

COMMUNITY DEVELOPMENT DEPARTMENT
P.O. BOX 1900
RENO, NEVADA 89505

SITE PLAN CHECKLIST

Submitted herewith is the checklist as per City of Reno site permit requirements. Plans include the following:

1. Scale, north arrow, and street names.
2. Entire property and dimensions.
3. Existing and proposed contours in two-foot intervals, including site drainage, directional flow arrows, and swales for entire site, plus a minimum distance of 100' on all sides.
4. Existing and proposed easements with their dimensions, labels, and recorded document number(s).
5. Existing and proposed improvements including curb, gutter, driveway, sidewalk, etc. Provide current details for all proposed civil improvements.
6. Proposed cut and fill slopes and degree of slope.
7. Proposed sewer hook-up.
8. Sewer and storm drain systems labeled as public or private.
9. Elevations of finished floor, garage slab elevation, finished grade adjacent to corners of structure, grade breaks, top of curb, lot corners, and slope of driveway.
10. SWPPP requirements for erosion control for disturbing one acre or more:
 - a. Construction Permit Submittal Checklist
 - b. Performance Standards Compliance Checklist
 - c. Copy of receipt or approval letter from NDEP
11. Proposed and existing traffic equipment, markings, and signage.

I hereby verify this date that each of the above items have been addressed on the site permit. I further verify the following statement has been placed on the plans: "These plans have been prepared in accordance with Conditions of Approval and City Code."

Submitted By: _____ Date: _____

COMMUNITY DEVELOPMENT DEPARTMENT
P.O. Box 1900, Reno, NV 89505

Submitted herewith is the checklist as per City of Reno Grading Permit requirements:

GRADING CHECKLIST

		Yes	No
1.	Does grading balance on site?	<input type="checkbox"/>	<input type="checkbox"/>
2.	<u>Total</u> cubic yards to be moved including on-site, import and export? _____ cubic yards		
3.	Will material be <u>exported</u> ? If yes , give the cubic yards to be exported and the permit number for the export site. _____ cubic yards _____ active permit number or pit name	<input type="checkbox"/>	<input type="checkbox"/>
4.	Will material be <u>imported</u> ? If yes , give the cubic yards to be imported and the permit number for the import site. _____ cubic yards _____ active permit number or pit name	<input type="checkbox"/>	<input type="checkbox"/>
5.	Total disturbed area _____ (acreage or sq. ft.) Total project land area _____ (acreage or sq. ft.)		
6.	If disturbed area equals or exceeds one acre in size, &/or has a potential to violate water quality standards, &/or may significantly contribute pollutants to sensitive water areas, attach: (a) Construction Permit Submittal Checklist (b) Performance Standards Compliance Checklist (c) Copy of NOI application fee receipt or exemption approval letter from NDEP. CSW number _____ <i>(Note: 6a and 6b forms can be found in Appendix D of the BMP.)</i>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
7.	If this project is subject to Conditions of Approvals, a copy must be attached to the plans. Case number _____	<input type="checkbox"/>	<input type="checkbox"/>

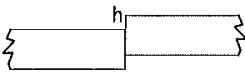
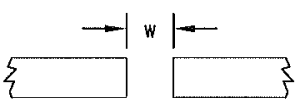
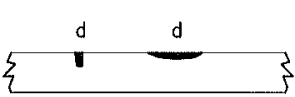
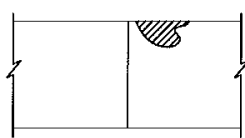
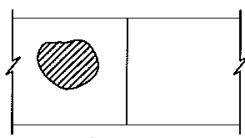
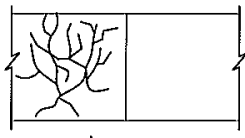
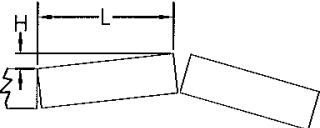
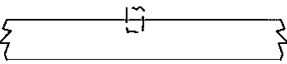
I hereby certify that each of the above items have been addressed on the Grading Permit plans. I understand that all BMP's must be in place prior to the start of any grading operations, and to contact the SWP Inspector a minimum of 24 hours prior to construction for inspection and

verification of BMP's. To schedule an inspection for a project north of the Truckee River, call 334-4275. If the project is south of the Truckee River, call 334-4276.

