



Parcel Map Review Committee Staff Report

Meeting Date: November 12, 2020

Agenda Item: 7A

TENTATIVE PARCEL MAP CASE NUMBER: WTPM20-0010 (Weigel Family Trust)

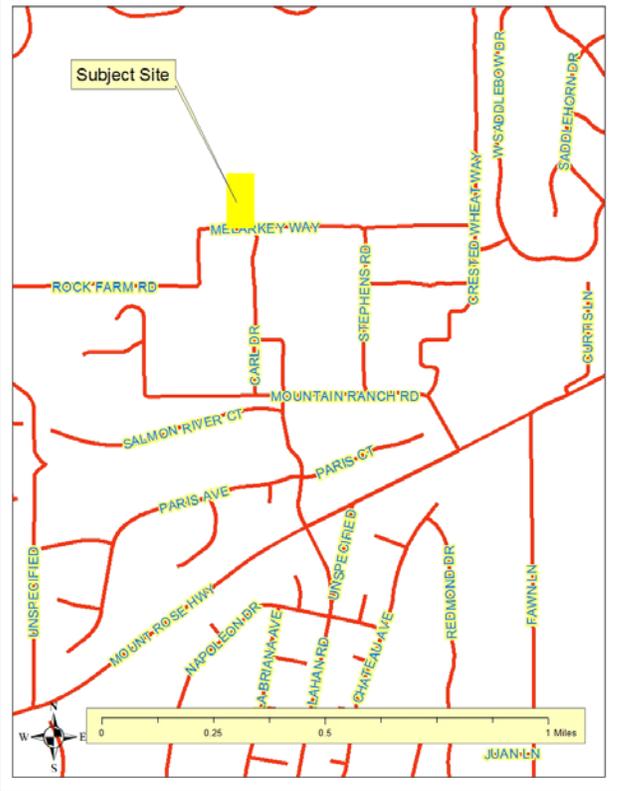
BRIEF SUMMARY OF REQUEST: Divide one parcel of land of approximately 5 acres in size into two parcels of land, one parcel being approximately 2 acres in size and the other parcel being approximately 3 acres in size

STAFF PLANNER: Roger Pelham, MPA, Senior Planner,
775.328.3622
rpelham@washoecounty.us

CASE DESCRIPTION

For possible action, hearing, and discussion to approve a tentative parcel map to divide one parcel of land of approximately 5 acres in size into two parcels of land, one parcel being approximately 2 acres in size and the other parcel being approximately 3 acres in size.

Applicant/Property Owner: Weigel Family Trust
Location: 5875 Melarkey Way, at the northwest corner of its intersection with Carl Drive
APN: 150-260-11
Parcel Size: ± 5.0 acres
Master Plan: Rural Residential (RR)
Regulatory Zone: High Density Rural (HDR – 1 dwelling per 2.5 Acres)
Area Plan: Southwest Truckee Meadows
Development Code: Authorized in Article 606, Parcel Maps
Commission District: 2 – Commissioner Lucey



STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM20-0010 for Weigel Family Trust, subject to the conditions of approval included as Exhibit A with the staff report, and make the determination that the following criteria is or will be adequately provided for pursuant to Washoe County Code, Section 110.606.30.

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Parcel Map

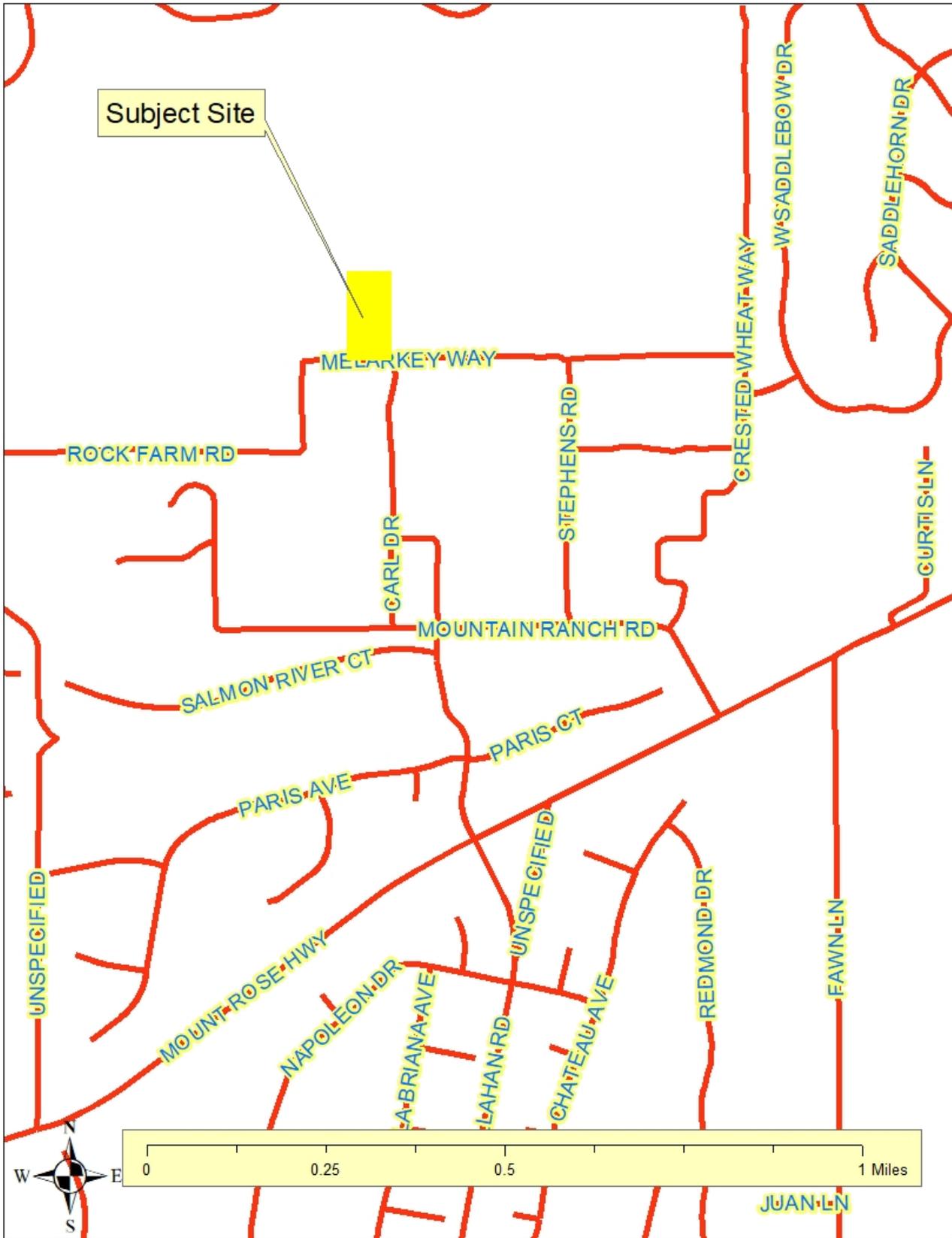
The purpose of a parcel map is to allow for the creation of subdivisions, merger and re-subdivision of existing lots, and common-interest communities consisting of four or fewer parcels pursuant to Washoe County Code Chapter 110, Article 606, *Parcel Maps*. A tentative parcel map must be submitted to the Planning and Building Division for the purpose of review prior to or concurrent with the final parcel map. Every tentative parcel map must be prepared by a professional land surveyor. The parcel map process exists to establish reasonable standards of design and procedures for subdividing in order to further the orderly layout and use of land and insure proper legal descriptions and monumenting of subdivided land. Additionally, the process helps to safeguard the public health, safety and general welfare by establishing minimum standards of design and development for any land division platted in the unincorporated area of Washoe County. If the Washoe County Parcel Map Review Committee grants an approval of the tentative parcel map, that approval is subject to conditions of approval. Conditions of approval are requirements that may need to be completed during different stages of the proposed project. Those stages are typically:

