



Planning Commission Staff Report

Meeting Date: July 3, 2018

Agenda Item: 8E

TENTATIVE SUBDIVISION MAP CASE NUMBER: WTM18-005, Autumn Wood Phase 2
SPECIAL USE PERMIT CASE NUMBER: WSUP18-0005, Jeppson Lane Storm Water Detention Basin

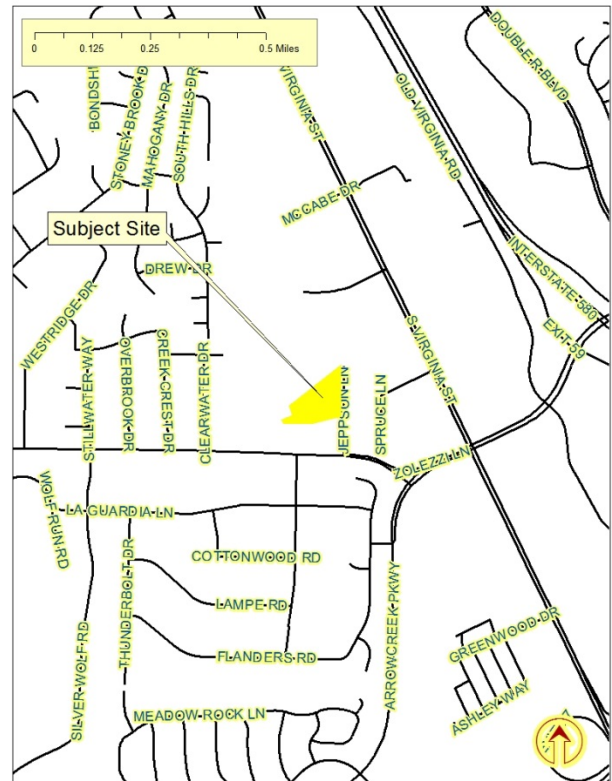
BRIEF SUMMARY OF REQUEST: Seventeen-lot common open space, single-family residential subdivision and major grading to facilitate construction of storm water detention improvements.

STAFF PLANNER:	Planner's Name:	Roger Pelham, MPA, Senior Planner
	Phone Number:	775.328.3622
	E-mail:	rpelham@washoecounty.us

CASE DESCRIPTIONS

Tentative Subdivision Map Case Number WTM18-005 (Autumn Wood Phase 2) – For possible action, hearing, and discussion to approve a tentative subdivision map for a 17-lot, common open space, single-family residential subdivision. The maximum allowable residential density in the zone is 3 dwellings to the acre. The applicant is proposing 2.91 dwellings to the acre. The request also includes reducing the required side yard setbacks from 8 feet to 0 feet on one side of each lot to allow for a shared common wall as this project is proposed to be a townhome development.

Special Use Permit Case Number WSUP18-0005 (Jeppson Lane Storm Water Detention Basin) – For possible action, hearing, and discussion to approve a special use permit for Major Grading of approximately 5.83 acres and approximately 28,000 cubic yards of excavation, part of which is within the Sensitive Stream Zone Buffer Area of Whites Creek. The grading is proposed for construction of off-site storm water detention improvements in association with the Autumn Wood residential subdivision.



Applicant/Property Owner:	D.R. Horton
Location:	West side of Jeppson Lane, approximately 500 feet north of its intersection with Zolezzi Lane
APN:	162-010-31
Parcel Size:	±5.83 acres
Master Plan:	Suburban Residential (SR)
Regulatory Zone:	Medium Density Suburban (MDS)
Area Plan:	Southwest Truckee Meadows
Citizen Advisory Board:	South Truckee Meadows/Washoe Valley
Development Code:	Authorized in Articles: 408, Common Open Space Development; 418, Significant Hydrologic Resources; 438 Grading and 608 Tentative Subdivision Maps
Commission District:	2 – Commissioner Lucey

STAFF RECOMMENDATIONS

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE MOTIONS

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, with conditions included at Exhibit A, Tentative Subdivision Map Case Number WTM18-005 for DR Horton, having made all ten findings in accordance with Washoe County Code Section 110.608.25 and having addressed the special review considerations as required by Washoe County Code Section 110.418.30.

AND

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, with conditions included at Exhibit B, Special Use Permit Case Number WSUP18-0005 for DR Horton, having made all five findings in accordance with Washoe County Code Section 110.810.30 and one finding in accordance with the Southwest Truckee Meadows Area Plan.

(Motions with Findings on Page 15)

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The technical reports submitted with the project application are very lengthy. To review the complete project application with technical reports on-line go the web address below or contact Planning at 328-3600 to have a copy sent by email or for a paper copy.

https://www.washoecounty.us/csd/planning_and_development/applications/files-planning-development/comm_dist_two/2018/files/WTM18-005_ap.pdf

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 WTM18-005 are attached to this staff report and will be included with the Action Order if approval is granted by the Planning Commission.

The subject property has a regulatory zone category of Medium Density Suburban (MDS), which allows a maximum density of three dwellings per acre. The subject property is ±5.83 acres in size. The maximum number of dwellings allowed on the site is 17. The applicant is requesting to develop 17 dwellings.

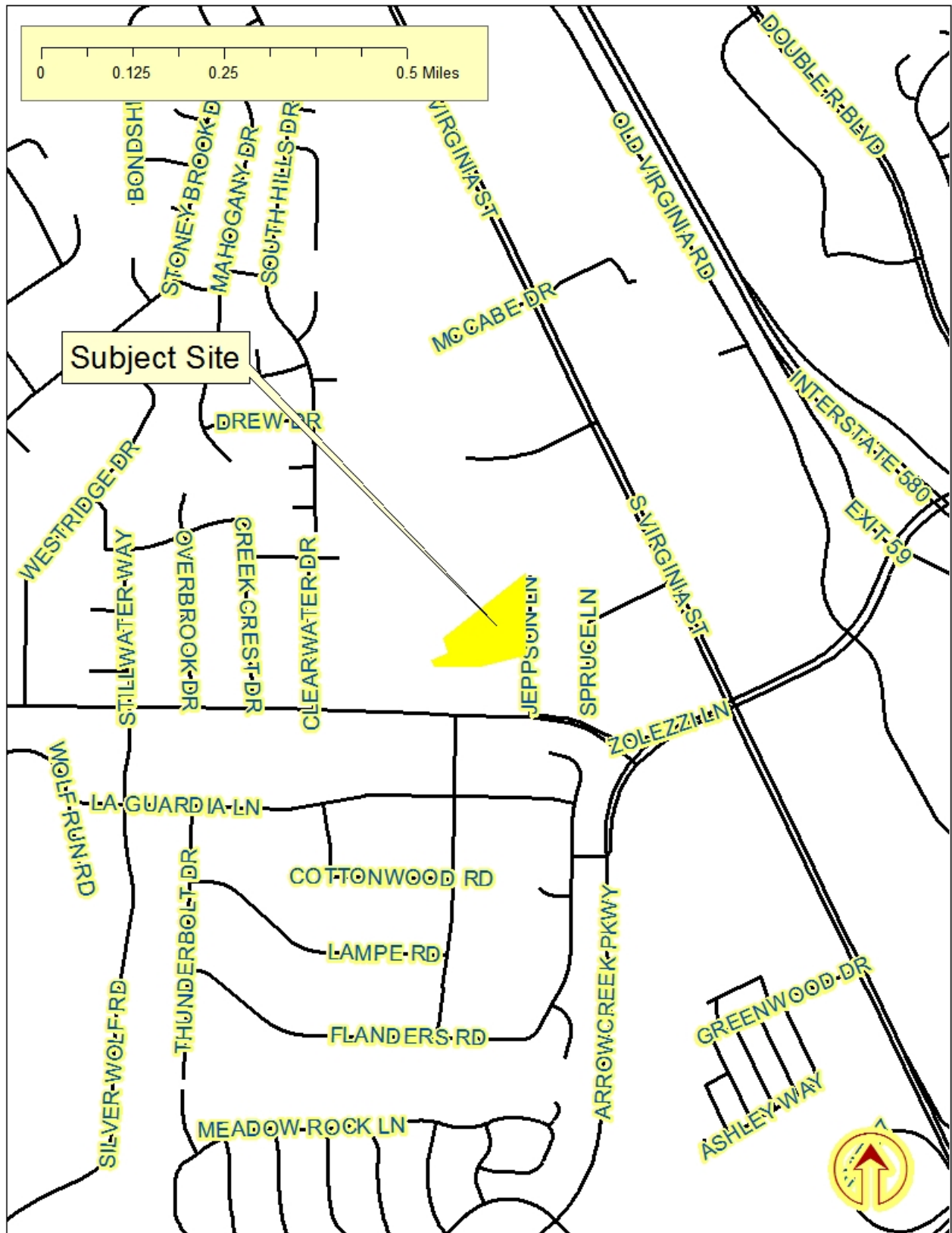
Special Use Permit

The purpose of a Special Use Permit is to allow a method of review to identify any potential harmful impacts on adjacent properties or surrounding areas for uses that may be appropriate within a regulatory zone; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to mitigate or eliminate possible adverse impacts. If the Planning Commission grants an approval of the Special Use Permit, 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 Special Use Permit Case Number WSUP18-0005 are attached to this staff report and will be included with the Action Order, if approval is granted by the Planning Commission.

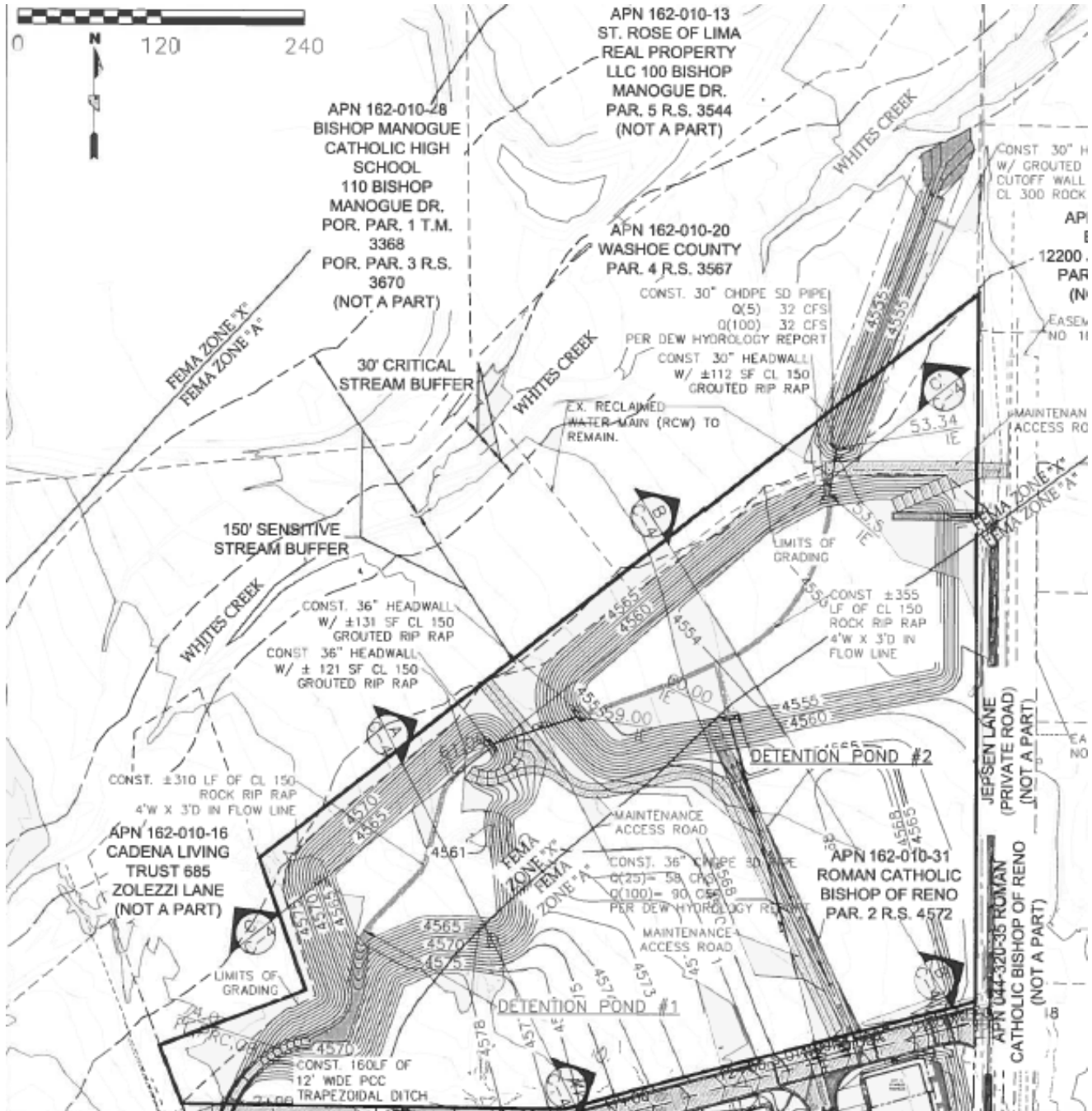
The subject property is designated as Medium Density Suburban (MDS). The proposed major grading is permitted in all zoning categories with a special use permit per WCC 110.438.35. Therefore the applicant is seeking approval of this SUP from the Planning Commission.



Vicinity Map



Site Plan



Grading Plan

Project Evaluation

This is a proposal to develop Autumn Wood Phase 2, a 17-lot single-family townhome subdivision with common open space. This proposed tentative map will be a continuation of Autumn Wood Phase 1 which is a 47 lot townhome development which was previously approved by the Planning Commission. Lot sizes are proposed to range from a minimum of 3,800 square feet to a maximum of 5,372 square feet with an average lot size of 5,014 square feet. Townhomes will share a common wall. Standard building setbacks for the Medium Density Suburban zone of 20 feet in the front and rear will be maintained. This tentative map will be a townhome development and will require a zero lot line setback on one side of each lot to allow for a common lot-line and common wall for townhome structures. The common open space is approximately 5.83 acres, which constitutes approximately 2/3 of the subject site. The common area will be substantially encumbered by the required storm water detention improvements. The site is bounded on the west by the Montessori School, Jeppson Lane and residential uses to the east, vacant land that includes Whites Creek to the north, and the original Autumn Wood subdivision to the south. This tentative subdivision map constitutes a continuation of the Autumn Wood project. The proposed storm water detention basins and the associated special use permit for major grading are necessary for development of that project in addition to the proposed subdivision.

All internal streets are proposed to be private, and will not allow curbside parking. Sidewalks/walking paths will be provided throughout the common areas.

The subject site is essentially flat. There are a significant number of trees along the southern property line and within the southeastern part of the subject site. Preservation of trees is included as a recommended condition of approval. Preservation of trees will help to mitigate the visual impact of the proposed development toward the existing residences to the east and will help to maintain some of the character of the existing site so that a greater harmony with the existing character of the surrounding area may be achieved.

Because the proposed subdivision is a continuation of Autumn Wood, which was approved in 2006 (but has not yet been constructed) it is the opinion of staff that the proposed use is compatible with the surrounding area.

Grading proposed for storm water detention improvements is significant and will comprise some 2/3 of the subject site. This is necessary not only for the current subdivision, but also to serve the previously-approved subdivision, to the south, Autumn Wood. Detention facilities are proposed to be graded at slopes of 3 Horizontal to 1 Vertical (3:1) or flatter, and are proposed to include stabilization by means of rip-rap (angular rock 6" to 12" in sized, placed to line the drainage features). This is in conformance with the applicable provisions of Article 438, Grading, of the Washoe County Development Code.

A small part of the grading is proposed to be done within the Sensitive Stream Zone Buffer Area (SSZBA) of Whites Creek. For this reason special review considerations are required by Article 418, Sensitive Hydrologic Resources, of the Washoe County Development Code. Those considerations are addressed in the special use permit application on pages 6 and 7. Generally speaking, disturbance within the SSZA is minimal, and staff is satisfied that the proposed measures are prudent and responsible. Additional recommended conditions of approval have been included to require that all rip-rap areas be stained with a simulated desert varnish product so that newly placed rocks appear to blend with the surrounding area. Temporary irrigation of all revegetation areas is required, and temporary construction fencing along the north property line is required to limit any unintentional encroachment adjacent to Whites Creek.

A part of the proposed storm water detention facility is a channel (v-ditch) across property owned by Washoe County Parks and zoned Open Space. Washoe County Engineering has included a recommended condition of approval to require approval by the parks commission of any grading in that area. Planning staff is in agreement with this condition and has included a condition to require that in final design of the subdivision the v-ditch be replaced with a buried culvert so that long-term impact of the grading is mitigated as the disturbed area is revegetated.



Subject site, looking West from Jeppson Lane



Overhead Photo of Subject Site

South Truckee Meadows / Washoe Valley Citizen Advisory Board (STM/WV CAB)

The proposed project was presented by the applicant's representative at the regularly scheduled Citizen Advisory Board meeting on June 14, 2018. There were no comments either positive or negative from the citizens in attendance. The attached CAB voted to recommend support of these requests as long as they comply with County requirements. Jason Katz seconded the motion to recommend approval. Motion passed unanimously.

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
 - Engineering and Capital Projects Division
 - Utilities/Water Rights

- Parks and Open Spaces
- Washoe County Health District
 - Vector-Borne Diseases Program
 - Environmental Health Services Division
- Washoe County Regional Animal Services
- Washoe County School District
- Truckee Meadows Fire Protection District
- Regional Transportation Commission
- Reno-Tahoe Airport Authority
- Nevada Department of Transportation
- City of Reno
- City of Sparks

Five out of the ten above listed agencies/departments provided substantive comments and/or recommended conditions of approval in response to their evaluation of the project application. 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, if approval is granted by the Planning Commission.

- Washoe County Planning and Building Division addressed tree preservation, revegetation of disturbed areas and visual mitigation of the project.

Contact: Roger Pelham, 328-3622, rpelham@washoecounty.us

- Washoe County Engineering and Capital Projects Division addressed technical considerations for final maps, compliance with applicable Code provisions for drainage, traffic, roadways and utilities.

Contact: Leo Vesely, 328-3600, lvesely@washoecounty.us

- Washoe County School District provided information indicating that all schools potentially effected by additional students from the proposed development are under capacity at this time and will remain under capacity after additional students are included.

Contact: Brett Rodela, 325-8303, brett.rodela@washoechschoools.net

- Washoe County Health District addressed technical considerations regarding address numbers, water, sewer, and vector-borne diseases.

Contact: Wes Rubio, 328-24634, wrubio@washoecounty.us

- Washoe County Water Management Planning addressed the requirement for a will-serve letter from the water purveyor.

Contact: Vahid Behmaram, 328-3600, vbehmaram@washoecounty.us

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 type and number of proposed dwellings are consistent with the Master Plan and regulatory zone designation.

- 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 type and number of proposed dwellings are consistent with the Master Plan and regulatory zone designation.

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

Staff Comment: The proposed project is a continuation of the Autumn Wood subdivision and continues the development pattern of that previously-approved subdivision.

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

Staff Comment: Provision of all public facilities in accordance with Article 702, Adequate Public Facilities Management System is required prior to approval of any final map.

- 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: Because the large majority of the proposed subdivision and improvements are located outside of the Sensitive Stream Zone Buffer area it is the opinion of staff 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.

Staff Comment: Compliance with all applicable provisions of the Health Code is required prior to approval of any final map.

- 7) Easements. That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of property within, the proposed subdivision.

Staff Comment: The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of property within, the proposed subdivision. Public pedestrian access will be provided from Jeppson lane to the Washoe County Open Space adjacent to Whites Creek.

- 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: Public pedestrian access will be provided from Jeppson lane to the Washoe County Open Space adjacent to Whites Creek.

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

Staff Comment: No public land or improvements are proposed to be dedicated to the County. All internal roadways are proposed to be private.

- 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 design of the subdivision provides for future passive or natural heating or cooling opportunities.

Staff Comment on Required Special Use Permit Findings

WCC Section 110.810.30, Article 810, Special Use Permits, 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 special use permit application and has determined that the proposal is in compliance with the required findings as follows.

1. **Consistency.** That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Southwest Truckee Meadows Area Plan.

Staff Comment: Area Plan policy SW.2.15 says, "Clustering of density to facilitate the efficient use of infrastructure and maintenance of habitat and open space is appropriate." The proposed development utilizes clustering of density. There are no Southwest Truckee Meadows Area Plan policies that prohibit major grading for the purpose of creating storm water detention facilities.

2. **Improvements.** That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven.

Staff Comment: The proposed special use permit is for the creation of necessary facilities for drainage.

3. **Site Suitability.** That the site is physically suitable for major grading for the purpose of creating storm water detention facilities, and for the intensity of such a development.

Staff Comment: The elevation of the proposed grading and the adjacency to a natural drainage way (Whites Creek) demonstrates that the site is physically suitable for major grading for the purpose of creating storm water detention facilities, and for the intensity of such a development.

4. **Issuance Not Detrimental.** That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.

Staff Comment: The proposed special use permit is for the creation of necessary facilities for storm water detention and drainage, these improvements will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.

