

Amendment of Conditions **Woodland Village** **Development Agreement**

Submitted to Washoe County

May 8, 2026

ORIGINAL

+

Prepared for

WCV Commercial, LLC

Prepared by



WOOD RODGERS

BUILDING RELATIONSHIPS ONE PROJECT AT A TIME



1361 Corporate Blvd • Reno, NV 89502 • Tel: 775.823.4068 • www.woodrogers.com

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Section 1

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name: Woodland Village Town Center			
Project Description: Condition Amendment to the Woodland Village Town Center Tentative Map (WTM20-005) to request a development agreement to allow a 2-year extension to record the second Final Map.			
Project Address: 0 Village Center Drive and 18400 Village Parkway			
Project Area (acres or square feet): 5.6-acres			
Project Location (with point of reference to major cross streets AND area locator): The site is located approximately 1,000 feet northeast of the intersection of Rockland Drive and Village Parkway, within the Cold Springs Area Plan.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
556-390-05	4.231		
556-721-01	1.367		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). WTM20-005, WSUP20-021, Tract Map #5490,			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: WCV Commercial, LLC		Name: Wood Rodgers, Inc.	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Robert Lissner		Contact Person: Eric Hasty	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Same as Owner		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Amendment of Conditions Application Supplemental Information

(All required Information may be separately attached)

Required Information

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

This amendment requests to Amend Condition 1(c) of the existing Tentative Map (WTM20-005) to extend the time for presenting to the Planning Commission the next (second) final map. The Planning Commission granted an extension of time in May 2024 for two years, requiring the next final map to be recorded by May 20, 2026. Due to high interest rates and historically high building costs, the next final map has not been recorded. The Landowner is seeking approval of a Development Agreement to extend the timeline to record the next final map by May 20, 2028. The proposed Development Agreement and project description is attached.

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

Refer to the attached Project Description for more details. The requested amendment will have a positive impact on public health, safety and welfare by preserving the tentative map and will not affect the required findings as approved. The permitted uses on the property and the density or intensity of its use, are as provided in the tentative map and the Washoe County Development Code. The permitted use of the property pursuant to the Tentative Map is a 111 attached residential lot common open space development on 9.80 acres, which complies with the Property's land use designation.

The first final map for 42 lots as been approved and the Developer continues to work diligently on developing the project. A two-year extension through the proposed Development Agreement will avoid any unnecessary expense and delay to the applicant and the County. If the map expires, a new application for a tentative map will be necessary.

Section 2

Project Description

Location

The project site is within unincorporated Washoe County, in the Cold Springs area. The ±5.6 acre site includes Washoe County Assessor Parcel Numbers (APNs) 556-390-05 and 556-721-01. The site is located approximately 1,000 feet northeast of the intersection of Rockland Drive and Village Parkway, within the Cold Springs Area Plan. The site is partially developed and includes the Cold Springs Family Center located in the eastern portion of the site. The Family Center will not be changed as part of the proposed request (*Refer to Vicinity Map, Assessor's Parcel Map and Site Aerial in Section 3 of this submittal packet*).

Background

The Woodland Village Town Center Tentative Map (WTM20-005) and Special Use Permit (WSUP20-021) was approved by the County on January 5, 2021. The Tentative Map allowed 111 attached town home lots and proposed a total of nineteen buildings over the ±9.8-acre site. On May 20, 2022, Washoe County recorded a final map for the first phase of development (Tract Map #5490). This included seven buildings with a total of 42 town home units. On May 7, 2024, Washoe County Planning Commission approved an Extension of Time Request for the Tentative Map and Special Use Permit to extend the date to record the final map for phase 2 by two years. The current Tentative Map is scheduled to expire on May 20, 2026.

Phase 2 will consist of the remaining twelve buildings, and 69 attached town home units. While the applicant has progressed in accordance with NRS 278.360, current market conditions remain difficult to provide housing at a market price. Median home prices in the Reno/Sparks area have remained consistent since 2022 while construction costs and historically high interest rates combined with economic uncertainty have made lending for potential buyers increasingly difficult. The Landowner continues to progress towards a Phase 2 final map but will require an additional 2-year extension through a development agreement as it will not be feasible to present the Final Map to the Washoe County Planning Commission prior to May 20, 2026.

Project Request

The applicant is requesting to amend Condition 1(c) of the existing Tentative Map (WTM20-005), to extend the time for presenting to the Planning Commission the next (second) final map Phase 2 of Woodland Village Town Center to extend the time for presentation of the next Final Map from May 20, 2026, to May 20, 2028. The Agreement does not amend any other provisions of the Tentative Map, including remaining provisions of Condition 1(c) not inconsistent herewith. The following amendments are proposed to the existing condition in red:

- c. *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, **in accordance with the development agreement.***

Development Agreement Findings

1. The reasons why the development agreement would or would not be in the best interests of the County.

Response: The development agreement would be in the best interest of the County as only the first phase has been final mapped and would impact site circulation and access since the site was originally intended to be constructed in one phase. Further, the two-year extension is reasonable as it would allow the County to provide a more diverse housing supply in the Cold Springs Area which is predominately single-family detached housing. The area is still experiencing a housing need, and the development agreement will provide up to 69 single-family attached lots on an infill site. Helping the County meet the housing needs and allows the completion of a project that has been diligently progressing since the Tentative Map approval.

2. The reasons why the development agreement would or would not promote the public interest and welfare of the County.

Response: The development agreement will allow Landowner the time to present the Final Map to the Washoe County Planning Commission prior to May 20, 2026, deadline due to rising construction costs and lending for construction becoming increasingly difficult. Without this Agreement, the result would be expiration of the Tentative Map. The parties recognize that the Developer continues to work diligently on the project and that there is a regional housing shortage and that actions and policies to increase housing supply, increase housing diversity, and preserve housing approvals such as the Tentative Map are in the public's best interest.

3. The reasons why departures from Development Code regulations are or are not deemed to be in the public interest.

Response: The development of the Property must be conducted pursuant to the provisions of the Tentative Map and the Washoe County Development Code. The Property has a County land use designation including Commercial and Suburban Residential with a total number of residential dwelling units allowed by the existing Tentative Map for 111 attached town home lots. On January 5, 2021, the County issued its Action Order, approving a tentative map application of the Landowner for the Property known as Tentative Subdivision Map Case File No. WTM20-005 (Woodland Village Town Center). On May 20, 2022, Washoe County recorded a final map and on May 7, 2024, the Washoe County Planning Commission granted an Extension of Time allowing a two-year extension until May 20, 2026, to record the next final map.

NRS 278.360(1) states that same requirement but allows the deadline to be extended by execution of a development agreement pursuant to NRS 278.0201. This agreement is intended to extend the time for presentation of the next Final Map from May 20, 2026, to May 20, 2028, and thereby amend Condition 1(c) of the Tentative Map accordingly. The Agreement does not amend any other provisions of the Tentative Map, including remaining provisions of Condition 1(c) not inconsistent herewith.

4. In the case of a development agreement which proposes development over a period of years, the sufficiency of the terms and conditions intended to protect the interests of the public, residents and owners of the land subject to the development agreement in the integrity of the plan.

Response: The duration of this Agreement shall be for two (2) years from the date of signing by the Board of County Commissioners, provided that all the terms of this Agreement shall remain binding and enforceable regarding construction or development commenced, and any related

permits, on any portion of the Property subject to a tentative map, a recorded final map or any use permit in existence at the time of expiration of this Agreement.

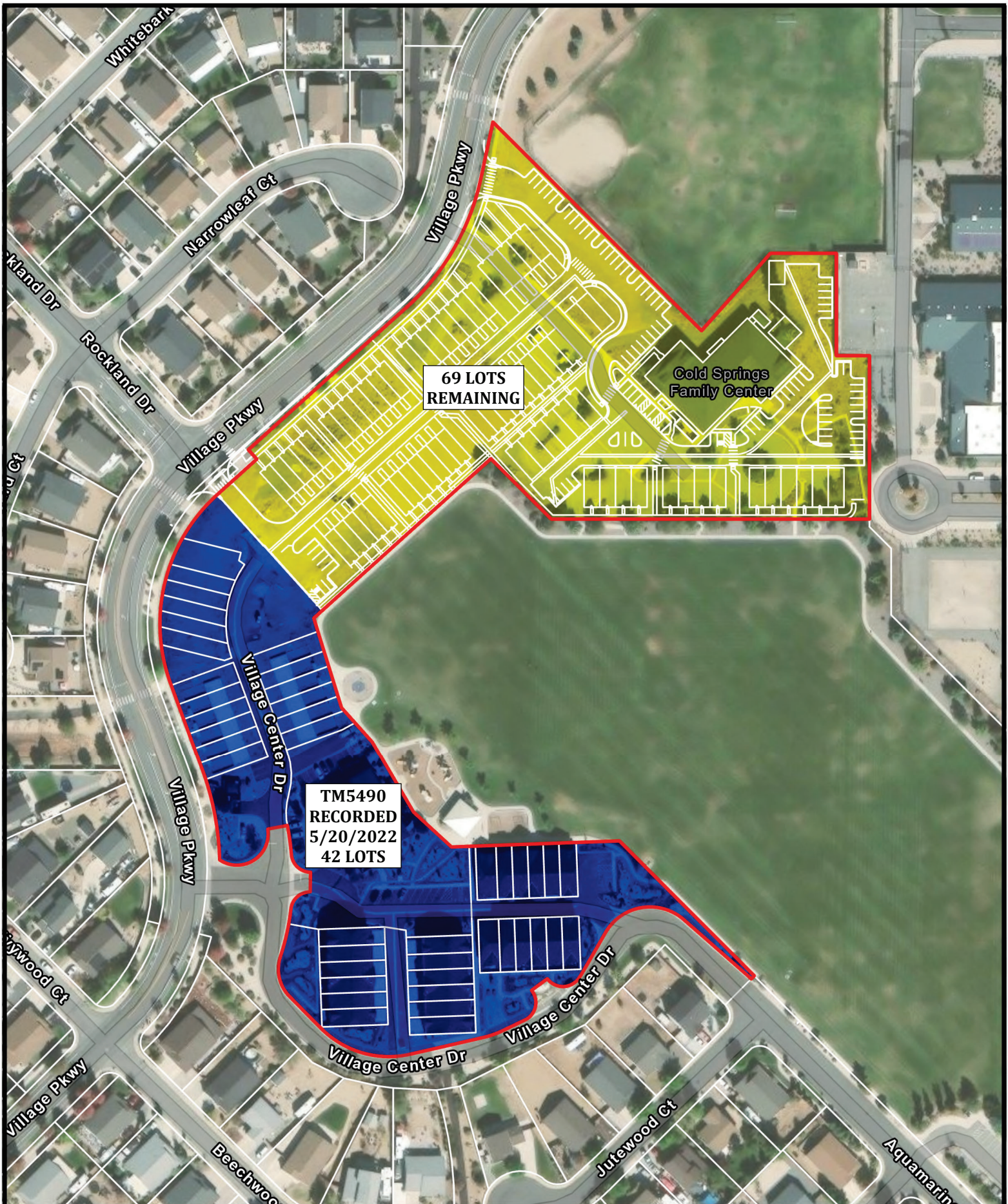
This agreement shall terminate and, except as otherwise provided herein, all original conditions of approval for WTM20-005 shall be in full force and effect upon recordation of the final map or the first final map in a series. Changes in federal, state, or county law concerning public health, safety or welfare will apply to any final map or other permit. Final maps must then be filed in accordance with NRS 278.360.

The permitted uses on the Property and the density or intensity of its use, are as provided in the Tentative Map and the Code. The permitted use of the Property pursuant to the Tentative Map is a 111 attached residential lot common open space development on 9.80 acres, which complies with the Property's land use designation. The maximum height and size of the proposed buildings will comply with the Tentative Map.

The provisions for the dedication of any portion of the Property for public use are as provided in the Tentative Map and the Code. As part of this development roads and/or streets will provide access, to and through the common areas and will be owned and maintained by a homeowners' association. Terms and conditions relating to construction and financing of necessary public improvements and facilities, are in accordance with and as provided for in the Tentative Map and the Code, and will also be in accordance with any subdivision improvement agreements for future final maps.

