



# Parcel Map Review Committee Staff Report

**Meeting Date: September 8, 2016**

Subject: Parcel Map Case Number PM16-008  
Applicant: Dein P. Riley  
**Agenda Item Number: 7A**  
Project Summary: Divide one parcel of  $\pm 5.77$  acres into two parcels of  $\pm 3.27$  and  $\pm 2.5$  acres  
**Recommendation: Approval with Conditions**  
Prepared by: Roger D. Pelham, MPA, Senior Planner  
Washoe County Community Services Department  
Planning and Development  
Phone: 775.328.3622  
E-Mail: rpelham@washoecounty.us

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## **Description**

**Parcel Map Case Number PM16-008 (Dein and Elizabeth Riley Parcel Map)** – Hearing, discussion, and possible action to approve a tentative parcel map to divide one parcel of  $\pm 5.77$  acres into two parcels of  $\pm 3.27$  and  $\pm 2.5$  acres.

- Applicant: Dein P. Riley  
3230 Markridge Drive  
Reno, NV 89509
- Property Owner: Dein P. and Elizabeth T. Riley Irr. Trust  
3230 Markridge Drive  
Reno, NV 89509
- Location: Eastern terminus of Double Creek Court,  
approximately 600 feet east of its intersection with  
Callahan Road
- Assessor's Parcel Number: 148-272-03
- Parcel Size: 5.77 Acres
- Master Plan Categories: Suburban Residential and Rural (SR) (R)
- Regulatory Zones: Low Density Suburban and General Rural (LDS) (GR)
- Area Plan: Forest
- Development Code: Authorized in Article 606, Parcel Maps
- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Section 2, T17N, R19E, MDM,  
Washoe County, NV

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**Exhibits Contents**

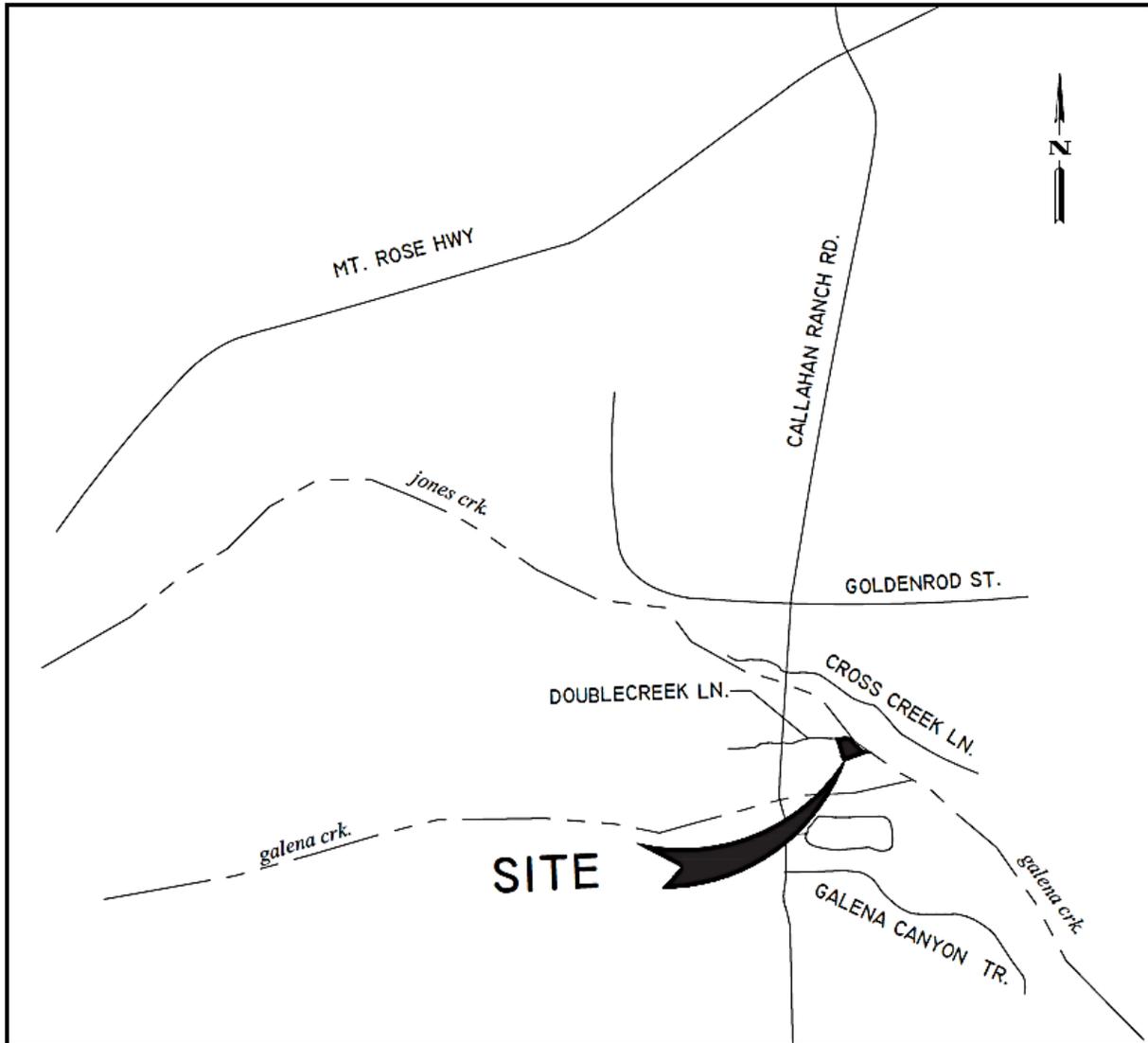
Conditions of Approval ..... Exhibit A  
Agency Comment Letters ..... Exhibit B  
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## **Parcel Map**

