



# Planning Commission Staff Report

Meeting Date: July 7, 2020

Agenda Item: 9A

TENTATIVE SUBDIVISION MAP CASE NUMBER:  
VARIANCE CASE NUMBER:

WTM20-001 (Ladera Ranch)  
WPVAR20-0002 (Ladera Ranch)

**BRIEF SUMMARY OF REQUEST:**

Proposal to approve a common open space tentative subdivision map of 294 lots. Includes 384,740 cubic yards of grading, with up to 36,980 cubic yards of import. To request a variance to allow finish grades to exceed more than 10 feet in height, up to a maximum of 40 feet.

**STAFF PLANNER:**

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

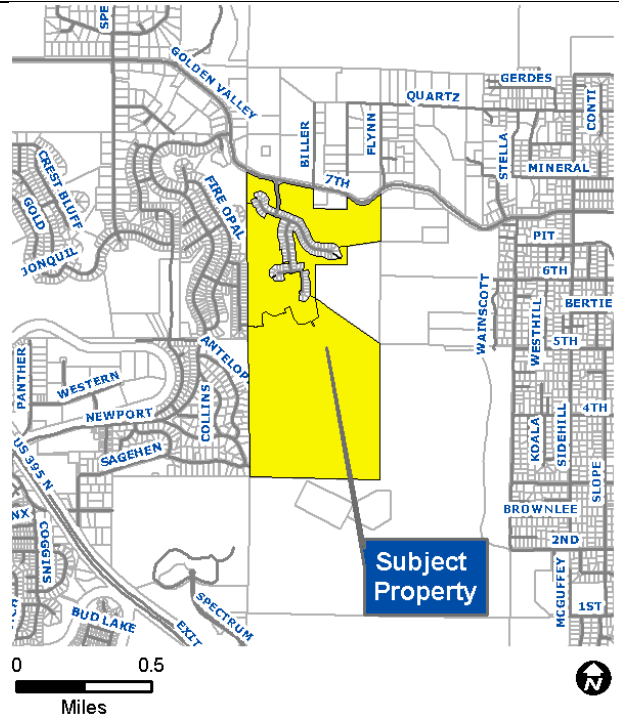
**CASE DESCRIPTION – Tentative Map**

For possible action, hearing, and discussion to approve a tentative map for a 294-lot common open space residential subdivision that will serve as Phases 2 through 6 of the existing Ladera Ranch Subdivision, which was originally approved for 356 residential dwelling units under case number TM05-011 in 2005. The final map for Phase 1, which is separate from this proposal, was recorded on June 8, 2007. This proposed subdivision also includes major grading in the following amounts: 384,740 cubic yards of grading, with up to 36,980 cubic yards of import. It also allows reductions in lot sizes and building setbacks. The maximum number of dwelling units allowable on the property that is subject of this proposal is 301. Approximately 225.7 acres of the site is planned to be designated as common open space within the subdivision. The proposed setbacks are 20' to garage, 10' to building; 13' & 0' side setbacks; and 10' rear setback. Lots will range from a minimum of 3,120 square feet, to a maximum lot size of 12,096 square feet.

**CASE DESCRIPTION – Variance**

For possible action, hearing, and discussion to approve a variance to allow finish grades to exceed more than 10 feet in height difference up to a maximum of 40 feet from existing grade.

Applicant/ Property Owner: Ladera Ranch LLC  
 Location: ½ mile west of Sun Valley Boulevard on Seventh Avenue  
 APN's: 502-700-01; 502-700-033; 502-700-06; 502-700-07; 502-250-32  
 Parcel Size: 266.07 acres  
 Master Plans: Suburban Residential (SR); Open Space (OS)  
 Regulatory Zones: High Density Rural (HDR)(1du/2.5acres); Low Density Suburban (LDS)(1du/1acre); Medium Density Suburban (MDS)(3du/1acre)



Area Plan:	Sun Valley	
Citizen Advisory Board:	Sun Valley	
Development Code:	Authorized in Article 408, <i>Common Open Space Development</i> , Article 424, <i>Hillside Development</i> , Article 608, <i>Tentative Subdivision Maps</i>	
Commission District:	3 – Commissioner Jung	

**STAFF RECOMMENDATION – Tentative Subdivision Map**

APPROVE

**APPROVE WITH CONDITIONS**

DENY

**POSSIBLE MOTION**

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Tentative Subdivision Map Case Number WTM20-001 for Ladera Ranch, with the Conditions of Approval included as Exhibit A for this matter, having made all ten findings in accordance with Washoe County Code Section 110.608.25.

*(Motion with Findings on Page 19)*

**STAFF RECOMMENDATION – Variance**

APPROVE

**APPROVE WITH CONDITIONS**

DENY

**POSSIBLE MOTION**

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Variance Case Number WPVAR20-0002 for Ladera Ranch, with the Conditions of Approval included as Exhibit A for this matter, having made all four required findings in accordance with Washoe County Development Code Section 110.804.25.

*(Motion with Findings on Pages 19 and 20)*



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 Parks and Open Space Memo..... Exhibit C  
 Engineering and Capital Projects Memo..... Exhibit D  
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 Washoe County Health District Memo ..... Exhibit L  
 Capacity Letter SVGID ..... Exhibit M  
 Noticing Map ..... Exhibit N  
 Project Application (without technical reports) ..... Exhibit O

The technical reports submitted with the project application are very lengthy. To review the complete project application with technical reports on-line click [here](#) or contact Planning at 328-3600 to have a copy sent by email or for a paper copy.

## **Tentative Subdivision Map**

The purpose of a tentative subdivision map is:

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

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

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

The conditions of approval for Tentative Subdivision Map Case Number WTM20-001 are attached to this staff report and will be included with the action order.

The subject property has regulatory zones including Open Space (OS), High Density Rural (HDR), Low Density Suburban (LDS), and Medium Density Suburban (MDS). HDR regulatory zone allows for 1 dwelling unit per 2.5 acres, LDS regulatory zone allows for 1 dwelling unit per acre, and MDS regulatory zone allows for 3 dwellings per acre. The maximum density allowed is 301 dwelling units. A total of, 294 dwelling are proposed.

This proposed property is in a tier 3 zone of the 2019 Truckee Meadows Regional Plan (TMRP). This limits development to the highest allowed density within the master plan category. The proposed tentative map has 294 dwellings, which is less than the allowed 301 dwellings under the existing regulatory zones. This conforms to the TMRP Tier 3 development which is limited to existing density. Regional currently reviews master plan amendments from Washoe County, due to this being a tentative subdivision map, this application will not be heard by the regional planning commission.

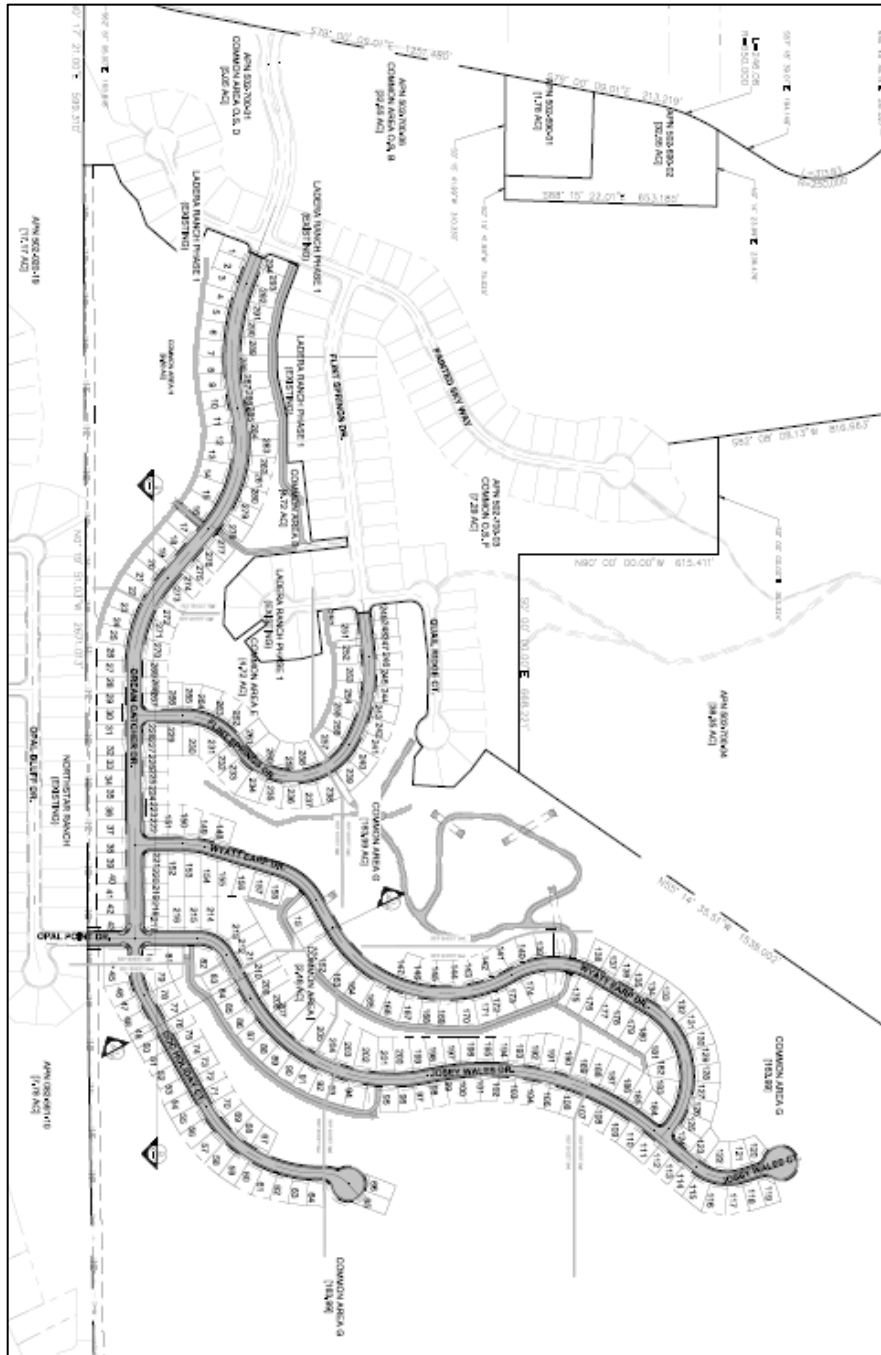
## **Variance Definition**

The purpose of a variance is to provide a means of altering the requirements in specific instances where the strict application of those requirements would deprive a property of privileges enjoyed by other properties with the identical regulatory zone because of special features or constraints unique to the property involved; and to provide for a procedure whereby such alterations might be permitted by further restricting or conditioning the project so as to mitigate or eliminate possible adverse impacts. If the Planning Commission grants an approval of the variance, that approval is subject to conditions of approval. Conditions of approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

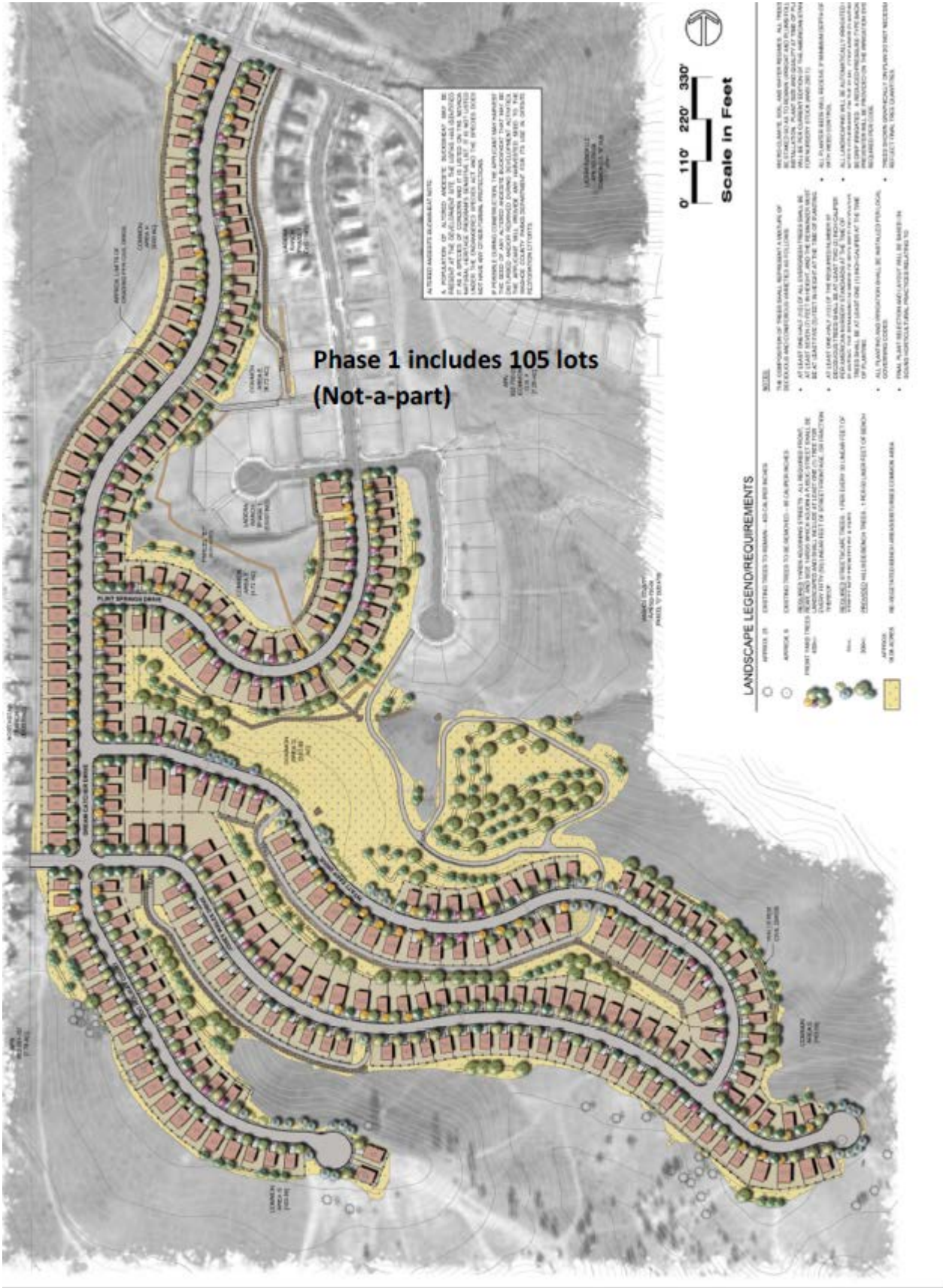
- Prior to permit issuance (i.e., a grading permit, a building permit, etc.).

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

The conditions of approval for Variance Case Number WPVAR20-0002 are attached to this staff report and if granted approval, will be included with the action order.



**Site Plan**



Landscape Plan

**Project Evaluation**

Ladera Ranch – Phase 2 through 6 is a proposed single-family, common open space, residential subdivision of 294 lots on a 266-acre site known as Ladera Ranch. The first phase of the subdivision resulted in the construction of 105 lots. With the additional proposed 294 lots, the subdivision is still within the allowed maximum density. The dwelling units per acre yields 1.10 du/ac. The subject site is located directly adjacent to Washoe County’s Red Hill open space area. While no formal trails exist yet, there are a number of social trails on Red Hill. Washoe County is currently exploring funding opportunities to build trails in an effort to create a full trail system at Red Hill.

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

The proposed and prescribed (standard) setbacks are:

	<b>Proposed Setbacks</b>	<b>Standard Setbacks (LDS)</b>	<b>Standard Setbacks (MDS)</b>
Front	20’ to Garage, 10’ to Building	30’	20’
Side	13’ on one side, 0’ on other	12’	8’
Rear	10’	30’	20’

Approximately 68 acres are being designated by the developer as common open space due to the steep slopes and is required by Washoe County Code Section 110.424.25. The 68 acres will be included in the common open space acreage. Of the 266-acre site, 225.7 acres are to be designated as common open space.

<b>Land Type</b>	<b>Acreage</b>	<b>Percent of Site</b>
Common Open Space	225.7	85%
Developable Lots	40.36	15%

The subject property has regulatory zones including Open Space (OS), High Density Rural (HDR), Low Density Suburban (LDS), and Medium Density Suburban (MDS). The breakdown can be found in the chart below.

<b>APN</b>	<b>Acreage</b>	<b>OS</b>		<b>HDR</b>		<b>LDS</b>		<b>MDS</b>	
502-250-32	181.16	33%	59.78	34%	61.59	23%	41.66	10%	18.11
502-700-07	40.09	4%	1.6	0%	0	12%	4.8	84%	33.6
502-700-01	5.04	0%	0	0%	0	0%	0	100%	5.04
502-700-06	32.54	12%	3.9	0%	0	61%	19.85	27%	8.78
502-700-03	7.28	31%	2.25	0%	0	9%	0.65	60%	4.37
<b>Total</b>	<b>266.06</b>		<b>67.55</b>		<b>61.59</b>		<b>66.98</b>		<b>69.93</b>

The total density allowed can be found below:

<b>Regulatory Zoning</b>	<b>Total Acreage</b>	<b>Density</b>	<b>Allowed Units</b>
Open Space (OS)	67.55	-	-
High Density Rural (HDR)	61.59	0.40	24.64
Low Density Suburban (LDS)	66.98	1.00	66.98
Medium Density Suburban (MDS)	69.93	3.00	209.80
<b>Total</b>	<b>266.06</b>		<b>301.41</b>

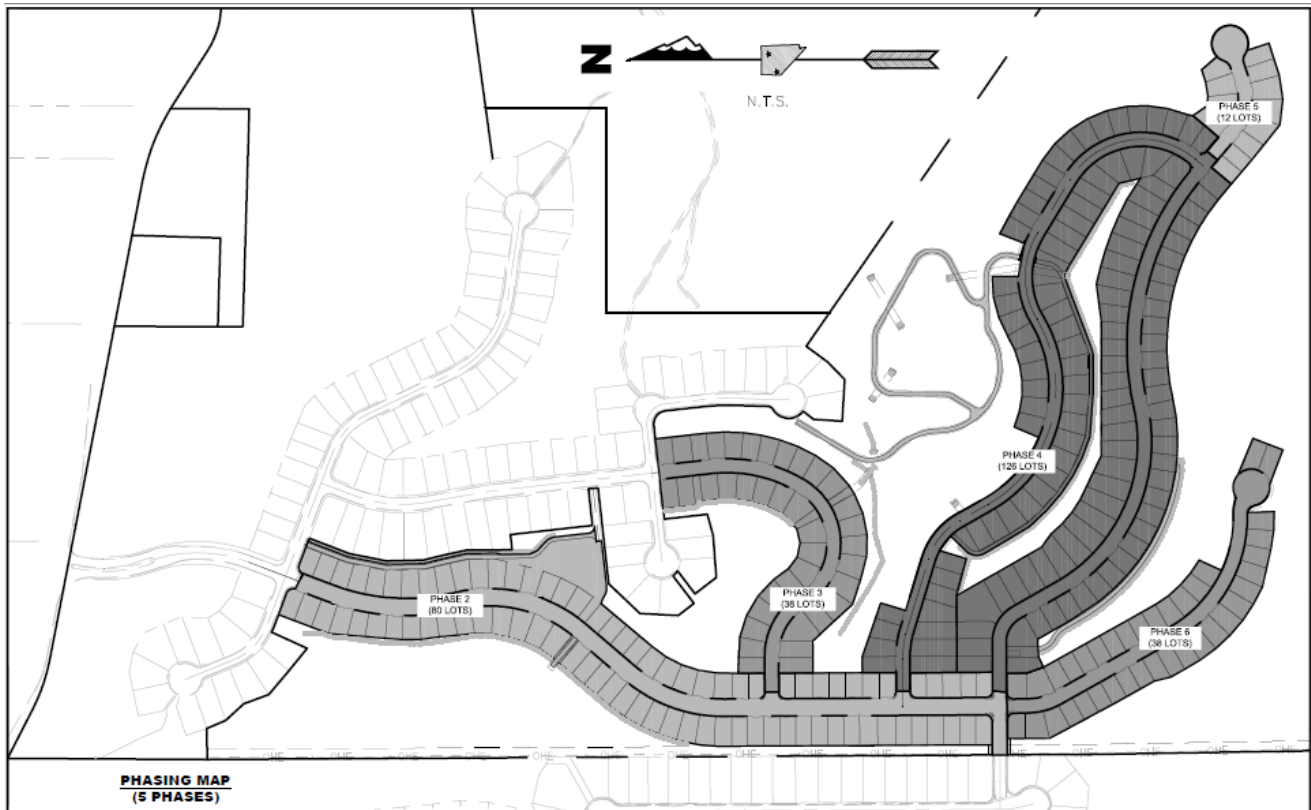
The smallest proposed lots are 3,120 square feet, and the largest lot size is approximately 12,096 square feet. The average lot size is 4,568 square feet. All rear fence facing common areas will be restricted to open view fencing which allows for a more community feel when utilizing the common areas and proposed trails. The community will not be gated and will include five phases (phase 2-6). All houses will have 2 or 3 car garages.

The proposed development is intended to be phased, with phase 2 proposing 80 lots; phase 3 with 38 lots; phase 4 with 126 lots; phase 5 with 12 lots; and phase 6 with 38 lots.

The topography of the site includes both steeper areas which will generally be included in the common open space and flatter areas which are more suitable for development. Vegetation is typical of our high-desert climate and generally consists of sagebrush. Among the requirements of Article 424 is the requirement for a site analysis, map of the developable area of the project site and a slope map which can be found as part of the project application (Exhibit M). The analysis indicates that development is proposed to take place on the suitable areas and is proposed to leave most of the steep hillsides in a native condition. Additionally, Article 424 requires that any portion of a hillside development which has been deemed unsuitable, due to having greater than 30% slopes, for development must be designated as permanent common open space and the uses shall be limited to paths, trails, outdoor recreation, utilities and drainage improvements. Staff is conditioning this common open space limitation via a deed restriction (Condition 1(v)). If the proposed subdivision is approved, maintenance will be the responsibility of the homeowner's association (HOA). Establishment of an HOA or inclusion to the existing HOA is a recommended condition of approval.

Article 424 also requires standards for the locations of dwellings, including clustering, placing dwellings on the natural slope and preserving the hillside. Additionally, there are standards for parking, fences, preservation of natural features, open space and trail easements, grading must mimic the natural contour of the land and all disturbed areas are required to be revegetated. The proposed subdivision application materials demonstrate general compliance with the requirements of Article 424.



