



Parcel Map Review Committee Staff Report

Meeting Date: February 11, 2016

Subject: Parcel Map Waiver Case Number PM16-001
Applicant: Truckee Meadows Water Authority (TMWA)
Agenda Item Number: 7A
Project Summary: Division of one 13.38-acre parcel into two parcels of 11.31 acres and 2.07 acres
Recommendation: Approval with Conditions
Prepared by: Roger Pelham, MPA, Senior Planner
Washoe County Community Services Department
Planning and Development Division
Phone: 775.328.3622
E-Mail: rpelham@washoecounty.us

Description

Parcel Map Case Number PM16-001 (Ramsdell Family Revocable Trust Parcel Map Waiver) – Hearing, discussion, and possible action to approve the division of one parcel of 13.38 acres into two parcels of 11.31 acres and 2.07 acres. The 2.07 acre parcel is for public utility purposes.

- Applicant: Truckee Meadows Water Authority
Attn: Heather Edmunson
1355 Capital Blvd
Reno, NV 89502
- Property Owner: Ramsdell Family Trust
Attn: Robert Ramsdell
7299 Franktown Road
Washoe Valley, NV 89704
- Location: Approximately 1800 feet south of the intersection of Franktown Road and Pine Canyon Road
- Assessor's Parcel Number: 055-210-15
- Parcel Size: 13.38
- Master Plan Categories: Rural (R) and Rural Residential (RR)
- Regulatory Zone: General Rural (GR) and Medium Density Rural (MDR)
- Area Plan: South Valleys
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 606, Parcel Maps
- Commission District: 2 – Commissioner Lucey

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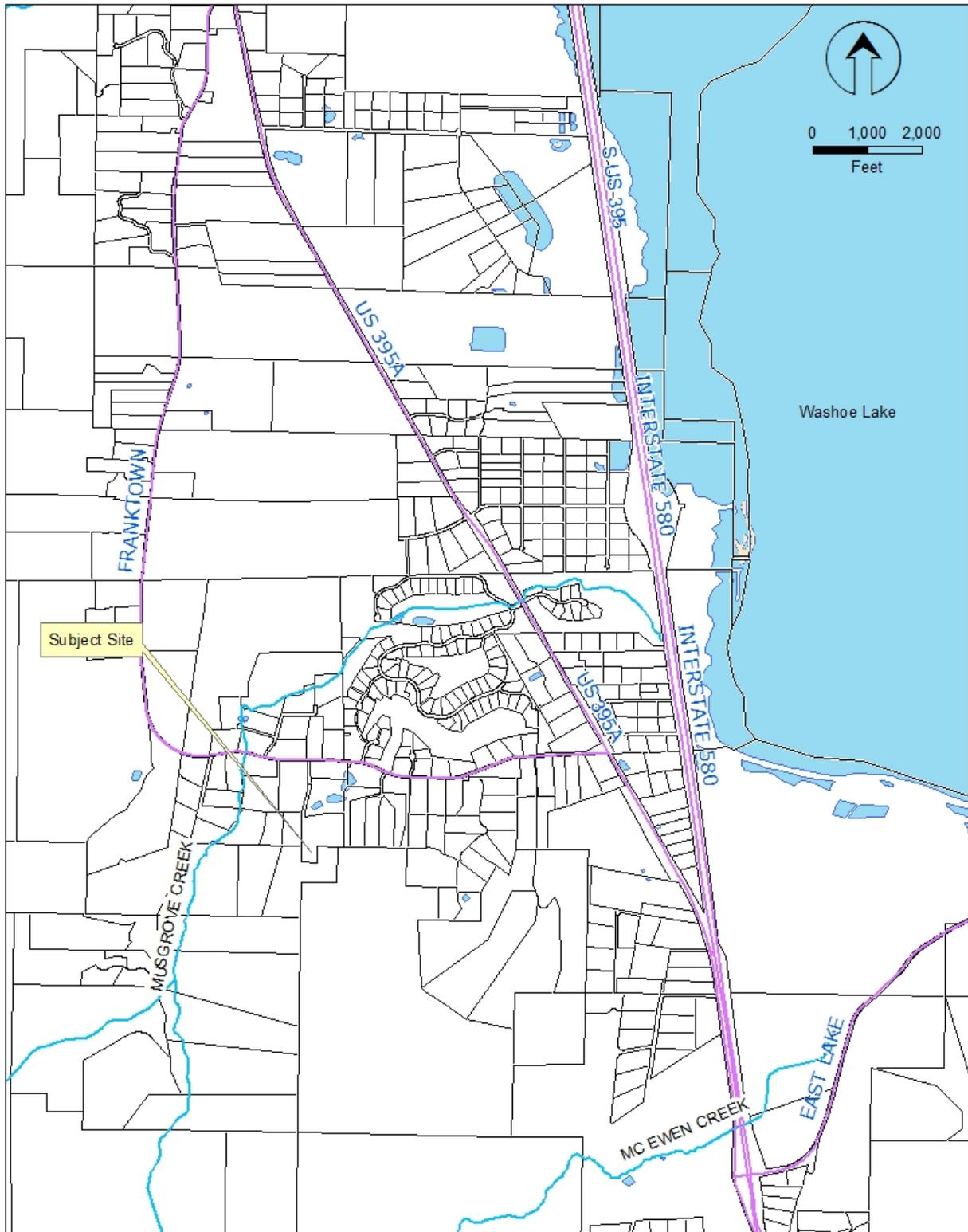
Project Application Exhibit C

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 Article 606, *Parcel Maps*, of the Washoe County Development Code. A tentative parcel map must be submitted to the Planning and Development 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 Development 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 Planning and Development Division or the 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 Waiver Case Number PM16-001 are attached to this staff report and will be included with the Action Order.

