



Planning Commission Staff Report

Meeting Date: March 3, 2020

Agenda Item: 9D

AMENDMENT OF CONDITIONS CASE NUMBER WAC20-0001 (Falcon Ridge) for TENTATIVE SUBDIVISION MAP CASE NUMBER TM14-003 (Falcon Ridge)

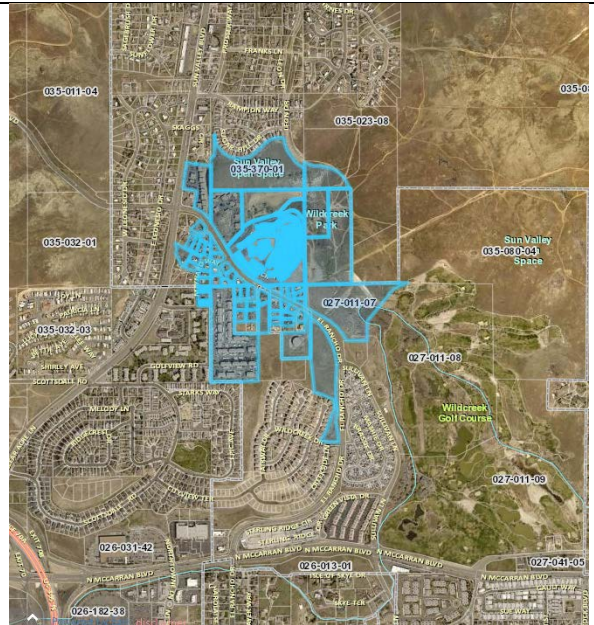
BRIEF SUMMARY OF REQUEST: To approve an amendment of conditions to allow 0ft front and rear setbacks in lieu of 10ft front and rear setbacks within the Falcon Ridge Development.

STAFF PLANNER: Dan Cahalane, 775.328.3628, dcahalane@washoecounty.us

CASE DESCRIPTION

For possible action, hearing, and discussion to approve an amendment of conditions to amend condition number 1(r) of Tentative Subdivision Map Case Number TM14-003 (Falcon Ridge) to allow for 0-ft front and rear setbacks in lieu of the 10ft setbacks within the Falcon Ridge Development. This modification would be pursuant to WCC 110.406.05 and Article 408, which allows variances of lot standards in a common open space subdivision in certain instances.

Applicant:	Desert Wind Homes
Property Owner:	Falcon Ridge, by Desert Wind LP
Location	East of the junction of El Rancho Dr. and Falcon Rock Ln.
APN:	035-731-(01-37), 035-741-(01-59), 035-751-(01-47)
Parcel Size:	16 acres in total
Master Plan:	Urban Residential
Regulatory Zone:	Low Density Urban
Area Plan:	Sun Valley
Citizen Advisory Board:	Sun Valley
Development Code:	Authorized in Article 608, 610, 616
Commission District:	5 - Commissioner Herman



STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Amendment of Conditions Case Number WAC20-0001 for Falcon Ridge by Desert Wind LP, having made all ten findings in accordance with Washoe County Code Section 110.608.25

(Motion with Findings on Pages 8 and 9)

Staff Report Contents

Amendment of Conditions 3
Site Plan 5
Background and Evaluation of Amendment Request 6
Sun Valley Citizen Advisory Board (SVCAB)..... 7
Reviewing Agencies..... 7
Recommendation..... 8
Motion..... 8
Appeal Process..... 9

Exhibits Contents

Conditions of Approval Exhibit A
Parks Department Letter Dated 02/10/20 Exhibit B
Public Notice Exhibit C
Project Application Exhibit D

Amendment of Conditions

An amendment of conditions application is necessary in order to change a conditions of an approved discretionary permit, such as a special use permit, a variance, an abandonment of an easement or a tentative subdivision map. Some examples of why an amendment of conditions application is submitted are listed below:

- Change in operating hours
- Physical expansion
- Extend the expiration date of the discretionary permit
- Extend the time to complete phases of the approved project

The amendment of conditions request is required to be heard by the same board that approved the original application and only the specific amendment may be discussed and considered for approval. The amendment of conditions application is processed in the same manner as the original discretionary permit application, including a public hearing, noticing, possible involvement of a citizen advisory board, agency review and analysis, and satisfying the required findings. If the Planning Commission grants an approval of the amendment of conditions request, an amended Action Order is created along with amended conditions of approval.

The subject tentative map currently has front and rear setbacks of 10ft. The applicant is requesting to change this condition to be 0-ft.

The conditions of approval for Amendment of Conditions Case Number WAC20-0001 is attached to this staff report and will be included with the amended action order.

Site Plan



5302B

Subdivision Tract Map 5302B

5302B

Background and Evaluation of Amendment Request

The applicant is requesting an amendment to TM14-003 for Falcon Ridge to change the existing 10ft rear setback to a 0-ft rear setback. The original discretionary permit authorized a 142 lot, single-family attached subdivision as a common open space development per Washoe County Code Article 408. The applicant originally requested a front and rear setback of 10ft. At this time, several building permits have been approved that are within the currently defined 10-ft rear setback.

The intent of Article 408 is to “preserve or provide open space, protect natural and scenic resources, achieve a more efficient use of land, minimize road building, and encourage a sense of community.” The parcels within the subdivision are approximately 30ft wide by 50ft long and in order to provide efficiency of space and to minimize road building. This layout clearly is intended to provide community open space instead of private back yards to encourage a sense of community within the subdivision. The applicant’s requested amendment fits with the intent of Article 408.

The Falcon Ridge Specific Plan outlines that there be a pedestrian and equestrian trail identified in Figure B-3 to be connected with Wildcreek Park to the east, constructed of granite, and maintained by the Home Owner’s Association (HOA). The application has been routed to the Washoe County Parks Department who provided conditions in Exhibit C.

Figure B-3: Trail Location



Sun Valley Area Plan Policies

SUN.5.3 New trails will be designed to accommodate equestrian, pedestrian and mountain bike traffic, unless technical or severe economic hardships warrant consideration of a more limited use.

Staff Comment: The application was routed to the Washoe County Parks Department who provided conditions on the proposed development. These conditions are requiring consistency with the original conditions and current specific plan as well as updating the park connection from Wedekind Regional Park to Wildcreek Park. These conditions can be found in Exhibit C.

Falcon Ridge Specific Plan Policies

1. The pedestrian trail shall be constructed prior to the recordation of the first final map or shall be financially guaranteed as part of the subdivision improvement agreement and completed prior to the issuance of a certificate of occupancy for a residential dwelling unit.

Staff Comment: The application was routed to the Washoe County Parks Department who provided conditions on the proposed development. These conditions can be found in Exhibit C.

2. Landscape buffers at a minimum of 60 feet from the single-family residences to the south, 50 feet from the west, and 45 feet from the north and east.

Staff Comment: The proposed amendment does not affect any landscaping buffers benefiting neighboring residents.

3. Establishment of an Open Space and drainage easement prior to recordation of final map.

Staff Comment: The current map has been developed as a Common Open Space Development consistent with WWC 110.408.

4. Building heights will be limited to 35 feet and be consistent with the two-story height restriction in the Sun Valley Area Plan Modifiers.

Staff Comment: The proposed amendment does not affect the maximum height of the building.

5. All other goals will be upheld through the implementation and approval of the Specific Plan. The developer agrees to meet all of these goals without exception.

Staff Comment: The applicant is required to abide by the terms found in the Falcon Ridge Specific Plan.

Sun Valley Citizen Advisory Board (SVCAB)

The amendment of conditions request was provided to the Sun Valley Citizen Advisory Board for comments. No feedback was provided.

Reviewing Agencies

The following agencies received a copy of the Amendment of Conditions Application for review and evaluation.

- Washoe County Community Services Department
 - Engineering and Capitol Projects
 - Planning and Building Division
 - Regional Parks and Open Spaces
- Washoe County Health District
 - Environmental Health Services Division
- Washoe County Sheriff Department
- Truckee Meadows Fire Protection District
- Regional Transportation Commission
- Washoe-Storey Conservation District.

- Nevada Department of Wildlife

Two out of the nine above listed agencies/departments provided comments and/or recommended conditions in response to their evaluation of the Amendment of Conditions application. A **summary** of each agency's comments and/or recommended conditions of approval and their contact information is provided. An Amended Conditions of Approval document is attached to this staff report and will be included with the Amended Action Order.

- Washoe County Planning and Building Division addressed the effects of the proposed setbacks.
Contact: Dan Cahalane, dcahalane@washoecounty.us , 775-328-3628
- Washoe County Parks Department addressed trail easements and improvements.
Contact: Sophia Kirschenman, skirschenman@washoecounty.us , 775-328-3623

Recommendation

Those agencies which reviewed the application recommended conditions in support of approval of the Amendment of Conditions request. Therefore, after a thorough review and analysis, Amendment of Conditions Case Number WAC20-0001 is being recommended for approval with conditions. Staff offers the following motion for the Commission's consideration.

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Amendment of Conditions Case Number WAC20-0001 for Falcon Ridge by Desert Wind LP, having made all ten findings in accordance with Washoe County Code Section 110.608.25:

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

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

Appeal Process

Planning Commission action will be effective 10 calendar days after the written decision is filed with the Secretary to the Planning Commission and mailed to the applicant(s), 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(s).

Applicant/Developer: Desert Wind Homes, 550 California Ave., Reno, NV 89509

Property Owner: Falcon Ridge by Desert Wind LP, 550 California Ave., Reno, NV 89509

Representatives: Rubicon Design Group, 1610 Montclair Ave, Suite B, Reno, NV 89509



Amended Conditions of Approval

Amendment of Conditions Case Number WAC20-0001
For Tentative Subdivision Map Case Number WTM14-003

The project approved under Amendment of Conditions Case Number WAC20-0001 for Falcon Ridge Permit Case Number WTM14-003 shall be carried out in accordance with the Amended Conditions of Approval granted by the Planning Commission on March 3, 2020. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

Unless otherwise specified, all conditions related to the amendment of conditions approval regarding the [Name of Discretionary 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 amended conditions of approval related to the [Name of Discretionary 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 amended conditions imposed regarding the approved [Name of Discretionary Permit] may result in the initiation of revocation procedures.

Operational Conditions are subject to review by the Planning and Building Division prior to the renewal of a business license each year. Failure to adhere to the Operational Conditions may result in the Planning and Building Division recommending that the business license not be renewed until conditions are complied with to the satisfaction of Washoe County.

Washoe County reserves the right to review and revise the amended conditions of approval related to this [Name of Discretionary 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.**
- **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.**

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 Name – Dan Cahalane, 775-328-3628, dcahalane@washoecounty.us

- a. The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this approval.
- b. The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete grading within the time specified by the building permits. Compliance with this condition shall be determined by the Planning and Building Division.
- c. Setbacks for WTM14-003 shall be 0ft for the front and 0ft for the rear.

Washoe County Parks Department

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

Contact Name – Sophia Kirschenman, 775-328-3623, skirschenman@washoecounty.us

- a. The applicant shall provide a public access, non-motorized trail easement over the 4-ft-wide sidewalk and haul road/trail route along the drainage channel, connecting to Wildcreek Park and the regional trail system. The easement shall be at least the width of the proposed sidewalk (4 ft.) and existing haul road (10 ft.). A rough outline of the required easement area is depicted in red on Map 1 (attached hereto). This condition is required in conformance with the trails section of the Falcon Ridge Specific Plan.

*** End of Amended Conditions ***



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Regional Parks and Open Space

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

TO: Dan Cahalane, Planner

FROM: Sophia Kirschenman, Park Planner

DATE: February 10, 2020

SUBJECT: Amendment of Conditions Case Number WAC20-0001
 (Falcon Ridge)



I have reviewed WAC20-0001 on behalf of the Washoe County Regional Parks and Open Space Program (Parks Program) and prepared the following comments:

If approved, this permit would amend the conditions of approval for Tentative Subdivision Map Case Number TM14-003 to allow for 0-ft. rear setbacks in lieu of the 10-ft. rear setbacks currently required. Upon review of TM14-003 and the original conditions of approval, I've determined that several of the Parks Program's original conditions still need to be fulfilled and have spoken with the applicant directly about these requirements. Additionally, the original conditions required the applicant to provide various trail connections to Wedekind Park. It is the opinion of current staff that this was an error as Wedekind Park is a significant distance from the development. Staff believes that the conditions were meant to refer to Wildcreek Park, which is directly adjacent to the development area. Therefore, Parks' staff requires the following amended condition of approval:

1. The applicant shall provide a public access, non-motorized trail easement over the 4-ft-wide sidewalk and haul road/trail route along the drainage channel, connecting to Wildcreek Park and the regional trail system. The easement shall be at least the width of the proposed sidewalk (4 ft.) and existing haul road (10 ft.). A rough outline of the required easement area is depicted in red on Map 1 (attached hereto). This condition is required in conformance with the trails section of the Falcon Ridge Specific Plan.



