney's office 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, be under the authority of the same homeowners association, and be under the authority of the same architectural control committee. 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 property and the individual property owner's responsibilities for the funding of maintenance, replacement, and perpetuation of the following items, at a minimum:

- a. Mandatory solid waste collection.
- b. The availability of a curbside recycling program.
- c. Fence material, height, and location limitations. Fencing of individual lot lines adjacent to common open space or public lands along the southern property line is limited to vinyl-coated chain link, colored either dark brown or black. Along the three open space access ways, fence construction shall be limited to either solid fences which may be up to four and one-half (4.5) feet in height, or vinyl-covered chain link fencing colored black or dark brown, which may be allowed up to six (6) feet in height.
- d. Open space access. Access to the open space shall be from the one designated access point on the map (between lots 47 & 48). No individual gates joining private lots to the open space shall be allowed.
- e. Maintenance of the public access easement(s), common areas, and common open spaces.
- f. Maintenance of detention basins and drainage facilities.
- g. Passive or natural heating or cooling opportunities.
- h. Maintenance of fire fuel breaks and vegetation mitigation/controls.
- i. Landscaping, including trees, shrubs, and groundcover, appropriate to the local soil type and climate shall be provided for the common area on the south side of Fifth Avenue around the proposed detention basin and the main subdivision entryway. Irrigation and maintenance plans for the landscaping shall be specified in the CC&Rs and shall be the responsibility of the Homeowner's Association. Community Development will determine compliance with this condition.

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

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**PARKS AND RECREATION**

58. The open space access easement, located between lots 47 and 48, shall be clearly signed as “Public Access” and “Non-Motorized Use Only”. The applicant shall confer with the Parks and Recreation Department as to the creation of the public access to surrounding common open space on east side prior to recordation of the first final map. The Department of Community Development and the Parks and Recreation Department shall determine compliance with this condition.

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

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59. The applicant shall work with the Parks and Recreation Department for the possible construction and dedication of the park site location within the subdivision. If the Parks Department does not accept the park site into its system, then the park site shall become the detention basin for the subdivision, and be designed with grass and trees as shown in the attached photo, and to the standards of the County Engineer. If the site becomes the detention basin, then it should be under the ownership of the Homeowner’s Association (HOA), and maintained by the HOA as well. The Department of Community Development, Parks and Recreation and the County Engineer shall work with the applicant on final design of this site, park or detention basin. Compliance with this condition shall be determined by all three departments mentioned above.

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

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**WASHOE COUNTY SCHOOL DISTRICT**

60. The developer shall be required to meet with the Washoe County School District (WCSD), Engineering and Community Development staff to consider alternatives to extend a sidewalk or path to Sun Valley Elementary School, thereby ensuring a safe route for children walking from this project to that school. The Department of Community Development shall determine compliance with this condition.

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

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**WATER AND SEWER**

61. Water rights necessary to serve this project shall be dedicated to Washoe County, per Article 422 of the Washoe County Development Code. A water rights lease

agreement shall be executed between Washoe County and Sun Valley General Improvement District. The Department of Water Resources shall determine compliance with this condition.

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

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62. Said property must be successfully annexed to the Sun Valley General Improvement District (GID) service area prior to recordation of any final map, and shall adhere to all Sun Valley GID requirements for all services provided by the Sun Valley GID to the development. The Department of Water Resources shall determine compliance with this condition.

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

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63. Washoe County Water Rights Certificate Signature block needs to be added to jurat. The Department of Water Resources shall determine compliance with this condition.

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

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64. In accordance with applicable ordinances, all sewer service connection fees shall be paid for each service, within the boundaries of the final map, prior to the Department of Water Resources approval. The Department of Water Resources shall determine compliance with this condition.

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

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**FIRE SAFETY**

65. A fire fuel break which is acceptable to the Reno Fire Department shall be provided and maintained around the perimeter of the subdivision and in and around the common spaces. Provide a written plan for approval by the Reno Fire Department detailing who will be responsible for maintenance of the fire fuel breaks and how often maintenance will be provided. Reno Fire Department shall determine compliance with this condition.