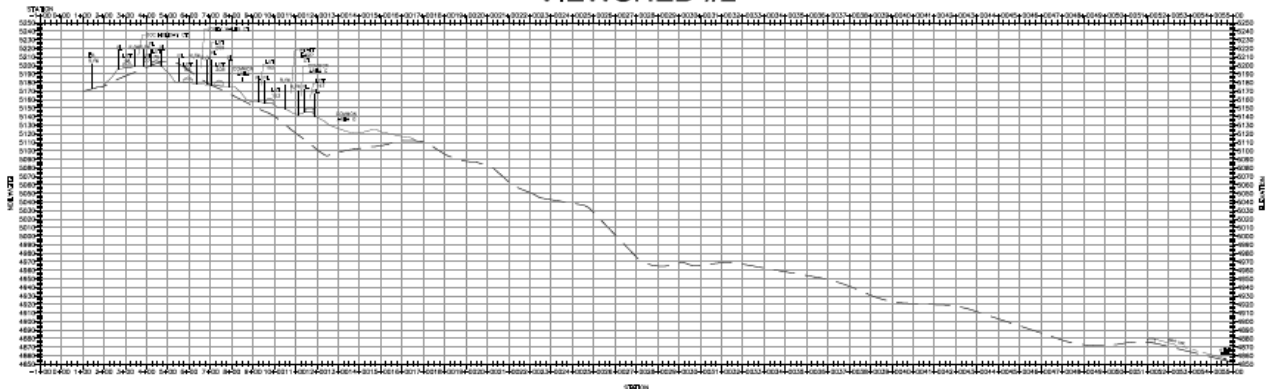


**Phasing Map**

**Grading:**

The application is proposing major grading with a total of 384,740 cubic yards and will require 36,980 cubic yards of importation. The proposed grading is in line with similar developments as well as Phase 1 of Ladera Ranch. In addition to the grading proposed, the applicant is creating a 30’ buffer along the western property line to provide separation from the existing North Star subdivision. Most of the development is not visible to neighboring properties, however some of the proposed grading will be visible from Chocolate Drive.

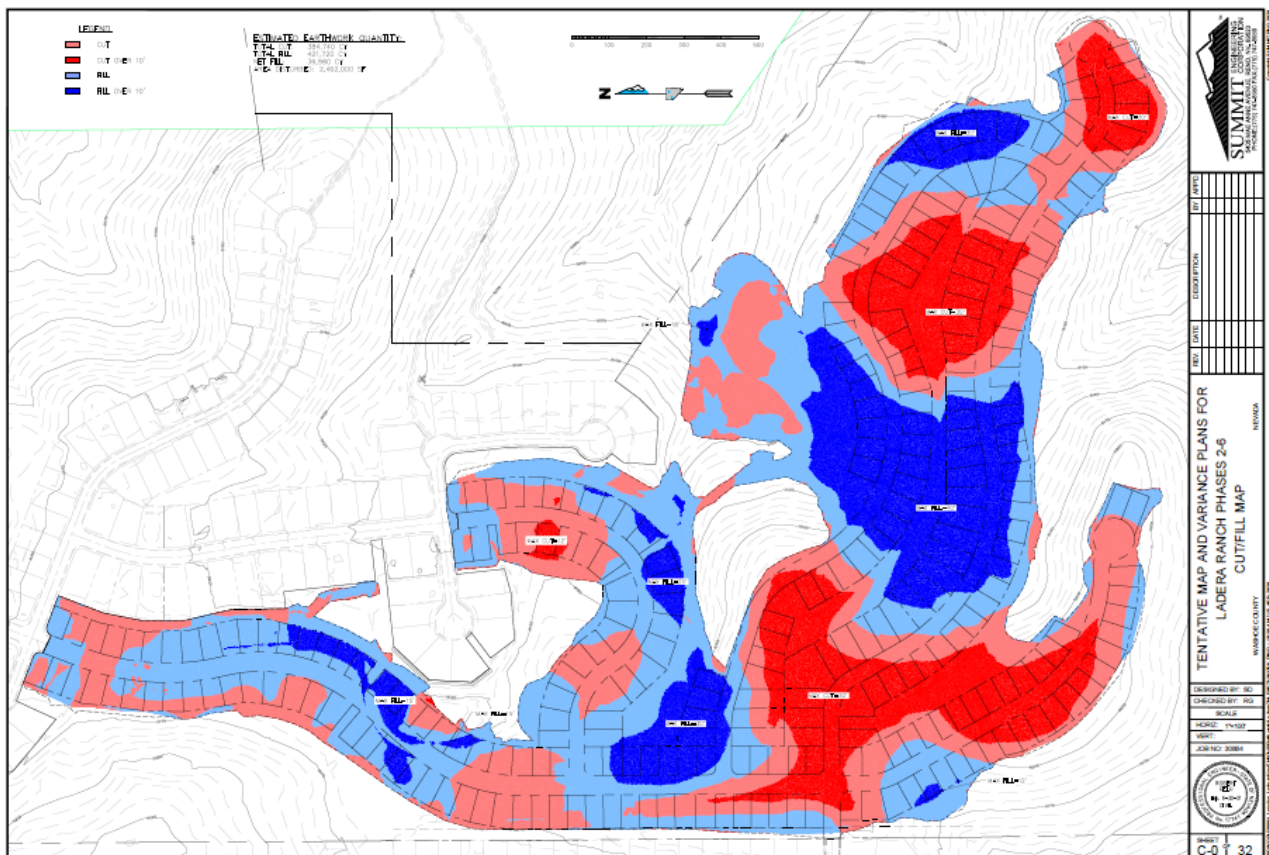
**VIEWSHED #2**



Together with the grading, a variance is also being requested to modify Section 110.438.45 (c) of the Washoe County Development Code. Section 110.438.34 (c) states that exposed finish grade slopes greater than ten (10) feet in height may be allowed upon the approval of a director’s modification of standards. The applicant is requesting this variance to allow for maximum cut height of thirty (30) feet, and a maximum fill height of forty (40) feet.

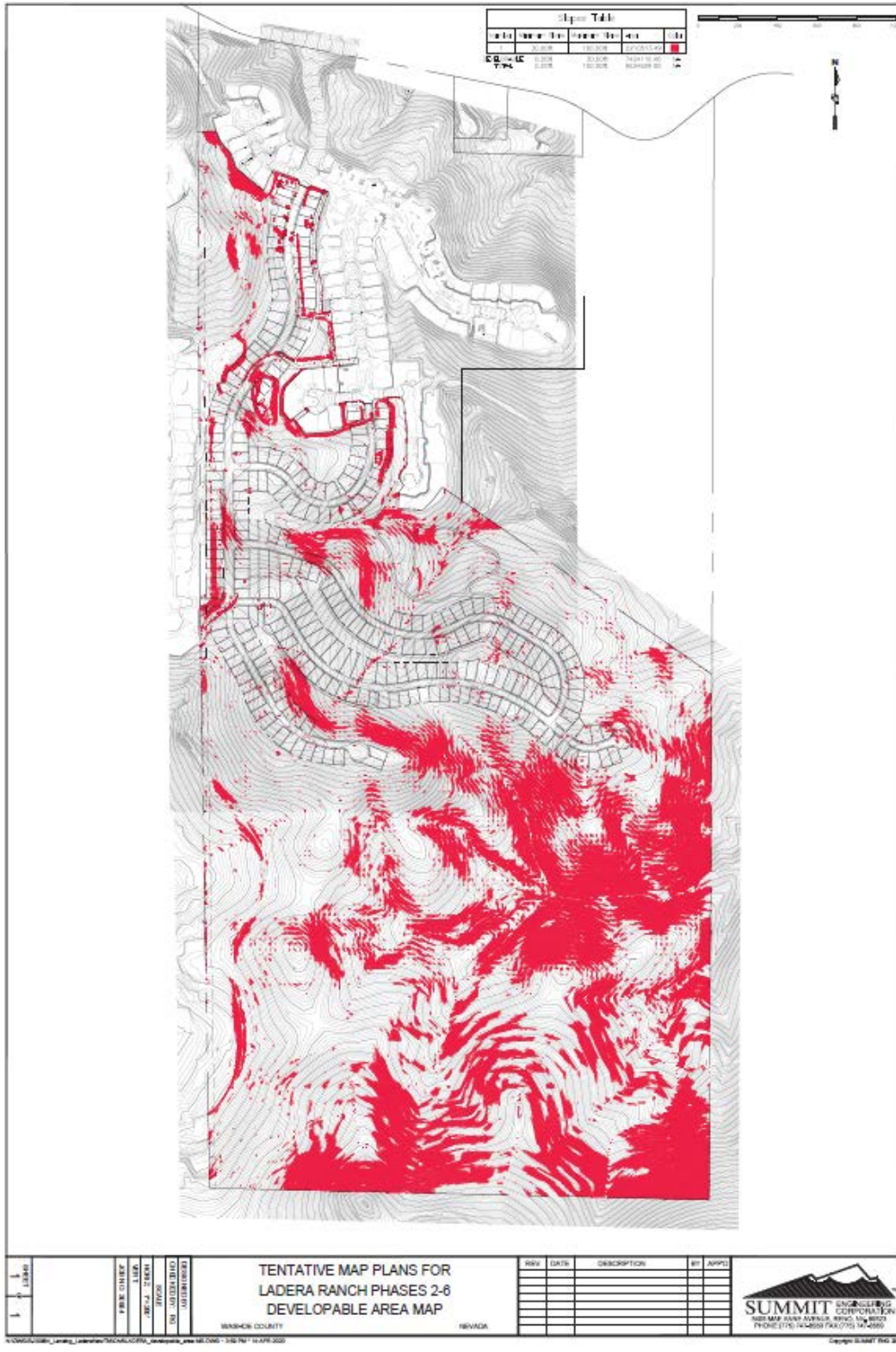
Due to the topographic features found on the property, which include significant slopes and drainage-ways that create exceptional topographic conditions, the use of slopes and retaining walls is necessary. The benefit of allowing the varying height is a reduction in the required amount of cut and scarring of the overall site. Additionally, the amount of land utilized for the proposed development is significantly less due to the varying heights of cut and fill. The use of retaining walls, benches, and terraces are required to allow for the height differences proposed. The requested variance will not authorize a use or activity on the subject property that is not already expressly authorized and will not create a detriment to the public good.

The applicant will need to meet all the requirements of Section 110.438.45 (c)(1); these requirements include stepped-back structural containment (retaining walls), retaining walls having a maximum height of ten feet, terraces must include landscaping and be a minimum of 6 feet in width, and minimum bench widths of four feet in width. The application indicates that the proposed terraces between the retaining walls will be 6' wide and will include landscaping; the application states that in addition to this the terraces are designed to have a maximum slope of 5% to prevent exposure of wall footings. All existing and proposed terraces are 6 feet wide, and where retaining walls are less than 10 feet high, the terrace widths are still proposed to be 6 feet wide to provide unity within the development. The maximum height of any proposed retaining walls are to be 10 feet, and all proposed walls will be concrete masonry units (CMU), and no dry stacked rockery walls will be. Proposed bench widths on cut and fill slopes are 8 feet wide (the minimum required width is 4 feet).



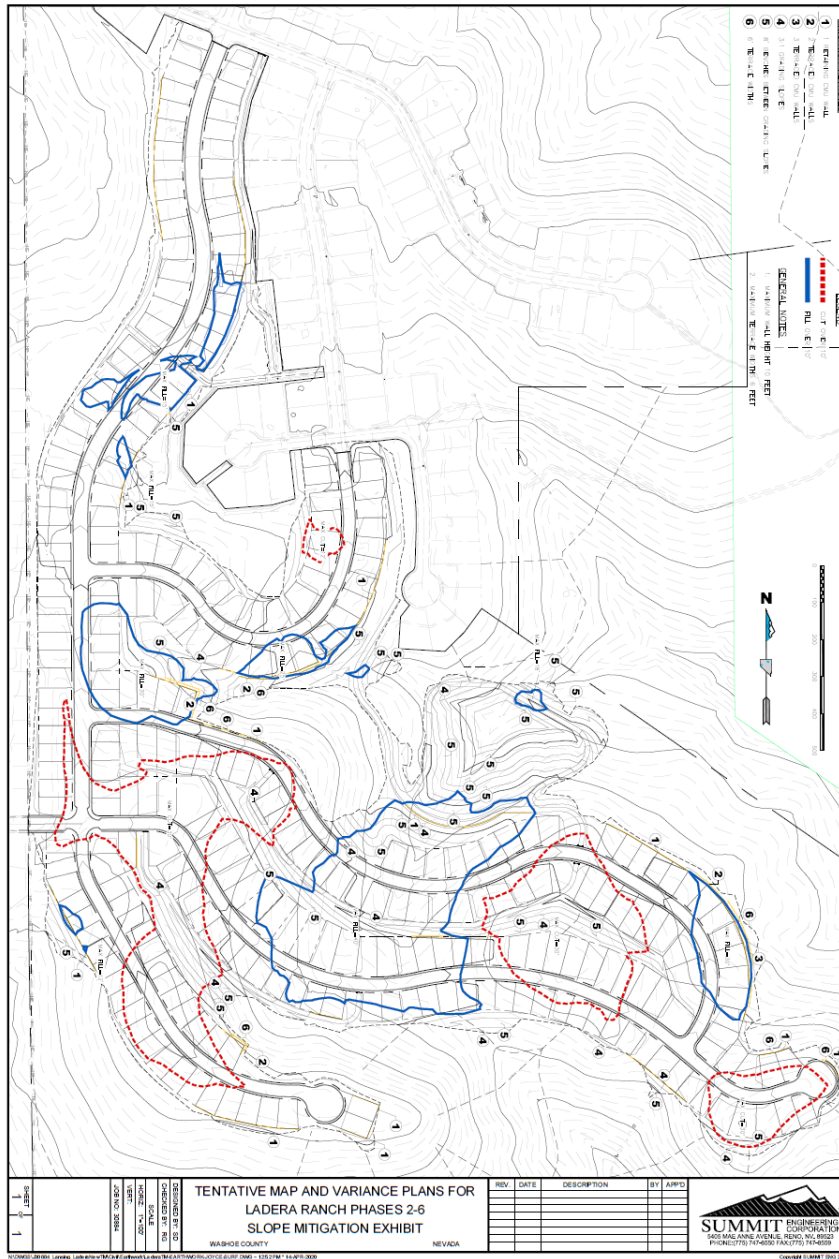
### Cut and Fill Map

On the following developable area map, the red areas indicate slopes of 30% or greater. Configuration of the subdivision has been designed to largely avoid the most steeply slopes areas, however significant grading is still required on this site.



**Developable Area Map**





**Slope Mitigation**

**Utilities:**

The proposed subdivision is located within the Sun Valley Suburban Character Management Area and will connect into the Sun Valley General Improvement District (SVGID) for water and wastewater service. Current SVGID averages 1 million gallons per day (MGD) and has a capacity up to 1.6 MGD. All developments are subject to a water and sewer capacity study. These studies are to be completed prior to the issuance of an Intent to Serve (provided during Tentative Map, while Will Serve is provided at Final Map) and identifies any deficiencies and or upgrades needed to serve development. Electricity and natural gas will be provided by NV Energy. Solid waste disposal will be serviced by Waste Management.

**Washoe County School District**

The project is currently zoned for Alice Smith Elementary School, O'Brien Middle School, and North Valleys High School. A letter provided to staff from the Washoe County School District (WCSD) (Exhibit F) indicates that WCSD staff will be recommending in the fall to the WCSD Zoning Advisory Committee that this development be rezoned for Bennett Elementary School, Desert Skies Middle School, and New Hug High (at Wildcreek, opening Fall of 2022). The project is calculated to generate 62 elementary school students, 30 middle school students, and 28 high school students.

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

School	Current Enrollment	2024/25 Enrollment	2029/30 Enrollment
Alice Smith ES	107%	102%	105%
O'Brient MS	80%	86%	93%
North Valleys HS	96%	104%	120%
Bennett ES	59%	59%	59%
Desert Skies MS	74%	64%	64%
New Hug HS	-	88%	83%

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

No regularly scheduled CAB meeting took place during the initial review cycle. However, the applicant voluntarily delayed the application from the June, PC meeting to the July PC meeting so they could be heard on the regularly scheduled June Sun Valley CAB meeting which took place on June 15, 2020. The Sun Valley CAB did not have a quorum. Staff received one worksheet back from the CAB (Exhibit B). The primary concerns mentioned were traffic related items, including traffic count and traffic crash report. The CAB would like RTC to review and amend their traffic projections for the coming years due to drivers already being delayed, level of service issues, and no plans for developing better roads. The CAB worksheet is recommending denial.

**Sun Valley Area Plan Modifiers**

The following Sun Valley Area Plan modifiers (Article 218 of the Washoe County Development Code) are relevant to the proposed subdivision:

**Section 110.218.05 Community Water and Sewer:** The following types of development shall be served by community water a facilities:

- (a) Residential Development of one (1) unit or more per acre;
- (b) All commercial development; and
- (c) All industrial development

Staff Comment: The proposed development is located within the Sun Valley General Improvement District service area. Sun Valley General Improvement District (SVGID) will be the Water and Wastewater provider, and the proposed subdivision will be subject to Sun Valley General Improvement District Water and Wastewater Facility fees as well as Water Right Dedication for the proposed development. Current SVGID averages 1 million gallons per day (MGD) and has a capacity of up to 1.6 MGD. All developments must provide a water and sewer capacity study. These studies are to be completed prior to the issuance of an Intent to Serve (at Tentative Map) and identifies any deficiencies and or upgrades needed to serve development. SVGID provided staff with a capacity letter (Exhibit M).

**Section 110.218.20 Height Restrictions:** In addition to height restrictions established in Article 402, *Density/Intensity Standards*, and Article 406, *Building Placement Standards*, all new residential, commercial, and industrial structures are limited to two stories in height.

Staff Comment: The application is proposing 2 story homes for the proposed development. As proposed, this development complies with this requirement.

**Section 110.218.25 New Parcel Restrictions:** The creation of additional parcels in any regulatory zone within the Sun Valley planning area is restricted to areas within the service area of recognized water purveyors.

Staff Comment: All new parcels proposed for creation are already located within the Sun Valley General Improvement District.

### **Sun Valley Area Plan**

In addition to the Washoe County Development Code Article 218, Sun Valley Area Modifiers, the following policies contained in the Sun Valley Area Plan are relevant to the proposed subdivision:

**SUN.1.7** Tentative subdivision maps will not be approved for any development until the impacts of that development have been included in the Sun Valley General Improvement District's water resources facilities plan.

Staff Comment: The proposed development is currently located within the Sun Valley General Improvement District service area. Sun Valley General Improvement District reviewed the application and made no recommendations for denial or comments related to the water resources facility plan.

**SUN.4.2** Hillside development shall disturb the minimum area required for construction and conserve steep slopes in their natural state.

Staff Comment: The applicant has designed the subdivision with the express intent of minimizing hillside disturbance, the project application also includes a variance, which assists in minimizing the hillside disturbance.

**SUN.4.5** Disturbed areas shall be finished and fill slopes will not exceed a 3:1 slope; hillside grading will establish an undulating naturalistic appearance by creating varying curvilinear contours.

Staff Comment: The proposed subdivision complies with this requirement.

**SUN.7.1** Development proposals within the Sun Valley planning area will include detailed soils and geo-technical studies sufficient to:

- a. Ensure structural integrity of roads and buildings.
- b. Provide adequate setbacks from potentially active faults.
- c. Minimize erosion potential.

Staff Comment: A geo-technical study was provided with the application packet; these items can be found within Appendix B of the project application.

**SUN.10.1 and SUN.12.1** Whenever applicable, all development within the Sun Valley Suburban Character Management Area and the Downtown Character Management Area will connect to a community water service.

Staff Comment: The proposed subdivision is located within the Sun Valley Suburban Character Management Area and will connect into the Sun Valley General Improvement District (SVGID) for water and wastewater service. Current SVGID averages 1 million gallons per day (MGD) and has a capacity up to 1.6 MGD. All developments are subject to a water and sewer capacity study. These studies are to be completed prior to the issuance of an Intent to Serve and identifies any deficiencies and or upgrades needed to serve development.

### **Washoe County Master Plan**

#### **Land Use and Transportation Element**



**Goal Three: The majority of growth and development occurs in existing or planned communities, utilizing smart growth practices.**

**Policy LUT.3.1:** Require timely, orderly, and fiscally responsible growth that is directed to existing suburban character management areas (SCMAs) within the Area Plans as well as to growth areas delineated within the Truckee Meadows Service Area (TMSA).

Staff Comment: The subject property is within the Suburban Character Management Area (SCMA) of the Sun Valley Area Plan, which has been identified as the area for residential growth.

### **Housing Element**

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

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

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

**Goal Seven: Promote Homeownership opportunities.**

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

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

### **Reviewing Agencies**

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

- Washoe County Community Services Department
  - Planning and Building Division
  - Planning and Building Division – Parks and Open Spaces
  - Planning and Building Division – Water Resources
  - Engineering and Capital Projects – Land Development
  - Engineering and Capital Projects – Utilities
  - Engineering and Capital Projects - Traffic
- Washoe County Health District
  - Division of Air Quality
  - Environmental Health
  - Emergency Medical Services Division
- State of Nevada
  - Division of Environmental Protection
  - Department of Transportation
  - Division of Water Resources
  - Department of Wildlife
- Washoe County School District
- Washoe County Sheriff
- Washoe County Animal Services

- Truckee Meadows Fire Protection District
- Regional Transportation Commission
- Sun Valley General Improvement District
- Washoe-Storey Conservation District

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

- Washoe County Planning and Building Division addressed Planning and Building considerations including building setbacks, standards for grading, landscaping, and stabilization.  
**Contact: Chris Bronczyk; 775.328.3612; [cbronczyk@washoecounty.us](mailto:cbronczyk@washoecounty.us)**
- Washoe County Engineering and Capital Projects addressed land development, sewer, stormwater, roads, traffic, and other civil engineering associated items.  
**Contact: Leo Vesely; 775.328.2040; [lvesely@washoecounty.us](mailto:lvesely@washoecounty.us)**  
**Contact: Mitch Fink; 775.328.2050; [mfink@washoecounty.us](mailto:mfink@washoecounty.us)**
- Washoe County Planning and Building Division – Parks and Open Spaces addressed requirements for a public trail easement, trail plans, and altered andesite buckwheat restoration.  
**Contact: Sophia Kirschenman; 775.328.3623; [skirschenman@washoecounty.us](mailto:skirschenman@washoecounty.us)**
- Washoe County Water Management Planner provided information regarding water rights.  
**Contact: Vahid Behmaram; 775.328.3622; [vbehmaram@washoecounty.us](mailto:vbehmaram@washoecounty.us)**
- Washoe County School District provided information on current and anticipated capacity at schools.  
**Contact: Brett Rodela; 775.325.8303; [brett.rodela@washoeschools.net](mailto:brett.rodela@washoeschools.net)**
- Washoe-Storey Conservation District addressed noxious weeds, and vegetation plans.  
**Contact: Tyler Shaffer; 775.857.8500 ext. 131; [shafferjam51@gmail.com](mailto:shafferjam51@gmail.com)**
- Truckee Meadows Fire Protection District addressed requirements of the International Wildland-Urban Interface Code, as well as the International Fire Code.  
**Contact: Dale Way; 775.326.6000; [dway@tmfpd.us](mailto:dway@tmfpd.us)**
- Sun Valley General Improvement District addressed water and sewer concerns.  
**Contact: Chris Melton; 775.673.2253; [cmelton@svgid.com](mailto:cmelton@svgid.com)**
- Regional Transportation Commission provided comments related to roads level of service.  
**Contact: Rebecca Kapular; 775.332.0174; [rkapuler@rtcwashoec.com](mailto:rkapuler@rtcwashoec.com)**
- Nevada Department of Transportation provided concerns regarding the traffic impact study and potential impacts to US-395 and Sun Valley Blvd.  
**Contact: Alex Wolfson; 775.834.8365; [awolfson@dot.nv.gov](mailto:awolfson@dot.nv.gov)**

### **Staff Comment on Required Tentative Subdivision Maps Findings**

WCC Section 110.608.25 of Article 608, *Tentative Subdivision Maps*, requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission before

granting approval of the abandonment request. Staff has completed an analysis of the application and has determined that the proposal is in compliance with the required findings as follows.