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

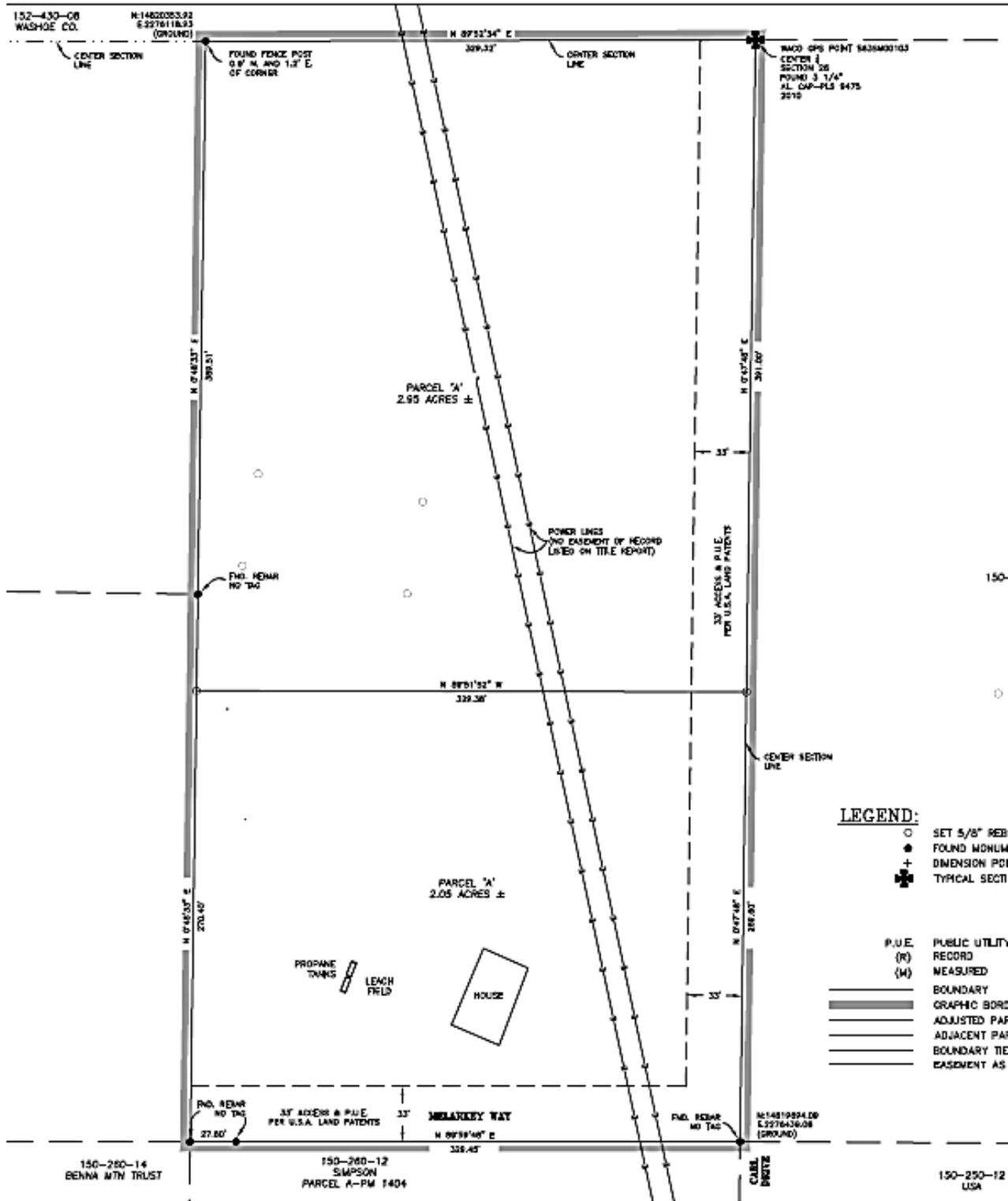
Within 22 months from the date of approval of the tentative parcel map, the applicant must file a final parcel map along with any required supporting materials with the Planning and Building Division and the County Engineer showing that all conditions imposed by the Washoe County Parcel Map Review Committee have been met. Approval or conditional approval of a tentative parcel map imposes no obligation on the part of the Director of the Planning and Building Division or the Washoe County Board of County Commissioners to approve the final parcel map or to accept any public dedication shown on the tentative or final parcel map. Failure to submit a complete final parcel map and pay the required fees within the two year time period shall cease any further action on the map and shall render the tentative parcel map as expired.

The conditions of approval for Tentative Parcel Map Case Number WTPM20-0010 are attached to this staff report and will be included with the action order, if approved by the Parcel Map Review Committee.

The subject property has a regulatory zone of High Density Rural which allows parcels with a minimum size of 2 acres.