Phasing and deadline dates for project grading and development with information on required bonding or other acceptable guarantees of performance and completion (Article 110.610 Washoe County Development Code) for each development phase or stage will be addressed with the submittal of each final map.

The final map, to be a minimum of five lots, shall be presented to the Planning Commission on or before the date of expiration of this Agreement. All successive final maps, if the Landowner chooses to record in a series, must include a minimum of five lots. Unless otherwise provided herein, the deadlines for any final maps shall be governed by NRS 278.360 and Condition 1(c) of the Tentative Map.



**69 LOTS
REMAINING**

**Cold Springs
Family Center**

**TM5490
RECORDED
5/20/2022
42 LOTS**

Woodland Village

Mapped and Remaining Lots

May 2026



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



Section 3

AGREEMENT

THIS AGREEMENT (“Agreement”) is made by and between **WVC COMMERCIAL LLC**, Nevada limited liability corporations (the “Landowner”), and the **COUNTY OF WASHOE**, a political subdivision of the State of Nevada, (“County”).

1. GENERAL.

1.1 Property. The Landowner is the owner of real property located in Washoe County, Nevada known as Assessor’s Parcel Numbers 556-721-01 and 556-390-05 in Washoe County, Nevada (the “Property”) as more particularly described in Exhibit A, attached hereto, which is subject to County’s Cold Springs Area Plan.

1.2 Tentative Map. The Property has a County land use designation including Commercial and Suburban Residential with a total number of residential dwelling units allowed by the existing Tentative Map for 111 attached town home lots. On January 5, 2021, the County issued its Action Order, approving a tentative map and special use permit application of the Landowner for the Property known as Tentative Subdivision Map Case File No. WTM20-005/WSUP20-0021 (Woodland Village Town Center) (the “Tentative Map”). On May 20, 2022, Washoe County recorded a final map and on May 7, 2024, the Washoe County Planning Commission granted an Extension of Time allowing a two-year extension until May 20, 2026, to record the next final map. The Extension of Time is incorporated herein by this reference as Exhibit B. The development of the Property must be conducted pursuant to the provisions of the Tentative Map and the Washoe County Development Code (the “Code”).

1.3 Previous Final Maps. Landowner has recorded one final map on the Property (T5490) on May 20, 2022.

1.4 Purpose of Agreement. The Extension of Time for the Tentative Map states that the next final map in a series of final maps (each a “Final Map”) must be submitted prior to the expiration of the two (2) year time limit, as such time was extended by two (2) years pursuant to Landowners request for extension of subdivision expiration, which is May 20, 2026. NRS 278.360(1) states that same requirement but allows the deadline to be extended by execution of a development agreement pursuant to NRS 278.0201. This agreement is intended to extend the time for presentation of the next Final Map from May 20, 2026, to May 20, 2028, and thereby amend Condition 1(c) of the Tentative Map accordingly. The Agreement does not amend any other provisions of the Tentative Map, including remaining provisions of Condition 1(c) not inconsistent herewith.

1.5 Circumstances Requiring An Extension of Time. Landowner believes it may not be feasible to present the Final Map to the Washoe County Planning Commission prior to May 20, 2026, deadline due to rising construction costs and lending for home ownership becoming increasingly difficult due to high interest rates and economic uncertainty . Without this Agreement, the result would be expiration of the Tentative Map. The parties recognize that the Developer continues to work diligently on the project and that there is a regional housing shortage and that actions and policies to increase housing supply, increase housing diversity, and preserve housing approvals such as the Tentative Map are in the public’s best interest.

2. AGREEMENT CONCERNING DEVELOPMENT OF LAND.

2.1 Compliance with NRS 278.0201 and Code. This Agreement is an agreement concerning the development of land under NRS 278.0201 and Article 814 of the Code. The Landowner is the owner of fee title to the Property, and therefore has a legal interest in the Property. In compliance with NRS 278.0201(1), the following covenants, terms and conditions are set forth:

2.1.1. The land which is subject to this Agreement is APN 556-390-05 and 556-721-01 which is described in Exhibit A: Legal Description.

2.1.2. The duration of this Agreement shall be for two (2) years from the date of signing by the Board of County Commissioners, provided that all the terms of this Agreement shall remain binding and enforceable regarding construction or development commenced, and any related permits, on any portion of the Property subject to a tentative map, a recorded final map or any use permit in existence at the time of expiration of this Agreement.

2.1.3. This agreement shall terminate and, except as otherwise provided herein, all original conditions of approval for WTM20-005 shall be in full force and effect upon recordation of the final map or the first final map in a series. Changes in federal, state, or county law concerning public health, safety or welfare will apply to any final map or other permit. Final maps must then be filed in accordance with NRS 278.360.

2.1.4. The permitted uses on the Property and the density or intensity of its use, are as provided in the Tentative Map and the Code. The permitted use of the Property pursuant to the Tentative Map is a 111 attached residential lot common open space development on 9.80 acres, which complies with the Property's land use designation.

2.1.5. The maximum height and size of the proposed buildings will comply with the Tentative Map.

2.1.6. The provisions for the dedication of any portion of the Property for public use are as provided in the Tentative Map and the Code. As part of this development roads and/or streets will provide access, to and through the common areas and will be owned and maintained by a homeowners' association.

2.1.7. Terms and conditions relating to construction and financing of necessary public improvements and facilities, are in accordance with and as provided for in the Tentative Map and the Code, and will also be in accordance with any subdivision improvement agreements for future final maps.

2.1.8. Phasing and deadline dates for project grading and development with information on required bonding or other acceptable guarantees of performance and completion (Article 110.610 Washoe County Development Code) for each development phase or stage will be addressed with the submittal of each final map.

2.1.9 The final map, to be a minimum of five lots, shall be presented to the Planning Commission on or before the date of expiration of this Agreement. All successive final maps, if the Landowner chooses to record in a series, must include a minimum

of five lots. Unless otherwise provided herein, the deadlines for any final maps shall be governed by NRS 278.360 and Condition 1(c) of the Tentative Map.

2.1.10 Development standards for the Project are set forth in the conditions and requirements of the Tentative Map, Planning Commission's Action Order dated May 7, 2024 attached hereto as Exhibit "B", and future final maps.

2.2 Code and Changes to the Law. The parties agree that changes in federal, state or county law concerning public health, safety or welfare will apply to any final map or other permit.

2.3 Public Notice. Any and all public notices required to be given in connection with this Agreement shall be given in accordance with Section 110.814.25 of the Code

2.4 Assumption of Risk. The Landowner acknowledges and agrees that the Landowner is proceeding voluntarily and at its own risk in entering into this Agreement and without advice, promises or guarantees of any kind from the County, other than as expressly set forth herein. The Landowner waives any claims for damages against the county that might arise out of, or relate to, a subsequent court determination that this Agreement or any provision in it is invalid and/or unenforceable, including any claim based on NRS 278.0233(1) regarding the requirements, limitations, or conditions imposed pursuant to this Agreement.

2.5 Default and Termination of Agreement. This Agreement shall become null and void, in the event of noncompliance with any term or deadline set forth in this Agreement if the breaching party fails to fully cure such noncompliance after reasonable written notice and opportunity to cure, and all proceedings concerning the Tentative Map shall be terminated, provided that all the terms of this Agreement shall remain binding and enforceable regarding construction or development commenced, and any related permits, on any portion of the Property subject to a tentative map, a recorded final map or any use permit in existence at the time of termination of this Agreement.

2.6 Termination By Final Map. This Agreement shall terminate upon recording of the Final Map.

3. MISCELLANEOUS PROVISIONS.

3.1 Time is of the Essence. Time is of the essence of this Agreement.

3.2 Waivers. No waiver of any breach of any covenant or provision herein contained shall be deemed a waiver of any preceding or succeeding breach thereof, or of any other covenant or provision herein contained. No extension of time for performance of any obligation or act shall be deemed an extension of time for performance of any other obligation or act except those of the waiving party, which shall be extended by a period of time equal to the period of the delay.

3.3 Assignability of the Agreement. This Agreement shall be binding upon and inure to the benefit of all future successors in interest of the Property as described in Exhibit A (Legal Description), and the successor shall assume the duties and obligations under this Agreement.

3.4 Entire Agreement. This Agreement is the final expression of, and contains the entire agreement between, the parties with respect to the subject matter hereof and supersedes all prior understandings with respect thereto.

3.5 Governing Law. The parties hereto acknowledge that this Agreement has been negotiated and entered into in the State of Nevada. The parties hereto expressly agree that this Agreement shall be governed by, interpreted under, and construed and enforced in accordance with the laws of the State of Nevada and venue for any action shall be solely in state district court for Washoe County, Nevada.

3.6 Days of Week. If any date for performance herein falls on a Saturday, Sunday or holiday, pursuant to the laws of the State, the time for such performance shall be extended to 5:00 p.m. on the next business day.

3.7 Written Amendments. Amendments to this Agreement shall be defined as changes which are not in substantial compliance with the Tentative Map and this Agreement. Amendments, if any, shall be approved as provided in NRS 278.0205. Changes hereto which are in substantial compliance with the overall Tentative Map and this Agreement may be requested by Owners and approved or denied by the Director of Community Development. The Director of Community Development shall also decide whether or not a proposed change is in substantial compliance with the overall Tentative Map. The Owners may appeal an adverse decision by the Director of Community Development to the Board of County Commissioners by written notice filed with the Director of Community Development, if filed within twenty (20) days of receipt of the notice of the adverse decision unless an appeal to the Board of Adjustment is required to occur first. No oral statements or representations subsequent to the execution hereof by either party are binding on the other party, and neither party shall have the right to rely on such oral statements or representations.

3.8 Future Cooperation. Each party shall, at the request of the other, at any time, execute and deliver to the requesting party all such further instruments as may be reasonably necessary or appropriate in order to effectuate the purpose and intent of this Agreement.

3.9 Third Party Beneficiary Rights. This Agreement is not intended to create any third-party beneficiary rights in any person not a party hereto.

3.10 Interpretation. The parties hereto acknowledge and agree that each has been given the opportunity to review this Agreement with legal counsel independently. The parties have equal bargaining power and intend the plain meaning of the provisions herein. In the event of an ambiguity in or dispute regarding the interpretation of the Agreement, the interpretation of this Agreement shall not be resolved by any rule of interpretation providing for interpretation against the party who causes the uncertainty to exist, or against the draftsmen.

3.11. Counterparts. This instrument may be executed in two or more counterparts, which, when taken together, shall constitute one and the same instrument. Any signature page of this instrument may be detached from any counterpart without impairing the legal effect of any signatures thereon, and may be attached to another counterpart identical in form thereto, but having attached to it one or more additional signature pages.

[Signatures appear on following page]

[Signature page to Development Agreement]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date above last written below.

LANDOWNER:

**WVC COMMERCIAL LLC, a Nevada
Limited Liability Corporation**

By: RJ Lissner

Date: 5/5/26

Name: Robert LISSNER

Title: MANAGER

COUNTY:

**COUNTY OF WASHOE, a political
subdivision of the State of Nevada, by its
BOARD OF WASHOE COUNTY
COMMISSIONERS**

By: _____
Chairman

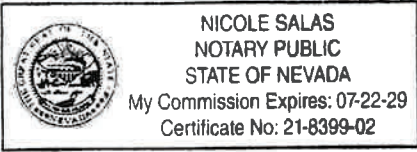
Date: _____

ATTEST:

County Clerk

STATE OF NEVADA)
)ss.
COUNTY OF WASHOE)

This instrument was acknowledged before me on May 5th 2026, by Robert Lissner as Manager of WVC Commercial LLC a Nevada limited liability corporation.



[Handwritten Signature]

My Commission Expires: 7/22/2029

STATE OF NEVADA)
)ss.
COUNTY OF WASHOE)

This instrument was acknowledged before me on _____, 20, by _____, as Director of Community Development, County of Washoe.

Notary Public
My Commission Expires: _____

[Signature page to Development Agreement]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date above last written below.