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 is no military installation within the area required to be noticed for this special use permit, therefore there can be no detrimental effect.

6. **Community Character.** The Community Character as described in the SWTM character statement can be adequately conserved through the mitigation of any identified potential negative impacts.

Staff Comment: Conditions of approval have been provided to address all identified negative impacts.

Recommendation

Those agencies which reviewed the applications recommended conditions in support of approval of the project. Therefore, after a thorough analysis and review, Tentative Subdivision Map Case Number WTM18-005 and Special Use Permit Case Number WSUP18-0005 are being recommended for approval with conditions. Staff offers the following motion for the Commissions consideration.

Motions

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, with conditions included at Exhibit A, Tentative Subdivision Map Case Number WTM18-005 for DR Horton, having made all ten findings in accordance with Washoe County Code Section 110.608.25 and having addressed the special review considerations as required by Washoe County Code Section 110.418.30:

- 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.

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, with conditions included at Exhibit B, Special Use Permit Case Number WSUP18-0005 for DR Horton, having made all five findings in accordance with Washoe County Code Section 110.810.30 and one finding in accordance with the Southwest Truckee Meadows Area Plan:

- 1) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Southwest Truckee Meadows Area Plan;
- 2) Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
- 3) Site Suitability. That the site is physically suitable for type of development, i.e. a bed and breakfast inn, etc., and for the intensity of such a development;
- 4) Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
- 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.

- 6) Community Character. The Community Character as described in the SWTM character statement can be adequately conserved through the mitigation of any identified potential negative impacts.

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: D.R. Horton, Attn: Tom Warley, 5588 Longley Lane, Reno, NV 89511

Representatives: John Krmpotic, 1 East 1st St, Suite 1400, Reno, NV 89501



Exhibit A

Conditions of Approval

Tentative Subdivision Map Case Number WTM18-005

The project approved under Tentative Subdivision Map Case Number WTM18-005 shall be carried out in accordance with the Conditions of Approval granted by the Planning Commission on July 3, 2018. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

Unless otherwise specified, all conditions related to the approval of this Tentative Subdivision Map shall be met or financial assurance must be provided to satisfy the conditions of approval prior to the recordation of a final parcel map. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

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

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

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

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

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

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

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

- **The RENO-TAHOE AIRPORT AUTHORITY is directed and governed by its own Board. Therefore, any conditions set by the Reno-Tahoe Airport Authority must be appealed to their Board of Trustees.**
- **The REGIONAL TRANSPORTATION COMMISSION (RTC) is directed and governed by its own Board. Conditions recommended by the RTC may be required, at the discretion of Washoe County.**

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: Roger Pelham, Senior Planner, 775.328.3622, rpelham@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 two years of the date of approval for subsequent final maps. On subsequent final maps, that date may be extended by two years if the extension request is received prior to the expiration date.
- e. Final maps shall be in substantial compliance with all plans and documents submitted with and made part of this tentative map request, as may be amended by action of the final approving authority.
- f. All final maps shall contain the applicable portions of the following jurat:

The Tentative Map for **TM case number for map name** WAS APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON **DATE**.

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

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

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

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

MOJRA HAUENSTEIN, DIRECTOR
PLANNING AND BUILDING

Jurat for ALL SUBSEQUENT FINAL MAPS

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

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

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

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

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

<Insert Merger and Re-subdivision option as applicable>

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

MOJRA HAUENSTEIN, DIRECTOR,
PLANNING AND BUILDING DIVISION

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

NOTE

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

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

NOTE

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

- i. The developer 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.
- j. Prior to approval of the first final map the applicant shall provide a tree preservation plan to Planning and Building for review. The plan shall indicate all trees on the subject site that have a trunk six inches or greater in diameter. The plan shall provide for preservation of at least fifty percent of those trees. Compliance with this condition shall be determined by the Planning and Building Division.
- k. Prior to the issuance of any permit for building, grading or construction on the site, the applicant shall install temporary construction fencing along the common property line between the subject site and Washoe County property that includes Whites Creek. Construction fencing shall be maintained in place throughout all construction activities.
- l. Prior to any ground disturbing activity, the applicant shall submit a landscaping/architectural design plan to Planning and Building for review and approval. Said plan shall address, but not be limited to: type and color of building materials, general architectural design, parking, parking lot circulation and striping, signage, exterior lighting, fencing, trash enclosures, landscaping material (if plant material: type, size at time of planting, maturation size at full growth, period of time between planting and full growth), landscaping location, landscaping irrigation system, and financial assurances that landscaping will be planted and maintained.
- 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. Any landscaping plans and the letter shall be wet-stamped. 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. The plan shall be wet-stamped.
- o. Failure to comply with the conditions of approval shall render this approval null and void.

- p. Conditions, covenants, and restrictions (CC&Rs), including any supplemental CC&Rs, shall be submitted to Planning and Building staff for review and subsequent forwarding to the District Attorney for review and approval. The final CC&Rs shall be signed and notarized by the owner(s) and submitted to Planning and Building with the recordation fee prior to the recordation of the final map. The CC&Rs shall require all phases and units of the subdivision approved under this tentative map to be subject to the same CC&Rs. Washoe County shall be made a party to the applicable provisions of the CC&Rs to the satisfaction of the District Attorney's Office. Said CC&Rs shall specifically address the potential for liens against the properties and the individual property owners' responsibilities for the funding of maintenance, replacement, and perpetuation of the following items, at a minimum:
1. Maintenance of 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 shall be privately maintained and perpetually funded by the homeowners association.
 3. All open space identified as common area on the final map shall be privately maintained and perpetually funded by the homeowners association. The deed to the open space and common area shall reflect perpetual dedication for that purpose. The maintenance of the common areas and related improvements shall be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
 4. The project and adjacent to undeveloped land shall maintain a fire fuel break of a minimum 30 feet in width until such time as the adjacent land is developed.
 5. Locating habitable structures on potentially active (Holocene) fault lines, whether noted on the recorded map or disclosed during site preparation, is prohibited.
 6. All outdoor lighting on buildings and streets within the subdivision shall be down-shielded.
 7. No motorized vehicles shall be allowed on the platted common area.
 8. Washoe County will not assume responsibility for maintenance of the private street system of the development nor will Washoe County accept the streets for dedication to Washoe County unless the streets meet those Washoe County standards in effect at the time of offer for dedication.
 9. Mandatory solid waste collection.
 10. Fence material (if any), height, and location limitations, and re-fencing standards. Replacement fence must be compatible in materials, finish and location of existing fence.

- q. The common open space owned by the homeowners association shall be noted on the final map as “common open space” and the related deed of conveyance shall specifically provide for the preservation of the common open space in perpetuity. The deed to the open space and common area shall reflect perpetual dedication for that purpose. The deed shall be presented with the CC&Rs for review by Planning and Building staff and the District Attorney.
- r. The applicant shall obtain all necessary approvals from the Nevada Department of Environmental Protection. These may include will-serve letters for wastewater treatment, construction storm water permit and Working in Waterways permit. The applicant shall provide documentation of approval to Planning and Development prior to issuance of any permit for grading or construction activities.
- s. Public pedestrian access will be provided from Jeppson lane to the Washoe County Open Space adjacent to Whites Creek.
- t. The v-ditch within the Washoe County Open Space adjacent to Whites Creek shall be placed underground by means of a culvert for at least one-half of its length to facilitate passive recreation, such as hiking, within the Washoe County Open Space adjacent to Whites Creek.

Washoe County Engineering and Capital Projects

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

Contact: Leo Vesely, 775.328.2041, ivesely@washoecounty.us

- 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 water and sewer provider(s) and Engineering and Capital Projects Division a complete set of reproducible as-built construction drawings in an approved digital format, prepared by a civil engineer registered in the State of Nevada.
- c. The developer shall be required to participate in any applicable General Improvement District or Special Assessment District formed by Washoe County. The applicable County Department shall be responsible for determining compliance with this condition.
- d. The developer shall provide written approval from the U.S. Postal Service concerning the installation and type of mail delivery facilities. The system, other than individual mailboxes, must be shown on the project construction plans and installed as part of the onsite improvements.
- e. A complete set of construction improvement drawings, including an onsite grading plan, shall be submitted to the County Engineer for approval prior to finalization of any portion of the tentative map. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading and drainage on each lot, erosion control (including BMP locations and installation details), slope stabilization and mosquito abatement. Placement or disposal of any excavated material shall be indicated on the grading plan.
- f. All open space shall be identified as common open space on the final map. A note on the final map shall indicate that all common areas shall be privately maintained and perpetually funded by the Homeowners Association. The maintenance of the common areas shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.

- g. Any existing easements or utilities that conflict with the development shall be relocated, quitclaimed, and/or abandoned, as appropriate.
- h. 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.
- i. All existing overhead utility lines shall be placed underground, except electric transmission lines greater than 100 kilovolts, which can remain above ground.
- j. With each affected final map, provide written approval from NV Energy for any improvements located within their easement or under their facilities.
- k. 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.
- l. Appropriate easements shall be granted to perpetuate/relocate existing access roads and easements.
- m. A 10 foot Public Utilities Easement and a 10 foot easement for traffic control signage, plowed snow storage and sidewalks shall be granted adjacent to all rights-of-way.
- n. A design level geotechnical investigation with fault study shall be provided with the submittal of each final map.
- o. Cut slopes, fill slopes, and berms shall be setback from parcel lines and access easements in accordance with Washoe County Code Article 438.
- p. Slope easements shall be provided for areas of cut or fill that fall outside of the subdivision boundary.

DRAINAGE (COUNTY CODE 110.420)

- q. 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.
- r. 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.
- s. 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.
- t. Any increase in peak stormwater runoff flow rate resulting from the development and based on the 5 year and 100 storm(s) shall be detained onsite.
- u. The 100-year floodplain boundaries and flood elevations shall appear on each final map. If the floodplain boundary has been conditionally changed by a Federal Emergency Management Agency (FEMA) Conditional Letter of Map Amendment or Conditional Letter of Map Revision, the date of that letter and a note to that effect shall appear on the final map. All grading and construction in these areas shall be in conformance with the Washoe County Code Article 416.
- v. Prior to placement of any fill material within a FEMA Special Flood Hazard Area, an approved Conditional Letter of Map Revision (CLOMR) shall be obtained from FEMA.
- w. An approved Letter of Map Revision (LOMR) shall be obtained from FEMA prior to issuance of a Certificate of Occupancy for any structures within the Special Flood Hazard Area.

- x. The following note shall be added to each final map; "All properties, regardless if they are located within or outside of a FEMA designated flood zone, 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."
- y. Standard reinforced concrete headwalls or other approved alternatives shall be placed on the inlet and outlet of all drainage structures, and grouted rock riprap shall be used to prevent erosion at the inlets and outlets of all culverts to the satisfaction of the Engineering and Capital Projects Division.
- z. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage leaving the site to the satisfaction of the Engineering and Capital Projects Division.
- aa. The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklist and Inspection Fee shall be submitted with each final map.
- bb. 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.
- cc. A note on the final map shall indicate that all drainage facilities not maintained by Washoe County shall be privately maintained and perpetually funded by a homeowners association. 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.
- dd. 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.
- ee. 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.
- ff. Drainage easements shall be provided for all storm runoff that crosses more than one lot.
- gg. Prior to the finalization of the first final map, a maintenance and operation plan for the maintenance of the project's detention/retention basins shall be developed in accordance with the Washoe County Code Article 421.
- hh. A note shall be added to the final map and similar language contained with the project CC&R's stating that owners of parcels created by final map within this development shall not protest the formation of a Storm Water Utility District, Flood Control District, Special Assessment District or other funding mechanism which is approved and created for the purpose of storm water and/or flood water management.
- ii. 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 CC&Rs to the satisfaction of the District Attorney's Office.

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

- jj. 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.
- kk. Street names shall be reviewed and approved by the Regional Street Naming Coordinator.
- ll. Proposed landscaping and/or fencing along street rights-of-way and within median islands shall be designed to meet American Association of State Highway and Transportation Officials (AASHTO) sight distances and safety guidelines. No tree shall overhang the curb line of any public street.
- mm. Jeppson Lane shall be constructed to private street standards (section 110.436.110) from the driveway of lot 17 to Zolezzi Lane.
- nn. Jeppson Lane shall be maintained by the HOA and the CC&R's shall indicate that the maintenance shall be the responsibility of the Homeowners Association.
- oo. Streetlights shall be constructed to Washoe County standards at locations to be determined at the final design stage.
- pp. All retaining walls that are adjacent to, provide support for or retain soil from the County right-of-way shall be constructed of reinforced masonry block or reinforced concrete and designed by an engineer licensed in the State of Nevada.
- qq. Streetlights outside Washoe County right-of-way shall be private, and the CC&R's shall indicate operation and maintenance of the streetlights shall be the responsibility of the Homeowners Association. The County Engineer and the District Attorney's Office shall determine compliance with this condition.
- rr. Adequate snow storage easements shall be identified on the final plat.
- ss. Signing, striping and traffic control improvements shall comply with American Association of State Highway and Transportation Officials Design guidelines, the Manual of Uniform Traffic Control Devices and Washoe County requirements and where applicable Nevada Department of Transportation requirements.
- tt. The conditions, covenants and restrictions (CC&Rs) shall prominently note to the satisfaction of the District Attorney's Office and the County Engineer that Washoe County will not assume responsibility for maintenance of the development's private street system or accept the streets for dedication to Washoe County unless the streets meet those Washoe County standards in effect at the time of the offer of dedication.
- uu. Proposed landscaping and/or fencing along street rights-of-way and within median islands shall be designed to meet AASHTO sight distances and safety guidelines. A minimum vertical clearance of 13.5 feet shall be maintained over all private streets, and no tree shall overhang the curb of any public street.
- vv. The diameter of the cul-de-sac bulb island shall be designed to provide and an adequate turning radius for garbage trucks, snow plows and moving vans.
- ww. If the Engineering and Capital Projects Division does not inspect the subdivision improvements, prior to release of any financial assurances for the private improvements, the development shall provide the Engineering and Capital Projects Division with a letter prepared by a civil engineer licensed in the State of Nevada, certifying that the private improvements have been constructed in accordance with the approved plans.

UTILITIES (County Code 422 & Sewer Ordinance)

Contact Information: Tim Simpson, P.E., 775.954.4648

- xx. All fees shall be paid or deferred in accordance with Washoe County Ordinance prior to the approval of each final map.
- yy. Improvement plans shall be submitted and approved by the Engineering and Capital Projects Division prior to approval of the final map. They shall be in compliance with Washoe County Design Standards and be designed by a Professional Engineer licensed to practice in the State of Nevada.
- zz. The applicant shall submit an electronic copy of the street and lot layout for each final map at initial submittal time. The files must be in a format acceptable to Washoe County.
- aaa. The applicant shall construct and/or provide the financial assurance for the construction of any on-site and off-site sanitary sewer collection systems prior to signature on each final map. The financial assurance must be in a form and amount acceptable to the Engineering and Capital Projects Division.
- bbb. Approved improvement plans shall be used for the construction of on-site and off-site sanitary sewer collection system. The Engineering and Capital Projects Division will be responsible to inspect the construction of the sanitary sewer collection system.
- ccc. The sanitary sewer collection system must be offered for dedication to Washoe County along with the recordation of each final map.
- ddd. Easements and real property for all sanitary sewer collection systems and appurtenances shall be in accordance with Washoe County Design Standards and offered for dedication to Washoe County along with the recordation of each final map.
- eee. A master sanitary sewer report for the entire tentative map shall be prepared and submitted by the applicant's engineer at the time of the initial submittal for the first final map which addresses:
 - (i.) the estimated sewage flows generated by this project,
 - (ii.) projected sewage flows from potential or existing development within tributary areas,
 - (iii.) the impact on capacity of existing infrastructure,
 - (iv.) slope of pipe, invert elevation and rim elevation for all manholes,
 - (v.) proposed collection line sizes, on-site and off-site alignment, and half-full velocities.
- fff. No Certificate of Occupancy will be issued until all the sewer collection facilities necessary to serve each final map have been completed, accepted and engineer prepared as-built drawings are delivered to the utility. As-built drawings must be in a format acceptable to Washoe County.
- ggg. No permanent structures (including rockery or retaining walls, building's, etc.) shall be allowed within or upon any County maintained utility easement.
- hhh. A minimum 30-foot sanitary sewer and access easement shall be dedicated to Washoe County over any facilities not located in a dedicated right of way.
 - (i.) A minimum 12-foot wide all weather sanitary sewer access road shall be constructed to facilitate access to off-site sanitary sewer manholes.

Washoe County Water Rights

- 3. The following conditions are requirements of the Water Management Planner Coordinator, who shall be responsible for determining compliance with these conditions.

Contact: Vahid Behmaram, 775.328.3600, vbehmaram@washoecounty.us

- a. 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, if not already annexed. This project is located within Washoe County sewer service area.
- b. Application indicates project is within TMWA service area.
- c. Valid water and sewer will serve letters will be required prior to approval of the final map proposed by this tentative.

Washoe County Health District

4. 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: Wes Rubio, 775.328.2434, wrubio@washoecounty.us and

Christina Conti, 775.326.6042, cconti@washoecounty.us

- a. All construction must be reviewed by the Washoe County Health District and meet all requirements of the District Board of Health Regulations Governing Prevention of Vector-Borne Disease.
- b. Address numbers shall be clearly marked on the curb and on the structures so the individuals can be quickly located by public safety agencies.
- c. 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.
 - i. The application for a Water Project shall conform to the requirements of NAC 445A.66695.
 - ii. 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.
- d. Mass grading may proceed after approval of the Tentative Map and after a favorable review by this Health District of a grading permit application.
 - i. The final map submittal shall include a Truckee Meadows Water Authority annexation and discovery with the mass grading permit.
- e. Improvement plans for the water system may be constructed prior to final map submittal only after Water Project approval by this Health District.
 - i. 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.

- ii. 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.
- f. 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.
- g. 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
 - iv. 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.
- h. 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.
- i. A copy of this letter must be included with the final map submittal.
- j. 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.
- k. 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.
- l. The final map application packet must include a letter from Division of Water Resources certifying their approval of the final map.
- m. 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.
- n. Prior to approval of the final map, the applicant must submit to the Health District the final map fee.

- o. All grading and development activities must be in compliance with the DBOH Regulations Governing the Prevention of Vector-Borne Diseases

Truckee Meadows Fire Protection District

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

Contact Name – Lisa M. Beaver, PE, 775.328.6005, lbeaver@tmfpd.us

- a. Autumn Breeze Court shall comply with the bulb/cul-de-sac design as outlined in the 2012 IFC Appendix D. If parking is being provided, the minimum width shall be increase to maintain the minimum design for emergency vehicle access.
- b. A fire hydrant shall be provided on Autumn Breeze Court, location shall be approved during plan review process.
- c. Gates provided to restrict access shall be provided with approved Knox device.

*** End of Conditions ***



Exhibit B

Conditions of Approval

Special Use Permit Case Number WSUP18-0005

The project approved under Special Use Permit Case Number WSUP18-0005 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on July 3, 2018. 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 Special Use Permit shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the conditions of approval related to this Special Use Permit 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 Special Use Permit may result in the institution of revocation procedures.

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

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

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

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

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

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District.**

Any conditions set by the Health District must be appealed to the District Board of Health.

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 Planning and Building, which shall be responsible for determining compliance with these conditions.

Contact: Roger Pelham, Senior Planner, 775.328.3622, rpelham@washoecounty.us

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Planning and Building Division shall determine compliance with this condition.
- b. The applicant shall submit complete construction plans and building permits shall be issued within four years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Planning and Building Division.
- c. Failure to comply with all conditions of approval shall render this approval null and void. The Planning and Building Division shall determine compliance with this condition.
- d. Prior to approval of any permit for building, grading or construction on the site the applicant shall provide a tree preservation plan to Planning and Building for review. The plan shall indicate all trees on the subject site that have a trunk six inches or greater in diameter. The plan shall provide for preservation of at least fifty percent of those trees. Compliance with this condition shall be determined by the Planning and Building Division.
- e. Prior to the issuance of any permit for building, grading or construction on the site, the applicant shall install temporary construction fencing along the common property line between the subject site and Washoe County property that includes Whites Creek. Construction fencing shall be maintained in place throughout all construction activities.
- f. Prior to issuance of a final inspection for any building, grading or construction on the site, all disturbed areas shall be revegetated. Temporary irrigation for a time period of not less than three years shall be installed.
- g. All slopes within all storm water drainage features, that include rock rip-rap, shall be stained with a simulated desert varnish product so that all rock rip-rap blends with the color of the surrounding, undisturbed geology.
- h. All cut and fill slopes are limited to a maximum height of 10 feet in accordance with Washoe County Development Code Article 438. Any cut and fill slopes greater than 10 feet in height shall include retaining walls and benches in accordance with Washoe County Development Code Article 438.
- i. The applicant shall obtain all necessary approvals from the Nevada Department of Environmental Protection. These may include will-serve letters for wastewater treatment, construction storm water permit and Working in Waterways permit. The applicant shall provide documentation of approval to Planning and Development prior to issuance of any permit for grading or construction activities.
- j. A note shall be placed on all construction drawings and grading plans 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.