Submitted by _____ Date _____
A2-Checklist Grading Requirements (Form Rev. Date 06-06-06)

GUIDELINES FOR DETERMINATION OF DETERIORATED SIDEWALKS, CURB AND GUTTER

Adopted by
City Council: 1/28/97

1	 <p style="text-align: center;">Side View h = Height</p>	<p>Vertical Displacement sidewalk, curb & gutter, driveway approach (Longitudinal) Any displacement greater than one inch shall be removed and replaced.</p> <p>Vertical Displacement sidewalk, curb and gutter, driveway approach (Transverse) Any displacement greater than one-half inch shall be removed and replaced. This criteria applies to all sidewalk, whether adjacent to the curb & gutter or not. However, for curb & gutter adjacent to a the curb & gutter will be evaluated with regard to storm drain capabilities.</p>
2	 <p style="text-align: center;">Side View w = Width</p>	<p>Horizontal displacement or crack equal to one inch or more for 50% or more of the gutter pan or sidewalk in the transverse direction (perpendicular to the sidewalk).</p> <p>Note: Also included are longitudinal cracks that appear to impede the function of the gutter pan.</p>
3	 <p style="text-align: center;">Side View d = Diameter</p>	<p>Holes equal to one inch or more in diameter, and one-half inch or more in depth, located such that they create an unsafe condition. (patching as an alternative may be allowed)</p>
4	 <p style="text-align: center;">Bird's-Eye View</p>	<p>A missing portion of sidewalk, curb and gutter section, nine square inches or greater in area. (A section is defined as an area between any two consecutive construction joints, expansions joints, or score marks.)</p> <p>Note: Missing portion should be one-half inch depth or greater.</p>
5	 <p style="text-align: center;">Bird's-Eye View</p>	<p>Spalling (missing surface fragments) over 50% of the surface of a sidewalk or curb and gutter. Curb and gutter sections must be spalled to a depth of one-half inch or greater. Sidewalk sections must be spalled to a depth of 3/16 inch or greater.</p>
6	 <p style="text-align: center;">Bird's-Eye View</p>	<p>Cracking over 50% of the surface of a sidewalk or curb and gutter section.</p> <p>Note: Spider web cracks or surface cracks that have not opened are not included.</p>
7	 <p style="text-align: center;">Side View</p>	<p>An abrupt change in the slope of the sidewalk or curb and gutter of one-half inch per foot or more.</p> <p>L = Length H = Height slope = Height/Length</p>
8	 <p style="text-align: center;">Side View</p>	<p>Any abnormal protrusion, depression or inclusion which creates an unsafe condition. (As an example, the figure on the left displays a portion of pipe extending from the sidewalk. Patching as an alternative may be allowed.)</p>

Note: 1. The above figures only use views of sidewalk sections for simplicity in portrayal of guideline concepts.
Note: 2. Minimum sections to be replaced shall be from score mark or construction joint to the next score mark or construction joint. Curb and gutter replacement shall be 10 feet minimum.

Note: Please retype without any changes except for entering the applicable information and signatures as indicated within the parentheses.

_____ (Date)

Community Development Department
Engineering Manager
P. O. Box 1900
Reno, NV 89505

RE: INSPECTION/TESTING CERTIFICATE FOR PUBLIC IMPROVEMENTS FOR (NAME OF PROJECT, LOCATION, & PERMIT NUMBER)

Dear Sir:

This letter is to inform you that (name of owner/developer) has obtained the services of (name of engineering firm) as the Engineer of Record (EOR) to oversee the construction, inspection, and testing of work on the above named project. (Add one or both of the following lines if subcontracted.) (Name of testing firm), a material testing laboratory, has been retained to perform the required testing. (Name of inspection firm) has been retained to perform the required inspections.

During construction the EOR, or above named firm(s), will perform the necessary inspection of all materials and construction methods, and verify to the City that the public improvements are constructed in substantial accordance with the approved plans, specifications, special provisions and applicable City ordinances. The EOR will furnish test and inspection reports provided by the above named firm(s) in compliance with Chapter VI of the Public Works Design Manual. Upon completion of all improvements, the EOR shall verify to the City that said public improvements are constructed in accordance with the Improvement Drawings of record, City standards and City Code, and the testing has met the minimum requirements as set forth in latest edition of the Public Works Design Manual.

Owner/Developer agrees that he shall not terminate the contract for services with the above named engineering, testing, &/or inspection firms until he has obtained the services of another engineering, testing, &/or inspection firm, and has filed with Development Services a new inspection/testing certificate which has been signed by the owner, developer, engineering firm, testing firm, and inspection firm. In the event that any of the services are terminated, the firm(s) so terminated unconditionally agree to verify and provide to the City inspection and testing reports of all items constructed to date of said termination.

All parties acknowledge that failure to comply with any and all terms of this letter shall result in a Stop Work Order upon the project.

(Owner/developer's name typed)

(Name of engineering firm typed)

(Owner/developer's name typed)

(Name of testing firm typed, if applicable)

(Name of engineering firm typed)

(Name of inspection firm typed, if applicable)

Note: To be typed on firm's letterhead.