*Final Map Verification: Phase/Unit No.:* \_\_\_\_\_ *Date Submitted:* \_\_\_\_\_

Where/How Condition is Satisfied: \_\_\_\_\_

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66. Water protection shall meet duration and flow requirements as outlined in Washoe County Code 60. Hydrant locations shall be submitted for approval to the Reno Fire Department who shall determine compliance with this condition.

Final Map Verification: Phase/Unit No.: \_\_\_\_\_ Date Submitted: \_\_\_\_\_

Where/How Condition is Satisfied: \_\_\_\_\_

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### **WASHOE—STOREY CONSERVATION DISTRICT**

67. A review letter from the Washoe-Storey Conservation District (WSCD) shall be submitted to the County Engineer prior to the "red line" meeting. The WSCD recommendations shall be implemented with the appropriate design/specifications included in the construction drawings to the satisfaction of the County Engineer. The County Engineer shall determine compliance with this condition.

Final Map Verification: Phase/Unit No.: \_\_\_\_\_ Date Submitted: \_\_\_\_\_

Where/How Condition is Satisfied: \_\_\_\_\_

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68. Applicant shall be required to limit slopes on lots to a 3:1 slope and revegetate all altered slopes to Washoe-Storey Conservation District recommendations. The County Engineer shall determine compliance with this condition.

Final Map Verification: Phase/Unit No.: \_\_\_\_\_ Date Submitted: \_\_\_\_\_

Where/How Condition is Satisfied: \_\_\_\_\_

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### **LANDSCAPING AND COMMON OPEN SPACE**

69. All open space shall be identified as common area on the final map. A note of the final map shall indicate that all common areas shall be privately maintained and perpetually funded by the Homeowner's Association. The County Engineer shall be responsible for determining compliance with this condition. The maintenance of the common areas shall also be addressed in the CC&Rs to the satisfaction of the District Attorney.

Final Map Verification: Phase/Unit No.: \_\_\_\_\_ Date Submitted: \_\_\_\_\_

Where/How Condition is Satisfied: \_\_\_\_\_

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70. Prior to approval of the first final map, the developer shall submit the following plans and provisions for the common open space areas. The County Engineer and the Department of Community Development shall be responsible for determining compliance with this condition.
- a. Three-Year Maintenance Plan: 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, at a minimum, address the following:
    - 1) Vegetation management;
    - 2) Watershed management;
    - 3) Debris and litter removal;
    - 4) Fire access and suppression;
    - 5) Maintenance of public access and/or maintenance of limitations to public access; and
    - 6) Specify who will maintain common areas and how frequently maintenance will be done.
    - 7) Other factors deemed necessary by the Director of Community Development, the Planning Commission or the Board of County Commissioners.
  - b. Permanent Preservation and Maintenance: Provisions shall be made for the permanent preservation and ongoing maintenance of the common open space and other common areas using a legal instrument acceptable to Washoe County.
  - c. Screening and Buffering of Adjoining Development: Provisions shall be made to assure adequate screening and buffering of existing and potential developments adjoining the proposed common open space development.
  - d. Common Open Space Restrictions: Designated common open space shall not include areas devoted to public or private vehicular streets or any land which has been, or is to be, conveyed to a public agency via a purchase agreement for such uses as parks, schools or other public facilities.
  - e. Design Review Committee: The applicant shall be required to go the Design Review Committee (DRC) in the event that the Parks Department does not accept the park site into the county park system. The DRC shall review the design of the detention basin to correspond to the attached photograph. (see Exhibit-A).

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

71. Development shall be in substantial compliance with the provisions of the Article 408 – Common Open Space Development, of the Development Code. The permitted

exceptions to the Development Code allow: a minimum lot size of 6,534 square feet, a minimum front and rear yard setback requirements of 20 feet, a minimum side yard setback requirement of 8 feet. The first and each succeeding final map shall not exceed the average gross density of 2.9 units per acre. Each final map shall contain a cumulative table of the above information. The Department of Community Development shall be responsible for determining compliance with this condition.

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

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72. The applicant shall be required to provide “split-level” home design(s) in order to accommodate the proposed grading for the project site. The Department of Community Development shall determine compliance with this condition.

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

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73. The applicant will be responsible for meeting with the Design Review Committee (DRC) to review and finalize all plans as they relate to all proposed landscaping of the subdivision; (entry and along Fifth Avenue) to include; types and sizes of all plants and plant materials; irrigation, fencing materials, and project signage.