Washoe County Engineering and Capital Projects

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

Contact: Leo R. Vesely, P.E., 775.328.2041, lvesely@washoecounty.us

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
- b. For construction areas larger than 1 acre, the developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit and submit a copy to the Engineering Division prior to issuance of a grading permit.
- c. The developer shall complete and submit the Construction Permit Submittal Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit.
- d. If material is to be exported from the site, the plans shall note where exported materials will be taken and a grading permit shall be obtained for the import site. Exported materials shall not be sold without the proper business license.
- e. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
- f. Cross-sections indicating cuts and fills shall be submitted when applying for a grading permit. Estimated total volumes shall be indicated.
- g. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Specifications for revegetation procedure and seed mix shall be prepared by a licensed landscape architect.
- h. Prior to the approval of a grading permit, any proposed improvements within APN 162-010-20 owned by Washoe County will require approval by the Washoe County Parks Program of the Community Services Department. Any approval by the Parks Commission will be subject to additional conditions of approval.
- i. Prior to the approval of the grading permit, the approval of the Autumn Wood Subdivision shall be concurrently obtained. The Autumn Wood Subdivision's CC&R's shall include language that requires the operation and maintenance of all stormwater drainage and detention basin improvements be performed by the HOA. A stormwater operation and maintenance plan for the maintenance of the project's detention basins shall be developed in accordance with the Washoe County Code Article 421.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

- j. A detailed hydrology/hydraulic report prepared by a licensed engineer shall be submitted to the Engineering Division for review and approval. The report shall include the locations, points of entry and discharge, flow rates and flood limits of all 5- and 100-year storm flows impacting both the site and offsite areas and the methods for handling those flows. The report shall include all storm drain pipe and ditch sizing calculations and a discussion of and mitigation measures for any impacts on existing offsite drainage facilities and properties.
- k. Sediment loading to the detention basin shall be estimated and accounted for with the design of the detention basin.
- l. Standard reinforced concrete headwalls or other approved alternatives shall be placed on the inlet and outlet of all drainage structures and rip rap shall be used to prevent erosion at the inlets and outlets of all pipe culverts to the satisfaction of the County Engineer.
- m. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage from the site to the satisfaction of the County Engineer.

Washoe County Health District

- 3. 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: Wes Rubio, 775.328.2434, wrubio@washoecounty.us

- a. All construction must be reviewed by the Washoe County Health District and meet all requirements of the District Board of Health Regulations Governing Prevention of Vector-Borne Disease.
- b. Address numbers shall be clearly marked on the curb and on the structures so the individuals can be quickly located by public safety agencies.
- c. 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.
 - i. The application for a Water Project shall conform to the requirements of NAC 445A.66695.
 - ii. 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.
- d. Mass grading may proceed after approval of the Tentative Map and after a favorable review by this Health District of a grading permit application.
 - i. The final map submittal shall include a Truckee Meadows Water Authority annexation and discovery with the mass grading permit.

- e. Improvement plans for the water system may be constructed prior to final map submittal only after Water Project approval by this Health District.
 - i. 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.
 - ii. 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.
- f. 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.
- g. All grading and development activities must be in compliance with the DBOH Regulations Governing the Prevention of Vector-Borne Disease

*** End of Conditions ***

WTM18-005 and WSUP18-0005

Exhibit C Agency Comments



WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT Engineering and Capital Projects

1001 EAST 9TH STREET
PO BOX 11130
RENO, NEVADA 89520-0027
PHONE (775) 328-3600
FAX (775) 328.3699

Date: June 1, 2018

To: Roger Pelham, Senior Planner

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

Re: Autumn Wood Phase 2 WTM18-005 (17 Lots)
APN 162-010-31

GENERAL PROJECT DISCUSSION

Washoe County Engineering and Capital Project staff has reviewed the above referenced application. The proposed project consists of a 17-lot townhome subdivision and is located on approximately 5.8 acres adjacent to the north side of Autumn Wood subdivision north of Zolezzi Lane. Sanitary sewer service will be provided by Washoe County. The Engineering and Capital Projects Division recommends approval with 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 KLS Planning & Design Group and Summit Engineering Co. The County Engineer shall determine compliance with all the following conditions of approval.

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

GENERAL CONDITIONS

Contact Information: Leo Vesely, P.E. (775) 328-2041

1. 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.
2. Prior to acceptance of public improvements and release of any financial assurances, the developer shall furnish to the water and sewer provider(s) and Engineering and Capital Projects Division a complete set of reproducible as-built construction drawings in an approved digital format, prepared by a civil engineer registered in the State of Nevada.
3. The developer shall be required to participate in any applicable General Improvement District or Special Assessment District formed by Washoe County. The applicable County Department shall be responsible for determining compliance with this condition.
4. The developer shall provide written approval from the U.S. Postal Service concerning the installation and type of mail delivery facilities. The system, other than individual mailboxes, must be shown on the project construction plans and installed as part of the onsite improvements.
5. A complete set of construction improvement drawings, including an onsite grading plan, shall be submitted to the County Engineer for approval prior to finalization of any portion of the tentative map. Grading shall comply with best management practices (BMP's) and shall include detailed



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WTM18-005 and WSUP18-0005

Exhibit C Agency Comments

Subject: **Autumn Wood Phase 2 WTM18-005 (17 Lots)**
Date: June 1, 2018
Page: 2

- 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.
6. All open space shall be identified as common area on the final map. A note on the final map shall indicate that all common areas shall be privately maintained and perpetually funded by the Homeowners Association. The maintenance of the common areas shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
 7. Any existing easements or utilities that conflict with the development shall be relocated, quitclaimed, and/or abandoned, as appropriate.
 8. 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.
 9. All existing overhead utility lines shall be placed underground, except electric transmission lines greater than 100 kilovolts, which can remain above ground.
 10. With each affected final map, provide written approval from NV Energy for any improvements located within their easement or under their facilities.
 11. 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.
 12. Appropriate easements shall be granted to perpetuate/relocate existing access roads and easements.
 13. A 10 foot Public Utilities Easement and a 10 foot easement for traffic control signage, plowed snow storage and sidewalks shall be granted adjacent to all rights-of-way.
 14. A design level geotechnical investigation with fault study shall be provided with the submittal of each final map.
 15. Cut slopes, fill slopes, and berms shall be setback from parcel lines and access easements in accordance with Washoe County Code Article 438.
 16. Slope easements shall be provided for areas of cut or fill that fall outside of the subdivision boundary.

DRAINAGE (COUNTY CODE 110.420)

Contact Information: Leo Vesely, P.E. (775) 328-2041

1. 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.
2. 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.
3. 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.

WTM18-005 and WSUP18-0005

Exhibit C Agency Comments

Subject: **Autumn Wood Phase 2 WTM18-005** (17 Lots)
Date: June 1, 2018
Page: 3

4. Any increase in peak stormwater runoff flow rate resulting from the development and based on the 5 year and 100 storm(s) shall be detained onsite.
5. The 100-year floodplain boundaries and flood elevations shall appear on each final map. If the floodplain boundary has been conditionally changed by a Federal Emergency Management Agency (FEMA) Conditional Letter of Map Amendment or Conditional Letter of Map Revision, the date of that letter and a note to that effect shall appear on the final map. All grading and construction in these areas shall be in conformance with the Washoe County Code Article 416.
6. Prior to placement of any fill material within a FEMA Special Flood Hazard Area, an approved Conditional Letter of Map Revision (CLOMR) shall be obtained from FEMA.
7. An approved Letter of Map Revision (LOMR) shall be obtained from FEMA prior to issuance of a Certificate of Occupancy for any structures within the Special Flood Hazard Area.
8. The following note shall be added to each final map; "All properties, regardless if they are located within or outside of a FEMA designated flood zone, 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."
9. Standard reinforced concrete headwalls or other approved alternatives shall be placed on the inlet and outlet of all drainage structures, and grouted rock riprap shall be used to prevent erosion at the inlets and outlets of all culverts to the satisfaction of the Engineering and Capital Projects Division.
10. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage leaving the site to the satisfaction of the Engineering and Capital Projects Division.
11. The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklist and Inspection Fee shall be submitted with each final map.
12. 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.
13. A note on the final map shall indicate that all drainage facilities not maintained by Washoe County shall be privately maintained and perpetually funded by a homeowners association. 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.
14. 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.
15. 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.
16. Drainage easements shall be provided for all storm runoff that crosses more than one lot.

WTM18-005 and WSUP18-0005

Exhibit C Agency Comments

Subject: **Autumn Wood Phase 2 WTM18-005** (17 Lots)
Date: June 1, 2018
Page: 4

17. Prior to the finalization of the first final map, a maintenance and operation plan for the maintenance of the project's detention/retention basins shall be developed in accordance with the Washoe County Code Article 421.
18. A note shall be added to the final map and similar language contained with the project CC&R's stating that owners of parcels created by final map within this development shall not protest the formation of a Storm Water Utility District, Flood Control District, Special Assessment District or other funding mechanism which is approved and created for the purpose of storm water and/or flood water management.
19. 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 CC&Rs to the satisfaction of the District Attorney's Office.

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Leo Vesely, P.E. (775) 328-2041

1. 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.
2. Street names shall be reviewed and approved by the Regional Street Naming Coordinator.
3. Proposed landscaping and/or fencing along street rights-of-way and within median islands shall be designed to meet American Association of State Highway and Transportation Officials (AASHTO) sight distances and safety guidelines. No tree shall overhang the curb line of any public street.
4. Jeppson Lane shall be constructed to private street standards (section 110.436.110) from the driveway of lot 17 to Zolezzi Lane.
5. Jeppson Lane shall be maintained by the HOA and the CC&R's shall indicate that the maintenance shall be the responsibility of the Homeowners Association.
6. Streetlights shall be constructed to Washoe County standards at locations to be determined at the final design stage.
7. All retaining walls that are adjacent to, provide support for or retain soil from the County right-of-way shall be constructed of reinforced masonry block or reinforced concrete and designed by an engineer licensed in the State of Nevada.
8. Streetlights outside Washoe County right-of-way shall be private, and the CC&R's shall indicate operation and maintenance of the streetlights shall be the responsibility of the Homeowners Association. The County Engineer and the District Attorney's Office shall determine compliance with this condition.
9. Adequate snow storage easements shall be identified on the final plat.
10. Signing, striping and traffic control improvements shall comply with American Association of State Highway and Transportation Officials Design guidelines, the Manual of Uniform Traffic Control Devices and Washoe County requirements and where applicable Nevada Department of Transportation requirements.

WTM18-005 and WSUP18-0005

Exhibit C Agency Comments

Subject: **Autumn Wood Phase 2 WTM18-005** (17 Lots)
Date: June 1, 2018
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11. The conditions, covenants and restrictions (CC&Rs) shall prominently note to the satisfaction of the District Attorney's Office and the County Engineer that Washoe County will not assume responsibility for maintenance of the development's private street system or accept the streets for dedication to Washoe County unless the streets meet those Washoe County standards in effect at the time of the offer of dedication.
12. Proposed landscaping and/or fencing along street rights-of-way and within median islands shall be designed to meet AASHTO sight distances and safety guidelines. A minimum vertical clearance of 13.5 feet shall be maintained over all private streets, and no tree shall overhang the curb of any public street.
13. The diameter of the cul-de-sac bulb island, shall be designed to provide and an adequate turning radius for garbage trucks, snow plows and moving vans.
14. If the Engineering and Capital Projects Division does not inspect the subdivision improvements, prior to release of any financial assurances for the private improvements, the development shall provide the Engineering and Capital Projects Division with a letter prepared by a civil engineer licensed in the State of Nevada, certifying that the private improvements have been constructed in accordance with the approved plans.

UTILITIES (County Code 422 & Sewer Ordinance)

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

1. All fees shall be paid or deferred in accordance with Washoe County Ordinance prior to the approval of each final map.
2. Improvement plans shall be submitted and approved by the Engineering and Capital Projects Division prior to approval of the final map. They shall be in compliance with Washoe County Design Standards and be designed by a Professional Engineer licensed to practice in the State of Nevada.
3. The applicant shall submit an electronic copy of the street and lot layout for each final map at initial submittal time. The files must be in a format acceptable to Washoe County.
4. The applicant shall construct and/or provide the financial assurance for the construction of any on-site and off-site sanitary sewer collection systems prior to signature on each final map. The financial assurance must be in a form and amount acceptable to the Engineering and Capital Projects Division.
5. Approved improvement plans shall be used for the construction of on-site and off-site sanitary sewer collection system. The Engineering and Capital Projects Division will be responsible to inspect the construction of the sanitary sewer collection system.
6. The sanitary sewer collection system must be offered for dedication to Washoe County along with the recordation of each final map.
7. Easements and real property for all sanitary sewer collection systems and appurtenances shall be in accordance with Washoe County Design Standards and offered for dedication to Washoe County along with the recordation of each final map.
8. A master sanitary sewer report for the entire tentative map shall be prepared and submitted by the applicant's engineer at the time of the initial submittal for the first final map which addresses:
 - a. the estimated sewage flows generated by this project,
 - b. projected sewage flows from potential or existing development within tributary areas,

WTM18-005 and WSUP18-0005

Exhibit C Agency Comments

Subject: ***Autumn Wood Phase 2 WTM18-005 (17 Lots)***
Date: June 1, 2018
Page: 6

- c. the impact on capacity of existing infrastructure,
 - d. slope of pipe, invert elevation and rim elevation for all manholes,
 - e. proposed collection line sizes, on-site and off-site alignment, and half-full velocities.
9. No Certificate of Occupancy will be issued until all the sewer collection facilities necessary to serve each final map have been completed, accepted and engineer prepared as-built drawings are delivered to the utility. As-built drawings must be in a format acceptable to Washoe County.
 10. No permanent structures (including rockery or retaining walls, building's, etc.) shall be allowed within or upon any County maintained utility easement.
 11. A minimum 30-foot sanitary sewer and access easement shall be dedicated to Washoe County over any facilities not located in a dedicated right of way.
 12. A minimum 12-foot wide all weather sanitary sewer access road shall be constructed to facilitate access to off-site sanitary sewer manholes.



WTM18-005 and WSUP18-0005
 Exhibit C Agency Comments
WASHOE COUNTY
 COMMUNITY SERVICES DEPARTMENT
 Engineering and Capital Projects

1001 EAST 9TH STREET
 PO BOX 11130
 RENO, NEVADA 89520-0027
 PHONE (775) 328-3600
 FAX (775) 328.3699

Date: June 04, 2018
 To: Roger Pelham, Planning and Building Division
 From: Leo R. Vesely, P.E., Engineering and Capitol Projects Division
 Re: Jeppson Lane Storm-Water Detention Basin SUP for Grading WSUP18-0006
 APN 162-010-31

GENERAL PROJECT DISCUSSION

Washoe County Engineering and Capital Project staff has reviewed the above referenced application. The proposed project consists of the construction of a storm-water detention facility on a parcel adjacent to the Autumn Wood Townhome Subdivision located north of Zolezzi Lane. This application is for grading only. The Engineering and Capital Projects Division recommends approval with the following comments and conditions of approval which supplement applicable County Code and are based upon our review of the site and the special use permit application prepared by Odyssey Engineering Incorporated. The County Engineer shall determine compliance with all the following conditions of approval.

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

GENERAL CONDITIONS

Contact Information: Leo R. Vesely, P.E. (775) 328-2041

Discussion:

The project proposes to construct a conveyance channel from a northern most detention basin to Whites Creek which traverses Washoe County Property. The applicant will be required to obtain approval from Washoe County Regional Parks and Open Space for any improvements within this parcel.

1. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
2. For construction areas larger than 1 acre, the developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit and submit a copy to the Engineering Division prior to issuance of a grading permit.



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WTM18-005 and WSUP18-0005

Exhibit C Agency Comments

Subject: Jeppson Lane Storm-Water Detention Basin SUP for Grading WSUP18-0006
Date: June 4, 2018
Page: 2

3. The developer shall complete and submit the Construction Permit Submittal Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit.
4. If material is to be exported from the site, the plans shall note where exported materials will be taken and a grading permit shall be obtained for the import site. Exported materials shall not be sold without the proper business license.
5. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
6. Cross-sections indicating cuts and fills shall be submitted when applying for a grading permit. Estimated total volumes shall be indicated.
7. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Specifications for revegetation procedure and seed mix shall be prepared by a licensed landscape architect.
8. Prior to the approval of a grading permit, any proposed improvements within APN 162-010-20 owned by Washoe County will require approval by Washoe County Regional Parks and Open Space. Any approval by the Parks Commission will be subject to additional conditions of approval.
9. Prior to the approval of the grading permit, the approval of the Autumn Wood Subdivision shall be concurrently obtained. The Autumn Wood Subdivision's CC&R's shall include language that requires the operation and maintenance of all stormwater drainage and detention basin improvements be performed by the HOA. A stormwater operation and maintenance plan for the maintenance of the project's detention basins shall be developed in accordance with the Washoe County Code Article 421.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Information: Leo R. Vesely, P.E. (775) 328-2041

1. A detailed hydrology/hydraulic report prepared by a licensed engineer shall be submitted to the Engineering Division for review and approval. The report shall include the locations, points of entry and discharge, flow rates and flood limits of all 5- and 100-year storm flows impacting both the site and offsite areas and the methods for handling those flows. The report shall include all storm drain pipe and ditch sizing calculations and a discussion of and mitigation measures for any impacts on existing offsite drainage facilities and properties.
2. Sediment loading to the detention basin shall be estimated and accounted for with the design of the detention basin.
3. Standard reinforced concrete headwalls or other approved alternatives shall be placed on the inlet and outlet of all drainage structures and rip rap shall be used to prevent erosion at the inlets and outlets of all pipe culverts to the satisfaction of the County Engineer.
4. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage from the site to the satisfaction of the County Engineer.

WTM18-005 and WSUP18-0005
Exhibit C Agency Comments



REGIONAL TRANSPORTATION COMMISSION

Metropolitan Planning · Public Transportation & Operations · Engineering & Construction

Metropolitan Planning Organization of Washoe County, Nevada

May 24, 2018

FR: Chrono/PL 183-18

Mr. Roger Pelham, Senior Planner
Community Services Department
Washoe County
PO Box 11130
Reno, NV 89520

RE: WTM18-005 (Autumn Wood Phase 2)
WSUP18-0005 (Jeppson Lane Storm Water Detention Basin)
WAB18-0003 (Sievert)
WMPA18-0005 (Mario Road MPA and RZA)
WRZA18-0005 (Mario Road RZA)
WSUP18-0010 (Sunol Substation)

Dear Mr. Pelham,

We have reviewed the above applications and have no comments at this time.

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,

A handwritten signature in black ink that reads "Rebecca Kapuler". The signature is written in a cursive, flowing style.

Rebecca Kapuler
Planner

RK/jm

Copies: Mojra Hauenstein, Washoe County Community Services
Trevor Lloyd, Washoe County Community Services
Eva Krause, Washoe County Community Services
Chris Bronczyk, Washoe County Community Services
Jae Pullen, Nevada Department of Transportation, District II
Daniel Doenges, Regional Transportation Commission
Tina Wu, Regional Transportation Commission
Mark Maloney, Regional Transportation Commission
Julie Masterpool, Regional Transportation Commission
David Jickling, Regional Transportation Commission

/Washoe County no comment 06052018

RTC Board: Ron Smith (Chair) · Bob Lucey (Vice Chair) · Paul McKenzie · Vaughn Hartung · Neoma Jardon
PO Box 30002, Reno, NV 89520 · 1105 Terminal Way, Reno, NV 89502 · 775-348-0400 · rtcwashoe.com

WTM18-005 and WSUP18-0005
Exhibit C Agency Comments

From: [O'Connor, Tim](#)
To: [Pelham, Roger](#)
Subject: WTM18-005 (Autumn Wood Phase 2) and WSUP18-0005 (Jeppson Lane Storm Water Detention Basin)
Date: Tuesday, May 22, 2018 10:53:27 AM

Roger,

With regard to WTM18-005 (Autumn Wood Phase 2) and WSUP18-0005 (Jeppson Lane Storm Water Detention Basin), The Washoe County Sheriff's Office Patrol Division has no issues or concerns with the projects.

Captain Tim O'Connor
Washoe County Sheriff's Office
Patrol Division
775-328-3354

PRIDE - Professionalism, Respect, Integrity, Dedication, Equality

WTM18-005 and WSUP18-0005
Exhibit C Agency Comments

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

June 5, 2018

Roger Pelham, MPA, Senior Planner
Washoe County Community Services
Planning and Development Division
PO Box 11130
Reno, NV 89520-0027

RE: Jeppson Lane Detention Basin; APN 162-010-31
Special Use Permit; WSUP18-0005

Dear Mr. Pelham:

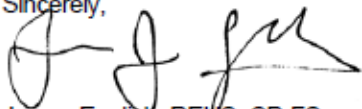
The following conditions are requirements of the Washoe County Health District, Environmental Health Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Wesley Rubio, 775.328.2434, wrubio@washoecounty.us

- a. WCHD has reviewed the special use permit and has no objections to the approval of this project as proposed.
- b. All construction must be reviewed by WCHD and meet all requirements of the DBOH Regulations Governing Prevention of Vector-Borne Disease.