_____ (Date)

Community Development Department
Engineering Manager
P. O. Box 1900
Reno, NV 89505

RE: VERIFICATION OF PUBLIC IMPROVEMENTS FOR (NAME OF PROJECT,
LOCATION, & PERMIT NUMBER)

Dear Sir:

This letter is a request for acceptance of the public improvements on the above referenced project. (Name of Engineering Firm), the Engineer of Record, has overseen the construction, inspection and testing of the work completed on this project.

Sincerely,

(Owner/Developer's name typed)

The construction of all public improvements have been completed and I, (Name of Engineer), verify that inspection and testing as performed for this development was done in compliance with City standard inspection and testing policy and that to the best of my knowledge, information, and belief all work and materials incorporated therein conform to the requirements of the improvement plans of record, specifications, special provisions, statutes, applicable ordinances and policies of the City of Reno.

(Insert applicable statement, Option 1 or Option 2)

(Option 1) There have been no changes made to the Improvement Drawings of Record on file in your office.

(Option 2) Attached are sepia-mylars of the "Drawings of Record" improvement plans which show all changes which were necessary and have been previously approved by your office.

If there are any questions regarding this letter of verification, please contact me at (address and telephone number). Your consideration in processing this matter is appreciated.

Sincerely,

(Name of engineer, license number typed, & seal)

_____ (Date)

Community Development
Engineering Manager
P.O. Box 1900
Reno, NV 89505

RE: REQUEST FOR 3-CAR APPROACH TO REMAIN

Dear Sir:

I prefer to allow the three-car approach to remain as it is. This will allow for future expansion of a parking pad or RV approach at the following address:

Owner's name: _____
Address: _____
Subdivision name & unit #: _____
Lot: _____ Block: _____

Sincerely,

(Owner's signature)

Date: _____

INSTRUCTIONS FOR COMPLETING EASEMENT DOCUMENTS

Documents submitted for recording must:

- (a) Be on paper that is 8 ½ inches by 11 inches in size; and
- (b) Have 1 inch top, bottom and side margins (the notary stamp, surveyor's stamp, signatures etc., cannot encroach into the margin area); and
- (c) Have a clear space, 3 inches by 3 inches, at the upper right corner of the first page for placement of the county recorder's document information.

TYPE THE DOCUMENT USING THE SAMPLE FORMATS PROVIDED,
ENTERING THE FOLLOWING INFORMATION IN THE APPROPRIATE FIELD:

(1) Enter name of Grantor EXACTLY as title in the property is held.

examples: **XYX Incorporated, a Nevada corporation,**
 ABC LLC, a Nevada limited liability company
 ACME, a Nevada general partnership,
 JOHN H. DOE AND MARY C. DOE, co-trustees of the DOE
 FAMILY TRUST, dated January 1, 2005,

(2) Enter name of Grantor and have authorized person sign

(3) Notary acknowledgment, including the signer's capacity if appropriate.

(4) Return ORIGINAL, signed document to the City of Reno for recording.

PLEASE CALL CITY OF RENO WITH ANY RELATED QUESTIONS - 326-6690.

APN:

Return recorded document to:

City of Reno

P.O. Box 1900

Reno, NV 89505

FOLLOW PRECEDING INSTRUCTIONS FOR COMPLETING EASEMENTS DOCUMENTS

STORM DRAIN EASEMENT

_____(1) _____, "Grantor", hereby grants and conveys to the **CITY OF RENO**, a Nevada municipal corporation, "Grantee", a permanent easement for the construction, maintenance and use of storm drain facilities, and appurtenances thereto, over, across, under and through a portion of Grantor's property described as follows:

See attached Exhibit "A"

TOGETHER WITH the right of ingress to and egress from the above described parcel across adjacent property now owned by Grantor.

EXECUTED on this ___ day of _____, ____ .

Grantor: (2)

By:

STATE OF)
)ss (3)
COUNTY OF)

This instrument was acknowledged before me on _____, by
as _____ of _____.

Notary Public

Area below for recorder's use only

APN:

Return recorded document to:

City of Reno

P.O. Box 1900

Reno, NV 89505

FOLLOW PRECEDING INSTRUCTIONS FOR COMPLETING EASEMENTS DOCUMENTS

SANITARY SEWER EASEMENT

_____ (1) _____, "Grantor", hereby grants and conveys to the **CITY OF RENO**, a Nevada municipal corporation, "Grantee", a permanent easement for the construction, maintenance and use of a sanitary sewer line, and appurtenances thereto, over, across, under and through a portion of Grantor's property described as follows:

See attached Exhibit "A"

TOGETHER WITH the right of ingress to and egress from the above described parcel across adjacent property now owned by Grantor.

EXECUTED on this ___ day of _____, ____ .