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

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### **AVIGATION EASEMENT**

74. The property owner(s) shall grant an Avigation Easement to, and acceptable to, the Airport Authority of Washoe County over the entire property. The property owner(s) shall provide the Planning Department with appropriate documentation indicating the Avigation Easement has been granted and accepted by the Airport Authority of Washoe County, prior to the issuance of a building permit. The Airport Authority and the Department of Community Development shall determine compliance with this condition.

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

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75. The applicant(s) and/or property owner(s) shall provide a list, verified by a qualified acoustical consultant, of construction methods to be utilized for noise attenuation to



a maximum interior noise level of 45 dBA Ldn prior to the issuance of a building permit. The Airport Authority shall determine compliance with this condition.

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

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76. Prior to the use of explosives or blasting materials the applicant will be required to give 72-hours notice to all adjacent property owners within a 750-foot radius. Blasting hours will be limited to 8:00 a.m. to 5:00 p.m., Monday through Friday only. A copy of the notice will be submitted to the Department of Community Development one week prior to the occurrence of blasting, with a preliminary schedule of all blasting to take place. The Department of Community Development shall determine compliance with this condition.

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

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## Washoe County Development Application

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

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>Sun Mesa Tentative Subdivsion Map</b>			
Project Description: Extension of Time for Tentative Subdivision Map TM04-001. The final phase of the project (phase 4, 57 Lots ) is currently in design.			
Project Address: Sun Mesa Drive			
Project Area (acres or square feet): 24.894			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): <b>Sun Valley, NV / Sun Mesa Drive &amp; Starry Skies Drive</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
504-460-03	24.894		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). TM04-001			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Mesa View Reno, LLC		Name: Venture Engineering & Consulting	
Address: 32823 Temecula Pkwy		Address: 530 E Plumb Ln #3	
Temecula, CA	Zip: 92592	Reno, NV	Zip: 89502
Phone: (951) 491-6018	Fax:	Phone: (775) 825-9898	Fax:
Email: DeRicci@cormanleigh.com		Email: john@venturereno.com	
Cell: (951) 233-4438	Other:	Cell: (775) 343-8690	Other:
Contact Person: DeRicci Keller		Contact Person: John Munson	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Keusder Homes, Inc.		Name: Keusder Homes, Inc.	
Address: 3184 Airway Avenue, Suite B		Address: 3184 Airway Avenue, Suite B	
Costa Mesa, CA	Zip: 92626	Costa Mesa, CA	Zip: 92626
Phone: (714) 557-9003	Fax:	Phone: (714) 557-9003	Fax:
Email: wes@keusderhomes.com		Email: bhornstein@keusderhomes.com	
Cell: (714) 679-5786	Other:	Cell: (310) 863-3573	Other:
Contact Person: Wes Keusder		Contact Person: Bart Hornstein	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

## Mesa View Reno, LLC

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32823 Temecula Parkway  
Temecula, CA 92592  
(310) 863-3573  
bhornstein@keusderHomes.com

November 4, 2021

Washoe County  
Community Services Department  
Planning and Building Planning Department  
1001 E. Ninth St. Bldg. A  
Reno, NV 89512-2845

Re: Application for extension of time for the Sun Mesa Tentative Subdivision Map  
Case # TM-04-001

To Whom It May Concern,

In accordance with NRS 278.360(c), we are hereby requesting a two-year extension to account for the above-referenced subdivision map. To provide some background, the site was previously mass graded and the adjacent Sun Mesa Phase 3 Final Tract Map recorded last year on April 21, 2020.

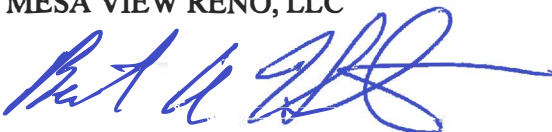
Now that with the issues related to Covid-19 subsiding, we are currently obtaining bids to expect to start construction on Phase 3 in the first or second quarter of next year. We have also retained Venture Engineering and Consulting, Inc. to prepare and process the improvement plans and the Final Map for Phase 4 which consists of the remaining 57 lots of the Tentative Map. While we expect to record the final map of Phase 4 in mid-2022, we are requesting a 2-year extension to account for any possible unforeseen circumstances related to a timely recording of the final map.