INTEGRITY

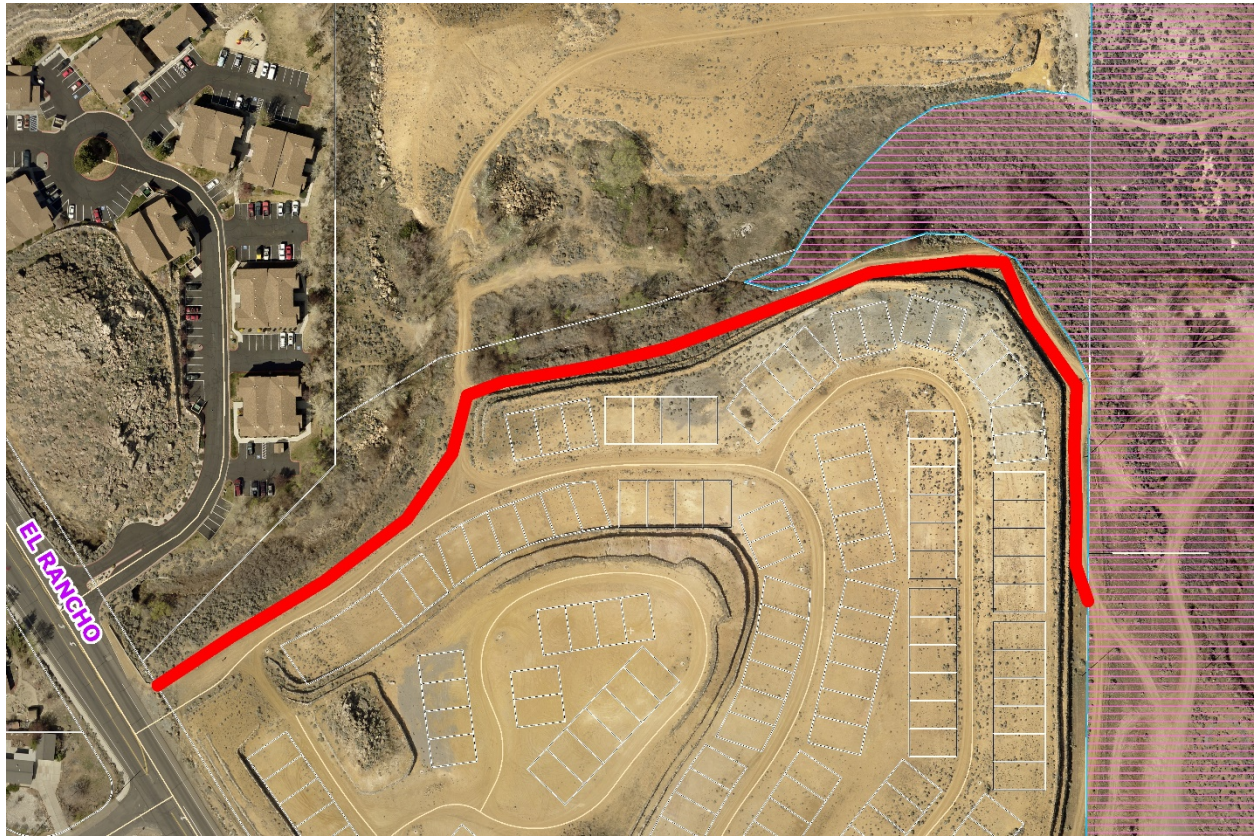


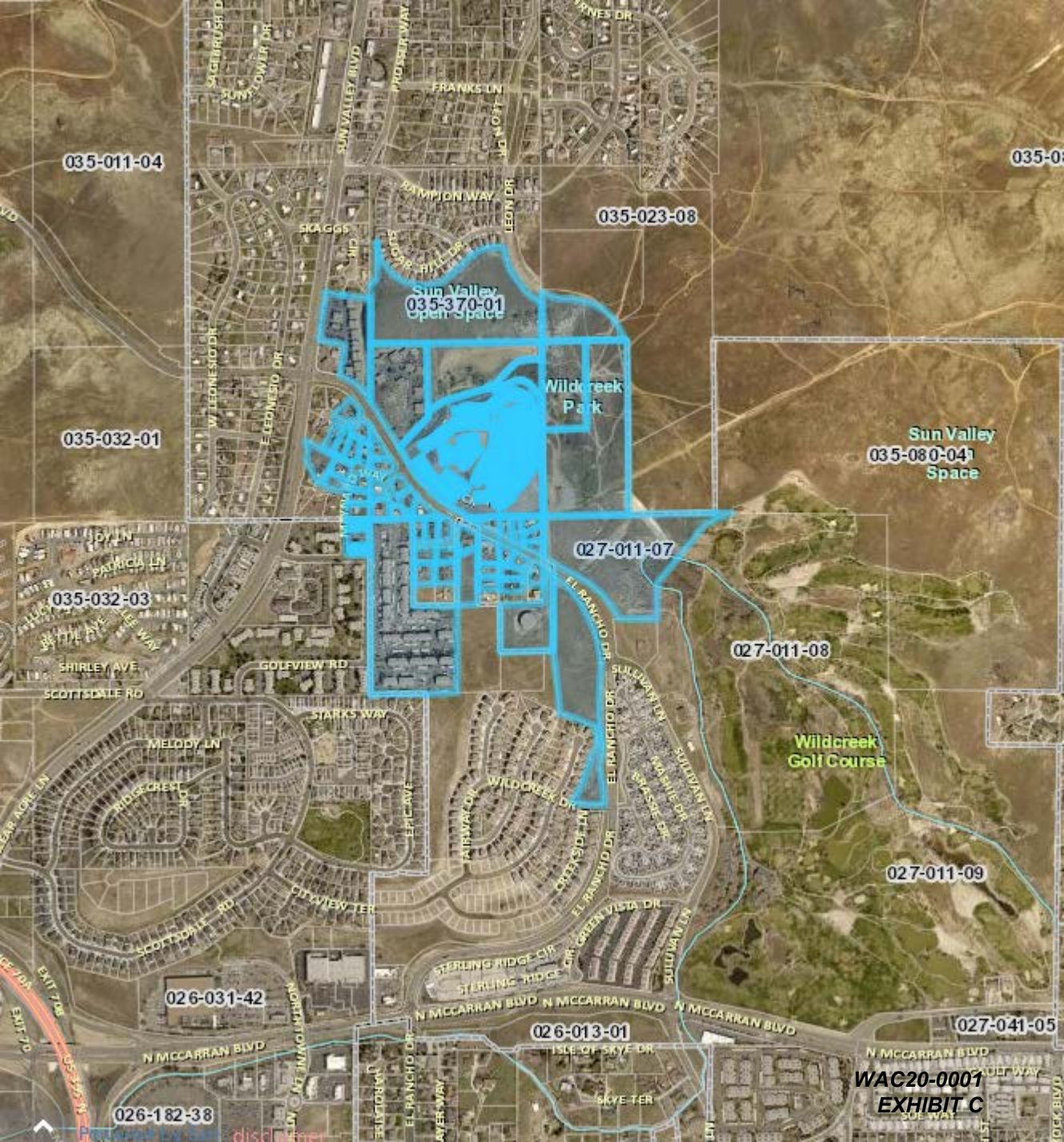
**EFFECTIVE
COMMUNICATION**



**QUALITY
PUBLIC SERVICE**

Memo to: Roger Pelham
Subject: WTM19-0001
Date: August 6, 2019
Page: 2





035-011-04

035-011-05

035-023-08

Sun Valley
035-370-01
Open Space

Wildcreek
Park

Sun Valley
035-080-04
Space

035-032-01

027-011-07

035-032-03

027-011-08

Wildcreek
Golf Course

027-011-09

026-031-42

026-013-01

027-041-05

026-182-38

WAC20-0001
EXHIBIT C

disclaimer

Community Services Department
Planning and Building
AMENDMENT OF CONDITIONS
APPLICATION



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

Telephone: 775.328.6100

Amendment of Conditions Development Application Submittal Requirements

Applications are accepted on the 15th of each month (if the 15th is a non-work day, the first working day after the 15th)

1. **Fees:** See Master Fee Schedule. **Bring payment with your application to Community Services Department (CSD). Make check payable to Washoe County.**
2. **Development Application:** A completed Washoe County Development Application form.
3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
4. **Proof of Property Tax Payment:** The applicant must provide a written statement from the Washoe County Treasurer's Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.
5. **Application Materials:** The completed Amendment of Conditions Application materials.
6. **Site Plan Specifications:**
 - a. Lot size with dimensions drawn using standard engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500') showing all streets and ingress/egress to the property.
 - b. Show the location and configuration of all proposed buildings (with distances from the property lines and from each other), all existing buildings that will remain (with distances from the property lines and from each other), all existing buildings that will be removed, and site improvements on a base map with existing and proposed topography expressed in intervals of no more than five (5) feet.
 - c. Show the location and configuration of wells, septic systems and leach fields, overhead utilities, water and sewer lines, and all easements.
 - d. Show locations of parking, landscaping, signage and lighting.
7. **Application Map Specifications:** Map to be drawn using standard engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500') clearly depicting the area subject to the request, in relationship to the exterior property lines. All dimensions and area values shall be clearly labeled and appropriate symbols and/or line types shall be included in the map legend to depict the map intent.
8. **Building Elevations:** All buildings and structures, including fences, walls, poles, and monument signs proposed for construction within the project shall be clearly depicted in vertical architectural drawings provided in accurate architectural scale. Architectural elevations of all building faces shall be presented.
9. **Packets:** Three (3) packets and flash drive or DVD – any digital documents need to have a resolution of 300 dpi. One (1) packet must be labeled "Original" and contain a signed and notarized Owner Affidavit. Each packet shall include one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ x 11" display. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

Notes: (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.

- (ii) Appropriate map engineering and building architectural scales are subject to the approval of Planning and Building and/or Engineering and Capital Projects.
- (iii) All oversized maps and plans must be folded to a 9" x 12" size.
- (iv) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies to clarify the potential impacts and potential conditions of development to minimize or mitigate impacts resulting from the project. No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Building.
- (v) **Labels:** If the assigned planner determines the abandonment will affect the access to a mobile home park, the applicant will be required to submit three (3) sets of mailing labels for every tenant residing in the mobile home park.

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name: Falcon Ridge			
Project Description: 142 SF Attached Townhouse Development			
Project Address: Falcon Rock Ln. (see separate sheet)			
Project Area (acres or square feet): 16 acres			
Project Location (with point of reference to major cross streets AND area locator): El Rancho Dr. & Falcon Rock Ln.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
See Separate Sheet			
Indicate any previous Washoe County approvals associated with this application: Case No.(s). TM14-003			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Falcon Ridge by Desert Wind LP		Name: Rubicon Design Group	
Address: 550 California Ave.		Address: 1610 Montclair Ave. suite B	
Reno, NV	Zip: 89509	Reno, NV	Zip: 89509
Phone: 775-626-1800	Fax: 775-626-185	Phone: 775-425-4800	Fax:
Email: cf@desertwindhomes.com		Email: dwilson@rubicondesigngroup.com	
Cell: 775-513-4349	Other:	Cell: 775-527-6710	Other:
Contact Person: Chris Fawcett		Contact Person: Derek Wilson	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Desert Wind Homes		Name: TEC Civil Engineering Consultants	
Address: 550 California Ave		Address: 9429 Double Diamond Pkwy, suite A	
Reno, NV	Zip: 89509	Reno, NV	Zip: 89521
Phone: 775-626-1800	Fax: 775-626-185	Phone: 775-352-7800	Fax: 775-352-792
Email: cf@desertwindhomes.com		Email: jgilles@tecreno.com	
Cell: 775-513-4349	Other:	Cell: 775-846-0164	Other:
Contact Person: Chris Fawcett		Contact Person: Jason Gilles	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: Falcon Ridge by DesertWind LP

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, Christopher Fawcett
(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): 035-741-06 (see separate sheet for others)

Printed Name Christopher Fawcett

Signed [Signature]

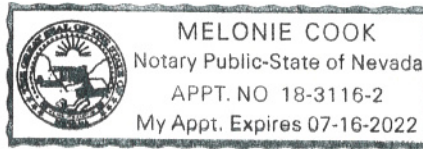
Address 550 California Ave
Reno, NV 89509

Subscribed and sworn to before me this 15 day of January, 2020.

Meloni Cook
Notary Public in and for said county and state

My commission expires: 7/16/2022

(Notary Stamp)



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

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

Amendment of Conditions Application Supplemental Information

(All required Information may be separately attached)

Required Information

1. The following information is required for an Amendment of Conditions:
 - a. Provide a written explanation of the proposed amendment, why you are asking for the amendment, and how the amendment will modify the approval.
 - b. Identify the specific Condition or Conditions that you are requesting to amend.
 - c. Provide the requested amendment language to each Condition or Conditions, and provide both the **existing** and **proposed condition(s)**.

See Seperate sheet provided by Rubicon Design Group

2. Describe any potential impacts to public health, safety, or welfare that could result from granting the amendment. Describe how the amendment affects the required findings as approved.

See Seperate sheet provided by Rubicon Design Group

1.



January 15, 2020

Re: Amendment to Conditions of Approval for TM14-003 Falcon Ridge

TM14-003 Falcon Ridge was approved on February 3, 2015. The following condition of approval was included in the action order for this project:

1.r. The subdivision will adhere to the following property line setbacks for each of the residential lots:

Front 10 feet

Side 0 feet

Rear 10 feet

The project applicant requests this condition be amended to read as follows:

1.r. The subdivision will adhere to the following property line setbacks for each of the residential lots:

Front 10 feet

Side 0 feet

Rear 0 feet

The reason for this request is that the condition as written does not account for the townhome design of the project. In a townhome design, it is standard practice for the residence to sit on a parcel that exactly matches the side and rear footprint of the building, usually with a small yard in front. That is the layout that was submitted with TM14-003 and the intent was for the setback requirement to reflect this. The applicant accepts that it was an oversight on their part that this was not rectified at the original hearing.

Note that this request does not change the overall layout of the project and does not alter the site plan as approved. Granting this request will not change the development intensity or magnitude of the approved project. If this request is granted, the project will be built exactly as shown on the approved plans.

1610 Montclair Avenue, Suite B • Reno, Nevada 89509
(775) 425-4800 • www.rubicondesigngroup.com

WAC20-0001
EXHIBIT D

Granting this request will not impact the required findings as approved. Granting this amendment will not result in houses being built closer to other development. A minimum 10' setback will remain in place around the project due to the existence of common open space around the project perimeter. In other words, there is an open space buffer area around the project that acts as the required setback.

Below is a summary of the required findings, as taken from the Action Order for TM14-003, with comments relevant to this amendment.

Finding 1 Plan Consistency

Response: This request has no impact on the County's Master Plan.

Finding 2 Design or Improvement

Response: This request has no impact on the County's Master Plan.

Finding 3 Type of Development

Response: This request does not change the use, type of housing, or the layout proposed for the site.

Finding 4 Availability of Services

Response: Services were found to be available during the original approval and this request does not impact this finding.

Finding 5 Fish or Wildlife

Response: This request does not impact wildlife or other environmental considerations.

Finding 6 Public Health

Response: This request does not impact public health. As noted, setbacks from the property border are included in the design, through the provision of common open space.

Finding 7 Easements

Response: This change will not impact any existing or planned easements.

Finding 8 Access

Response: This request does not alter the site access or access to surrounding property, including public land.

Finding 9 Dedications

Response: There are no dedications planned as part of this project so there is no impact.

Finding 10 Energy

Response: This request has no impact on energy usage.

Falcon Ridge 89433

LOT #	ADDRESS 89433	APN
1	4700 BLACK FALCON WAY	035-731-01
2	4706 BLACK FALCON WAY	035-731-02
3	4712 BLACK FALCON WAY	035-731-03
4	4718 BLACK FALCON WAY	035-731-04
5	4724 BLACK FALCON WAY	035-731-05
6	4730 BLACK FALCON WAY	035-731-06
7	4736 BLACK FALCON WAY	035-731-07
8	4742 BLACK FALCON WAY	035-731-08
9	4748 BLACK FALCON WAY	035-731-09
10	4754 BLACK FALCON WAY	035-731-10
11	4760 BLACK FALCON WAY	035-731-11
12	4766 BLACK FALCON WAY	035-731-12
13	4796 BLACK FALCON WAY	035-741-01
14	4802 BLACK FALCON WAY	035-741-02
15	4808 BLACK FALCON WAY	035-741-03
16	4814 BLACK FALCON WAY	035-741-04
17	4820 BLACK FALCON WAY	035-741-05
18	4826 BLACK FALCON WAY	035-741-06
19	4832 BLACK FALCON WAY	035-741-07
20	4838 BLACK FALCON WAY	035-741-08
21	4844 BLACK FALCON WAY	035-741-09
22	4850 BLACK FALCON WAY	035-741-10
23	4856 BLACK FALCON WAY	035-741-11
24	4862 BLACK FALCON WAY	035-741-12
25	4868 BLACK FALCON WAY	035-741-13
26	4874 BLACK FALCON WAY	035-741-14
27	4880 BLACK FALCON WAY	035-741-15
28	4886 BLACK FALCON WAY	035-741-16
29	4892 BLACK FALCON WAY	035-741-17
30	4898 BLACK FALCON WAY	035-751-01
31	4904 BLACK FALCON WAY	035-751-02
32	4910 BLACK FALCON WAY	035-751-03
33	4916 BLACK FALCON WAY	035-751-04
34	4922 BLACK FALCON WAY	035-751-05
35	4928 BLACK FALCON WAY	035-751-06
36	4934 BLACK FALCON WAY	035-751-07
37	4940 BLACK FALCON WAY	035-751-08
38	4946 BLACK FALCON WAY	035-751-09
39	4952 BLACK FALCON WAY	035-751-10
40	4958 BLACK FALCON WAY	03-5751-11
41	4964 BLACK FALCON WAY	035-751-12
42	4970 BLACK FALCON WAY	035-751-13
43	4976 BLACK FALCON WAY	035-751-14
44	4982 BLACK FALCON WAY	035-751-15
45	4988 BLACK FALCON WAY	035-751-16

46	4994 BLACK FALCON WAY	035-751-17
47	4680 FALCON ROCK LN	035-751-18
48	4686 FALCON ROCK LN	035-751-19
49	4692 FALCON ROCK LN	035-751-20
50	4698 FALCON ROCK LN	035-751-21
51	4704 FALCON ROCK LN	035-751-22
52	4710 FALCON ROCK LN	035-751-23
53	4716 FALCON ROCK LN	035-751-24
54	4741 BLACK FALCON WAY	035-731-13
55	4747 BLACK FALCON WAY	035-731-14
56	4753 BLACK FALCON WAY	035-731-15
57	4759 BLACK FALCON WAY	035-731-16
58	4765 BLACK FALCON WAY	035-731-17
59	4771 BLACK FALCON WAY	035-731-18
60	4783 BLACK FALCON WAY	035-741-18
61	4789 BLACK FALCON WAY	035-741-19
62	4795 BLACK FALCON WAY	035-741-20
63	4801 BLACK FALCON WAY	035-7412-1
64	4807 BLACK FALCON WAY	035-741-22
65	4813 BLACK FALCON WAY	035-741-23
66	4825 BLACK FALCON WAY	03-5741-24
67	4831 BLACK FALCON WAY	035-741-25
68	4837 BLACK FALCON WAY	035-741-26
69	4843 BLACK FALCON WAY	035-741-27
70	4849 BLACK FALCON WAY	035-741-28
71	4855 BLACK FALCON WAY	035-741-29
72	4867 BLACK FALCON WAY	035-741-30
73	4873 BLACK FALCON WAY	035-741-31
74	4879 BLACK FALCON WAY	035-741-32
75	4885 BLACK FALCON WAY	035-741-33
76	4891 BLACK FALCON WAY	035-741-34
77	4897 BLACK FALCON WAY	035-741-35
78	4903 BLACK FALCON WAY	035-751-25
79	4909 BLACK FALCON WAY	035-751-26
80	4915 BLACK FALCON WAY	035-751-27
81	4921 BLACK FALCON WAY	035-751-28
82	4927 BLACK FALCON WAY	035-751-29
83	4933 BLACK FALCON WAY	035-751-30
84	4672 FALCON ROCK LN	035-751-31
85	4668 FALCON ROCK LN	035-751-32
86	4662 FALCON ROCK LN	035-751-33
87	4656 FALCON ROCK LN	035-751-34
88	4640 FALCON ROCK LN	035-751-35
89	4636 FALCON ROCK LN	035-741-36
90	4630 FALCON ROCK LN	035-741-37
91	4624 FALCON ROCK LN	035-741-38
92	4618 FALCON ROCK LN	035-741-39
93	4612 FALCON ROCK LN	035-741-40
94	4606 FALCON ROCK LN	035-741-41