LANDOWNER:

**WVC COMMERCIAL LLC, a Nevada
Limited Liability Corporation**

By: _____

Date: _____

Name: _____

Title: _____

COUNTY:

**COUNTY OF WASHOE, a political
subdivision of the State of Nevada, by its
BOARD OF WASHOE COUNTY
COMMISSIONERS**

By: _____
Chairman

Date: _____

ATTEST:

County Clerk

STATE OF NEVADA)
)ss.
COUNTY OF WASHOE)

This instrument was acknowledged before me on _____ 20____, by _____
_____ as _____ of WVC Commercial LLC a
Nevada limited liability corporation.

My Commission Expires: _____

STATE OF NEVADA)
)ss.
COUNTY OF WASHOE)

This instrument was acknowledged before me on _____, 20, by
_____, as Director of Community Development, County of Washoe.

Notary Public
My Commission Expires: _____

Exhibit "A"

LEGAL DESCRIPTION OF PROJECT PROPERTY

**EXHIBIT A
LEGAL DESCRIPTION FOR
DEVELOPMENT AGREEMENT**

APN: 556-721-01

Being Parcel A as shown on Woodland Village Town Center Phase 1, Tract Map No. 5490, recorded May 20, 2022 as File No. 5304782 in the Official Records of Washoe County, State of Nevada.

Containing 59,549 square feet of land, more or less.

APN: 556-390-05

Being Parcel L as shown on Woodland Village Phase 13, Tract Map No. 4457, recorded March 13, 2005 as File No. 3186546 in the Official Records of Washoe County, State of Nevada.

Containing 4.23 acres of land, more or less.

Prepared by:
Wood Rodgers, Inc.



Eric C. Sage, P.L.S.
Nevada Certificate No. 23301

Exhibit “B”

EXTENSION OF TIME, TM ACTION ORDER, AND STAFF REPORT WITH CONDITIONS
OF APPROVAL



Planning Commission Staff Report

Meeting Date: May 7, 2024

Agenda Item: 8C

TENTATIVE SUBDIVISION MAP CASE NO: WTM20-005 (Woodland Village Town Center)
SPECIAL USE PERMIT CASE NO: WSUP20-0021 (Woodland Village Town Center)

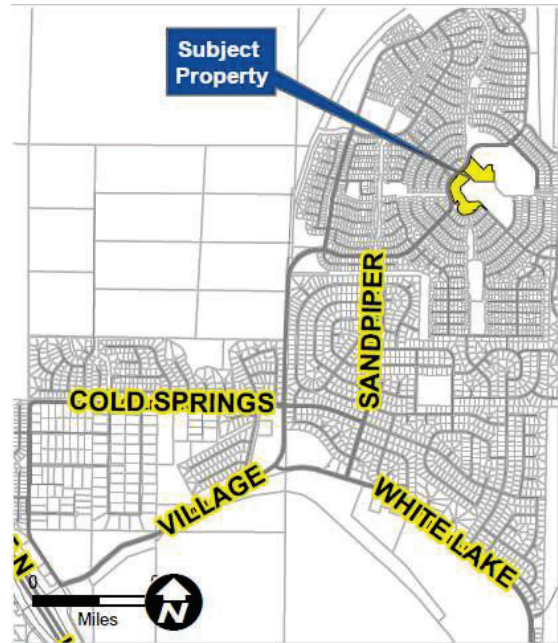
BRIEF SUMMARY OF REQUEST: Extension of Time Request for Tentative Subdivision Map Case Number WTM20-005 & Special Use Permit Case Number WSUP20-0021

STAFF PLANNER: Katy Stark, Planner
Phone: 775.328.3618
Email: krstark@washoecounty.gov

CASE DESCRIPTION

Extension of Time Request for Tentative Subdivision Map Case Number WTM20-005 and Special Use Permit Case Number WSUP20-0021 (Woodland Village Town Center) – For hearing, discussion, and possible action to approve an extension of time for the approval of the subdivision and associated special use permit, for two years, from May 20, 2024, until May 20, 2026. The subdivision was originally approved by the Planning Commission on January 5, 2021. The Planning Commission may grant an extension of not more than 2 years for the presentation of any final map after the 2-year period for presenting a successive final map has expired, in accordance with NRS 278.360(1)(c).

Applicant/Owner: WVC Commercial LLC
Location: 18705 Village Center Drive, Reno, NV 89508
APN: 556-721-01 & 556-390-05
Parcel Size: 1.367 acres & 4.231 acres
Master Plan: Commercial & Suburban Residential
Regulatory Zone: Neighborhood Commercial (NC) & Public/Semi-Public Facilities (PSP)
Area Plan: Cold Springs
Development Code: Authorized in Article 608 Tentative Subdivision Maps
Commission District: 5 – Commissioner Herman



Vicinity Map

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE MOTION

I move that the Washoe County Planning Commission approve the two-year Extension of Time Request until May 20, 2026, for Tentative Subdivision Map Case Number WTM20-005 and Special Use Permit Case Number WSUP20-0021 (Woodland Village Town Center), subject to the conditions of approval for WTM20-005 and WSUP20-0021, having determined that the final map for WTM20-005 and WSUP20-0021 has progressed in accordance with NRS 278.360, that the original findings remain valid, and that the circumstances have not appreciably changed since the original approval.

(Motion with Findings on Page 3)

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Exhibits Contents

Extension of Time Application	Exhibit A
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Legal Provisions Governing Extensions of Tentative Subdivision Maps

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

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

1. Unless a longer time is provided in an agreement entered into pursuant to NRS 278.0201 or 278.350:
 - (a) Unless the time is extended, the subdivider shall present to the governing body, or the planning commission or the director of planning or other authorized person or agency if authorized to take final action by the governing body, within 4 years after the approval of a tentative map:
 - (1) A final map, prepared in accordance with the tentative map, for the entire area for which a tentative map has been approved; or
 - (2) The first of a series of final maps covering a portion of the approved tentative map. If the subdivider elects to present a successive map in a series of final maps, each covering a portion of the approved tentative map, the subdivider shall present to the governing body, or the planning commission or the director of planning or other authorized person or agency if authorized to take final action by the governing body, on or before the second anniversary of the date on which the subdivider recorded the first in the series of final maps:
 - (I) A final map, prepared in accordance with the tentative map, for the entire area for which the tentative map has been approved; or
 - (II) The next final map in the series of final maps covering a portion of the approved tentative map.
 - (b) If the subdivider fails to comply with the provisions of paragraph (a), all proceedings concerning the subdivision are terminated.
 - (c) **The governing body or planning commission may grant an extension of not more than 2 years for the presentation of any final map after the 2-year period for presenting a successive final map has expired.**
2. If the subdivider is presenting in a timely manner a series of final maps, each covering a portion of the approved tentative map, no requirements other than those imposed on each of the final maps in the series may be placed on the map when an extension of time is granted unless the requirement is directly attributable to a change in applicable laws which affect the public health, safety or welfare.

WCC Section 110.810.65 Expiration. A special use permit shall expire as provided in this section.

- (a) **Time Period.** A special use permit shall expire and become null and void at the time specified in the permit, or if not specified, two (2) years from the final date of approval.
- (b) **Extension.** The time period in subsection (a) of this section may be extended by the Planning Commission, Board of Adjustment, or a hearing examiner only for a special use permit originally acted upon by the Planning Commission, Board of Adjustment or a hearing examiner. Requests for time extensions shall be in writing and shall be submitted prior to the expiration date. The request shall state the reason for the extension.

Project Evaluation

Tentative Subdivision Map Case Number WTM20-005 and Special Use Permit Case Number WSUP20-0021 were originally approved by the Washoe County Planning Commission on January 5, 2021. A final map for the first phase of the project, consisting of seven buildings and 42 units was recorded on May 20, 2022, Tract Map #5490. The current expiration date for the next (second) final map is May 20, 2024.

The tentative map and associated special use permit remain valid at this time. The applicant stated that, of the seven buildings on the recorded final map, two are complete, two more are close to completion, and due to adverse market conditions, three buildings have been started, but not finished. Phase 2 of the project will consist of 12 buildings and 70 units. The applicant stated that due to an unfavorable economic climate, the project was not finished within the approved timeframe. The applicant is requesting an extension to record the next (second) final map. Based upon the current valid approval, staff recommends that the Planning Commission grant a two-year extension, until May 20, 2026, in accordance with WCC 110.608.30, and NRS 278.360(1)(c) and WCC 110.810.65.

Recommendation

After a thorough analysis and review, Tentative Subdivision Map Case Number WTM20-005 and Special Use Permit Case Number WSUP20-0021 (Woodland Village Town Center) are being recommended for an extension of time from May 20, 2024, until May 20, 2026. Staff offers the following motion for the Commissions' consideration.

Motion

I move that the Washoe County Planning Commission approve the two-year Extension of Time Request until May 20, 2026, for Tentative Subdivision Map Case Number WTM20-005 and Special Use Permit Case Number WSUP20-0021 (Woodland Village Town Center), subject to the conditions of approval for WTM20-005 and WSUP20-0021, having determined that the final map for WTM20-005 and WSUP20-0021 has progressed in accordance with NRS 278.360, that the original findings remain valid, and that the circumstances have not appreciably changed since the original approval.

Appeal Process

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

Community Services Department
Planning and Building
EXTENSION OF SUBDIVISION
EXPIRATION DATE
APPLICATION



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

Telephone: 775.328.6100

Extension of Subdivision Expiration Date for Approved Applications

Development Application Submittal Requirements

If you are submitting your application online, you may do so at [OneNV.us](https://www.onenv.us)

1. **Fees:** See Master Fee Schedule. **Most payments can be made directly through the OneNV.us portal.** If you would like to pay by check, please make the check payable to Washoe County and bring your application and payment to the Community Services Department (CSD).
2. **Development Application:** A completed Washoe County Development Application form.
3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
4. **Proof of Property Tax Payment:** The applicant must provide a written statement from the Washoe County Treasurer's Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.
5. **Letter:** A letter shall accompany the application that delineates the circumstances that have prevented the initiation or completion of the project within the approved timeframe.
6. **Submission Packets:** One (1) packet and a flash drive. Any digital documents need to have a resolution of 300 dpi. If materials are unreadable, you will be asked to provide a higher quality copy. The packet shall include one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. Labeling on these reproductions should be no smaller than 8 point on the 8.5" x 11" display. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

Notes:

- (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.
- (ii) All oversized maps and plans must be folded to a 9" x 12" size.
- (iii) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies that clarify the potential impacts and potential conditions of development in order to minimize or mitigate impacts resulting from the project. No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Building.
- (iv) **Labels:** If the assigned planner determines the abandonment will affect the access to a mobile home park, the applicant will be required to submit a list of mailing addresses for every tenant residing in the mobile home park.

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name: Woodland Village Town Center			
Project Description: 42 Unit Multi Family Residential Townhomes			
Project Address: 18705 Village Center Dr. Reno, NV 89508			
Project Area (acres or square feet): 9.8 AC			
Project Location (with point of reference to major cross streets AND area locator): Cold Springs NV 2.2 Miles NE of US 395			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
556-721-01	1.37	556-390-05	4.23
Indicate any previous Washoe County approvals associated with this application: Case No.(s). WTM20-005, WSUP20-0021, WFNLMP21-0008, FM220005			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: WVC Commercial LLC		Name: Summit Engineering	
Address: [REDACTED]		Address: [REDACTED]	
[REDACTED]		[REDACTED] Zip: [REDACTED]	
Phone: [REDACTED]	Fax: [REDACTED]	Phone: [REDACTED]	[REDACTED]
Email: [REDACTED]	[REDACTED]	Email: [REDACTED]	[REDACTED]
Cell: [REDACTED]	Other: [REDACTED]	Cell: [REDACTED]	Other: [REDACTED]
Contact Person: Bob Lissner		Contact Person: Sebastian De La Torre	
Applicant/Developer:		Other Persons to be Contacted:	
Name: WVC Commercial LLC		Name:	
Address: [REDACTED]		Address:	
[REDACTED]		Zip:	
Phone: [REDACTED]	Fax: [REDACTED]	Phone:	Fax:
Email: [REDACTED]	[REDACTED]	Email:	[REDACTED]
Cell: [REDACTED]	Other: [REDACTED]	Cell:	Other:
Contact Person: Bob Lissner		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	



March 5, 2024

Washoe County Community Services Department
1001 E. Ninth St.,
Reno, NV 89512

To whom it may concern,

This letter is to provide clarification for submitting a tentative map extension request for the Woodland Village Town Center tentative map (WTM20-005 and WSUP20-0021). The original decision date for the tentative map and SUP was January 5, 2021. A final map for the first phase of this project, consisting of 7 buildings and 42 units has been recorded. Of the 7 buildings, 2 are complete and 2 more are close to completion. About \$8 million has been spent on construction. Due to adverse market conditions the final three buildings have been started, but not finished. Phase 2 will consist of 12 buildings and 70 units. Due to an unfavorable economic climate, the project was not finished within the approved timeframe and a tentative map extension request is required.