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

Staff Comment: The proposed tentative map is consistent with the goals and policies of the Master Plan and the Sun Valley Area Plan. The proposed tentative map falls under the allowable density.

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

Staff Comment: The proposed tentative map meets all of the density, lot size and common open space criteria of the Master Plan and the Sun Valley Area Plan.

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

Staff Comment: The site is physically suited for the type of development proposed and the site can accommodate the type of development proposed. While there are steep slopes on the property, the developable area proposed minimizes impacts to hillsides.

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

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

- 5) Fish or Wildlife. That neither the design of the subdivision nor any proposed improvements is likely to cause substantial environmental damage, or substantial and avoidable injury to any endangered plant, wildlife or their habitat.

Staff Comment: The proposed improvements will not cause substantial environmental damage or harm to endangered plants, wildlife or their habitat. There is Altered Andesite Buckwheat, a sensitive plant species, that is located on the subject site. The majority of the Altered Andesite Buckwheat on the subject site will not be impacted by project activities. The applicant is required to prepare a Revegetation Plan that includes provisions to mitigate impacts.

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

Staff Comment: Due to the location and design of the subdivision and type of improvements, this development is not likely to cause significant public health problems.

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

Staff Comment: The proposed development has taken all easements into consideration and will not conflict with the easements in regard to utility purposes or public access, etc.

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

Staff Comment: The design of the subdivision provides access to surrounding adjacent lands and provides appropriate secondary access for emergency vehicles.

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

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

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

Staff Comment: To the extent feasible, the development will include building materials to allow for passive or natural heating and cooling opportunities. Additionally, the homes will be oriented in such a way to take advantage of passive/natural heating and cooling opportunities to the extent allowed by the sites topography.

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

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

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

Staff Comment: The parcel in question has constraining slopes. Without this variance, the grading required to develop parts of the subdivision would cause increased impacts and scarring on more areas of the proposed site.

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

Staff Comment: The proposed variance will not create a substantial detriment to the public good.

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

Staff Comment: The proposed development is consistent with the development pattern of Phase 1 which was granted a variance for an identical request.

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

Staff Comment: The variance request will minimize the grading and scarring associated with the project, which is in line with Article 424, *Hillside Development*.

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

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

### **Tentative Subdivision Map Recommendation**

After a thorough analysis and review, Tentative Subdivision Map Case Number WTM20-001 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

### **Variance Recommendation**

After a thorough analysis and review, Variance Case Number WPVAR20-0002 is being recommended for approval with conditions. Staff offers the following motion for the Commission's consideration.

### **Tentative Subdivision Map Motion**

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Tentative Subdivision Map Case Number WTM20-001 for Ladera Ranch, with the Conditions of Approval included as Exhibit A for this matter, having made all ten findings in accordance with Washoe County Code Section 110.608.25:

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

### **Variance Motion**

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Variance Case Number WPVAR20-0002 for Ladera Ranch, with the Conditions of Approval included as Exhibit A for this matter, having made all four required findings in accordance with Washoe County Development Code Section 110.804.25:

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

2. No Detriment. The relief will not create a substantial detriment to the public good, substantially impair affected natural resources or impair the intent and purpose of the Development Code or applicable policies under which the variance is granted;
3. No Special Privileges. The granting of the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the identical regulatory zone in which the property is situated;
4. Use Authorized. The variance will not authorize a use or activity which is not otherwise expressly authorized by the regulation governing the parcel of property;
5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

### **Appeal Process**

Planning Commission action will be effective 10 calendar days after the written decision is filed with the Secretary to the Planning Commission, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Planning Commission and mailed to the applicant.

Applicant: Ladera Ranch, LLC  
5190 Neil Road, Suite 420  
Reno, NV 89502

Property Owner: Ladera Ranch, LLC  
5190 Neil Road, Suite 420  
Reno, NV 89502

Consultant: Summit Engineering  
5405 Mae Anne Ave.  
Reno, NV 89523

Consultant: KLS Planning and Design  
1 East, 1<sup>st</sup> Street, Suite 1400  
Reno, NV 89501





# Conditions of Approval

Tentative Subdivision Map Case Number WTM20-001 and  
Variance Case Number WPVAR20-0002

The project approved under Tentative Subdivision Map Case Number WTM20-001 and Variance Case Number WPVAR20-0002 shall be carried out in accordance with the conditions of approval granted by the Planning Commission on July 7, 2020. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

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

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

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

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

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

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

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

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

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

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

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

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

**Washoe County Planning and Building Division**

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

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

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this tentative parcel map.
- b. The subdivision shall be in substantial conformance with the provisions of Washoe County Development Code Article 604, Design Requirements, and Article 608, Tentative Subdivision Maps.
- c. Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations and policies in effect at the time of submittal of the tentative map or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the final map.

- d. In accordance with NRS 278.360, the sub-divider shall present to Washoe County a final map, prepared in accordance with the tentative map, for the entire area for which a tentative map has been approved, or one of a series of final maps, each covering a portion of the approved tentative map, within four years after the date of approval of the tentative map or within one year of the date of approval for subsequent final maps. On subsequent final maps, that date may be extended by two years if the extension request is received prior to the expiration date.
- e. Final maps shall be in substantial compliance with all plans and documents submitted with and made part of this tentative map request, as may be amended by action of the final approving authority.
- f. All final maps shall contain the applicable portions of the following jurat:

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

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

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

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

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

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MOJRA HAUENSTEIN, DIRECTOR  
PLANNING AND BUILDING

**Jurat for ALL SUBSEQUENT FINAL MAPS**

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

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

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

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

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

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

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

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MOJRA HAUENSTEIN, DIRECTOR,  
PLANNING AND BUILDING DIVISION

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

NOTE

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

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

NOTE

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

- i. Prior to acceptance of public improvements and release of any financial assurances, the developer shall furnish to Engineering Division a complete set of reproducible as-built construction drawings prepared by a civil engineer registered in the State of Nevada.
- j. The developer shall be required to participate in any applicable General Improvement District or Special Assessment District formed by Washoe County.
- k. The developer shall provide written approval from the U.S. Postal Service concerning the installation and type of mail delivery facilities. The system, other than individual mailboxes, must be shown on the project construction plans and installed as part of the on-site improvements.
- l. The developer and all successors shall direct any potential purchaser of the site to meet with the Planning and Building Division to review conditions of approval prior to the final sale of the site. Any subsequent purchasers of the site shall notify the Planning and Building Division of the name, address, telephone number and contact person of the new purchaser within thirty (30) days of the final sale.
- m. All man-made slopes proposed to remain after development of the subdivision shall be graded to resemble natural slopes, shall include varying curvilinear contour and shall include revegetation with native plant species.
- n. All seed mixes utilized for revegetation shall contain seeds for trees of native species.
- o. All landscaping shall be maintained in accordance with the provisions found in Section 110.412.75, Maintenance. A three-year maintenance plan shall be submitted by a licensed landscape architect registered in the State of Nevada to the Planning and Building Division, prior to a Certificate of Occupancy. The plan shall be electronically or wet-stamped.
- p. Failure to comply with the conditions of approval shall render this approval null and void.
- q. Conditions, covenants, and restrictions (CC&Rs), including any supplemental CC&Rs, shall be submitted to Planning and Building staff for review and subsequent forwarding to the District Attorney for review and approval. The final CC&Rs shall be signed and notarized by the owner(s) and submitted to Planning and Building with the recordation fee prior to the recordation of the final map. The CC&Rs shall require all phases and units of the subdivision approved under this tentative map to be subject to the same CC&Rs. Washoe County shall be made a party to the applicable provisions of the CC&Rs to the satisfaction of the District Attorney's Office. Said CC&Rs shall specifically address the potential for liens against the properties and the individual property owners' responsibilities for the funding of maintenance, replacement, and perpetuation of the following items, at a minimum:
  1. Maintenance of public access easements, common areas, and common open spaces. Provisions shall be made to monitor and maintain, for a period of three (3) years regardless of ownership, a maintenance plan for the common open space area. The maintenance plan for the common open space area shall, as a minimum, address the following:
    - a. Vegetation management;
    - b. Watershed management;
    - c. Debris and litter removal;

- d. Fire access and suppression; and
  - e. Maintenance of public access and/or maintenance of limitations to public access.
2. All drainage facilities and roadways not maintained by Washoe County shall be privately maintained and perpetually funded by the homeowners association.
  3. All open space identified as common area on the final map shall be privately maintained and perpetually funded by the homeowners association. The deed to the open space and common area shall reflect perpetual dedication for that purpose. The maintenance of the common areas and related improvements shall be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
  4. The project and adjacent to undeveloped land shall maintain a fire fuel break of a minimum 30 feet in width until such time as the adjacent land is developed.
  5. Locating habitable structures on potentially active (Holocene) fault lines, whether noted on the recorded map or disclosed during site preparation, is prohibited.
  6. All outdoor lighting on buildings and streets within the subdivision shall be down-shielded.
  7. No motorized vehicles shall be allowed on the platted common area.
  8. Washoe County will not assume responsibility for maintenance of the private street system of the development nor will Washoe County accept the streets for dedication to Washoe County unless the streets meet those Washoe County standards in effect at the time of offer for dedication.
  9. Mandatory solid waste collection.
  10. Fence material (if any), height, and location limitations, and re-fencing standards. Replacement fence must be compatible in materials, finish and location of existing fence.
- r. The common open space owned by the homeowners association shall be noted on the final map as "common open space" and the related deed of conveyance shall specifically provide for the preservation of the common open space in perpetuity. The deed to the open space and common area shall reflect perpetual dedication for that purpose. The deed shall be presented with the CC&Rs for review by Planning and Building staff and the District Attorney.
  - s. All driveways shall be paved in accordance with Article 410.
  - t. All benches between retaining walls shall be landscaped, irrigation shall be provided to all plants, one tree shall be planted every 25 feet along all benches.
  - u. All terraces must be landscaped.
  - v. Areas deemed unsuitable for development shall be limited to paths, trails, outdoor recreation, utilities, and drainage improvements. This shall be done by deed restriction.
  - w. Building setbacks for this subdivision shall be as follows: Front - 10 feet, Garage - 20 feet, Rear - 10 feet, Side – 13 feet and 0 feet.

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

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

**Contact: Sophia Kirschenman; 775.328.3623; [skirschenman@washoecounty.us](mailto:skirschenman@washoecounty.us)**



- a. The final trail plan shall be in substantial conformance with the trail plan submitted as part of this application. All trails shall be built in conformance with Washoe County Green Book standards.
- b. Upon completion of the trail system on Red Hill Open Space and at the request of Washoe County Parks, a public trail easement shall be granted over all trails within the project area.
- c. All earthen material imported as part of this project is required to be “certified weed free” in order to prevent the spread of noxious weeds within the county.
- d. Washoe County Open Space and Natural Resource Management Plan Biodiversity Support Policy 2.1.5 states: *Acquire and restore critical areas with particular attention to habitat for Altered Andesite Buckwheat.* As consistent with this policy and with Washoe County Master Plan Conservation Element Policy C.5.3, a revegetation plan, prepared by a biologist or other qualified professional, shall be submitted prior to the issuance of building permits to address soils and plants to restore project-related ground disturbance. It will include, at a minimum, appropriate revegetation options, native seed mixes, goals/criteria for establishing success, and monitoring provisions. The plan shall also address guidelines and recommendations for transplanting and/or harvesting the seeds from the Altered Andesite Buckwheat that will be disturbed as a result of project activities for restoration elsewhere on the subject site. As part of the development of this plan, the applicant shall consult with the Nevada Division of Forestry (NDF) and shall incorporate their recommendations. A potential NDF contact is Anna Higgins at [AHiggins@forestry.nv.gov](mailto:AHiggins@forestry.nv.gov). The plan shall also be developed in coordination with Washoe County Regional Parks and Open Space and/or the Washoe-Storey Conservation District.

### **Washoe County Engineering Division – Land Development**

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

**Contact: Leo Vesely, P.E.; 775.328.2041; [lvesely@washoecounty.us](mailto:lvesely@washoecounty.us)**

- a. Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations, and policies in effect at the time of submittal of the tentative map or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the final map.
- b. Prior to acceptance of public improvements and release of any financial assurances, the developer shall furnish to the Engineering Division a complete set of reproducible as-built construction drawings in an acceptable digital format prepared by a civil engineer licensed in the State of Nevada.
- c. A complete set of construction improvement drawings, including an onsite grading plan, shall be submitted to the County Engineer for approval prior to finalization of any portion of the tentative map. Grading shall comply with best management practices (BMPs) and shall include detailed plans for grading and drainage on each lot, erosion control (including BMP locations and installation details), slope stabilization and mosquito abatement. Placement or disposal of any excavated material shall be indicated on the grading plan.
- d. A note on the final map shall indicate that all drainage facilities shall be privately maintained and perpetually funded by the home owners association. The maintenance of the drainage facilities shall also be addressed in the home owner’s association documents to the satisfaction of the District Attorney’s Office.
- e. Any existing easements or utilities that conflict with the development shall be relocated, quitclaimed, and/or abandoned, as appropriate.

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

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

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

**Contact: Leo Vesely, P.E.; 775.328.2041; [lvesely@washoecounty.us](mailto:lvesely@washoecounty.us)**

- a. The conditional approval of this tentative map shall not be construed as final approval of the drainage facilities shown on the tentative map. Final approval of the drainage facilities will occur during the final map review and will be based upon the final hydrology report.
- b. Prior to finalization of the first final map, a master hydrology/hydraulic report and a master storm drainage plan shall be submitted to the County Engineer for approval.
- c. Prior to finalization of any portion of the tentative map, a final, detailed hydrology/hydraulic report for that unit shall be submitted to the County Engineer. All storm drainage improvements necessary to serve the project shall be designed and constructed to County standards and specifications and/or financial assurances in an appropriate form and amount shall be provided.
- d. Any increase in stormwater runoff flow rate resulting from the development and based on the 5 year and 100 storm(s) shall be detained onsite.
- e. The following note shall be added to each final map; “All properties, regardless if they are located within or outside of a FEMA Special Flood Hazard Area, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties.”
- f. Standard reinforced concrete headwalls or other approved alternatives shall be placed on the inlet and outlet of all drainage structures, and rock riprap shall be used to prevent erosion at the inlets and outlets of all culverts.
- g. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage leaving the site.
- h. The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklist and Inspection Fee shall be submitted with each final map.

- i. 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 home owners association. The maintenance and funding of private drainage facilities shall also be addressed in the home owner's association documents to the satisfaction of the District Attorney's Office.
- j. 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.
- k. All slopes steeper than 3:1 shall be mechanically stabilized to control erosion. As an alternative to riprap, an engineered solution (geofabric, etc.) may be acceptable.
- l. Maintenance access and drainage easements shall be provided for all existing and proposed drainage facilities. All drainage facilities located within Common Area shall be constructed with an adjoining minimum 12' wide gravel access road. Maintenance access road shall be provided to the bottom of proposed detention basins as well as over County owned and maintained storm drainage facilities.
- m. Drainage easements shall be provided for all storm runoff that crosses more than one lot.
- n. 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.
- o. Prior to the finalization of the first final map, an operation and maintenance plan for the maintenance of the project's detention basin and drainage facilities shall be developed in accordance with the Washoe County Code Article 421. The Operation and Maintenance Plan shall be incorporated into the project CC&R's to the satisfaction of the County Engineer and District Attorney's Office.
- p. Offsite drainage and common area drainage, draining onto residential lots shall be perpetuated around the residential lots and drainage facilities capable of passing a 100-year storm, shall be constructed with the subdivision improvements to perpetuate the storm water runoff to improved or natural drainage facilities. The maintenance of these drainage facilities shall be addressed in the home owner's association documents to the satisfaction of the County Engineer and the District Attorney's Office.

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

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

**Contact: Leo Vesely, P.E; 775.328.2041; [ivesely@washoecounty.us](mailto:ivesely@washoecounty.us) or Mitchell Fink; 775.328.2050; [mfink@washoecounty.us](mailto:mfink@washoecounty.us)**

- a. All roadway improvements necessary to serve the project shall be designed and constructed to County standards and specifications and/or financial assurances in an appropriate form and amount shall be provided.
- b. Street names shall be reviewed and approved by the Regional Street Naming Coordinator.
- c. For any utilities placed in existing County streets, the streets shall be repaired to the satisfaction of the County Engineer. At a minimum, this will require full depth removal and replacement of asphalt for half the street width, or replacement of non-woven

pavement reinforcing fabric with a 2" asphalt overlay for half the street width. Type II slurry seal is required for the entire street width with either option. Full width street improvements may be required if the proposed utility location is too close to the centerline of the existing street.

- d. Streetlights shall be constructed to Washoe County standards at locations to be determined at the final design stage.
- e. Appropriate transitions shall be provided between the existing and proposed improvements at all proposed street connections. This may include removal and replacement of existing pavement.
- f. All roadways shall be constructed with a minimum of 4 inches of hotmix asphalt meeting the requirements of Washoe County.
- g. Sidewalks shall be constructed on both sides of the all streets and shall meet ADA requirements.
- h. A 20 foot minimum setback is required between the back of the sidewalk and the front of the garage.
- i. 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.
- j. The subdivision streets will be evaluated by Washoe County to determine if traffic calming is warranted. The spacing and type of traffic calming devices shall be determined at the time of final design.

### **Washoe County Water Resources**

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

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

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

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

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

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

### **Fire Apparatus Access Roads**

- a. Fire apparatus access roads shall be in accordance with *International Fire Code* Appendix D and all other applicable requirements of the IFC. (IFC 503.1 / D101.1)
- b. Approved fire apparatus access roads shall be required for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access roads shall comply with the requirements of IFC Section 503 and Appendix D and shall extend to within 150 feet of all portions of the facility and all portions of the *exterior walls* of the first story of the building as measured by an *approved* route (as the hose lays around obstructions) around the exterior of the building or facility. (IFC 503.1.1)
- c. Fire apparatus access roads shall have an all-weather surface and be capable of supporting the weight of TMFPD apparatus (80,000 pounds). (IFC 503.2.3 / D102.1)
- d. Fire apparatus access roads shall have a minimum width of 20 feet (with no parking), 26 feet (one side parking), and 32 feet (parking on both sides), exclusive of shoulders, and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1 / D103.6.1 / D103.6.2)
- e. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1). (IFC D103.1)
- f. Fire apparatus access roads less than the width required for parking on both sides shall be marked and/or signed in accordance with Section 503.3 and Appendix D103.6 to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. (IFC 503.3 / D103.6)
- g. Fire apparatus access roads shall not exceed 10 percent in grade. Angles of approach and angles of departure must not exceed 6 percent for 25 feet before or after the grade change. (IFC D103.2 / 503.2.8)
- h. Fire apparatus access roads shall have a minimum inside turning radius of 28 feet, and a minimum outside turning radius of 52 feet. (IFC D103.3)
- i. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. (IFC D103.4)
- j. Developments of one- or two-family *dwelling*s where the number of *dwelling units* exceeds 30 shall be provided with two separate and *approved* fire apparatus access roads. (IFC D107.1)

### **Fire Protection Water Supplies**

- a. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. (IFC 507.1)
- b. The number of fire hydrants available to a building shall be not less than the minimum specified in Table C102.1. (IFC C102.1)
- c. Fire hydrant systems shall comply with Washoe County Standard Detail W-23 and IFC Sections 507.5.1 through 507.5.6. (IFC 507.5 / Washoe County Code)
- d. Fire hydrants must be spaced at a maximum separation of 500 feet along the required apparatus access lane in residential areas and 1,000 feet where not required for structures to provide for transportation hazards. Hydrant spacing may be increased by 125 feet if all structures within the development are provided with fire sprinkler protection. There is no allowable increase for hydrants installed for transportation hazards. (IFC Table C102.1)

- e. In developments with R-3 occupancies, where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 600 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. (IFC 507.5.1)
- f. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. (IFC 507.5.4)
- g. A 3-foot minimum clear space shall be maintained around the circumference of fire hydrants, as measured from the furthest edge of a fire hydrant in any direction. (IFC 507.5.5)
- h. Fire hydrants shall not be located within six feet of a driveway, power pole, or light standard. (IFC 507.5.6)
- i. Fire hydrants shall be located adjacent to apparatus access lanes and a minimum of four feet and a maximum of seven feet from back of curb. Provide a detail on the plans. (IFC 507.5.6)
- j. Fire hydrants shall have a concrete pad around the base in accordance with Washoe County Standard Detail W-23.

