



Parcel Map Review Committee Staff Report

Meeting Date: February 9, 2017

Subject: Parcel Map Case Number WTPM16-0005
Applicant: Derek Larson
Agenda Item Number: 7A
Project Summary: Divide a 106.89 acre parcel into three parcels of 40 acres, 40 acres and 26.89 acres
Recommendation: Approval with Conditions
Prepared by: Trevor Lloyd - Senior Planner
Washoe County Community Services Department
Planning and Development Division
Phone: 775.328.3620
E-Mail: tlloyd@washoecounty.us

Description

Tentative Parcel Map Case Number WTPM16-0005 (RST Homes – Lemmon Valley) – Hearing, discussion, and possible action to approve the merger and re-parceling of two parcels totaling 106.89 acres into three parcels of 40 acres, 40 acres and 26.89 acres.

- Owner/Applicant: Derek Larson
- Location: 1200 Estates Rd. at the intersection of Deodar Way and Lemmon Drive
- Assessor's Parcel Number: 080-730-18 & 19
- Parcel Size: 106.89
- Master Plan Category: Suburban Residential (SR) and Rural (R)
- Regulatory Zone: Medium Density Suburban (MDS) and General Rural (GR)
- Area Plan: North Valleys
- Citizen Advisory Board: North Valleys
- Development Code: Authorized in Article 606 (Parcel Maps)
- Commission District: 5 – Commissioner Herman
- Section/Township/Range: Section 35, T21N, R19E, MDM, Washoe County, NV

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Exhibits Contents

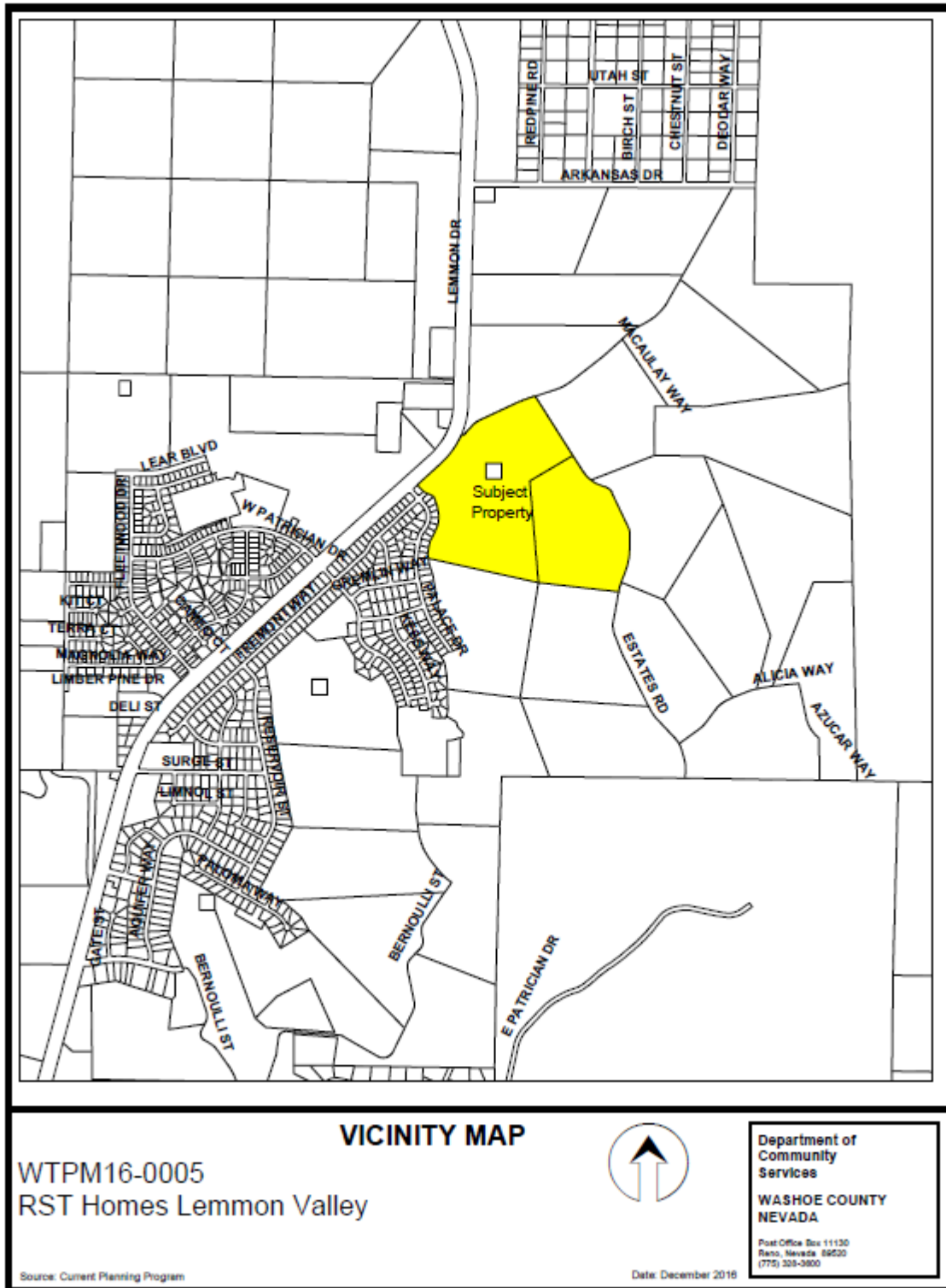
Conditions of Approval Exhibit A
Engineering and Capital Projects Exhibit B
District Health Letter..... Exhibit C
Water Management Planner Coordinator Letter Exhibit D
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Parcel Map