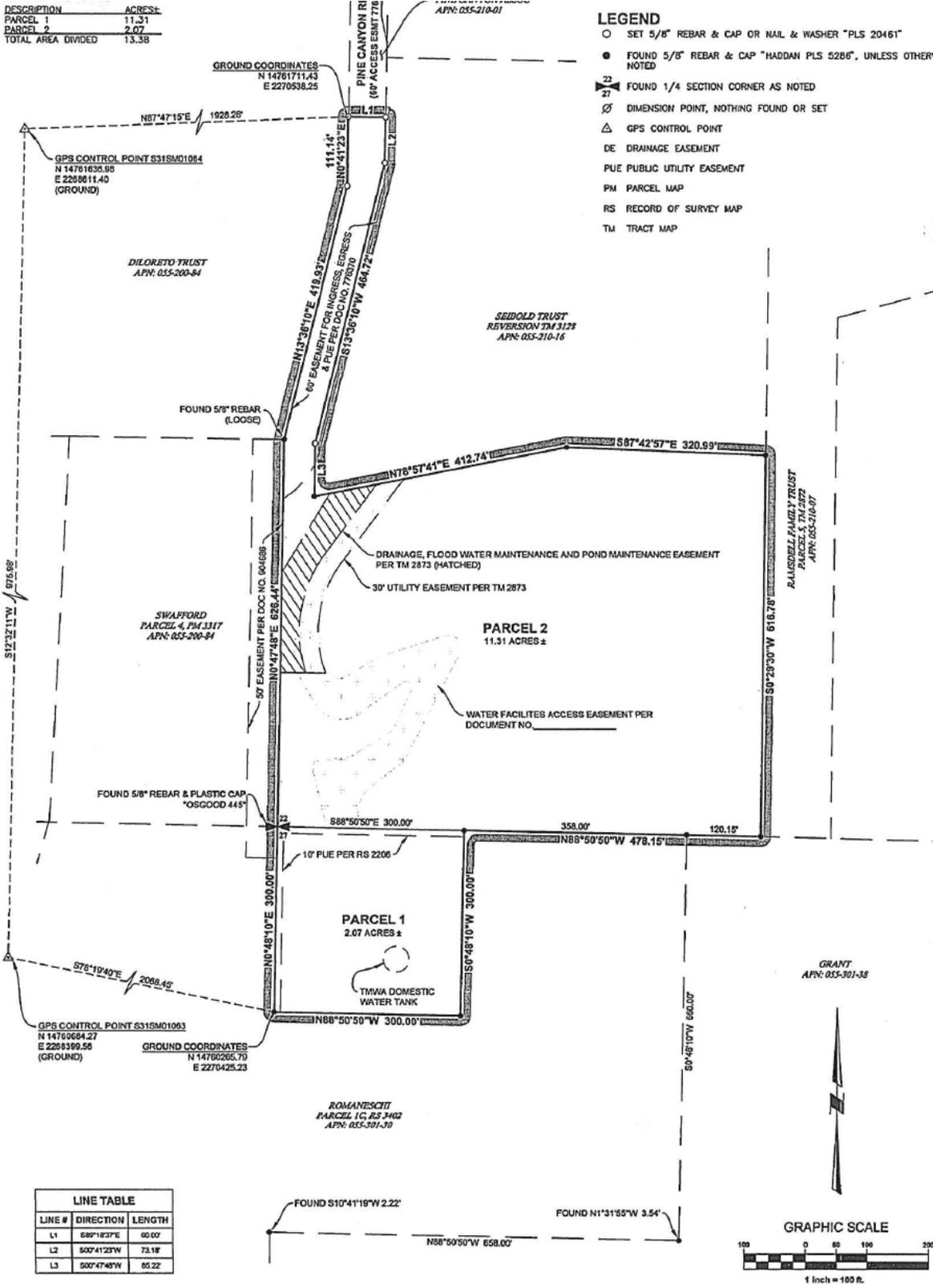


Vicinity Map

DESCRIPTION	ACRES
PARCEL 1	11.31
PARCEL 2	2.07
TOTAL AREA DIVIDED	13.38

LEGEND

- SET 5/8" REBAR & CAP OR NAIL & WASHER "PLS 20461"
- FOUND 5/8" REBAR & CAP "HADDAN PLS 5286", UNLESS OTHER NOTED
- ⚡ FOUND 1/4 SECTION CORNER AS NOTED
- DIMENSION POINT, NOTHING FOUND OR SET
- △ GPS CONTROL POINT
- DE DRAINAGE EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- PM PARCEL MAP
- RS RECORD OF SURVEY MAP
- TM TRACT MAP



Site Plan

Tentative Parcel Map Waiver Evaluation

Regulatory Zones:	General Rural (GR) and Medium Density Rural (MDR)
Maximum Lot Potential:	2
Number of Lots on Parcel Map:	2
Minimum Lot Size Required:	40 and 4 acres
Minimum Lot Size on Parcel Map:	2.07 acres
Minimum Lot Width Required:	660 and 200 feet
Minimum Lot Width on Parcel Map:	300 feet

The tentative parcel map waiver does not meet all minimum requirements for the GR and MDR regulatory zones, however this waiver request is intended to create a parcel for a public utility and for the public benefit, a condition of approval has been included to require a regulatory zone amendment to the Public and Semi-Public Facilities (PSP) zone prior to recordation of a final map. The proposed map is in conformance with the PSP zone. There is no guarantee about the outcome of a zoning amendment request. The applicant is subject to the ordinary review and approval process. It is the opinion of staff that the Parcel Map Review Committee can make the findings of fact as required by the Development Code Section 110.606.75, for approval of a Parcel Map Waiver. Those findings are:

The requirement for filing a parcel map for minor subdivisions may be waived by the Planning Commission, or an authorized subcommittee of the Planning Commission, if it finds all the following:

- (a) Conformity with Laws. *That the proposed minor subdivision conforms with Chapter 278 of NRS and this Development Code;*

Staff Comment: The subject parcel is being divided to accommodate a public utility. The remainder of the parcel conforms to all dimensional requirements of the Development Code.