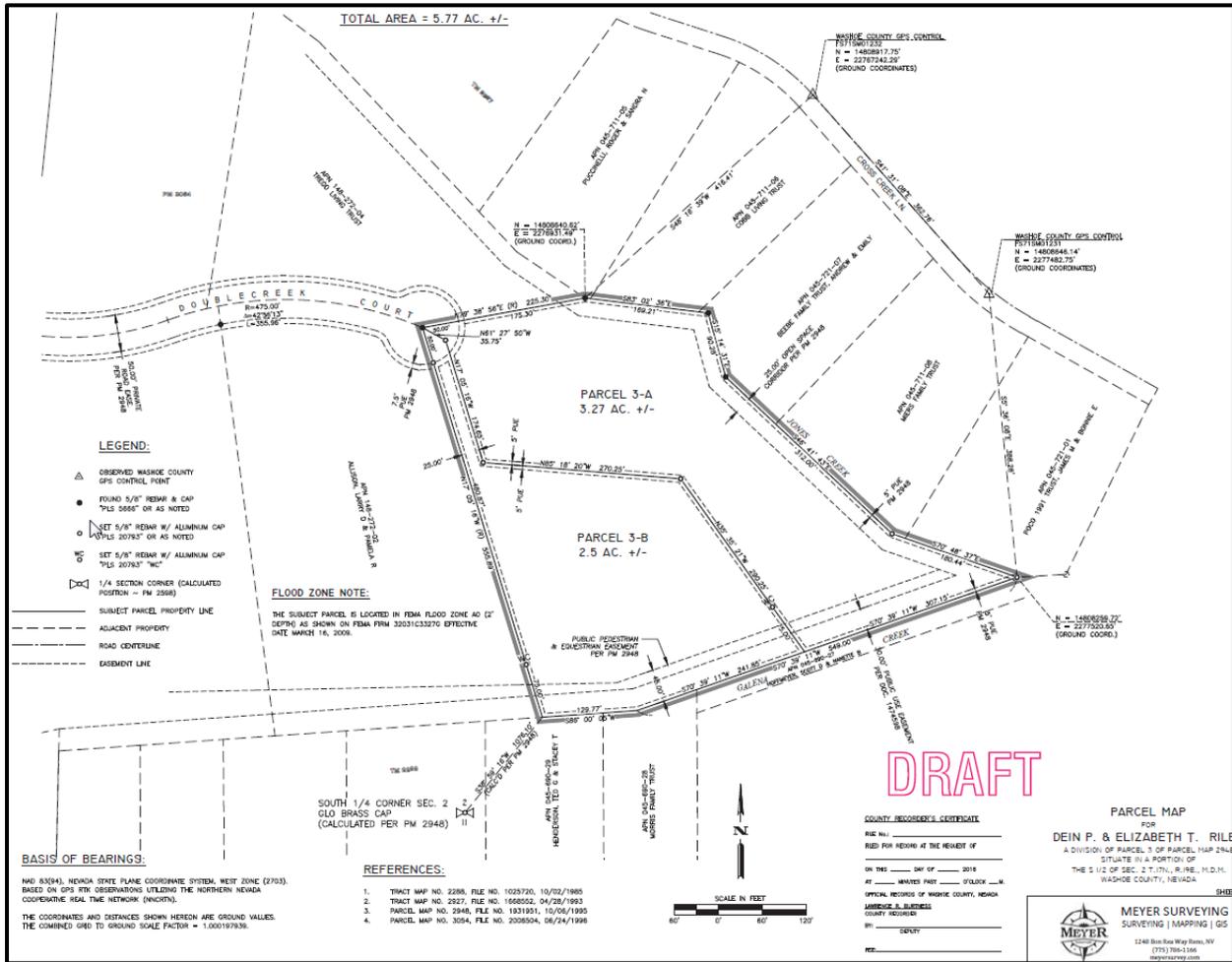
The purpose of a parcel map is to allow for the creation of subdivisions, merger and re-subdivision of existing lots, and common-interest communities consisting of four or fewer parcels pursuant to Article 606, *Parcel Maps*, of the Washoe County Development Code. A tentative parcel map must be submitted 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 Case Number PM16-008 is attached to this staff report and will be included with the Action Order.



Vicinity Map



**Site Plan**

**Tentative Parcel Map Evaluation**

Zoning:	Low Density Suburban and General Rural
Master Plan Category:	Suburban Residential and Rural
Maximum Lot Potential:	2
Number of Lots on Parcel Map:	2
Minimum Lot Size Required:	35,000 square feet
Minimum Lot Size on Parcel Map:	±2.5 acres (±108,900 square feet)
Minimum Lot Width Required:	120 feet
Minimum Lot Width on Parcel Map:	120 feet

The tentative parcel map meets all minimum requirements for the Low Density Suburban regulatory zone.