Grantor: (2)

By:

STATE OF _____)

)ss (3)

COUNTY OF _____)

This instrument was acknowledged before me on _____, by
as _____ of _____.

Notary Public

Area below for recorder's use only

APN:

Return recorded document to:

City of Reno

P.O. Box 1900

Reno, NV 89505

FOLLOW PRECEDING INSTRUCTIONS FOR COMPLETING EASEMENTS DOCUMENTS

PUBLIC USE EASEMENT

_____(1) _____, "Grantor", hereby grants and conveys to the **CITY OF RENO**, a Nevada municipal corporation, "Grantee", a permanent easement for a public sidewalk, and appurtenances thereto, over, across and through a portion of Grantor's property described as follows:

See attached Exhibit "A"

TOGETHER WITH the right of public access thereto forever. Maintenance of said easement area is the responsibility of the underlying fee owner.

EXECUTED on this ___ day of _____, ____.

Grantor: (2)

By:

STATE OF _____)
)ss (3)
COUNTY OF _____)

This instrument was acknowledged before me on _____, by
as _____ of _____.

Notary Public

Area below for recorder's use only

APN:
Return recorded document to:
City of Reno
P.O. Box 1900
Reno, NV 89505

**FOLLOW PRECEDING INSTRUCTIONS FOR COMPLETING
EASEMENTS DOCUMENTS**

DEED OF DEDICATION

_____ (1) _____, "Grantor", hereby dedicates and conveys to the **CITY OF RENO**, a Nevada municipal corporation, "Grantee", all right, title and interest in and to that certain parcel of land for use as a public street and other public uses, said parcel being described as follows:

See attached Exhibit "A"

TOGETHER WITH all and singular, the tenements, hereditaments and appurtenances thereto belonging or anywise appertaining.

EXECUTED on this ___ day of _____, ____.

Grantor: (2)

By:

STATE OF _____)
)ss (3)
COUNTY OF _____)

This instrument was acknowledged before me on _____, by
as _____ of _____.

Notary Public

Area below for recorder's use only

MAJOR PUBLICATIONS LIST

(Please contact originating agency for current copies and prices)

	Publication	Originating Agency	Phone #	Cost
1.	Capital Improvement Projects Manual	Regional Transportation Commission 1105 Terminal Way #108 Reno, NV 89502	(775)348-0171	None
2.	City of Reno Public Works Design Manual	City of Reno Engineering Division 1 East First Street, 9 th Floor Reno, NV 89501 Obtain free at www.cityofreno.com	(775)334-2350	Contact for cost
3.	City of Reno Supplemental Standard Drawing Details	City of Reno Engineering Division 1 East First Street, 9 th Floor Reno, NV 89501 Obtain free at www.cityofreno.com	(775)334-2350	Contact for cost
4.	Flood Certificates Booklet	City of Reno New Development 450 Sinclair Street, 3 rd Floor Reno, NV 89501	(775)334-2576	None
5.	Flood Ordinance, Reno Municipal Code 18.12.1701	City of Reno New Development 450 Sinclair Street, 3 rd Floor Reno, NV 89501	(775)334-2576	None
6.	Impact Fees - General Manual	Regional Transportation Commission 1105 Terminal Way #108 Reno, NV 89502	(775)348-0171	None
7.	Information Delivery Service (IDS)	City of Reno Central Cashier 1 East First Street, 2 th Floor Reno, NV 89501	(775)334-2032	Contact for cost

	Publication	Originating Agency	Phone #	Cost
8.	Laws Relating to Planning	State of Nevada Department of Conservation & Natural Resources Division of State Lands Capitol Complex 333 West Nye Lane, Room 118 Carson City, NV 89706	(775)687-4363	Contact for cost
9.	Reno Fire Department Policy for Construction, Design and Installation of Fire Protection & Life Safety Systems	Fire Prevention Bureau 200 Evans Avenue Reno, NV 89501	(775)334-2323	Contact for cost
10.	Standard Details for Public Works Construction	Washoe County Engineering Division 1001 East 9 th Street Reno, NV 89520	(775)328-2041	Contact for cost
11.	Standard Specifications for Public Works Construction	Regional Transportation Commission 1105 Terminal Way #108 Reno, NV 89502	(775)348-0171	Contact for cost
12.	Street Directory	Go to the library for the publication. Washoe County no longer provides it.	Call Washoe County if you have questions. (775)328-6100	None
13.	“Truckee Meadows Construction Site Best Management Practices Handbook”	City of Reno New Development 450 Sinclair Street 1 st floor Reno, NV 89501	(775)334-2063	Contact for cost
14.	Redevelopment Street Scape Master Plan	City of Reno New Development 450 Sinclair Street 1 st floor Reno, NV 89501	(775)334-2063	Contact for cost