Vicinity Map



LEGEND:

- SET 5/8" REB
- FOUND MONUM
- ⊕ DIMENSION PCI
- ⊕ TYPICAL SECT

- P.U.E. PUBLIC UTILITY
- (R) RECORD
- (M) MEASURED
- BOUNDARY
- GRAPHIC BORE
- ADJUSTED PAI
- ADJACENT PAI
- BOUNDARY TIE
- EASEMENT AS

Site Plan

Tentative Parcel Map Evaluation

Regulatory Zone: High Density Rural (HDR – 1 dwelling per 2.5 Acres)

Maximum Lot Potential: 2

Number of Lots on Parcel Map: 2

Minimum Lot Size Required: 2 acres

Minimum Lot Size on Parcel Map: 2 acres

Minimum Lot Width Required: 150 feet

Minimum Lot Width on Parcel Map: 329 feet

The tentative parcel map meets all minimum requirements for the High Density Rural regulatory zone.

Development Suitability Constraints: The Southwest Truckee Meadows Development Suitability Map, a part of the Southwest Truckee Meadows Area Plan, identifies the subject parcel as unconstrained.

The subject parcel is inside the Truckee Meadows Service Area (TMSA).

The proposed subdivision is no a second or subsequent division of a parcel map approved within the last five years.

Southwest Truckee Meadows Area Plan Modifiers

The subject parcel is located within the Southwest Truckee Meadows Area Plan. There are no policies in the Area Plan that are particularly pertinent to the proposed parcel map.

Development InformationThe subject parcel is developed with a single family dwelling and associated detached accessory structures. The required setbacks for the High Density Rural regulatory zone are 30 feet for front and rear yard setbacks and 15 feet for the side yard setbacks. The single family dwelling and all structures meet the above-mentioned setbacks.

Reviewing Agencies

The following agencies received a copy of the project application for review and evaluation. Washoe County Community Services Department

- Planning and Building Division
- Engineering and Capital Projects Division
- Parks and Open Spaces
- Utilities
- Water Rights Coordinator Manager
- Truckee Meadows Water Authority (TMWA)
- Washoe County Health District
 - Air Quality Management
 - Vector-Borne Diseases Program
 - Environmental Health Services Division

- Washoe County Regional Animal Services
- Washoe County Sheriff
- Washoe-Storey Conservation District
- Truckee Meadows Fire Protection District
- Regional Transportation Commission (RTC)

Three of the above-listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A **summary** of each agency's comments and/or recommended conditions of approval and their contact information is provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order if granted approval.

- Washoe County Planning and Building Division, Planning Program requires that the final map be in substantial compliance with all plans and documents submitted with the tentative parcel map, and that the appropriate notes from the water purveyor be included on the final map.
Contact: Roger Pelham, 328-3622, rpelham@washoecounty.us & Vahid Behmaram, 328-3600, vbehmaram@washoecounty.us
- Washoe County Engineering and Capital Projects Division provided comments related to
Contact: Wayne Handrock, 775.328.3600, whandrock@washoecounty.us
- Truckee Meadows Fire Protection District provided conditions related to access for fire apparatus, water supply and wildland-urban interface.
Contact: Dale Way, 775.326.6005, dway@tmfpd.us & Brett Lee, 775.326.6074, blee@tmfpd.us

Staff Comment on Required Findings

WCC Section 110.606.30 (i) requires that all of the following findings be made to the satisfaction of the Washoe County Parcel Map Review Committee before granting approval of the request. Staff has completed an analysis of the application and has determined that the proposal is in compliance with the required findings as follows.

- 1) General improvement considerations for all parcel maps including, but not limited to:
 - 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.
Staff Comment: All parcels are proposed to be connected to existing community water, electric and related services. Septic disposal will meet all applicable Health requirements. The area surrounding the subject site is currently developed with single-family dwellings on parcels of land, similar in size.
 - b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision.
Staff Comment: All parcels will be connected to the existing Truckee Meadows Water Authority service adjacent to the proposed parcels.
 - c) The availability and accessibility of utilities.
Staff Comment: All parcels are proposed to be connected to existing community water, electric and related services.

- d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks.

Staff Comment: There are existing public services such as schools, police and fire protection, transportation, recreation and parks in the Southwest Truckee Meadows Area Plan.

- e) Conformity with the zoning ordinances and master plan.

Staff Comment: The subject property has a regulatory zone of High Density Rural which allows parcels with a minimum size of 2 acres.

- f) General conformity with the governing body's master plan of streets and highways.

Staff Comment: The subject site is located adjacent to an existing unpaved access.

- g) The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision.

Staff Comment: No new roadways are necessary for access to the new parcel.

- h) Physical characteristics of the land such as floodplain, slope and soil.

Staff Comment: There are no physical characteristics that inhibit the division of the existing parcel of land into two parcels of land

- i) The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive.

Staff Comment: These provisions of statute refer to the preparation of tentative maps. All recommend conditions of approval from the reviewing agencies have been included with the staff report.

- 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.

Staff Comment: The subject site is within the Truckee Meadows Fire Protection District

- k) Community antenna television (CATV) conduit and pull wire.

Staff Comment: All required easements will be provided prior to the recordation of a final map.

- l) Recreation and trail easements.

Staff Comment: The proposed division is not adjacent to any existing or planned public trails.

Recommendation

After a thorough analysis and review, Parcel Map Case Number WTPM20-0010 is being recommended for approval with conditions. Staff offers the following motion for the Parcel Map Review Committee's consideration.

Review Criteria

I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM20-0010 for Weigel Family Trust, subject to the conditions of approval included as Exhibit A with the staff report, and make the

determination that the following criteria is or will be adequately provided for pursuant to Washoe County Code, Section 110.606.30:

- 1) General improvement considerations for all parcel maps including, but not limited to:
 - 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;
 - 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 or 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 parcel map pursuant to NRS 278.330 and 278.348, inclusive;
 - 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;
 - k) Community antenna television (CATV) conduit and pull wire; and
 - l) Recreation and trail easements.

Appeal Process

Parcel Map Review Committee action will be effective 10 calendar days after the written decision is filed with the Secretary to the Parcel Map Review Committee, 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 Board of County Commissioners. Any appeal must be filed in writing within 10 calendar days from the date the written decision is filed with and signed by the Secretary of the Parcel Map Review Committee and mailed to the applicant.