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

- a. All parcels located in other than a Low Hazard WUI Rating shall comply with all provisions of the IWUI as adopted and amended by TMFPD and Washoe County Building.
- b. The IWUI Fire Hazard designation for your project is available on the provided Washoe Regional Mapping System link. (<https://gis.washoecounty.us/wrms/firehazard>). After you have found your property using the address search feature, the color of the background area will indicate your wildland fire risk.
- c. When you have determined your Fire Risk Rating use the link provided, to determine the *IWUIC* construction and defensible space requirements. ([https://www.washoecounty.us/building/Files/Files/2012%20WUI%20CODE%20GUIDE\\_rev%2011-25-13.pdf](https://www.washoecounty.us/building/Files/Files/2012%20WUI%20CODE%20GUIDE_rev%2011-25-13.pdf)).

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

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

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

- a. NDOT will require an occupancy permit for any work performed within the State's right of way. Please contact the NDOT District II Permits Office at (775) 834-8330 for more information relating to obtaining occupancy permits.
- b. Based upon the number of trips generated by this project, affecting NDOT right of way, it is requested that the applicant formally submit a traffic study to NDOT for review and approval. The traffic impact study shall meet the requirements defined in "Appendix A" of the NDOT Terms and Conditions Related to Right-of-Way Occupancy Permits (2018 Edition).

#### **Washoe County Health District**

9. The following conditions are requirements of the Health District, which shall be responsible for determining compliance with these conditions. The District Board of Health has

jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.

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

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

- a. Prior to any final grading or other civil site improvements, a complete water system plan and Water Project submittal for the referenced proposal must be submitted to Health District. The plan must show that the water system will conform to the State of Nevada Design, Construction, Operation and Maintenance Regulations for Public Water Systems, NAC Chapter 445A, and the State of Nevada Regulations Governing Review of Plans for Subdivisions, Condominiums, and Planned Unit Developments, NAC 278.400 and 278.410.
  1. The application for a Water Project shall conform to the requirements of NAC 445A.66695.
  2. Two copies of complete construction plans are required for review. All plans must include an overall site plan, additional phases that will eventually be built to indicate that the water system will be looped, all proposed final grading, utilities, and improvements for the proposed application.
- b. Mass grading may proceed after approval of the Tentative Map and after a favorable review by this Health District of a grading permit application.
  1. The final map submittal shall include a Sun Valley General Improvement District annexation and discovery with the mass grading permit.
- c. Improvement plans for the water system may be constructed prior to final map submittal only after Water Project approval by this Health District.
  1. For improvement plans approved prior to final map submittal, the Developer shall provide certification by the Professional Engineer of record that the improvement plans were not altered subsequent to final map submittal.
  2. Any changes to previously approved improvement plans made prior to final map submittal shall be resubmitted to this Health District for approval per NAC 278.290 and NAC 445A.66715.

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

- d. Construction plans for the development must be submitted to this Health District for approval. The construction drawings must conform to the State of Nevada Regulations Concerning Review of Plans for Subdivisions, Condominiums and Planned Unit Developments, and any applicable requirements of this Health District.
- e. Prior to approval of a final map for the referenced project and pursuant to NAC 278.370, the developer must have the design engineer or a third person submit to the satisfaction this Health District an inspection plan for periodic inspection of the construction of the systems for water supply and community sewerage. The inspection plan must address the following and be included with the final map submittal:
  1. The inspection plan must indicate if an authorized agency, city or county is performing inspection of the construction of the systems for water supply and community sewerage;
  2. The design engineer or third person shall, pursuant to the approved inspection plan, periodically certify in writing to this Health District that the improvements are being installed in accordance with the approved plans and recognized practices of the trade;
  3. The developer must bear the cost of the inspections; and
  4. The developer may select a third-person inspector but the selection must be approved

by the Health District or local agency. A third-person inspector must be a disinterested person who is not an employee of the developer.

- f. Prior to final map approval, a "Commitment for Service" letter from the sewage purveyor committing sewer service for the entire proposed development shall be submitted to this Health District. The letter must indicate that the community facility for treatment will not be caused to exceed its capacity and the discharge permit requirements by this added service, or the facility will be expanded to provide for the added service.
  - 1. A copy of this letter must be included with the final map submittal.
- g. Prior to final map approval, a "Commitment for Water Service" letter from the water purveyor committing adequate water service for the entire proposed development must be submitted to this Health District.
  - 1. A copy of this letter must be included with the final map submittal.
- h. The final map submittal must include a letter from Nevada Division of Environmental Protection to the Health District certifying their approval of the final map.
- i. The final map application packet must include a letter from Division of Water Resources certifying their approval of the final map.
- j. All grading and development activities must be in compliance with the DBOH Regulations Governing the Prevention of Vector-Borne Diseases.
- k. Pursuant to NAC 278.360 of the State of Nevada Regulations Governing Review of plans for Subdivision, Condominiums, and Planned Unit Developments, the development of the subdivision must be carried on in a manner which will minimize water pollution.
  - 1. Construction plans shall clearly show how the subdivision will comply with NAC 278.360.
- l. Prior to approval of the final map, the applicant must submit to the Health District the final map fee.

END





# Washoe County Citizen Advisory Boards CAB Member Worksheet

Citizen Advisory Board: Sun Valley  
Meeting Date (if applicable): 0  
Topic or Project Name (include Case No. if applicable): Ladera Ranch  
Phase 2 to WTM20-001

Washoe County Planner Chris Bronczyk

Please check the appropriate box:  
My comments  were (or)  were not discussed during the meeting.

Identified issues and concerns:  
Traffic issues - Pg 25 of proposal mentions  
traffic crash review - largest amount at Sun  
Valley Blvd and 7th Street on Golden Valley Road  
29 W 11.

This, once again, points to problems with developing  
traffic on Sun Valley Blvd. Until problems are  
resolved, we need no further development.

Suggested alternatives and/or recommendations:  
Suggest RTC review and amend their traffic  
projections for the coming years - the increase  
in traffic between Sun Valley, Pyramid Hwy  
Sports Blvd will be increasing. I see comments  
in WCC meeting of 4/28/20 with drivers already  
being delayed and increasing the level of service  
and no future plans for developing better  
roads. Recommendation - No.

Name CAROL BURNS Date: 4/29/20  
(Please Print)

Signature: Carol Burns

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

If you would like this worksheet forwarded to your Commissioner, please include his/her name.  
Commissioner's Name: \_\_\_\_\_

Use additional pages, if necessary.

Please mail, fax or email completed worksheets to: Washoe County Manager's Office  
Attention: CAB Program Coordinator  
Post Office Box 11130, Reno, NV 89520-0027  
Fax: 775.328.2491  
Email: [cab@washoecounty.us](mailto:cab@washoecounty.us)



# Washoe County Citizen Advisory Boards CAB Member Worksheet

Citizen Advisory Board: Sun Valley  
 Meeting Date (if applicable):     
 Topic or Project Name (include Case No. if applicable): Variance case # WPVAR 20-0002 Sabera Ranch  
 Washoe County Planner Chris Bronczyk 528-3612

Please check the appropriate box:  
 My comments  were (or)  were not discussed during the meeting.

Identified issues and concerns:  
request to exceed more than 10' height difference.

Suggested alternatives and/or recommendations:  
I did not see reason for exceeding any established heights on this project.  
I was unable to contact Mr Bronczyk to discuss this proposal.  
Recommendation: No

Name CAROL BURNS Date: 4/29/20  
 (Please Print)  
 Signature: Carol Burns

This worksheet may be used as a tool to help you take notes during the public testimony and discussion on this topic/project. Your comments during the meeting will become part of the public record through the minutes and the CAB action memorandum. Your comments, and comments from other CAB members, will and shall not collectively constitute a position of the CAB as a whole.  
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 Email: [cab@washoecounty.us](mailto:cab@washoecounty.us)

Revised December 2016



# Washoe County Citizen Advisory Boards CAB Member Worksheet

Citizen Advisory Board: Sun Valley  
Meeting Date (if applicable): 0  
Topic or Project Name (include Case No. if applicable): Tentative Parcel Map # WTPM20-2004  
Washoe County Planner Dan Cahalane

Please check the appropriate box:

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

Identified issues and concerns:

None

Suggested alternatives and/or recommendations:

Recommend approval

Name CAROL BURNS Date: 7/29/20  
(Please Print)

Signature: Carol Burns

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

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

Commissioner's Name: \_\_\_\_\_

Use additional pages, if necessary.

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Attention: CAB Program Coordinator  
Post Office Box 11130, Reno, NV 89520-0027  
Fax: 775.328.2491  
Email: [cab@washoecounty.us](mailto:cab@washoecounty.us)

Revised December 2016



# Washoe County Citizen Advisory Boards CAB Member Worksheet

Citizen Advisory Board: Sun Valley  
Meeting Date (if applicable): \_\_\_\_\_  
Topic or Project Name (include Case No. if applicable): \_\_\_\_\_  
Harmony Mesa WTM20-002  
Washoe County Planner Roger Pelham

Please check the appropriate box:

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

Identified issues and concerns:

none

Suggested alternatives and/or recommendations:

Recommend approval.

Name CAROL BURNS  
(Please Print)

Date: 4/29/20

Signature: Carol Burns

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

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

Commissioner's Name: \_\_\_\_\_

Use additional pages, if necessary.

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Fax: 775.328.2491  
Email: [cab@washoecounty.us](mailto:cab@washoecounty.us)



# Washoe County Citizen Advisory Boards CAB Member Worksheet

Citizen Advisory Board: Sun Valley  
 Meeting Date (if applicable): 0  
 Topic or Project Name (include Case No. if applicable): Special use permit #WSUP20-0008 (5Ridges)  
 Washoe County Planner: Julie Olander

Please check the appropriate box:

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

Identified issues and concerns:

Noted emergency access road from Five Ridges development.  
This is to be a gated road only accessible by Sun Valley GID and Truckee Meadows Fire Dept.

Suggested alternatives and/or recommendations:

Emergency only not an access road  
Recommend - approval

Name: CAROL BURNS Date: 4/29/20  
 (Please Print)

Signature: Carol Burns

This worksheet may be used as a tool to help you take notes during the public testimony and discussion on this topic/project. Your comments during the meeting will become part of the public record through the minutes and the CAB action memorandum. Your comments, and comments from other CAB members, will and shall not collectively constitute a position of the CAB as a whole.  
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 Email: [cab@washoecounty.us](mailto:cab@washoecounty.us)

Revised December 2016



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

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

---

**TO:** Chris Bronczyk, Planner

**FROM:** Sophia Kirschenman, Park Planner

**DATE:** June 17, 2020

**SUBJECT:** Tentative Subdivision Map Case Number WTM20-001 (Ladera Ranch Phase 2-6)

---



I have reviewed WTM20-001 on behalf of the Washoe County Regional Parks and Open Space Program (Parks Program) and prepared the following comments:

If approved, this permit would allow for the construction a 294-lot single-family residential, common open space subdivision that would serve as Phases 2-6 of the existing Ladera Ranch Subdivision. The proposal includes ±384,740 cubic yards of excavation and ±36,980 cubic yards of fill. The subject site is adjacent to Washoe County’s Red Hill Open Space area that was donated to the county as part of Ladera Ranch Phase 1. Washoe County adopted the Red Hill Master Plan in 2012 and it identifies a number of existing and proposed trails on the Washoe County property and the adjacent Ladera Ranch properties, along with site characteristics and restoration goals. The applicant has been working with the Parks Program to develop the proposed trail plan for Ladera Ranch Phases 2-6 and the Parks Program appreciates their collaboration on the proposal.

A number of existing social trails as well as some populations of Altered Andesite Buckwheat, a rare and sensitive plant species, characterize the subject site. Altered Andesite Buckwheat is listed on the Nevada Natural Heritage Program’s Sensitive List and is identified as a species of concern with the US Fish and Wildlife Service. This plant species was identified in the project area in 2011, as shown in the Red Hill Master Plan. Buckwheats provide nectar for various pollinators, including butterflies, bees, and other insects, and their seeds are a nutritious food source for birds and ground-dwelling insects. The application indicates that the applicant may harvest the seed of Altered Andesite Buckwheat disturbed or removed as a result of project activities and that they will provide the harvested seed to the Parks Program for offsite restoration efforts. While the Parks Program will certainly support the applicant’s restoration efforts by providing expertise and input, where appropriate, we are not in a position to fulfill project restoration requirements.

Given the considerations identified above, the Parks Program offers the following conditions of approval:



**INTEGRITY**



**EFFECTIVE COMMUNICATION**



**QUALITY PUBLIC SERVICE**

WWW.WASHOECOUNTY.US

Memo to: Chris Bronczyk  
Subject: WTM20-001  
Date: June 17, 2020  
Page: 2

1. The final trail plan shall be in substantial conformance with the trail plan submitted as part of this application. All trails shall be built in conformance with Washoe County Green Book standards.
2. A public trail easement shall be granted to Washoe County over all trails within the project area.
3. All earthen material imported as part of this project is required to be “certified weed free” in order to prevent the spread of noxious weeds within the county.
4. Washoe County Open Space and Natural Resource Management Plan Biodiversity Support Policy 2.1.5 states: *Acquire and restore critical areas with particular attention to habitat for Altered Andesite Buckwheat*. As consistent with this policy and with Washoe County Master Plan Conservation Element Policy C.5.3, a revegetation plan, prepared by a biologist or other qualified professional, shall be submitted prior to the issuance of building permits to address soils and plants to restore project-related ground disturbance. It will include, at a minimum, appropriate revegetation options, native seed mixes, goals/criteria for establishing success, and monitoring provisions. The plan shall also address guidelines and recommendations for transplanting and/or harvesting the seeds from the Altered Andesite Buckwheat that will be disturbed as a result of project activities for restoration elsewhere on the subject site. As part of the development of this plan, the applicant shall consult with the Nevada Division of Forestry (NDF) and shall incorporate their recommendations. A potential NDF contact is Anna Higgins at [AHiggins@forestry.nv.gov](mailto:AHiggins@forestry.nv.gov). The plan shall also be developed in coordination with Washoe County Regional Parks and Open Space and/or the Washoe Storey Conservation District.



# WASHOE COUNTY

## COMMUNITY SERVICES DEPARTMENT

### Engineering and Capital Projects

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

Date: May 04, 2020

To: Chris Bronczyk, Planner

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

Re: **WTM20-0001** Ladera Ranch Subdivision (294 Lots)

### GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The proposed project consists of a 294 lot subdivision and is located on approximately 266 acres on the south side of the existing Ladera Ranch Subdivision. The Engineering Division recommends approval subject to the following comments and conditions of approval, which supplement applicable County Code and are based upon our review of the site and the tentative map application prepared by Summit Engineering and KLS Planning & Design Group. The Engineering Division shall determine compliance with the following conditions of approval.

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

### Washoe County Engineering Division – Land Development

1. The following conditions are requirements of the Washoe County Engineering Division, Land Development Program, which shall be responsible for determining compliance with these conditions.  
**Contact Name:** Leo Vesely, P.E. (775) 328-2041
  - a. Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations, and policies in effect at the time of submittal of the tentative map or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the final map.
  - b. Prior to acceptance of public improvements and release of any financial assurances, the developer shall furnish to the Engineering Division a complete set of reproducible as-built construction drawings in an acceptable digital format prepared by a civil engineer licensed in the State of Nevada.
  - c. A complete set of construction improvement drawings, including an onsite grading plan, shall be submitted to the County Engineer for approval prior to finalization of any portion of the tentative map. Grading shall comply with best management practices (BMPs) and shall include detailed plans for grading and drainage on each lot, erosion control (including BMP locations and installation details), slope stabilization and mosquito abatement. Placement or disposal of any excavated material shall be indicated on the grading plan.



INTEGRITY



EFFECTIVE COMMUNICATION



QUALITY PUBLIC SERVICE



Subject: **Ladera Ranch Subdivision Phase 2-6 WTM20-0001** (294 Lots)  
Date: May 04, 2020  
Page: 2

- d. A note on the final map shall indicate that all drainage facilities shall be privately maintained and perpetually funded by the home owners association. The maintenance of the drainage facilities shall also be addressed in the home owner's association documents to the satisfaction of the District Attorney's Office.
- e. Any existing easements or utilities that conflict with the development shall be relocated, quitclaimed, and/or abandoned, as appropriate.
- f. Any easement documents recorded for the project shall include an exhibit map that shows the location and limits of the easement in relationship to the project.
- g. Appropriate easements shall be granted for any existing or new utilities, with each affected final map. This includes, but is not limited, to electrical lines, water lines, and drainage maintenance access.
- h. A 10 foot Public Utilities Easement and a 10 foot easement for traffic control signage, plowed snow storage and sidewalks shall be granted adjacent to all street rights-of-way.
- i. A design level geotechnical investigation with fault study shall be provided with the submittal of each final map.
- j. All cut slopes, fill slopes, and berms shall be setback from parcel lines and access easements in accordance with Washoe County Code Article 438.
- k. Prior to recordation of the affected final map, an ASTM E1527-13 Phase I Environmental Site Assessment shall be submitted for all parcels or right-of-way dedicated to Washoe County.
- l. A home owners association shall be created or annexed in to with the first final map for the purpose of maintaining all common areas and drainage facilities.

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

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

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

- a. The conditional approval of this tentative map shall not be construed as final approval of the drainage facilities shown on the tentative map. Final approval of the drainage facilities will occur during the final map review and will be based upon the final hydrology report.
- b. Prior to finalization of the first final map, a master hydrology/hydraulic report and a master storm drainage plan shall be submitted to the County Engineer for approval.
- c. Prior to finalization of any portion of the tentative map, a final, detailed hydrology/hydraulic report for that unit shall be submitted to the County Engineer. All storm drainage improvements necessary to serve the project shall be designed and constructed to County standards and specifications and/or financial assurances in an appropriate form and amount shall be provided.
- d. Any increase in stormwater runoff flow rate resulting from the development and based on the 5 year and 100 storm(s) shall be detained onsite.
- e. The following note shall be added to each final map; "All properties, regardless if they are located within or outside of a FEMA Special Flood Hazard Area, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not

Subject: **Ladera Ranch Subdivision Phase 2-6 WTM20-0001** (294 Lots)  
Date: May 04, 2020  
Page: 3

perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties.”

- f. Standard reinforced concrete headwalls or other approved alternatives shall be placed on the inlet and outlet of all drainage structures, and rock riprap shall be used to prevent erosion at the inlets and outlets of all culverts.
- g. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage leaving the site.
- h. The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklist and Inspection Fee shall be submitted with each final map.
- i. 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 home owners association. The maintenance and funding of private drainage facilities shall also be addressed in the home owner’s association documents to the satisfaction of the District Attorney’s Office.
- j. 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.
- k. All slopes steeper than 3:1 shall be mechanically stabilized to control erosion. As an alternative to riprap, an engineered solution (geofabric, etc.) may be acceptable.
- l. Maintenance access and drainage easements shall be provided for all existing and proposed drainage facilities. All drainage facilities located within Common Area shall be constructed with an adjoining minimum 12’ wide gravel access road. Maintenance access road shall be provided to the bottom of proposed detention basins as well as over County owned and maintained storm drainage facilities.
- m. Drainage easements shall be provided for all storm runoff that crosses more than one lot.
- n. 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.
- o. Prior to the finalization of the first final map, an operation and maintenance plan for the maintenance of the project’s detention basin and drainage facilities shall be developed in accordance with the Washoe County Code Article 421. The Operation and Maintenance Plan shall be incorporated into the project CC&R’s to the satisfaction of the County Engineer and District Attorney’s Office.
- p. Offsite drainage and common area drainage, draining onto residential lots shall be perpetuated around the residential lots and drainage facilities capable of passing a 100-year storm, shall be constructed with the subdivision improvements to perpetuate the storm water runoff to improved or natural drainage facilities. The maintenance of these drainage facilities shall be addressed in the home owner’s association documents to the satisfaction of the County Engineer and the District Attorney’s Office.

Subject: **Ladera Ranch Subdivision Phase 2-6 WTM20-0001** (294 Lots)  
Date: May 04, 2020  
Page: 4

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

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

**Contact Information:** Leo Vesely, P.E (775) 328-2041 or Mitchell Fink (775) 328-2050

- a. All roadway improvements necessary to serve the project shall be designed and constructed to County standards and specifications and/or financial assurances in an appropriate form and amount shall be provided.
- b. Street names shall be reviewed and approved by the Regional Street Naming Coordinator.
- c. For any utilities placed in existing County streets, the streets shall be repaired to the satisfaction of the County Engineer. At a minimum, this will require full depth removal and replacement of asphalt for half the street width, or replacement of non-woven pavement reinforcing fabric with a 2" asphalt overlay for half the street width. Type II slurry seal is required for the entire street width with either option. Full width street improvements may be required if the proposed utility location is too close to the centerline of the existing street.
- d. Streetlights shall be constructed to Washoe County standards at locations to be determined at the final design stage.
- e. Appropriate transitions shall be provided between the existing and proposed improvements at all proposed street connections. This may include removal and replacement of existing pavement.
- f. All roadways shall be constructed with a minimum of 4 inches of hotmix asphalt meeting the requirements of Washoe County.
- g. Sidewalks shall be constructed on both sides of the all streets and shall meet ADA requirements.
- h. A 20 foot minimum setback is required between the back of the sidewalk and the front of the garage.
- i. 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.
- j. The subdivision streets will be evaluated by Washoe County to determine if traffic calming is warranted. The spacing and type of traffic calming devices shall be determined at the time of final design.