95	4600 FALCON ROCK LN	035-741-42
96	4594 FALCON ROCK LN	035-741-43
97	4588 FALCON ROCK LN	035-741-44
98	4582 FALCON ROCK LN	035-741-45
99	4576 FALCON ROCK LN	035-741-46
100	4570 FALCON ROCK LN	035-741-47
101	4565 FALCON ROCK LN	035-741-48
102	4571 FALCON ROCK LN	035-741-49
103	4577 FALCON ROCK LN	035-741-50
104	4583 FALCON ROCK LN	035-741-51
105	4589 FALCON ROCK LN	035-741-52
106	4595 FALCON ROCK LN	035-741-53
107	4605 FALCON ROCK LN	035-741-54
108	4611 FALCON ROCK LN	035-741-55
109	4617 FALCON ROCK LN	035-741-56
110	4623 FALCON ROCK LN	035-741-57
111	4629 FALCON ROCK LN	035-741-58
112	4635 FALCON ROCK LN	035-741-59
113	4655 FALCON ROCK LN	03-5751-36
114	4661 FALCON ROCK LN	035-751-37
115	4681 FALCON ROCK LN	035-751-38
116	4687 FALCON ROCK LN	035-751-39
117	4693 FALCON ROCK LN	035-751-40
118	4699 FALCON ROCK LN	035-751-41
119	4705 FALCON ROCK LN	035-751-42
120	4711 FALCON ROCK LN	035-751-43
121	4717 FALCON ROCK LN	035-751-44
122	4723 FALCON ROCK LN	035-751-45
123	4729 FALCON ROCK LN	035-751-46
124	4735 FALCON ROCK LN	035-751-47
125	4741 FALCON ROCK LN	035-731-19
126	4747 FALCON ROCK LN	035-731-20
127	1023 BIG ROCK LOOP	035-731-22
128	1019 BIG ROCK LOOP	035-731-23
129	1015 BIG ROCK LOOP	035-731-24
130	1011 BIG ROCK LOOP	035-731-25
131	1016 BIG ROCK LOOP	035-731-26
132	1012 BIG ROCK LOOP	035-731-27
133	1060 BIG ROCK LOOP	035-731-28
134	1056 BIG ROCK LOOP	035-731-29
135	1052 BIG ROCK LOOP	035-731-30
136	1048 BIG ROCK LOOP	035-731-31
137	1044 BIG ROCK LOOP	035-731-32
138	1040 BIG ROCK LOOP	035-731-33
139	1036 BIG ROCK LOOP	035-731-34
140	1032 BIG ROCK LOOP	035-731-35
141	1028 BIG ROCK LOOP	035-731-36
142	1024 BIG ROCK LOOP	035-731-37

Bill Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

Washoe County Parcel Information		
Parcel ID	Status	Last Update
03572102	Active	1/14/2020 2:09:04 AM
Current Owner: FALCON RIDGE BY DESERT WIND LP 550 CALIFORNIA AVE RENO, NV 89509		SITUS: 0 FALCON ROCK LN WASHOE COUNTY NV
Taxing District 4000	Geo CD:	
Legal Description Township 20 Section 30 Lot 2 Block Range 20 SubdivisionName FALCON RIDGE		

Installments						
Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/19/2019	2019	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/7/2019	2019	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/6/2020	2019	\$0.00	\$0.00	\$0.00	\$0.00
INST 4	3/2/2020	2019	\$844.56	\$0.00	\$0.00	\$844.56
Total Due:			\$844.56	\$0.00	\$0.00	\$844.56

Tax Detail			
	Gross Tax	Credit	Net Tax
State of Nevada	\$202.42	(\$25.18)	\$177.24
Truckee Meadows Fire Dist	\$642.98	(\$79.98)	\$563.00
Washoe County	\$1,657.10	(\$206.10)	\$1,451.00
Washoe County Sc	\$1,355.62	(\$168.62)	\$1,187.00
TRUCKEE MDWS/SUN VALLEY WATER BASIN	\$0.02	\$0.00	\$0.02
Total Tax	\$3,858.14	(\$479.88)	\$3,378.26

Payment History				
Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2019	2019188247	B19.182840	\$844.56	12/31/2019
2019	2019188247	B19.115915	\$844.56	10/3/2019
2019	2019188247	B19.63187	\$844.58	8/19/2019

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

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

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

Change of Address

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

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

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

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

Bill Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

Washoe County Parcel Information

Parcel ID	Status	Last Update
03572101	Active	1/14/2020 2:09:04 AM
Current Owner: FALCON RIDGE BY DESERT WIND LP 550 CALIFORNIA AVE RENO, NV 89509		SITUS: 0 EL RANCHO DR WASHOE COUNTY NV
Taxing District 4000	Geo CD:	
Legal Description		
Township 20 Section 30 Lot A Block Range 20 SubdivisionName FALCON RIDGE		

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/19/2019	2019	\$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
<u>State of Nevada</u>	\$0.00	\$0.00	\$0.00
<u>Truckee Meadows Fire Dist</u>	\$0.00	\$0.00	\$0.00
<u>Washoe County</u>	\$0.00	\$0.00	\$0.00
<u>Washoe County Sc</u>	\$0.00	\$0.00	\$0.00
Total Tax	\$0.00	\$0.00	\$0.00

Payment History

No Payment Records Found

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

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

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

Change of Address

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

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

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

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

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

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.



Planning Commission Action Order

Tentative Subdivision Map Case Number TM14-003

Decision: Approval with Conditions
Decision Date: February 3, 2015
Mailing/Filing Date: February 9, 2015
Applicant/Property Owner: Townsend Enterprises, LLC
Assigned Planner: Trevor Lloyd, Senior Planner
Washoe County Community Services Department
Planning and Development Division
Phone: 775.328.3620
Email: tlloyd@washoecounty.us

Tentative Subdivision Map Case Number TM14-003 (Falcon Ridge) – To develop a previously approved and recorded 142 lot, single-family attached residential, common open space subdivision. Lots will range in size from 1,600 square feet to 2,526 square feet.

- Applicant/Property Owner: Townsend Enterprises, LLC
- Address/Location: El Rancho Drive directly east of Maynard Drive
- Assessor's Parcel Number: 035-660-02
- Parcel Size: ±25.92 acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: High Density Suburban (HDS)
- Area Plan: Sun Valley Area Plan
- Citizen Advisory Board: Sun Valley (not active)
- Development Code: Authorized in Article 608, Tentative Subdivision Maps and Article 408, Common Open Space Development
- Commission District: 3 – Commissioner Jung
5 – Commissioner Herman
- Section/Township/Range: Within Section 30, T20N, R20E, MDM,
Washoe County, NV

Notice is hereby given that the Washoe County Planning Commission granted approval with conditions of the above referenced case number based on the findings in accordance with Washoe County Development Code Article 608, Tentative Subdivision Maps and Article 408, Common Open Space Development. If no appeals have been filed within 10 days after issuance of the decision, the approval by the Washoe County Planning Commission is final. If filed, an appeal stays any further action on the permit until final resolution of the appeal. If the end of the appeal period falls on a non-business day, the appeal period shall be extended to include the next business day. An appeal shall be filed in accordance with the provisions found in Article 608 of the Washoe County Development Code.

To: Townsend Enterprises, LLC
Subject: Tentative Subdivision Map Case Number TM14-003
Date: February 9, 2015
Page: 2

This decision is based on having made all ten findings in accordance with Washoe County Development Code Section 110.608.25:

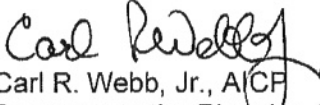
- 1) Plan Consistency. That the proposed map is consistent with the Master Plan;
- 2) Design or Improvement. That the design or improvement of the proposed subdivision is consistent with the Master Plan;
- 3) Type of Development. That the site is physically suited for the type of development proposed;
- 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.

This Action Order grants approval subject to the attached conditions and Washoe County development standards. Please contact the planner assigned to your project at the above-referenced phone number within seven days of receipt of this Order to review the steps necessary to satisfy the Conditions of Approval. A business license, certificate of occupancy or final approval shall not be issued until all of the Conditions of Approval (attached) are satisfied. Additionally, compliance shall be required with all federal, state and local statutes, ordinances and regulations applicable to the approved project.

This Action Order does not authorize any development, to include building construction and grading, without the required permits from the Washoe County Building and Safety Division.

To: Townsend Enterprises, LLC
Subject: Tentative Subdivision Map Case Number TM14-003
Date: February 9, 2015
Page: 3

Washoe County Community Services Department
Planning and Development Division


Carl R. Webb, Jr., AICP
Secretary to the Planning Commission

CRW/TL/df

Attachments: Conditions of Approval

Applicant/Property Owner: Townsend Enterprises, LLC
Attn: Bohn Townsend
7260 Cheltenham Way
Reno, NV 89502

Representatives: TEC Engineering
Attn: Jason Gilles
9480 Double Diamond Parkway
Reno, NV 89521

Other Contact: KLS Planning & Design
Attn: John Krmpotic
9480 Double Diamond Parkway
Reno, NV 89521



Conditions of Approval

Tentative Subdivision Map Case Number: TM14-003

The project approved under Tentative Subdivision Map Case Number TM14-003 shall be carried out in accordance with the Conditions of Approval granted by the Planning Commission on February 3, 2015. 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 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 Development 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 Subdivision Map may result in the initiation 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 District Health Department 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. Therefore, any conditions set by the Regional Transportation Commission must be appealed to that Board.**

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 Development Division

1. The following conditions are requirements of the Washoe County Community Services Department, Planning and Development Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Trevor Lloyd, 775.328.3620

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this Tentative Subdivision 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. The subdivider shall present to Washoe County a final map, prepared in accordance with the tentative map, for the entire area for which a tentative map has been approved, or one of a series of final maps, each covering a portion of the approved tentative map, within 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 TM14-003 for (Falcon Ridge) was APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON February 3, 2015.

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 ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP, EXCEPT THAT THE "OPERATIONAL CONDITIONS" CONTAINED IN THE RECORDED ACTION ORDER SHALL REMAIN IN FULL FORCE AND EFFECT IN PERPETUITY.

IF ALL LOTS ON THIS MAP ARE REVERTED TO ACREAGE AND A NEW SUBDIVISION APPROVAL IS OBTAINED AT A FUTURE DATE, THE PROVISIONS OF THIS APPROVAL SHALL BE NULL AND VOID, UPON APPROVAL BY WASHOE COUNTY OF THOSE ACTIONS.

THE NEXT FINAL MAP FOR TM14-003 MUST BE APPROVED AND ACCEPTED FOR RECORDATION BY THE PLANNING AND DEVELOPMENT DIRECTOR ON OR BEFORE THE EXPIRATION DATE, THE 3rd DAY OF February, 2019, 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 DEVELOPMENT DIRECTOR. THE OFFER OF DEDICATION FOR STREETS, SEWERS, ETC. IS REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NRS CHAPTER 278.

WILLIAM H. WHITNEY, DIRECTOR OF THE PLANNING AND DEVELOPMENT DIVISION

- g. Prior to acceptance of public improvements and release of any financial assurances, the developer shall furnish to the Community Services Department, Engineering and Capital Projects Division a complete set of reproducible as-built construction drawings prepared by a civil engineer registered in the State of Nevada.
- h. The developer shall be required to participate in any applicable General Improvement District or Special Assessment District formed by Washoe County.
- i. A note shall be placed on all grading plans and construction drawings stating:

NOTE

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

- j. 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.

- k. The developer and all successors shall direct any potential purchaser of the site to meet with the Planning and Development 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 Development Division of the name, address, telephone number and contact person of the new purchaser within thirty (30) days of the final sale.
- l. Prior to any ground disturbing activity, the applicant shall submit a landscaping design plan to the Planning and Development Division for review and approval by the Design Review Committee. 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 the Planning and Development Division. 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 the Planning and Development 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 Development 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 the Planning and Development 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 the Planning and Development Division 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. Private streets and driveways
 2. Snow removal
 3. Landscaping maintenance
 4. Clubhouse and pool(s)
 5. Fencing, including fence material, height, and location limitations
 6. All common areas
 7. Mandatory solid waste
 8. The availability of curbside recycling program
 9. Maintenance of funding of detention basins and drainage facilities
 10. Maintenance of fire fuel breaks and vegetation mitigation
- q. Prior to finalization of the first final map, the effects on this development of the provisions, reservations and easements contained in the Patent from the State of Nevada, recorded January 4, 1906 in Book B, Page 103, Land Patent Records of Washoe County, Nevada shall be identified. Any conflicts with the proposed development shall be addressed prior to finalization of the affected final map. Washoe County Planning and Development and Washoe County Engineering and Capital Projects Division shall determine compliance with this condition.
- r. The subdivision will adhere to the following property line setbacks for each of the residential lots:
- Front 10 feet
 - Side 0 feet
 - Rear 10 feet
- s. Prior to the issuance of any building permits, the applicant shall remove the existing earthen stockpile north of the drainage ditch. The applicant shall submit

a revegetation plan for the area under the stockpile to the Planning and Development Division for approval prior to the removal of the stockpile.

Washoe County Planning and Development – Division (Parks)

2. The following conditions are requirements of the Washoe County Community Services Department, Planning and Development Division – Parks and Recreation, which shall be responsible for determining compliance with these conditions.

Contact Name – Cheryl Surface, 775.328.2019

- a. The applicant shall provide a 20-foot wide public access, non-motorized trail easement along the drainage channel, connecting to Wedekind Park and the regional trail system.
- b. The applicant shall construct a 10-foot wide crusher fine multipurpose trail at the northeast corner of the property, connecting Sparks and County parcels, in compliance with Washoe County Green Book Standards
- c. The applicant shall construct a 10-foot wide crusher fine multipurpose trail along the drainage channel, connecting Wedekind Park and the regional trail system, in compliance with Washoe County Green Book Standards.
- d. The natural stream channel is a key resource for the subject parcel and the adjacent public park property. A stream restoration and maintenance plan needs to be developed. Streams shall be maintained and perpetually funded by the Homeowners Association. The maintenance and funding of stream zone and related improvements shall be addressed in the CC&Rs to the satisfaction of Washoe County. Stream maintenance shall, at a minimum address the following:
 1. Debris and litter removal
 2. Noxious weed abatement
 3. Water quality
 4. Re-vegetation and plant materials
 5. Slope stabilization
 6. Vector control
 7. Flood management
 8. Habitat preservation

As part of construction, all noxious weeds (White top (Perennial Pepper weed) will need to be treated and removed from banks and bottoms, and new plant material should be introduced to stabilize slopes. Severe erosion below the rock walls is impacting the streambed and the adjacent park property. Erosion control measures, including slope stabilization will need to take place. (This plan shall be reviewed and coordinated with City of Sparks Parks and Recreation, Washoe County Health District and Washoe County Planning and Development, Parks).

Washoe County Engineering and Capital Projects Division

3. The following conditions are requirements of the Washoe County Community Services Department, Engineering and Capital Projects Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Leo Vesely, 775.325.8032

- 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 Division a complete set of reproducible as-built construction drawings 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. The County Engineer shall determine compliance with this condition.
- e. 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 County Engineer shall determine compliance with this condition. The maintenance of the common areas shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
- f. Any existing easements or utilities that conflict with the development shall be relocated, quitclaimed, and/or abandoned, as appropriate. The County Engineer shall determine compliance with this condition.
- g. 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. The County Engineer shall determine compliance with this condition.
- h. All existing overhead utility lines shall be placed underground, except electric transmission lines greater than 100 kilovolts, which can remain above ground. The County Engineer shall determine compliance with this condition.
- i. 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 for lots, project roadways, erosion control (including BMP locations and installation details), slope stabilization and mosquito abatement. A conceptual grading and drainage scheme shall be indicated for each lot on the grading plan. If drainage from one lot to another is proposed, then appropriate drainage easements shall be provided. Disposal of any excavated material onsite shall be

indicated on the grading plans. The County Engineer shall determine compliance with this condition.