Development Suitability Constraints: The Forest Area Development Suitability Map, a part of the Forest Area Plan, identifies the subject parcel as being completely within the 1% FEMA flood hazard area. The parcel also contains both Critical Stream Zone Buffer Areas (CSZBA) as well as Sensitive Stream Zone Buffer Areas (SSZBA) according to Article 415, Significant Hydrologic Resources. Conditions of approval have been included to ensure that the stream zone is appropriately protected.

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

**Forest Area Plan Modifiers**

There are no Forest Area Plan Modifiers that are particularly applicable to the proposed division of land.

**Development Information**

The subject parcel is undeveloped at this time. The required setbacks for the Low Density Suburban zone are 30 feet for front and rear yard setbacks and 12 feet for the side yard setbacks. The single family dwelling and all structures must comply with the above-mentioned setbacks at the time that building permits are sought.

**Reviewing Agencies**

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

- Washoe County Community Services Department
  - Planning and Development
  - Engineering and Capital Projects
  - Parks and Open Spaces
  - Utilities
- Washoe County Health District
  - Air Quality Management
  - Emergency Medical Services
  - Vector-Borne Diseases Program

- Environmental Health Services
  - US Army Corps of Engineers
  - Washoe /Storey Conservation District
  - Truckee Meadows Fire Protection District
  - Regional Transportation Commission (RTC)
  - Truckee Meadows Water Authority

Of the above listed agencies/departments only the County Surveyor and the Planning and Development Division provided substantive comments 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, and that building envelopes be included on the final map to ensure that development does not affect the Critical Stream Zone.

**Contact: Roger Pelham, 328-3622, [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us)**

- Washoe County Surveyor provided technical comments to ensure compliance with applicable statutes.

**Contact: Mike Gump, 328-2315, [mgump@washoecounty.us](mailto:mgump@washoecounty.us)**

- Washoe County Health District requires test trenches and required that the Health District be a signatory on the final map.

**Contact: James English, 328-2434, [jenglish@washoecounty.us](mailto:jenglish@washoecounty.us)**

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

Section 110.606.30 (i) of Article 606, *Parcel Maps*, within the Washoe County Development Code, 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: Compliance with all applicable 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 will be ensured prior to recordation of the final map or prior to approval of a development permit on the subject site.
  - b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision.
 

Staff Comment: The application was reviewed by the appropriate agencies and no recommendation for denial was received.
  - c) The availability and accessibility of utilities.
 

Staff Comment: The application was reviewed by the appropriate agencies and no recommendation for denial was received.

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

Staff Comment: The application was reviewed by the appropriate agencies and no recommendation for denial was received.

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

Staff Comment: The proposed division of land is in conformity with the applicable provisions of the Washoe County Development Code.

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

Staff Comment: The application was reviewed by the appropriate agencies and no recommendation for denial was received.

- 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: The application was reviewed by the appropriate agencies and no recommendation for denial was received.

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

Staff Comment: Appropriate conditions of approval have been provided to address natural constraints of the 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: All recommended conditions of approval 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 application was reviewed by the appropriate agencies and no recommendation for denial was received.

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

Staff Comment: The application was reviewed by the appropriate agencies and no recommendation for denial was received.

- l) Recreation and trail easements.

Staff Comment: The application was reviewed by the appropriate agencies and no recommendation for denial was received.

- 2) Subdivision improvement considerations for second or subsequent parcel maps pursuant to Section 110.606.30(d) and which are in addition to the criteria listed above.

Staff Comment: This is not a second or subsequent parcel map.

### **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 Case Number PM16-008 is being recommended for approval with conditions. Staff offers the following motion for the Parcel Map Review Committee's consideration.

**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 16-008 for Dein P. Riley, 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 110.606.30:

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

Applicant: Dein P. Riley  
3230 Markridge Drive  
Reno, NV 89509

Property Owner: Dein P. and Elizabeth T. Riley Irr. Trust  
3230 Markridge Drive  
Reno, NV 89509



# Conditions of Approval

Parcel Map Case Number PM16-008

The tentative parcel map approved under Parcel Map Case Number PM16-008 shall be carried out in accordance with the Conditions of Approval granted by the Washoe County Parcel Map Review Committee on September 8, 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, 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. The final map shall contain the following jurat:

**DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE**

THE FINAL PARCEL MAP CASE NO. PM16-008 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.

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WILLIAM H. WHITNEY, DIRECTOR, PLANNING AND DEVELOPMENT DIVISION

- d. Any regulations, procedures, and conditions adopted by the Washoe County Health District must be met prior to recordation of a final map.

- e. The applicant shall provide verification to the Planning and Development Division that all conditions from the Truckee Meadows Fire Protection District have been satisfied.
- 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 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.
- h. The Critical Stream Zone Buffer Area and Sensitive Stream Zone Buffer Area shall be shown on the final map.
- i. Allowable building areas (building envelopes) for all dwellings and structures shall be shown on each parcel on the final map and shall not contain any area within the Critical Stream Zone Buffer Area. Allowable building areas shall be located outside of the Sensitive Stream Zone Buffer Area, to the greatest practical extent. Allowable building areas shall not be closer than 30 feet to front and rear property lines and not closer than 12 feet to side property lines. Allowable building areas shall be shown on all drawings for all building permits submitted to Washoe County.
- j. The final map shall include the following note:  
  
NOTE: No construction, grading or disturbance of any kind is allowed within the Critical Stream Zone Buffer Area.