Sincerely,
SUMMIT ENGINEERING CORPORATION

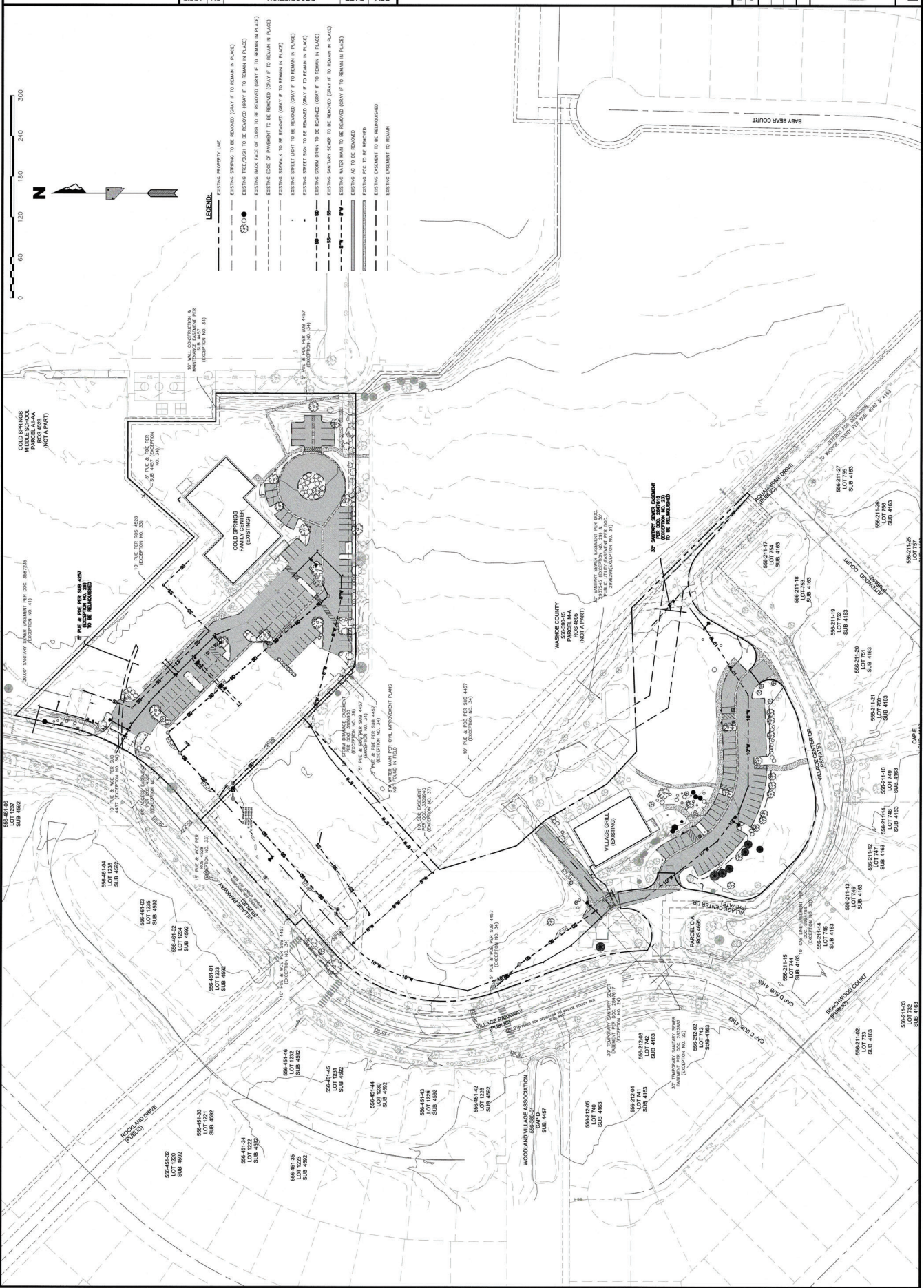
A handwritten signature in blue ink, appearing to read "Sebastian De La Torre".

Sebastian De La Torre, P.E.
Project Manager

REV.	DATE	DESCRIPTION	BY	APPD

**TENTATIVE MAP PLANS FOR
 WOODLAND VILLAGE TOWN CENTER
 EXISTING CONDITIONS AND DEMOLITION PLAN**

DESIGNED BY: RG
 CHECKED BY: RG
 SCALE: 1"=50'
 HORIZ: 1"=50'
 VERT: 1"=50'
 JOB NO.: 31089



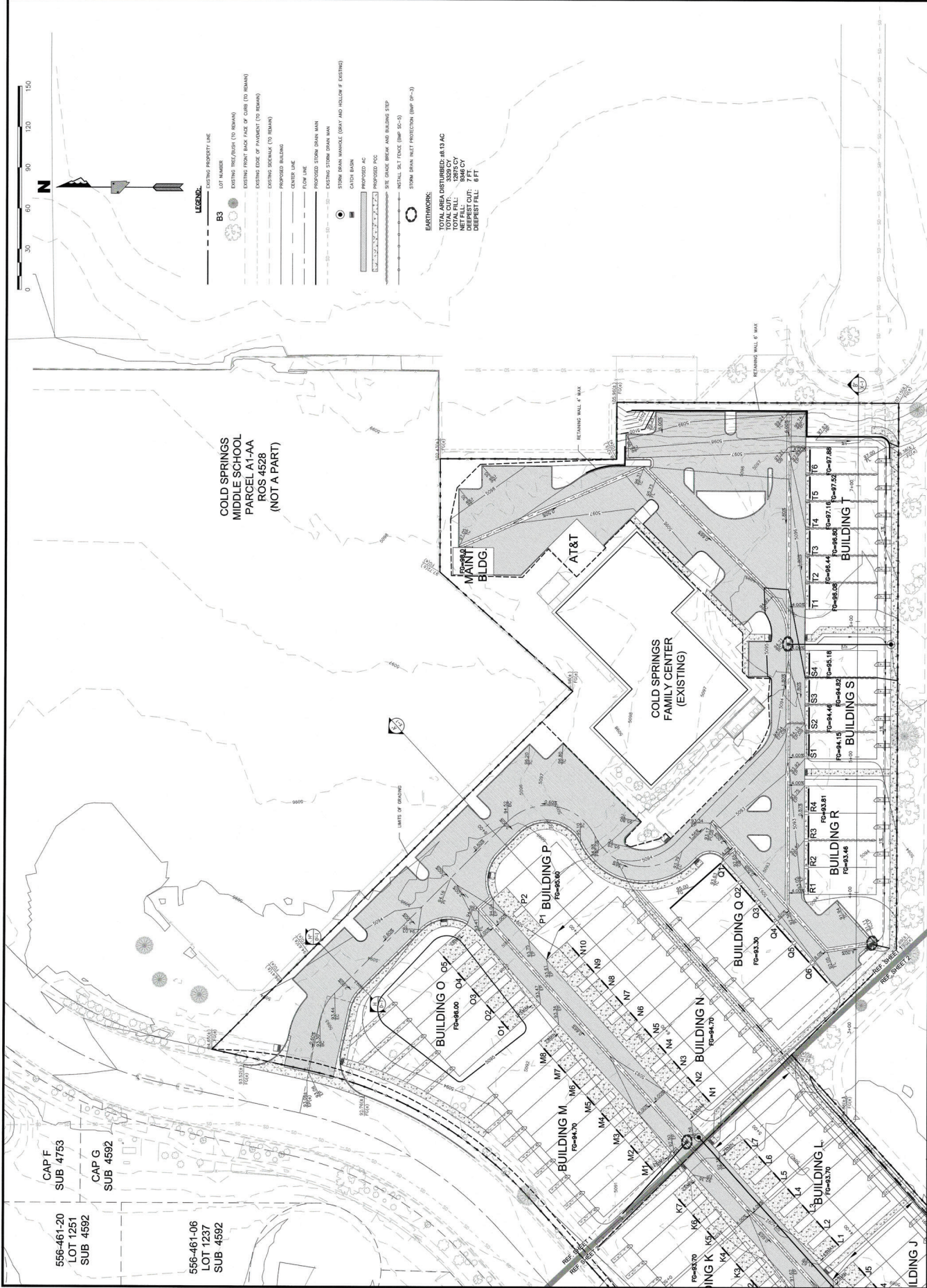


DESIGNED BY: SD
 CHECKED BY: RG
 SCALE: 1"=30'
 HORIZ: 1"=30'
 VERT:
 JOB NO: 31069

TENTATIVE MAP PLANS FOR
 WOODLAND VILLAGE TOWN CENTER
 PRELIMINARY GRADING PLAN
 COLD SPRINGS
 WASHOE COUNTY
 NEVADA



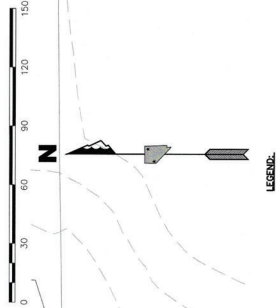
REV.	DATE	DESCRIPTION	BY	APP.



LEGEND:

- EXISTING PROPERTY LINE
- LOT NUMBER
- EXISTING TIE/TOUCH (TO REMAIN)
- EXISTING FRONT BACK FACE OF CURB (TO REMAIN)
- EXISTING EDGE OF PAVEMENT (TO REMAIN)
- EXISTING SIDEWALK (TO REMAIN)
- EXISTING SOCIALS (TO REMAIN)
- PROPOSED BUILDING
- CENTER LINE
- FLUSH LINE
- PROPOSED STORM DRAIN MAIN
- PROPOSED STORM DRAIN MAN
- EXISTING STORM DRAIN MAIN
- STORM DRAIN MANHOLE (GRAY AND FOLLOW IF EXISTING)
- CATCH BASIN
- PROPOSED AC
- PROPOSED POC
- PROPOSED SITE GRADE (BELOW AND INCLUDING STEP)
- EXISTING SITE GRADE (BELOW AND INCLUDING STEP)
- EXISTING METAL SET FENCE (BMP SC-5)
- STORM DRAIN INLET PROTECTION (BMP SP-3)

EARTHWORK:
 TOTAL AREA DISTURBED: 48.13 AC
 TOTAL CUT: 3329 CY
 TOTAL FILL: 1086 CY
 NET FILL: 2243 CY
 DEEPEST CUT: 7.72 FT
 DEEPEST FILL: 6 FT



COLD SPRINGS
 MIDDLE SCHOOL
 PARCEL A1-AA
 ROS 4528
 (NOT A PART)