- (b) Conformity with Regulations. *That the proposed minor subdivision conforms to state and County requirements as to area, improvement and design, and flood water drainage control;*

Staff Comment: The subject parcel is being divided to accommodate a public utility. The remainder of the parcel conforms to all dimensional requirements of the Development Code. Development of the parcel is subject to review and permitting to ensure adequate improvements, design, and flood water drainage are appropriately addressed.

- (c) Environmental Effects. *That the proposed minor subdivision will not have an adverse effect on the environment;*

Staff Comment: The subject parcel is being divided to accommodate a public utility. There are no anticipated effects on the environment.

- (d) Conformity with Master Plan. *That the proposed minor subdivision conforms to the Washoe County Master Plan, including the area plans and any specific plans adopted by the County;*

Staff Comment: The subject parcel is being divided to accommodate a public utility. There are no Master Plan, Area Plan or Specific Plan provisions that are particularly applicable to the proposed Parcel Map Waiver.

(e) Change in Nonconformity. *That no existing nonconformity with the other divisions in this Development Code will be increased;*

Staff Comment: The portion of the subject parcel that is being divided to accommodate a public utility is zoned General Rural, which has a minimum lot size of 40 acres. The area of General Rural is approximately two acres, and will remain as a two-acre parcel.

(f) Conformity with Other Ordinances. *That the proposed minor subdivision conforms with all other County ordinances;*

Staff Comment: Staff's analysis indicated that the request conforms to all other county ordinances.

(g) Lack of Need. *That unusual circumstances exist so that a parcel map is not necessary to insure proper legal description of property, location of property lines and monumenting of property lines;*

Staff Comment: The subject parcel is being divided to accommodate a public utility and the County Surveyor will ensure that proper documentation is provided prior to approval of a final map.

(h) Facilities. *That appropriate improved public roads, adequate sanitary disposal facilities, and adequate water supplies are available.*

Staff Comment: A water tank that belongs to a public utility already exists on the site.

Development Suitability Constraints: The South Valleys Area Plan Development Suitability Map, a part of the South Valleys Area Plan, identifies the subject parcel as containing areas with slopes greater than 15% and greater than 30%.

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

South Valleys Area Plan Modifiers

There are no South Valleys Area Plan Modifiers that are particularly applicable to the Parcel Map Waiver request.

Development Information

The subject parcel is developed with a water tank that serves a public utility.

Reviewing Agencies

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

- Planning and Development Division
- Engineering and Capitol Projects Division
- County Surveyor
- Truckee Meadows Water Authority (TMWA)
- Truckee Meadows Fire Protection District
- Washoe County Health District, Environmental Health Services Program
- Regional Transportation Commission (RTC)

Four out of the seven 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 Development requires that the final map be in substantial compliance with all plans and documents submitted with the tentative parcel map.

Contact: Roger Pelham, 328-3622, rpeham@washoecounty.us

- Truckee Meadows Fire Protection District requires that the final map meet the requirements of the applicable Fire Code.

Contact: Amy Ray, 326-6005, aray@tmfpd.us

- Washoe County Health District noted that the parcel with the water tank is not suitable for a septic system and that the remainder parcel will require evaluation for a septic system prior to development.

Contact: James English, 328-2434, jenglish@washoecounty.us

- Washoe County Surveyor provided technical correction for completion of the final map.

Contact: Mike Gump, 328-2041, mgump@washoecounty.us

Recommendation

Those agencies which reviewed the application, recommended conditions in support of approval of the tentative parcel map. Therefore, after a thorough analysis and review, Parcel Map Waiver Case Number PM16-001 is being recommended for approval with conditions. Staff offers the following motion for the Parcel Map Review Committee's consideration.

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 Waiver Case Number PM16-001 for Truckee Meadows Water Authority, subject to the conditions of approval as listed in the staff report, and make the determination that the following criteria is or will be adequately provided for pursuant to Washoe County Development Code, Section 110.606.75.(a) Conformity with Laws. That the proposed minor subdivision conforms with Chapter 278 of NRS and this Development Code;

- (b) Conformity with Regulations. That the proposed minor subdivision conforms to state and County requirements as to area, improvement and design, and flood water drainage control;
- (c) Environmental Effects. That the proposed minor subdivision will not have an adverse effect on the environment;
- (d) Conformity with Master Plan. That the proposed minor subdivision conforms to the Washoe County Master Plan, including the area plans and any specific plans adopted by the County;
- (e) Change in Nonconformity. That no existing nonconformity with the other divisions in this Development Code will be increased;
- (f) Conformity with Other Ordinances. That the proposed minor subdivision conforms with all other County ordinances;

- (g) Lack of Need. That unusual circumstances exist so that a parcel map is not necessary to insure proper legal description of property, location of property lines and monumenting of property lines; and
- (h) Facilities. That appropriate improved public roads, adequate sanitary disposal facilities, and adequate water supplies are available.