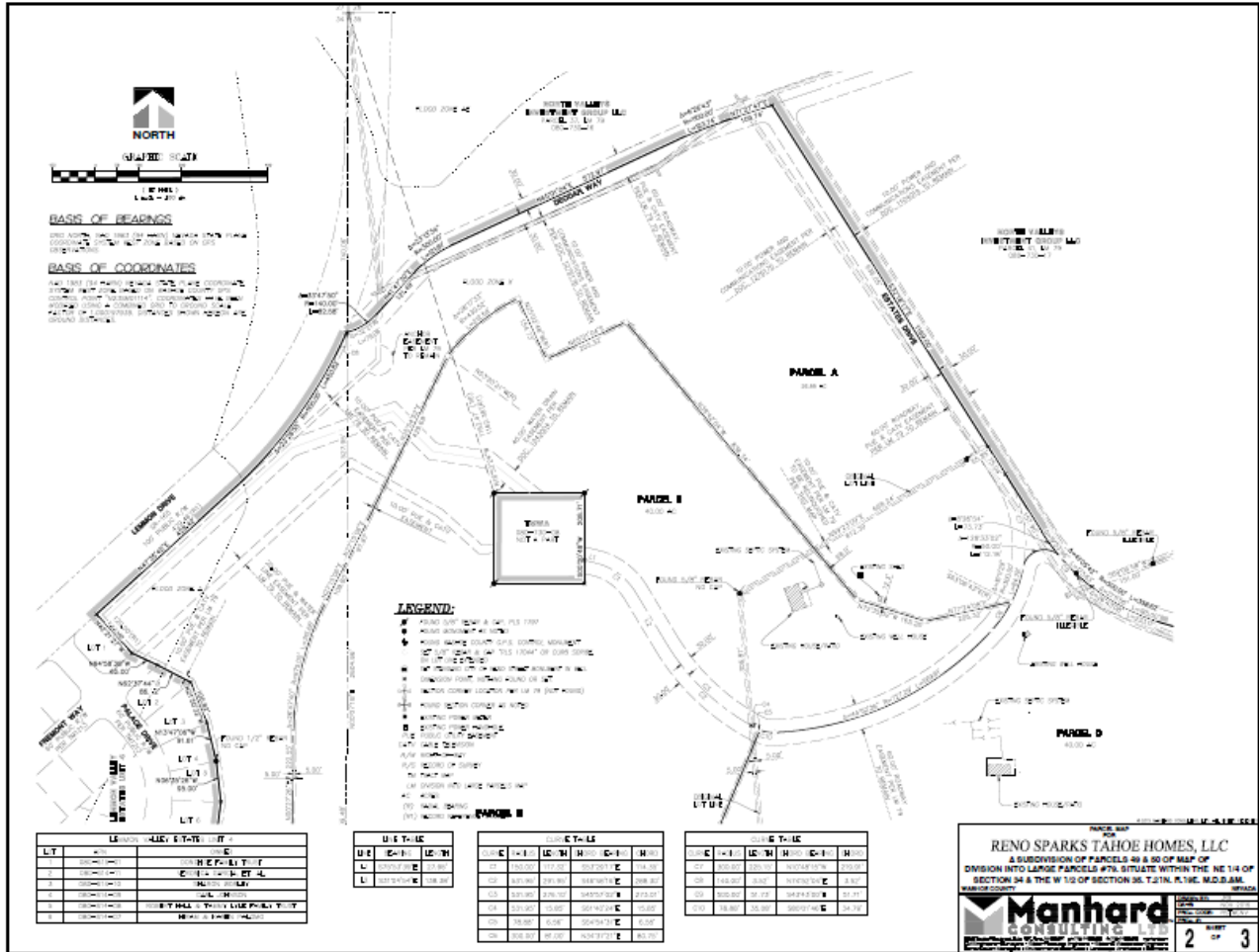
The purpose of a parcel map is to allow for the creation of subdivisions, merger and re-subdivision of existing lots, and common-interest communities consisting of four or fewer parcels pursuant to Washoe County Development Code Article 606, *Parcel Maps*. A tentative parcel map must be submitted to 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.