Applicant/Property Owner: Weigel Family Trust
 Attn: Bob Weigl
 PO Box 17456
 Reno, NV 89511

Representatives: Baseline Surveying NV
 Attn: Jason Caster
 5301 Longley Lane #D153
 Reno, NV 89511



Conditions of Approval

Tentative Parcel Map Case Number WTPM20-0010

The tentative parcel map approved under Parcel Map Case Number WTPM20-0010 shall be carried out in accordance with the conditions of approval granted by the Washoe County Parcel Map Review Committee on November 12, 2020. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

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

Washoe County reserves the right to review and revise the conditions of approval related to this tentative parcel 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.

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.

Contacts: Roger Pelham, Senior Planner, 775.328.3622, rpelham@washoecounty.us & Vahid Behmaram, Water Management Planner Coordinator, 775.328.3622, vbehmaram@washoecounty.us

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this tentative parcel map.**
- b. The final map shall be in substantial compliance with all plans and documents submitted as part of this tentative parcel map application, and with any amendments imposed by the Parcel Map Review Committee. All documentation necessary to satisfy the conditions noted below shall accompany the final map when submitted to the County Engineer and the Planning and Building Division.
- c. The applicant shall comply with all the conditions of approval and shall submit a final map for signature by the Director of the Planning and Building Division on or before September 12, 2022. Each agency responsible for imposing conditions may determine whether its conditions must be fully completed or whether the applicant shall be offered the option of providing financial assurances as a means of assuring compliance.
- d. The final map shall contain the following jurat:

DIRECTOR OF PLANNING AND BUILDING CERTIFICATE

THE FINAL PARCEL MAP CASE NO. WTPM19-0010 MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. THE OFFER(S) OF DEDICATION IS (ARE) REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20_____, BY THE DIRECTOR OF PLANNING AND BUILDING OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

MOJRA HAUENSTEIN, DIRECTOR, PLANNING AND BUILDING DIVISION

- e. The Parcel Map shall contain TMWA's note regards all conditions necessary for provision of water service to the newly created parcel. TMWA's note requires that all water rights and water service conditions to be met prior to approval of building permit on the resulting parcel. Or a valid water will serve letter from TMWA for the resulting parcels is also acceptable at any time before or after the approval the Parcel Map but prior to granting of any Building Permits.
- f. The applicant has indicated that the proposed improvements will not exceed the major grading thresholds that require a special use permit. If the final construction drawings for the map include grading that exceeds the *Major Grading Permit Thresholds* listed in Article 438 Grading Standards, the applicant shall apply for a special use permit for

grading; this approval may take up to three months to process. In addition, all related standards within the Washoe County Development Code shall be met on the construction drawings.

- g. The approval for this tentative parcel map does not include improvements for driveways to building pads. Grading for access to building pads, if they exceed the criteria stated in the previous condition, shall require a special use permit.

Truckee Meadows Fire Protection District (TMFPD)

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

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

Contact Name – Dale Way, 775.326.6005, dway@tmfpd.us & Brett Lee, 775.326.6074, blee@tmfpd.us

Fire Apparatus Access Roads

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

- j. Developments of one- or two-family *dwelling*s where the number of *dwelling units* exceeds 30 shall be provided with two separate and *approved* fire apparatus access roads. (IFC D107.1)

Fire Protection Water Supplies

- k. 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)
- l. The number of fire hydrants available to a building shall be not less than the minimum specified in Table C102.1. (IFC C102.1)
- m. 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)
- n. 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)
- o. 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)
- p. 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)
- q. 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)
- r. Fire hydrants shall not be located within six feet of a driveway, power pole, or light standard. (IFC 507.5.6)
- s. 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)
- t. Fire hydrants shall have a concrete pad around the base in accordance with Washoe County Standard Detail W-23.

International Wildland-Urban Interface Code

- u. All parcels located in other than a Low Hazard WUI Rating shall comply with all provisions of the IWUI as adopted and amended by TMFPD and Washoe County Building.
- v. 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. 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).

Washoe County Engineering and Capital Projects

3. The following conditions are requirements of Environment Health Services, which shall be responsible for determining compliance with these conditions.

Contact: Wayne Handrock, PLS, 775.328.3600, whandrock@washoecounty.us

- a. Comply with the conditions of the Washoe County technical check for this map.
- b. Add a north arrow to the vicinity map.
- c. Remove structures, trees, poles and hydrants from the map.
- d. All boundary corners must be set.
- e. Place a note on the map stating that the natural drainage will not be impeded.
- f. Add a note to the map stating: No habitable structures shall be located on a fault that was active during the Holocene Epoch of geological time.
- g. Add a Security Interest Holder's Certificate to the map if applicable.
- h. Add the following note to the map; "All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."

*** End of Conditions ***

Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

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

5875 MELARKEY WAY, 3/4 MI N OF MT ROSE HWY AT CALLAHAN RANCH ROAD

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
150-260-11	HIGH DENSITY RURAL	5.00

2. Please describe the existing conditions, structures, and uses located at the site:

ONE SFR ON A RURAL 5 AC, LOT

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	328 FT	328 FT		
Proposed Minimum Lot Width				

4. For parcel with split zoning what is the acreage/square footage of each zoning in the new parcels?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Zoning Area	3.0 AC	2.9 AC		
Proposed Zoning Area				

5. Was the parcel or lot that is proposed for division created (recorded) within the last 5 years? (If yes, public review of the parcel map will be required. See Planning and Building staff for additional materials that are required to be submitted.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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6. Utilities:

a. Sewer Service	ONSITE SEPTIC SYSTEM
b. Electrical Service/Generator	NV ENERGY
c. Water Service	T,M,W,A.

7. Please describe the source of the water facilities necessary to serve the proposed tentative parcel map:

- a. Water System Type:

<input type="checkbox"/> Individual wells		
<input type="checkbox"/> Private water	Provider:	
<input checked="" type="checkbox"/> Public water	Provider:	T.M.W.A.

b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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c. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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8. What sewer services are necessary to accommodate the proposed tentative parcel map?

a. Sewage System Type:

<input checked="" type="checkbox"/> Individual septic		
<input type="checkbox"/> Public system	Provider:	

b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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c. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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9. For most uses, the Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County when creating new parcels. Please indicate the type and quantity of water rights you have available should dedication be required:

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

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

TMWA FEE BASED SERVICE

10. Does the property contain wetlands? (If yes, please attach a preliminary delineation map and describe the impact the proposal will have on the wetlands. Impacts to the wetlands may require a permit issued from the U.S. Army Corps of Engineers.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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11. Does property contain slopes or hillsides in excess of 15 percent and/or significant ridgelines? (If yes, and this is the second parcel map dividing this property, Article 424, Hillside Development of the Washoe County Development Code will apply.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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12. Does property contain geologic hazards such as active faults; hillside or mountainous areas; is it subject to avalanches, landslides, or flash floods; is it near a water body, stream, Significant Hydrologic Resource as defined in Article 418, or riparian area such as the Truckee River, and/or an area of groundwater recharge

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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13. Does the tentative parcel map involve common open space as defined in Article 408 of the Washoe County Development Code? (If so, please identify all proposed non-residential uses and all the open space parcels.)?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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14. If private roads are proposed, will the community be gated? If so, is a public trail system easement provided through the subdivision?