### **Washoe County Engineering and Capital Projects**

- 2. The following conditions are requirements of the Engineering and Capital Projects, which shall be responsible for determining compliance with these conditions.  
**Contact: Mike Gump, PLS, 775.325.8033, [mgump@washoecounty.us](mailto:mgump@washoecounty.us)**
  - a. Provide appropriately sized drainage easements for Jones Creek, Galena Creek and Secondary Flood Control Channel
  - b. Accurately indicate the site on the vicinity map.
  - c. Add the following note to the map: ***The Owner, buyers, assigns, or any interest holder of any lots or parcels shown hereon, hereby agree that all existing irrigation flows crossing these parcels shall be perpetuated. Any legal rights to water from these ditches shall be honored and the right of access for maintenance and operation will not be denied to valid holders of those rights.***
  - d. Add the following note to the map: ***Any structures within the FEMA flood zone must comply with the Washoe County Development Code Article 416.***
  - e. Place a note on the map stating that the natural drainage will not be impeded.
  - f. Comply with the conditions of the Washoe County technical check for this map.

- g. Add a Security Interest Holder's Certificate to the map if applicable.
- h. Indicate on the map the location of the centerlines of Jones Creek and Galena Creek.

**Washoe County Health District**

- 3. The following conditions are requirements of the Washoe County Health District, Environmental Health Services Division (Division), which shall be responsible for determining compliance with these conditions.

**Contact: James English, 775.328.2434, [jenglish@washoecounty.us](mailto:jenglish@washoecounty.us)**

- a. The proposed parcel map is creating two parcels. Both parcels must have Test Trenches completed through the WCHD to determine the suitability of septic systems for each of the proposed parcels.
- b. This Parcel Map is required to be signed by this Division.

\*\*\* End of Conditions \*\*\*

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

August 8, 2016

Roger Pelham  
Washoe County Community Services Department  
1001 E. Ninth Street, Bldg. A  
Reno, NV 89512

Dear Mr. Pelham:

I received an email dated July 27, 2016, requesting a review of the July Agency Review Memo IV regarding a tentative parcel map to divide one parcel into two parcels.

Based on the submitted documentation, it is anticipated that there will be minimal impacts concerning EMS responses to the proposed parcel division. Additionally, it is not anticipated that there will be impacts concerning access to healthcare services and facilities. Should you need a complete Environmental Impact Assessment, please contact the Washoe County Health District's Division of Environment Health Services at (775) 328-2434.

Advanced Life Support (ALS) fire services are provided by Truckee Meadows Fire Protection District and ALS ambulance services are provided by REMSA through a Franchise agreement with the Washoe County Health District. For the parcel location, REMSA's Franchise response requirement for life-threatening calls is 20 minutes and 59 seconds for 90 percent of calls.

The closest hospital is Renown South Meadows Medical Center, which is approximately 9.0 miles away from the parcel, should residents require such services. There are also several other acute care hospitals and healthcare resources available in Washoe County.

It is recommended that the address numbers are clearly marked on the curb and the structures so the residents can be quickly located by public safety agencies. Additionally, please ensure that all dwellings will meet ADA requirements, as appropriate.

Please feel free to contact me if you have any questions.

Sincerely,



Christina Conti  
EMS Program Manager  
[cconti@washoecounty.us](mailto:cconti@washoecounty.us)  
(775) 326-6042

EPIDEMIOLOGY AND PUBLIC HEALTH PREPAREDNESS  
1001 East Ninth Street | P.O. Box 11130 | Reno, Nevada 89520  
EHPH Office: 775-326-6055 | Fax: 775-325-8130 | [washoecounty.us/health](http://washoecounty.us/health)  
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Washoe County  
**COMMUNITY SERVICES DEPARTMENT**  
*Engineering and Capital Projects*

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**INTEROFFICE MEMORANDUM**

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**PARCEL MAP REVIEW**

DATE: 8/11/2016  
TO: Department of Community Services, Roger Pelham  
FROM: Mike Gump, PLS, Engineering Division  
SUBJECT: *Parcel Map for: Riley, Dein & Elizabeth*  
*Parcel Map Case No.: PM16-008*  
*APN: 148-272-03*  
*Review Date: 8/3/2016*  
*Existing Zoning/Land Use Designation:*

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

1. Provide appropriately sized drainage easements for Jones Creek, Galena Creek and Secondary Flood Control Channel
2. Accurately indicate the site on the vicinity map.
3. Add the following note to the map: *The Owner, buyers, assigns, or any interest holder of any lots or parcels shown hereon, hereby agree that all existing irrigation flows crossing these parcels shall be perpetuated. Any legal rights to water from these ditches shall be honored and the right of access for maintenance and operation will not be denied to valid holders of those rights.*
4. Add the following note to the map: *Any structures within the FEMA flood zone must comply with the Washoe County Development Code Article 416.*
5. Place a not on the map stating that the natural drainage will not be impeded.
6. Comply with the conditions of the Washoe County technical check for this map.
7. Add a Security Interest Holder's Certificate to the map if applicable.
8. Indicate on the map the location of the centerlines of Jones Creek and Galena Creek.