	Publication	Originating Agency	Phone #	Cost
	“Truckee Meadows Structural Controls Design Manual”	City of Reno New Development 450 Sinclair Street 1 st floor Reno, NV 89501	(775)334-2063	Contact for cost
	“Truckee Meadows Low Impact Development Manual”	City of Reno New Development 450 Sinclair Street 1 st floor Reno, NV 89501	(775)334-2063	Contact for cost

VERIFICATION FORMAT

TO BE TYPED ON FIRM'S LETTERHEAD

(Date) _____

City of Reno
Community Development Department
Building Division
P. O. Box 1900
Reno, NV 89505

RE: GRADING AND DRAINAGE VERIFICATION

On this date, I inspected the grading, drainage and erosion control of the lot at _____
(address), and hereby verify that all conform to
the approved building permit plans and City Code.

Sincerely,

***Note: Requires Seal of Nevada Registered Civil Engineer
or Registered Land Surveyor***

APN:
Recorder, please return to:
City of Reno, Director of Public Works
P.O. Box 1900
Reno, NV 89505

WAIVER AGREEMENT

THIS AGREEMENT, made and entered into this _____ day of _____,
20____, by and between the CITY OF RENO, a Nevada municipal corporation, hereinafter
referred to as "City", and _____

hereinafter referred to as "Owner(s)";

WITNESSETH:

WHEREAS, City is desirous that properties within the City limits of the City of Reno be
provided with certain public improvements; and

WHEREAS, Reno Municipal Code, Sections 12.18.010 and 18.09.040, among other
things, requires the installation and/or improvements of streets, sidewalks, curbs, gutters, and
other public improvements on all lots or parcels of land in the City of Reno on which any
building or construction takes place, or which lots or parcels of land are otherwise improved; and

WHEREAS, the City Council of the City of Reno, realizing that in certain specific
instances this said requirement could result in undue hardship to the affected property Owner,

that upon application by the Owner to the City of Reno, said requirement may be considered for waiver; and

WHEREAS, the City of Reno, recognizing that even in the event of a temporary waiver of the said requirement(s), future development of the City of Reno may result in the necessity for the establishment of Special Improvement Districts for the installation of certain public improvements in areas abutting properties for which temporary waivers have been granted, has established the policy of, in certain instances, granting the said waivers upon the representation of the property owners that they will not oppose the installation of, and assessment for, certain public improvements in the event of the establishment of a Special Improvement District; and

WHEREAS, Owner is desirous of obtaining a waiver of the requirement for

(1) _____

adjacent to owner=s property located at (2) _____

Reno, Nevada, APN (3) _____, being further described as

(4) _____

hereinafter referred to as AProperty@.

NOW, THEREFORE, for and in consideration of the mutual promises, covenants and conditions hereinafter contained, the parties hereto agree as follows:

1. City hereby agrees to waive the above referenced improvement(s) at said Property.

2. Owner agrees that he will not oppose in any manner the special assessments which may be imposed by the future establishment of any Special Improvement District which includes said Property(s).

3. Owner further agrees to hold the City of Reno, its officials, agents and employees, harmless from any and all liability which may result from the temporary omission or non-construction of above referenced improvement(s) adjacent to said property to be improved; further, Owner agrees to defend, at his own cost and expense, all actions or suits in law or equity for damages which may be filed or initiated as a result of the lack or non-existence of such above referenced improvement(s).

4. Owner further agrees that should the City Engineer determine in the future that conditions warrant the installation of above referenced improvement(s) adjacent to said Property, Owner will install same at no cost to the City within 60 days of receiving written notice from the City Engineer.

5. This agreement constitutes the entire agreement between the City of Reno and the Owner, and upon execution by both parties, this agreement shall be recorded in the office of the County Recorder of Washoe County, Nevada, and shall be binding upon the heirs, executors, administrators, successors and assigns of the parties hereto.

6. For purposes of construction and clarity in this agreement, terms in the singular may be construed in the plural, terms in the masculine may be construed in the feminine, and vice versa.

IN WITNESS WHEREOF, the parties hereto have executed these presents as of the day and year first above written.