- j. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to issuance of a grading permit.
- k. 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.
- l. 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. All storm drainage improvements necessary to serve the project shall be designed and constructed to County standards and specifications and/or financial assurances in an appropriate form and amount shall be provided. The County Engineer shall determine compliance with this condition.
- m. 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 Division.
- n. The applicant shall provide pretreatment for petrochemicals and silt for all storm drainage from the site to the satisfaction of the County Engineer.
- o. The developer shall obtain a Stormwater Discharge Permit from the Nevada Division of Environmental Protection (NDEP), and a copy of the permit shall be submitted to the County Engineer. The Stormwater Pollution Prevention Plan shall be included with the subdivision improvement drawings.
- p. The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklist and Inspection Fee shall be submitted with each final map. The County Engineer shall determine compliance with this condition.
- q. Drainage swales that drain more than two lots are not allowed to flow over the curb into the street; these flows shall be intercepted by an acceptable storm drain inlet and routed into the storm drain system. The County Engineer shall determine compliance with this condition.
- r. 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. The County Engineer shall determine compliance with this condition.
- s. The maximum permissible flow velocity (that which does not cause scour) shall be determined for all proposed channels and open ditches. The determination shall be based on a geotechnical analysis of the channel soil, proposed channel lining and channel cross section, and it shall be in accordance with acceptable

engineering publications/calculations. Appropriate linings shall be provided for all proposed channels and open ditches such that the 100-year flows do not exceed the maximum permissible flow velocity. The County Engineer shall determine compliance with this condition.

- t. All slopes steeper than 5:1 shall be stabilized to control erosion. The County Engineer shall determine compliance with this condition.
- u. Maintenance access and drainage easements shall be provided for all existing and proposed drainage facilities. The County Engineer shall determine compliance with this condition.
- v. Drainage easements shall be provided across individual lots on the official map for all storm runoff that crosses more than one lot. The County Engineer shall determine compliance with this condition.
- w. Common Area drainage onto residential lots shall be intercepted and routed to appropriate storm drainage facilities. The County Engineer shall determine compliance with this condition.
- x. 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. The County Engineer shall determine compliance with this condition.
- y. Prior to issuance of a grading permit or approval of the affected final map, the developer shall obtain a permit from the United States Corps of Engineers (USCOE) for any work within the wetlands/waters of the U.S., or a letter from the COE indicating that a permit is not required. A copy of the permit/letter shall be submitted to the County Engineer.
- z. The final hydrology report shall include an analysis to determine if this project causes an increase in the Wildcreek Detention Dam's peak outflow for both the 100-year 6-hour and 100-year 24-hour storms. Appropriate mitigation shall be provided if this project causes an increase in the Wildcreek Detention Dam's existing peak outflow. The County Engineer shall determine compliance with this condition.
- aa. Notes on the final map and the CC&Rs shall address the following items.
 - i. All lots subject to 100-year flooding shall be identified. All FEMA flood zones, floodways and base flood elevations shall be shown.
 - ii. Structures located within the 100-year floodplain must comply with County Code Article 416, Flood Hazards.
 - iii. No structures, fencing or fill will be allowed within the FEMA floodway except as provided for in Section 110.416.70

The County Engineer shall determine compliance with this condition.

- bb. Maintenance access and drainage easements shall be provided over all drainage features located outside of a street right-of-way. The County Engineer shall determine compliance with this condition.
- cc. All outfall pipes directed to the floodway channel will require riprap rock placed below the pipe and taken to the main channel bottom (flow line of the drainage way). Any vegetation that currently exists in the flow line of the channel will require removal to prevent any pooling of water that can provide habitat for insect development. The homeowners association will be required to maintain the channel bottom. "All vegetation, debris shall require removal in the low-flow channel (water flow line) prior to June of each year. The annual maintenance will eliminate habitat that insects need for development of their life cycle while reducing the pesticide costs in controlling these pests."
- dd. 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. The County Engineer shall determine compliance with this condition.
- ee. Street names shall be reviewed and approved by the Regional Street Naming Coordinator.
- ff. 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. The County Engineer shall determine compliance with this condition.
- gg. Sidewalks shall be constructed in accordance with current Washoe County standards for street improvements.
- hh. A note on the affected final map shall state that no direct access from individual lots shall be allowed onto El Rancho Drive. The County Engineer shall determine compliance with this condition. This note shall also be included in the CC&Rs to the satisfaction of the District Attorney's Office.
- ii. For any utilities placed in existing County streets, the streets shall be repaired to the satisfaction of the County Engineer. At a minimum, this will require full depth removal and replacement of asphalt for half the street width, or replacement of non-woven pavement reinforcing fabric with a 2" asphalt overlay for half the street width. Type II slurry seal is required for the entire street width with either option. Full width street improvements may be required if the proposed utility location is too close to the centerline of the existing street.
- jj. American Association of State Highway and Transportation Officials (AASHTO) clear zones shall be determined for all streets adjacent to retaining walls or slopes steeper than 3:1. If a recoverable or traversable clear zone cannot be provided, an analysis to determine if barriers are warranted shall be submitted for approval. The County Engineer shall determine compliance with this condition.
- kk. Any 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. The County Engineer shall determine compliance with this condition.
- ll. No retaining walls that retain soil from the County right-of-way shall be located within a plowed snow storage easement. The County Engineer shall determine compliance with this condition.
 - mm. The El Rancho Drive frontage along the project shall be widened for curb, gutter, sidewalk and a bike lane and median/left turn pocket in accordance with County Standards. The sidewalk shall be continued west to the adjacent apartment driveway. A left turn pocket shall be striped at Maynard Way. The County Engineer shall determine compliance with this condition.
 - nn. Left turns out of the private entrance will be prohibited. Left turns into the private entrance will be allowed provided that calculations show adequate sight distance for 45 mph vehicle speed to the satisfaction of the City Engineer and the City of Sparks. Center medians for both westbound and eastbound left turn movements shall be designed for adequate storage and deceleration length and a copy of the traffic analysis shall be provided. The County Engineer shall determine compliance with this condition.
 - oo. A traffic analysis on the need for a right turn lane shall be provided and either a right turn lane or taper shall be designed at the project entrance to the satisfaction of the County Engineer.
 - pp. Proposed landscaping and/or fencing along street rights-of-way shall be designed to meet AASHTO sight distances and safety guidelines. No trees shall be planted within the County right-of-way. The County Engineer shall determine compliance with this condition.
 - qq. Appropriate pavement returns shall be provided at the intersection of the emergency access road/El Rancho Drive. The County Engineer shall determine compliance with this condition.
 - rr. Prior to finalization of any portion of the tentative map, a detailed analysis of turning movements for emergency and service vehicles shall be provided to the Engineering Division. The County Engineer shall determine compliance with this condition.
 - ss. The applicant shall provide signage indicating that all streets within the development are private and not maintained by Washoe County. The County Engineer shall determine compliance with this condition.
 - tt. Provide a turn-around area near the gate on Falcon Rock Lane at the northern intersection of Falcon Rock Lane and El Rancho Drive.
 - uu. Streetlights shall be constructed to Washoe County standards at locations to be determined at the final design stage. The County Engineer shall determine compliance with this condition.
 - vv. Currently, Citifare has transit service in the vicinity of this project; however there is no concrete pad. The applicant should dedicate right-of-way and construct a concrete pad adjacent to the site providing a minimum 5-foot sidewalk

connecting any bus stop directly to the internal pedestrian circulation system. The Department of Community Development and the Regional Transportation Commission shall determine compliance with this condition.

- ww. 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.
- xx. An adequate easement for snow storage and signage shall be identified on the final plat. The County Engineer shall determine compliance with this condition.
- yy. 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. The County Engineer shall determine compliance with this condition.
- zz. Prior to release of any financial assurances for the private improvements, the developer shall provide the Engineering 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. The County Engineer shall determine compliance with this condition.

Washoe County Utility Services Division

- 4. The following conditions are requirements of the Washoe County Community Services Department, Utility Services Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Timothy Simpson, 775.954.4600

- a. All fees shall be paid in accordance with Washoe County Ordinance prior to the approval of each final map.
- b. Applicant shall conform to all conditions imposed by intergovernmental agreements required to provide sewer service to the subject project, and, if required, be a party to any such agreements.
- c. Improvement plans shall be submitted and approved by the Community Services Department 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.
- d. The Applicant shall submit an electronic copy of the street and lot layout for each final map at initial submittal time. Please submit this in a TIFF file format.
- e. The sewer connection to Sun Valley General Improvement District (SVGID) Sewer Interceptor shall be accomplished per SVGID's design standards and inspected by SVGID.

Washoe County Conditions of Approval

- f. Approved improvement plans shall be used for the construction of on-site and off-site sanitary sewer collection systems.
- g. Any previously constructed sanitary sewer collection system shall be adequately flushed, vacuum tested, and inspected to the satisfaction of the CSD.
- h. The sanitary sewer collection systems must be offered for dedication to Washoe County along with the recordation of each final map.
- i. Easements and real property for all sanitary sewer collection systems and appurtenances shall be offered for dedication to Washoe County along with the recordation of each final map.
- j. 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.
- k. No Certificate of Occupancy will be issued until all the potable water and sewer collection facilities necessary to serve each final map have been completed and accepted.
- l. No permanent structures (including rockery or retaining walls, building's, etc.) shall be allowed within or upon any County maintained utility easement.
- m. A minimum 20-foot sanitary sewer and access easement shall be dedicated to Washoe County over any facilities not located in a dedicated right of way.
- n. 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 District Health Department – Environmental Health

- 5. The following conditions are requirements of the District Health Department, 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 District Health Department must be appealed to the District Board of Health.

Contact Name – Christopher Anderson, 775.328-2632

Washoe County Conditions of Approval

- a. Prior to any grading or other site improvements, a complete water system plan and Water Project submittal for the referenced proposal must be submitted to this Division. The plan must show that the water system will conform to the State of Nevada Public Water Supply Regulations, 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. Two copies of all 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 grading, utilities, and improvements for the proposed application.
 - ii. Any construction activities (including but not limited to mass grading of the site) conducted prior to the review and approval of the required Water Project and submittal and approval of a Final Map are in violation of NAC 445A.6666, NAC 445A.6669, and NAC 278.340.
- b. Pursuant to NAC 278.340 of the State of Nevada Regulations Governing Review of plans for Subdivision, Condominiums, and Planned Unit Developments, no construction (including grading) shall be performed prior to the Washoe County Health District approval of the referenced Final Map.
- c. Grading shall be performed in compliance with current best management practices and mosquito-breeding sources must be eliminated within graded areas. Grading plans must be reviewed and approved by the Washoe County Health District Vector Borne-Disease Program.
- d. Construction plans for the development must be submitted to this Division 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 the Washoe County Health District.
- e. Prior to approval of a Final Map for the referenced project and pursuant to NAC278.370, the design engineer is required to submit to the satisfaction this Division an inspection plan for periodic inspection of the construction of the systems for water supply and community sewerage. The design engineer shall, pursuant to the approved inspection plan, periodically certify in writing to the Division that the improvements are being installed in accordance with the approved plans and recognized practices of the trade. A copy of the inspection plan must be included with the Final Map submittal.
- f. Prior to final approval, a "Commitment for Service" letter from the sewage purveyor committing sewer service for the entire proposed development must be submitted to the Division. 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 copy of this letter must be included with the Final Map submittal.
- g. Prior to final approval, a "Commitment for Water Service" letter from the water purveyor committing adequate water service for the entire proposed development

must be submitted to the Division. A copy of this letter must be included with the Final Map submittal.

- h. The Final Map application packet must include a letter from Nevada Division of Environmental Protection to the Health District certifying their approval of the Final Map. A copy of this letter must be included with the final map submittal.
- i. 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.
- j. Prior to approval of the final map, the applicant must submit to this Division the Final Map fee.

Washoe County District Health Department – Vector Borne Diseases

- 6. The following conditions are requirements of the District Health Department, 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 District Health Department must be appealed to the District Board of Health.

Contact Name – Jim Shaffer, 775.785-4599

- a. All new private catch basins will require a water quality insert placed within all basins to improve water quality downstream and prevent mosquitoes from colonizing this infrastructure (040.013).
- b. The typical front lot containing turf will require a minimum 24 inch catchment area from the back face of impervious surfaces. The Low Impact Design (LID) will reduce the nuisance water runoff into the infrastructure while minimizing downstream runoff (040.038).
- c. A wind sensor control unit will be required for any proposed/existing landscape turf to assist in reducing the nuisance water runoff associated with irrigation (040.038).
- d. The natural channel is a key resource for the subject parcel. Storm and nuisance water will be directed to this channel and without a maintenance component, will further degrade this channel causing ponding conditions. District Health shall require removal of the white top along the banks and flow line of this drainage way (040.022). In addition we will require annual maintenance to the channel by the Homeowners Association.
- e. All outfall pipes shall have rip rap rock placed below the outfall pipe and directed to the main flow line of the existing channel.
- f. If a detention basin is constructed to minimize peak flows to the natural channel, District Health will require a cobble line low flow channel (4-6 inch rock) one foot deep three feet wide connecting the inlet(s) to the outlet pipe. An infiltration trench below the low flow channel 2 feet wide and 3 feet deep is required to reduce the downstream effect of water runoff (040.023). Please provide the

following language to the Landscape Maintenance Association:" All vegetation, debris and blockages shall require removal in the low flow channel on an annual basis. The maintenance will mitigate insect development by preventing standing water from ponding longer than 7 days" (040.022).

- g. A site visit to the proposed project determined that the voids in the rockery wall needs to be filled by placing smaller rock to the face for the entire height of the wall to discourage rodent habitat (040.081).
- h. Prior to the sign off of the building plans the above detail designs are required on the plans and a scheduled compliance inspection is required for the above condition(s).

Regional Transportation Commission (RTC)

- 7. The following conditions are requirements of the Regional Transportation Commission, which shall be responsible for determining compliance with these conditions. The Regional Transportation Commission is directed and governed by its own board. Therefore, any conditions set by the Regional Transportation Commission must be appealed to that board.

Contact Name – Debra Goodwin, 775.335.1918

- a. To provide access to RTC RIDE transit service, the applicant should dedicate right-of-way, if needed and construct a concrete passenger boarding/alighting pad to serve the existing bus stop. In addition, the bus stop should be connected to the internal pedestrian circulation system by a sidewalk at least five feet wide. The applicant or the consultant should allow ten working days for review of any required transit improvements.

Reno-Tahoe Airport Authority

- 8. The following conditions are requirements of the Reno-Tahoe Airport Authority, which shall be responsible for determining compliance with these conditions. 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.

Contact Name – Lissa Butterfield, 775.328.6476

- a. The applicant(s) and/or property owner(s) shall provide a list, verified by a qualified acoustical consultant, of construction methods to be utilized for noise attenuation to a maximum interior noise level of 45dBA Ldn prior to the issuance of a building permit.

Truckee Meadows Fire Protection District

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

Contact Name – Amy Ray, 775.326.6005

- a. If applicable, the CC&R's/HOA regulations shall require the provisions be made to monitor, maintain and update, every three (3) years regardless of ownership, a

Washoe County Conditions of Approval

maintenance plan for the common open space area. This plan shall be reviewed and approved by TMFPD.

- b. The maintenance of defensible space, dependent upon the fire hazard assessment rating, as designated by the International Wildland Urban Interface Code and the fire hazard map per NAC472, shall be required.
- c. This development and all land and structures, shall meet the provisions of the Washoe County Code 60.

Truckee Meadows Water Authority

10. The following conditions are requirements of the Truckee Meadows Water Authority, which shall be responsible for determining compliance with these conditions.