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

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

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

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



Chris Bronzyck, Planner  
Washoe County – Community Services Department  
1001 E. Ninth St  
Reno, NV 89512  
775.328.3622

Re: WTM20-001 – Conditions of Approval

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

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

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

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

### **Fire Apparatus Access Roads**

1. Fire apparatus access roads shall be in accordance with *International Fire Code* Appendix D and all other applicable requirements of the IFC. (IFC 503.1 / D101.1)
2. Approved fire apparatus access roads shall be required for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access roads shall comply with the requirements of IFC Section 503 and Appendix D and shall extend to within 150 feet of all portions of the facility and all portions of the *exterior walls* of the first story of the building as measured by an *approved* route (as the hose lays around obstructions) around the exterior of the building or facility. (IFC 503.1.1)
3. Fire apparatus access roads shall have an all-weather surface and be capable of supporting the weight of TMFPD apparatus (80,000 pounds). (IFC 503.2.3 / D102.1)
4. Fire apparatus access roads shall have a minimum width of 20 feet (with no parking), 26 feet (one side parking), and 32 feet (parking on both sides), exclusive of shoulders, and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1 / D103.6.1 / D103.6.2)



5. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1). (IFC D103.1)
6. Fire apparatus access roads less than the width required for parking on both sides shall be marked and/or signed in accordance with Section 503.3 and Appendix D103.6 to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. (IFC 503.3 / D103.6)
7. Fire apparatus access roads shall not exceed 10 percent in grade. Angles of approach and angles of departure must not exceed 6 percent for 25 feet before or after the grade change. (IFC D103.2 / 503.2.8)
8. Fire apparatus access roads shall have a minimum inside turning radius of 28 feet, and a minimum outside turning radius of 52 feet. (IFC D103.3)
9. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. (IFC D103.4)
10. Developments of one- or two-family *dwelling*s where the number of *dwelling units* exceeds 30 shall be provided with two separate and *approved* fire apparatus access roads. (IFC D107.1)

## Fire Protection Water Supplies

1. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. (IFC 507.1)
2. The number of fire hydrants available to a building shall be not less than the minimum specified in Table C102.1. (IFC C102.1)
3. Fire hydrant systems shall comply with Washoe County Standard Detail W-23 and IFC Sections 507.5.1 through 507.5.6. (IFC 507.5 / Washoe County Code)
4. Fire hydrants must be spaced at a maximum separation of 500 feet along the required apparatus access lane in residential areas and 1,000 feet where not required for structures to provide for transportation hazards. Hydrant spacing may be increased by 125 feet if all structures within the development are provided with fire sprinkler protection. There is no allowable increase for hydrants installed for transportation hazards. (IFC Table C102.1)
5. In developments with R-3 occupancies, where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 600 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. (IFC 507.5.1)



6. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. (IFC 507.5.4)
7. A 3-foot minimum clear space shall be maintained around the circumference of fire hydrants, as measured from the furthest edge of a fire hydrant in any direction. (IFC 507.5.5)
8. Fire hydrants shall not be located within six feet of a driveway, power pole, or light standard. (IFC 507.5.6)
9. Fire hydrants shall be located adjacent to apparatus access lanes and a minimum of four feet and a maximum of seven feet from back of curb. Provide a detail on the plans. (IFC 507.5.6)
10. Fire hydrants shall have a concrete pad around the base in accordance with Washoe County Standard Detail W-23.

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

1. All parcels located in other than a Low Hazard WUI Rating shall comply with all provisions of the IWUI as adopted and amended by TMFPD and Washoe County Building.
2. The IWUI Fire Hazard designation for your project is available on the provided Washoe Regional Mapping System link. (<https://gis.washoecounty.us/wrms/firehazard>). After you have found your property using the address search feature, the color of the background area will indicate your wildland fire risk.
3. When you have determined your Fire Risk Rating use the link provided, to determine the *IWUIC* construction and defensible space requirements. ([https://www.washoecounty.us/building/Files/Files/2012%20WUI%20CODE%20GUIDE\\_rev%2011-25-13.pdf](https://www.washoecounty.us/building/Files/Files/2012%20WUI%20CODE%20GUIDE_rev%2011-25-13.pdf)).





**From:** [Rodela, Brett A](#)  
**To:** [Bronczyk, Christopher](#)  
**Cc:** [Boster, Mike](#)  
**Subject:** WTM20-001 (Ladera Ranch Phase 2-6)  
**Date:** Monday, May 04, 2020 9:59:14 AM

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

Hello, Mr. Bronczyk,

Ladera Ranch Phase 2-6 proposing 294 single family units will impact Washoe County School District schools. The project is currently zoned for Alice Smith Elementary, O'Brien Middle, and North Valleys High Schools. Washoe County School District staff is going to be recommending to the WCSO Zoning Advisory Committee come fall that this development be rezoned for Bennett Elementary, Desert Skies Middle, and New Hug High (at Wildcreek, opening Fall of 2022) Schools. The project is calculated to generate 62 elementary school students, 30 middle school students, and 28 high school students.

The following table lays out current and projected enrollment capacities for all six schools indicated above.

School	Current Enrollment	2024/25 Enrollment	2029/30 Enrollment
Alice Smith ES	107%	102%	105%
O'Brien MS	80%	86%	93%
North Valleys HS	96%	104%	120%
Bennett ES	59%	59%	59%
Desert Skies MS	74%	64%	64%
New Hug High School	-	88%	83%

For further questions and/or comments pertaining to Ladera Ranch Phases 2-6's impacts on schools, please contact us at your convenience.

***Brett A. Rodela***

GIS Analyst

Washoe County School District

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



**From:** [Chris Melton](#)  
**To:** [Bronczyk, Christopher](#)  
**Subject:** WTM20-001 Ladera Ranch Phase 2-6 Comments  
**Date:** Monday, March 02, 2020 9:29:04 AM

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Chris,

WTM20-001 (Ladera Ranch Phase 2-6) is in Sun Valley General Improvement District service area. Sun Valley General Improvement District will be the Water and Waste Water provider, and will be subject to Sun Valley General Improvement District Water and Waste Water Facility fee's as well as Water Right Dedication for the proposed development. Please let me know if you have any additional questions regarding this item.

Thank you,

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

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STEVE SISOLAK  
Governor

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

KRISTINA L. SWALLOW, P.E., *Director*

May 4, 2020

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

RE: Tentative Subdivision Map Case Number WTM20-001 (Ladera Ranch Phase 2-6)

Dear Mr. Bronczyk,

Nevada Department of Transportation (NDOT) staff has reviewed the following application and provided comments accordingly:

**Tentative Subdivision Map Case Number WTM20-001 (Ladera Ranch Phase 2-6) –**

For possible action, hearing, and discussion to approve a 294-lot subdivision that will serve as Phase 2-6 of the existing Ladera Ranch Subdivision. The proposed subdivision also includes 429,273 cubic yards of grading, with up to 35,986 cubic yards of export.


**NDOT comments:**

1. While the subject project is not directly adjacent to NDOT right of way, the traffic impact study shows that the project will have an impact on US-395 and Sun Valley Blvd.
  - a. US-395 is a State maintained roadway that is functionally classified as an “other freeway”.
  - b. Sun Valley Blvd is a State maintained roadway that is officially designated as State Route 443 (SR-443) and functionally classified as an urban minor arterial.
2. NDOT staff performed a preliminary review of the traffic impact study that was submitted as part of this tentative map application. Based upon the number of trips generated by this project, affecting NDOT right of way, it is requested that the applicant formally submit a traffic study to NDOT for review and approval. The traffic impact study shall meet the requirements defined in “Appendix A” of the NDOT Terms and Conditions Related to Right-of-Way Occupancy Permits (2018 Edition).

3. NDOT along with Washoe County, the Regional Transportation Commission, and the City of Reno should continue to monitor and consider future improvements at the intersections impacted by this project.
4. NDOT will require an occupancy permit for any work performed within the State's right of way. Please contact the NDOT District II Permits Office at (775) 834-8330 for more information relating to obtaining occupancy permits.

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

Sincerely,

DocuSigned by:  


F9FB080A68BF478...  
Tara Smaltz, PE  
Engineering Services Manager  
NDOT District II

TMS:alw

Cc: Rebecca Kapuler – RTC Washoe  
Julie Masterpool, PE – RTC Washoe  
Sondra Rosenberg, PTP – NDOT Assistant Director of Planning  
Mike Fuess, PE, PTOE – NDOT District Engineer  
Denise Inda, PE, PTOE – NDOT Traffic Operations  
Alex Wolfson, PE – NDOT Traffic Engineering  
Marlene Revera – NDOT Administration  
File



**REGIONAL TRANSPORTATION COMMISSION**

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

Metropolitan Planning Organization of Washoe County, Nevada

April 27, 2020

FR: Chrono/PL 181-20

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

RE: WTM20-001 (Ladera Ranch Phase 2-6)

Dear Mr. Bronczyk,

The Regional Transportation Commission (RTC) has reviewed this request to approve a 294-lot subdivision that will serve as Phase 2-6 of the existing Ladera Ranch Subdivision. The proposed subdivision also includes 429,273 cubic yards of grading, with up to 35,986 cubic yards of export.

The Regional Transportation Plan (RTP) identifies 7<sup>th</sup> Avenue as an arterial with low-access control. To maintain arterial capacity, the following RTP access management standards need to be adhered to:

<b>Access Management Standards-Arterials<sup>1</sup> and Collectors</b>							
Access Management Class	Posted Speeds	Signals Per Mile and Spacing <sup>2</sup>	Median Type	Left From Major Street? (Spacing from signal)	Left From Minor Street or Driveway?	Right Decel Lanes at Driveways?	Driveway Spacing <sup>3</sup>
Low Access Control	35-40 mph	5 or less Minimum spacing 900 feet	Raised or painted w/turn pockets or undivided w/painted turn pockets or two-way, left-turn lane	Yes 350 ft. minimum	Yes	No	150 ft./200 ft.

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

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

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

The policy Level of Service (LOS) standard for 7th Avenue is LOS D. Policy LOS for intersections shall be designed to provide a level of service consistent with maintaining the policy level of service of the intersecting corridor. This project should be required to meet all the conditions necessary to complete road improvements to maintain policy LOS standards.

The Traffic Impact Study prepared by Solaegui Engineers and dated November 7, 2019 identifies the following intersections will operate below Policy LOS:

Golden Valley Road/Estates Road Intersection – In the 2040 base plus project scenario, the southbound left turn movement will operation in LOS F in the AM and PM peak hours. While the traffic signal warrant is not met, it was recommended the developer contribute to future capacity improvements through the payment of regional road impact fees. Currently, use of impact fees are limited to the intersection of two regional roadways. Since Estates Road is not designated as a regional road, impact fees may not be used for future improvements to this intersection.

Golden Valley Road/US-395 Northbound Ramp Intersection – While the existing northbound left turn-through movement operates at a LOS F during the AM and PM peak hours, traffic signal warrants are not currently met for the existing or existing plus project scenarios. Future 2030 and 2040 scenarios appear to meet signal warrants. Consideration for future improvements and/or a signal will be monitored by NDOT and RTC for inclusion in a future US 395 freeway or intersection projects.

Golden Valley Road/US-395 Southbound Ramp Intersection – While the existing southbound left turn-through movement operates at a LOS F during the AM and PM peak hours, traffic signal warrants are not currently met for the existing or existing plus project scenarios. Future 2030 and 2040 scenarios appear to meet signal warrants. Consideration for future improvements and/or a signal will be monitored by NDOT and RTC for inclusions in future US 395 freeway or intersection projects.

RIDE Route 5 will be serving this project once Desert Skies Middle School is open. The applicant should contact Tina Wu, RTC Senior Planner, to discuss potential transit improvements once site plan is available at 775-335-1908 or [twu@rtcwashoe.com](mailto:twu@rtcwashoe.com).

It is recommended that this development be required to provide incentives through the Smart Trips to Work program to include a 10-space Park and Ride located at the front of the development. This is a way to promote alternative transportation to the residents and it's beneficial to help reduce air pollution, traffic congestion, and provide the residents with incentives. For information on the Smart Trips to Work program, please contact Scott Miklos, Trip Reduction Analyst at 775-335-1920 or email him at [smiklos@rtcwashoe.com](mailto:smiklos@rtcwashoe.com).

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



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

Sincerely,



Rebecca Kapuler  
Senior Planner

Tara Smaltz, NDOT District 2  
Hong Hong, NDOT Traffic Operations  
Mark Maloney, Regional Transportation Commission  
Julie Masterpool, Regional Transportation Commission  
Tina Wu, Regional Transportation Commission  
Scott Miklos, Regional Transportation Commission  
Brian Stewart, Regional Transportation Commission  
Roger Pelham, Washoe County Community Services Department

/Ladera Ranch Phase 2-6



## Washoe-Storey Conservation District

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

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

March 3, 2020

Washoe County Community Services Department

C/O Chris Bronczyk, Planner

1001 E Ninth Street, Bldg A

Reno, NV 89512

R: WTM20-001 (Ladera Ranch Phase 2-6)

Dear Chris,

In reviewing the tentative map for a 294 lot subdivision, the Conservation District has the following comments.

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

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

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

The construction of the detention basin shall have a 2 feet wide 3 foot deep infiltration trench the length of the basin. In addition construct a 2 feet deep by three foot wide low flow channel from the inlet to the outlet pipe to convey nuisance water flow.

The proposed ditches shall have 4-6 inch rock in the flow line to minimize the sediment flow downstream.

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

Sincerely,

Tyler-Shaffer



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

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

March 5, 2020

TO: Chris Bronczyk, Planner, CSD, Planning & Development Division  
FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD  
SUBJECT: Tentative Subdivision Map Case Number WTM20-001 (Ladera Ranch Phase 2-6)

**Project description:**

The applicant is proposing to approve a 294-lot subdivision that will serve as Phase 2-6 of the existing Ladera Ranch Subdivision.

The property is located ½ mile west of Sun Valley Boulevard on Seventh Avenue, Assessor's Parcel Numbers: 502-700-01; 502-700-03; 502-700-06; 502-700-07; 502-250-32.

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

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

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

May 10, 2020

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

RE: Ladera Ranch Phase 2-6; 502-700-01, et al  
Tentative Subdivision Map; WTM20-001

Dear Mr. Bronczyk:

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

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

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

1. Prior to any final grading or other civil site improvements, a complete water system plan and Water Project submittal for the referenced proposal must be submitted to Health District. The plan must show that the water system will conform to the State of Nevada Design, Construction, Operation and Maintenance Regulations for Public Water Systems, NAC Chapter 445A, and the State of Nevada Regulations Governing Review of Plans for Subdivisions, Condominiums, and Planned Unit Developments, NAC 278.400 and 278.410.
  - a. The application for a Water Project shall conform to the requirements of NAC 445A.66695.
  - b. Two copies of complete construction plans are required for review. All plans must include an overall site plan, additional phases that will eventually be built to indicate that the water system will be looped, all proposed final grading, utilities, and improvements for the proposed application.
2. Mass grading may proceed after approval of the Tentative Map and after a favorable review by this Health District of a grading permit application.
  - a. The final map submittal shall include a Truckee Meadows Water Authority annexation and discovery with the mass grading permit.
3. Improvement plans for the water system may be constructed prior to final map submittal only after Water Project approval by this Health District.
  - a. For improvement plans approved prior to final map submittal, the Developer shall provide certification by the Professional Engineer of record that the improvement plans were not altered subsequent to final map submittal.



- b. Any changes to previously approved improvement plans made prior to final map submittal shall be resubmitted to this Health District for approval per NAC 278.290 and NAC 445A.66715.

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

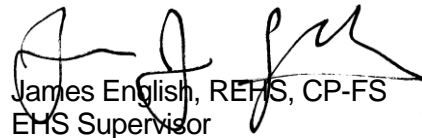
1. Construction plans for the development must be submitted to this Health District for approval. The construction drawings must conform to the State of Nevada Regulations Concerning Review of Plans for Subdivisions, Condominiums and Planned Unit Developments, and any applicable requirements of this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

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

May 10, 2020  
Ladera Ranch Phase 2-6; 502-700-01 et al  
Tentative Subdivision Map; WTM20-001  
Page 4

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

Sincerely,

A handwritten signature in black ink, appearing to read 'James English', written over the printed name.

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

JE:wr





February 18, 2020  
Job No. 04108.00S

**Mr. Chris Melton**  
**Public Works Director**  
Sun Valley General Improvement District  
5000 Sun Valley Boulevard  
Sun Valley, NV 89433

**RE: Ladera Development-399 Total Units**  
**Wastewater Collection/Interceptor System Capacity**

Dear Chris,

Pursuant with Sun Valley General Improvement District's (SVGID) request, Shaw Engineering has reviewed the capacity of the SVGID collection/interceptor system to receive wastewater flows from the Ladera Development. This latest review was the result of the Development's proposed increase in lot count from 356 to 399.

Shaw Engineering's opinion is that the existing collection/interceptor system beginning at the proposed point of connection at 6<sup>th</sup>/Chocolate can accommodate the increase in flows without any upgrades being required. This updated evaluation and opinion is based upon information contained in the 2011 Wastewater Collection System Master Plan Update as well as the most recent system modeling performed for the newly constructed Middle School.

If there are any questions please call me.

Sincerely,  
**SHAW ENGINEERING**

  
Paul J. Winkelman, P.E.

20 Vine Street  
Reno, Nevada  
89503

Telephone:  
775.  
329.5559

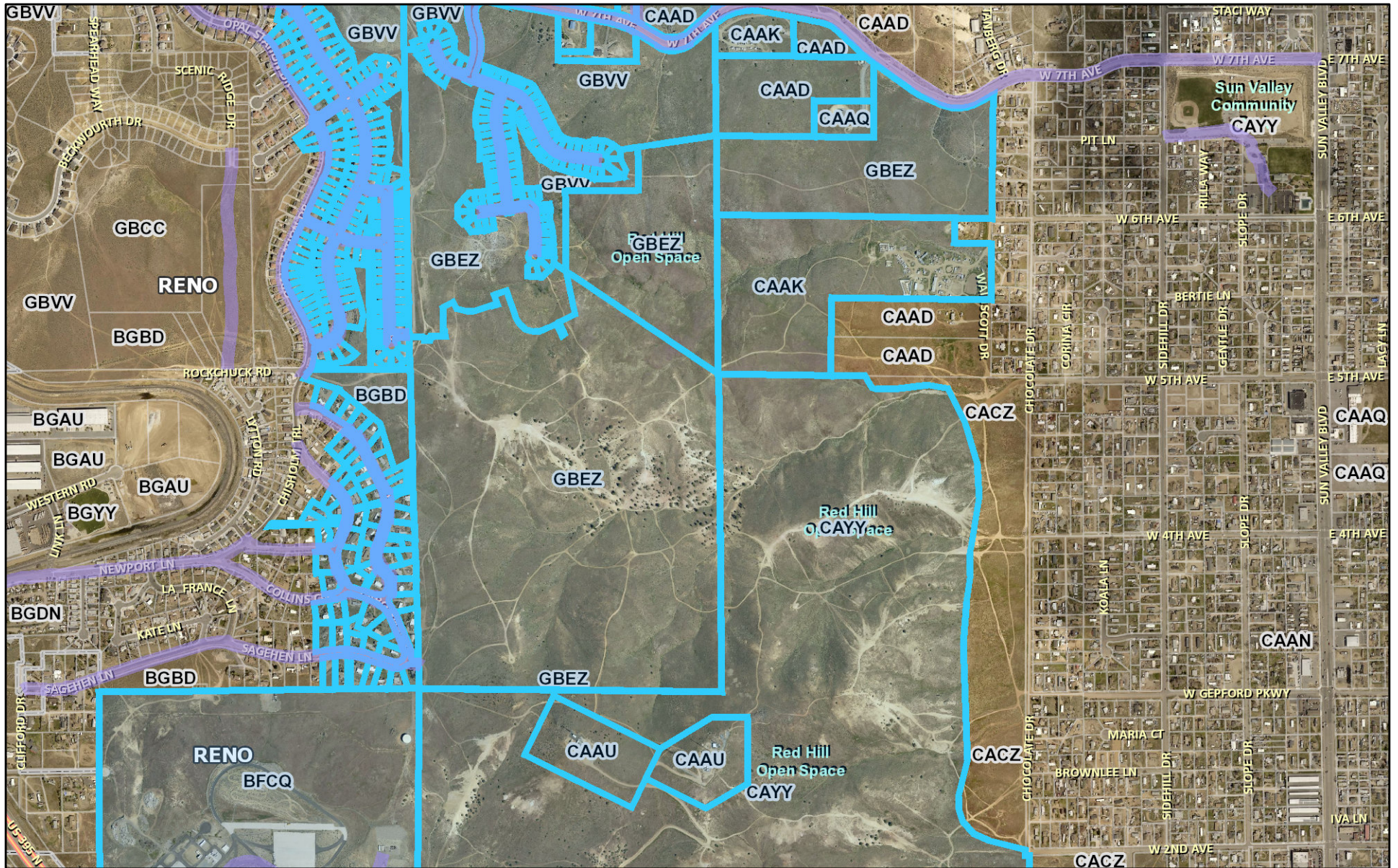
Facsimile:  
775.  
329.5406

www.  
shawengineering  
.com

**WTM20-001 & WPVAR20-0002**  
**EXHIBIT M**



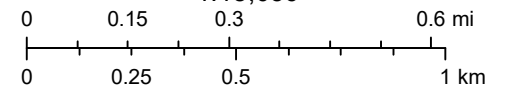
# Ladera Ranch Phase 2-6 Noticing Map



February 19, 2020

NBHD

1:18,056



Washoe County  
Washoe County GIS

**WTM20-001 & WPVAR20-0002**  
**EXHIBIT N**

This information for illustrative purposes only. Not to be used for boundary resolution or location and not intended to be used for measurement, calculation, or delineation.

Washoe County Technology Services - Regional Services Division, 1001 E. 9th St, Building C-200, Reno, NV 89512 www.washoecounty.us/gis (775) 328-2345



## Ladera Ranch - Phase II

Application to Washoe County for a:

### ***Tentative Subdivision Map and Variance***

**Prepared by:**



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



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

**Prepared for:**

Will Roberts  
*VP of Land Acquisition & Development*  
**LANSING COMPANIES – RENO, NV**  
5190 Neil Road, Suite 420  
Reno, NV 89502  
C: (702) 305-8638  
Email: [wroberts@lansingcompanies.com](mailto:wroberts@lansingcompanies.com)



**April 15, 2020**

## **Table of Contents**

Project Request .....	1
Property Location .....	1
Project Description .....	1
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## **Appendix A - Application Materials**

WC Development Application  
Property Owner Affidavit  
Tentative Map Application with Supplemental Information  
Directors Modification Application  
Variance Application  
Tentative Map Exhibits (Developable Area Map, Slope Map, Viewshed Maps, and Trail Maps)  
WC Application Fee Sheet  
WC Treasurer Certificate (Payment Records)  
WC Assessors Map  
Preliminary Title Report

## **Appendix B – Reports, Studies & Plans**

Traffic Impact Study  
Preliminary Hydrology Report  
Preliminary Sewer Report  
Geotechnical Investigation  
Water Capacity Study

### ***Plan Set (32 sheets)***

T1 - Title Sheet  
S0 to S6 - Preliminary Site Plan  
G0 to G6 - Preliminary Grading Plan  
C1 - Cut & Fill Map  
U1 to U6 - Preliminary Utility Plan  
EC1 to EC3 - Preliminary Erosion Control Plan  
HY1 to HY4 - Preliminary Hydrology Plan  
X1 to X2 - Cross Sections  
L1 - Preliminary Landscape Plan & Tree Protection Plan

**Project Request** - This application includes the following request:

- A request for a Tentative Subdivision Map to allow development of 294 single family lots as a Common Open Space Development project on a 266-acre site known as Ladera Ranch –Phase II single family project.