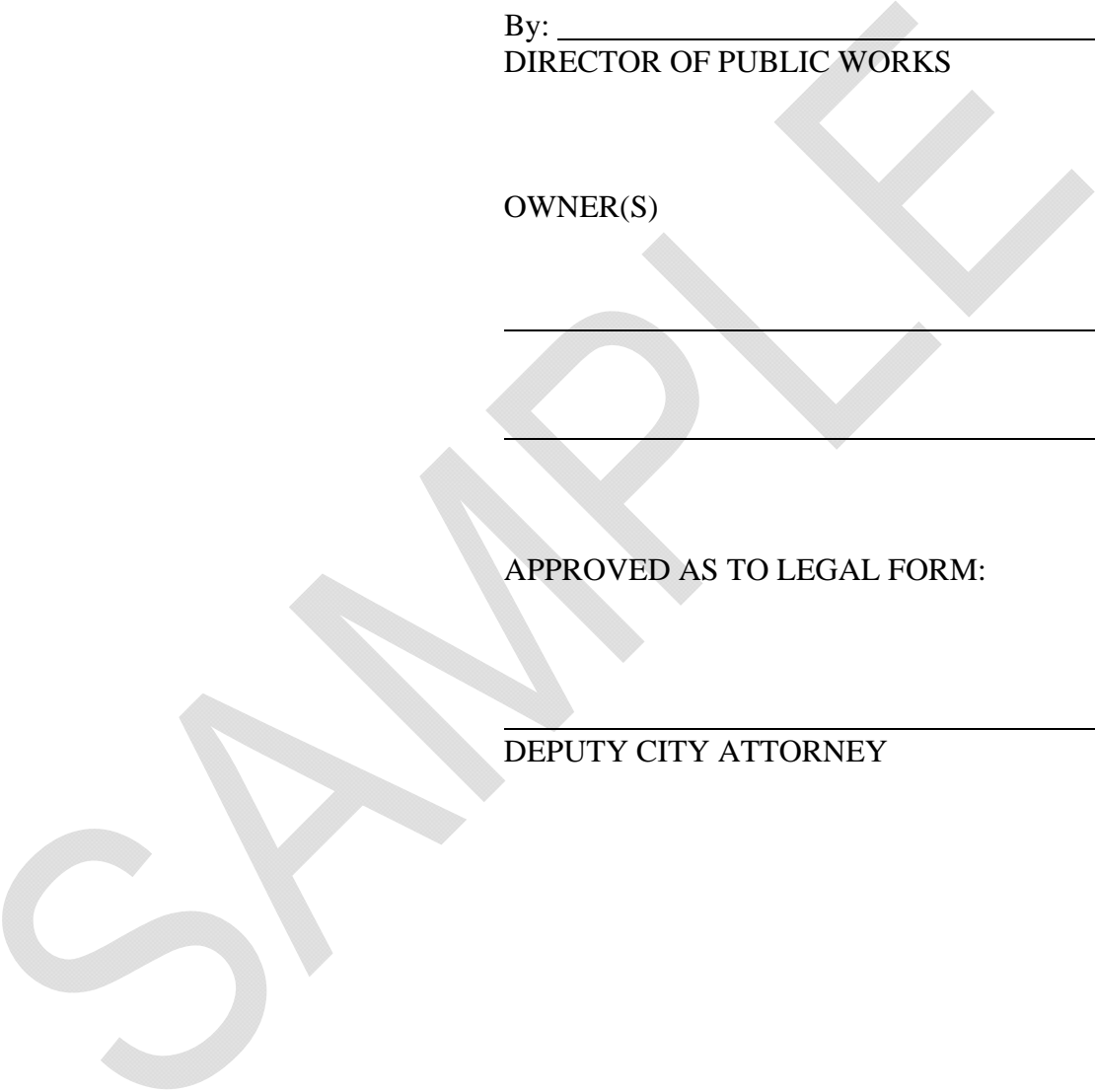
CITY OF RENO

By: _____
DIRECTOR OF PUBLIC WORKS

OWNER(S)

APPROVED AS TO LEGAL FORM:

DEPUTY CITY ATTORNEY



STATE OF NEVADA)
) S.S.
COUNTY OF WASHOE)