## Tentative Parcel Map 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 tentative parcel maps may be found in Article 606, Parcel Maps.

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

5370 DOUBLECREEK CT. (550+/- EASTERLY OF INTERSECTION WITH CALLAHAN RANCH RD.)

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
148-272-03	120 VACANT SF	5.77

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

The existing lot is graded and has electric and water on the parcel.

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area	35,000 sq.ft.			
Minimum Lot Width	120'			

4. 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 Community Development staff for additional materials that are required to be submitted.)

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

a. Sewer Service	None (septic)
b. Electrical Service/Generator	NV Energy
c. Water Service	TMWA

6. 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:	TMWA

- 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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7. 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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8. 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	

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

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9. 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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10. 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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11. 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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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12. 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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13. If private roads are proposed, will the community be gated? If so, is a public trail system easement provided through the subdivision?

<p>There is an existing private road easement Doublecreek Rd. No new roads are proposed. There are no proposed gates at this time</p>
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14. Is the subject property located adjacent to an existing residential subdivision? If so, describe how the tentative map complies with each additional adopted policy and code requirement of Article 434, Regional Development Standards within Cooperative Planning Areas and all of Washoe County, in particular, grading within 50 and 200 feet of the adjacent developed properties under 5 acres and parcel matching criteria:

The subject parcel is within and existing residential subdivision and is adjacent to existing residential subdivisions. The proposed parcel map will not change the existing development standard and is compliant with article 434. The existing parcel has already been graded, no grading will be required to make the new lots buildable.

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.
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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?

No

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 checked="" type="checkbox"/> Yes	<input 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?

n/a

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?

n/a

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?

n/a

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	John "Randy" Meyer
Address	1248 Bon Rea Way Reno, NV 89503
Phone	(775) 786-1166
Cell	(775) 830-3690
E-mail	rmeyer@meyersurvey.com
Fax	n/a
Nevada PLS #	20793

# Request to Reserve New Street Name(s)

The Applicant is responsible for all sign costs.

## Applicant Information

Name: Dein P. & Elizabeth T. Riley Irr. Trust

Address: 3230 MARKRIDGE DR.

Phone : \_\_\_\_\_

Fax: \_\_\_\_\_

Private Citizen

Agency/Organization

## Street Name Requests

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


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

## Location

Project Name: \_\_\_\_\_

Reno

Sparks

Washoe County

Parcel Numbers: \_\_\_\_\_

Subdivision

Parcelization

Private Street

Please attach maps, petitions and supplementary information.

Approved: \_\_\_\_\_ Date: \_\_\_\_\_

Regional Street Naming Coordinator

Except where noted

Denied: \_\_\_\_\_ Date: \_\_\_\_\_

Regional Street Naming Coordinator

Washoe County Geographic Information Services

Post Office Box 11130 - 1001 E. Ninth Street  
Reno, NV 89520-0027

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

**OWNERS CERTIFICATE:**

THIS IS TO CERTIFY THAT THE UNDERSIGNED, ARE THE OWNERS OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAVE CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF NRS CHAPTER 278. THE PUBLIC UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY GRANTED.

DEIN P. RILEY \_\_\_\_\_ DATE \_\_\_\_\_  
TRUSTEE

ELIZABETH T. RILEY \_\_\_\_\_ DATE \_\_\_\_\_  
TRUSTEE

**NOTARY PUBLIC CERTIFICATE:**

STATE OF NEVADA }  
COUNTY OF WASHOE } s.s.  
ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016, DEIN P. RILEY DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HERELINTO SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE

**NOTARY PUBLIC CERTIFICATE:**

STATE OF NEVADA }  
COUNTY OF WASHOE } s.s.  
ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016, DEIN P. RILEY DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HERELINTO SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE

**TAX CERTIFICATE:**

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THIS LAND HAVE BEEN PAID FOR 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: 148-272-03

WASHOE COUNTY TREASURER \_\_\_\_\_ DATE \_\_\_\_\_

TITLE:

**UTILITY COMPANIES' CERTIFICATE:**

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

NV ENERGY \_\_\_\_\_ DATE \_\_\_\_\_

NV BELL TELEPHONE CO. \_\_\_\_\_ DATE \_\_\_\_\_  
D.B.A. AT&T NEVADA

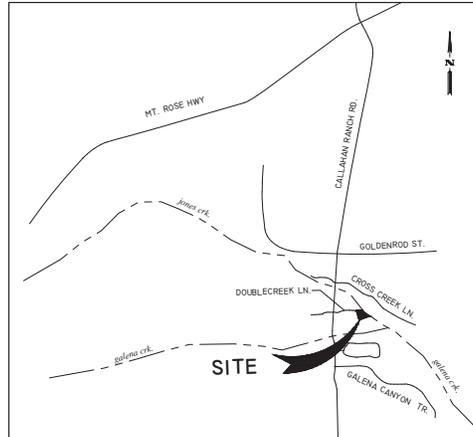
CHARIET COMMUNICATIONS \_\_\_\_\_ DATE \_\_\_\_\_

**WATER RIGHT DEDICATION CERTIFICATE:**

THE WATER AND SEWER REQUIREMENTS SET FORTH IN ARTICLE 422 OF THE WASHOE COUNTY DEVELOPMENT CODE, RELATED TO THE DEDICATION OF WATER RESOURCES, HAVE BEEN SATISFIED.