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 after the written decision is filed with and signed by the Secretary of the Parcel Map Review Committee and mailed to the applicant.

xc: Applicant: TMWA
 Attn: Heather Edmunson
 1355 Capital Blvd
 Reno, NV 89502

Property Owner: Ramsdell Family Trust
 7299 Franktown Road
 Washoe Valley, NV 98704



Conditions of Approval

Parcel Map Waiver Case Number PM16-001

The tentative parcel map approved under Parcel Map Case Number PM16-001 shall be carried out in accordance with the Conditions of Approval granted by the Washoe County Parcel Map Review Committee on February 11, 2016. 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 Development 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.

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

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

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

Washoe County Planning and Development

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

Contact: Roger Pelham, Senior Planner, 775.328.3622, rpelham@washoecounty.us

- a. 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 Development Division.
- b. 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 Development Division within 22 months from the date of approval by the Parcel Map Review Committee. 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.
- c. Prior to the approval of a final map the applicant must obtain approval of a Regulatory Zone Amendment to change the zoning on the General Rural (GR) portion of the subject parcel to Public and Semi-Public Facilities (PSP). If the Development Code is amended to allow creation of sub-standard parcels for utility purposes, this condition is waived.
- d. The final map shall contain the following jurat:

DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE

THE FINAL PARCEL MAP WAIVER CASE NO. PM16-001 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 DEVELOPMENT OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

WILLIAM WHITNEY, DIRECTOR, PLANNING AND DEVELOPMENT DIVISION

- e. Any regulations, procedures, and conditions adopted by the Washoe County Health District must be met prior to recordation of a final map.
 - 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; and if approved, may be delayed up to three months processing time. In addition, all related standards within the Washoe County Development Code shall be met on the construction drawings. Compliance shall be determined by the Planning and Development Division.
 - g. The approval for this tentative parcel map waiver 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. Compliance shall be determined by the Planning and Development Division.
2. The following conditions are requirements of the Engineering and Capital Projects, which shall be responsible for determining compliance with these conditions.

Contact: Mike Gump, PLS, 775.325.8033, mgump@washoecounty.us

- a. Remove structures from the map.
 - b. Provide evidence of documented access (20 foot wide minimum) that favors the Parcel 1.
 - c. Provide documentation of all utility easements from the tank site to Franktown Road.
 - d. The applicant shall submit a letter from a PLS certifying that the existing roadways and utilities are within the documented access and/or utility easements to Parcel 1.
 - e. If tank drain pipe is outside parcel, provide easement over the pipe.
 - f. Place a note on the map stating that the natural drainage will not be impeded.
 - g. Comply with the conditions of the Washoe County technical check for this map.
3. The following conditions are requirements of Environment Health Services, which shall be responsible for determining compliance with these conditions.

Contact: James English, 775.328.2610, jenglish@washoecounty.us

- a. The proposed parcel map that provides a parcel for the Truckee Meadows Water Authority water storage tank would not be a suitable area for an onsite sewage disposal system to be located.
 - b. The remaining 11.0 acre parcel will require a test trench to be evaluated prior to any proposed building plan submittal to determine the design and capacity requirements associated with the proposed development.
 - c. This Parcel Map is required to be signed by this Division.
 - d. When development occurs in the 11.0 acre parcel, the Health District may require maintenance and or improvement to the existing flood water retention structure.
4. The following conditions are requirements of Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions.

Conditions of Approval

Contact: Amy Ray, 775.326.6005, aray@tmfpd.us

- a. Any developments on the property shall meet the requirements of WCC 60, which include requirements for fire suppression water and access per the International Wildland Urban Interface Code.
- b. Access to all parcels shall be provided and approved in accordance with WCC 60.
- c. Plans shall be submitted for review and approval to TMFPD.

*** End of Conditions ***



Washoe County
COMMUNITY SERVICES DEPARTMENT
Engineering and Capital Projects

INTEROFFICE MEMORANDUM

PARCEL MAP REVIEW

DATE: January 22, 2016
TO: Department of Community Services, Roger Pelham
FROM: Mike Gump, PLS, Engineering Division
SUBJECT: *Parcel Map Waiver for: Ramsdell Family Revocable Trust*
Parcel Map Case No.: PM16-001
APN: 055-210-15
Review Date: 1/22/2016
Existing Zoning/Land Use Designation:

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

1. Remove structures from the map.
2. Provide evidence of documented access (20 foot wide minimum) that favors the Parcel 1.
3. Provide documentation of all utility easements from the tank site to Franktown Road.
4. The applicant shall submit a letter from a PLS certifying that the existing roadways and utilities are within the documented access and/or utility easements to Parcel 1..
5. If tank drain pipe is outside parcel, provide easement over the pipe.
6. Place a note on the map stating that the natural drainage will not be impeded.
7. Comply with the conditions of the Washoe County technical check for this map.

**WASHOE COUNTY
HEALTH DISTRICT**
ENHANCING QUALITY OF LIFE

January 27, 2016

Roger Pelham MPA, Senior Planner
Washoe County Community Services
Planning and Development Division
PO Box 11130
Reno, NV 89520-0027

RE: Ramsdell Family Revocable Trust; APN: 055-210-15
Parcel map

Dear Mr. Pelham

The Washoe County Health District, Environmental Health Services Division (Division) Engineering and Vector have reviewed the above referenced project. Approval by this Division is subject to the following conditions:

1. The proposed parcel map that provides a parcel for the Truckee Meadows Water Authority water storage tank would not be a suitable area for an onsite sewage disposal system to be located.
2. The remaining 11.0 acre parcel will require a test trench to be evaluated prior to any proposed building plan submittal to determine the design and capacity requirements associated with the proposed development.
3. This Parcel Map is required to be signed by this Division.
4. When development occurs in the 11.0 acre parcel, the Health District may require maintenance and or improvement to the existing flood water retention structure.