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

Sincerely,



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

JE:wr

ENVIRONMENTAL HEALTH SERVICES
1001 East Ninth Street | P.O. Box 11130 | Reno, Nevada 89520
775-328-2434 | Fax: 775-328-6176 | washoecounty.us/health
Serving Reno, Sparks and all of Washoe County, Nevada | Washoe County is an Equal Opportunity Employer



WTM18-005 and WSUP18-0005
Exhibit C Agency Comments

From: [Schull, Shyanne](#)
To: [Pelham, Roger](#)
Subject: WTM18-005 (Autumn Wood Phase 2)
Date: Friday, May 25, 2018 8:23:54 AM
Attachments: [image003.png](#)

Roger,

I do not see any concerns from WCRAS' perspective relative to the above mentioned application.

Sincerely,

Shyanne Schull
Director
Washoe County Regional Animal Services
2825A Longley Lane
Reno, NV 89502
775.328.2142 Office
775.322.3647 Dispatch
Sschull@washoecounty.us
www.washoeanimals.com

*"Promoting responsible care of animals
through education, proactive outreach,
and regulation, making Washoe County
a safe community".*



WTM18-005 and WSUP18-0005
Exhibit C Agency Comments



Washoe County School District

Every Child, By Name And Face, To Graduation

425 East Ninth Street * P.O. Box 30425 * Reno, NV 89520-3425
Phone (775) 348-0200 * (775) 348-0304 * www.washoeschools.net

Board of Trustees: Katy Simon Holland, President * Malena Raymond, Vice President * John Mayer, Clerk *
Debra Feemster * Veronica Frenkel * Angie Taylor * Scott Kelley * Traci Davis, Superintendent

29-May-18

Mr. Roger Pelham, MPA, Senior Planner
Washoe County Community Services Department
Planning and Building Division
1001 East 9th Street
P.O. Box 11130
Reno, NV 89520

RE: WTM18-005 (Autumn Wood Phase 2)

Dear Mr. Pelham,

Autumn Wood Phase 2, which proposes 17 new single-family residential units, will impact Washoe County School District facilities. This project is currently zoned for the following schools:

Lenz Elementary School

- Estimated Autumn Wood Phase 2 impact = 2 new ES students (17 single-family units x .137 ES students per unit)
- Base Capacity = 514
- 2017-2018 Enrollment = 475
- % of Base Capacity = 92%

- 2017-2018 Enrollment including Autumn Wood Phase 2 = 477
- % of Base Capacity including Autumn Wood Phase 2 = 93%

WTM18-005 and WSUP18-0005
Exhibit C Agency Comments

Pine Middle School

- Estimated Autumn Wood Phase 2 impact = 1 new MS students (17 single-family units x .034 MS students per unit)
- Base Capacity = 1,096
- 2017-2018 Enrollment = 1,010
- % of Base Capacity = 92%
- 2017-2018 Enrollment including Autumn Wood Phase 2 = 1,011
- % of Base Capacity including Autumn Wood Phase 2 = 92%

Galena High School

- Estimated Autumn Wood Phase 2 impact = 1 new HS students (17 single-family units x .086 HS students per unit)
- Base Capacity = 1,692
- 2017-2018 Enrollment = 1,508
- % of Base Capacity = 89%
- 2017-2018 Enrollment including Autumn Wood Phase 2 = 1,509
- % of Base Capacity including Autumn Wood Phase 2 = 89%


Thank you for the opportunity to comment. If there are any further questions and/or comments please contact me at your convenience.

Brett A. Rodela

Brett A. Rodela, GIS Analyst
Washoe County School District Capital Projects
14101 Old Virginia Road
Reno NV USA 89521
775.325.8303
brett.rodela@washoeschools.net

WTM18-005 and WSUP18-0005
Exhibit C Agency Comments

From: Patrick Mohn
To: [Pelham, Roger](#)
Subject: Autumn Wood Ph 2 WTM18-005 and Jeppson Stormwater Improvements WSUP18-005
Date: Thursday, May 31, 2018 12:03:05 PM

Roger, 

Per request, NDEP is providing comments on the above-named actions:

Autumn Wood Ph 2: The NDEP will formally review a TM when it is submitted formally with fees. With respect to sewer service, the wastewater treatment facility must issue intent-to-serve letters at the Tentative Map level, and formal Will-Serves for water and sewer. The sewage treatment plant must have adequate hydraulic and treatment capacity to serve the proposed development.

Jeppson Stormwater Improvements: Disturbance associated with this will need a construction stormwater permit and possibly a Working in Waterways permit because of proximity to Whites Creek.

Pat



Patrick A. Mohn, M.Sc., P.E.
UIC Compliance Coordinator
Bureau of Water Pollution Control (BWPC)
Nevada Division of Environmental Protection
901 South Stewart Street, Suite 4001
Carson City, NV 89701
p: 775.687.9419 fax: 775.687.4684
pmohn@ndep.nv.gov

WTM18-005 and WSUP18-0005
Exhibit C Agency Comments

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

May 31, 2018

Roger Pelham, MPA, Senior Planner
Washoe County Community Services
Planning and Development Division
PO Box 11130
Reno, NV 89520-0027

RE: Autumn Wood Phase 2 and Jeppson Lane Storm Water Detention Basin: 162-010-31
Tentative Subdivision Map and Special Use Permit; WTM18-005 and WSUP18-0005

Dear Mr. Pelham:

The Washoe County Health District, Emergency Medical Services (EMS) Oversight Program, has reviewed the above referenced project.

Based on the submitted documentation, it is anticipated that there will be minimal impacts concerning EMS responses to the parcel. Additionally, it is not anticipated that there will be impacts concerning access to healthcare services and facilities. Should the applicant need a complete Environmental Impact Assessment, please contact the Washoe County Health District's Division of Environment Health Services at (775) 328-2434.

Advanced Life Support (ALS) fire services are provided by Truckee Meadows Fire Protection District and ALS ambulance services are provided by REMSA through a Franchise agreement with the Washoe County Health District. For the parcel location, REMSA's Franchise response requirement for life-threatening calls is 8 minutes and 59 seconds for 90 percent of calls.

The closest hospital is Renown South Meadows Medical Center, which is approximately 3 miles away from the parcel, should individuals require such services. There are also several other acute care hospitals and healthcare resources available in Washoe County.

It is recommended that the address number is clearly marked on the curb and the structure(s) so the individuals can be quickly located by public safety agencies. Additionally, please ensure that all structures meet ADA requirements, as appropriate.

Please feel free to contact me if you have any questions.

Sincerely,



Christina Conti
EMS & PHP Program Manager
cconti@washoecounty.us
(775) 326-6042

EPIDEMIOLOGY AND PUBLIC HEALTH PREPAREDNESS
1001 East Ninth Street | P.O. Box 11130 | Reno, Nevada 89520
EHPH Office: 775-326-6055 | Fax: 775-325-8130 | washoecounty.us/health
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WTM18-005 and WSUP18-0005

Exhibit C Agency Comments



June 5, 2018

Roger Pelham, MPA, Senior Planner
Washoe County Community Services
Planning and Development Division
PO Box 11130
Reno, NV 89520-0027

RE: Autumn Wood Phase 2; APN 162-010-31
Tentative Subdivision Map; WTM18-005

Dear Mr. Pelham:

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. 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.
2. 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.
3. 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.

ENVIRONMENTAL HEALTH SERVICES
1001 East Ninth Street | P.O. Box 11130 | Reno, Nevada 89520
775-328-2434 | Fax: 775-328-6176 | washoecounty.us/health
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WTM18-005 and WSUP18-0005

Exhibit C Agency Comments

June 5, 2018
Autumn Wood Phase 2; APN 162-010-31
Tentative Subdivision Map; WTM18-005
Page 2

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

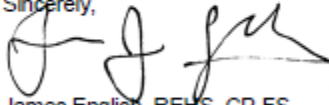
1. Construction plans for the development must be submitted to this Health District for approval. The construction drawings must conform to the State of Nevada Regulations Concerning Review of Plans for Subdivisions, Condominiums and Planned Unit Developments, and any applicable requirements of this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

WTM18-005 and WSUP18-0005 Exhibit C Agency Comments

June 5, 2018
Autumn Wood Phase 2; APN 162-010-31
Tentative Subdivision Map; WTM18-005
Page 3

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

Sincerely,

A handwritten signature in black ink, appearing to read 'James English', written over a horizontal line.

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

JE:wr

WTM18-005 and WSUP18-0005
Exhibit C Agency Comments



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

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

May 30, 2018

TO: Roger Pelham, MPA, Senior Planner, CSD, Planning & Development Division
FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD
SUBJECT: Tentative Subdivision Map Case Number WTM18-005 (Autumn Wood Phase 2)

Project description:

The applicant is proposing the approval of Tentative Subdivision Map consisting of a 17-lot, common open space, single-family residential subdivision.

The property is located on the west side of Jeppson Lane, approximately 500 feet north of its intersection with Zolezzi Lane. Assessor's Parcel Number: 162-010-31, Parcel Size: ±5.83 acres.

Water service is to be provided by the Truckee Meadows Water Authority (TMWA) and Sanitary Sewer service to be provided by Washoe County.

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

- 1) There are no water rights conditions or comments for approval of this tentative map.
- 2) Following the possible approval of the tentative subdivision map, the potential future project will require water supply and sewer service which in turn will require the expansion of water and sewer services and annexation to TMWA service area, if not already annexed. This project is located within Washoe County sewer service area.
- 3) Application indicates project is within TMWA service area.
- 4) Valid water and sewer will serve letters will be required prior to approval of the final map proposed by this tentative.



WTM18-005 and WSUP18-0005

Exhibit C Agency Comments

From: [Beaver, Lisa](#)
To: [Pelham, Roger](#)
Subject: Autumn Wood Phase II and Detention Pond
Date: Thursday, June 14, 2018 8:52:30 AM
Attachments: [image001.png](#)
[TMFPD conditions permit Autumn Wood WTM 18-005.docx](#)

Good morning Roger,

I have attached the conditions for the above subject project (Autumn Wood Phase II). As you probably imagined, I don't have any conditions for the Detention Pond.

Thank you for your patience,

Lisa

Lisa M. Beaver, PE, CFM, CBO

Deputy Fire Chief | Truckee Meadows Fire Protection District

lbeaver@tmfpd.us | direct (775) 326-6006 cell (775)313-1592 | 1001 E. Ninth St., Bldg. D, Reno, NV 89512



"Committed to excellence, service, and the protection of life and property in our community"

Truckee Meadows Fire Protection District

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

Contact Name – Lisa M. Beaver, PE, (775) 328-6005, lbeaver@tmfpd.us

- a. Condition #1 – Autumn Breeze Court shall comply with the bulb/cul-de-sac design as outlined in the 2012 IFC Appendix D. If parking is being provided, the minimum width shall be increase to maintain the minimum design for emergency vehicle access.
- b. Condition #2 – A fire hydrant shall be provided on Autumn Breeze Court, location shall be approved during plan review process.
- c. Condition #3 – Gates provided to restrict access shall be provided with approved Knox device.

WTM18-005 and WSUP18-0005

Exhibit D Public Comments

From: Kit Craven
To: [Olander, Julee](#); [Pelham, Roger](#)
Subject: Autumn Wood Phase 2 - connectivity
Date: Sunday, June 03, 2018 11:39:36 AM

Hi Roger & Julee,

I'm glad to see DR Horton moved forward with the project on Jeppson Lane (WTM18-005). The proposed water detention area is impressive, but I have some concerns. Will this be an industrial area that is gated or chained off from the public, or will it be a park-like area to be enjoyed by the whole neighborhood? Apparently, there will be a 6 foot fence around the new project. Will this restrict neighborhood connectivity?

Since the 1950s, Jeppson homeowners have had access to Whites Creek via a gate located where lot 17 is proposed. What are the new access points for Jeppson residence to Whites Creek? Can the proposed maintenance access roads to the water detention ponds be used as pedestrian pathways (WSUP18-0005, sheet C-3, South of lot 17)? Or, will pedestrians be restricted from maintenance access roads?

As more people discover the beauty of Whites Creek, I have high hope this will become an official county park sometime in the near future. I have reached out to Washoe County Regional Parks in the past, but do not know if funding is available currently. To improve connectivity to all the neighborhoods around Whites Creek open land (Jeppson Park), is there discussion about building a wheelchair accessible bridge across the creek? With the increase in population related to Autumn Wood 1 & 2, there will be more people exploring the existing path system for evening walks to enjoy the serene creek and visit adjoining neighborhoods including South Hills Drive. Is Washoe County considering improving the walking paths for Whites Creek open land?

The application for Autumn Wood Phase 2 generally discusses connectivity. I see lots of maps on the application. Is there a map that shows connectivity? It seems that would be a good reference to have for a big project. It could also include all the neighborhoods that are connected to Whites Creek open land.

Thank you.

Kit & Ida Craven
12350 Jeppson Lane
Reno, NV



EXHIBIT E
South Truckee Meadows/Washoe Valley Citizens Advisory Board

MEMORANDUM

Date: June 14, 2018
To: Roger Pelham, Washoe County Planners
Re: Tentative Subdivision Map Case Number WTM18-005 (Autumn Wood Phase 2) and Special Use Permit Case Number WSUP18-0005 (Jeppson Lane Storm Water Detention Basin)
From: Misty Moga, Recording Secretary

The following is an excerpt from the South Truckee Meadows/Washoe Valley Citizen Advisory Board on June 14, 2018.

6.D. Tentative Subdivision Map Case Number WTM18-005 (Autumn Wood Phase 2) – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for a 17-lot, common open space, single-family residential subdivision. (for Possible Action)

AND

Special Use Permit Case Number WSUP18-0005 (Jeppson Lane Storm Water Detention Basin) – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for Major Grading of approximately 5.83 acres and approximately 28,000 cubic yards of excavation, part of which is within the Sensitive Stream Zone Buffer Area of Whites Creek. The grading is proposed for construction of off-site storm water detention improvements in association with the Autumn Wood residential subdivision. (for Possible Action).

- Applicant/Property Owner: D.R. Horton
- Location: the west side of Jeppson Lane, approximately 500 feet north of its intersection with Zolezzi Lane.
- Assessor's Parcel Number: 162-010-31
- Staff: Roger Pelham, Senior Planner; 775-328-3622; rpelham@washoecounty.us
- Reviewing Body: Tentatively scheduled for Planning Commission, July 3, 2018.

John Krmptotic with KLS for DR Horton, introduced Thomas Warley (land development manager) and Robert Gelu (engineer).

John Krmptotic provided a presentation:

- Autumn Wood phase 1 was approved 12 years ago; phase 2 is north of this of phase 1, and adjacent to Whites Creek. It's an extension of phase 1.
- Access is from Zolezzi Lane.
- Proposing 17 lots on 6 acres
- Single family attached - townhomes
- Requesting Medium Density Suburban; 3 du per acre
- Landscape and Open Space is about 2/3rds of the site
- This request is compliant with code

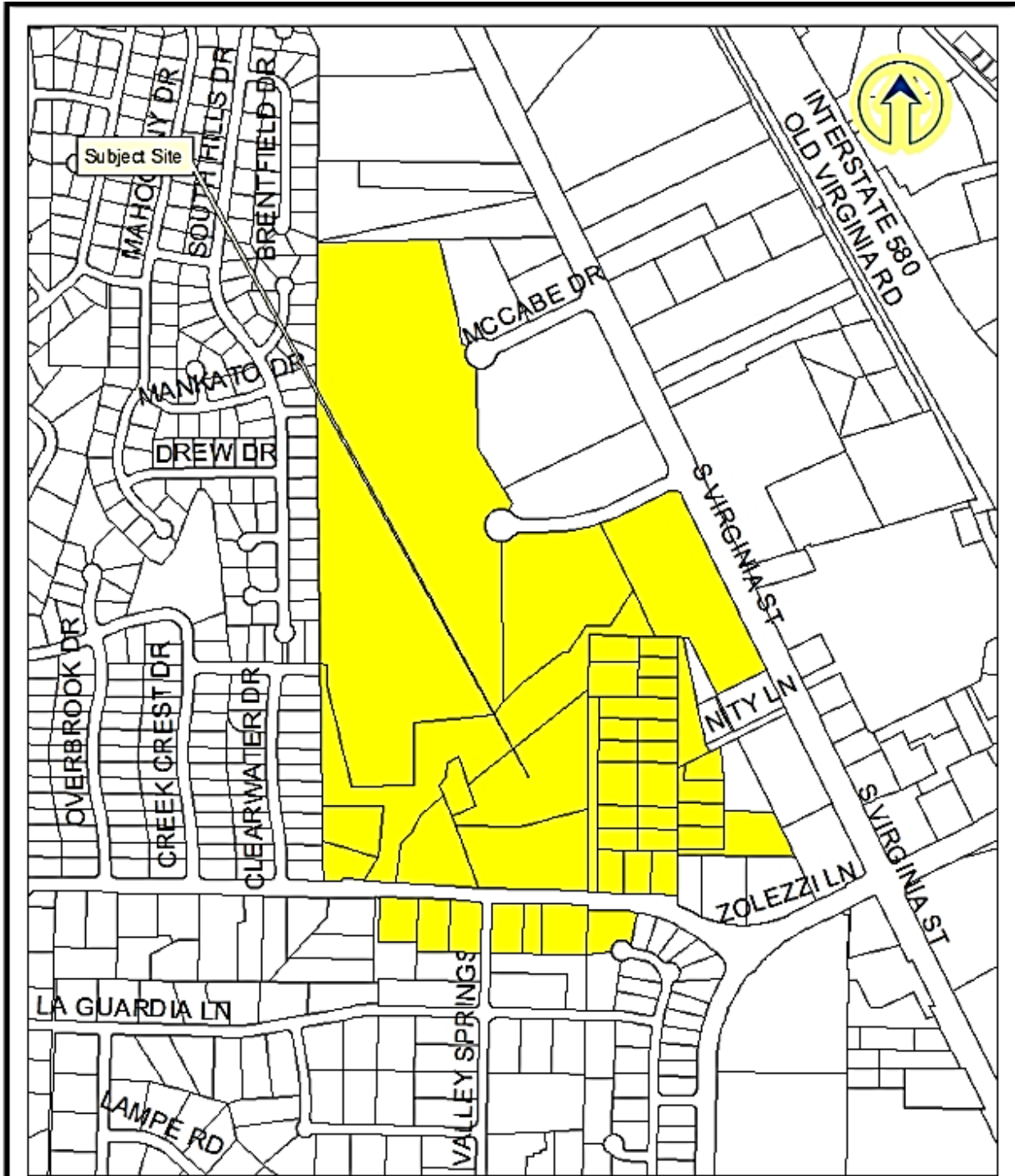
He said the 100 year flood plain goes through this property. He said they are requesting a Special Use Permit for a diversion channel, which would divert water to a detention basin. This would solve regional issues, not just for the project. Jeppson Lane residents will benefit from it.

No public comments were made.

Jason Katz asked about the overflow from detention basin into Whites Creek. Robert Gelu, the project engineer said the culvert would flow it into Whites Creek. The pond is 4 feet deep. It's an in-cut, below the existing ground. Jim Rummings asked if it's fenced. Mr. Gelu said a fence will be installed around the ditch and pond.

MOTION: Jim Rummings moved to recommend support of these requests as long as they comply with County requirements. Jason Katz seconded the motion to recommend approval. Motion passed unanimously.

Exhibit F
WTM18-005 and WSUP18-0005



Mailing Label Map
Tentative Subdivision Map Case Number WTM18-0005
(Autumn Wood Phase 2) & Special Use Permit Case Number
WSUP18-0005 (Jeppson Lane Storm Water Detention Basin)

Community Services
Department
Planning and
Development Division
WASHOE COUNTY
NEVADA

Source: Planning and Building Division

43 Parcels selected at 500 feet.

Date: May 2018

Parcel File No. 11120
Plan. No. 18-005
1718 226-2800

Exhibit G

WTM18-005 and WSUP18-0005

Jeppson Lane Detention Basin

Application to Washoe County for a:

Special Use Permit for Grading

Prepared by:



John F. Krmpotic, AICP
KLS Planning & Design Group
1 East 1st St, Suite 1400
Reno, Nevada 89501



Robert Gelu, P.E.
General Manager of Development
Summit Engineering Corporation
5405 Mae Anne Avenue
Reno, NV 89523

Prepared for:

Thomas H. Warley
D.R. Horton
Land Development Manager – Reno
5588 Longley Lane
Reno, NV 89511



May 15, 2018

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Figure 2 - Detention Area Site Plan	3
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Significant Hydrologic Resources	6
Civil Engineering Plan Set (4 sheets in 8.5 x 11)	8-11

Appendix

Application Materials

WC Development Application
Property Owner Affidavit
Special Use Permit Application
WC Fee Sheet
WC Treasurer (Payment Records – 1 sheet)
WC Assessors Map
Preliminary Title Report
Hydrology Report (DEW Hydrology – December 7, 2017)
Geotechnical Investigation (Wood Rodgers – January 2, 2018)

Pockets

Civil Engineering Plan Set (Full size)
- Title Sheet
- Existing Conditions
- Site & Grading Permit
- Cross Sections

Project Request - This application includes the following request:

- A request for a Special Use Permit to allow construction of an offsite detention area for development of an abutting parcel known as the Autumn Wood single family project. This is required per Article 110.438.35 (a) Major Grading Permits 1) Grading on slopes of less than 15% (i) grading of an area of 1 or more acres on parcel less than 6 acres in size; and (ii) Volume (A) excavation of 5,000 cubic yards or more for material that is intended to be permanently located on the project site.