WASHOE COUNTY DEPT. \_\_\_\_\_ DATE \_\_\_\_\_  
OF WATER RESOURCES

**VICINITY**  
N.T.S.



**COUNTY SURVEYOR'S CERTIFICATE:**

I HAVE EXAMINED THIS PLAT AND FIND THAT IT IS TECHNICALLY CORRECT

MICHAEL E. GUMP, PLS 13927 \_\_\_\_\_ DATE \_\_\_\_\_  
WASHOE COUNTY SURVEYOR

**COMMUNITY DEVELOPMENT CERTIFICATE:**

THIS FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP, AND ALL THE CONDITIONS OF APPROVAL HAVE BEEN MET. THEREFORE THIS PARCEL MAP IS APPROVED ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

BILL WHITNEY \_\_\_\_\_ DATE \_\_\_\_\_  
PLANNING AND DEVELOPMENT DIV. MANAGER

**SURVEYOR'S CERTIFICATE:**

I, JOHN RANDOLPH MEYER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA DO HEREBY CERTIFY:

- 1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF DEIN P. & ELIZABETH T. RILEY.
- 2. THE LANDS SURVEYED LIES WITHIN A PORTION OF THE S 1/2 OF SEC. 2, T.17N., R.19E. MDN WASHOE COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON JUNE 1, 2016.
- 3. THIS PLAT COMPLIES WITH APPLICABLE STATE STATUTES OF THIS STATE 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.

JOHN RANDOLPH MEYER

PLS 20793

DRAFT

**COUNTY RECORDER'S CERTIFICATE**

FILE No.: \_\_\_\_\_  
FILED FOR RECORD AT THE REQUEST OF \_\_\_\_\_  
ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016  
AT \_\_\_\_ MINUTES PAST \_\_\_\_ O'CLOCK \_\_\_\_ M.  
OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA  
LAWRENCE B. BURNESS  
COUNTY RECORDER  
BY: \_\_\_\_\_ DEPUTY  
FEE: \_\_\_\_\_

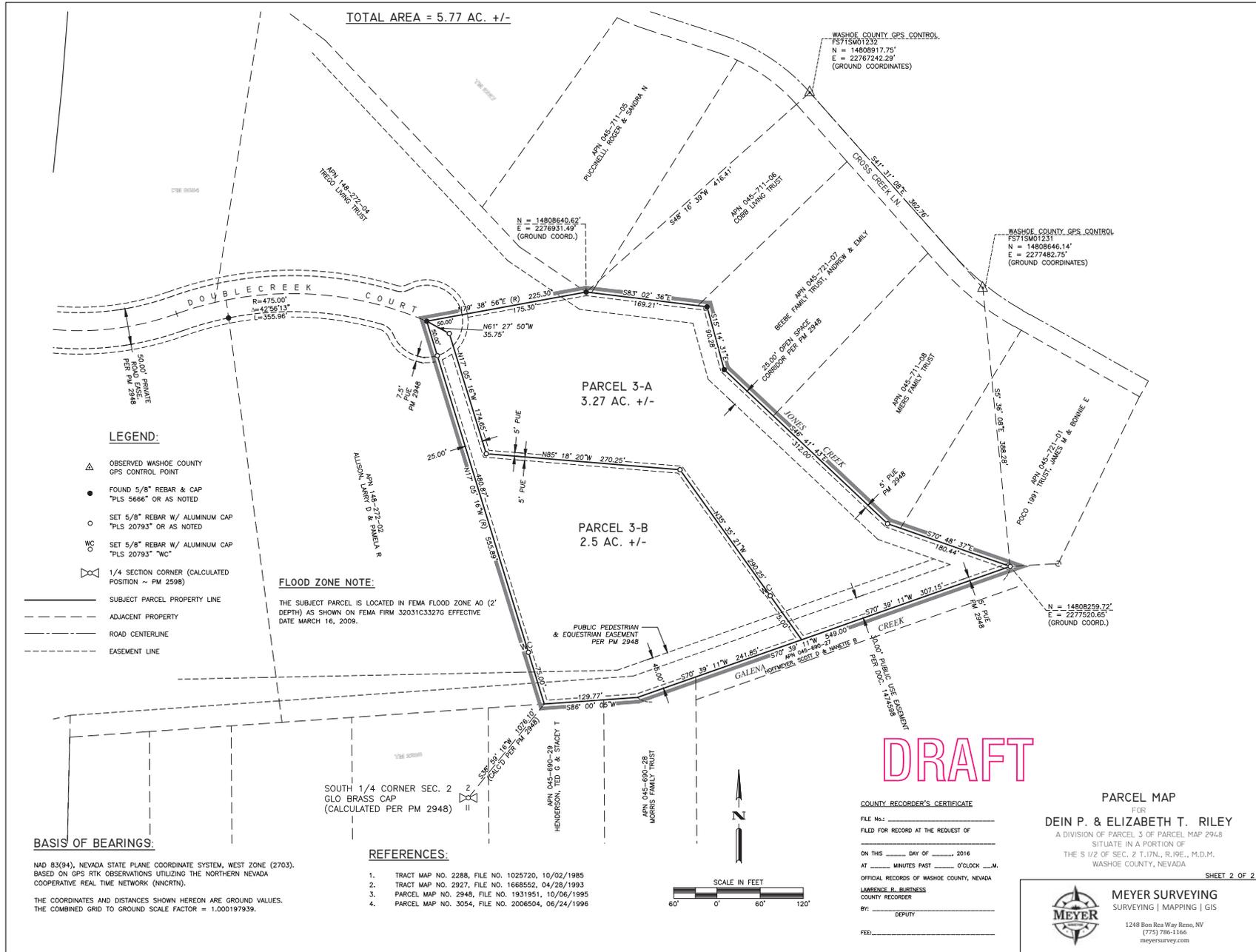
PARCEL MAP  
FOR  
DEIN P. & ELIZABETH T. RILEY  
A DIVISION OF PARCEL 3 OF PARCEL MAP 2948  
SITUATE IN A PORTION OF  
THE S 1/2 OF SEC. 2 T.17N., R.19E., M.D.M.  
WASHOE COUNTY, NEVADA