If you have any questions regarding the foregoing, please call Jim English at 328-2610 or Jim Shaffer 785-4599 regarding engineering or vector comments, respectively.

Sincerely,

James English
Environmental Health Specialists Supervisor
Environmental Health Services

J.L. Shaffer
Program Coordinator/Planner
Vector-Borne Diseases Program
Environmental Health Services

JE/JS:/je

cc: File - Washoe County Health District



Amy Ray
Fire Marshal

Tim Leighton
Division Chief

Charles A. Moore
Fire Chief

January 19, 2016

Washoe County Community Services Department
1001 East Ninth Street
Reno, NV 89512

Re: Parcel Map Case Number PM 16-001 (Remsdell Family Revocable Trust Parcel May Waiver)

The Truckee Meadows Fire Protection District (TMFPD) will approve the above Parcel Map with the following conditions:

- Any developments on the property shall meet the requirements of WCC 60, which include requirements for fire suppression water and access per the *International Wildland Urban Interface Code*.
- Access to all parcels shall be provided and approved in accordance with WCC 60.
- Plans shall be submitted for review and approval to TMFPD.

Please contact me with any questions at (775) 326-6005.

Thank you,

Amy Ray
Fire Marshal

TRUCKEE MEADOWS FIRE PROTECTION DISTRICT

1001 E. Ninth St. Bldg D 2nd Floor • Reno, Nevada 89512 • PO Box 11130 • Reno, Nevada 89520

Office 775.326.6000 Fax 775.326.6003

**PM16-011
EXHIBIT B**



**DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES
DIVISION OF WATER RESOURCES**

901 South Stewart Street, Suite 2002
Carson City, Nevada 89701-5250
(775) 684-2800 • Fax (775) 684-2811
(800) 992-0900
(In Nevada Only)
www.water.nv.gov

January 12, 2016

Washoe County Parcel Map Case Number PM16-001

RE: Comments on Ramsdell Family Revocable Trust Parcel Map Waiver

To: Donna Fagan, Office Assistant III
Washoe County Community Services Department
1001 East Ninth Street, Building A
Reno, NV 89512

County: Washoe County – Franktown Road and Pine Canyon Road

Location: A portion of the S½ of Section 22 and the N½ of Section 27, Township 16 North, Range 19 East, MDB&M.

Plat: Approximately 13.38 acres and being a division of Washoe County Assessor's Parcel Number 055-210-15.

**Water Service
Commitment**

Allocation: No water is committed at this time.

**Owner-
Developer:** Ramsdell Family Trust
7299 Franktown Road
Washoe Valley, NV 89704

**Water
Supply:** Truckee Meadows Water Authority

General: There are multiple water rights appurtenant to the described lands in this proposed project including Permit 72632 for storage purposes from Bear Creek held in the name of Robert and Dorothy Ramsdell. The lands of the proposed project lie within the Truckee Meadows Water Authority service area. Any water used on the described lands should be provided by an established utility or under permit issued by the State Engineer's Office.

Subdivision Review No. NUMBER

DATE

Page 2 of 2

All waters of the State belong to the public and may be appropriated for beneficial use pursuant to the provisions of Chapters 533 and 534 of the Nevada Revised Statutes (NRS), and not otherwise.

Any water or monitor wells, or boreholes that may be located on either acquired or transferred lands are the ultimate responsibility of the owner of the property at the time of the transfer and must be plugged and abandoned as required in Chapter 534 of the Nevada Administrative Code. If artesian water is encountered in any well or borehole it shall be controlled as required in NRS § 534.060(3).

Action: No action is recommended at this time.

Best regards,

Steve Shell
Water Resource Specialist II

Community Services Department
Planning and Development
PARCEL MAP WAIVER
APPLICATION



Community Services Department
Planning and Development
1001 E. Ninth St., Bldg A
Reno, NV 89520

Telephone: 775.328.3600

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

Project Information		Staff Assigned Case No.: _____	
Project Name: Ramsdell Family Revocalbe Trust Record of Survey			
Project Description: parcel. Parcel Map Waiver application to allow for the creation of a TMWA domestic water tank			
Project Address: 0 Franktown Road			
Project Area (acres or square feet): 13.38 acres			
Project Location (with point of reference to major cross streets AND area locator): South of Franktown Road and east of Pine Canyon Road.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
055-210-15	13.38		
Section(s)/Township/Range: SE 1/4 of Sec. 22 & NE 1/4 of Sec. 27, T16N, R19E			
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Ramsdell Family Trust		Name:	
Address: 7299 Franktown Road		Address:	
Washoe Valley, NV	Zip: 89704		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Robert Ramsdell		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: TMWA		Name:	
Address: 1355 Capital Blvd.		Address:	
Reno, NV	Zip: 89502		Zip:
Phone: 834-8071	Fax: 762-4162	Phone:	Fax:
Email: hedmunson@tmwa.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Heather Edmunson		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Parcel Map Waiver Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to parcel maps may be found in Article 606, Parcel Maps.

1. Identify the public agency or utility for which the parcel is being created:

The new parcel will be for TMWA.

- a. If a utility, is it Public Utility Commission (PUC) regulated?

Yes	✓ No
-----	------

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

The newly created parcel will be approximately 600' to Pine Canyon Road.

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
055-210-15	MDR/GR Zoning RR/R Master Plan	13.38

3. Please describe:

- a. The existing conditions and uses located at the site:

The parcel is vacant with the exception of a TMWA domestic water tank located on the southern portion of the parcel. The site has some challenging terrain that constrains future development.