Contact Name – Holly Flores, 775.834.8026

- a. Truckee Meadows Water Authority is agreeable to supplying water service to the Project per the preliminary water supply plan, subject to applicant satisfying certain conditions precedent, including, without limitation, the dedication of water resources, approval of the water supply plan by the local health authority, the execution of a Water Service Agreement, payment of fees, and the construction and dedication of infrastructure in accordance with our rules and tariffs.
- b. The extent of required off-site and on-site water infrastructure improvements will be determined by Truckee Meadows Water Authority upon receiving a specific development proposal or complete application for service and upon review and approval of a water facilities plan by the local health authority.
- c. After submittal of a complete Application for Service, the required facilities, the cost of these facilities, which could be significant, and associated fees will be estimated and will be included as part of the Water Service Agreement necessary for the Project.
- d. All fees must be paid to Truckee Meadows Water Authority prior to water being delivered to the Project.
- e. A Will Serve from TMWA and mylar map of the proposed project must be presented to the State Engineer for approval and signed through his office prior to development.

Washoe County School District

11. The following conditions are requirements of the Washoe County School District, which shall be responsible for determining compliance with these conditions. The Washoe County School Board has jurisdiction over all public school matters and any conditions set by the Washoe County School District must be appealed to the Washoe County School Board.

Contact Name – Mike Boster, 775.789.3810

- a. A disclosure shall be made by the developer to each homebuyer on their closing documents that students in this subdivision may be assigned to the nearest

Washoe County Conditions of Approval

school(s) with available capacity in the event that the zoned schools cannot accommodate additional students.

*** End of Conditions ***

5302

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, FALCON RIDGE BY DESERT WIND LP, IS THE OWNER OF THE TRACT OF LAND REFERENCED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDING OF THIS PLAT AND TO THE PROVISIONS OF A.R.S. CHAPTERS 278 AND 116, AND THAT THE STREETS, AVENUES, AND HIGHWAYS AND ALL APPURTENANCES HERETO AS SHOWN ARE HEREBY DEDICATED AND SET APART TO THE PUBLIC USE OF THE PEOPLE OF THE STATE OF NEVADA AND TO THE TRUCKEE MEADOWS WATER AUTHORITY, CHARTER COMMUNICATIONS, WASHOE COUNTY, AND THE CITY OF RENO. PERMANENT EASEMENTS SHOWN ON THIS PLAT FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES ARE HEREBY DEDICATED TO THE PUBLIC USE OF THE PEOPLE OF THE STATE OF NEVADA AND TO THE TRUCKEE MEADOWS WATER AUTHORITY, CHARTER COMMUNICATIONS, WASHOE COUNTY, AND THE CITY OF RENO. THE RIGHT OF ACCESS THERE TO FOREVER, ANY WATER RIGHTS REFERRED TO IN THE LANDS OFFERED FOR DEDICATION BY THIS MAP ARE HEREBY RESERVED AND SHALL REMAIN WITH PROPERTY OF THE PRESENT OWNERS, THE OWNERS AND THEIR ASSIGNS AGREE TO THE USE OF RESIDENTIAL WATER METERING.

FALCON RIDGE BY DESERT WIND LP
BY: [Signature] 10/18/2018 DATE

Victor Ramirez / Managing Partner
NAME/TITLE

STATE of Nevada S.S.
COUNTY of Washoe
ON THIS 18 DAY of October 2018, Victor Ramirez of Falcon Ridge by Desert Wind LP did personally appear before me and upon oath did depose and say that he executed the above instrument, in witness whereof I hereunto set my hand and affix my official seal on the date and year first above written.

Notary Seal: Melanie Cook, Notary Public in Nevada, My Commission Expires 7/16/2022

DIVISION OF WATER RESOURCES CERTIFICATE

THIS PLAT IS APPROVED BY THE STATE OF NEVADA DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY. SUBJECT TO REVIEW OF APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS.

MARK SWAZLIAM, SECTION CHIEF, WATER RIGHTS
DATE: 10/17/2018

DISTRICT BOARD OF HEALTH CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY, AND WATER SUPPLY AND IS NOT INTENDED TO BE A SUBSTITUTE FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

Walter G. Hie, MD, MPH, DEHS
For the District Board of Health
DATE: 11/29/2018

WATER & SEWER RESOURCE REQUIREMENTS

THE PROJECT / DEVELOPMENT DESCRIBED ON THIS MAP IS IN CONFORMANCE WITH THE PROVISIONS OF ARTICLE 422 OF WASHOE COUNTY CHAPTER 110 (DEVELOPMENT CODE).

Victor Ramirez
WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT
DATE: 11/14/18

TAX CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THIS LAND FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO NRS 367A.265.

DAVID G. CATTEN
WASHOE COUNTY TREASURER
DATE: 10/16/2018



UTILITY COMPANIES' CERTIFICATE

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED, AND APPROVED BY THE UNDERSIGNED CABLE TV, UTILITY COMPANIES, AND TRUCKEE MEADOWS WATER AUTHORITY.

- List of utility companies and their representatives with dates: SBCS, Nye Power, NV Energy, Charter Communications, etc.

DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE

THE TENTATIVE MAP FOR TMT-14-003 FOR (FALCON RIDGE) WAS APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON FEBRUARY 3, 2015.

THE FINAL PARCEL MAP CASE NO. WITHIN 45-DAYS MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS. THE FINAL PARCEL MAP CASE NO. WITHIN 45-DAYS MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS. THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDED OF THIS MAP.

MOIRA HANSEN
DIRECTOR OF PLANNING AND DEVELOPMENT DIVISION
DATE: 12.13.18

TITLE COMPANY CERTIFICATE

THE UNRECORDED INSTRUMENTS LISTED BELOW HAVE BEEN FORWARDED TO THE OWNERS, SHOWN HEREON ARE THE OWNERS OF RECORD BY SAN LAND THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS (EXCEPT DOC. NO. 4800333) AND THERE ARE NO LENS OF RECORD AGAINST THE OWNERS FOR BEHINDCOUNTY STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES COLLECTED AS TAXES OR SPECIAL ASSESSMENTS EXCEPT AS SHOWN BELOW.

WESTERN TITLE COMPANY
BY: [Signature] DATE: 9-19-18
TITLE: Debbie H. G. Mijochi AVP

SURVEYOR'S CERTIFICATE

1. RANJAN L. BRIDGS, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:
1) THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION AT THE INTERSECTION OF FALCON RIDGE BY DESERT WIND LP.

2) THE LANDS SURVEYED LIE WITHIN THE NW 1/4 OF THE SE 1/4 OF SECTION 30, T. 20 N., R. 20 E., MDLM, AND THE SURVEY WAS COMPLETED ON MAY 2, 2018.

3) THIS PLAT COMPLES WITH THE APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.

4) THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED THEREON. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED THEREON. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED THEREON.

Signature of Ranjan L. Bridgs, Surveyor
RANJAN L. BRIDGS, P.L.S. #12345
EXPIRES 12/31/19

COUNTY SURVEYOR'S CERTIFICATE

THE MONUMENTS DEPICTED ON THIS MAP IS IN CONFORMANCE WITH THE PROVISIONS OF ARTICLE 422 OF WASHOE COUNTY CHAPTER 110 (DEVELOPMENT CODE).

BY: MICHAEL E. COOP, P.L.S. #3927
WASHOE COUNTY SURVEYOR
DATE: 12-10-16



SECURITY INTEREST HOLDER'S CERTIFICATE

BRM VENTURES LTD, A CORPORATION ORGANIZED UNDER THE LAWS OF BRITISH COLUMBIA CANADA, BENEFICIARY OF THE DEED OF TRUST DATED MARCH 25, 2010, IN WASHOE COUNTY, NEVADA, HAS REVIEWED THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT PER DOCUMENT NO. 4883649.

BY: [Signature] DATE: 12/10/18

Administrative information including file number 4873747, fee \$6.00, and TEC Engineering Consultants logo.

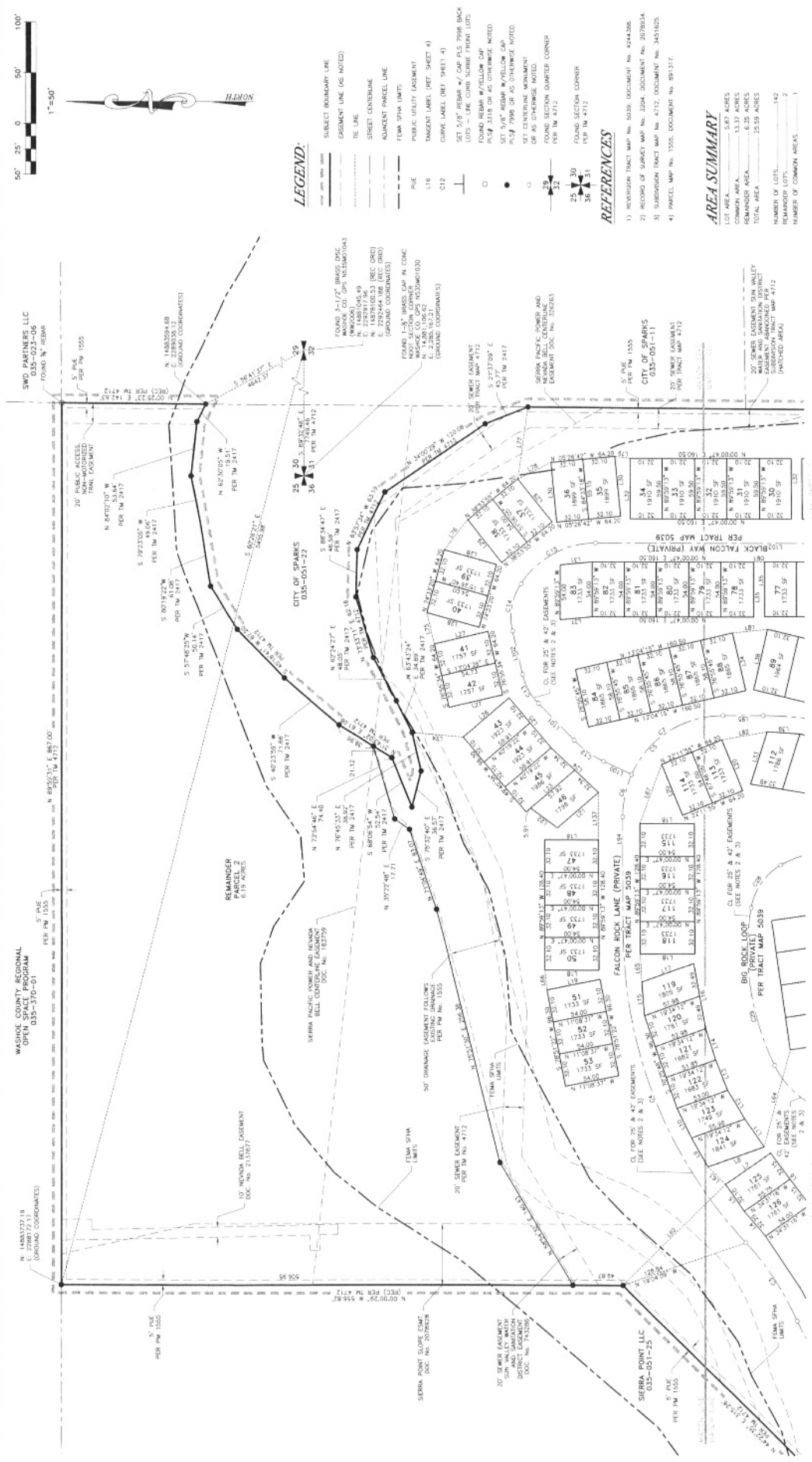
Subdivision Tract Map 5302

5302A

5302A

CUMULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT WAC20-0001 EXHIBIT D

Subdivision Tract Map 5302A



LEGEND:

- SUBJECT BOUNDARY LINE
- EASEMENT LINE (AS NOTED)
- THE LINE
- STREET CENTERLINE
- ADJACENT PARCEL LINE
- FEMA SPINA LIMITS
- PUE
- PUBLIC UTILITY EASEMENT
- TARGET LABEL (REF. SHEET 4)
- CORNER LABEL (REF. SHEET 4)
- SET 5/8" REBAR w/ CAP OR 2" X 2" BRASS CAP
- SET 5/8" REBAR w/ YELLOW CAP
- SET 5/8" REBAR w/ YELLOW CAP
- SET 5/8" REBAR w/ YELLOW CAP
- SET CENTERLINE MONUMENT
- OR AS OTHERWISE NOTED
- 29
- 30
- 31
- 32
- 33
- 34
- 35
- 36
- 37
- 38
- 39
- 40
- 41
- 42
- 43
- 44
- 45
- 46
- 47
- 48
- 49
- 50
- 51
- 52
- 53
- 54
- 55
- 56
- 57
- 58
- 59
- 60
- 61
- 62
- 63
- 64
- 65
- 66
- 67
- 68
- 69
- 70
- 71
- 72
- 73
- 74
- 75
- 76
- 77
- 78
- 79
- 80
- 81
- 82
- 83
- 84
- 85
- 86
- 87
- 88
- 89
- 90
- 91
- 92
- 93
- 94
- 95
- 96
- 97
- 98
- 99
- 100

REFERENCES:

- 1) REVISION TRACT MAP NO. 5039, DOCUMENT NO. 424358.
- 2) RECORD OF SURVEY MAP NO. 2004, DOCUMENT NO. 207934.
- 3) SUBDIVISION TRACT MAP NO. 4712, DOCUMENT NO. 3431625.
- 4) PARCEL MAP NO. 1205, DOCUMENT NO. 897317.

AREA SUMMARY

LOT AREA	5.67 ACRES
COMMON AREA	13.37 ACRES
REMAINDER AREA	6.20 ACRES
TOTAL AREA	25.24 ACRES
NUMBER OF LOTS	142
REMAINDER LOTS	2
NUMBER OF COMMON AREAS	1

TOTAL AREA 425.59 AC

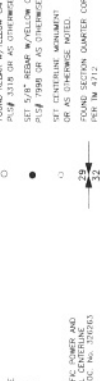
NOTES:

- 1) THE EXISTING BLANKET DRAINAGE AND WASHOE COUNTY SEWER EASEMENT GRANTED PER REVISION TO ADDRES MAP NO. 5039, IS TO BE REMODELED PER THIS MAP.
- 2) A BLANKET PUBLIC UTILITY, DRAINAGE, WASHOE COUNTY SEWER, PRIVATE WATERLINE AND EMERGENCY ACCESS EASEMENT ARE HEREBY GRANTED OVER THE ENTIRE TRACT MAP 5302A, INCLUDING THE PARCEL TRACTS FALCON ROCK LANE, BIG ROCK LOOP AND BLACK FALCON WAY, AND THE PARKING AREAS THEREON.
- 3) ALL COMMON AREAS SHALL BE SUBJECT TO A BLANKET DRAINAGE, WASHOE COUNTY SEWER AND PUBLIC UTILITY EASEMENT.
- 4) A 25' WIDE RECORDSCHOOL PRIVATE ACCESS, PAVING, PRIVATE SEWAGE TREATMENT PLANT, PUBLIC UTILITIES AND EMERGENCY VEHICLES IS HEREBY GRANTED CENTRED ALONG THE CENTERLINE OF FALCON ROCK LANE, BIG ROCK LOOP, AND BLACK FALCON WAY.
- 5) A 42' WIDE UTILITY, ACCESS AND MAINTENANCE EASEMENT CENTERED ALONG THE CENTERLINE OF FALCON ROCK LANE, BIG ROCK LOOP, BLACK FALCON WAY AND THE TRAIL ACCESS ROAD IS HEREBY GRANTED TO PROVIDE BARRAGE WATER AUTHORITY.
- 6) EXISTING AVOIDANCE EASEMENT, DOC. NO. 3352511 RECORDED FEBRUARY 23, 2006 TO REMAIN.
- 7) EXISTING/PROPOSED SEWER/SANITARY SEWER SYSTEM TO BE PUBLICLY OWNED AND MAINTAINED.
- 8) PRIOR TO A REQUEST TO SEWERAGE AND SEWER INFRASTRUCTURE, IT SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE STATE OF NEVADA.
- 9) NO DIRECT ACCESS FROM INDIVIDUAL LOTS SHALL BE ALLOWED ONTO EL RANCHO DRIVE.
- 10) ALL DRAINAGE FACILITIES TO BE PRIVATELY OWNED (NOT MAINTAINED BY WASHOE COUNTY) AND PERPETUALLY FUNDED BY THE FALCON RIDGE COMMUNITY HOME OWNERS ASSOCIATION.

BASIS OF BEARINGS AND COORDINATES:

COMPARED SCALE FACTOR: 0.00017878
 ALL DISTANCES SHOWN ON THIS MAP ARE GROUND DISTANCES UNLESS NOTED OTHERWISE.