CAP F
 SUB 4753

CAP G
 SUB 4592

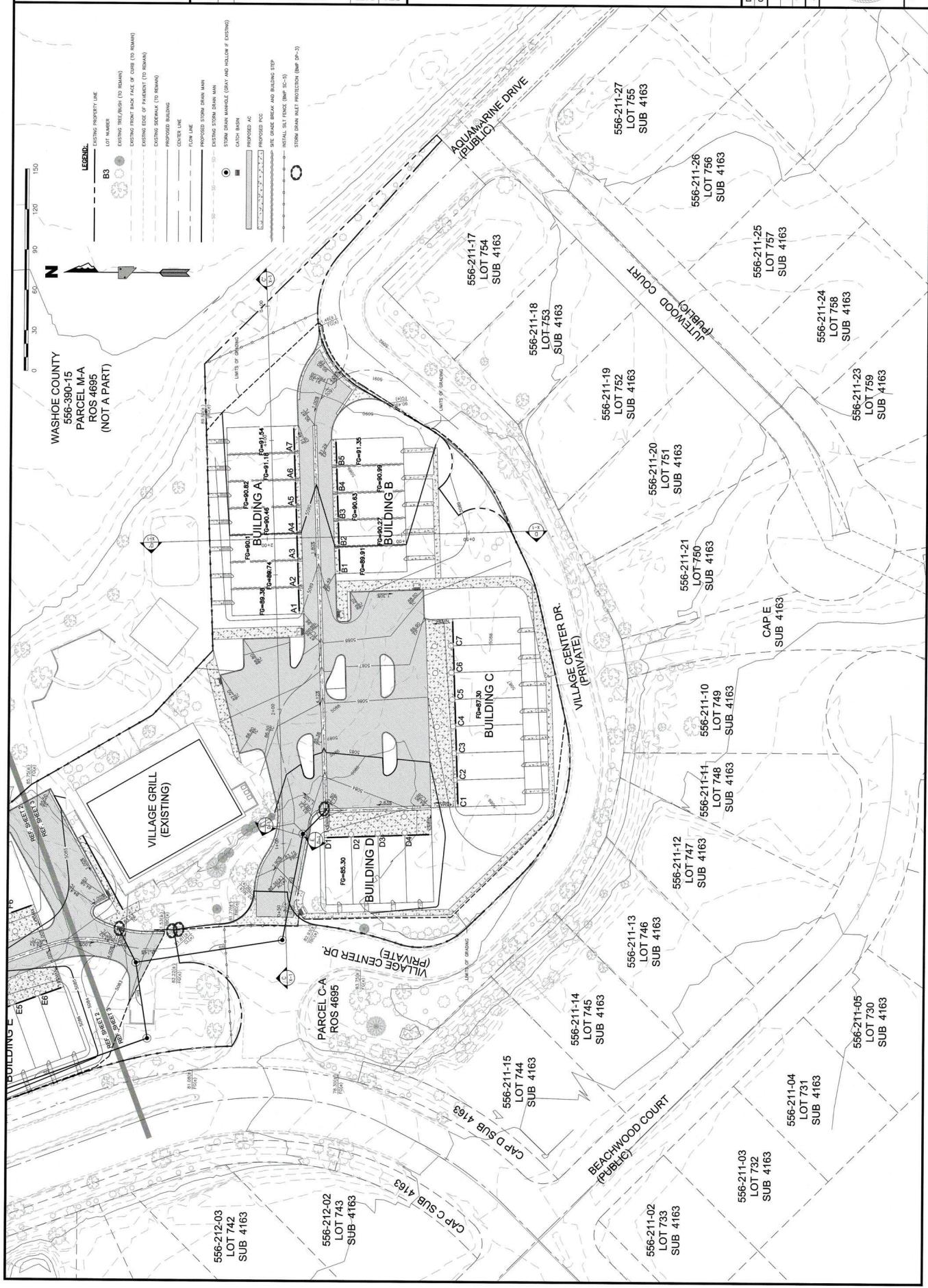
556-461-20
 LOT 1251
 SUB 4592

556-461-06
 LOT 1237
 SUB 4592

REV.	DATE	DESCRIPTION	BY	APPD.

WASHOE COUNTY
 TENTATIVE MAP PLANS FOR
 WOODLAND VILLAGE TOWN CENTER
 PRELIMINARY GRADING PLAN
 WASHOE COUNTY, NEVADA

DESIGNED BY: SD
 CHECKED BY: RG
 SCALE
 HORIZ: 1"=30'
 VERT:
 JOB NO: 31069

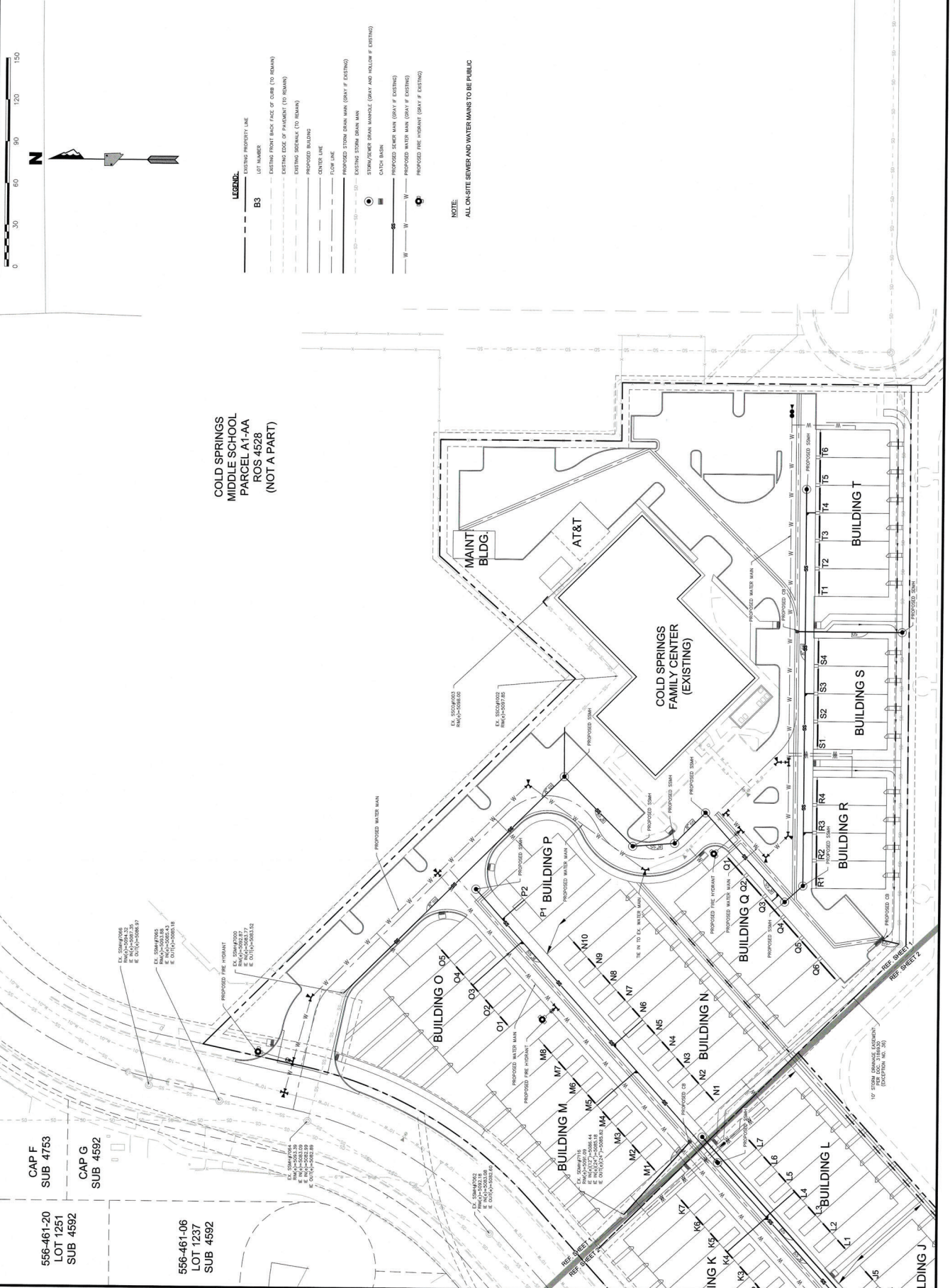
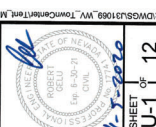




REV.	DATE	DESCRIPTION	BY	APPD.

TENTATIVE MAP PLANS FOR
 WOODLAND VILLAGE TOWN CENTER
 PRELIMINARY UTILITY PLAN
 COLD SPRINGS
 WASHOE COUNTY
 NEVADA

DESIGNED BY: SD
 CHECKED BY: RG
 SCALE
 HORIZ: 1"=30'
 VERT:
 JOB NO: 31089
 SHEET
 U-1 of 12



COLD SPRINGS
 MIDDLE SCHOOL
 PARCEL A1-AA
 ROS 4528
 (NOT A PART)

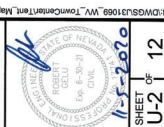
CAP F
 SUB 4753
 556-461-20
 LOT 1251
 SUB 4592

CAP G
 SUB 4592

556-461-06
 LOT 1237
 SUB 4592

NOTE:
 ALL ON-SITE SEWER AND WATER MAINS TO BE PUBLIC

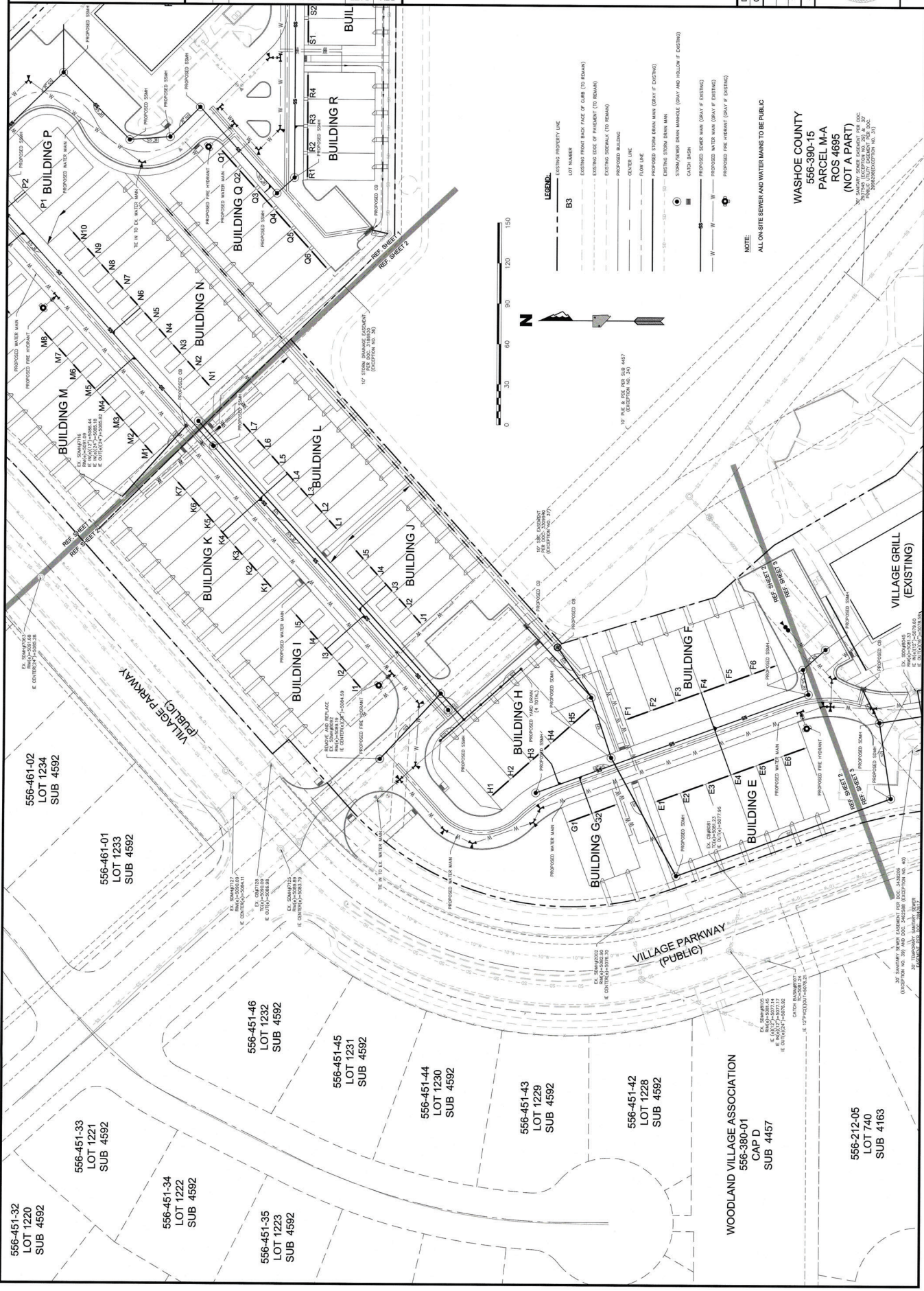
- LEGEND:
- EXISTING PROPERTY LINE
 - LOT NUMBER
 - EXISTING FRONT BACK FACE OF CURB (TO REMAIN)
 - EXISTING EDGE OF PAVEMENT (TO REMAIN)
 - EXISTING SIDEWALK (TO REMAIN)
 - PROPOSED SIDEWALK (TO REMAIN)
 - CENTER LINE
 - PROPOSED BUILDING
 - FLOOR LINE
 - PROPOSED STORM DRAIN MAIN (GRAY IF EXISTING)
 - EXISTING STORM DRAIN MAIN
 - STORM/SEWER DRAIN MANHOLE (GRAY AND HOLLOW IF EXISTING)
 - CATCH BASIN
 - PROPOSED SEWER MAIN (GRAY IF EXISTING)
 - PROPOSED WATER MAIN (GRAY IF EXISTING)
 - PROPOSED FIRE HYDRANT (GRAY IF EXISTING)