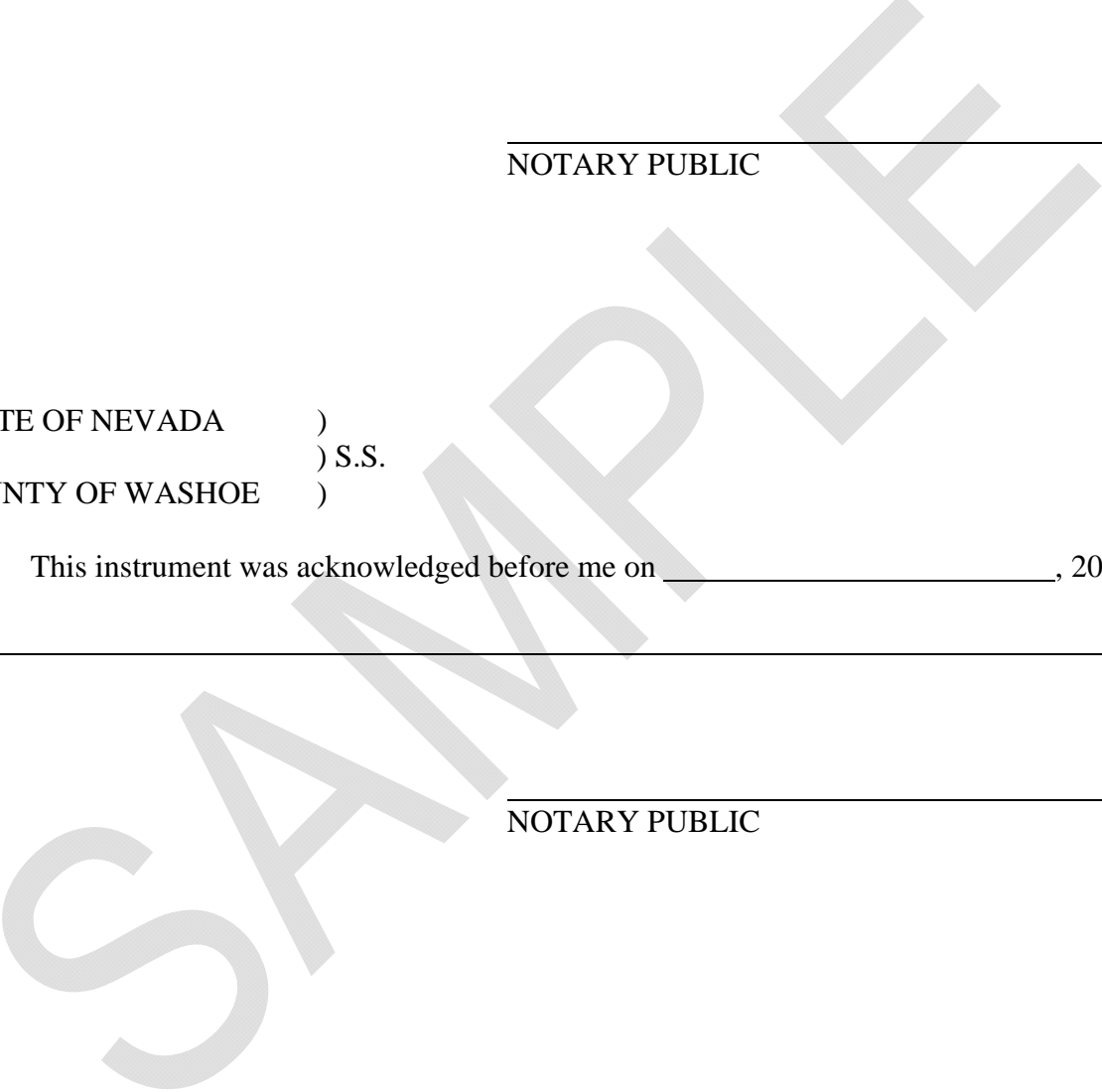
This instrument was acknowledged before me on _____, 20____,
by _____.

NOTARY PUBLIC

STATE OF NEVADA)
) S.S.
COUNTY OF WASHOE)

This instrument was acknowledged before me on _____, 20____,
by _____.

NOTARY PUBLIC



WAIVER AGREEMENT INSTRUCTIONS

This agreement shall be retyped with all the blanks completed, using the instructions and/or choices below:

1. a. Sidewalk.
- b. Paving, sidewalk, curb and gutter.
- c. Public street improvements.
- d. Alley.
2. Insert property address.
3. Insert Assessor's Parcel Number (APN) for this address.
4. Insert legal description as shown on the recorded deed. Attach a copy of the deed to this Waiver Agreement request.

APN:
Recorder, please return to:
City of Reno, Director of Public Works
P.O. Box 1900
Reno, NV 89505

HOLD HARMLESS AGREEMENT

THIS HOLD HARMLESS AGREEMENT, made and entered into this _____ day of _____, 20_____, by and between the CITY OF RENO, a Nevada municipal corporation existing under and by virtue of the laws of the State of Nevada, hereinafter referred to as "City", and _(1)_____

hereinafter referred to as "Owner";

WITNESSETH:

WHEREAS, _(1)_____ is Owner of the property commonly known as _(2)_____

_____, Reno, Nevada,

APN(s) _(3)_____; and

WHEREAS, the said property is adjacent to public right-of-way owned by the City of Reno; and

WHEREAS, the Owner has requested permission to _(4)_____
_____ in the public right-of-way, which is non-standard material(s), not in conformance with the City of Reno's standard specifications; and

WHEREAS, Owner represents that the materials to be used will equal or exceed City of Reno engineering standards; and

WHEREAS, the Reno City Engineer, on this date, pursuant to Reno Municipal Code §12.18.010(b)(c), approved the request of the Owner for installation of this non-standard material subject to the Owner executing an agreement to hold harmless, indemnify and defend the City.