N/A

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

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

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

N/A

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

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

Grading

Please complete the following additional questions if the project anticipates grading that involves: (1) Disturbed area exceeding twenty-five thousand (25,000) square feet not covered by streets, buildings and landscaping; (2) More than one thousand (1,000) cubic yards of earth to be imported and placed as fill in a special flood hazard area; (3) More than five thousand (5,000) cubic yards of earth to be imported and placed as fill; (4) More than one thousand (1,000) cubic yards to be excavated, whether or not the earth will be exported from the property; or (5) If a permanent earthen structure will be established over four and one-half (4.5) feet high. If your project exceeds any of the above criteria, you shall either provide a preliminary grading and roadway design plan for review OR if these criteria are exceeded with the final construction drawings and not disclosed at the Tentative Parcel Map Application, you shall be required to apply for a special use permit for grading and you will be delayed up to three months, if approved.

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

NONE

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

N/A

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

N/A

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

N/A

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

NO

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

NO

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

N/A

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

N/A

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

N/A

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

N/A

28. Surveyor:

Name	JASON CASTER
Address	5301 LONGLEY LANE, #D153
Phone	775-657-1558
Cell	
E-mail	BASELINESURVEYNV@GMAIL.COM
Fax	
Nevada PLS #	

Property Owner Affidavit

Applicant Name: WEIGL FAMILY TRUST

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

STATE OF NEVADA)
COUNTY OF WASHOE)

I, Tamara Joy Weigl "Trustee"
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

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

Assessor Parcel Number(s): 150-200-11

Printed Name Tamara Joy Weigl "Trustee"

Signed Tamara Joy Weigl

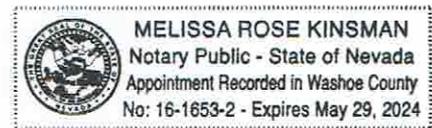
Address P.O. Box 17456
Reno, NV 89501

Subscribed and sworn to before me this 4th day of September, 2020.

Melissa Kinsman
Notary Public in and for said county and state

My commission expires: 5/29/24

(Notary Stamp)



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

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

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

CollectionCart				
Collection Cart	Items	Total	Checkout	View
	0	\$0.00		

Pay Online

No payment due for this account.

Washoe County Parcel Information

Parcel ID	Status	Last Update
15026011	Active	9/7/2020 1:41:37 AM

Current Owner:
 WEIGL FAMILY TRUST
 PO BOX 17456
 RENO, NV 89511

SITUS:
 5875 MELARKEY WAY
 WCTY NV

Taxing District:
 4000

Geo CD:

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2020	\$1,876.04	\$1,876.04	\$0.00	\$0.00	\$0.00
2019	\$1,823.01	\$1,823.01	\$0.00	\$0.00	\$0.00
2018	\$1,774.09	\$1,774.09	\$0.00	\$0.00	\$0.00
2017	\$1,712.96	\$1,712.96	\$0.00	\$0.00	\$0.00
2016	\$1,669.96	\$1,669.96	\$0.00	\$0.00	\$0.00
Total					\$0.00

Disclaimer

- ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See Payment Information for details.

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

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

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

Payment Information

Special Assessment District

Installment Date Information

Assessment Information

Lot File: C:\SURVEY\CLIENT PROJECTS\BRUCE BACON\1.0 Melarkey-Weigl PM\1.1 Mappin

CRD File: C:\SURVEY\CLIENT PROJECTS\BRUCE BACON\1.0 Melarkey-Weigl PM\1.14 Datab

Lot: A , Block: 1, Type: LOT

PNT#	Bearing	Distance	Northing	Easting	Station
903			14819694.073	2276109.608	0.000
	N 00°48'33" E	270.400			
70001			14819964.446	2276113.426	270.400
	S 89°51'52" E	329.381			
70002			14819963.667	2276442.806	599.781
	S 00°47'48" W	269.600			
904			14819694.093	2276439.058	869.381
	S 89°59'48" W	329.450			
903			14819694.073	2276109.608	1198.831
Closure Error Distance> 0.00000					
Total Distance> 1198.831					
Area: 88935, 2.0417					

Lot: B , Block: 1, Type: LOT

PNT#	Bearing	Distance	Northing	Easting	Station
70001			14819964.446	2276113.426	0.000
	N 00°48'33" E	389.510			
70003			14820353.918	2276118.926	389.510
	N 89°52'34" E	329.316			
70004			14820354.630	2276448.242	718.826
	S 00°47'48" W	391.001			
70002			14819963.667	2276442.806	1109.827
	N 89°51'52" W	329.381			
70001			14819964.446	2276113.426	1439.208
Closure Error Distance> 0.00000					
Total Distance> 1439.208					
Area: 128517, 2.9504					

Block 1 Total Area: 217452, 4.9920

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT, THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278. ALL EASEMENTS SHOWN HEREON ARE GRANTED.

ROBERT E. & TAMAREE J. WEIGL, HUSBAND AND WIFE, AS TRUSTEES

ROBERT E. WEIGL _____ DATE _____

TAMAREE J. WEIGL _____ DATE _____

NOTARY PUBLIC CERTIFICATE:

STATE OF _____)
COUNTY OF _____)
ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR THE SAID STATE AND COUNTY, _____, DENNIS W. BLACK & JODIE M. BLACK, PERSONALLY KNOWN TO ME OR PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSES HEREIN STATED.
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

DISTRICT BOARD OF HEALTH CERTIFICATE:

THIS MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES. THIS MAP HAS BEEN FOUND TO MEET ALL APPLICABLE REQUIREMENTS AND PROVISIONS OF THE ENVIRONMENTAL HEALTH SERVICES OF THE WASHOE COUNTY HEALTH DISTRICT.