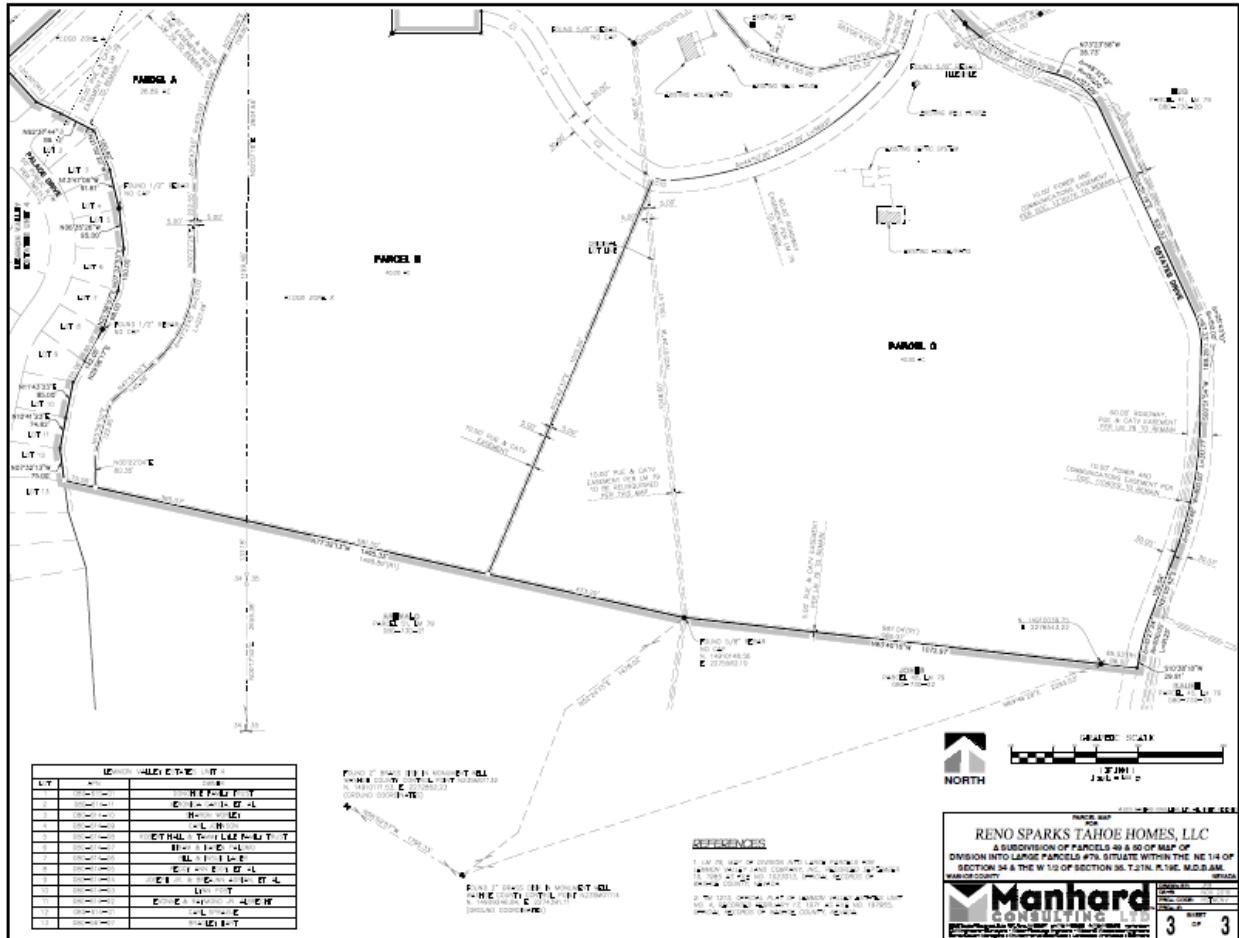
The Conditions of Approval for Tentative Parcel Map Case Number WTPM16-0005 is attached to this staff report and will be included with the Action Order.