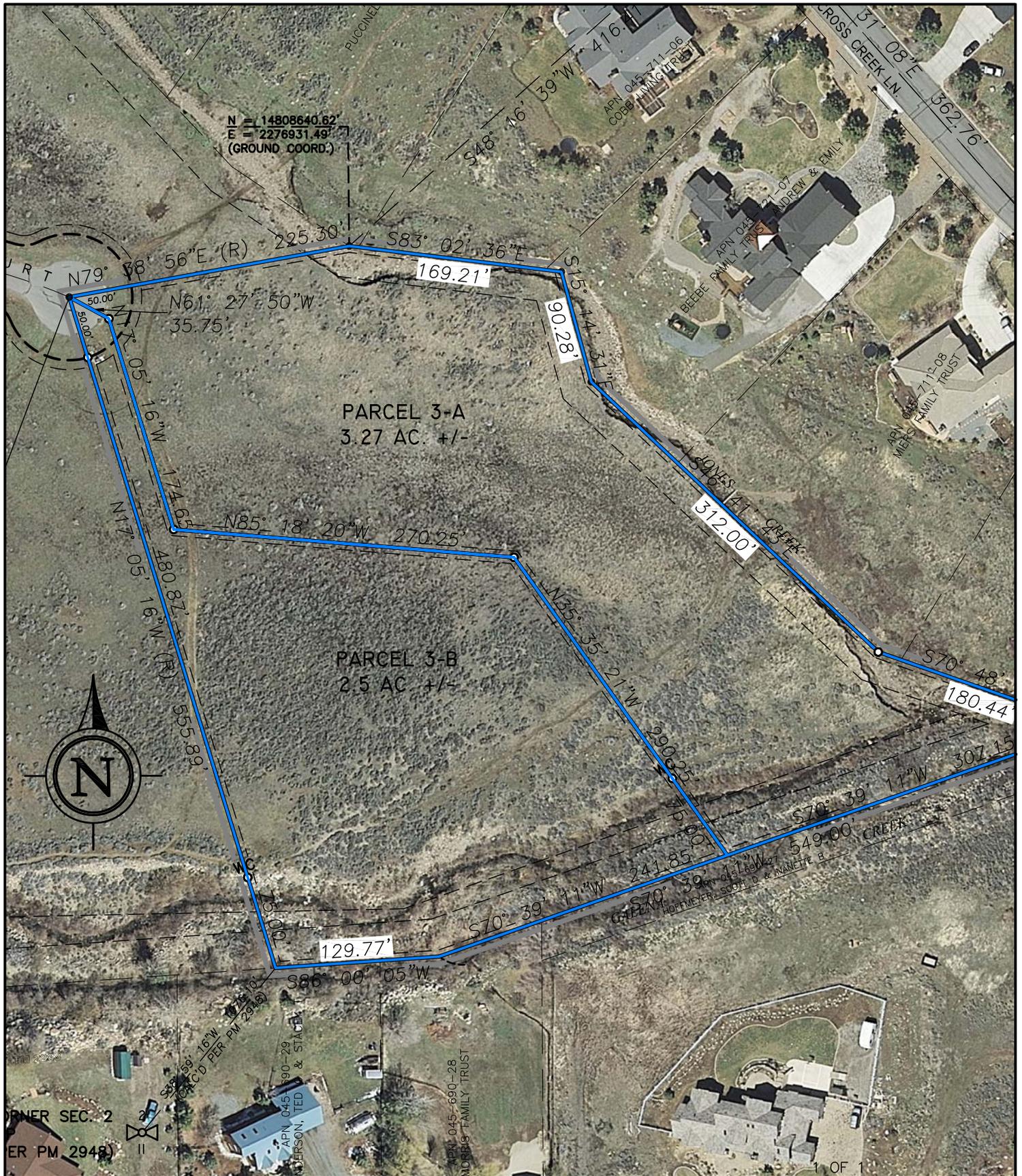
SHEET 1 OF 2



MEYER SURVEYING  
SURVEYING | MAPPING | GIS

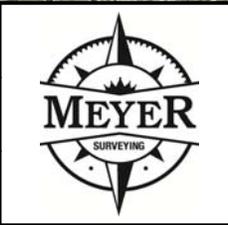
1248 Bon Rea Way Reno, NV  
(775) 786-1166  
meyersurvey.com