FOR THE DISTRICT BOARD OF HEALTH _____ DATE _____

TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THE OWNERS SHOWN HEREON IS THE RECORD OWNERS OF SAID LAND; AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS.

TITLE COMPANY: _____

By: _____ DATE _____

NAME/TITLE (PRINT) _____

TAX CERTIFICATE:

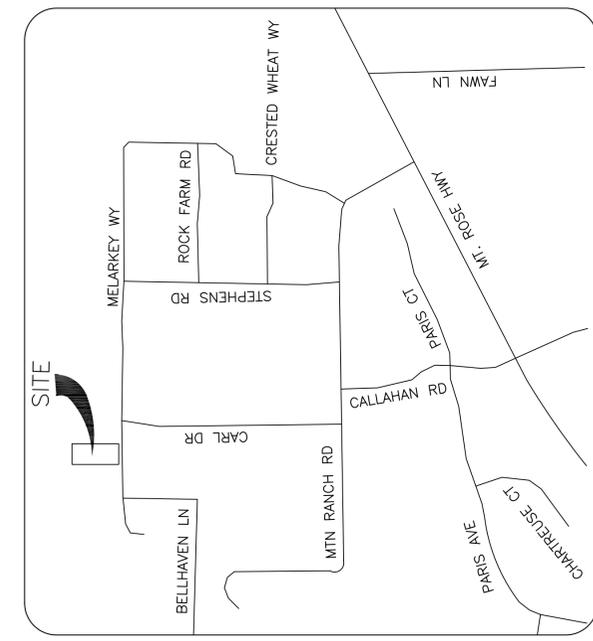
THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THE LAND SHOWN HEREON FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO N.R.S. 361A.265.

APN: 076-310-40 & 076-310-36

WASHOE COUNTY TREASURER _____

DEPUTY TREASURER _____ DATE _____

NAME/TITLE (PRINT) _____



VICINITY MAP
N.T.S.

UTILITY COMPANIES CERTIFICATE:

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED AND APPROVED BY THE UNDERSIGNED UTILITY COMPANIES.

SIERRA PACIFIC POWER COMPANY DB/A NV ENERGY

NAME/TITLE (PRINT) _____ DATE _____

NAME/TITLE (PRINT) _____ DATE _____

TRUCKEE MEADOWS WATER AUTHORITY

NAME/TITLE (PRINT) _____ DATE _____

NAME/TITLE (PRINT) _____ DATE _____

AT&T

NAME/TITLE (PRINT) _____ DATE _____

NAME/TITLE (PRINT) _____ DATE _____

CHARTER COMMUNICATIONS

NAME/TITLE (PRINT) _____ DATE _____

NAME/TITLE (PRINT) _____ DATE _____

WATER AND SEWER RESOURCES CERTIFICATE:

THE WATER AND SEWER RESOURCE REQUIREMENTS SET FORTH IN ARTICLE 422 AND CHAPTER 10 OF THE WASHOE DEVELOPMENT CODE HAVE BEEN MET.

APN: 076-310-40 & 076-310-36

WASHOE COUNTY TREASURER _____

WASHOE COUNTY COMMUNITY SERVICES DEPT. _____ DATE _____

DIRECTOR OF PLANNING AND BUILDING CERTIFICATE:

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

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2020 BY THE DIRECTOR OF PLANNING AND BUILDING OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

MAURA HALENSTEIN
DIRECTOR, PLANNING AND BUILDING DIVISION

DATE _____

SURVEYOR'S CERTIFICATE:

1. JASON E. CASTER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

- 1. THIS PLAT REPRESENTS THE RESULTS OF A FIELD SURVEY CONDUCTED UNDER MY SUPERVISION AT THE INSTANCE OF THE WEIGL FAMILY TRUST.
- 2. THE LANDS SURVEYED LIE WITHIN THE NW 1/4 OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 19 EAST, M.D.M., COUNTY OF WASHOE, STATE OF NEVADA, AND THE SURVEY WAS COMPLETED ON AUGUST 10, 2020.
- 3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- 4. THE MONUMENTS DEPICTED ON THIS PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

JASON E. CASTER, PLS
NEVADA CERTIFICATE NO. 19338

GOVERNING AGENCY CERTIFICATE

WASHOE COUNTY HAS REVIEWED AND APPROVED THIS MAP.

WAYNE HANDROCK, PLS #20464 _____ DATE _____

EASEMENT NOTES:

- 1. PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED AS NOTED OR 10 FT. IN WIDTH AT ALL FRONT, SIDE, AND REAR LOT LINES. DRAINAGE EASEMENTS ARE ALSO CREATED CONCURRENT UPON SAID UTILITY EASEMENTS.
- 2. A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL AND THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY SERVICE FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE UTILITY REGULATOR AND THE PROPERTY OWNER. CHARTER COMMUNICATIONS, ALTHOUGH NOT A PUBLIC UTILITY, IS INCLUDED IN ALL PUBLIC UTILITY EASEMENTS.
- 3. NO OWNER OR TENANT SHALL OBSTRUCT A DRAINAGE EASEMENT OR CHANNEL WITHIN THE TRACT IN A FASHION WHICH CREATES A DANGER TO, OR CAUSES DAMAGE ON THE PROPERTY OF ANY OTHER PERSON WITHIN THE TRACT.