DESIGNED BY: SD
 CHECKED BY: RG
 SCALE
 HORIZ: 1"=30'
 VERT:
 JOB NO. 31089

TENTATIVE MAP PLANS FOR
 WOODLAND VILLAGE TOWN CENTER
 PRELIMINARY UTILITY PLAN
 WASHOE COUNTY
 COLD SPRINGS
 NEVADA

SUMMIT ENGINEERING CORPORATION
 4505 MAE ANNE AVENUE, RENO, NV, 89523
 PHONE: (775) 747-8550 FAX: (775) 747-8559



NOTE:
 ALL ON-SITE SEWER AND WATER MAINS TO BE PUBLIC

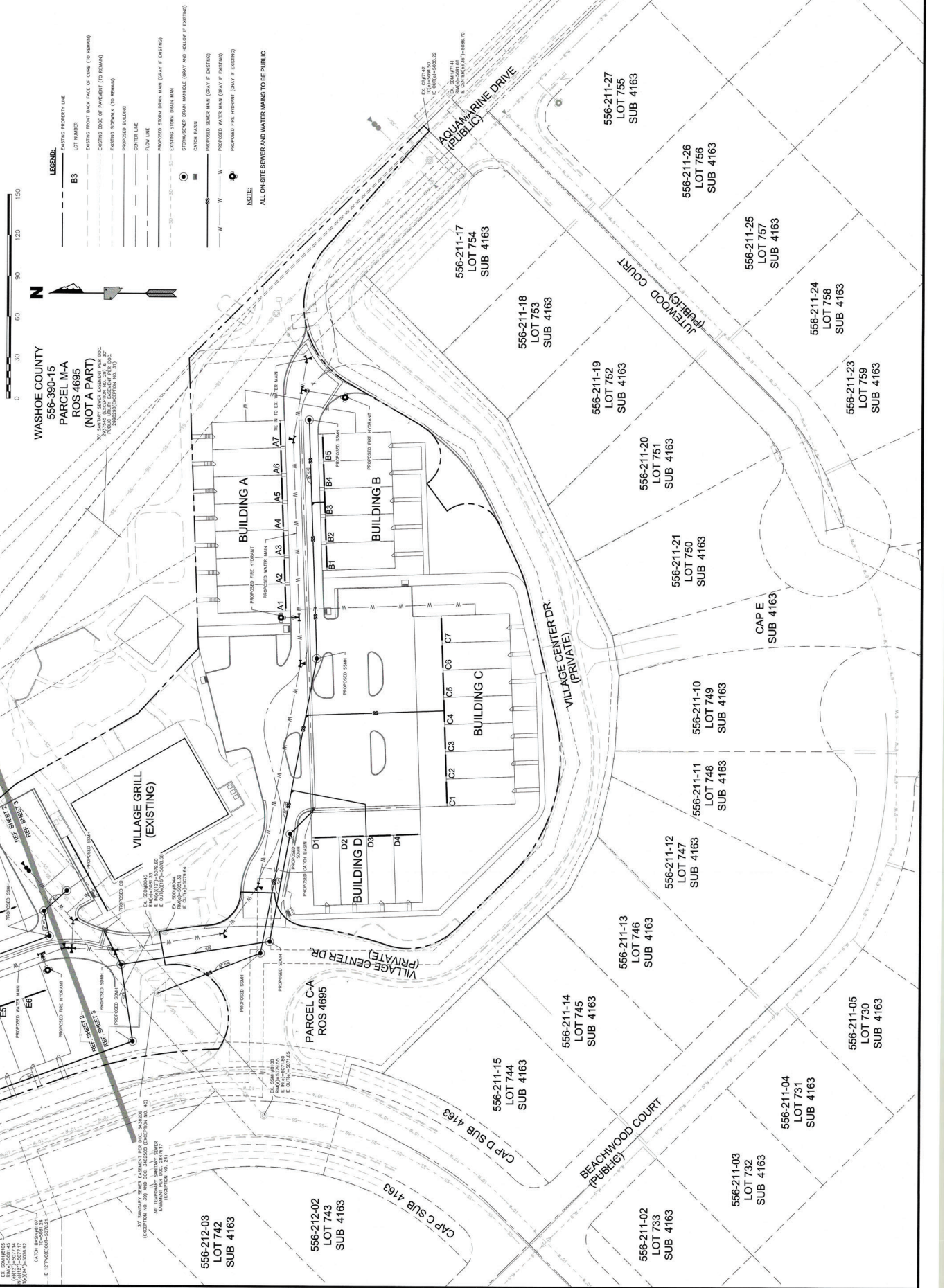
WASHOE COUNTY
 556-300-15
 PARCEL MFA
 ROS 4695
 (NOT A PART)
 OF THE TENTATIVE MAP NO. 307
 FOR THE WOODLAND VILLAGE TOWN CENTER
 PRELIMINARY UTILITY PLAN
 PROJECT NO. 31089

- LEGEND:**
- B3 LOT NUMBER
 - EXISTING FRONT BACK FACE OF CURB (TO REMAIN)
 - EXISTING EDGE OF PAVEMENT (TO REMAIN)
 - EXISTING SIDEWALK (TO REMAIN)
 - PROPOSED SIDEWALK
 - PROPOSED BUILDING
 - FLOOR LINE
 - PROPOSED STORM DRAIN MAIN (GRAY IF EXISTING)
 - EXISTING STORM DRAIN MAIN
 - STORM/SEWER DRAIN MANHOLE (GRAY AND HOLLOW IF EXISTING)
 - CATCH BASIN
 - PROPOSED SEWER MAIN (GRAY IF EXISTING)
 - PROPOSED WATER MAIN (GRAY IF EXISTING)
 - PROPOSED FIRE HYDRANT (GRAY IF EXISTING)

REV.	DATE	DESCRIPTION	BY	APPD.

DESIGNED BY: SD	CHECKED BY: RG
SCALE	HORIZ: 1"=30'
VERT: 1"=30'	JOB NO. 31089

STATE OF NEVADA
 DEPARTMENT OF CONSTRUCTION
 DIVISION OF PLANNING AND ZONING
 1-2-2020
 SHEET U-3 OF 12



WASHOE COUNTY
 556-390-15
 PARCEL M-A
 ROS 4695
 (NOT A PART)
 THIS PLAN IS A TENTATIVE PRELIMINARY UTILITY PLAN FOR THE PROPOSED DEVELOPMENT OF THE WOODLAND VILLAGE TOWN CENTER. THE DEVELOPER HAS OBTAINED A PRELIMINARY MAP FROM THE DIVISION OF PLANNING AND ZONING, BUT THE PLAN IS SUBJECT TO APPROVAL BY THE BOARD OF ADJUSTMENT AND THE BOARD OF COUNTY COMMISSIONERS.

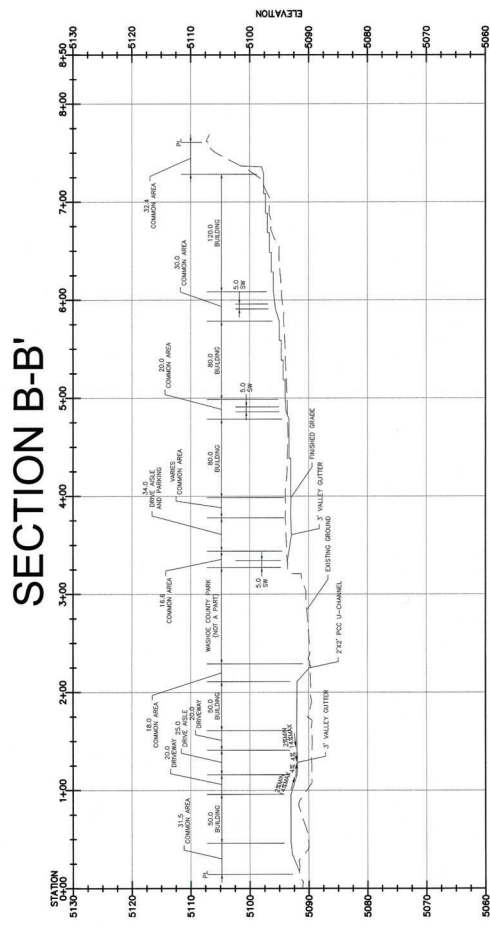
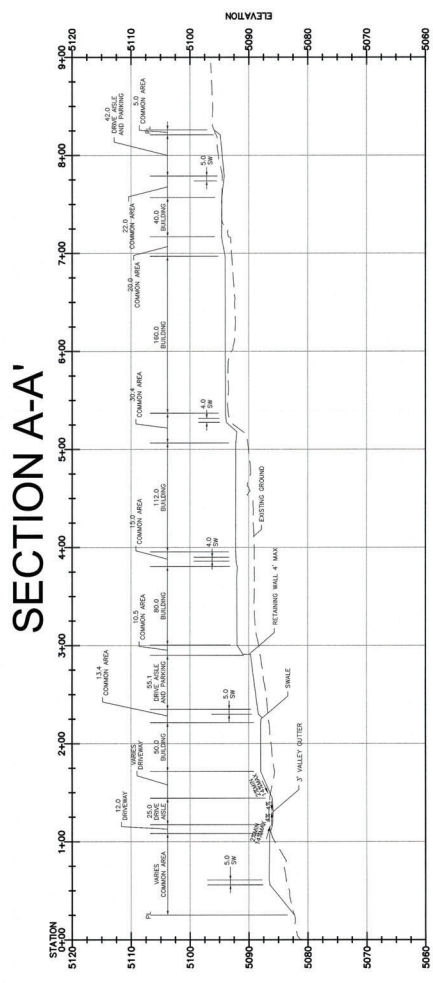
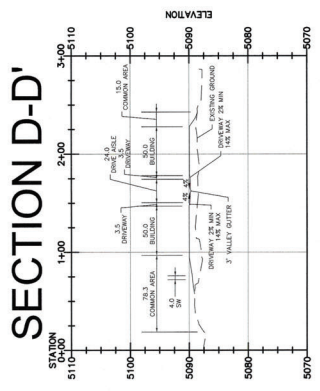
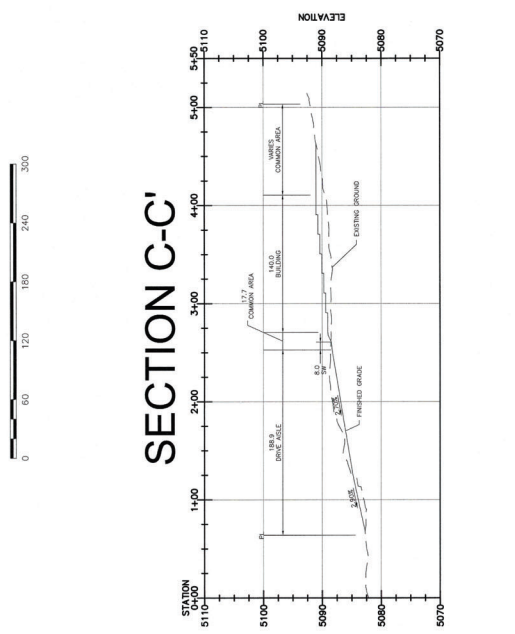


REV.	DATE	DESCRIPTION	BY	APPD.