Vicinity Map



Site Plan #1



Site Plan #2

This parcel map will result in the merger of two parcels into one 106.89 acre parcel and the subsequent parceling of that parcel into three parcels.

Tentative Parcel Map Evaluation

Land Use Designation:	Medium Density Suburban (MDS) & General Rural (GR)
Maximum Lot Potential:	32
Number of Lots on Parcel Map:	3
Minimum Lot Size Required:	12,000 square feet for MDS; 40 acres for GR
Minimum Lot Size on Parcel Map:	26.89 acres for MDS/GR parcel; 40 acres for GR parcels
Minimum Lot Width Required:	80 feet for MDS; 660 for GR
Minimum Lot Width on Parcel Map:	Over 80 feet for MDS/GR parcel; Approx. 1000 feet for GR parcels

The tentative parcel map meets all minimum requirements for the Medium Density Suburban (MDS) and General Rural (GR) regulatory zone.

Development Suitability Constraints: The North Valleys Development Suitability Map, a part of the North Valleys Area Plan, identifies the subject parcel as having slopes greater than 15 percent and slopes greater than 30 percent.

Hydrographic Basin: The subject parcel is within the East Lemmon Valley Hydrographic Basin.

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

North Valleys Area Plan Modifiers

Section 110.208.35 Water Rights Dedication Requirements.

Lemmon Valley Hydrographic Basin. Proof of sufficient certificated water rights, or imported water rights for other hydrographic basins, or "will serve" letters when served by a water purveyor, shall be submitted with the following applications for development: final division of land maps, final parcel maps, final subdivision maps, special use permits, and applications for building permits in the Lemmon Valley Hydrographic Basin, whichever occurs first. Applications for development that do not demonstrate proof of adequate water resources to serve the proposed development shall be rejected.

Section 110.208.40 Community Water and Sewer Service Requirements.