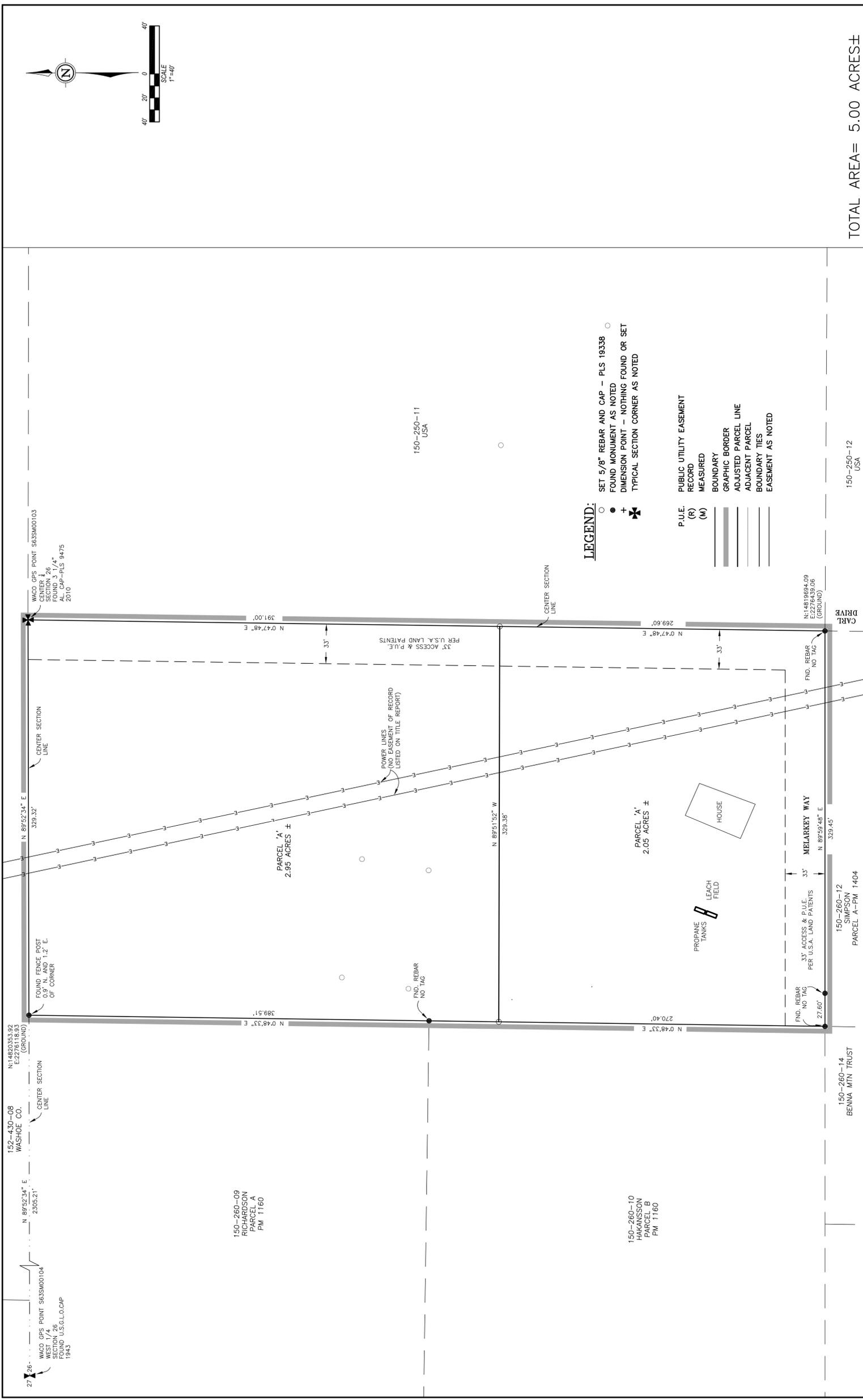
PARCEL MAP
FOR
WEIGL FAMILY TRUST

A DIVISION OF THE E. 1/4 OF THE NE 1/4 OF SECTION 28
TOWNSHIP 18 NORTH, RANGE 19 EAST, M.D.B. & M.



5301 LONGLEY LANE
SUITE D153
RENO NV, 89511
(775) 657-1558

WASHOE COUNTY NEVADA
JOB NO: 2020-051 DRAWN BY: JEC DWG NO: 0001
DATE: 08/19/2020 CHK'D BY: JEC SHEET: 1 OF 2



TOTAL AREA= 5.00 ACRES±

PARCEL MAP FOR WEIGL FAMILY TRUST

A DIVISION OF THE E. 1/4 OF THE NE 1/4 OF SECTION 28 TOWNSHIP 18 NORTH, RANGE 19 EAST, M.D.B. & M.

WASHOE COUNTY NEVADA

EMSEI SURVEYING, INC.

5301 LONGLEY LANE
 SUITE D153
 RENO NV, 89511
 (775) 657-1558

JOB NO: 2020-051 DRAWN BY: JEC DWG NO: 0001
 DATE: 08/19/2020 CHK'D BY: JEC SHEET: 2 OF 2

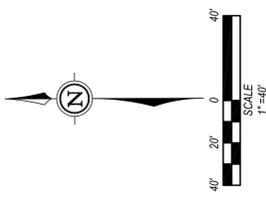
- LEGEND:**
- SET 5/8" REBAR AND CAP - PLS 19338
 - FOUND MONUMENT AS NOTED
 - + DIMENSION POINT - NOTHING FOUND OR SET
 - ✱ TYPICAL SECTION CORNER AS NOTED
- P.U.E.:**
- (R) PUBLIC UTILITY EASEMENT RECORD MEASURED
 - (M) MEASURED
 - ▬ BOUNDARY
 - ▬ GRAPHIC BORDER
 - ▬ ADJUSTED PARCEL LINE
 - ▬ ADJACENT PARCEL
 - ▬ BOUNDARY TIES
 - ▬ EASEMENT AS NOTED

REFERENCES:

1. PARCEL MAP NO. 1160, FILE NO. 694595 09/05/1980.
 2. PARCEL MAP NO. 1404, FILE NO. 828815 12/16/1982.
 3. PARCEL MAP NO. 2280, FILE NO. 1254988 06/22/1988.
 4. RECORD OF SURVEY MAP NO. 5328, FILE NO. 3986242 04/25/2011.
- (ALL OF THE ABOVE IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA)
- PRELIMINARY TITLE REPORT PREPARED BY TICOR TITLE OF NEVADA, ORDER NO. 02000758-CD, DATED JANUARY 21, 2020.

BASIS OF BEARINGS:

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1984, HIGH ACCURACY REFERENCE NETWORK (NAD 83/94-HARN), AS DETERMINED USING REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS WITH CORRECTIONS TRANSMITTED BY THE NORTHERN NEVADA COOPERATIVE REAL TIME NETWORK GPS (NCRN GPS). THE BEARING BETWEEN GPS REFERENCE STATION "RW RENO" - N745M01028 AND "RSTEAD" - N225M01037 IS TAKEN AS NORTH 01°54'46" EAST. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. COMBINED GRID-TO-GROUND FACTOR=1.000197939.