TENTATIVE MAP PLANS FOR
WOODLAND VILLAGE TOWN CENTER
CROSS SECTIONS
COLD SPRINGS WASHOE COUNTY NEVADA

DESIGNED BY: SD
CHECKED BY: RG
SCALE
HORIZ: 1"=60'
VERT: 1"=10'
JOB NO: 31069

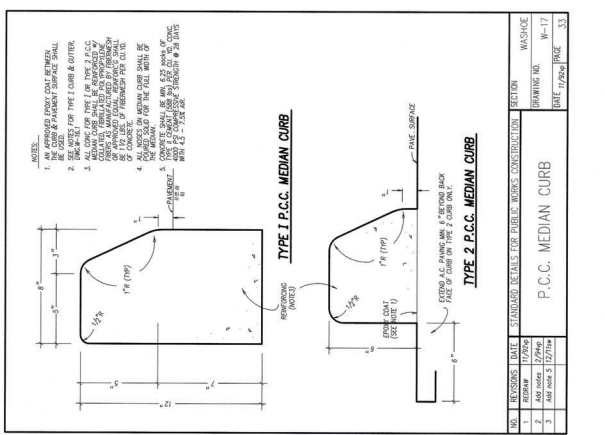
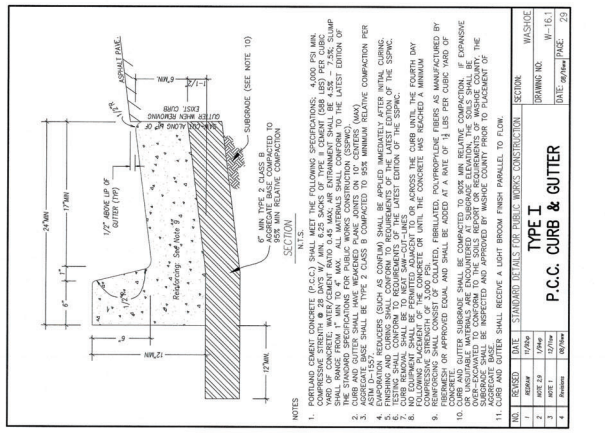
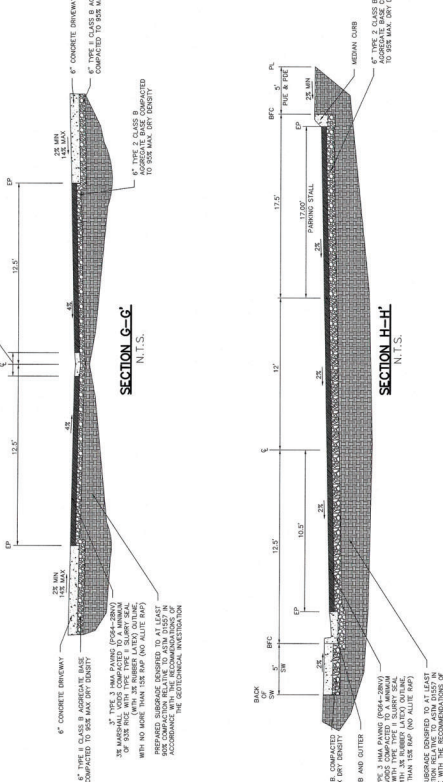
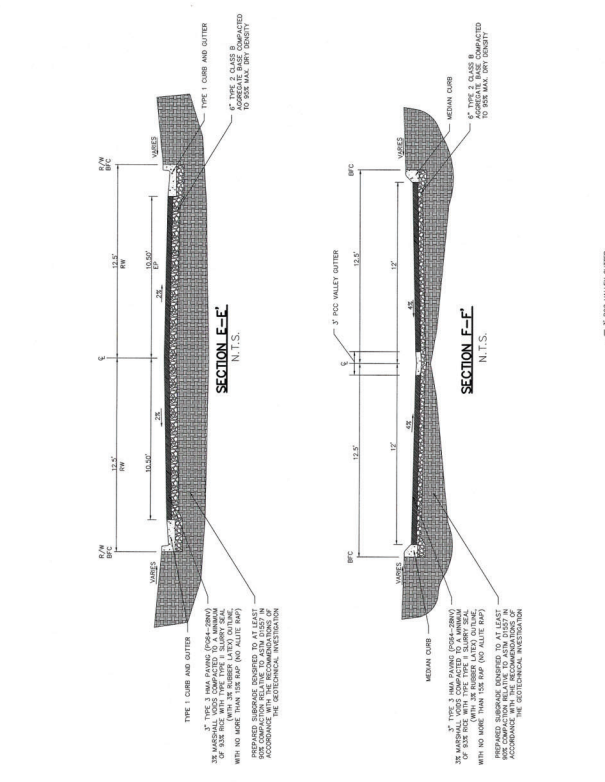
11-1-2022
SHEET 12 OF 12
EXHIBIT A
WTR020005



REV.	DATE	DESCRIPTION	BY	APP'D

DESIGNED BY: SD
 CHECKED BY: RG
 SCALE: N.T.S.
 HORIZ: N.T.S.
 VERT: N.T.S.
 JOB NO: 31089

STATE OF NEVADA
 DEPARTMENT OF TRANSPORTATION
 DIVISION OF HIGHWAYS
 11-5-2020
 SHEET D-1 OF 12
 WTR202005 EXHIBIT A



NOTES:

1. APPROVED FORM CURB REINFORCEMENT SHALL BE USED.
2. 3000 PSI TYPE 1 CURB & GUTTER.
3. 3000 PSI TYPE 2 CURB & GUTTER.
4. 3000 PSI TYPE 3 CURB & GUTTER.
5. 3000 PSI TYPE 4 CURB & GUTTER.
6. 3000 PSI TYPE 5 CURB & GUTTER.
7. 3000 PSI TYPE 6 CURB & GUTTER.
8. 3000 PSI TYPE 7 CURB & GUTTER.
9. 3000 PSI TYPE 8 CURB & GUTTER.
10. 3000 PSI TYPE 9 CURB & GUTTER.
11. 3000 PSI TYPE 10 CURB & GUTTER.

SECTION I-I
 P.C.C. CURB & GUTTER

NOTES:

1. APPROVED FORM CURB REINFORCEMENT SHALL BE USED.
2. 3000 PSI TYPE 1 CURB & GUTTER.
3. 3000 PSI TYPE 2 CURB & GUTTER.
4. 3000 PSI TYPE 3 CURB & GUTTER.
5. 3000 PSI TYPE 4 CURB & GUTTER.
6. 3000 PSI TYPE 5 CURB & GUTTER.
7. 3000 PSI TYPE 6 CURB & GUTTER.
8. 3000 PSI TYPE 7 CURB & GUTTER.
9. 3000 PSI TYPE 8 CURB & GUTTER.
10. 3000 PSI TYPE 9 CURB & GUTTER.
11. 3000 PSI TYPE 10 CURB & GUTTER.

SECTION J-J
 P.C.C. MEDIAN CURB

NO.	REVISION	DATE	DESCRIPTION	SECTION	WASHOE DRAWING NO.	W-181
1	ISSUED	11/20/20	STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	SECTION	DATE 11/20/20	PHASE 2/3
2	REVISED	11/20/20				
3	REVISED	11/20/20				
4	REVISED	11/20/20				

NO.	REVISION	DATE	DESCRIPTION	SECTION	WASHOE DRAWING NO.	W-17
1	ISSUED	11/20/20	STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	SECTION	DATE 11/20/20	PHASE 3/3
2	REVISED	11/20/20				
3	REVISED	11/20/20				
4	REVISED	11/20/20				



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Planning and Building Division

Planning Program

Planning Commission Action Order

**Tentative Subdivision Map Case Number WTM20-005 and
Special Use Permit Case Number WSUP20-0021**

Decision: **Approval with Conditions**

Decision Date: January 5, 2021

Mailing/Filing Date: January 7, 2021

Property Owner: WVC Commercial LLC
Attn: Robert Lissner
4790 Caughlin Parkway, #519
Reno, NV 89509

Assigned Planner: Julee Olander, Planner
Washoe County Community Services Department
Planning and Building Division
Phone: 775.328.3627
E-Mail: jolander@washoecounty.us

Tentative Subdivision Map Case Number WTM20-005 and Special Use Permit Case Number WSUP20-0021 (Woodland Village Town Center) – For possible action, hearing, and discussion to approve:

- 1) A tentative subdivision map to allow the subdivision of 8.6 acres into 111 attached residential lots; and
- 2) A special use permit to allow the use of single family, attached per Table 110.302.05.1; to allow up to 14 dwelling units per acre per Cold Springs Area Plan policy CS.2.2.2; to decrease the front setback to 8 feet and the rear and side setbacks to 0-feet; to decrease the minimum lot width to 16 feet; and to decrease the minimum lot size to 800 sq. ft.

- Applicant: Woodland Village North, LLC
- Property Owner: WVC Commercial LLC
- Location: 18400 Village Pkwy.
- Assessor’s Parcel Numbers: 556-390-14 & 556-390-05
- Parcel Sizes: 5.57 & 4.23 acres
- Master Plan Category: Commercial (C)
- Regulatory Zone: Neighborhood Commercial (NC)
- Area Plan: Cold Springs
- Citizen Advisory Board: North Valleys
- Development Code: Authorized in Article 608, Tentative Subdivision Maps; Article 810, Special Use Permits; & Article 406, Building Placement Standards



INTEGRITY



EFFECTIVE COMMUNICATION



QUALITY PUBLIC SERVICE

To: Woodland Village North, LLC
Subject: WTM20-005 and WSUP20-0021
Date: January 7, 2021
Page: 2

- Commission District: 5 – Commissioner Herman

Notice is hereby given that the Washoe County Planning Commission granted approval with conditions of the above referenced case number based on the findings in accordance with Washoe County Code Chapter 110 (Development Code) Article 608, *Tentative Subdivision Maps*; Article 810, *Special Use Permits*; and Article 406, *Building Placement Standards*. If no appeals have been filed within 10 calendar days after the Mailing/Filing date shown on this Action Order, the approval by the Washoe County Planning Commission is final. If filed, an appeal stays any further action on the permit until final resolution of the appeal. An appeal shall be filed in accordance with the provisions found in Article 912, *Establishment of Commissions, Boards and Hearing Examiners*, of the Development Code. This decision is based on 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.

This decision is also based on having made all five findings in accordance with Washoe County Code Section 110.810.30:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Cold Springs Area Plan;
2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed

To: Woodland Village North, LLC
Subject: WTM20-005 and WSUP20-0021
Date: January 7, 2021
Page: 3

improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;

3. Site Suitability. That the site is physically suitable for residential development and for the intensity of such a development and in accordance with Division Seven;
4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.
5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

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

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

Washoe County Community Services Department
Planning and Building Division

 _____
Trevor Lloyd
Secretary to the Planning Commission

TL/JO/ks

xc:

Applicant: Woodland Village North, LLC, 4790 Caughlin Parkway, #519, Reno, NV 89509, Email: rliissner@gmail.com

Owner: WVC Commercial, LLC, 4790 Caughlin Parkway, #519, Reno, NV 89509, Email: rliissner@gmail.com

Representatives: Wood Rodgers, Inc., 1361 Corporate Blvd., Reno, NV 89502, Email: Ehasty@woodrogers.com

To: Woodland Village North, LLC
Subject: WTM20-005 and WSUP20-0021
Date: January 7, 2021
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Action Order xc: Jen Gustafson, District Attorney's Office; Keirsten Beck, Assessor's Office; Rigo Lopez, Assessor's Office; Tim Simpson, Utilities; Leo Vesely & Mitchell Fink, Engineering and Capital Projects; Dale Way & Brittany Lemon, Truckee Meadows Fire Protection District; James English and David Kelly, Washoe County Health District; Vahid Behmaram, Washoe County Water Management Coordinator; Nevada Division of Environmental Protection, 901 South Stewart Street, Suite 4001, Carson City, NV 89701-5249; Regional Transportation Commission; Truckee Meadows Regional Planning Agency; Cold Springs Citizen Advisory Board, Chair



Conditions of Approval

Tentative Subdivision Map Case Number WTM20-005 and
Special Use Permit Case Number WSUP20-0021

The project approved under Tentative Subdivision Map Case Number WTM20-005 & Special Use Permit WSUP20-0021 shall be carried out in accordance with the conditions of approval granted by the Planning Commission on January 5, 2021. 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.