OFFICIAL SEAL



OFFICIAL SEAL

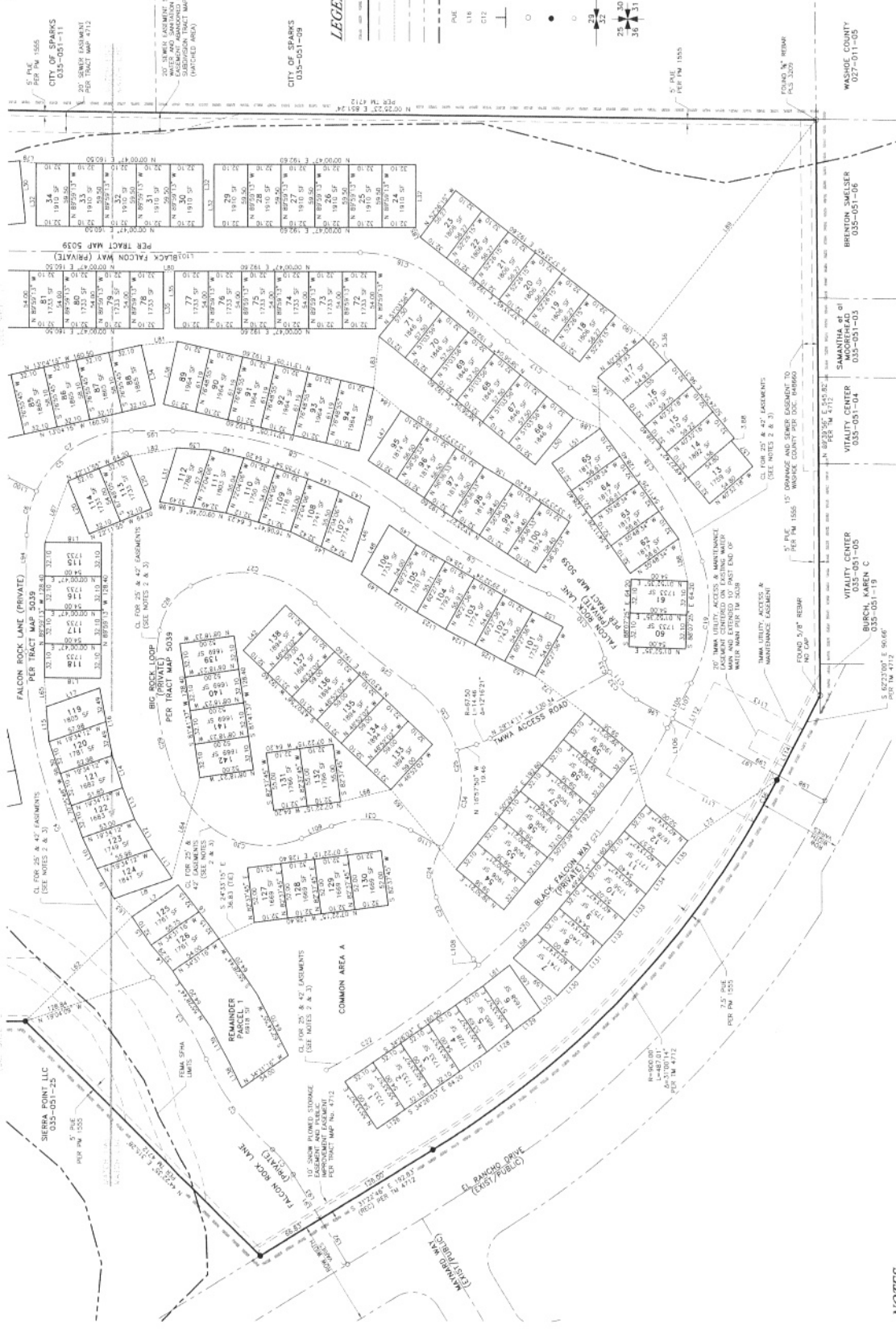
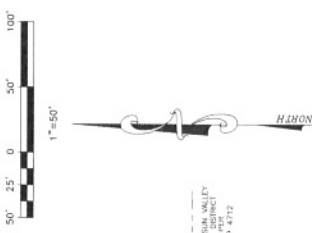
TEC CIVIL ENGINEERING CONSULTANTS
 1417750312 - 7800 E. 17750312-7800
 89040, NV
 EXP. 12/31/18

OFFICIAL SEAL

FALCON RIDGE
 PARCEL 24, FALCON RIDGE MAP 5039
 A PORTION OF THE NW 1/4 OF THE SE 1/4
 OF SECTION 30, T.20N., R.20 E., M.21M
 WASHOE COUNTY, NEVADA

SHEET 2 OF 4

5302B



LEGEND:

- SUBJECT BOUNDARY LINE
- EASEMENT LINE (AS NOTED)
- TIE LINE
- STREET CENTERLINE
- ADJACENT PARCEL LINE
- FEMA SPIN LIMITS
- PUBLIC UTILITY EASEMENT
- TYPICAL LABEL (REF. SHEET 4)
- CURVE LABEL (REF. SHEET 4)
- SET 5/8" REBAR w/ CAP PER 1530 BACK LOTS - LINE CLAMP SCREW PRINT LOTS.
- FOUND REBAR w/YELLOW CAP
- SET 5/8" REBAR w/YELLOW CAP
- SET 5/8" REBAR w/YELLOW CAP
- SET CENTERLINE MONUMENT
- FOUND SECTION QUARTER CORNER PER TM 4712
- FOUND SECTION CORNER PER TM 4712

5302B

OFFICIAL PLAT

FOR
FALCON RIDGE

PARCEL 1A, REVERSION TRACT MAP 5039
A
OF SECTION 36, T.20N., R. 20 E., M.2W,
WASHOE COUNTY,
NEVADA

TFC

CIVIL ENGINEERING CONSULTANTS

1770325E, 2000 W. 167TH ST., SUITE 100, NV
LAS VEGAS, NV 89130

SHEET 3
OF 4

TOTAL AREA ±75.59 AC

- NOTES**
- 1) THE EXISTING BLANKET DRAINAGE AND WASHOE COUNTY SEWER EASEMENT PER REVISION TO PLAT MAP NO. 5039, IS HEREBY REVERSED AND THE WASHOE COUNTY SEWER EASEMENT IS HEREBY GRANTED TO THE AREA OVER ALL PARCELS SHOWN HEREON FOR THE PURPOSE OF ACCESSING, MAINTAINING, REPAIRING AND/OR REPLACING EXISTING SEWERS.
 - 2) A BLANKET PUBLIC UTILITY, FINANCE WASHOE COUNTY SEWER, FINANCE WASHOE COUNTY WATER AND EMERGENCY ACCESS EASEMENT ARE HEREBY GRANTED WITHIN THE COMMON AREAS INCLUDING THE PRIVATE STREETS FALCON ROCK LAKE, BIG ROCK LOOP AND BLACK FALCON WAY, AND THE PARKING AREAS HEREON. ALL BLANKET PUBLIC UTILITY EASEMENTS INCLUDE CAP.
 - 3) ALL COMMON AREAS SHALL BE SUBJECT TO A BLANKET DRAINAGE, WASHOE COUNTY SEWER AND PUBLIC UTILITY EASEMENT.
 - 4) A 30" WIRE REVISION, PRIVATE ACCESS, FINANCE, PRIVATE SEWER, PRIVATE DRAIN, PUBLIC UTILITIES AND EMERGENCY UTILITIES IS HEREBY GRANTED TO THE COMMON AREAS INCLUDING THE PRIVATE STREETS FALCON ROCK LAKE, BIG ROCK LOOP AND BLACK FALCON WAY AND THE TWA ACCESS ROAD IS HEREBY GRANTED TO TRUCKEE MACHOS WATER AUTHORITY.
 - 5) BIG ROCK LOOP, ACCESS AND MAINTENANCE EASEMENTS CENTERING ON THE CENTERLINE OF FALCON ROCK LAKE, BIG ROCK LOOP, BLACK FALCON WAY AND THE TWA ACCESS ROAD IS HEREBY GRANTED TO TRUCKEE MACHOS WATER AUTHORITY.
 - 6) EXISTING PROPOSED SANITARY SEWER SYSTEM TO BE FINISHED, GRANTED AND MAINTAINED.
 - 7) PRIOR TO A REVERSE TO REVERSE ANY SEWER INFRASTRUCTURE, IT SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER TO DEMONSTRATE AND VERIFY THE CONTINUITY OF THE SEWER COLLECTION MAIN, AND APPROPRIATELY APPRISSED BY A PROFESSIONAL ENGINEER IN WRITING, THAT THE SEWER INFRASTRUCTURE MEETS THE STANDARDS AND REQUIREMENTS IN EFFECT AT THAT TIME.
 - 8) NO DIRECT ACCESS FROM REMOVAL LOTS SHALL BE ALLOWED ONTO EL RANCHO DRIVE.
 - 9) ALL OVERLAP FACILITIES TO BE FINISHED SHOWN (NOT MAINTAINED) BY WASHOE COUNTY) AND PROPORTIONALLY FINISHED BY THE FINANCE WASHOE COUNTY SEWER, FINANCE WASHOE COUNTY WATER AND EMERGENCY ACCESS EASEMENT.

Subdivision Tract Map 5302B

4863747

**CUMULATIVE INDEXES
SHOULD BE EXAMINED
FOR ANY SUBSEQUENT
WAC20-0001
EXHIBIT D**

5302

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, FALCON RIDGE BY DESERT WIND LP, IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTERS 278 AND 116; AND THAT THE STREETS, AVENUES, AND HIGHWAYS AND ALL APPURTENANCES THERETO AS SHOWN ARE HEREBY DEDICATED AND SET APART TO BE USED AS PUBLIC THOROUGHFARES FOREVER; AND HEREBY GRANTS TO ALL PUBLIC UTILITIES, TRUCKEE MEADOWS WATER AUTHORITY, CHARTER COMMUNICATIONS, WASHOE COUNTY, AND THE CITY OF RENO, PERMANENT EASEMENTS SHOWN ON THIS PLAT FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE, WATER AND RECLAIMED WATER, UTILITY SYSTEMS, AND RETAINING WALLS, TOGETHER WITH THE RIGHT OF ACCESS THERETO FOREVER. ANY WATER RIGHTS PERTINENT TO THE LANDS OFFERED FOR DEDICATION BY THIS MAP ARE HEREBY RESERVED AND SHALL REMAIN WITH PROPERTY OF THE PRESENT OWNERS. THE OWNERS AND THEIR ASSIGNS AGREE TO THE USE OF RESIDENTIAL WATER METERS.

FALCON RIDGE BY DESERT WIND LP

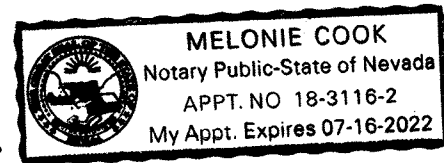
BY: [Signature] 10/18/2018
DATE

VICTOR RAMEKER / MANAGING PARTNER
NAME/TITLE

STATE OF Nevada
COUNTY OF Washoe S.S.

ON THIS 18 DAY OF October, 2018, Victor Rameker OF FALCON RIDGE BY DESERT WIND LP DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

Melanie Cook
NOTARY'S SIGNATURE
MY COMMISSION EXPIRES: 7/16/2022



DIVISION OF WATER RESOURCES CERTIFICATE

THIS PLAT IS APPROVED BY THE STATE OF NEVADA DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY. SUBJECT TO REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

[Signature] 10/17/2018
DIVISION OF WATER RESOURCES
DATE
MARK SWAZLIAN, SECTION CHIEF, WATER RIGHTS

DISTRICT BOARD OF HEALTH CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY, AND WATER SUPPLY FACILITIES AND IS PREDICATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

[Signature] 11/29/2018
FOR THE DISTRICT BOARD OF HEALTH
DATE

WATER & SEWER RESOURCE REQUIREMENTS

THE PROJECT / DEVELOPMENT DEPICTED ON THIS MAP IS IN CONFORMANCE WITH THE PROVISIONS OF ARTICLE 422 OF WASHOE COUNTY CHAPTER 110 (DEVELOPMENT CODE).

[Signature] 12/14/18
WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT
DATE

TAX CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THIS LAND FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO NRS 361A.265.

WASHOE COUNTY TREASURER APN 035-660-02

BY: [Signature] 10/16/2018
DEPUTY
DATE

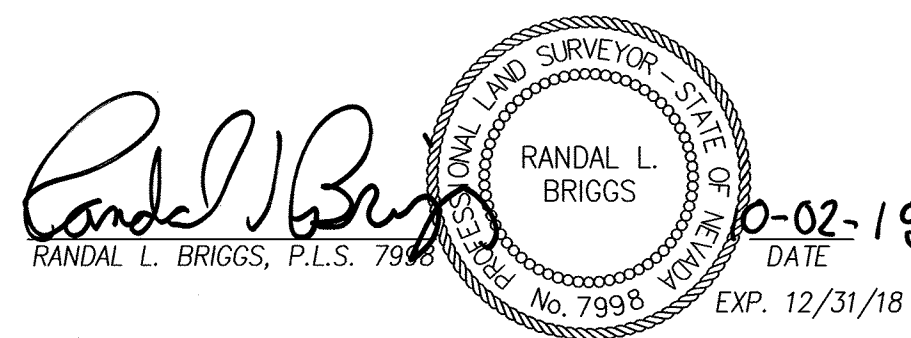


VICINITY MAP
N.T.S.

SURVEYOR'S CERTIFICATE

I, RANDAL L. BRIGGS, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

- 1) THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION AT THE INSTANCE OF FALCON RIDGE BY DESERT WIND LP.
- 2) THE LANDS SURVEYED LIE WITHIN THE NW 1/4 OF THE SE 1/4 OF SECTION 30, T. 20 N., R 20 E., M.D.M., AND THE SURVEY WAS COMPLETED ON MAY 5, 2016.
- 3) THIS PLAT COMPLIES WITH THE APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- 4) THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY 12-14-2020, AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.



COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP CONSISTING OF 4 SHEETS, AND THAT I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT AND THAT AN ADEQUATE PERFORMANCE GUARANTEE HAS BEEN FILED GUARANTEEING THE MONUMENTS SHOWN WILL BE SET BY 12-14-2020

BY: [Signature] 12-11-18
MICHAEL E. GUMP, P.L.S. 13927
WASHOE COUNTY SURVEYOR
DATE



SECURITY INTEREST HOLDER'S CERTIFICATE

BINM VENTURES LTD, A CORPORATION ORGANIZED UNDER THE LAWS OF BRITISH COLUMBIA, CANADA, BENEFICIARY OF THE DEED OF TRUST RECORDED MARCH 29, 2018 AS DOCUMENT NO. 4800323, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA, HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT PER DOCUMENT NO. 4800323, OFFICIAL RECORDS, WASHOE COUNTY, NEVADA.

UTILITY COMPANIES' CERTIFICATE

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED, AND APPROVED BY THE UNDERSIGNED CABLE TV, UTILITY COMPANIES, AND TRUCKEE MEADOWS WATER AUTHORITY.

BY: [Signature] 9/19/2018
DATE
BY: [Signature] 9/19/2018
DATE
BY: [Signature] 9/19/2018
DATE
BY: [Signature] 10/18/2018
DATE
BY: [Signature] 12/14/2018
DATE
BY: [Signature] 9/19/2018
DATE

DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE

THE TENTATIVE MAP FOR TM14-003 FOR (FALCON RIDGE) WAS APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON FEBRUARY 3, 2015.