Property Location

The site is located adjacent to Jeppson Lane (a private street owned by the same owner) but will be accessed from the Autumn Wood site with a planned street connection. The detention area will be located in the general area of Whites Creek that crosses the property at the north end. This is located on APN 162-010-31, a 5.83-acre parcel.

Purpose for the Request

The SUP is needed to provide a permanent solution to the offsite overland sheet flow drainage on both parcels, and adjacent parcels to the east, and any increase in flows upon development of the two parcels. The SUP is triggered because the detention area is:

- a) Grading of a 5.83-acre site (SUP trigger is 1+ acre); and*
- b) Excavation of the detention area is a total of 28,000 yds³ (SUP trigger is 5,000 yds³)*

The basic intent for this SUP is to create a way to cut-off and capture the flood waters from a major storm event that will otherwise sheet flow over the Autumn Wood project area and the adjacent properties downstream to the East and Northeast towards Virginia Street. The proposed cut-off channel (see Figure 2) is a small concrete channel that diverts the water toward the proposed detention ponds. The need for this cut-off concept is because a branch of White Creek is not able to contain all of the water within the creek during a major storm event (100 year).

The biggest benefit in doing this is to minimize the potential for flooding some properties in the case of a 100-year flood event. Those include the Autumn Wood site, future development of the proposed site and properties east of Jeppson Lane.



Figure 1 - Vicinity Map



Figure 2 – Detention Area Site Plan

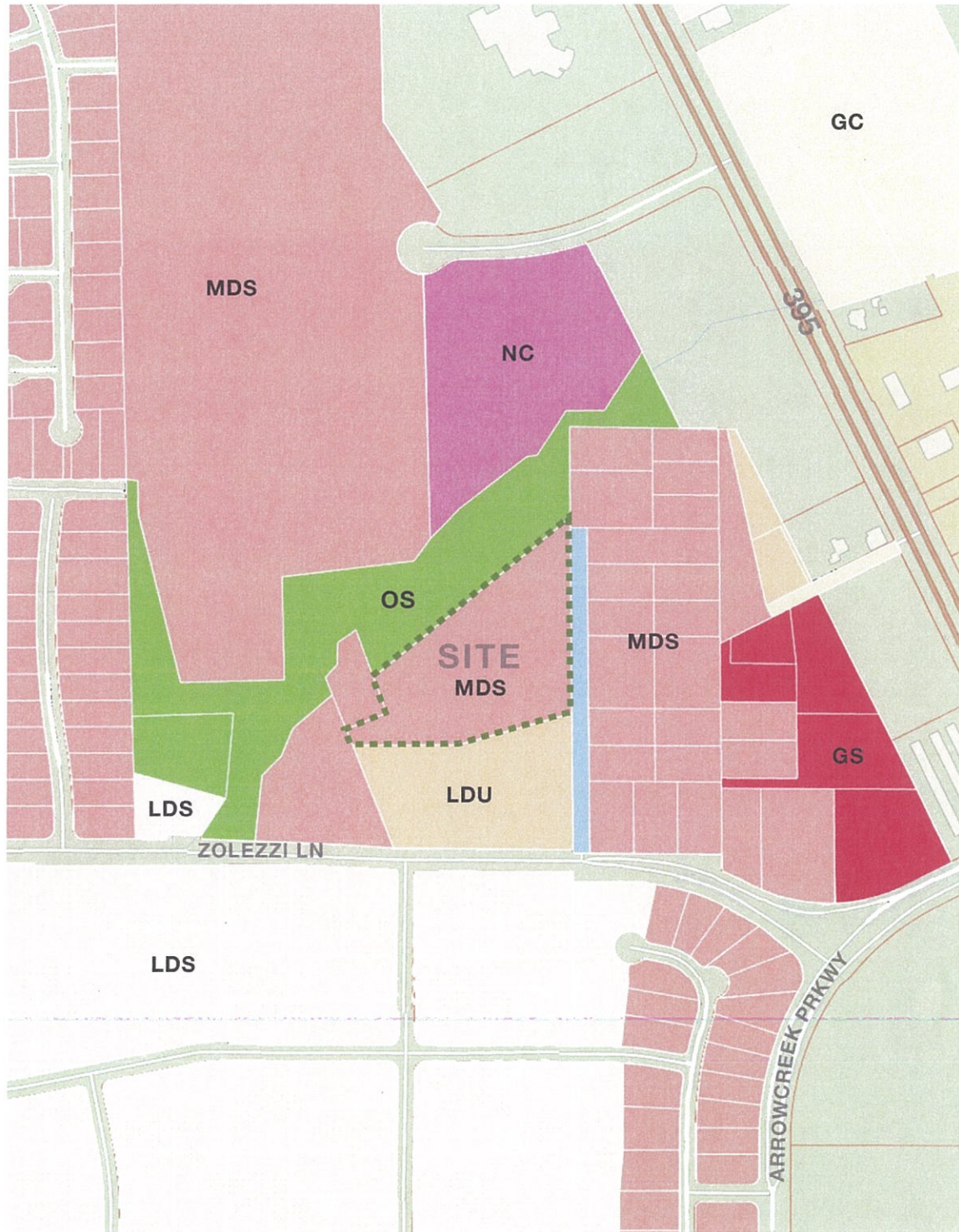


Figure 3 – WC Zoning

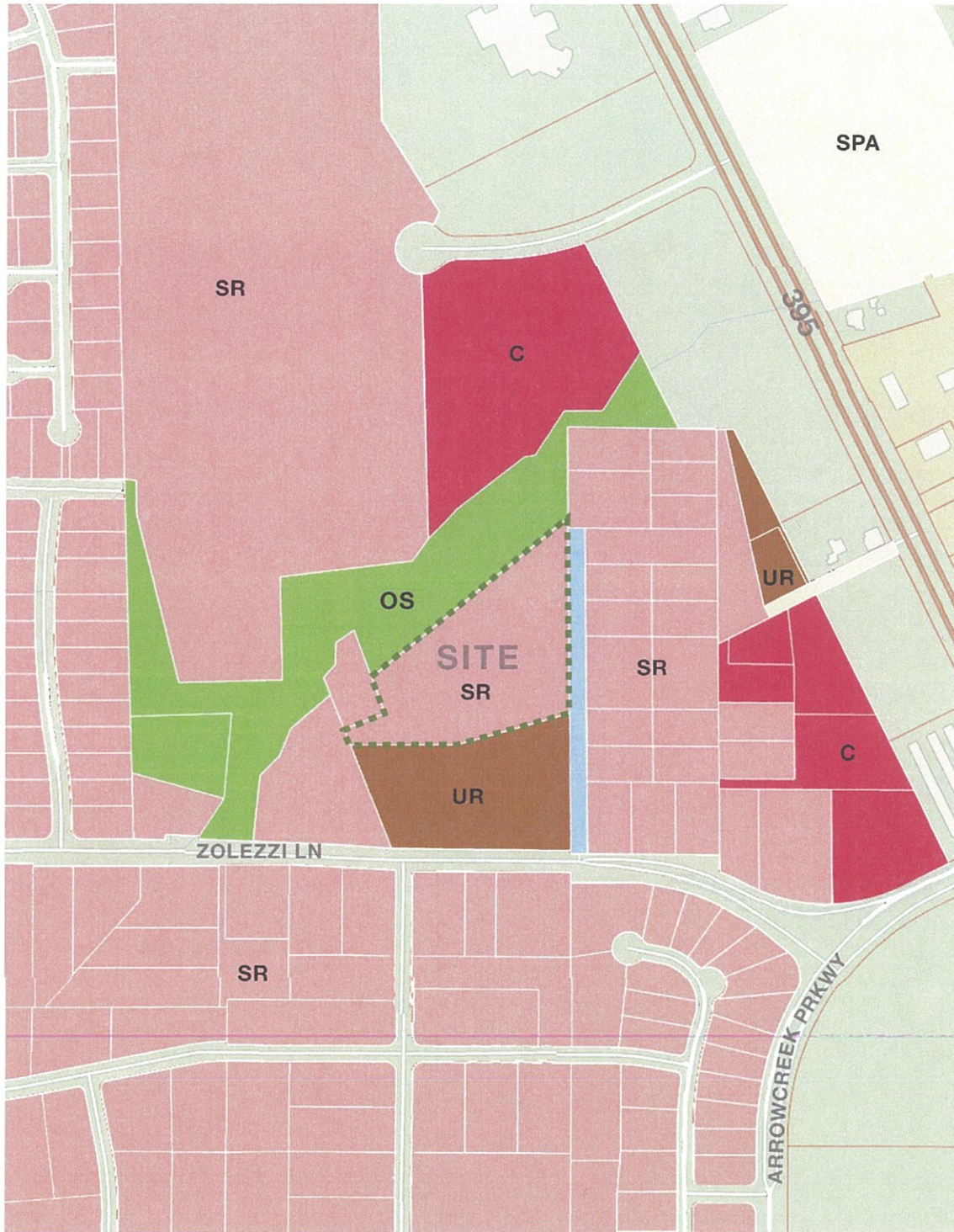


Figure 4 – WC Master Plan

Article 418: Significant Hydrologic Resources

Section 110.418.30 Special Review Considerations. In addition to the findings required by Article 810, Special Use Permits, prior to approving an application for development in the critical stream zone buffer area or the sensitive stream zone buffer area, the record at the Board of Adjustment shall demonstrate that the following special review considerations are addressed:

a) Conservation of topsoil

Topsoil will be reused on site and on the adjacent site Autumn Wood in the landscape areas. The intent is to re-use all of the top soli that is generated on the developed site.

b) Protection of surface water quality

During excavation, a Storm Water Pollution Prevention Permit will be in place to ensure that no untreated construction runoff can escape the site and migrate toward the creek. The duration of the excavation work will be kept to a minimum with consideration of weather and circumstances out of the control of the home builder. After construction the detention basins will hold water for a short time which will allow for some infiltration into the existing pervious soil, which will improve water quality.

c) Conservation of natural vegetation, wildlife habitats and fisheries.

The entire area will be revegetated using native seeds. There is no known wildlife habitat area established on site with exception of birds. This will be minimally impacted by the work performed in the buffer zone of the sensitive stream area. There is no work to be performed in the critical stream zone buffer area, therefore, fish habitat will not be impacted.

d) Control of Erosion

Erosion control plans and structures will be implemented during and after excavation. There are only cuts in the flood zone and in the sensitive stream buffer area, therefore the creek will not be directly impacted by the earthwork during or after construction.

e) Control of drainage and sedimentation

The primary purpose of the SUP is to improve and control drainage in case of a major storm event which will protect the properties to the east of the subject parcel from sheet flow flooding. This design effort is to collect that water in a channel and cut-off and direct it to the basins. Sedimentation will be controlled in the detention basins.

f) Provision for restoration of the project site to predevelopment conditions

As shown on the grading plan and the landscape plan the vast majority of the area will be revegetated and restored to predevelopment conditions. The post development condition should be better than the predevelopment condition as the selection of plant material in the seed mix is healthier and preferred to existing which includes some weeds.

g) Provision of a bonding program to secure performance of requirements imposed

A performance bond will be provided with the improvement plans for the adjacent Autumn Wood subdivision, under which the basins will be constructed. This will obviously be reviewed and approved by staff and must meet Washoe County criteria.

h) Preservation of the hydrologic resources, character of the area and other conditions as necessary

The detention basins can improve the hydrologic resources by infiltrating a small amount of the storm water in the existing pervious soils. The character of the area will remain essentially unchanged as it is located an area by the creek that is not easily accessed by the public. It appears responsible to say there will not be a change in the character of the area and there will be a preservation and net enhancement in the hydrologic resource.

OWNER / DEVELOPER
D.R. HORTON
5598 LONGLEY LANE
RENO, NV 89511
(775) 883-9030

GRADING SPECIAL USE PERMIT PLANS FOR JEPPSON LANE DETENTION BASIN

ENGINEER



SHEET
C-1
OF
4

SUMMIT ENGINEERING CORPORATION
5405 MAE ANNE AVENUE, RENO, NV. 89523
PHONE: (775) 747-8550 FAX: (775) 747-8559

SITE DATA

APR. 162-010-31
ADDRESS: N/A
AREA: 5.31 ACRES
ZONING: MEDIUM DENSITY SUBURBAN (MDS)
MASTER PLAN: SUBURBAN RESIDENTIAL
AREA PLAN: SOUTHWEST TRUCKEE MEADOWS

SHEET INDEX

C-1.....TITLE SHEET
C-2.....SITE AND GRADING
C-3.....CROSS SECTIONS

BASIS OF BEARINGS

NORTH AMERICAN DATUM OF 1983 (NAD83), NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE AND USING A COMBINED GRID OF 1000/191939 TO SCALE. THE STATE PLANE GRID COORDINATES TO GROUND COORDINATES AT THIS SITE ARE 0.16 FOOT GREATER IN NORTHING AND 0.14 LESSER IN EASTING THAN COORDINATES DETERMINED USING THE WASHOE COUNTY PUBLISHED NAD83/4 LATITUDE AND LONGITUDE OF 39°25'17.992560" NORTH AND 119°45'12.03210" WEST FOR REGIONAL GPS CORRS "WSZOLEZZI" (WASHOE COUNTY IDENTIFIER: S625M017279).

BASIS OF ELEVATION

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND HOLDING THE CITY OF RENO MARCH 2017 PUBLISHED ELEVATION OF 4513.49 FEET FOR CITY OF RENO BENCHMARK 2208. A 1 1/2 INCH RETURN ON SOUTH VIRGINIA STREET AT THE SOUTHWEST OF THE INTERSECTION WITH HOLCOMB LANE

SPECIFICATIONS

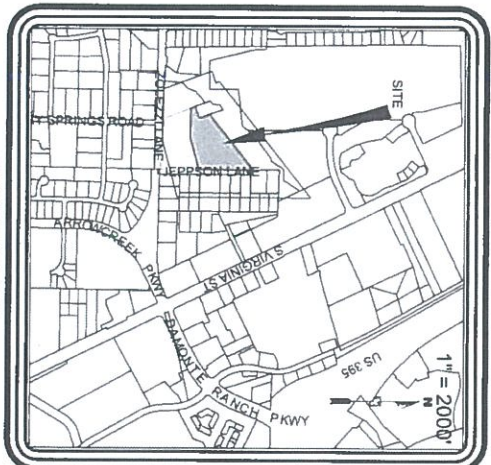
ALL CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION SPONSORED AND DISTRIBUTED BY RENO, SPARKS, AND WASHOE COUNTY, AS WELL AS TO THE RECOMMENDATIONS ESTABLISHED BY THE SOILS INVESTIGATION OF THIS SITE DATED JANUARY 4, 2007, AND THE GEOTECHNICAL DESIGN UPDATE REPORTS DATED JUNE 19, 2017 AND OCTOBER 04, 2017.

ENGINEER'S STATEMENT

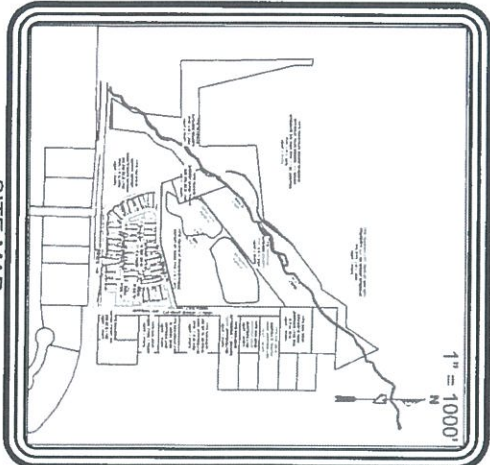
THESE PLANS (SHEETS C-1 OF 4 AND C-4 OF 4) HAVE BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES AND STANDARDS, AND ARE IN SUBSTANTIAL CONFORMANCE WITH APPLICABLE STATUTES, LOCAL ORDINANCES, AND THE DESIGN SPECIFICATIONS FOR THE EVENT OF CONFLICT BETWEEN ANY PORTIONS OF THESE PLANS AND APPLICABLE CODES, THE CODES SHALL PREVAIL.

ABBREVIATIONS

AC	ASPHALTIC CONCRETE
AGG	AGGREGATE
AG	BEGIN CURVE
B	BELOW
BVC	BEGIN VERTICAL CURVE
BW	BOTTOM OF WALL
CB	CATCH BASIN
CBU	CLUSTER BOX UNIT
C	CENTERLINE
CONC.	CONCRETE
CONST	CONSTRUCT
ELEV.	ELEVATION
END	END OF CURVE
EXIST.	EXISTING
(e)	EDGE OF VERTICAL CURVE
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
FCC	FRONT FACE OF CURB
FHA	FINISHED GRADE
FL	FIRE HYDRANT
FLG	FLOW LINE
FLV	FLANGE
GB	GRADE BREAK
HP	HIGH POINT
IE	INVERT ELEVATION
LF	LINEAR FEET
LP	LOW POINT
L.T.	LEFT
MH	MANHOLE
P	PAVED ELEVATION
PI	POINT OF INTERSECTION
PRC	POINT OF REVERSE CURVATURE
PVC	POLYVINYL CHLORIDE PIPE
P	PUSH ON
P.U.E.	PUBLIC UTILITY EASEMENT
Q10	PROPERTY LINE
Q100	100-YEAR STORM FLOW
(R)	RADIUS
REF.	REFERENCE
RCP	REINFORCED CONCRETE PIPE
RP	RADIUS POINT
RT/W	RIGHT OF WAY
S	SIDEWALK
SS	SANITARY SEWER
STA	STATION
SD	STORM DRAIN
TBC	TOP OF BACK OF CURB
TC	TOP OF CURB
TP	TYPICAL
VI	VERTICAL CURVE
WH	WATER
W	VERTICAL POINT OF INTERSECTION
Δ	CURVE DELTA