NOW, THEREFORE, it is agreed by and between the parties hereto as follows:

1. The Owner may install the aforementioned non-standard material
2. In consideration of the City's granting permission to do so, Owner agrees that at all times hereafter he shall defend, indemnify and hold harmless the City, its officers, boards, commissions, agents, or employees from any and all claims by any person whatsoever on account of injury to or death of a person or persons, or property damage arising from the actions of the Owner, his employees, agents, officers, contractors, or other person or persons acting on behalf of or upon the request of Owner relating to the aforementioned non-standard material.
3. In consideration of permission to install the aforementioned non-standard material, Owner hereby agrees to indemnify and defend and save harmless the City from any and all claims, demands or action for injury to a person or persons and any claims, demands or action for damage to property, which may now exist or may hereafter result from the Owner installing the aforementioned non-standard material.

4. Owner hereby covenants that he shall maintain the aforementioned non-standard material at his sole expense and obligation. Owner also agrees that the aforementioned non-standard material will be maintained in good repair and safe condition at his sole expense and obligation.

5. It is further covenanted and agreed that the Owner's liability pursuant to this Hold Harmless Agreement shall continue so long as the City owns title in the adjacent public right-of-way, and so long as the non-standard material continues to exist. Upon the destruction or removal of the non-standard material, Owner shall install standard materials which meet or exceed the current requirements of the Reno Municipal Code.

6. The terms of this agreement shall be binding on the heirs, successors, and assigns of Owner, and Owner further covenants that he shall notify prospective heirs, successors, assigns, and/or purchasers of the subject property of the terms of this Hold Harmless Agreement.

7. Pursuant to RMC §12.18.010(c), Owner waives any protest or objection pursuant to state statutes to any future assessment district which may be formed to incorporate sidewalk upon all the tracts in the district.

8. It is further covenanted and agreed that this document, when executed, shall be recorded in the office of the County Recorder of Washoe County, Nevada.

-THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK-

9. Attached hereto and incorporated herein by this reference is a map depicting the subject property and the general location and description of the non-standard material to be constructed.

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed the day and year first above written.

OWNER 1:

PRINTED NAME

SIGNATURE

DATE

OWNER 2:

PRINTED NAME

SIGNATURE

DATE

OWNER NOTARIES:

STATE OF NEVADA)
) S.S.
COUNTY OF WASHOE)

On the _____ day of _____ 20____, personally appeared before me, a Notary Public in and for said County and State, _____, who acknowledged to me that he executed the above instrument.

OWNER NOTARIES (CONT.)

STATE OF NEVADA)
) S.S.
COUNTY OF WASHOE)

On the _____ day of _____ 20____, personally appeared before me, a Notary Public in and for said County and State, _____, who acknowledged to me that he executed the above instrument.

NOTARY PUBLIC
CITY OF RENO

APPROVED BY DIRECTOR OF PUBLIC WORKS:

SIGNATURE

DATE

APPROVED AS TO LEGAL FORM:

CITY ATTORNEY

HOLD HARMLESS AGREEMENT INSTRUCTIONS

A. Insert the following:

- (1) Name(s) of property owner, exactly as shown on title
- (2) Physical street address
- (3) Assessor's parcel number(s)
- (4) Description of the non-standard action being requested
(i.e., cover sidewalk with Durastone material,, install colored concrete, etc.)

B. Per #9 in above text, attach map depicting the subject property and the general location and description of the non-standard material to be constructed.

C. Submit a check made payable to W.C. Treasurer in amount sufficient to record the document.

D. Note: Documents submitted for recording must:

- a. Be on paper that is 8 ½ x 11 inches is size,
- b. Have a margin of 1 inch on all sides, for all sheets, and
- c. The first page must have a 3" x 3" space in the upper right corner.

Construction Management & Access Plan Requirements

Minimum Requirements:

- Provisions for on-site and off-site construction material storage, including earth, rock and topsoil stockpiling areas as needed.
- Depiction of the construction site transportation plan, including truck haul routes, material delivery areas, worker entrance/exit routes and parking areas and emergency access as needed.
- Plan for traffic control measures for adjacent roadways and pedestrian paths impacted by the project and the construction site transportation plan.
- Access maintenance plan, as needed, to ensure safe and unobstructed access (vehicular and pedestrian) is maintained for adjacent and/or nearby properties impacted by construction activities. Special emphasis shall be placed on residential traffic that must traverse the construction site on a daily basis as the only means of access to homes.

Construction Management and Access Plans should be presented and reviewed during project pre-con meetings and revised thereafter as needed.

These plans may be provided entirely in an exhibit or drawing format with adequate notation or they can be a combination of exhibits and operational manual materials.

Once approved, the plans are intended to be kept at the job site and updated as needed to reflect changes during construction.