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

Washoe County reserves the right to review and revise the 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: Julee Olander, Planner, 775.328.3627, jolander@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. 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.
- d. 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.
- e. All final maps shall contain the applicable portions of the following jurat:

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

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

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

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

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

MOJRA HAUENSTEIN, DIRECTOR
PLANNING AND BUILDING

Jurat for ALL SUBSEQUENT FINAL MAPS

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

THE FIRST FINAL MAP FOR THIS TENTATIVE MAP WAS APPROVED AND ACCEPTED FOR RECORDATION ON **<date of Planning and**

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

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

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

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

<Insert Merger and Re-subdivision option as applicable>

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

MOJRA HAUENSTEIN, DIRECTOR,
PLANNING AND BUILDING DIVISION

- f. 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.

- g. 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.

- h. 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.
- i. Failure to comply with the conditions of approval shall render this approval null and void.
- j. The building placement standards will be: 8 feet front yard, 0 feet rear yard, and 0 foot side yard; 800 sq. ft minimum lots size; and 16 ft. lot width.
- k. The common open space owned by the homeowner's association (HOA) 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.
- l. Any imported earthen materials shall be "certified weed free" in order to prevent the spread of noxious weeds within the county.
- m. The grading on site shall be in compliance with applicable best management practices to minimize erosion.
- n. 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 homeowner's association.
 - 3. All open space identified as common area on the final map shall be privately maintained and perpetually funded by the homeowner's 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. 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.
- o. The common open space owned by the homeowner's association shall be noted on the final map as "common open space" and the related deed of conveyance shall specifically provide for the preservation of the common open space in perpetuity. The deed to the open space and common area shall reflect perpetual dedication for that purpose. The deed shall be presented with the CC&Rs for review by Planning and Building staff and the District Attorney.

Washoe County Engineering and Capital Projects

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

Contact: Leo Vesely, 775.328.3600, 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. The developer shall be required to participate in any applicable General Improvement District or Special Assessment District formed by Washoe County. The applicable County Department shall be responsible for determining compliance with this condition.
 - d. The developer shall provide written approval from the U.S. Postal Service concerning the installation and type of mail delivery facilities. The system, other than individual mailboxes, must be shown on the project construction plans and installed as part of the onsite improvements.
 - e. A complete set of construction improvement drawings, including an onsite grading plan, shall be submitted to the County Engineer for approval prior to finalization of any portion of the tentative map. Grading shall comply with best management practices (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.

- f. All open space shall be identified as common area on the final map. A note on the final map shall indicate that all common areas shall be privately maintained and perpetually funded by the Homeowners Association. The maintenance of the common areas shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
- g. Any existing easements or utilities that conflict with the development shall be relocated, quitclaimed, and/or abandoned, as appropriate.
- h. Any easement documents recorded for the project shall include an exhibit map that shows the location and limits of the easement in relationship to the project.
- i. All existing overhead utility lines shall be placed underground, except electric transmission lines greater than 100 kilovolts, which can remain above ground.
- j. 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.
- k. Appropriate access and parking easements shall be granted for the existing facilities, with each affected final map.
- l. 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 public rights-of-way.
- m. An updated design level geotechnical investigation with fault study shall be provided with the submittal of each final map.
- n. Cut slopes, fill slopes, and berms shall be setback from parcel lines and access easements in accordance with Washoe County Code Article 438.
- o. 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.
- p. The developer shall obtain a Stormwater Discharge Permit from the Nevada Division of Environmental Protection (NDEP), and a copy of the permit shall be submitted to the County Engineer. The Stormwater Pollution Prevention Plan shall be included with the subdivision improvement drawings.
- q. The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklists and Inspection Fee shall be submitted with each final map.

Washoe County Engineering Division – Drainage and Roadway (County Code 110.420)

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

Contact: Leo Vesely, P.E., 775.328.3600, lvesley@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. 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”.
- e. Standard reinforced concrete headwalls or other approved alternatives shall be placed on the inlet and outlet of all drainage structures, and grouted rock riprap shall be used to prevent erosion at the inlets and outlets of all culverts.
 - f. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage leaving the site.
 - g. 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.
 - h. A note on the final map shall indicate that all drainage facilities shall be privately maintained and perpetually funded by a homeowner's association. The maintenance and funding of private drainage facilities shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
 - i. 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.
 - j. All slopes steeper than 5:1 shall be stabilized to control erosion. The County Engineer shall determine compliance with this condition.
 - k. 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.
 - l. A note shall be added to the final map and similar language contained with the project CC&Rs stating that owners of parcels created by a final map within this development shall not protest the formation of a Storm Water Utility District, Flood Control District, Special Assessment District or other funding mechanism which is approved and created for the purpose of storm water and/or flood water management.
 - m. Offsite drainage and common area drainage draining onto residential lots shall be perpetuated around the residential lots and drainage facilities capable of passing a 100-year storm shall be constructed with the subdivision improvements to perpetuate the storm water runoff to improved or natural drainage facilities. The maintenance of these drainage facilities shall be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.

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

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

Contact: Leo Vesely, 775.328.3600, ivesely@washoecounty.us & Mitchell Fink, 775.328.2050, 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. Provide a copy of the traffic impact report associated with this project, including all addendums and updates for review by the Washoe County Engineering Division.
- c. Street names shall be reviewed and approved by the Regional Street Naming Coordinator.
- d. Proposed landscaping and/or fencing along street rights-of-way and within median islands shall be designed to meet American Association of State Highway and Transportation Officials (AASHTO) sight distances and safety guidelines. No tree shall overhang the curb line of any public street.
- e. Streetlights shall be constructed to Washoe County standards at locations to be determined at the final design stage.
- f. 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.
- g. Sidewalks shall be constructed in accordance with current Washoe County standards.
- h. Appropriate curve warning signs and/or a lower speed limit shall be determined and posted on all horizontal roadway curves that do not meet the standard Washoe County 25-mile per hour design speed.
- i. Appropriate transitions shall be provided between the existing and proposed improvements at all proposed street connections. This may include removal of existing pavement.
- j. Any streetlights that do not meet Washoe County standards shall be placed outside Washoe County right-of-way. These streetlights shall be private, and the CC&Rs shall indicate operation and maintenance of the streetlights shall be the responsibility of the Homeowners Association. The County Engineer and the District Attorney's Office shall determine compliance with this condition.
- k. Prior to finalization of any portion of the tentative map, a detailed analysis of turning movements for emergency and service vehicles shall be provided to the Engineering Division.
- l. The conditions, covenants and restrictions (CC&Rs) shall prominently note to the satisfaction of the District Attorney's Office and the County Engineer that Washoe County will not assume responsibility for maintenance of the development's private street system or accept the streets for dedication to Washoe County unless the streets meet those Washoe County standards in effect at the time of the offer of dedication.
- m. Adequate snow storage easements shall be identified on the final plat.
- n. Prior to release of any financial assurances for the private improvements, the development shall provide the Engineering Division with a letter prepared by a civil engineer licensed in the State of Nevada, certifying that the private improvements have been constructed in accordance with the approved plans.

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

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

Contact: Tim Simpson, P.E., 775.954.4648, tsimpson@washoecounty.us

- a. The applicant shall conform to all conditions imposed by intergovernmental agreements required to provide sewer service to the subject project, and, if required, be a party to any such agreements.
- b. All fees shall be paid or deferred in accordance with Washoe County Ordinance prior to the approval of each final map.

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

Washoe County Health District

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

Contact: James English, 775.328.2434, jenglish@washoecounty.us

- a. Prior to any final grading or other civil site improvements, a Water Project must be submitted and approved by the WCHD. The approved Water Project must demonstrate 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.

- b. Mass grading may proceed after approval of the Tentative Map and upon review and approval by the WCHD of a grading permit application.
 1. The final map submittal shall include a Great Basin Water Company approval to serve or requirements for service with the mass grading permit.
 2. Any changes to previously approved improvement plans made prior to final map submittal shall be resubmitted for review 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:

- c. Construction plans for the development must be submitted to the WCHD for approval. The construction drawings must conform to the State of Nevada Regulations Concerning Review of Plans for Subdivisions, Condominiums and Planned Unit Developments, and any applicable requirements of the WCHD.
- d. 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 the WCHD 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 the WCHD 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 WCHD or local agency. A third-person inspector must be a disinterested person who is not an employee of the developer.
- e. 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 the WCHD. 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.
- f. 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 the WCHD.
 1. A copy of this letter must be included with the final map submittal.
- g. The final map submittal must include a letter from Nevada Division of Environmental Protection to the WCHD certifying their approval of the final map.
- h. The final map application packet must include a letter from Division of Water Resources certifying their approval of the final map.
- i. Pursuant to NAC 278.360 of the State of Nevada Regulations Governing Review of plans for Subdivision, Condominiums, and Planned Unit Developments, the development of the subdivision must be carried on in a manner which will minimize water pollution.
 1. Construction plans shall clearly show how the subdivision will comply with NAC 278.360.

- j. Prior to approval of the final map, the applicant must submit to the WCHD the final map fee.
- k. All grading and development activities must be in compliance with the DBOH Regulations Governing the Prevention of Vector-Borne Diseases.
- l. Applicant must complete the requirements of NAC 445A and obtain water service from Great Basin Water Company.

Washoe County Water Management Planner Coordinator

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

Contact: Vahid Behmaram, 775.954.4647, vbehmaram@washoecounty.us

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

Truckee Meadows Fire Protection District (TMFPD)

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

Contact: Dale Way / Brittany Lemon, 775.326.6000, dway@tmfpd.us / blemon@tmfpd.us

Fire Apparatus Access Roads

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

- i. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. (IFC D103.4)
- j. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads. (IFC D107.1)
- k. Gates across fire apparatus access roads shall comply with Appendix D103.5 and Sections 503.4 and 503.5.
- l. Buildings four or more stories or 30 feet in height shall have at least two (2) means of fire apparatus access for each structure. (IFC D104.1)
- m. Buildings exceeding 62,000 square feet in area shall have at least two (2) means of fire apparatus access for each structure. (IFC D104.2)
- n. Where two (2) fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (IFC D104.3)
- o. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet approved aerial fire apparatus access roads shall be provided. (IFC D105.1)
- p. When aerial fire apparatus access roads are required, aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof. (IFC D105.2)
- q. When aerial fire apparatus access roads are required, one or more of the required access routes meeting this condition shall be located not less than 15 feet and not greater than 30 feet from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official. (IFC D105.3)
- r. When aerial fire apparatus access roads are required, overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official. (IFC D105.4)

Fire Protection Water Supplies

- s. 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)
- t. The number of fire hydrants available to a building shall be not less than the minimum specified in Table C102.1. (IFC C102.1)
- u. 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)
- v. 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)
- w. 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)

- x. 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)
- y. 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)
- z. Fire hydrants shall not be located within six feet of a driveway, power pole, or light standard. (IFC 507.5.6)
- aa. 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)
- bb. Fire hydrants shall have a concrete pad around the base in accordance with Washoe County Standard Detail W-23.

International Wildland-Urban Interface Code

- cc. 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.
- dd. 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.
- ee. 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).

*** End of Conditions ***