THE FINAL PARCEL MAP CASE NO. WTPM14-0003 MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS 13th DAY OF DECEMBER, 2018, BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH THE NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

[Signature] 12-13-18
MOJRA HAUENSTEIN
DIRECTOR OF PLANNING AND DEVELOPMENT DIVISION
DATE

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THE OWNERS SHOWN HEREON ARE THE OWNERS OF RECORD OF SAID LAND; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS (EXCEPT DOC. NO. 4800323) AND THERE ARE NO LIENS OF RECORD AGAINST THE OWNERS FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES COLLECTED AS TAXES OR SPECIAL ASSESSMENTS EXCEPT AS SHOWN BELOW:

WESTERN TITLE COMPANY
BY: [Signature] 9-19-18
DATE
BY: [Signature]
NAME
AVP
TITLE

TOTAL AREA ±25.59 AC

OFFICIAL PLAT FOR FALCON RIDGE
FILE No. 4873747
FEE: 96.00
FILED FOR RECORD AT THE REQUEST OF John Nicholas Borini
ON THIS 14th DAY OF December 2018, AT 10 MINUTES PAST 4 O'CLOCK, P.M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA
LAWRENCE R. BURTNES
COUNTY RECORDER
BY: [Signature]
DEPUTY
SHEET 1 OF 4
TEC CIVIL ENGINEERING CONSULTANTS
9437 DOUBLE DIAMOND PKWY, #17, RENO, NV (775)352-7800 Fax(775)352-7829

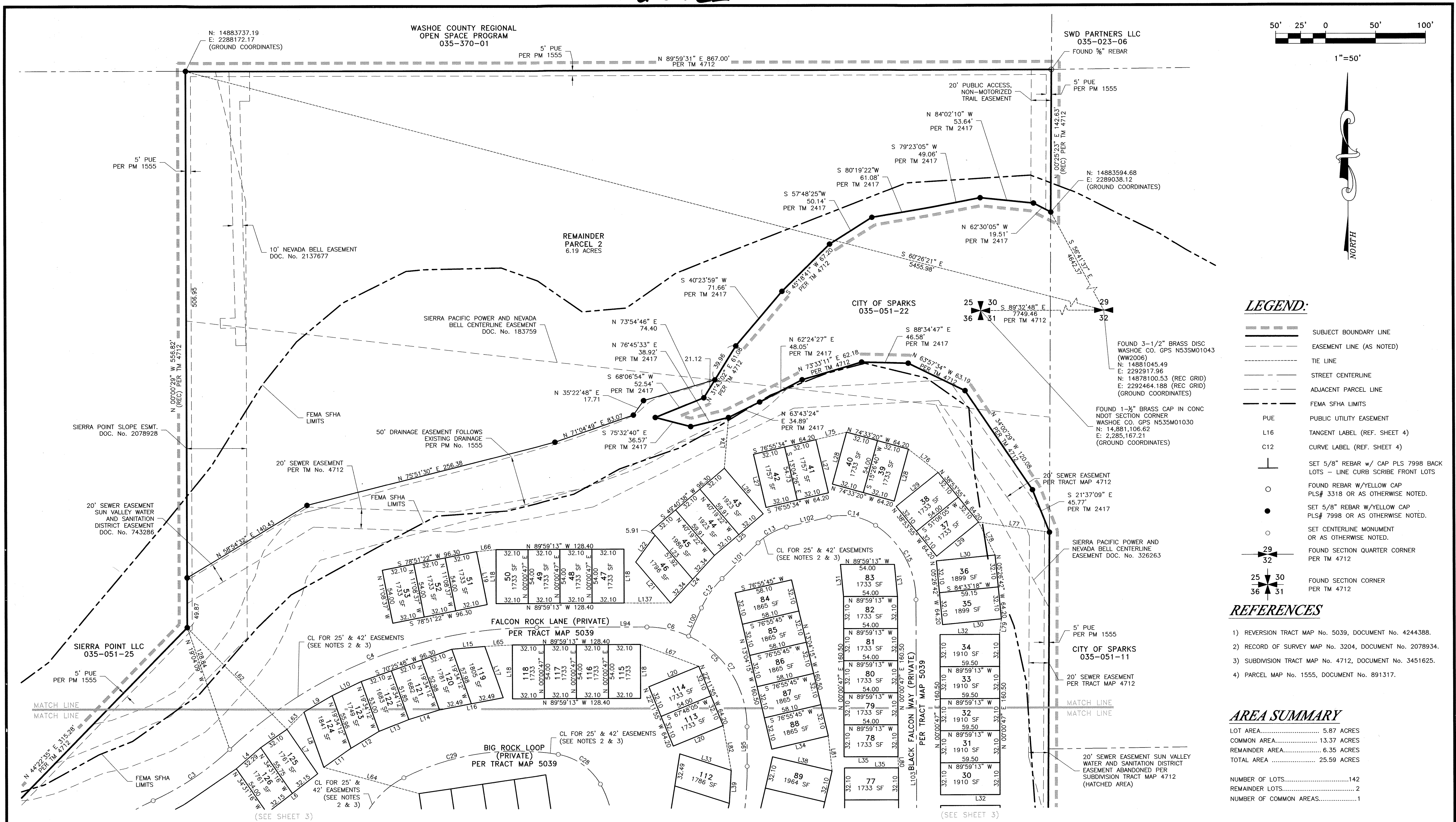
REGULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

4873747

Subdivision Tract Map 5302

5302
REGULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

5302A



- LEGEND:**
- SUBJECT BOUNDARY LINE
 - - - EASEMENT LINE (AS NOTED)
 - TIE LINE
 - STREET CENTERLINE
 - ADJACENT PARCEL LINE
 - FEMA SFHA LIMITS
 - PUE PUBLIC UTILITY EASEMENT
 - L16 TANGENT LABEL (REF. SHEET 4)
 - C12 CURVE LABEL (REF. SHEET 4)
 - SET 5/8" REBAR w/ CAP PLS 7998 BACK LOTS - LINE CURB SCRIBE FRONT LOTS
 - FOUND REBAR w/YELLOW CAP PLS# 3318 OR AS OTHERWISE NOTED.
 - SET 5/8" REBAR w/YELLOW CAP PLS# 7998 OR AS OTHERWISE NOTED.
 - SET CENTERLINE MONUMENT OR AS OTHERWISE NOTED.
 - FOUND SECTION QUARTER CORNER PER TM 4712
 - FOUND SECTION CORNER PER TM 4712

- REFERENCES**
- 1) REVERSION TRACT MAP No. 5039, DOCUMENT No. 4244388.
 - 2) RECORD OF SURVEY MAP No. 3204, DOCUMENT No. 2078934.
 - 3) SUBDIVISION TRACT MAP No. 4712, DOCUMENT No. 3451625.
 - 4) PARCEL MAP No. 1555, DOCUMENT No. 891317.

AREA SUMMARY

LOT AREA.....	5.87 ACRES
COMMON AREA.....	13.37 ACRES
REMAINDER AREA.....	6.35 ACRES
TOTAL AREA.....	25.59 ACRES
NUMBER OF LOTS.....	142
REMAINDER LOTS.....	2
NUMBER OF COMMON AREAS.....	1

NOTES

- 1) THE EXISTING BLANKET DRAINAGE AND WASHOE COUNTY SEWER EASEMENT GRANTED PER REVERSION TO ACREAGE MAP NO. 5039, IS TO BE RELINQUISHED PER THIS MAP.
- 2) A BLANKET PUBLIC UTILITY, DRAINAGE, WASHOE COUNTY SEWER, PRIVATE WATERLINE AND EMERGENCY ACCESS EASEMENT ARE HEREBY GRANTED WITHIN THE COMMON AREAS INCLUDING THE PRIVATE STREETS FALCON ROCK LANE, BIG ROCK LOOP AND BLACK FALCON WAY, AND THE PARKING AREAS HEREON.
- 3) ALL COMMON AREAS SHALL BE SUBJECT TO A BLANKET DRAINAGE, WASHOE COUNTY SEWER AND PUBLIC UTILITY EASEMENT.
- 4) A 25' WIDE RECIPROCAL PRIVATE ACCESS, PARKING, PRIVATE STORM DRAIN, PUBLIC UTILITIES AND EMERGENCY VEHICLES IS HEREBY GRANTED CENTERED ALONG THE CENTERLINES OF FALCON ROCK LANE, BIG ROCK LOOP, AND BLACK FALCON WAY.
- 5) A 42' WIDE UTILITY, ACCESS AND MAINTENANCE EASEMENT CENTERED ALONG THE CENTERLINES OF FALCON ROCK LANE, BIG ROCK LOOP, BLACK FALCON WAY AND THE TMAW ACCESS ROAD IS HEREBY GRANTED TO TRUCKEE MEADOWS WATER AUTHORITY.
- 6) EXISTING AVIATION EASEMENT, DOC No. 3352511 RECORDED FEBRUARY 23, 2006 TO REMAIN.
- 7) EXISTING/PROPOSED SANITARY SEWER SYSTEM TO BE PUBLICLY OWNED AND MAINTAINED.
- 8) PRIOR TO A REQUEST TO DEDICATE ANY SEWER INFRASTRUCTURE, IT SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER TO DEMONSTRATE AND VERIFY THE CONDITION OF THE SEWER COLLECTION MAINS AND APPURTENANCES, AFFIRMED BY A PROFESSIONAL ENGINEER IN WRITING, THAT THE SEWER INFRASTRUCTURE MEETS THE STANDARDS AND REQUIREMENTS IN EFFECT AT THAT TIME.
- 9) NO DIRECT ACCESS FROM INDIVIDUAL LOTS SHALL BE ALLOWED ONTO EL RANCHO DRIVE.
- 10) ALL DRAINAGE FACILITIES TO BE PRIVATELY OWNED (NOT MAINTAINED BY WASHOE COUNTY) AND PERPETUALLY FUNDED BY THE FALCON RIDGE COMMUNITY HOME OWNERS ASSOCIATION.

- 11) A 5' PRIVATE DRAINAGE AND ACCESS EASEMENT IS HEREBY GRANTED OVER THE REAR OF PARCELS 1 THROUGH 142.
- 12) A BLANKET ACCESS AND MAINTENANCE EASEMENT IS HEREBY GRANTED TO THE HOA OVER ALL PARCELS SHOWN HEREON FOR THE PURPOSE OF ACCESSING, MAINTAINING, REPAIRING AND/OR REPLACING RETAINING WALLS.
- 13) WASHOE COUNTY WILL PRE-ASSIGN ADDRESSES TO BE RELEASED ONCE AN ASSESSOR'S PARCEL NUMBER HAS BEEN ESTABLISHED. IF STRUCTURE PLACEMENT DOES NOT REFLECT THE STREET ON WHICH THE PRE-ASSIGNED ADDRESS IS ISSUED, THE DEVELOPER WILL REQUEST A NEW ADDRESS PRIOR TO ISSUANCE OF A BUILDING PERMIT. THE EXISTING BLANKET DRAINAGE AND WASHOE COUNTY SEWER EASEMENT GRANTED PER REVERSION TO ACREAGE MAP NO. 5039, IS TO BE RELINQUISHED PER THIS MAP.
- 14) TRUCKEE MEADOWS WATER AUTHORITY IS HEREBY GRANTED A 30' WIDE WATER FACILITIES ACCESS AND MAINTENANCE EASEMENT WITHIN THE ACCESS ROAD EASEMENT GRANTED PER THIS PLAT. SAID GRAVEL ACCESS ROAD ROAD IMPROVEMENTS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION AND / OR THE OWNER OF THE COMMON AREAS. OWNERS AGREE THAT NO STRUCTURES, INCLUDING FENCING, INVASIVE TREES OR SHRUBBERY WILL BE INSTALLED WITHIN THE ACCESS ROAD AREA. THE ACCESS ROAD SHALL BE CONSTRUCTED AND MAINTAINED AS AN ALL-WEATHER SURFACE. TMAW SHALL HAVE THE RIGHT WITHOUT NOTICE TO REMOVE INVASIVE TREES, SHRUBBERY OR STRUCTURES WITHIN THE WATER FACILITIES EASEMENT.
- 15) A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED OVER COMMON AREA A FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY FACILITIES WITH THE RIGHT TO EXIT COMMON AREA A WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
- 16) EACH PARCEL CREATED BY THIS MAP IS REQUIRED TO HAVE A SEPARATE WATER METER AND WATER SERVICE LINE. THE WATER PURVEYOR SHALL HAVE THE RIGHT TO INSTALL A WATER METER WITHIN THE BLANKET PUBLIC UTILITY EASEMENT GRANTED PER THIS MAP TO SERVE EACH PARCEL RESPECTIVELY.

BASIS OF BEARINGS AND COORDINATES:

NEVADA STATE PLANE COORDINATES (NAD 83/94, NEVADA WEST ZONE).
 COMBINED SCALE FACTOR: 1.000197939.
 ALL DISTANCES SHOWN ON THIS MAP ARE GROUND DISTANCES UNLESS NOTED OTHERWISE.

TOTAL AREA ±25.59 AC

4873747

OFFICIAL PLAT
FOR
FALCON RIDGE

PARCEL 2A, REVERSION TRACT MAP 5039
A PORTION OF THE NW 1/4 OF THE SE 1/4
OF SECTION 30, T.20N., R. 20 E., M.D.M.

WASHOE COUNTY NEVADA

RANDAL L. BRIGGS
12/18/18
No. 7998
EXP. 12/31/18

TEC
CIVIL ENGINEERING CONSULTANTS

8437 DOUBLE DIAMOND PKWY, #17, RENO, NV
(775)352-7800 Fax (775)352-7929

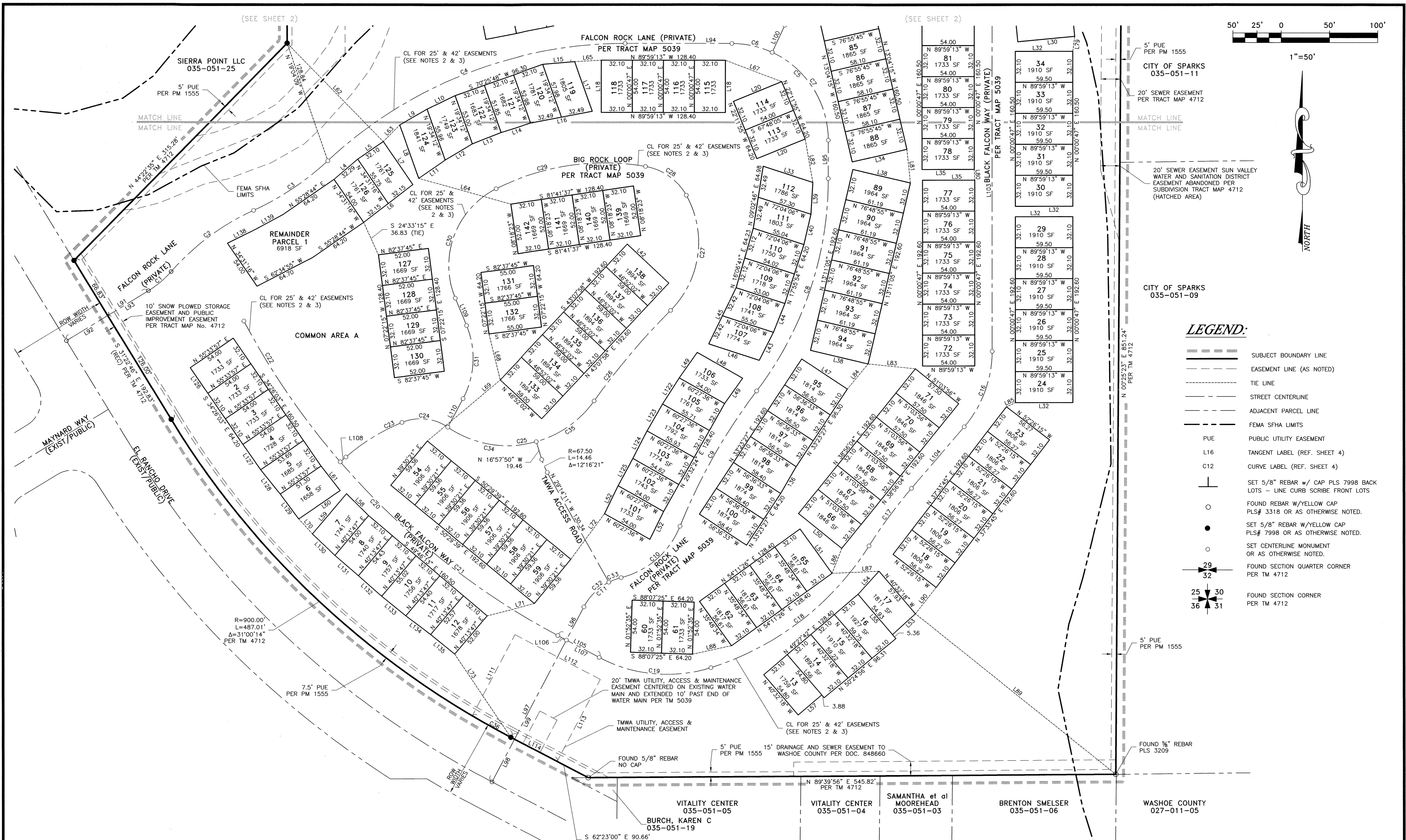
SHEET
2
OF
4

Subdivision Tract Map 5302A

QUANTITATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

5302A

5302B



LEGEND:

- SUBJECT BOUNDARY LINE
- - - EASEMENT LINE (AS NOTED)
- TIE LINE
- STREET CENTERLINE
- ADJACENT PARCEL LINE
- FEMA SFHA LIMITS
- PUE PUBLIC UTILITY EASEMENT
- L16 TANGENT LABEL (REF. SHEET 4)
- C12 CURVE LABEL (REF. SHEET 4)
- ⊥ SET 5/8" REBAR w/ CAP PLS 7998 BACK LOTS - LINE CURB SCRIBE FRONT LOTS
- FOUND SEWER W/YELLOW CAP PLS# 3318 OR AS OTHERWISE NOTED.
- SET 5/8" REBAR W/YELLOW CAP PLS# 7998 OR AS OTHERWISE NOTED.
- SET CENTERLINE MONUMENT OR AS OTHERWISE NOTED.
- ⊥ FOUND SECTION QUARTER CORNER PER TM 4712
- ⊥ FOUND SECTION CORNER PER TM 4712

NOTES

- 1) THE EXISTING BLANKET DRAINAGE AND WASHOE COUNTY SEWER EASEMENT GRANTED PER REVERSION TO ACREAGE MAP NO. 5039, IS TO BE RELINQUISHED PER THIS MAP.
- 2) A BLANKET PUBLIC UTILITY, DRAINAGE, WASHOE COUNTY SEWER, PRIVATE WATERLINE AND EMERGENCY ACCESS EASEMENT ARE HEREBY GRANTED WITHIN THE COMMON AREAS INCLUDING THE PRIVATE STREETS FALCON ROCK LANE, BIG ROCK LOOP AND BLACK FALCON WAY, AND THE PARKING AREAS HEREON. ALL BLANKET PUBLIC UTILITY EASEMENTS INCLUDE CATV.
- 3) ALL COMMON AREAS SHALL BE SUBJECT TO A BLANKET DRAINAGE, WASHOE COUNTY SEWER AND PUBLIC UTILITY EASEMENT.
- 4) A 25' WIDE RECIPROCAL PRIVATE ACCESS, PARKING, PRIVATE STORM DRAIN, PUBLIC UTILITIES AND EMERGENCY VEHICLES IS HEREBY GRANTED CENTERED ALONG THE CENTERLINES OF FALCON ROCK LANE, BIG ROCK LOOP, AND BLACK FALCON WAY.
- 5) A 42' WIDE UTILITY, ACCESS AND MAINTENANCE EASEMENT CENTERED ALONG THE CENTERLINES OF FALCON ROCK LANE, BIG ROCK LOOP, BLACK FALCON WAY AND THE TMWA ACCESS ROAD IS HEREBY GRANTED TO TRUCKEE MEADOWS WATER AUTHORITY.
- 6) EXISTING AVIGATION EASEMENT, DOC NO. 3352511 RECORDED FEBRUARY 23, 2006 TO REMAIN.
- 7) EXISTING/PROPOSED SANITARY SEWER SYSTEM TO BE PUBLICLY OWNED AND MAINTAINED.
- 8) PRIOR TO A REQUEST TO DEDICATE ANY SEWER INFRASTRUCTURE, IT SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER TO DEMONSTRATE AND VERIFY THE CONDITION OF THE SEWER COLLECTION MAINS AND APPURTENANCES, AFFIRMED BY A PROFESSIONAL ENGINEER IN WRITING, THAT THE SEWER INFRASTRUCTURE MEETS THE STANDARDS AND REQUIREMENTS IN EFFECT AT THAT TIME.
- 9) NO DIRECT ACCESS FROM INDIVIDUAL LOTS SHALL BE ALLOWED ONTO EL RANCHO DRIVE.
- 10) ALL DRAINAGE FACILITIES TO BE PRIVATELY OWNED (NOT MAINTAINED BY WASHOE COUNTY) AND PERPETUALLY FUNDED BY THE FALCON RIDGE COMMUNITY HOME OWNERS ASSOCIATION.

- 11) A 5' PRIVATE DRAINAGE AND ACCESS EASEMENT IS HEREBY GRANTED OVER THE REAR OF PARCELS 1 THROUGH 142.
- 12) A BLANKET ACCESS AND MAINTENANCE EASEMENT IS HEREBY GRANTED TO THE HOA OVER ALL PARCELS SHOWN HEREON FOR THE PURPOSE OF ACCESSING, MAINTAINING, REPAIRING AND/OR REPLACING RETAINING WALLS.
- 13) WASHOE COUNTY WILL PRE-ASSIGN ADDRESSES TO BE RELEASED ONCE AN ASSESSOR'S PARCEL NUMBER HAS BEEN ESTABLISHED. IF STRUCTURE PLACEMENT DOES NOT REFLECT THE STREET ON WHICH THE PRE-ASSIGNED ADDRESS IS ISSUED, THE DEVELOPER WILL REQUEST A NEW ADDRESS PRIOR TO ISSUANCE OF A BUILDING PERMIT. THE EXISTING BLANKET DRAINAGE AND WASHOE COUNTY SEWER EASEMENT GRANTED PER REVERSION TO ACREAGE MAP NO. 5039, IS TO BE RELINQUISHED PER THIS MAP.
- 14) TRUCKEE MEADOWS WATER AUTHORITY IS HEREBY GRANTED A 30' WIDE WATER FACILITIES ACCESS AND MAINTENANCE EASEMENT WITHIN THE ACCESS ROAD EASEMENT GRANTED PER THIS PLAT. SAID GRAVEL ACCESS ROAD IMPROVEMENTS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION AND / OR THE OWNER OF THE COMMON AREAS. OWNERS AGREE THAT NO STRUCTURES, INCLUDING FENCING, INVASIVE TREES OR SHRUBBERY WILL BE INSTALLED WITHIN THE ACCESS ROAD AREA. THE ACCESS ROAD SHALL BE CONSTRUCTED AND MAINTAINED AS AN ALL-WEATHER SURFACE. TMWA SHALL HAVE THE RIGHT WITHOUT NOTICE TO REMOVE INVASIVE TREES, SHRUBBERY OR STRUCTURES WITHIN THE WATER FACILITIES EASEMENT.
- 15) A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED OVER COMMON AREA A FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY FACILITIES WITH THE RIGHT TO EXIT COMMON AREA A WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
- 16) EACH PARCEL CREATED BY THIS MAP IS REQUIRED TO HAVE A SEPARATE WATER METER AND WATER SERVICE LINE. THE WATER PURVEYOR SHALL HAVE THE RIGHT TO INSTALL A WATER METER WITHIN THE BLANKET PUBLIC UTILITY EASEMENT GRANTED PER THIS MAP TO SERVE EACH PARCEL RESPECTIVELY.

TOTAL AREA ±25.59 AC

4873747

CONSULTATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

5302B

CONSULTATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

OFFICIAL PLAT
FOR
FALCON RIDGE
PARCEL 2A, REVERSION TRACT MAP 5039
A PORTION OF THE NW 1/4 OF THE SE 1/4
OF SECTION 30, T.20N., R. 20 E., M.D.M.

WASHOE COUNTY NEVADA

TEC
CIVIL ENGINEERING CONSULTANTS
9437 DOUBLE DIAMOND PKWY, #17, RENO, NV
(775)352-7800 Fax (775)352-7929

SHEET 3 OF 4

Randal L. Briggs
12/10/18
No. 7998
EXP. 12/31/18

Subdivision Tract Map 5302B

WAC20-001 EXHIBIT D

5302C

LINE	BEARING	DISTANCE
L1	NOT USED	
L2	NOT USED	
L3	NOT USED	
L4	N 49°15'23" E	32.29
L5	N 55°28'44" E	32.10
L6	N 52°21'30" E	64.30
L7	N 34°31'16" W	54.00
L8	N 19°34'12" W	58.74
L9	N 59°03'34" E	32.66
L10	N 64°12'27" E	32.29
L11	N 55°08'19" E	33.28
L12	N 59°03'06" E	32.74
L13	N 68°22'39" E	32.12
L14	N 72°26'23" E	32.12
L15	N 85°15'41" E	33.21
L16	N 79°17'01" E	64.97
L17	N 19°34'12" W	54.48
L18	N 00°00'42" E	54.00
L19	N 11°08'37" W	54.00
L20	N 67°48'05" E	54.00
L21	N 40°19'22" W	54.00
L22	N 35°57'47" E	33.04
L23	N 40°19'22" W	63.83
L24	N 42°43'14" E	64.68
L25	N 49°40'38" E	64.20
L26	N 40°19'22" W	59.91
L27	N 13°04'26" W	54.73
L28	N 15°28'40" E	54.00
L29	N 51°08'05" E	54.00
L30	N 84°33'18" E	59.15
L31	N 05°19'34" W	32.24
L32	N 89°59'13" W	59.50
L33	N 72°04'06" W	54.00
L34	S 76°55'45" W	58.10
L35	N 89°59'13" W	54.00
L36	NOT USED	
L37	NOT USED	
L38	N 76°48'55" W	61.19
L39	N 03°24'15" E	33.16
L40	N 13°01'08" E	32.22
L41	NOT USED	
L42	N 46°52'02" W	59.00
L43	N 26°51'05" E	32.49
L44	N 21°33'52" E	32.16
L45	N 25°58'42" E	64.84
L46	N 72°04'06" W	55.00
L47	N 58°36'33" W	56.50
L48	N 60°27'36" W	54.00
L49	N 35°15'17" E	32.26
L50	N 51°03'56" W	57.50
L51	N 35°48'34" W	56.61
L52	N 26°01'20" E	32.16
L53	N 47°40'57" E	32.12
L54	N 42°21'31" E	32.35
L55	N 40°32'18" W	60.29
L56	N 40°32'18" W	58.69
L57	N 49°27'42" E	32.10
L58	N 45°19'01" W	32.20
L59	N 40°13'47" E	54.50
L60	N 55°33'57" E	52.00
L61	N 37°59'58" W	32.16
L62	S 44°19'36" E	142.40
L63	N 44°37'30" E	24.25
L64	S 74°28'09" E	98.84
L65	N 86°58'37" E	27.64
L66	N 84°07'24" E	19.50
L67	S 69°21'41" E	62.33
L68	N 13°41'24" W	49.08
L69	N 50°01'11" E	98.52
L70	S 42°23'03" E	21.00
L71	N 75°28'49" E	50.68
L72	N 36°29'13" E	58.69
L73	N 33°57'19" W	103.82
L74	N 04°52'57" E	51.07
L75	N 76°19'11" E	31.63
L76	S 51°39'06" E	37.69
L77	S 81°40'06" E	71.71
L78	N 26°35'16" W	36.87
L79	N 06°57'41" E	15.65
L80	N 02°28'39" W	11.08
L81	N 06°00'57" W	35.09
L82	N 10°00'39" W	45.57
L83	N 84°00'53" W	49.19
L84	N 39°34'42" E	33.77
L85	N 65°13'11" E	10.27
L86	N 21°08'45" E	27.70
L87	S 87°26'28" W	48.62
L88	N 77°38'45" E	41.35
L89	N 51°09'28" W	265.93
L90	N 38°09'20" E	34.62
L122	S 32°35'10" W	32.15
L123	S 29°56'10" W	32.10
L124	S 27°12'07" W	32.13
L125	S 28°26'03" W	32.11
L126	N 34°26'03" W	32.10
L127	N 34°59'16" W	32.10
L128	N 38°41'29" W	32.19
L129	N 36°45'14" W	32.13
L130	N 46°11'53" W	32.16
L131	N 49°01'02" W	32.10
L132	N 48°42'54" W	32.11
L133	N 50°52'18" W	32.11
L134	N 53°01'47" W	32.15
L135	N 50°47'24" W	32.11
L136	NOT USED	
L137	N 89°54'34" W	46.68
L138	N 63°27'32" E	32.41
L139	N 61°42'05" E	32.29

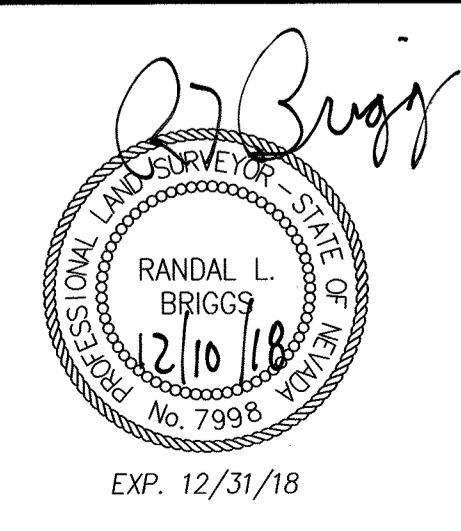
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	17°39'21"	100.00	30.82	30.69
C2	24°35'10"	250.00	107.28	106.46
C3	18°39'53"	285.00	92.84	92.43
C4	43°07'36"	450.00	338.72	330.78
C5	90°00'00"	100.00	157.08	141.42
C6	24°42'30"	100.00	43.12	42.79
C7	65°17'30"	100.00	113.96	107.89
C8	37°14'19"	364.00	236.58	232.43
C9	15°25'24"	600.00	161.51	161.02
C10	54°07'59"	89.00	84.09	80.99
C11	48°11'19"	60.00	50.48	48.99
C12	20°41'11"	100.00	36.11	35.91
C13	31°31'06"	60.00	33.01	32.59
C14	46°20'37"	60.00	48.53	47.22
C15	56°44'36"	89.00	88.14	84.58
C16	40°39'11"	120.00	85.14	83.37
C17	08°29'52"	500.00	74.16	74.09
C18	40°19'28"	300.00	211.14	206.61
C19	45°31'15"	150.00	119.17	116.06
C20	34°07'03"	784.00	466.84	459.98
C21	21°10'51"	784.00	289.83	288.18
C22	12°56'12"	784.00	177.02	176.64
C23	18°08'50"	216.00	68.41	68.13
C24	56°59'02"	50.00	49.73	47.70
C25	88°51'29"	110.00	170.60	154.01
C26	09°23'18"	750.00	122.89	122.76
C27	74°07'26"	100.00	129.37	120.54
C28	50°55'15"	60.00	53.32	51.59
C29	36°28'56"	250.00	159.18	156.51
C30	85°43'09"	89.00	133.15	121.08
C31	50°25'33"	89.00	78.33	75.83
C32	35°14'01"	60.00	36.90	36.32
C33	12°57'19"	60.00	13.57	13.54
C34	50°00'18"	110.00	96.00	92.99
C35	38°51'10"	110.00	74.59	73.17

LINE	BEARING	DISTANCE
L91	N 58°37'14" E	99.45
L92	N 58°37'14" E	50.00
L93	N 58°37'14" E	49.45
L94	S 89°59'13" E	110.49
L95	S 00°00'47" W	39.68
L96	S 27°46'21" W	38.83
L97	S 27°46'21" W	165.95
L98	N 27°46'21" E	50.00
L99	N 27°46'21" E	115.95
L100	N 24°43'17" E	30.92
L101	N 45°24'28" E	50.87
L102	N 76°55'34" E	43.81
L103	S 00°00'47" W	345.80
L104	S 40°39'58" W	83.77
L105	N 61°59'11" W	48.43
L106	S 61°59'11" E	10.03
L107	S 61°59'11" E	38.41
L108	N 49°11'40" E	7.73
L109	S 22°23'23" E	30.60
L110	S 28°02'10" W	33.58

LINE	BEARING	DISTANCE
L111	N 27°46'21" E	95.11
L112	S 62°13'39" E	100.00
L113	S 27°46'21" W	96.00
L114	N 62°23'00" W	54.28

CURVE	DELTA	RADIUS	LENGTH	CHORD
C36	02°54'42"	900.00	45.74	45.73

TOTAL AREA ±25.59 AC



OFFICIAL PLAT
FOR
FALCON RIDGE
PARCEL 2A, REVERSION TRACT MAP 5039
A PORTION OF THE NW 1/4 OF THE SE 1/4
OF SECTION 30, T.20N., R. 20 E., M.D.M.

WASHOE COUNTY NEVADA

TEC CIVIL ENGINEERING CONSULTANTS
9437 DOUBLE DIAMOND PKWY, #17, RENO, NV
(775)352-7800 Fax(775)352-7929

SHEET 4 OF 4

CUMULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

5302C CUMULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

4813747

Subdivision Tract Map 5302C

WAC20-001 EXHIBIT D