If you have any questions regarding our application and this request, please feel free to contact John Munson at Venture Engineering at (775) 825-9898 or myself at (310) 863-3573.

Thank you in advance for support and assistance.

Regards,

MESA VIEW RENO, LLC

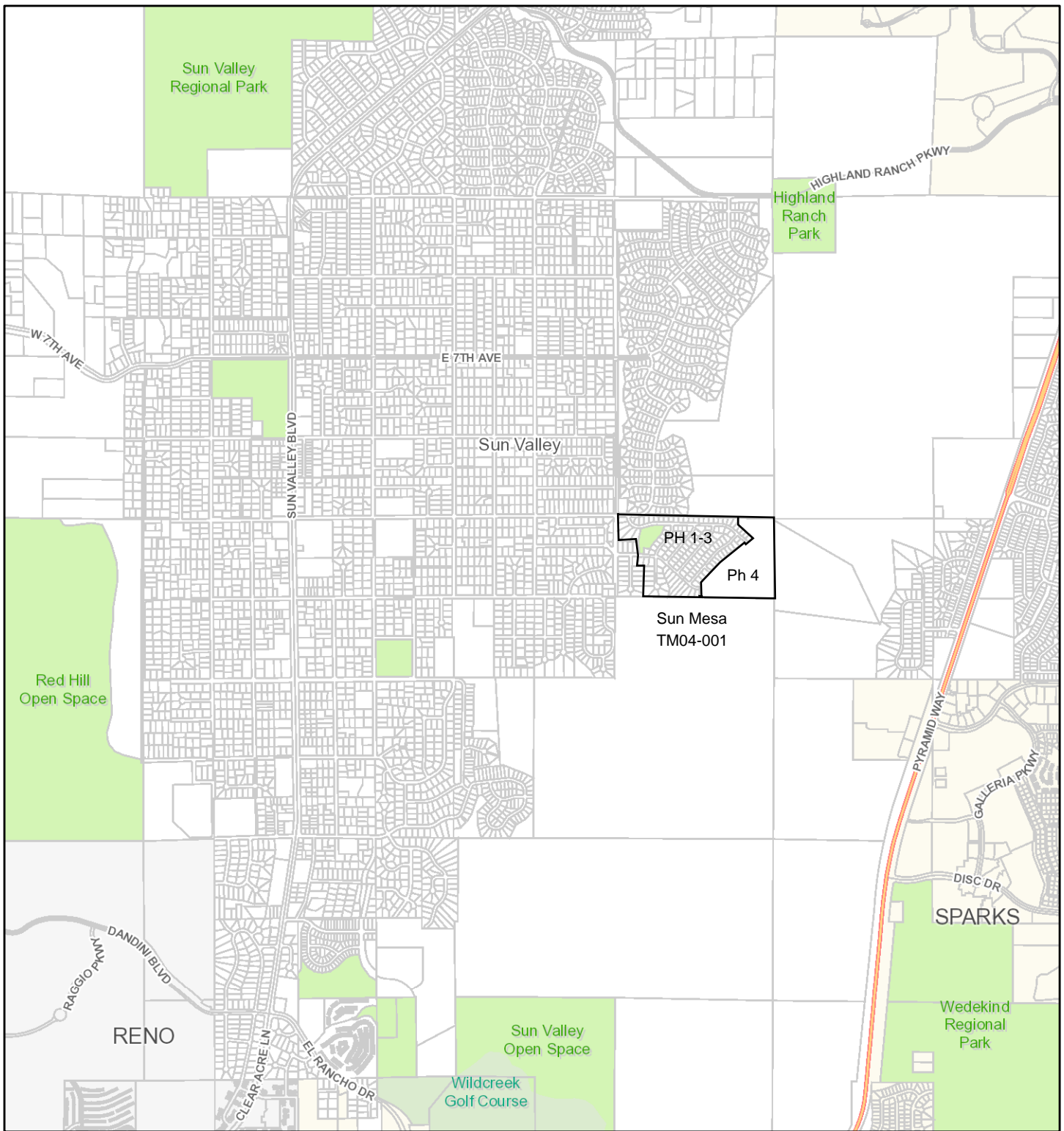


Bart Hornstein,  
Manager

Cc: Wes Keusder, John Munson, Daniel Leigh, Michael Masterson.