From: [Wines-Jennings, Tammy L](#)
To: [Pelham, Roger](#)
Cc: [Schull, Shyanne](#); [Fagan, Donna](#)
Subject: WTPM20-0010 (Weigel Family Trust)
Date: Monday, September 14, 2020 3:16:09 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hello,
We see no issues from a WCRAS perspective.

Thank You,



Tammy Wines-Jennings
Assistant Director | Washoe County Regional Animal Services
twines-jennings@washoecounty.us | Office: 775-353-8945 | Dispatch 775-322-3647
2825 Longley Lane, Suite A, Reno, NV 89502

From: [Program, EMS](#)
To: [Pelham, Roger](#)
Subject: Review Memo
Date: Tuesday, September 15, 2020 3:29:21 PM

Good afternoon Roger,

The EMS Oversight Program has reviewed Tentative Parcel Map Case #WTPM20-0010 (Weigel Family Trust) and does not currently have any questions, comments or concerns regarding this case.

Please let me know if you have any questions.

Thank you,

Vicky

Vicky Olson, MPS, RN
EMS Coordinator | Epidemiology and Public Health Preparedness | Washoe County Health District
volson@washoecounty.us | O: (775) 326 6043 | 1001 E. Ninth St., Bldg. B, Reno, NV 89512





Roger Pelham, Sr. Planner
Washoe County – Community Services Department
1001 E. Ninth St
Reno, NV 89512
775.328.3622

August 19, 2020

Re: WTPM20-0010 (Weigel Family Trust) – Conditions of Approval

Truckee Meadows Fire Protection District (TMFPD)

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

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

Contact Name – Dale Way, 775.326.6005, dway@tmfpd.us
Brett Lee, 775.326.6074, blee@tmfpd.us

Fire Apparatus Access Roads

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

Truckee Meadows Fire Protection District • 3663 Barron Way, Reno, NV 89511 • tmfpd.us • 775-326-6000



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

Fire Protection Water Supplies

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



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

International Wildland-Urban Interface Code

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



From: [Kirschenman, Sophia](#)
To: [Pelham, Roger](#)
Subject: Parks Comments Re: WTPM20-0010
Date: Thursday, September 17, 2020 1:47:24 PM
Attachments: Outlook-21e000p.png
Outlook-em3fp4qc.png
Outlook-okh5hsv.png
Outlook-dalcm0hd.png
Outlook-ki2irr25.png

Hi Roger,

I've reviewed WTPM20-0010 (Weigel Family Trust) on behalf of Washoe County Regional Parks and Open Space and have no comments or conditions.

Hope you're enjoying your time off!



Sophia Kirschenman
Park Planner | Community Services Department
775.328.3623 | 1001 E. 9th Street, Reno, NV 89512



Please consider the environment before printing this e-mail.

From: [Gil, Donald](#)
To: [Pelham, Roger](#)
Subject: FW: September Agency Review Memo
Date: Monday, September 21, 2020 10:48:17 AM
Attachments: September Agency Review Memo.pdf
Importance: High

Roger,

The Washoe County Sheriff's Office Patrol Division has no issues or concerns with Item #1.

Thank you,

Don

Don Gil

Captain – Patrol Division

911 Parr Blvd. Reno, NV 89512

Desk: 775-328-3354

Email: dgil@washoecounty.us

Web: www.WashoeSheriff.com

From: [Rosa, Genine](#)
To: [Pelham, Roger](#)
Subject: Tentative Parcel Map Case Number WTPM20-0010 (Weigel Family Trust)
Date: Wednesday, September 23, 2020 12:08:17 PM

No Comments for AQM

Genine Rosa

Environmental Engineer II | Air Quality Management Division | Washoe County Health District
grosa@washoecounty.us | O: (775) 784-7204 | 1001 E. Ninth St., Bldg. B, Reno, NV 89512

*My schedule is 4 x 10's M-Th 7-5:30 off on Fridays.

www.OurCleanAir.com



September is National Preparedness Month. [Be Prepared!](#)



Washoe-Storey Conservation District

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

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

September 21, 2020

Washoe County Community Services Department

C/O Roger Pelham, Senior Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WTPM20-0010 Weigel Family Trust

Dear Roger,

In reviewing the Weigel parcel map that divides 5 acres into 2 parcels, the Conservation District has no comments. When the applicant applies to build, we would like to review the project for grading and revegetation purposes including infrastructure that impacts conservation elements.

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

Sincerely,

Tyler-Shaffer



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

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

September 17, 2020

TO: Roger Pelham, Senior Planner, CSD, Planning & Development Division
FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD
SUBJECT: Tentative Parcel Map Case Number WTPM20-0010 (Weigal Family Trust).

Project description:

The applicant is proposing to approve the division of one parcel of land of approximately 5 acres in size into two parcels of land, one parcel being approximately 2 acres in size and the other parcel being approximately 3 acres in size.

Project located at 5875 Melarkey Way, at the northwest corner of its intersection with Carl Drive. Assessor's Parcel Number: 150-260-11.

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

Comments: The application indicates that Municipal water service is available and will be provided by TMWA.

Conditions: The Parcel Map shall contain TMWA's note regards all conditions necessary for provision of water service to the newly created parcel. TMWA's note requires that all water rights and water service conditions to be met prior to approval of building permit on the resulting parcel. Or a valid water will serve letter from TMWA for the resulting parcels is also acceptable at any time before or after the approval the Parcel Map but prior to granting of any Building Permits.



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Engineering and Capital Projects

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

INTEROFFICE MEMORANDUM

PARCEL MAP REVIEW

DATE: October 08, 2020
TO: Roger Pelham, Senior Planner - Department of Community Services
FROM: Wayne Handrock, PLS, Engineering and Capital Projects Division
SUBJECT: *Parcel Map for: Weigl Family Trust*
Parcel Map Case No.: WTPM20-0010
APN: 150-260-11
Review Date: October 08, 2020

The Engineering and Capital Projects Division has reviewed the subject parcel map and the following conditions must be successfully completed prior to final approval of this application by the Division.

1. Comply with the conditions of the Washoe County technical check for this map.
2. Add a north arrow to the vicinity map.
3. Remove structures, trees, poles and hydrants from the map.
4. All boundary corners must be set.
5. Place a note on the map stating that the natural drainage will not be impeded.
6. Add a note to the map stating: No habitable structures shall be located on a fault that was active during the Holocene Epoch of geological time.
7. Add a Security Interest Holder's Certificate to the map if applicable.
8. Add the following note to the map; "All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."



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