VICINITY MAP



SITE MAP

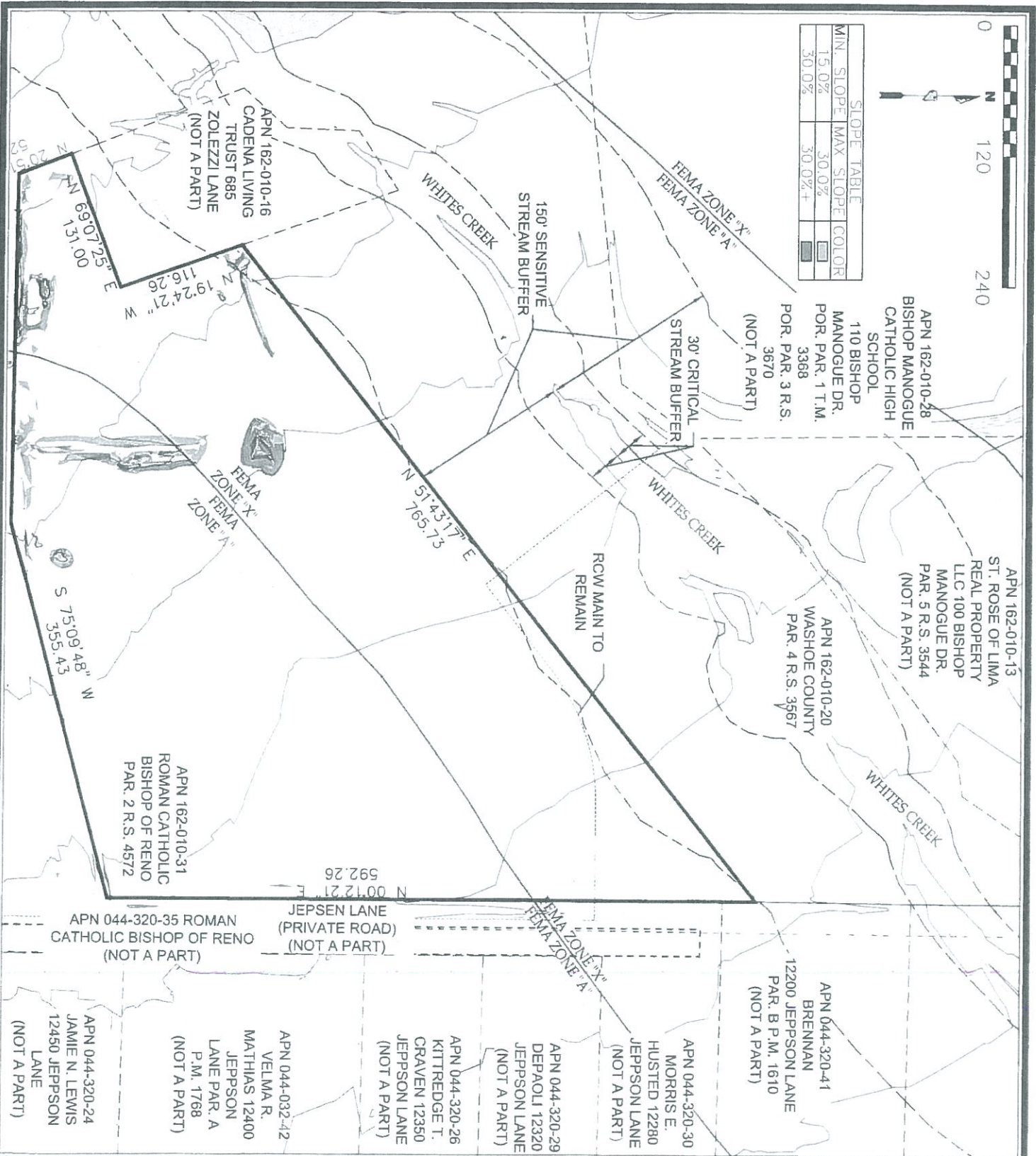
5-15-18

ROBERT GELU
P.E. #1774

GRADING SPECIAL USE PERMIT FOR
JEPPSON LANE DETENTION BASIN
TITLE SHEET


SCALE: N.T.S

Copyright SUMMIT ENG 2018



GRADING SPECIAL USE PERMIT FOR
 JEPSSOM LANE DETENTION BASIN
 EXISTING CONDITIONS

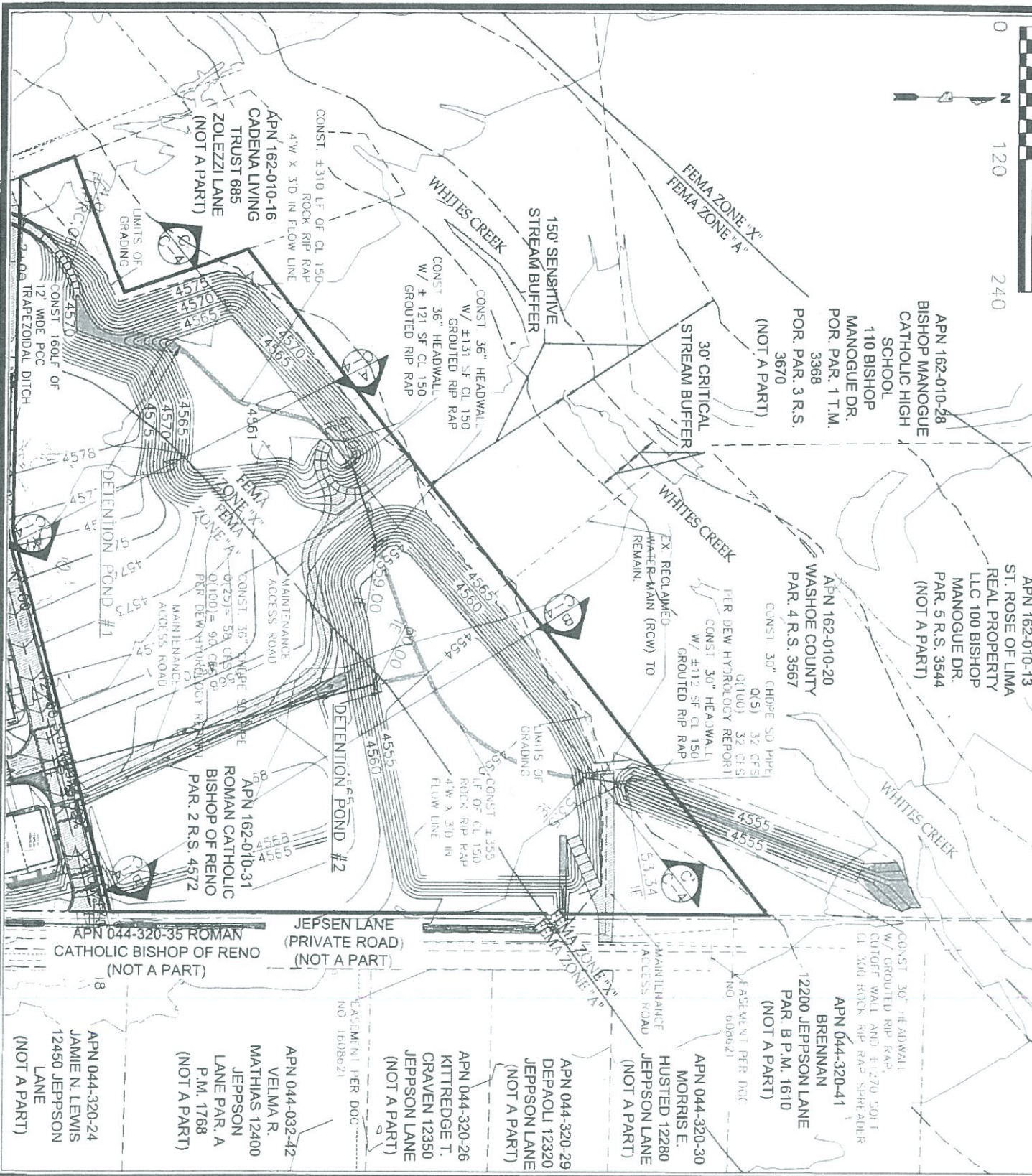
SCALE: 1" = 120'
 APN 162-010-31
 ROMAN CATHOLIC BISHOP OF RENO
 Copyright SUMMIT ENG 2018



SUMMIT ENGINEERING CORPORATION
 5405 MAE ANNE AVENUE, RENO, NV, 89523
 PHONE: (775) 747-8550 FAX: (775) 747-8559

SHEET
C-2
 OF
 4

N:\DWGS\J30509_DR\Horton_Zolezzi\0_FINAL_PLANS\SPECIAL USE PERMIT\AUTUMN WOOD_SUP.DWG ~ 9:07 AM ~ 15-MAY-2018



GRADING SPECIAL USE PERMIT FOR
 JEPSON LANE DETENTION BASIN
 SITE AND GRADING PLAN

SCALE: 1" = 120'
 APN 162-010-31
 ROMAN CATHOLIC BISHOP OF RENO
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SUMMIT ENGINEERING CORPORATION
 5405 MAE ANNE AVENUE, RENO, NV, 89523
 PHONE: (775) 747-8550 FAX: (775) 747-8559

SHEET
C-3
 OF
 4

Washoe County Development Application

Project Information			
Project Name (commercial/industrial projects only): Jeppson Lane Reno Detention Basin			
Project Description: A SUP for grading to create an offsite detention basin for the adjacent parcel.			
Project Address: No Address at this time			
Project Area (acres or square feet): 5.83 acres			
Location Information			
Project Location (with point of reference to major cross streets AND area locator): The 5.83 acre site is located on Jeppson Lane (private street) just north of Zolezzi Lane and west of the intersection with Arrowcreek Parkway			
Assessor's Parcel No(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
162-010-31	5.83 acres		
Section(s)/Township/Range: 30 T18 R20			
Indicate any previous Washoe County approvals associated with this application: Case Nos. Not Known			
Applicant Information			
Property Owner:		Professional Consultant:	
Name: DR Horton, Inc		Name: KLS Planning & Design	
Address: 5588 Longley Lane		Address: 1 East 1 st St, Suite 1400	
Reno, NV	Zip: 89511	Reno, NV	Zip: 89501
Phone: 775 856 8423	Fax: N/A	Phone: 852-7606	Fax: 852-7609
Email: THWarley@drhorton.com		Email: : johnk@klsdesigngroup.com	
Cell: 775-225-9283	Other: N/A	Cell: 857- 7710	Other: N/A
Contact Person: Tom Warley		Contact Person: John F. Krmpotic, AICP	
Applicant/Developer:		Other Persons to be Contacted:	
Name: D.R. Horton, Inc		Name: Summit Engineering Corporation	
Address: : 5588 Longley Lane		Address: 5405 Mae Anne Ave	
Reno, Nv 89511		Reno, NV	Zip: 89523
Phone: 856-8423	Fax: 844 -566-3365	Phone: 775-747-8550	Fax: N/A
Email: THWarley@drhorton.com		Email: robert@summitnv.com	
Cell: 775 225-9283	Other: N/A	Cell: 775-560-6125	Other: N/A
Contact Person: Tom Warley		Contact Person: Robert Gelu, P.E.	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:			
CAB(s):		Land Use Designation(s):	

Property Owner Affidavit

Applicant Name: D.R. Horton, Inc.

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, Thomas H. Warley (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.

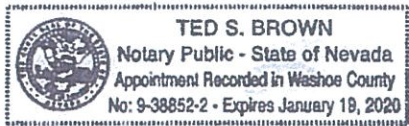
(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 044-320-48 and 162-010-31

Printed Name Thomas H. Warley

Signed [Signature]

Address 5588 Longley Lane, Reno, NV 89511



Subscribed and sworn to before me this 10th day of April, 2018.

(Notary Stamp)

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

My commission expires: 1/19/2020

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

- Owner
[X] 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

CERTIFICATE OF ASSISTANT SECRETARY

The undersigned hereby certifies as follows:

1. She is a duly elected, qualified and acting Assistant Secretary of D.R. Horton, Inc., a Delaware corporation (*the "Company"*), is familiar with the facts herein certified and is duly authorized to certify the same.

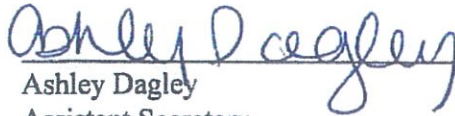
2. The following is a true, correct and complete copy of resolutions related to the subject matter as adopted by the Consent of Executive Committee of the Board of Directors of the Company dated August 25, 2017 (*the "Resolutions"*). The Resolutions have not been amended, rescinded or modified and remain in full force and effect as of the date hereof.

Election of Assistant Secretary

RESOLVED, that Tom Warley is hereby elected to the office of Assistant Secretary (*the "Assistant Secretary"*) of the Company in the Company's Las Vegas Division (*the "Division"*), to serve until the next annual meeting of the directors of the Company and until his successor is duly elected and qualified or until his earlier death, resignation or removal.

RESOLVED FURTHER, that the Assistant Secretary is hereby authorized and empowered, in the Reno area (*the "Area"*) of the Division and in the name and on behalf of (i) the Company, (ii) any partnership of which the Company is a general partner, manager or agent, and (iii) any limited liability company of which the Company is a member, manager or agent (*collectively, the "Entities"*) to sign, modify and terminate, from time to time as he deems it to be in the best interest of the Entities, homeowner association documents, CC&Rs, subdivision agreements, utility agreements, condominium plans, all agency applications relating to development, construction contracts, purchase orders, consultant agreements, final maps, permits, engineering agreements and other similar or equivalent agreements or documents for the Area relating to the business of the Entities.

IN WITNESS WHEREOF, the undersigned has signed on the 11th day of September, 2017.



Ashley Dagley
Assistant Secretary

Special Use Permit Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to special use permits may be found in Article 810, Special Use Permits.

1. What is the type of project being requested?

The project is not a project per se. It is to build permanent detention ponds on a property to mitigate and improve a possible flooding issue.

2. What currently developed portions of the property or existing structures are going to be used with this permit?

There is no developed portion of the property. Also, there are no structures being used with this request. It is a vacant parcel that is conveniently located next to a parcel being developed to accommodate the flood improvement concept.

3. What improvements (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.) will have to be constructed or installed and what is the projected time frame for the completion of each?

The improvements will be a concrete swale and two detention basins and possibly mass grading the site. These will total about 1.6 acres in surface area improvements for the ponds and excavation of about 28,000 yds of dirt to create the ponds, the rest is site grading. The finished product of the ponds will be rock rip-rap slopes for stabilization and seed re-veg at the bottom of the pond. The timing will be concurrent with the site development improvements planned for the Autumn Wood project site.

4. What is the intended phasing schedule for the construction and completion of the project?

There is only one phase for the project. it is expected to be completed in less than 1 year.

5. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

The physical characteristics of the site are uniquely and ideally suited to deal with proposed use. Two things that must be present to make the project work are proximity to the Autumn Wood site and being adjacent to the Whites Creek which is the subject water course related to the request.

6. What are the anticipated beneficial aspects or effects your project will have on adjacent properties and the community?

The biggest benefit and entire purpose of the request to to mitigate flood potential of the surrounding properties. Those include the Autumn Wood site and the parcels on the east side of Jeppson Lane. The concept is to cut off and capture flood water into the improved detention areas that would otherwise flood those properties.

7. What will you do to minimize the anticipated negative impacts or effect your project will have on adjacent properties?

There are NO negative impacts of the project anticipated on adjacent properties. This will provide benefit outside of the project area. If there is any concern about negative impacts, it would be the appearance of detentions areas which are not as natural as unimproved land.

8. Please describe operational parameters and/or voluntary conditions of approval to be imposed on the project special use permit to address community impacts:

Operational parameters will include a responsibility to maintain the channel and detention area by private property owners in the form of an HOA. The Home builder will self impose a condition of approval to meet this responsibility.

9. How many improved parking spaces, both on-site and off-site, are available or will be provided? (Please indicate on site plan.)

There will not be any parking on or off site associated with this request.

10. What types of landscaping (e.g. shrubs, trees, fencing, painting scheme, etc.) are proposed? (Please indicate location on site plan.)

There is no landscaping proposed with the SUP request other than reveg of the bottom of the detention basins. The reveg is for dust control. Permanent landscaping such as trees and shrubs is not appropriate for this application as they could disrupt the flow of water and defeat the purpose of the SUP.

11. What type of signs and lighting will be provided? On a separate sheet, show a depiction (height, width, construction materials, colors, illumination methods, lighting intensity, base landscaping, etc.) of each sign and the typical lighting standards. (Please indicate location of signs and lights on site plan.)

There is no signage or lighting being proposed.

12. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the special use permit request? (If so, please attach a copy.)

Yes

No

13. Utilities:

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

For most uses, the Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required:

h. Permit #	N/A	acre-feet per year	
i. Certificate #	N/A	acre-feet per year	
j. Surface Claim #	N/A	acre-feet per year	
k. Other #	N/A	acre-feet per year	

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

<p>Not applicable</p>

14. Community Services (provided and nearest facility):

a. Fire Station	TM Fire Station #14
b. Health Care Facility	Renown Medical Group in Towne Center - Damonte Ranch Parkway
c. Elementary School	Elizabeth Lenz
d. Middle School	Piccollo MS
e. High School	Galena HS
f. Parks	Ellen's Park of Creek Crest
g. Library	S Valleys Library
h. Citifare Bus Stop	On S Virginia at Damonte Ranch Parkway

Special Use Permit Application for Grading Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to special use permits may be found in Article 810, Special Use Permits. Article 438, Grading, and Article 418, Significant Hydrologic Resources, are the ordinances specifically involved in this request.

1. What is the purpose of the grading?

The SUP is needed to provide a permanent solution to the drainage situation for both parcels. The SUP is triggered because the detention area is:

- a) Grading on a 5.83-acre site (SUP trigger is 1+ acre); and
- b) Excavation of the detention area is a total of 28,000 yds³ (SUP trigger is 5,000 yds)

The basic intent for this SUP is to create a way to cut-off and capture the flood waters from a major storm event that will otherwise sheet flow over the Autumn Wood project area. The proposed cut-off channel (see Figure 2) is a small concrete channel that diverts the water toward the proposed detention ponds. The need for this cut-off concept is because a branch of White Creek is not able to contain all of the water within the creek during a major storm event (100 year).

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

28,000 yds +/-

3. How many square feet of surface of the property are you disturbing?

For purposes of the SUP, the 5.83 acre site. The graded area may be much less but the owner needs the ability to mass grade

4. How many cubic yards of material are you exporting or importing? If none, how are you managing to balance the work on-site?

All of material is being used on the adjacent parcel and there is no export to an off-site property.

5. Is it possible to develop your property without surpassing the grading thresholds requiring a Special Use Permit? (Explain fully your answer.)

This volume is entirely a function of the hydrology analysis to protect the properties from flooding in a major flood event. It is a calculated area and volume that is fairly precise given the flood criteria being used. There is no other way to create the detention areas without triggering the SUP thresholds.

6. Has any portion of the grading shown on the plan been done previously? (If yes, explain the circumstances, the year the work was done, and who completed the work.)

None. This is all new.

7. Have you shown all areas on your site plan that are proposed to be disturbed by grading? (If no, explain fully your answer.)

Yes, please see the civil sheets, particularly the site and grading plan.

8. Can the disturbed area be seen from off-site? If yes, from which directions, and which properties or roadways?

Not readily apparent given the grades in the area are reasonably flat. The grading will result in a minor depression.

9. Could neighboring properties also be served by the proposed access/grading requested (i.e. if you are creating a driveway, would it be used for access to additional neighboring properties)?

There is not relationship to neighboring properties as it relates to this question. The questions assumes grading for a road or driveway which does not apply in this case.

10. 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?

The slope is 3:1 for the detention ponds. Those slopes will be treated with rock rip-rap for stabilization or an acceptable means based on accepted industry standards and county approval. The bottom of the basins will be treated with seed mix to reveg those areas.

11. Are you planning any berms?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, how tall is the berm at its highest?
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12. If your property slopes and you are leveling a pad for a building, are retaining walls going to be required? If so, how high will the walls be and what is their construction (i.e. rockery, concrete, timber, manufactured block)?

The property has minor slope of about 3% across the site. There are no retaining walls going to be required.

13. What are you proposing for visual mitigation of the work?

There is no mitigation needed for this work other than the reveg

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

There are several trees to be removed for the detention area improvements. The quantity in a precise number is to be determined

15. 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?

Reveg is a typical seed mix for the bottom of the pond areas. We will agree to an industry application rate in terms of lbs/acre. Mulch is not appropriate for this application.

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

There is no temporary irrigation planned or needed for for the pond areas.

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

We have not but will do so in due course of review of this SUP application.

18. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that may prohibit the requested grading?

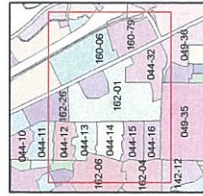
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	If yes, please attach a copy.
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Assessor's Map Number
162-01

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Joshua G. Wilson, Assessor
1001 East Ninth Street
Reno, NV 89502
(775) 338-2331



Feet
0 50 100 200 300 400
1 inch = 400 feet

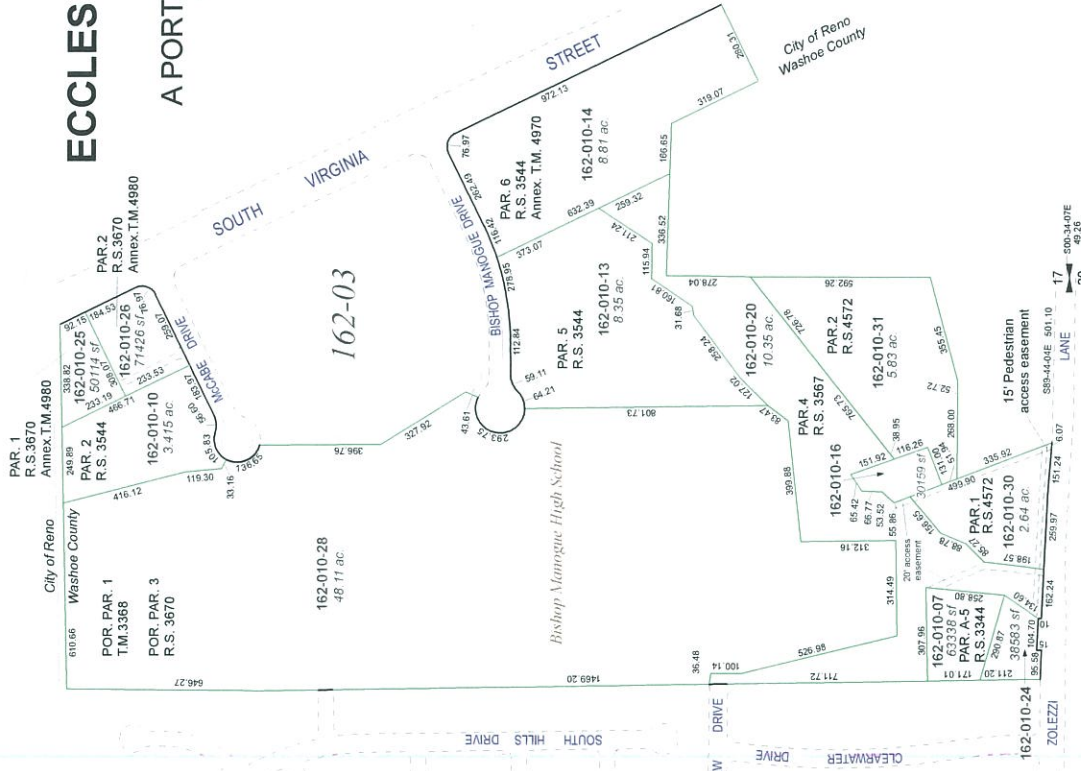


created by: **CFB 3/28/2011**
last updated: **NLH 7/15/11**

area previously shown on maps(s)
044-31

NOTE: This map was prepared for the use of the Washoe County Assessor's Office and is for illustrative purposes only. It does not represent a survey of the premises. No liability is assumed for any error or inaccuracy or for any loss or damage of any kind resulting from the use of the data as shown on this map.