### **Property Location**

The site is located along and adjacent to Golden Valley Road and will be accessed from Dream Catcher Lane with several planned street connection to Dream Catcher. This is located on five parcels that total 266 acres for the site.

### **Project Description**

Ladera Ranch is a common open space development which promotes the concept of clustering lots to the usable area and providing more open space in exchange for clustering of lots. In this case, 1/4<sup>th</sup> of the site is open space used primarily for the buffering areas. The 3/4<sup>ths</sup> majority of the site is development area to includes homes, yards, and streets for access.

### **Zoning Standards**

Density: There are 4 zoning Districts on the site that lead to the following allowed density summary:

MDS = 69 acres x 3 du per acre = 205 lots proposed

LDS = 68 acres x 1 du per acre = 65 lots proposed

HDR = 61 acres x 1 du per 2.5 acres = 24 lots proposed

Opens Space = 68 acres and no lots

Zoning allows a total of 294 lots with the blended zoning designations.

Gross Density = 294 lots on 266 acres = 1.10 du per acre proposed

Following is the minimum lot size program designed for this community:

Minimum lot size = 48' width x 65' depth

Minimum Building setbacks are:

- Front Yards = 20' to the house or garage, 10' to the home
- Side yards = 13' on one side and Zero Lot Line on the other side
- Rear yards = 10'

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

Minimum lot size is 3,120 sf, average lot size = 4,568 sf, the largest lot = 12096 sf



Figure 1 – Vicinity Map



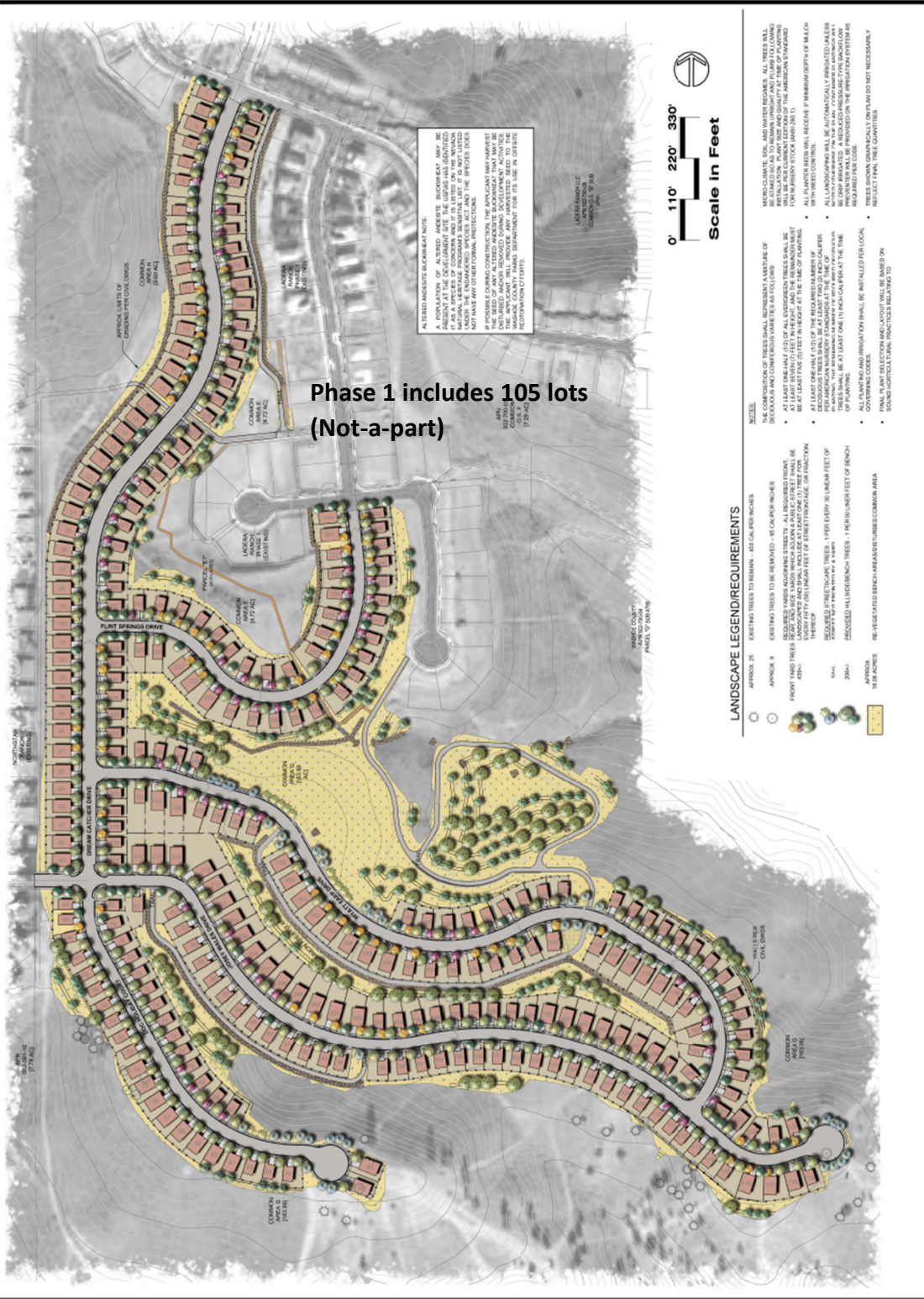


Figure 2 – Site Plan



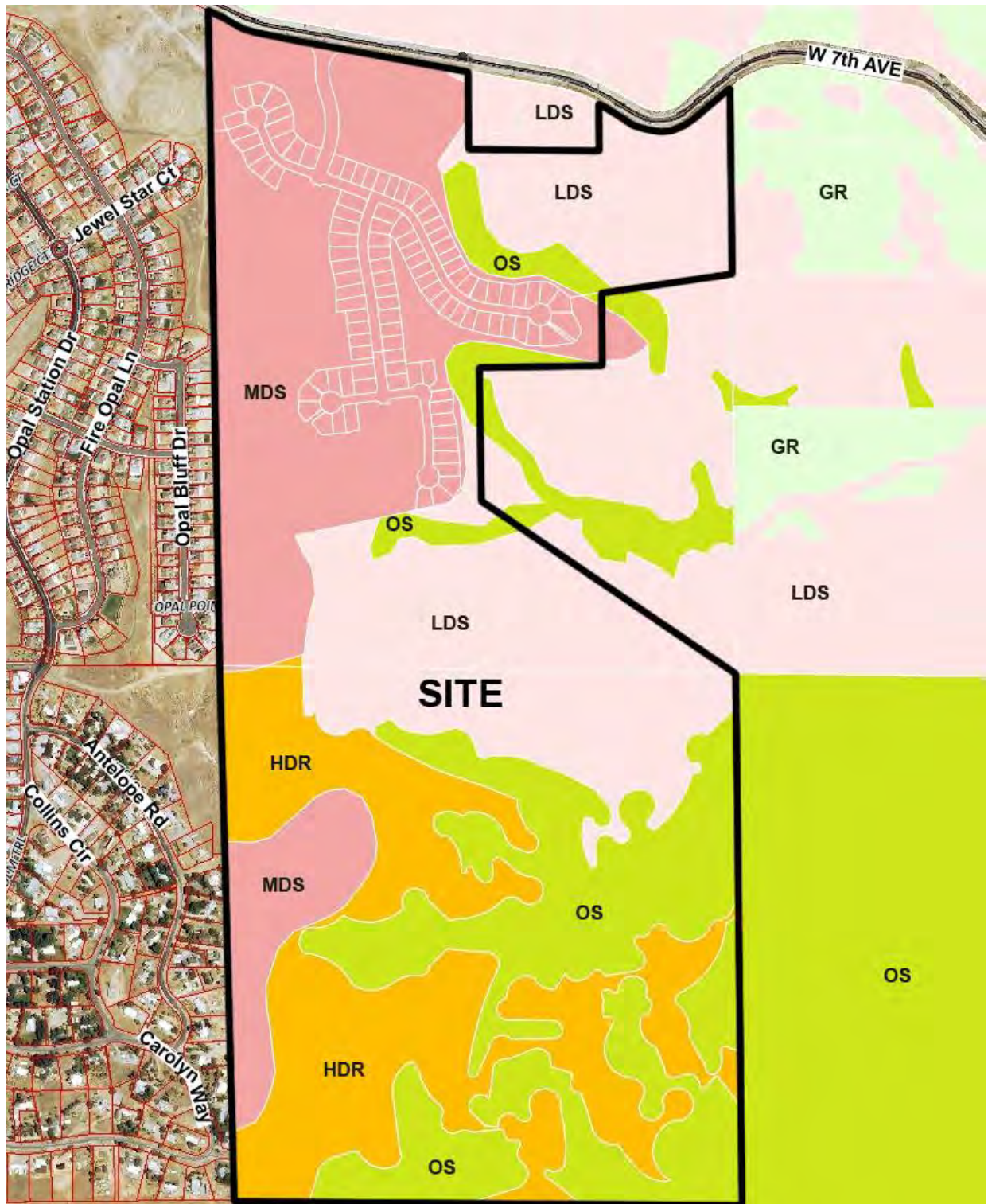


Figure 3 – WC Zoning

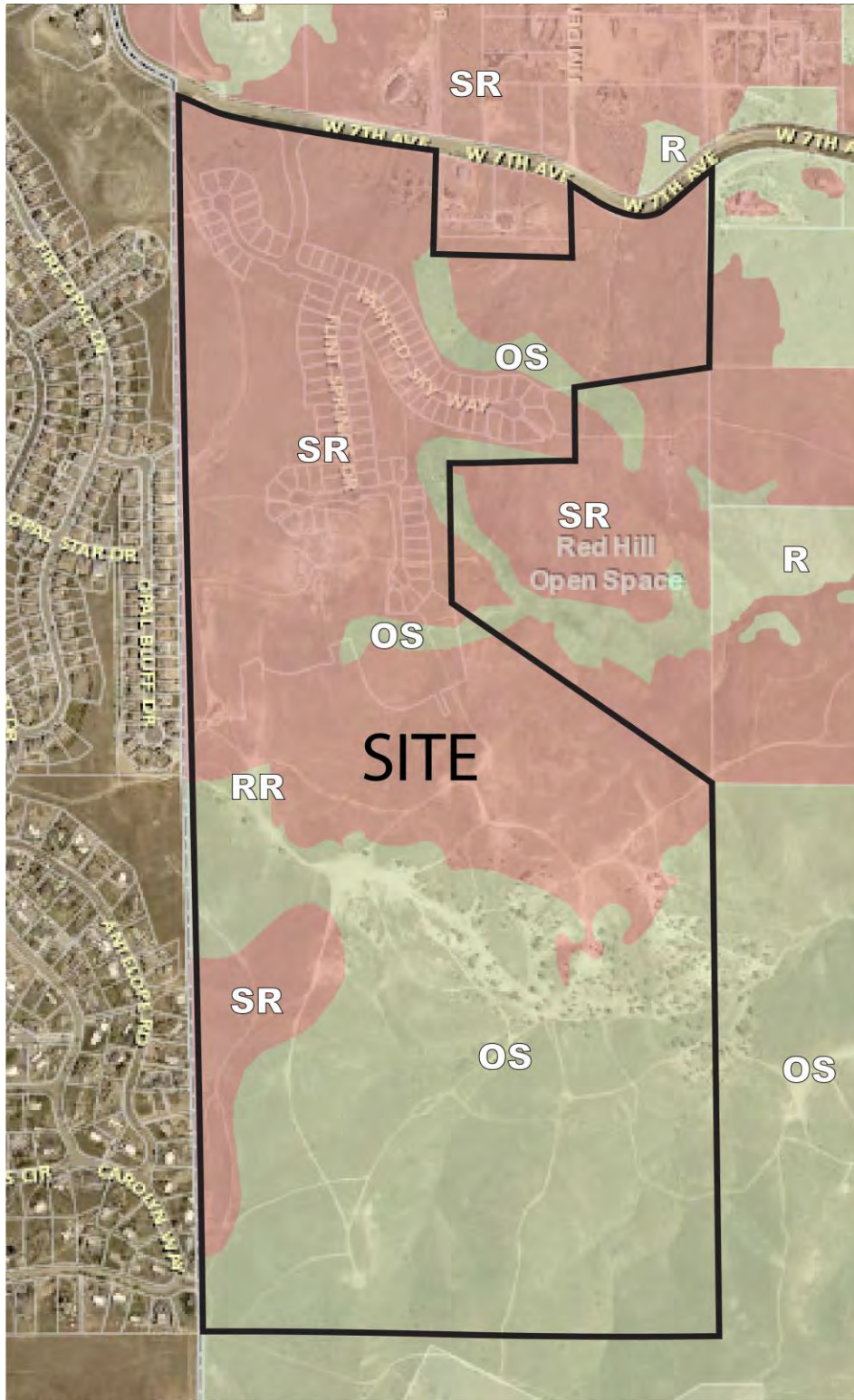


Figure 4 – WC Master Plan

---

**Tentative Map Findings:**

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

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

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

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

The proposed map meets all of the density, lot size and opens space criteria of the Master Plan, and the Sun Valley Area Plan. Specifically, the proposed development is within the allowable blended density of 3 units per acre of the MDS zoning, 1 unit per Acre for the LDS zoning, and 1 unit per 2.5 acres for the HDR zone and the Suburban Residential and Rural Residential master plan. Also, the proposed subdivision complies with the Common Open Space criteria for pedestrian access, open space, community amenities, etc.

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

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

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

The subdivision does meet all of the requirements of Article 702, Adequate Public Facilities Management System.

**5) Fish or Wildlife. That neither the design of the subdivision nor any proposed improvements is likely to cause substantial environmental damage, or substantial and avoidable injury to any endangered plant, wildlife or their habitat.**

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

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

---

The design of the subdivision and improvements will not cause significant public health problems because most of the infrastructure is already in place. Dust control related to grading will be the most obvious public health issue which is tightly regulated with dust control permitting. Additionally, the proposed amenities such as pedestrian trails, landscaping and common area will enhance the aesthetic and recreational value of the immediate neighborhood.

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

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

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

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

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

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

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

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



# Appendices

## **Appendix A - Application Materials**

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## Washoe County Development Application

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

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets <b>AND</b> area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:                      Fax:		Phone:                      Fax:	
Email:		Email:	
Cell:                              Other:		Cell:                              Other:	
Contact Person:		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:                      Fax:		Phone:                      Fax:	
Email:		Email:	
Cell:                              Other:		Cell:                              Other:	
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
Date Received:                      Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	





# Tentative Subdivision Map Application Supplemental Information

(All required information may be separately attached)

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

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

3. Density and lot design:

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

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

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

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

- a. Acreage of common open space:

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

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

d. Proposed yard setbacks if different from standard:

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

f. Identify all proposed non-residential uses:

g. Improvements proposed for the common open space:

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

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

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

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

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

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

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

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

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

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

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

--

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

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

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

--

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

--

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

--

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

--

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

--

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

--

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

--

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

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

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

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

## Grading

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

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

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

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

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

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

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

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

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

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

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

# Request to Reserve New Street Name(s)

The Applicant is responsible for all sign costs.

## Applicant Information

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_  
Phone : \_\_\_\_\_ Fax: \_\_\_\_\_  
% Private Citizen                      % Agency/Organization

## Street Name Requests

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


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

## Location

Project Name: \_\_\_\_\_  
% Reno                      % Sparks                      % Washoe County  
Parcel Numbers: \_\_\_\_\_  
% Subdivision                      % Parcelization                      % Private Street

Please attach maps, petitions and supplementary information.

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

## Washoe County Geographic Information Services

1001 E. Ninth Street  
Reno, NV 89512-2845

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

Community Services Department  
Planning and Building  
DIRECTOR'S MODIFICATION OF  
PARKING/LANDSCAPING  
MINOR DEVIATION  
STANDARDS APPLICATION



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

Telephone: 775.328.6100

## Washoe County Development Application

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Project Address:			
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Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:                      Fax:		Phone:                      Fax:	
Email:		Email:	
Cell:                              Other:		Cell:                              Other:	
Contact Person:		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:                      Fax:		Phone:                      Fax:	
Email:		Email:	
Cell:                              Other:		Cell:                              Other:	
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
Date Received:                      Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	



# Property Owner Affidavit

**Applicant Name:** \_\_\_\_\_

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, \_\_\_\_\_,  
(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): \_\_\_\_\_

Printed Name \_\_\_\_\_

Signed \_\_\_\_\_

Address \_\_\_\_\_

Subscribed and sworn to before me this  
\_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
(Notary Stamp)

\_\_\_\_\_  
Notary Public in and for said county and state

My commission expires: \_\_\_\_\_

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

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

# Director's Modification of Standards Supplemental Information

(All required information may be separately attached)

1. What modification or deviation are you requesting? **Be specific.**

2. Why is the modification or deviation necessary to the success of the project/development? **Be specific.** Are there any extenuating circumstances or physical conditions on the proposed project/development site?

3. Are you proposing to mitigate the effect of the modification or reduction?

4. What section of code are you requesting to modify or deviate? **Be specific.** List the code section and if there are specific requirements for the modification, provide detailed information. For deviation, provide the percentage of the deviation.

5. For Minor Deviation request; list what properties/parcels are affected by the deviation? Explain if there will be any impacts to the affected neighboring properties. (At a minimum, affected property owners are those owners of parcels that immediately abut the location of the proposed minor deviation.)

Community Services Department  
Planning and Building  
VARIANCE APPLICATION



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

Telephone: 775.328.6100

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Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
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Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:                      Fax:		Phone:                      Fax:	
Email:		Email:	
Cell:                              Other:		Cell:                              Other:	
Contact Person:		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:                      Fax:		Phone:                      Fax:	
Email:		Email:	
Cell:                              Other:		Cell:                              Other:	
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
Date Received:                      Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

# Variance Application Supplemental Information

(All required information may be separately attached)

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

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

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

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

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

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

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

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

7. How is your current water provided?

8. How is your current sewer provided?

## Variance Request

This variance request is made to allow for finish grade slopes to vary greater than 10 feet in height from the natural slope, specifically stated in Section 110.438.45(c) of the Washoe County Development Code.

Washoe County Development Code 110.804.25 requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission before granting approval of the Variance Request.

a) **Special Circumstances. Because of the special circumstances applicable to the property, by reason of exceptional topographic conditions.**

The Ladera Ranch subdivision, as a whole, has unique topographic features related to the need for the requested variance. In developing the land plan for Ladera Ranch, these topographic features were considered in defining development area. The specific areas in which the variance request is shown on the cut-fill map. The strict application of the regulation would result in peculiar design and exhibit practical difficulties in construction and to the property owners.

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

Granting the variance will not be detrimental to the public good, nor impair the intent and purpose of the Washoe County Development Code. Section 110.438.45(c)(1) requires that all of the following must be adhered to before an approval of a modification to the standards be allowed.

(i) *The proposed cut and/or fill slopes include stepped-back structural containment (retaining walls) that form terraces,*

The cut and fill slopes in areas that exceed 10 feet in height from the existing terrain are terraced with retaining walls to minimize disturbance from the natural slope. In areas where a wall addition causes more disturbance, or the integrity of the walls could be compromised by storm runoff, existing soil characteristics, cut and fill slopes with a maximum of 3:1 are added with wide landscaped and revegetated benches.

(ii) *The proposed terraces include landscaping, are a minimum of six (6) feet in width, and have a slope flatter than three horizontal to one vertical (3:1),*

The proposed terraces between retaining walls are 6' wide with landscaping. In addition, these terraces are designed to be at a maximum of 5% to prevent exposure of wall footings and to provide more stabilized ground for the retaining walls.

(iii) *Retaining walls used to create terraces are limited to a maximum vertical height of ten (10) feet, when located outside any required yard setback*

All proposed retaining walls used to create terraces have a maximum of 10 feet and are located outside of the yard setbacks. When a height of 12 feet is required, two 6-foot walls are proposed instead of having one 10-foot wall and one 2-foot wall. All proposed walls will be CMU walls and no dry stacked rockery walls will be used for this project.

*(iv) Terrace widths shall be at least sixty (60) percent of the height of the higher of the two (2) adjacent retaining walls.*

Terrace widths between adjacent retaining walls are 6 feet throughout the subdivision. In cases where walls are less than 10 feet, the terrace widths are still proposed at 6 feet to provide a unifying look on the neighborhood and to allow for adequate landscaping.

*(v) Bench widths shall be at least four (4) feet.*

The proposed bench widths on cut and fill slopes are 8 feet wide with landscaping and revegetation to provide a more scenic look and allow for planting of trees and maintenance access.

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

Grading the slopes 10' away from the natural terrain will not cause violation to these provisions and will be consistent with the limitations posed on other properties in the vicinity. It is important to note that there will be no proposed buildings placed in Open Space areas. The existing Ladera Phase 1 was constructed in a similar manner.