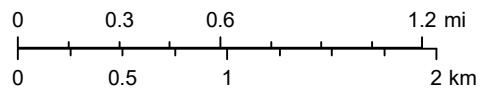
**TM04-001**  
**EXHIBIT B**

# Vicinity Map



November 8, 2021

1:36,112



Washoe County GIS

**TM04-001**  
**EXHIBIT B**

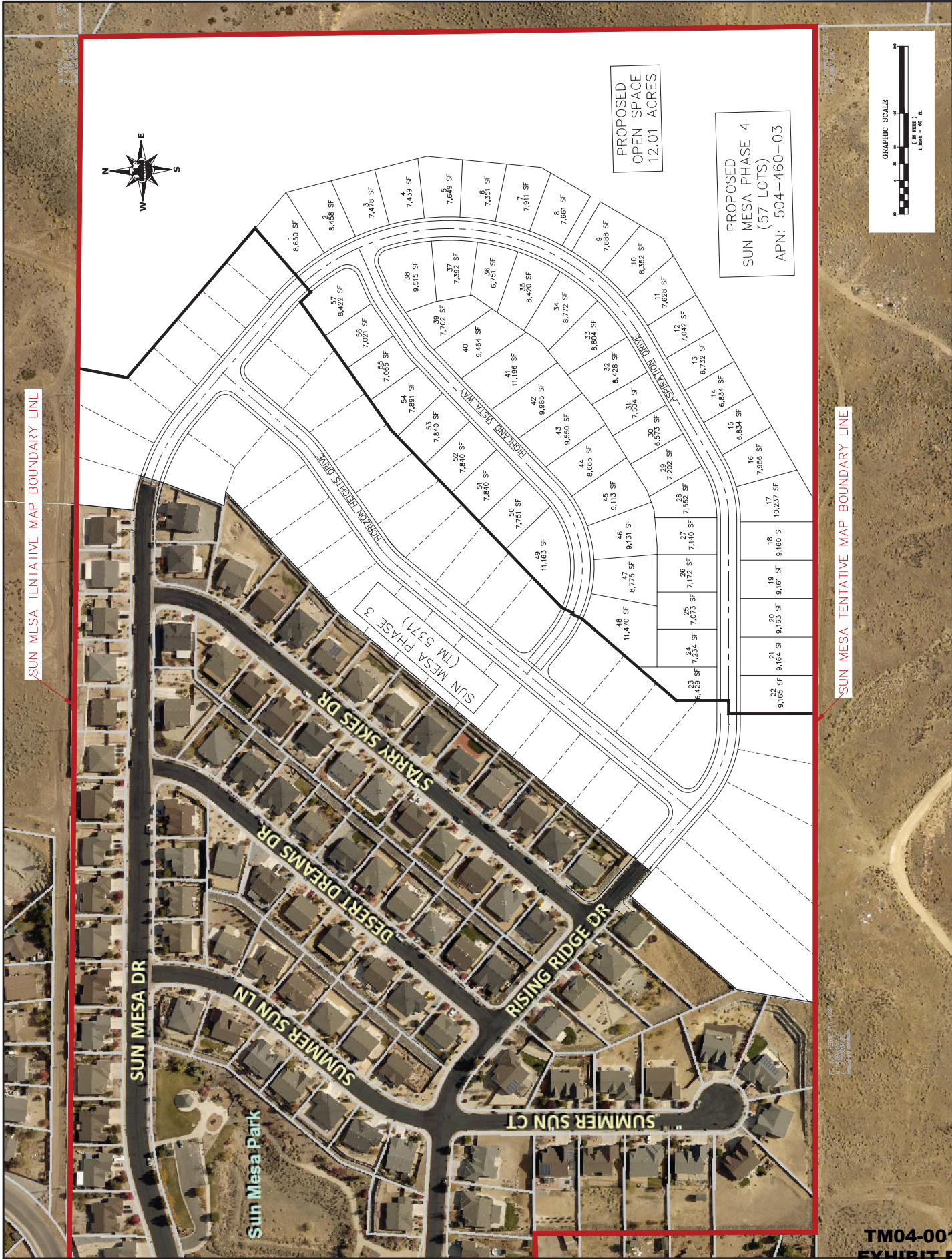
This information for illustrative purposes only. Not to be used for measurement, calculation, or delineation.