- b. The existing conditions and uses in the vicinity to the north, south, east and west (i.e. vacant land, roadways, buildings, etc.):

North	Single family residence
South	vacant
East	vacant
West	vacant

4. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area	11.31 acres	2.07 acres		
Minimum Lot Width	778'	300'		

5. Utilities:

a. Sewer Service	Nothing currently
b. Electrical Service/Generator	NV Energy
c. Water Service	Nothing currently

6. Please describe the source and timing of the water facilities necessary to serve the proposed waiver.

- a. Water System Type:

<input checked="" type="checkbox"/> Individual wells		
<input type="checkbox"/> Private water	Provider:	
<input type="checkbox"/> Public water	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. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of water service:

<p>Future development of the vacant parcel will be through a well.</p>
--

7. What is the nature and timing of sewer services necessary to accommodate the proposed waiver?

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
---	------------------------------------	------------------------------------	-----------------------------------

c. Washoe County Capital Improvements Program project?

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

d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of sewer service. If a private system is proposed, please describe the system and the recommended location(s) for the proposed facility:

Future development of the vacant parcel will be through a septic system.
--

8. Please describe whether any of the following natural resources are related to the proposed waiver:

a. Property located in the FEMA 100-year floodplain?

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

Explanation:

--

- b. Does 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
------------------------------	--

Explanation:

- c. 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 checked="" type="checkbox"/> Yes, the Hillside Ordinance applies.	<input type="checkbox"/> No, it does not.
--	---

Explanation:

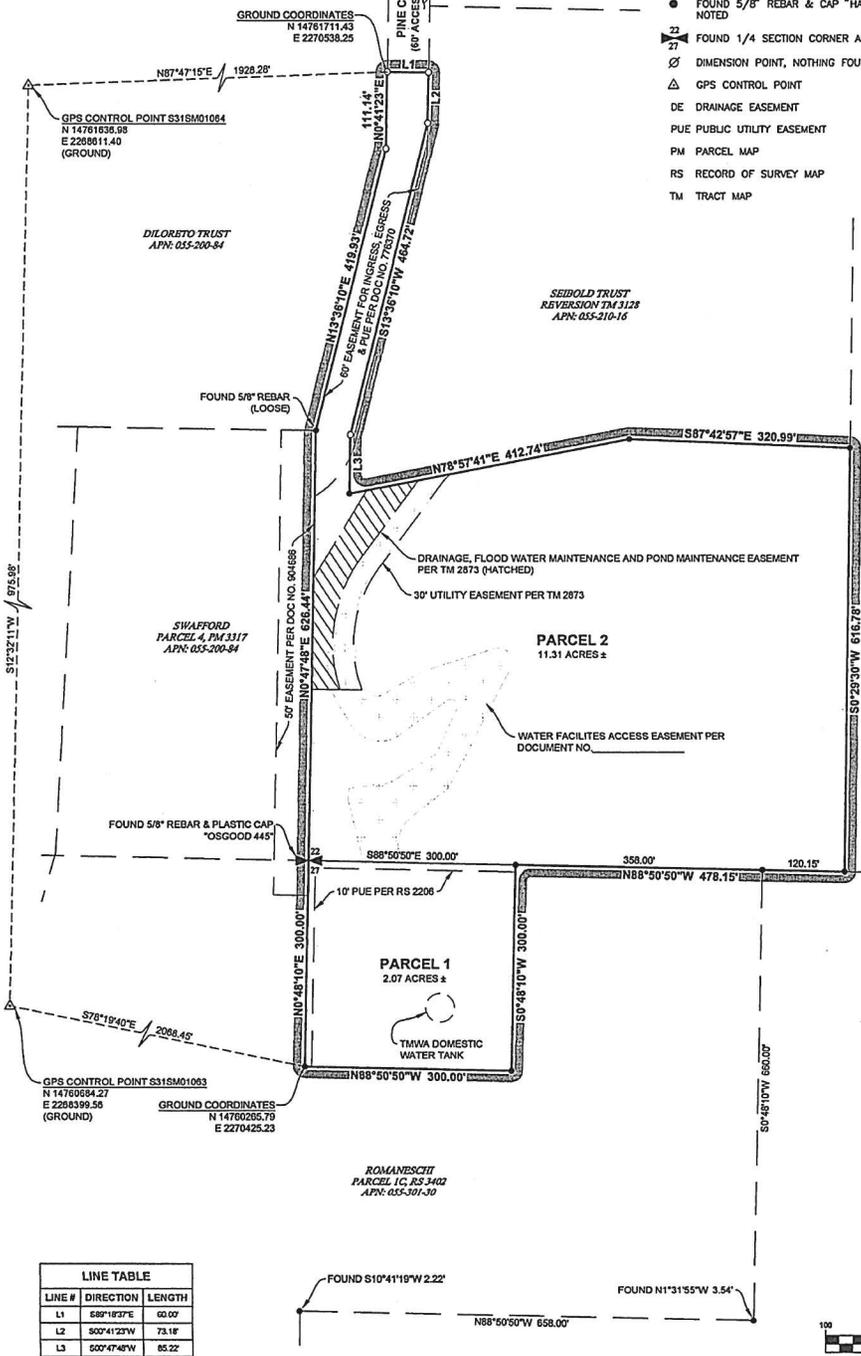
The site has slopes that are close to exceeding the 15% threshold.