(#3368)
ECCLES RANCH ESTATES
UNIT 1
A PORTION OF SECTION 17
T18N - R20E



SHEET
C-3
OF
4

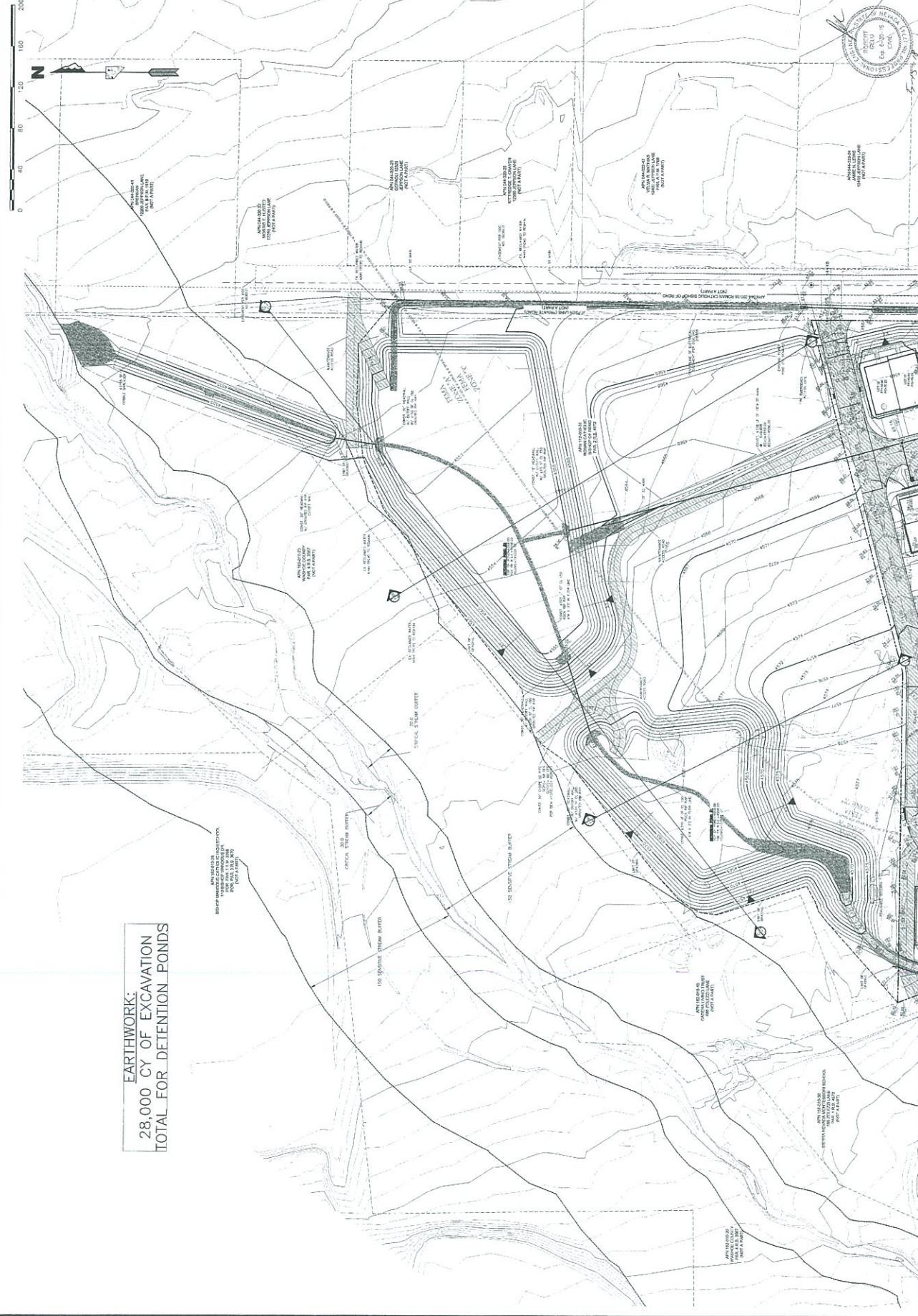
SCALE
HORIZ. 1" = 40'
VERT. 1" = 40'

REV.	DATE	DESCRIPTION	BY	APP'D.

GRADING SPECIAL USE PERMIT FOR
JEPPSON LANE DETENTION BASIN
SITE AND GRADING PLAN

DESIGNED BY: J. Huston
DRAWN BY: J. Huston
CHECKED BY: RG
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SUMMIT ENGINEERING CORPORATION
11000 W. WASHINGTON AVE. SUITE 100
LAS VEGAS, NV 89135
TEL: 702.735.1100
WWW.SUMMIT-ENG.COM



EARTHWORK:
28,000 CY OF EXCAVATION
TOTAL FOR DETENTION PONDS

Autumn Wood – Phase II

Application to Washoe County for a:

Tentative Subdivision Map

Prepared by:



John F. Krmpotic, AICP
KLS Planning & Design Group
1 East 1st St, Suite 1400
Reno, Nevada 89501



Robert Gelu, P.E.
General Manager of Development
Summit Engineering Corporation
5405 Mae Anne Avenue
Reno, NV 89523

Prepared for:

*Thomas H. Warley
D.R. Horton
Land Development Manager – Reno
5588 Longley Lane
Reno, NV 89511*



May 15, 2018

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Property Location	1
Purpose for the request	1
Figure 1 - Vicinity Map	2
Figure 2 - Site Plan	3
Figure 3 - Washoe County Zoning	4
Figure 4 – Washoe County Master Plan	5
Civil Engineering Plan Set (4 sheets in 8.5 x 11)	8-11
Preliminary Landscape Plan (8.5" x 11")	12

Appendix

Application Materials

WC Development Application
Property Owner Affidavit
Tentative Map Application
WC Fee Sheet
WC Treasurer (Payment Records – 1 sheet)
WC Assessors Map
Preliminary Title Report
Hydrology Report (DEW Hydrology – December 7, 2017)
Geotechnical Investigation (Wood Rodgers – January 2, 2018)

Plan Set

Preliminary Landscape Plan
Civil Engineering Plan Set (6 sheets)
T1 - Title Sheet
C1 - Site Plan
C2 - Grading Permit
C3 - Utility Plan
C4 - Erosion Control Plan
C5 - Cross Sections

Project Request - This application includes the following request:

- A request for a Tentative Subdivision Map to allow development of 17 single family lots as a Common Open Space Development project on a single 5.83-acre parcel known as the Autumn Wood – Phase II single family project.

Property Location

The site is located adjacent to Jeppson Lane (a private street owned by the applicant) but will be accessed from the Autumn Breeze Circle with a planned street connection to Jeppson Lane. This is located on APN 162-010-31, a 5.83-acre parcel.

Project Description & Summary

Autumn Wood is a common open space development which promotes the concept of clustering lots to the usable area and providing more open space in exchange for clustering. In this case, 2/3rds of the site is open space used primarily for the off-site drainage and detention areas. The 1/3rd remainder of the site is development area to includes homes, yards, and streets for access.

MDS Zoning Standards

Density: 3 du per acre allowed; 2.91 du per acre proposed

Building setbacks are directly from the MDS zoning standards which include:

- Front Yards = 20' to the house or garage
- Side yards = 8' on one side and attached on the other side
- Rear yards = 20'

Maximum Height: 2 stories allowed and all 2 story homes are being proposed

Minimum lot size is 3,8000 sf, average lot size = 5,014 sf

A separate and related SUP is proposed to solve the offsite overland sheet flow drainage affecting this parcel, the adjacent parcel to the south, along with parcels to the east. The basic intent of the SUP is to create a way to cut-off and capture flood waters from a major storm event that will otherwise sheet flow over the Autumn Wood project area (both phases) and the adjacent properties downstream to the East and Northeast towards Virginia Street. The biggest benefit in doing this is to reduce flooding potential for those properties by rerouting the drainage toward Whites Creek.



Figure 1 - Vicinity Map



Figure 2 – Autumn Wood (Phase II Site Plan)

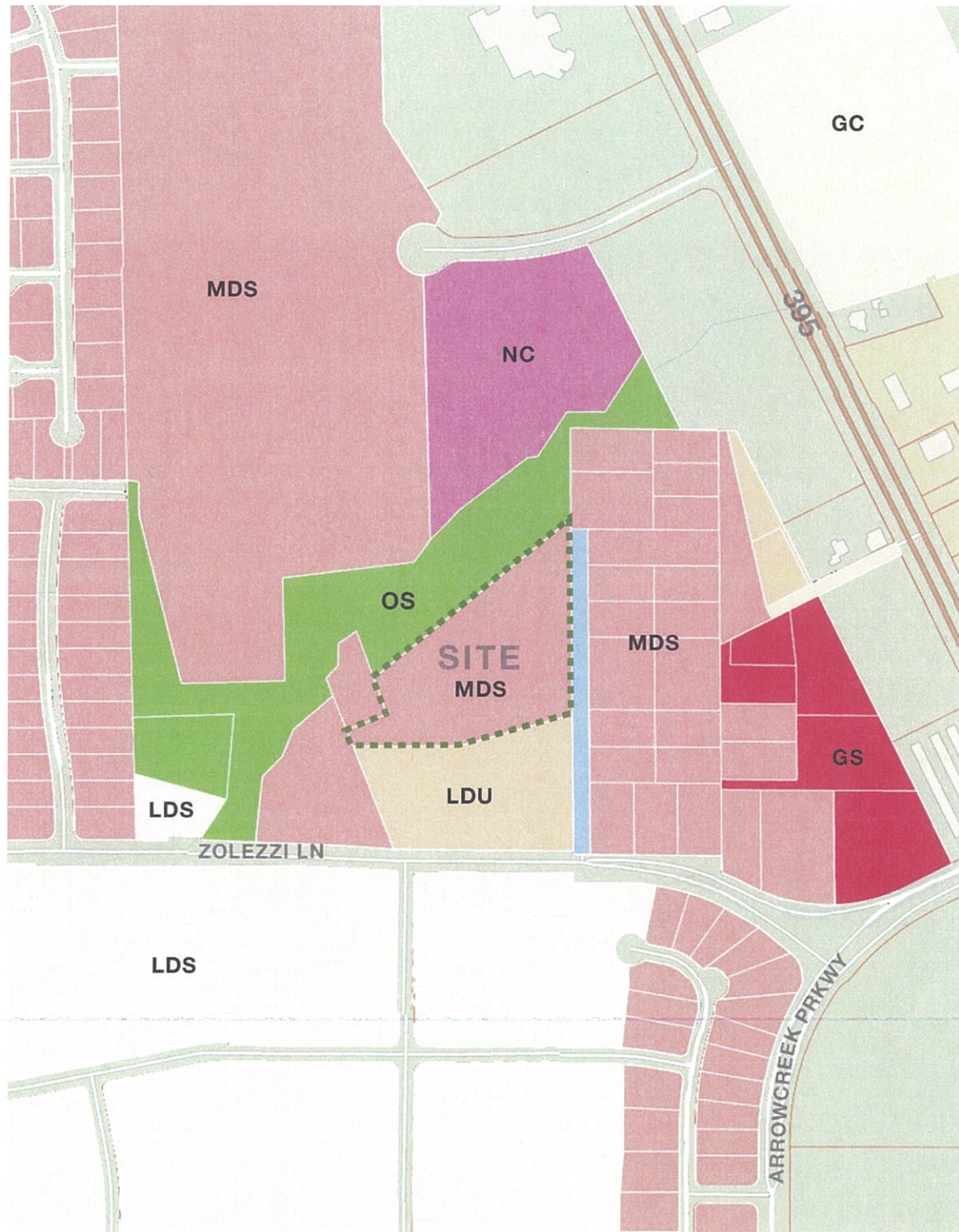


Figure 3 – WC Zoning

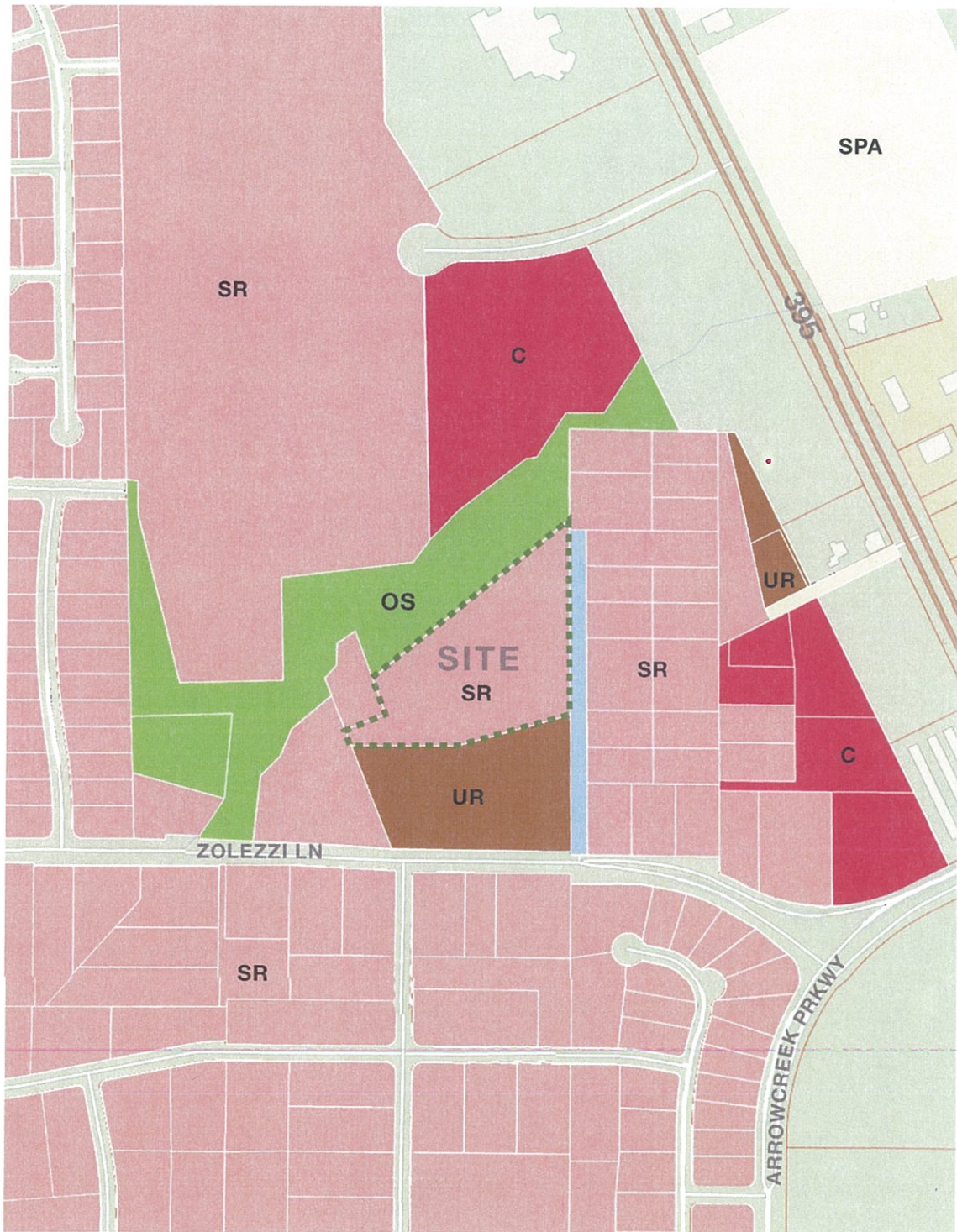


Figure 4 – WC Master Plan

Tentative Map Findings:

Washoe County Code Section 110.608.25 requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission before granting approval of the Tentative Map request.

1) Plan Consistency. That the proposed map is consistent with the Master Plan and any specific plan.

The proposed subdivision map meets all of the pertinent goals and policies of the Master Plan, and the Southwest Area Plan. The project falls under the allowable density established in the Area Plan and complies with all known policies that allow 3 du per acre for residential uses.

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

The proposed map meets all of the density, lot size and opens space criteria of the Master Plan, and the Southwest Area Plan. Specifically, the proposed development is below the allowable density of 3 units per acre of the MDS zoning and Suburban master plan. Also, the proposed subdivision complies with the Common Open Space criteria for pedestrian access, open space, community amenities, etc.

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

The proposed subdivision appears to be well suited to the site as reflected in all of the technical products including the lot sizes, access, and grading. The site appears to be 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.

The subdivision does meet all of 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.

Most of the off-site infrastructure needs have been constructed. The improvements will not cause substantial environmental damage or substantial and avoidable injury to any endangered plant, wildlife or their habitat. There is no known habitat on the site. The site is covered with sagebrush and trees.

6) Public Health. That the design of the subdivision or type of improvement is not likely to cause significant public health problems.

The design of the subdivision and improvements will not cause significant public health

problems because most of the infrastructure is already in place. Dust control related to grading will be the most obvious public health issue which is tightly regulated with dust control permitting. Additionally, the proposed amenities such as pedestrian trails, landscaping and common area will enhance the aesthetic and recreational value of the immediate neighborhood.

- 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.**

The subdivision as designed has taken into consideration and accommodated existing public easements for access through and use of the property.

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

The design of the subdivision will provide for good pedestrian and emergency vehicle access to these surrounding uses.

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

All of the roadways will be dedicated to the county. The paths and common area will remain under the ownership of the Homeowner's Association. All sewer improvements will be dedicated to Washoe County as well.

- 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.**

To the extent possible, the design of the subdivision provides for future passive or natural heating or cooling opportunities. The layout is very much governed by the topographic conditions on the site which is the form of a 3% slope across the site.

Appendix

Application Materials

WC Development Application

Property Owner Affidavit

Tentative Map Application

WC Fee Sheet

WC Treasurer (Payment Records – 1 sheet)

WC Assessors Map

Preliminary Title Report

Hydrology Report (DEW Hydrology – December 7, 2017)

Geotechnical Investigation (Wood Rodgers – January 2, 2018)

Plan Set

Preliminary Landscape Plan

Civil Engineering Plan Set (6 sheets)

T1 - Title Sheet

C1 - Site Plan

C2 - Grading Permit

C3 - Utility Plan

C4 - Erosion Control Plan

C5 - Cross Sections

Washoe County Development Application

Project Information			
Project Name (commercial/industrial projects only): Autumn Wood – Phase II			
Project Description: A Tentative Subdivision Map and a Common Open Space Development project to create 17 single family lots.			
Project Address: No Address at this time			
Project Area (acres or square feet): 5.83 acres			
Location Information			
Project Location (with point of reference to major cross streets AND area locator): The 5.83 acre site is located on Jeppson Lane (private street) just north of Zolezzi Lane and west of the intersection with Arrowcreek Parkway			
Assessor's Parcel No(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
162-010-31	5.83 acres		
Section(s)/Township/Range: 30 T18 R20			
Indicate any previous Washoe County approvals associated with this application: Case Nos. Not Known			
Applicant Information			
Property Owner:		Professional Consultant:	
Name: DR Horton, Inc		Name: KLS Planning & Design	
Address: 5588 Longley Lane		Address: 1 East 1 st St, Suite 1400	
Reno, NV	Zip: 89511	Reno, NV	Zip: 89501
Phone: 775 856 8423	Fax: N/A	Phone: 852-7606	Fax: 852-7609
Email: THWarley@drhorton.com		Email: : johnk@klsdesignngroup.com	
Cell: 775-225-9283	Other: N/A	Cell: 857- 7710	Other: N/A
Contact Person: Tom Warley		Contact Person: John F. Krmpotic, AICP	
Applicant/Developer:		Other Persons to be Contacted:	
Name: D.R. Horton, Inc		Name: Summit Engineering Corporation	
Address: : 5588 Longley Lane		Address: 5405 Mae Anne Ave	
Reno, Nv	89511	Reno, NV	Zip: 89523
Phone: 856-8423	Fax: 844 -566-3365	Phone: 775-747-8550	Fax: N/A
Email: THWarley@drhorton.com		Email: robert@summitnv.com	
Cell: 775 225-9283	Other: N/A	Cell: 775-560-6125	Other: N/A
Contact Person: Tom Warley		Contact Person: Robert Gelu, P.E.	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:			
CAB(s):		Land Use Designation(s):	

Property Owner Affidavit

Applicant Name: D. R. Horton

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

STATE OF NEVADA)
COUNTY OF WASHOE)

I, Thomas H. Warley (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): 162-010-31 and 044-320-35

Printed Name Thomas H. Warley

Signed [Signature]

Address 5588 Longley Ln, Reno, NV 89511

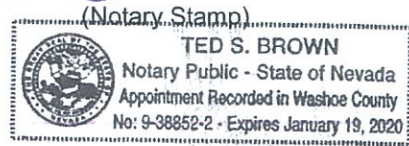
[Signature]

Subscribed and sworn to before me this 8th day of May, 2018.