REVISIONS

NO.	DATE	DESCRIPTION





# Property Owner Affidavit

**Applicant Name:** Mesa View Reno, LLC

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

STATE OF NEVADA        )  
                                  )  
COUNTY OF WASHOE     )

I, W. Wes Keusder  
  (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): 504-460-03

Mesa View Reno, LLC  
Keusder Homes, Inc., Manager  
Printed Name W. Wes Keusder, President

Signed *W. Wes Keusder*

Address 3184 Airway Avenue, #B,  
Costa Mesa, CA 92626

Subscribed and sworn to before me this  
           day of           ,           .

(Notary Stamp)

*See Attached*

Notary Public in and for said county and state

My commission expires:                                   

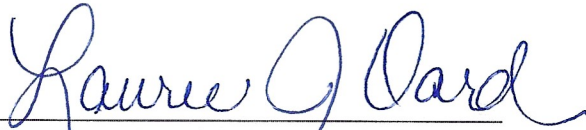
- \*Owner refers to the following: (Please mark appropriate box.)
- Owner
  - Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
  - Power of Attorney (Provide copy of Power of Attorney.)
  - Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
  - Property Agent (Provide copy of record document indicating authority to sign.)
  - Letter from Government Agency with Stewardship

# CALIFORNIA ALL PURPOSE JURAT

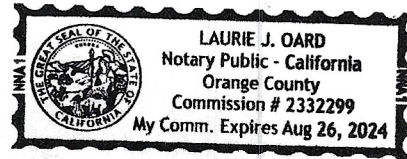
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of **California**     }  
County of **Orange**     }

Subscribed and sworn to (or affirmed) before me on this **4th** day of **November**,  
**2021** by **Walter W. Keusder**, proved to me on the basis of satisfactory evidence  
to be the person who appeared before me.



Laurie J. Oard, a Notary Public  
Commission Number: 2332299  
Expires: Aug 26, 2024



Washoe County Treasurer  
 Tammi Davis

Bill Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

**Pay By Check**

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

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

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

**Change of Address**

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

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

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

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

Washoe County Parcel Information		
Parcel ID	Status	Last Update
50446003	Active	11/8/2021 1:39:25 AM
<b>Current Owner:</b> MESA VIEW RENO LLC 32823 TEMECULA PKWY TEMECULA, CA 92592		<b>SITUS:</b> 0 HIGHLAND VISTA WAY WASHOE COUNTY NV
<b>Taxing District:</b> 4020	<b>Geo CD:</b>	
Legal Description		
SUN MESA 3 PAR E		

Installments						
Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/16/2021	2021	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/4/2021	2021	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/3/2022	2021	\$0.00	\$0.00	\$0.00	\$0.00
INST 4	3/7/2022	2021	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Due:</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

Tax Detail			
	Gross Tax	Credit	Net Tax
<a href="#">Remediation</a>	\$0.02	\$0.00	\$0.02
<a href="#">State of Nevada</a>	\$188.23	(\$1.48)	\$186.75
<a href="#">Sun Valley GID</a>	\$233.84	(\$1.84)	\$232.00
<a href="#">Truckee Meadows Fire Dist</a>	\$597.90	(\$4.70)	\$593.20
<a href="#">Washoe County</a>	\$1,540.91	(\$12.11)	\$1,528.80
<a href="#">Washoe County Sc</a>	\$1,260.57	(\$9.91)	\$1,250.66
<a href="#">SPANISH SPRINGS WATER BASIN</a>	\$1.97	\$0.00	\$1.97
<b>Total Tax</b>	<b>\$3,823.44</b>	<b>(\$30.04)</b>	<b>\$3,793.40</b>

Payment History				
Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2021	2021375716	B21.183431	\$1,895.70	11/4/2021
2021	2021375716	B21.145680	\$947.85	9/30/2021
2021	2021375716	B21.86321	\$949.85	8/13/2021