9. Surveyor:

Name	CFA c/o Kevin German	+
Address	1150 Corporate Blvd. Reno, NV 89502	
Phone	856-1150	+
Fax	856-1160	+
Nevada PLS #	20461	+

AREA TOTALS

DESCRIPTION	ACRES
PARCEL 1	11.31
PARCEL 2	2.07
TOTAL AREA DIVIDED	13.38



- LEGEND**
- SET 5/8" REBAR & CAP OR NAIL & WASHER "PLS 20416"
 - FOUND 5/8" REBAR & CAP "HADDAN PLS 5286", UNLESS OTHERWISE NOTED
 - ⊕ FOUND 1/4 SECTION CORNER AS NOTED
 - ⊗ DIMENSION POINT, NOTHING FOUND OR SET
 - △ GPS CONTROL POINT
 - DE DRAINAGE EASEMENT
 - PUE PUBLIC UTILITY EASEMENT
 - PM PARCEL MAP
 - RS RECORD OF SURVEY MAP
 - TM TRACT MAP

BASIS OF BEARINGS AND COORDINATES
 THE BASIS OF BEARINGS FOR THIS SURVEY IS NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE NAD83(04) BASED UPON REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS UTILIZING CORRECTIONS FROM THE NORTHERN NEVADA COOPERATIVE REAL TIME NETWORK. COORDINATES AND DISTANCES HEREON ARE AT GROUND LEVEL, BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000263. THE BEARINGS VARY FROM PREVIOUS RECORD (SURVEY MAP NO. 2475) BY 0°29'30" IN A CLOCKWISE DIRECTION

OWNER'S CERTIFICATE
 THIS IS TO CERTIFY THAT THE UNDERSIGNED, THE RAMSDELL FAMILY REVOCABLE TRUST DATED FEBRUARY 14, 1991, 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.

BY: ROBERT C. RAMSDELL, TRUSTEE

SIGNATURE _____ PRINT NAME/TITLE _____ DATE _____

BY: DOROTHY S. RAMSDELL, TRUSTEE

SIGNATURE _____ PRINT NAME/TITLE _____ DATE _____

OWNER ACKNOWLEDGEMENTS

STATE OF _____ } S.S.
 COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ 20____ BY ROBERT C. RAMSDELL, TRUSTEE.

NOTARY PUBLIC _____
 MY COMMISSION EXPIRES _____

STATE OF _____ } S.S.
 COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ 20____ BY DOROTHY S. RAMSDELL, TRUSTEE.

NOTARY PUBLIC _____
 MY COMMISSION EXPIRES _____

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT THE RAMSDELL FAMILY REVOCABLE TRUST DATED FEBRUARY 14, 1991, OWN OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON, AND THAT THEY ARE THE ONLY OWNERS OF RECORD OF SAID LAND; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LAND TO BE DIVIDED; EXCEPT PER DEEDS OF TRUST RECORDED AS DOCUMENT NUMBER 4063380 AND MODIFIED DOCUMENT NUMBER 4535400 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, AS OF _____

SECURITY INTEREST HOLDER ACKNOWLEDGEMENTS

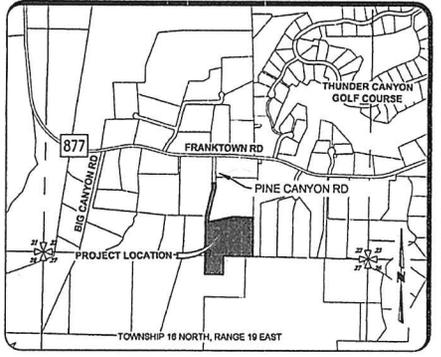
THE FOLLOWING SECURITY INTEREST HOLDERS HAVE CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT BY SEPARATE DOCUMENT(S) RECORDED IN THE OFFICE OF THE WASHOE COUNTY RECORDER.

BANK OF AMERICA, NA., BY DOCUMENT NUMBER 4543086, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

GOVERNING AGENCY CERTIFICATE

THE PARCEL MAP REQUIREMENT IS HEREBY WAIVED IN ACCORDANCE WITH NRS 278.464 AND WASHOE COUNTY DEVELOPMENT CODE SECTION 110.606.75.

MICHAEL GUMP, WASHOE COUNTY SURVEYOR _____ DATE _____



VICINITY MAP
 NOT TO SCALE

- REFERENCES**
- THE FOLLOWING MAP RECORDS, RECORDED IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA:
 - LAND MAP 60
 - PARCEL MAPS: 319, 539, 649, 1579, 2081 AND 3317
 - RECORD OF SURVEY MAPS: 1448, 2158, 2206, 2364, 2475, 3239, 3402 AND 4473
 - TRACT MAPS: 2873 AND 3128
 - TITLE REPORT ORDER NO. 070942-PAH AND DOCUMENTS CONTAINED THEREIN, PREPARED BY WESTERN TITLE COMPANY, DATED 3/27/2015 AT 7:30 AM.

TAXATION CERTIFICATE (APN 055-210-15)

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

WASHOE COUNTY TREASURER _____

SURVEYOR'S CERTIFICATE

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

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF THE RAMSDELL FAMILY REVOCABLE TRUST DATED FEBRUARY 14, 1991.
- THE LANDS SURVEYED LIE WITHIN THE SE 1/4 OF SEC. 22 & NE 1/4 OF SEC. 27, T16N, R19E, M.D.M., AND THE SURVEY WAS COMPLETED ON MARCH 24, 2015.
- 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.
- THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

KEVIN L. GERMAN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF THE RAMSDELL FAMILY REVOCABLE TRUST DATED FEBRUARY 14, 1991.

2. THE LANDS SURVEYED LIE WITHIN THE SE 1/4 OF SEC. 22 & NE 1/4 OF SEC. 27, T16N, R19E, M.D.M., AND THE SURVEY WAS COMPLETED ON MARCH 24, 2015.

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.