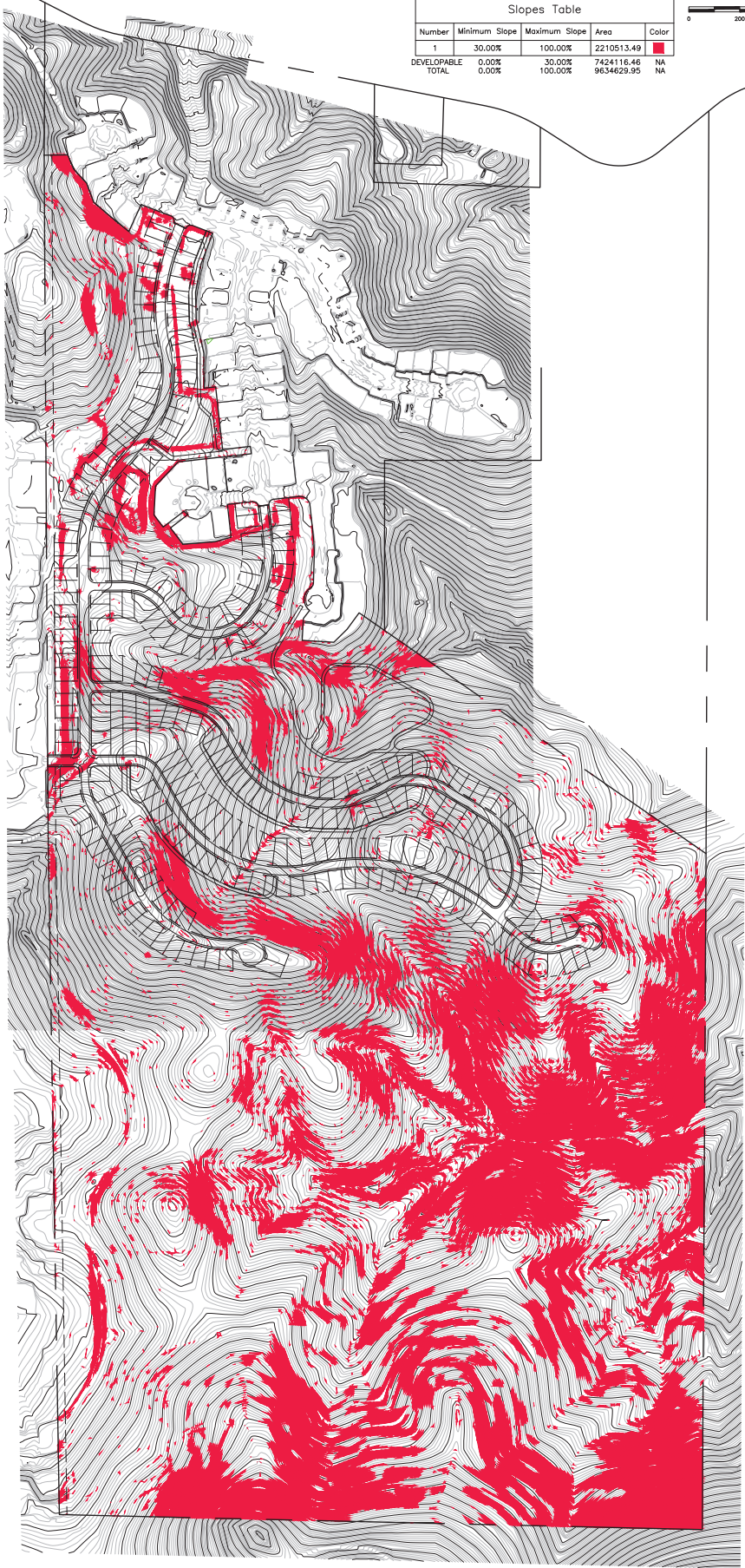
- d) **Use Authorized. The variance will not authorize a use or activity which is not otherwise expressly authorized by the regulation governing the parcel of property.**

Ladera Ranch is a common open space development which promotes the concept of clustering lots to the useable area and providing more open space in exchange for clustering of lots. 197.94 acres of the site represents 74% of the allowable areas of development, while the rest is open space. The proposed development uses only 20% of the useable site which is established for residential purposes and will be used to construct homes, yards, and streets for access. Other land uses and activities are not promoted for this project.

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

There will be no effect on any military installation on this project.

Slopes Table				
Number	Minimum Slope	Maximum Slope	Area	Color
1	30.00%	100.00%	2210513.49	NA
DEVELOPABLE	0.00%	30.00%	7424116.46	NA
TOTAL	0.00%	100.00%	9634629.95	NA



SHEET 1  
 1  
 1

DESIGNED BY  
 CHECKED BY: RGS  
 SCALE  
 HORIZ: 1"=200'  
 VERT:  
 JOB NO: 3884

TENTATIVE MAP PLANS FOR  
 LADERA RANCH PHASES 2-6  
 DEVELOPABLE AREA MAP

WASHOE COUNTY NEVADA

REV.	DATE	DESCRIPTION	BY	APPD

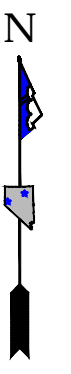


WTM20-001 & WPVAR20-0002

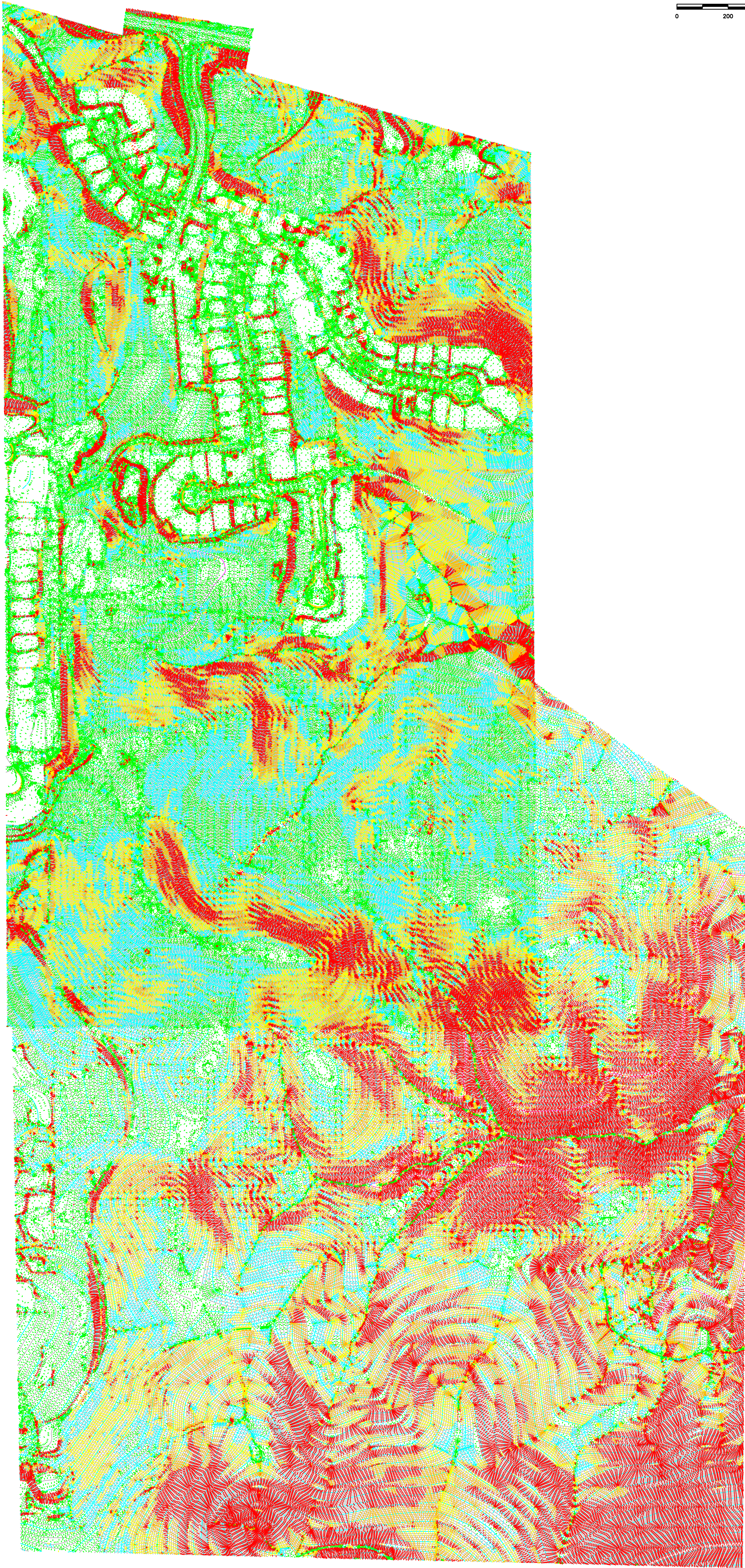
EXHIBIT O

N:\DWGS\30884 Laderm LaderaNew\TM\Civil\LADERA developable area\M5.DWG - 3:59 PM \* 14-APR-2020





- LEGEND:
- 0-15%
  - 15.1%-20%
  - 20.1%-25%
  - 25.1%-30%
  - GREATER THAN 30%



SHEET  
1  
OF  
1

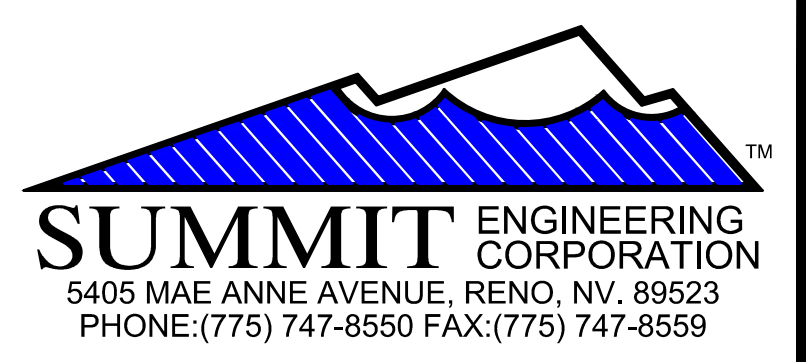
DESIGNED BY: MS  
CHECKED BY: RG  
SCALE  
HORIZ: 1"=200'  
VERT:  
JOB NO: 30884

TENTATIVE MAP PLANS FOR  
LADERA RANCH PHASE 2-6  
SLOPE ANALYSIS

WASHOE COUNTY

NEVADA

REV.	DATE	DESCRIPTION	BY	APP'D





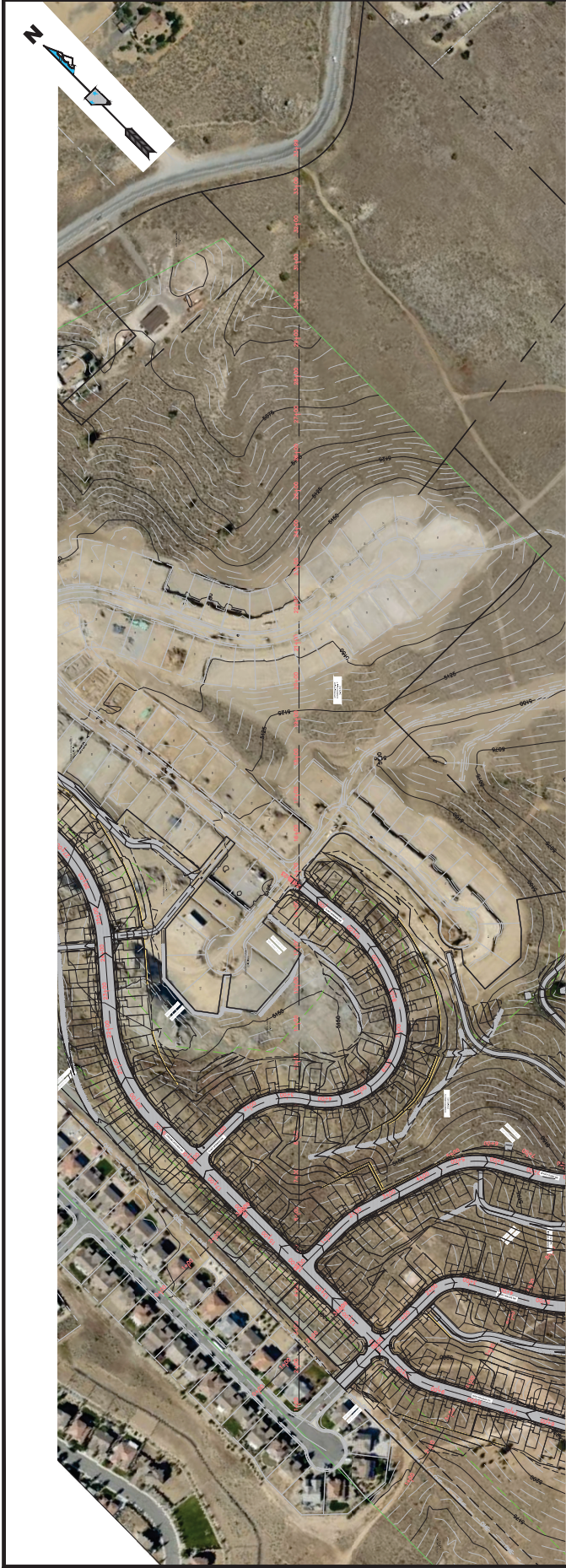
REV	DATE	DESCRIPTION	BY	APP'D

NEVADA

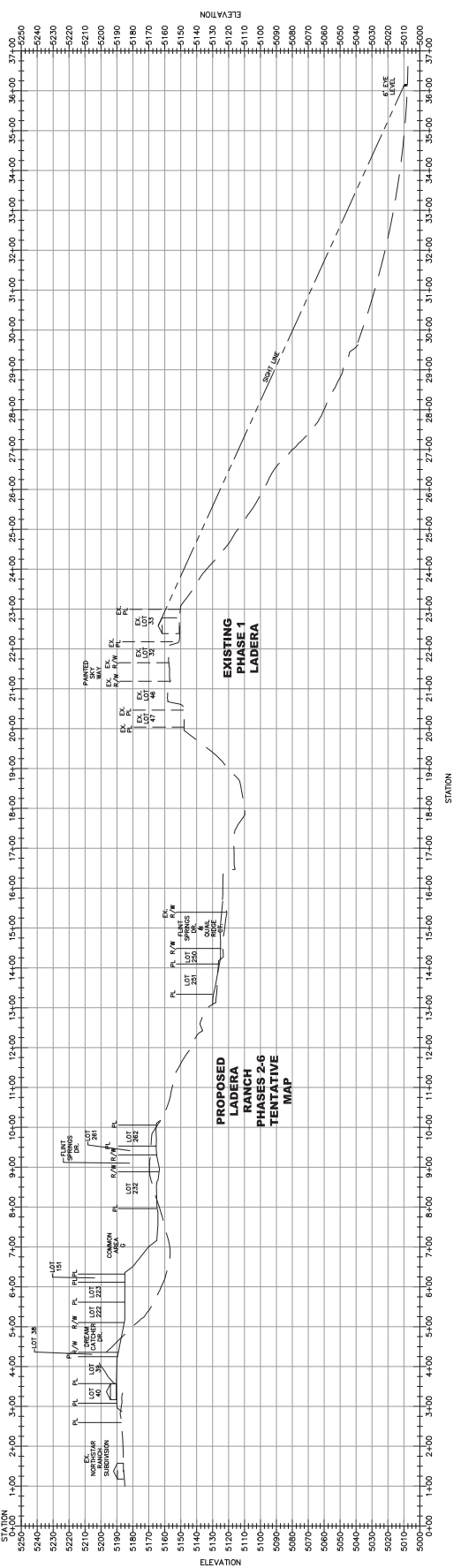
WASHOE COUNTY  
 LADERA RANCH PHASES 2-6  
 TENTATIVE MAP PLANS FOR  
 VIEWSHED #1

DESIGNED BY: MS
CHECKED BY: RG
SCALE
HORIZ: 1"=130'
VERT: 1"=30'
JOB NO. 30884

SHEET VS-1 OF 5



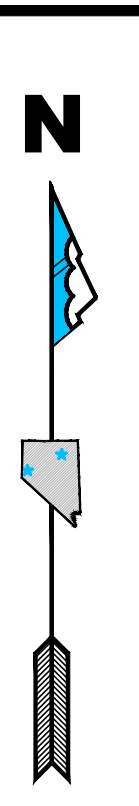
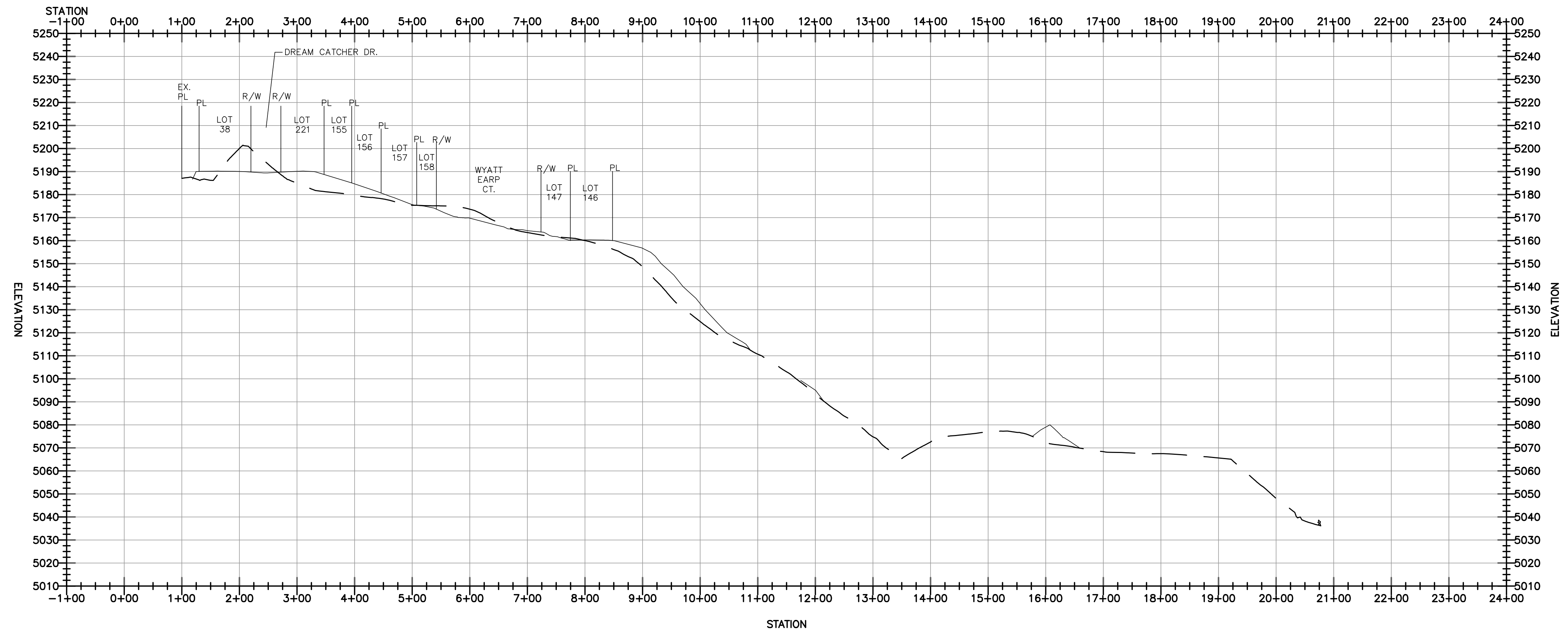
VIEWSHED #1







# VIEWSHED #2



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

REV.	DATE	DESCRIPTION	BY	APPD

TENTATIVE MAP PLANS FOR  
 LADERA RANCH PHASES 2-6  
 VIEWSHED #2

WASHOE COUNTY NEVADA

DESIGNED BY: MS  
 CHECKED BY: RG

SCALE  
 HORIZ: N.T.S.  
 VERT: N.T.S.

JOB NO: 30884

SHEET  
**VS-2** OF 4



DESIGNED BY: MS  
CHECKED BY: RG

SCALE  
HORIZ. 1"=200'  
VERT. 1"=50'

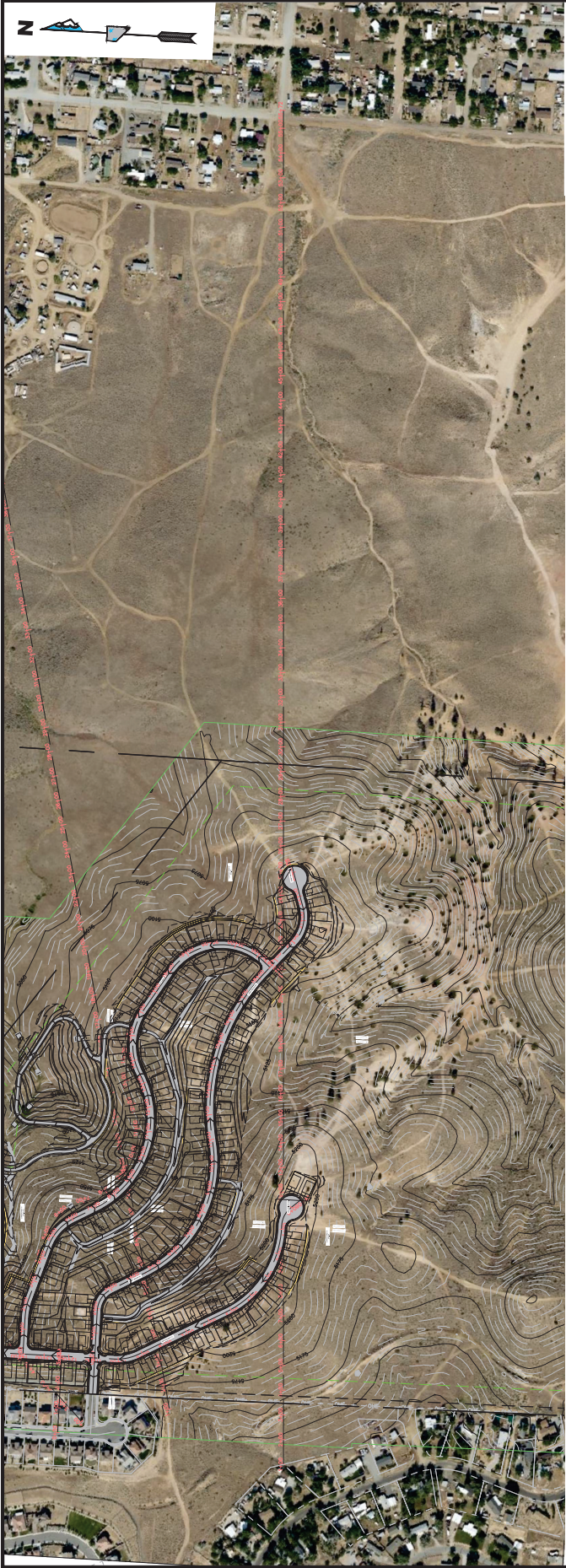
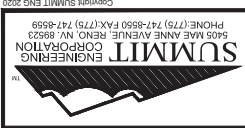
JOB NO. 30884

WASHOE COUNTY

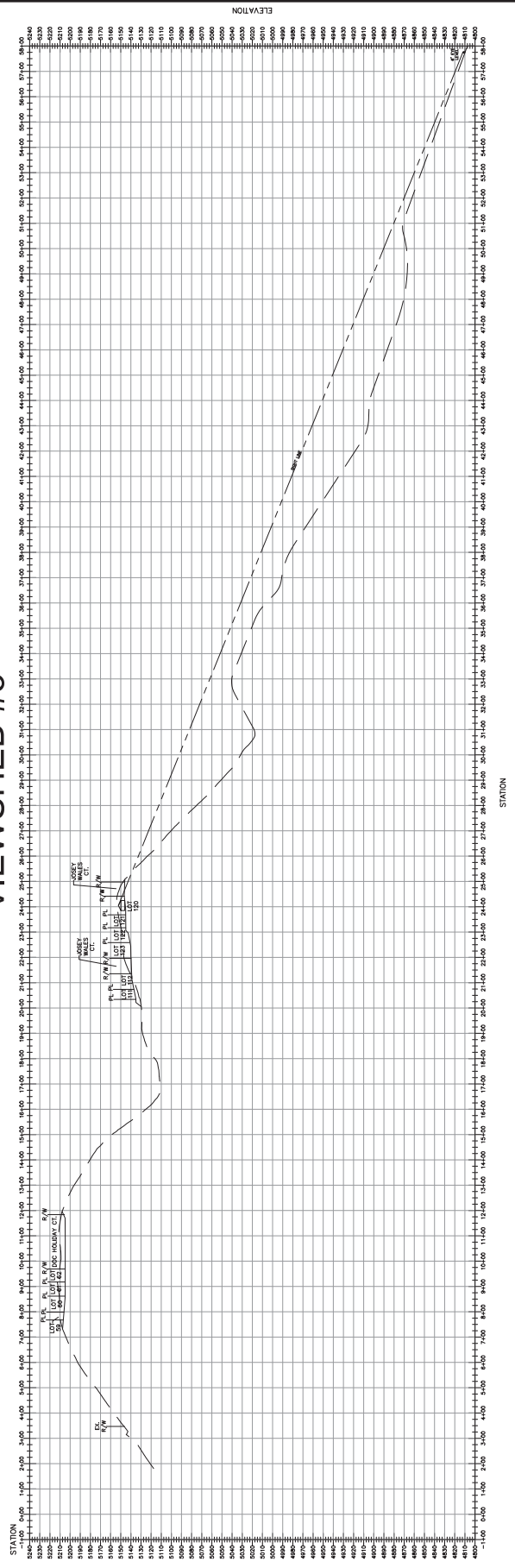
NEVADA

TENTATIVE MAP PLANS FOR  
LADERA RANCH PHASES 2-6  
VIEWSHED #3

REV.	DATE	DESCRIPTION	BY	APPD.