Thomas H. Warley, Asst. Secretary
DR Horton, Inc.

Notary Public in and for said county and state

My commission expires: 01/19/2020



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

- Owner
[X] 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

CERTIFICATE OF ASSISTANT SECRETARY

The undersigned hereby certifies as follows:

1. She is a duly elected, qualified and acting Assistant Secretary of D.R. Horton, Inc., a Delaware corporation (*the "Company"*), is familiar with the facts herein certified and is duly authorized to certify the same.

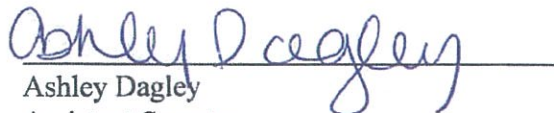
2. The following is a true, correct and complete copy of resolutions related to the subject matter as adopted by the Consent of Executive Committee of the Board of Directors of the Company dated August 25, 2017 (*the "Resolutions"*). The Resolutions have not been amended, rescinded or modified and remain in full force and effect as of the date hereof.

Election of Assistant Secretary

RESOLVED, that Tom Warley is hereby elected to the office of Assistant Secretary (*the "Assistant Secretary"*) of the Company in the Company's Las Vegas Division (*the "Division"*), to serve until the next annual meeting of the directors of the Company and until his successor is duly elected and qualified or until his earlier death, resignation or removal.

RESOLVED FURTHER, that the Assistant Secretary is hereby authorized and empowered, in the Reno area (*the "Area"*) of the Division and in the name and on behalf of (i) the Company, (ii) any partnership of which the Company is a general partner, manager or agent, and (iii) any limited liability company of which the Company is a member, manager or agent (*collectively, the "Entities"*) to sign, modify and terminate, from time to time as he deems it to be in the best interest of the Entities, homeowner association documents, CC&Rs, subdivision agreements, utility agreements, condominium plans, all agency applications relating to development, construction contracts, purchase orders, consultant agreements, final maps, permits, engineering agreements and other similar or equivalent agreements or documents for the Area relating to the business of the Entities.

IN WITNESS WHEREOF, the undersigned has signed on the 11th day of September, 2017.


Ashley Dagley
Assistant Secretary

Tentative Subdivision Map Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to tentative subdivision maps may be found in Article 608, Tentative Subdivision Maps.

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

The site is located adjacent to Jeppson Lane (a private street owned by the applicant) but will be accessed from the Autumn Breeze Circle with a planned street connection to Jeppson Lane. This is located on APN 162-010-31, a 5.83-acre parcel.

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

Autumn Wood – Phase II

3. Density and lot design:

a. Acreage of project site	5.83
b. Total number of lots	17
c. Dwelling units per acre	2.91 gross density
d. Minimum and maximum area of proposed lots	Min is 3,800 sf; 5,372 sf is largest lot
e. Minimum width of proposed lots	40 feet
f. Average lot size	5,014 sf

4. Utilities:

a. Sewer Service	Washoe County
b. Electrical Service	NV Energy
c. Telephone Service	ATT
d. LPG or Natural Gas Service	NV Energy
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	Charter Communications
g. Water Service	TMWA

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

a. Acreage of common open space:

5.83 acres which is 66% of the site

b. Development constraints within common open space (slope, wetlands, faults, springs, ridgelines):

Whites Creek is a water feature running thru on the site. There is a setback required for the Sensitive Stream Zone environment and two detention areas included on the site to serve as a broader neighborhood wide benefit in the case of major flooding. It does create more challenges in developing the site.

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

Lots sizes range from 3,800 sf to 5,373 sf

d. Average lot size:

The average is 5,014 sf

e. Proposed yard setbacks if different from standard:

Front = 20'
Side = 8'
Rear = 20'

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

None Proposed

g. Identify all proposed non-residential uses:

The only use is an attached single-family project. There is a walking path located in the common area adjacent to the project with several connections to the exterior sidewalk network.

h. Improvements proposed for the common open space:

There is a walking path that will be designed at minimum grades to accommodate all types of users along with common area landscaping. The path plan was to have a connection to all of the streets for good circulation thru the neighborhood.

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

Please see the attached path on the tentative map.

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

The path is established in the common area and open for public use. It will connect all lots and streets to the exterior of the property. The intent is to have good integration in the neighborhood and to the exterior.

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

There are not any ridgelines on the site and thus do not need to be protected by the project.

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

There is a 6' tall open view fence proposed for the perimeter of the site. It is an intended design feature of the home builder to create an open feel of the project and open character.

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

There will be a Landscape Maintenance Association or a Home Owners Association formed that will be responsible for maintenance of the common area.

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 Public Works website at <http://www.washoecounty.us/pubworks/engineering.htm>). If so, how is access to those features provided?

This is not applicable as the site is NOT located adjacent to public federal lands that are intended for protection or impacted by "presumed public roads".

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. Will a special use permit be required for utility improvement? If so, what special use permits are required and are they submitted with the application package?

There is a SUP required to allow grading for the site. Specifically, there are 28,000 yds of material being excavated and mass grading of the entire site. Both, exceed the thresholds for a Grading SUP. That application is being submitted with this Tentative Map but as a separate application because it serves a purpose to address off-site drainage for the adjacent property to the south. So, it is not entirely stand alone for Autumn Wood Phase 2.

10. Has an archeological survey been reviewed and approved by NV State Historic Preservation Office (SHPO) on the property? If yes, what were the findings?

There was no requirement for an archeological survey. Thus, no such survey has been prepared as there is no indication of cultural resources on site.

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

a. Permit #	N/A	acre-feet per year	
b. Certificate #	N/A	acre-feet per year	
c. Surface Claim #	N/A	acre-feet per year	
d. Other #	N/A	acre-feet per year	

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

Water rights will be purchased from TMWA as the site is located in their service territory.

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

Best practices by using building materials for energy efficient design and construction. Building orientation for good solar exposure is proposed where site constraints allow such flexibility.

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

The site is not in an area containing rare or endangered plants or animals, critical breeding habitat, migration routes or winter range. Therefore, no mitigation measures are being required or proposed.

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

The project will contain only private roads that meet county standards, However, it will not be gated. There is only one existing road on the south side of the site and a court that serves access to the site.

15. Is the subject property located adjacent to an existing residential subdivision? If so, describe how the tentative map complies with each additional adopted policy and code requirement of Article 434, Regional Development Standards within Cooperative Planning Areas and all of Washoe County, in particular, grading within 50 and 200 feet of the adjacent developed properties under 5 acres and parcel matching criteria:

The project is not located adjacent to a Cooperative Planning Area; thus, the article does not apply.

16. 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?

We are not aware of any policies in the Southwest Truckee Meadows Area Plan that require compliance.

17. 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?

There are no applicable Southwest Truckee Meadows Area Plan modifiers that require compliance.

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

This project will be completed in one phase consisting of 17 lots for that phase and a total project with 17 lots.

19. 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.

Yes No If yes, include a separate set of attachments and maps.

20. 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.

Yes 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:

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

Our prelim Grading Plan includes about 28,000 yards of excavation material and 5.83 acres of area being graded. See below.

22. 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?

There will not be export or import of material with this grading plan. Our civil engineers have expressed that they believe they will balance the site with grading. All disturbed areas on the site will be seeded or hydro seed as a minimum and many areas include plantings and landscaping

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

The intent is that disturbed area will not be visible as they are going to reseeded and/or landscaped depending on location. See the landscape plan and the detail of the plan.

24. 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?

There is a maximum of 3:1 slope used for the detention areas. Those slopes will be treated with rock rip-rap for stabilization or an acceptable means based on accepted industry standards and county approval. The bottom of the basins will be treated with seed mix to reveg those areas.

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

There is no berming proposed or needed as the site is flat or minor slope of 3% across the site and the finished conditions are such that berming has no purpose in the project design.

26. 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?

There will not be any rockery walls and or retaining walls per the grading plan.

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

There are trees being removed with the proposed project. It quantity is not known and a precise number will be determined.

28. 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?

Re-vegetation is being proposed that will include a seed mix shown on the landscape plan. Reveg is a typical seed mix for the bottom of the detention areas. We will agree to an industry application rate in terms of lbs/acre. Mulch is not appropriate for this application.

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

There is no need for temporary irrigation due to the time of year planting intended for reseeded area.

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

We have not provided the revegetation plan WSCD. We would be glad to do so in process if that is appropriate.

Tahoe Basin

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

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

N/A

32. Is the project within a Planning & Plan (CP) area?

Yes No If yes, which CP?

33. State how you are addressing the goals and policies of the Planning & Plan for each of the following sections:

- a. Land Use:

N/A

- b. Transportation:

N/A

- c. Conservation:

N/A

d. Recreation:

N/A

e. Public Services:

N/A

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

N/A

35. Will this project remove or replace existing housing?

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

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

None

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

Not applicable

Bill Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

Washoe County Parcel Information		
Parcel ID 16201031	Status Active	Last Update 5/15/2018 2:06:41 AM
Current Owner: D R HORTON INC 1081 WHITNEY RANCH DR 141 HENDERSON, NV 89014		SITUS: 0 ZOLEZZI LN WCTY NV
Taxing District 4000	Geo CD:	
Legal Description		
Township 18 Section 17 Lot 2 Block Range 20 SubdivisionName _UNSPECIFIED		

Installments						
Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/21/2017	2017	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/2/2017	2017	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/1/2018	2017	\$0.00	\$0.00	\$0.00	\$0.00
INST 4	3/5/2018	2017	\$0.00	\$0.00	\$0.00	\$0.00
Total Due:			\$0.00	\$0.00	\$0.00	\$0.00

Tax Detail			
	Gross Tax	Credit	Net Tax
State of Nevada	\$173.44	\$0.00	\$173.44
Truckee Meadows Fire Dist	\$550.94	(\$31.65)	\$519.29
Washoe County	\$1,419.88	\$0.00	\$1,419.88
Washoe County Sc	\$1,161.56	\$0.00	\$1,161.56
TRUCKEE MDWS/SUN VALLEY WATER BASIN	\$0.03	\$0.00	\$0.03
Total Tax	\$3,305.85	(\$31.65)	\$3,274.20

Payment History				
Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2017	2017155867	B17.19253	\$818.58	7/31/2017
2017	2017155867	B17.19255	\$818.54	7/31/2017
2017	2017155867	B17.248594	\$1,753.68	3/27/2018

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) 328-2500

Address change requests may also be mailed to:
Washoe County Treasurer
P O Box 30039
Reno, NV 89520-3039

The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

Assessor's Map Number

162-01

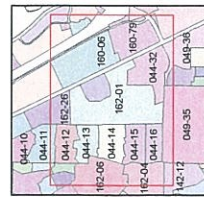
STATE OF NEVADA

WASHOE COUNTY
ASSESSOR'S OFFICE

Joshua G. Wilson, Assessor
1001 East Ninth Street
Reno, NV 89502
(775) 328-2231



Feet
0 50 100 200 300 400
1 inch = 400 feet



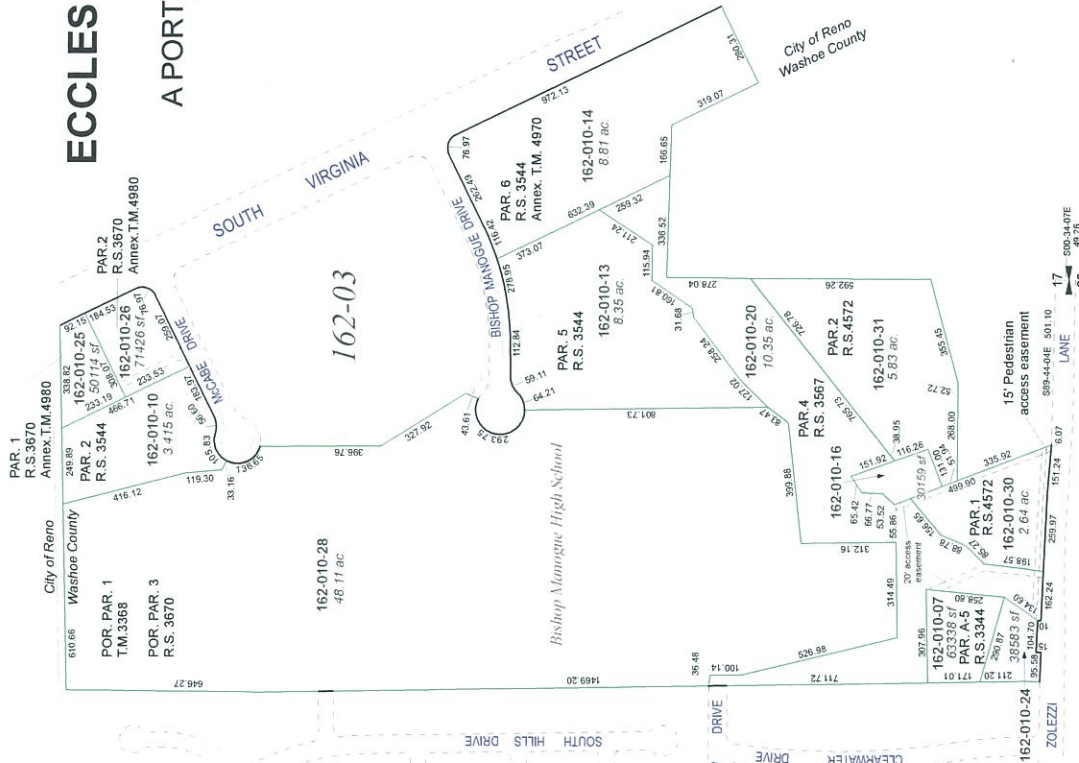
created by: CFB 3/28/2011

last updated: NLH 7/15/11

area previously shown on maps)
044-31

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

(#3368) ECCLES RANCH ESTATES UNIT 1 A PORTION OF SECTION 17 T18N - R20E



Request to Reserve New Street Name(s)

The Applicant is responsible for all sign costs.

Applicant Information

Name: DR Horton
Address: 5588 Longley Lane
Reno, NV 89511

Phone (Home) : _____ Phone (Work): (775)683-9030
 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.)

Autumn Breeze Ct.	
Autumn Breeze Dr.	

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 approval request.

Location

Project Name: Autumn Wood Phase 2
 Reno Sparks Washoe County
Parcel Numbers: 162-00-31
 Subdivision Parcelization Private Street

Please attach maps, petitions and supplementary information.

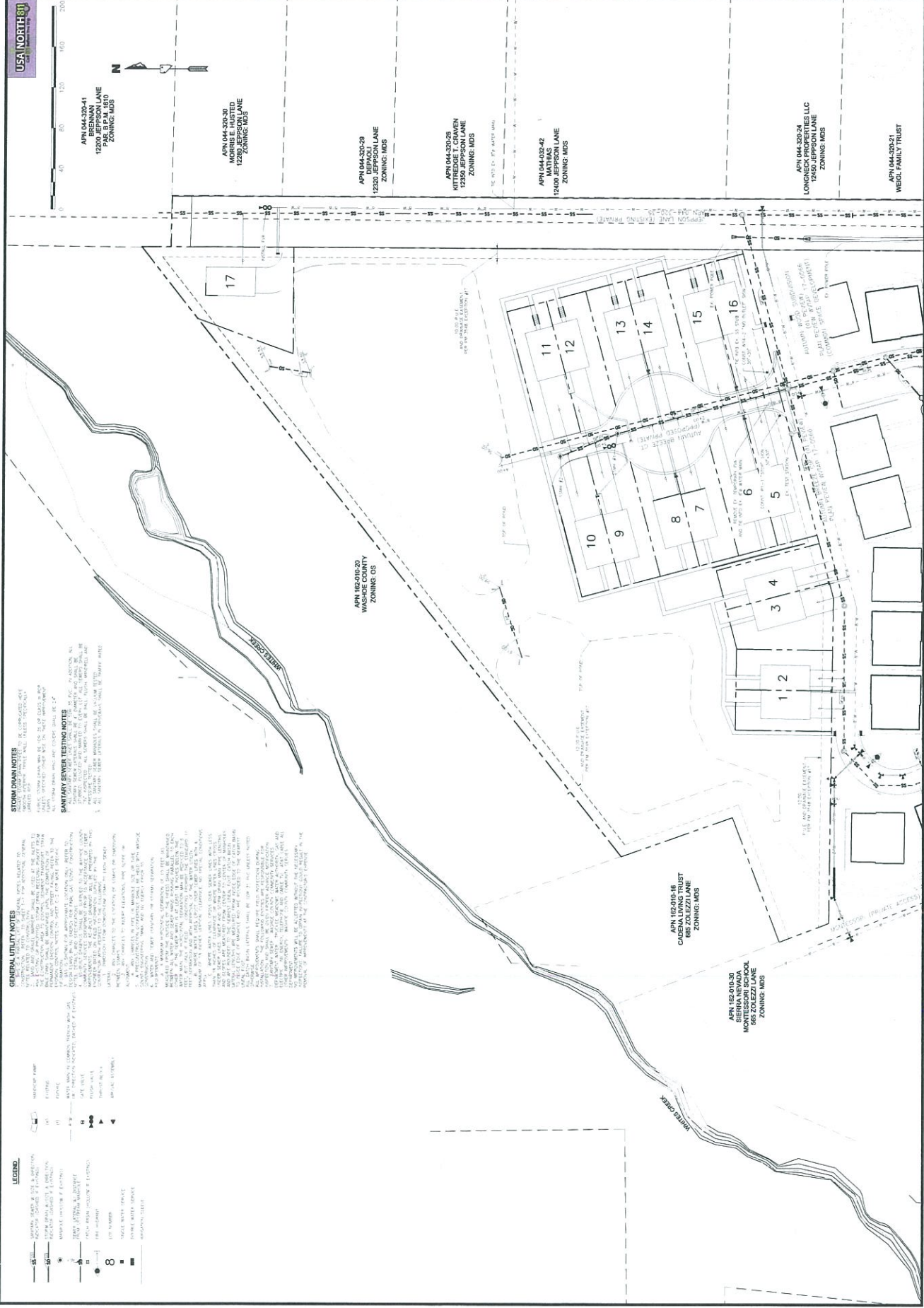
Approved: _____ Date: _____
Regional Street Naming Coordinator
 Except where noted

Denied: _____ Date: _____
Regional Street Naming Coordinator

Washoe County Department of Public Works

Post Office Box 11130 - 1001 E. Ninth Street
Reno, NV 89520-0027

Phone: (775) 328-2344 Please email form to: Addressing@washoecounty.us



STORM DRAIN NOTES
 1. STORM DRAINAGE SHALL BE COLLECTED AND DISCHARGED TO THE NEAREST STORM DRAINAGE SYSTEM.
 2. STORM DRAINAGE SHALL BE DESIGNED TO CARRY THE DESIGN FLOOD FLOW PLUS THE DESIGN RAINFALL.
 3. STORM DRAINAGE SHALL BE DESIGNED TO CARRY THE DESIGN FLOOD FLOW PLUS THE DESIGN RAINFALL.
 4. STORM DRAINAGE SHALL BE DESIGNED TO CARRY THE DESIGN FLOOD FLOW PLUS THE DESIGN RAINFALL.

SANITARY SEWER TESTING NOTES
 1. SANITARY SEWER SHALL BE TESTED TO THE DESIGN FLOW PLUS THE DESIGN RAINFALL.
 2. SANITARY SEWER SHALL BE TESTED TO THE DESIGN FLOW PLUS THE DESIGN RAINFALL.
 3. SANITARY SEWER SHALL BE TESTED TO THE DESIGN FLOW PLUS THE DESIGN RAINFALL.

GENERAL UTILITY NOTES
 1. ALL UTILITY LINES SHALL BE INSTALLED TO THE DESIGN DEPTH.
 2. ALL UTILITY LINES SHALL BE INSTALLED TO THE DESIGN DEPTH.
 3. ALL UTILITY LINES SHALL BE INSTALLED TO THE DESIGN DEPTH.
 4. ALL UTILITY LINES SHALL BE INSTALLED TO THE DESIGN DEPTH.

- LEGEND**
- 1" = 40'
 - WATER MAIN
 - SEWER MAIN
 - GAS MAIN
 - ELECTRIC MAIN
 - WATER SERVICE
 - SEWER SERVICE
 - GAS SERVICE
 - ELECTRIC SERVICE
 - WATER VALVE
 - SEWER VALVE
 - GAS VALVE
 - ELECTRIC VALVE
 - WATER METER
 - SEWER METER
 - GAS METER
 - ELECTRIC METER
 - WATER SERVICE TIE
 - SEWER SERVICE TIE
 - GAS SERVICE TIE
 - ELECTRIC SERVICE TIE

REV.	DATE	DESCRIPTION	BY	APPD

TENTATIVE MAP PLANS
AUTUMN WOOD PHASE 2
CROSS SECTIONS

Copyright SUMMIT ENG 2018

DESIGNED BY:	MS
DRAWN BY:	SD
CHECKED BY:	RG