PROPOSED PARCEL MAP  
**DEIN P. & ELIZABETH T. RILEY**  
**APN: 148-272-03**  
 SEC.2, T.17N., R.19E., M.D.M  
 WASHOE COUNTY, NEVADA

SCALE: 1"=100'  
 DRAWN BY: J.R.M.  
 DATE: 06/01/16

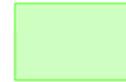


**MEYER SURVEYING**  
 SURVEYING | MAPPING | GIS  
 1248 BON REA WAY  
 RENO, NEVADA  
 (775) 786-1166  
 meyersurvey.com

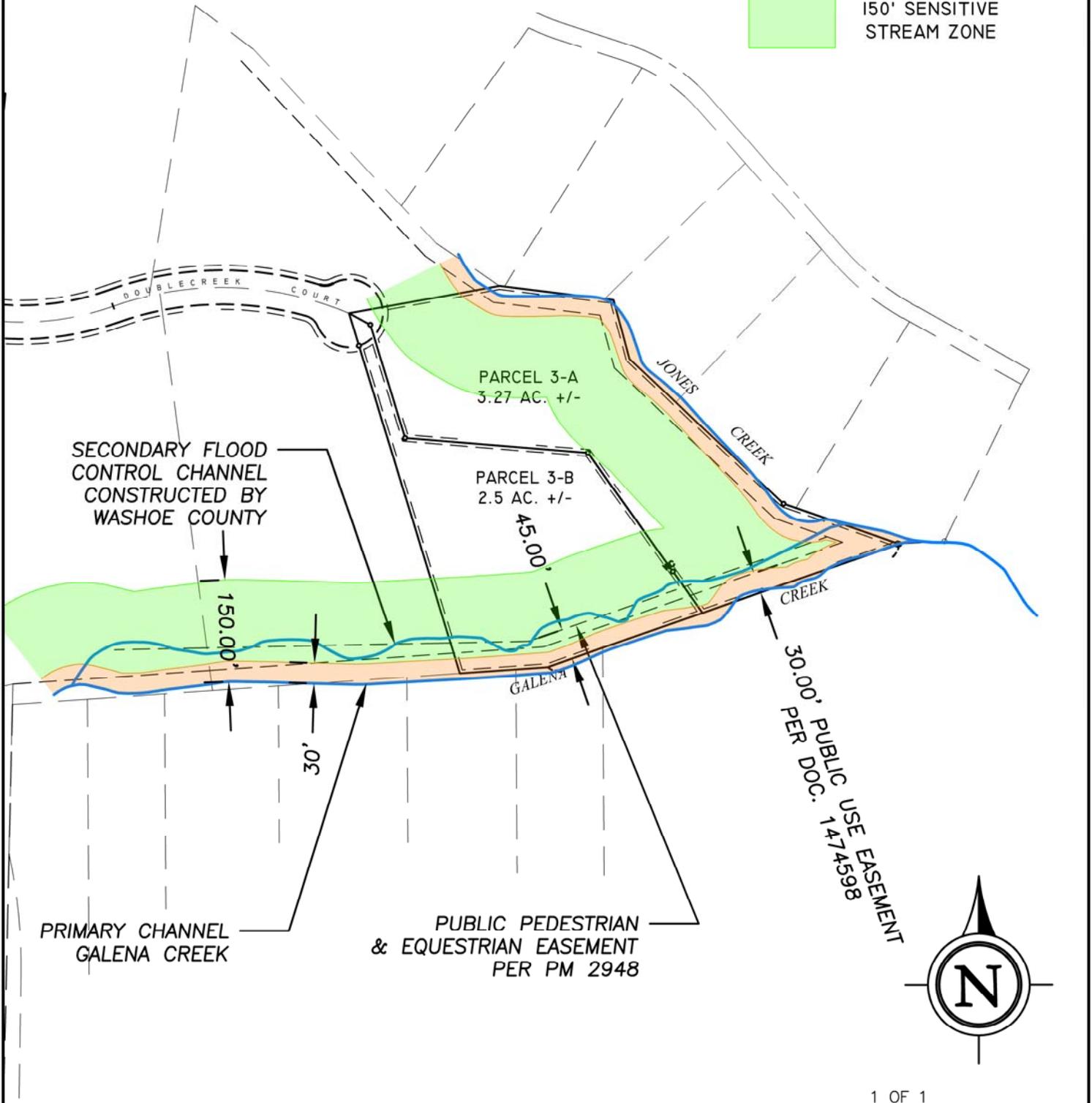
LEGEND



30' CRITICAL  
STREAM ZONE



150' SENSITIVE  
STREAM ZONE



1 OF 1

STREAM BUFFER EXHIBIT  
**DEIN P. & ELIZABETH T. RILEY**  
**APN: 148-272-03**  
 SEC.2, T.17N., R.19E., M.D.M  
 WASHOE COUNTY, NEVADA

SCALE: 1"=200'

DRAWN BY: J.R.M.

DATE: 06/01/16



**MEYER SURVEYING**  
 SURVEYING | MAPPING | GIS

1248 BON REA WAY  
 RENO, NEVADA  
 (775) 786-1166  
 meyersurvey.com

**PM16-008**  
**EXHIBIT C**