VIEWSHED #3



TENTATIVE MAP PLANS FOR  
LADERA RANCH PHASES 2-6  
VIEWSHED #4

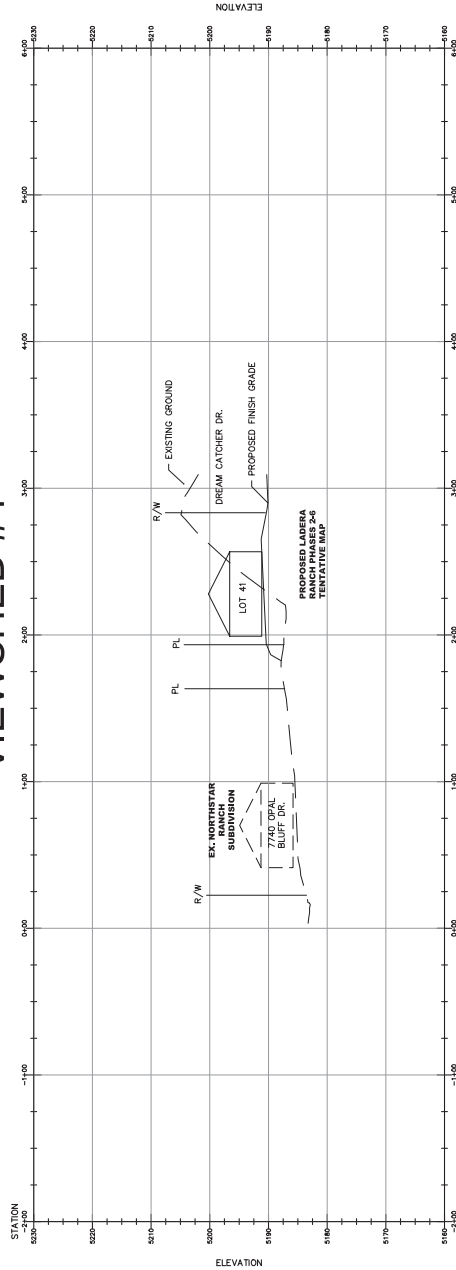
WASHOE COUNTY

NEVADA

REV.	DATE	DESCRIPTION	BY	APPD.



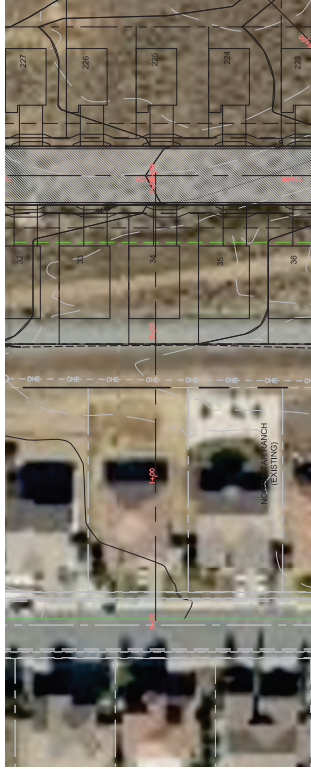
VIEWSHED #4



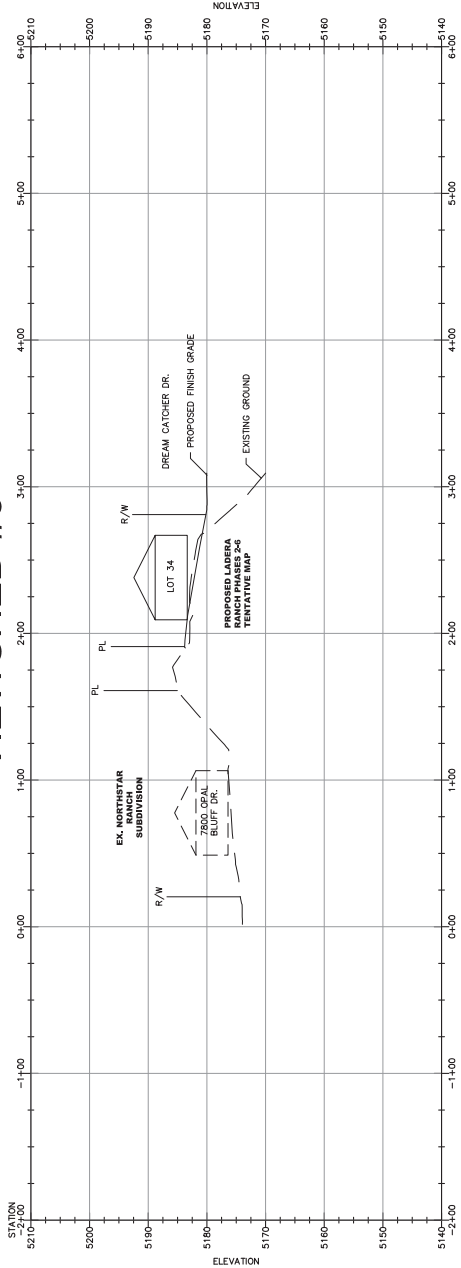
TENTATIVE MAP PLANS FOR  
LADERA RANCH PHASES 2-6  
VIEWSHED #5

WASHOE COUNTY  
NEVADA

REV.	DATE	DESCRIPTION	BY	APPD.



VIEWSHED #5





TENTATIVE MAP PLANS FOR  
 LADERA RANCH PHASES 2-6  
 TRAIL MAP  
 WASHOE COUNTY  
 NEVADA

REV.	DATE	DESCRIPTION	BY	APP'D

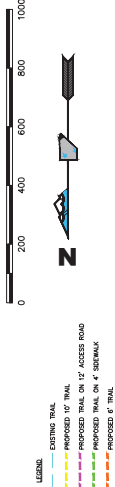
**SUMMIT ENGINEERING CORPORATION**  
 5405 MAE ANNE AVENUE, RENO, NV, 89523  
 PHONE (775) 747-8550 FAX (775) 747-8559




**LEGEND:**

- EXISTING TRAIL
- PROPOSED 15' TRAIL
- PROPOSED TRAIL ON 15' ACCESS ROAD
- PROPOSED TRAIL ON 4' SIDEWALK
- PROPOSED 8' TRAIL

0 200 400 600 800 1000





**DEVELOPMENT CODE (Washoe County Code Chapter 110)**  
**MASTER FEE SCHEDULE**  
**Applications accepted by CSD, Planning and Building**

APPLICATIONS	COMMUNITY SERVICES DEPARTMENT FEES							HEALTH FEES		TOTAL	
	Planning			Engineering			Parks		Health District		
	PLANNING	NOTICING	RTF	ENGINEERING	UTILITIES	RTF	PARKS	RTF	ENVIRON.		VECTOR
<b>ABANDONMENT</b>											
Not Tahoe	\$1,111	\$200	\$52.44	\$195	\$26	\$8.84	-		\$180	-	\$1,773.28
Tahoe	\$1,111	\$200	\$52.44	\$195	-	\$7.80	-		\$180	-	\$1,746.24
<b>ADMINISTRATIVE PERMIT</b>											
Not Tahoe	\$1,265	\$200	\$58.60	\$65	\$38	\$4.12	-		\$180	\$309	\$2,119.72
Tahoe	\$1,265	\$200	\$58.60	\$65	-	\$2.60	-		\$180	\$309	\$2,080.20
<b>AGRICULTURAL EXEMPTION LAND DIVISION</b>	\$250	-	\$10.00	\$500	-	\$20.00	-		\$1,864	-	\$2,644.00
<b>AMENDMENT OF CONDITIONS</b>	\$700	\$200	\$36.00	\$390	-	\$15.60	-		-	-	\$1,341.60
<b>APPEALS/INITIATION OF REVOCATION</b>											
No Map	\$803	\$200	\$40.12	-	-		-		-	-	\$1,043.12
With Map	\$803	\$200	\$40.12	\$390	-	\$15.60	-		-	-	\$1,448.72
Administrative/Code Enforcement Decision	-	-		-	-		-		-	-	\$0.00
<b>BOUNDARY LINE ADJUSTMENT</b>											
Not Tahoe	\$51	-	\$2.04	\$268	\$38	\$12.24	-		\$180	-	\$551.28
Tahoe	\$51	-	\$2.04	\$268	-	\$10.72	-		\$180	-	\$511.76
<b>COOPERATIVE PLANNING</b>	\$1,230	-	\$49.20	-	-		-		-	-	\$1,279.20
<b>DETACHED ACCESSORY DWELLING ADMIN REVIEW</b>											
Not Tahoe	\$1,000	\$200	\$48.00	\$65	\$203	\$10.72	-		\$592	-	\$2,118.72
Tahoe	\$1,000	\$200	\$48.00	\$121	-	\$4.84	-		\$592	-	\$1,965.84
<b>DEVELOPMENT AGREEMENT</b>											
Less Than 5 Parcels	\$3,500	\$200	\$148.00	-	-		-		\$592	\$233	\$4,673.00
5 or More Parcels (See Note 1)	\$5,000	\$200	\$208.00	-	-		-		\$592	\$233	\$6,233.00
<b>DEVELOPMENT CODE AMENDMENT</b>	\$2,242	\$200	\$97.68	\$1,299	-	\$51.96	-		-	-	\$3,890.64
<b>DIRECTOR'S MODIFICATION OF STANDARDS</b>	\$338	-	\$13.52	-	-		-		-	-	\$351.52
<b>DISPLAY VEHICLES</b>	\$65	-	\$2.60	-	-		-		\$180	-	\$247.60
<b>DIVISION OF LAND INTO LARGE PARCELS</b> (See Note 2)	\$252	-	\$10.08	\$416	\$35	\$18.04	-		\$47	-	\$778.12

In accordance with Nevada Revised Statutes, application fees must be deposited the day of receipt. This does not guarantee the application is complete.

RTF = Regional Technology Fee. Adopted by the BCC on June 28, 2016 and is effective when the Regional License Platform (Accela) goes live. The RTF is 4% of each fee component. Health RTFs are included as a component of the Health fee.

APPLICATIONS	COMMUNITY SERVICES DEPARTMENT FEES							HEALTH FEES		TOTAL	
	Planning			Engineering			Parks		Health District		
	PLANNING	NOTICING	RTF	ENGINEERING	UTILITIES	RTF	PARKS	RTF	ENVIRON.		VECTOR
<b>EXTENSION OF TIME REQUESTS</b>											
Subdivision	\$340	-	\$13.60	-	-		-		-	-	\$353.60
Not Subdivision	\$546	-	\$21.84	-	-		-		-	-	\$567.84
<b>MASTER PLAN AMENDMENT</b>											
Not Tahoe	\$3,576	\$400	\$159.04	\$54	\$2,549	\$104.12	-		\$438	-	\$7,280.16
Tahoe	\$3,576	\$400	\$159.04	\$54	-	\$2.16	-		\$438	-	\$4,629.20
<b>NOTICING, ADDITIONAL OR RE-NOTICING AT APPLICANT'S REQUEST</b>											
	\$52	-		-	-		-		-	-	\$52.00
<b>REGULATORY ZONE AMENDMENT</b>											
Not Tahoe	\$2,481	\$200	\$107.24	\$54	\$2,549	\$104.12	-		\$592	-	\$6,087.36
Tahoe	\$2,481	\$200	\$107.24	\$54	-	\$2.16	-		\$592	-	\$3,436.40
<b>REGULATORY ZONE AMENDMENT (Article 442, Specific Plan)</b>											
Not Tahoe	\$3,449	\$200	\$145.96	\$1,039	\$1,274	\$92.52	\$65	\$2.60	\$592	-	\$6,860.08
Tahoe	\$3,449	\$200	\$145.96	\$1,039	-	\$41.56	\$65	\$2.60	\$592	-	\$5,535.12
<b>REINSPECTION FEE</b>											
	-	-		-	-		-		-	-	\$50/hr.
<b>RESEARCH/COPIES</b>											
	-	-		-	-		-		-	-	Note 3
<b>REVERSION TO ACREAGE</b>											
Not Tahoe	\$51	-	\$2.04	\$215	\$26	\$9.64	-		\$180	-	\$483.68
Tahoe	\$51	-	\$2.04	\$215	-	\$8.60	-		\$180	-	\$456.64
<b>SIGN PERMIT INSPECTION - (Permanent or Temporary)</b>											
	To Be Determined										
<b>SPECIAL USE PERMIT</b>											
<b>Residential</b>											
Not Tahoe	\$1,162	\$200	\$54.48	\$65	\$203	\$10.72	-		\$592	-	\$2,287.20
Tahoe	\$1,162	\$200	\$54.48	\$65	-	\$2.60	-		\$592	-	\$2,076.08
With Environmental Impact Statement	\$1,162	-	\$46.48	-	-		-		-	-	\$1,208.48
<b>Commercial, Industrial, Civic</b>											
Minor (See Note 6)	\$2,165	\$200	\$94.60	\$130	\$203	\$13.32	-		\$592	\$233	\$3,630.92
Major (See Note 6)	\$2,165	\$200	\$94.60	\$520	\$203	\$28.92	-		\$592	\$233	\$4,036.52
Tahoe Minor (See Note 6)	\$2,165	\$200	\$94.60	\$130	-	\$5.20	-		\$592	\$233	\$3,419.80
Tahoe Major (See Note 6)	\$2,165	\$200	\$94.60	\$520	-	\$20.80	-		\$592	\$233	\$3,825.40
With Environmental Impact Statement	\$2,240	-	\$89.60	-	-		-		-	-	\$2,329.60

In accordance with Nevada Revised Statutes, application fees must be deposited the day of receipt. This does not guarantee the application is complete.

RTF = Regional Technology Fee. Adopted by the BCC on June 28, 2016 and is effective when the Regional License Platform (Accela) goes live. The RTF is 4% of each fee component. Health RTFs are included as a component of the Health fee.

APPLICATIONS	COMMUNITY SERVICES DEPARTMENT FEES							HEALTH FEES		TOTAL	
	Planning			Engineering			Parks		Health District		
	PLANNING	NOTICING	RTF	ENGINEERING	UTILITIES	RTF	PARKS	RTF	ENVIRON.		VECTOR
<b>TENTATIVE PARCEL MAP/PARCEL MAP WAIVER</b>											
No System	\$803	\$200	\$40.12	\$345	\$68	\$16.52	-		\$1,864	-	<b>\$3,336.64</b>
1 System (Sewer)	\$803	\$200	\$40.12	\$345	\$153	\$19.92	-		\$798	-	<b>\$2,359.04</b>
1 System (Water)	\$803	\$200	\$40.12	\$345	\$153	\$19.92	-		\$1,864	-	<b>\$3,425.04</b>
2 Systems (Water and Sewer)	\$803	\$200	\$40.12	\$345	\$203	\$21.92	-		\$798	-	<b>\$2,411.04</b>
Tahoe (Sewer)	\$803	\$200	\$40.12	\$345	-	\$13.80	-		\$798	-	<b>\$2,199.92</b>
Sun Valley (No WC Utilities)	\$803	\$200	\$40.12	\$345	\$51	\$15.84	-		\$798	-	<b>\$2,252.96</b>
<b>TENTATIVE SUBDIVISION MAP</b> (See Note 5)											
No System	\$2,422	\$200	\$104.88	\$1,299	-	\$51.96	\$129	\$5.16	\$2,448	\$384	<b>\$7,044.00</b>
1 System (Sewer)	\$2,422	\$200	\$104.88	\$1,299	\$2,039	\$133.52	\$129	\$5.16	\$901	\$384	<b>\$7,617.56</b>
1 System (Water)	\$2,422	\$200	\$104.88	\$1,299	\$1,019	\$92.72	\$129	\$5.16	\$2,448	\$384	<b>\$8,103.76</b>
2 Systems (Water and Sewer)	\$2,422	\$200	\$104.88	\$1,299	\$3,059	\$174.32	\$129	\$5.16	\$901	\$384	<b>\$8,678.36</b>
Tahoe (Sewer)	\$2,422	\$200	\$104.88	\$1,299	-	\$51.96	\$129	\$5.16	\$901	\$384	<b>\$5,497.00</b>
With Hillside Ordinance - <b>ADD</b>	\$2,422	-	\$96.88	-	-		-		-	-	<b>\$2,518.88</b>
With Significant Hydrologic Resource - <b>ADD</b>	\$2,422	-	\$96.88	-	-		-		-	-	<b>\$2,518.88</b>
With Common Open Space - <b>ADD</b>	\$2,422	-	\$96.88	-	-		-		-	-	<b>\$2,518.88</b>
<b>TRUCKEE MEADOWS REGIONAL PLANNING AGENCY NOTICING FEE</b>	See Note 4										
<b>VARIANCE - RESIDENTIAL/COMMERCIAL/INDUSTRIAL</b>											
Not Tahoe	\$1,060	\$200	\$50.40	\$65	\$26	\$3.64	-		\$180	-	<b>\$1,585.04</b>
Tahoe	\$1,060	\$200	\$50.40	\$65	-	\$2.60	-		\$180	-	<b>\$1,558.00</b>

NOTE 1: \$5,000 deposit on time and materials. Additional \$5,000 increments may be required.

NOTE 2: \$750 fee capped by NRS for Division of Land into Large Parcels only. (Excludes RTF)

NOTE 3: \$50 per hour after first 1/2 hour for Planner, \$20 per hour after first 1/2 hour for Clerk, Public Records Research/Copying.

NOTE 4: Fee to be established by Truckee Meadows Regional Planning Agency.

NOTE 5: Separate checks are required for the Nevada Departments of Environmental Health and Water Resources. See Submittal Requirements.

NOTE 6: The following are major permit applications: bed and breakfast inns; commercial animal slaughtering; convention and meeting facilities; destination resorts; eating and drinking establishments; gasoline sales and service stations - convenience and full service; gaming facilities: limited and unlimited; hostels; hotels and motels; liquor sales on premises; lodging services; major public facilities; recycling centers: full service and remote collection and residential hazardous substances; vacation time shares. All other uses constitute minor permits.

In accordance with Nevada Revised Statutes, application fees must be deposited the day of receipt. This does not guarantee the application is complete.

RTF = Regional Technology Fee. Adopted by the BCC on June 28, 2016 and is effective when the Regional License Platform (Accela) goes live. The RTF is 4% of each fee component. Health RTFs are included as a component of the Health fee.

Washoe County Treasurer  
 Tammi Davis

Bill Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

**Pay By Check**

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

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

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

**Change of Address**

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

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

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

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

**Washoe County Parcel Information**

Parcel ID	Status	Last Update
50225032	Active	2/14/2020 2:08:57 AM
<b>Current Owner:</b> LADERA RANCH LLC 12671 HIGH BLUFF DR STE 150 SAN DIEGO, CA 92130		<b>SITUS:</b> 0 UNSPECIFIED WASHOE COUNTY NV
<b>Taxing District:</b> 4020		<b>Geo CD:</b>
Legal Description		
Township 20 SubdivisionName _UNSPECIFIED Range 19 Lot E2 Block Section 13,24		

**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	\$767.78	\$0.00	\$0.00	\$767.78
<b>Total Due:</b>			<b>\$767.78</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$767.78</b>

**Tax Detail**

	Gross Tax	Credit	Net Tax
<a href="#">State of Nevada</a>	\$754.97	(\$602.89)	\$152.08
<a href="#">Sun Valley_GID</a>	\$856.23	(\$683.75)	\$172.48
<a href="#">Truckee Meadows Fire Dist</a>	\$2,398.15	(\$1,915.07)	\$483.08
<a href="#">Washoe County</a>	\$6,180.55	(\$4,935.55)	\$1,245.00
<a href="#">Washoe County_Sc</a>	\$5,056.09	(\$4,037.60)	\$1,018.49
<a href="#">TRUCKEE MDWS/SUN VALLEY WATER BASIN</a>	\$0.02	\$0.00	\$0.02
<b>Total Tax</b>	<b>\$15,246.01</b>	<b>(\$12,174.86)</b>	<b>\$3,071.15</b>

**Payment History**

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2019	2019186266	B19.168473	\$767.78	12/23/2019
2019	2019186266	B19.112984	\$767.78	10/1/2019
2019	2019186266	B19.109937	\$798.52	9/30/2019

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](mailto:tax@washoecounty.us)

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

**WTM20-001 & WPVAR20-0002**  
**EXHIBIT O**





TENTATIVE MAP PLANS FOR  
LADERA RANCH PHASES 2-6  
ASSESSOR'S MAP OVERLAY

NEVADA  
WASHOE COUNTY

REV.	DATE	DESCRIPTION	BY	APP'D

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

**WTM20-001 & WPVAR20-000  
EXHIBIT O**



502-250-32

502-700-04

502-700-07

502-700-03

502-700-06

502-690-02

502-690-03

502-700-01

502-700-06

088-210-01

088-210-23

088-210-41

088-210-37

088-210-26

088-210-52

502-690-04

502-690-06

502-700-04

502-690-04

082-591-10

088-210-19

088-220-09

088-210-09

088-210-19

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