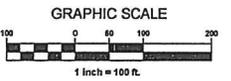
4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



KEVIN L. GERMAN
 12-21-15

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S89°19'37"E	60.00'
L2	S02°41'22"W	73.18'
L3	S02°47'48"W	85.22'



COUNTY RECORDER'S CERTIFICATE

FILE NO. _____
 FILED FOR RECORD AT THE REQUEST OF _____
 ON THIS _____ DAY OF _____, 20____,
 AT _____ MINUTES PAST _____ O'CLOCK _____ M.,
 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

COUNTY RECORDER _____

BY: DEPUTY _____

DATE _____

RECORD OF SURVEY FOR

THE RAMSDELL FAMILY REVOCABLE TRUST

A DIVISION OF PARCEL 1 OF RECORD OF SURVEY 2475
 LYING WITHIN THE SE 1/4 OF SEC. 22 & NE 1/4 OF SECTION 27, T16N, R19E, M.D.M.

WASHOE COUNTY NEVADA

JOB NO. 15-033.00
 DRAWN BY KLD
 CHECKED BY ROL
 DATE DECEMBER 2015
 SHEET 1/1

1150 CORPORATE BLVD., Reno, NV 89502
 (775) 856-1150 FAX: (775) 856-1160



CLOSURE CALCULATIONS

FOR

RECORD OF SURVEY – WAIVER OF PARCEL MAP FOR THE RAMSDALL FAMILY REVOCABLE TRUST

Parcel Name: OUTER BOUNDARY

North: 14,761,711.43' East: 2,270,538.25'

Segment# 1: Line

Course: S89°18'37"E Length: 60.00'

North: 14,761,710.70' East: 2,270,598.24'

Segment# 2: Line

Course: S0°41'23"W Length: 73.18'

North: 14,761,637.53' East: 2,270,597.36'

Segment# 3: Line

Course: S13°36'10"W Length: 464.72'

North: 14,761,185.85' East: 2,270,488.07'

Segment# 4: Line

Course: S0°47'48"W Length: 85.22'

North: 14,761,100.63' East: 2,270,486.88'

Segment# 5: Line

Course: N78°57'41"E Length: 412.74'

North: 14,761,179.66' East: 2,270,891.98'

Segment# 6: Line

Course: S87°42'57"E Length: 320.99'

North: 14,761,166.87' East: 2,271,212.72'

Segment# 7: Line

Course: S0°29'30"W Length: 616.78'

North: 14,760,550.11' East: 2,271,207.43'

Segment# 8: Line

Course: N88°50'50"W Length: 478.15'

North: 14,760,559.73' East: 2,270,729.37'

Segment# 9: Line

Course: S0°48'10"W Length: 300.00'

North: 14,760,259.76' East: 2,270,725.17'



Kevin L. German
12-21-15

Segment# 10: Line
Course: N88°50'50"W Length: 300.00'
North: 14,760,265.80' East: 2,270,425.23'

Segment# 11: Line
Course: N0°48'10"E Length: 300.00'
North: 14,760,565.77' East: 2,270,429.43'

Segment# 12: Line
Course: N0°47'48"E Length: 626.44'
North: 14,761,192.15' East: 2,270,438.14'

Segment# 13: Line
Course: N13°36'10"E Length: 419.93'
North: 14,761,600.30' East: 2,270,536.91'

Segment# 14: Line
Course: N0°41'23"E Length: 111.14'
North: 14,761,711.43' East: 2,270,538.25'

Perimeter: 4,569.29' Area: 582,870Sq.Ft.
Error Closure: 0.00 Course: N68°45'50"W
Error North : 0.001 East: -0.003

Precision 1: 4,569,290,000.00

Parcel Name: PARCEL 1

North:14,760,565.76' East:2,270,429.44'

Segment# 1: Line

Course: S88°50'50"E Length: 300.00'

North: 14,760,559.73' East: 2,270,729.38'

Segment# 2: Line

Course: S0°48'10"W Length: 300.00'

North: 14,760,259.76' East: 2,270,725.17'

Segment# 3: Line

Course: N88°50'50"W Length: 300.00'

North: 14,760,265.79' East: 2,270,425.23'

Segment# 4: Line

Course: N0°48'10"E Length: 300.00'

North: 14,760,565.76' East: 2,270,429.44'

Perimeter: 1,200.00' Area: 89,998Sq.Ft.

Error Closure: 0.00 Course: N0°00'00"E

Error North : 0.000 East: 0.000

Precision 1: 1,200,000,000.00

Parcel Name: PARCEL 2

North:14,761,711.43' East:2,270,538.25'

Segment# 1: Line

Course: S89°18'37"E Length: 60.00'

North: 14,761,710.70' East: 2,270,598.24'

Segment# 2: Line

Course: S0°41'23"W Length: 73.18'

North: 14,761,637.53' East: 2,270,597.36'

Segment# 3: Line

Course: S13°36'10"W Length: 464.72'

North: 14,761,185.85' East: 2,270,488.07'

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North: 14,760,559.73' East: 2,270,729.37'

Segment# 9: Line

Course: N88°50'50"W Length: 300.00'

North: 14,760,565.77' East: 2,270,429.43'

Segment# 10: Line

Course: N0°47'48"E Length: 626.44'

North: 14,761,192.15' East: 2,270,438.14'

Segment# 11: Line

Course: N13°36'10"E Length: 419.93'

North: 14,761,600.30' East: 2,270,536.91'

Segment# 12: Line

Course: N0°41'23"E Length: 111.14'

North: 14,761,711.43' East: 2,270,538.25'

Perimeter: 3,969.29' Area: 492,872Sq.Ft.
Error Closure: 0.00 Course: N68°45'50"W
Error North : 0.001 East: -0.003

Precision 1: 3,969,290,000.00