- (a) All parcel maps and subdivision maps in the Low Density Suburban (LDS: max. 1 du/ac) and greater density land use designations (i.e. regulatory zones), and common open space development subdivisions creating net densities greater than one dwelling per acre, shall require either the installation of dry-line sanitary sewer laterals from the edge of the subdivision boundary to each new residence, or installation of Advanced Environmental Denitrification Treatment (AEDT), on-site sewage disposal systems as approved by Nevada Division of Environmental Protection, Washoe County District Health Department and Washoe County Utility Services Division. Use of AEDT systems require provisions for long-term maintenance as part of the subdivision approval.

- (b) The Washoe County District Health Department and/or the Nevada Division of Environmental Protection may require immediate connection to a community sewer treatment service if their adopted regulations and local site conditions do not warrant the use of on-site sewage disposal systems.

Development Information

The western parcel (APN: 080-730-18) is currently vacant and the eastern parcel (APN: 080-730-19) has a house, barn and several other agricultural buildings. The required setbacks for the Medium Density Suburban (MDS) portion of the property are 20 feet from the front and rear and 8 feet from the sides. The setbacks for the General Rural (GR) portion of the property are 30 feet front and rear and 50 feet from the sides.

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 Capital Projects
 - Utilities
- Truckee Meadows Water Authority (TMWA)
- Washoe County Health District
- Truckee Meadows Fire Protection District
- 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: Trevor Lloyd, 328-3620, tlloyd@washoecounty.us
- Washoe County Engineering and Capital Projects addressed easements, certification from a PLS, access and drainage easements, FEMA flood zones, etc.
Contact: Mike Gump, 328-2315, mgump@washoecounty.us
- Washoe County Environmental Health Services requires accurate location for septic, leach lines, existing wells and requirement for test trenches.
Contact: Wes Rubio, 328-2635, wrubio@washoecounty.us
- Washoe County Water Management Planner addressed water rights requirements per state and county code.
Contact: Vahid Behmaram, 954-4647, vbehmaram@washoecounty.us

Staff Comment on Required Findings

Washoe County Development Code Section 110.606.30 (i) of Article 606, *Parcel Maps*, 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: This proposal has been reviewed by the Washoe County Health District and will meet all applicable codes prior to the recordation of a final map
 - b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision.
Staff Comment: Appropriate water rights are required to be provided prior to the recordation of a final map.
 - c) The availability and accessibility of utilities.
Staff Comment: Appropriate utilities are available on site or will be provided prior to development.
 - d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks.
Staff Comment: All appropriate agencies have reviewed the proposed parcel map and no recommendation of denial was made.
 - e) Conformity with the zoning ordinances and master plan.
Staff Comment: The proposed division is in conformance with the zoning and master plan.
 - f) General conformity with the governing body's master plan of streets and highways.
Staff Comment: The proposed division will be provided with appropriate access to 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.
Staff Comment: This division will have no significant impact.
 - h) Physical characteristics of the land such as floodplain, slope and soil.
Staff Comment: Physical characteristics have been taken into consideration and conditions of approval have been included to prohibit development of slopes greater than 30%.
 - 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 substantive comments have been addressed.
 - 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 Fire District has reviewed the proposed division and has not expressed any fire related concerns.*

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

Staff Comment: *Utility easements will be required.*

- l) Recreation and trail easements.

Staff Comment: *The subject parcel does not abut regional trails.*

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 WTPM16-0005 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 WTPM16-0005 for RST Homes Lemmon Valley, 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.
- 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.

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.

Owner/Applicant:

Derek Larson
7500 Rough Rock Dr.
Reno, NV 89502
Representatives:
Manhard Consulting Ltd.
9850 Double R Blvd., Suite 101
Reno, NV 89521

James Bedard, PLS.



Conditions of Approval

Parcel Map Case Number WTPM16-0005

The tentative parcel map approved under Parcel Map Case Number WTPM16-0005 shall be carried out in accordance with the Conditions of Approval granted by the Washoe County Parcel Map Review Committee on February 9, 2017. 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: Trevor Lloyd, Senior Planner, 775.328.3620, tlloyd@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. WTPM16-0005 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 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. Any regulations, procedures, and conditions adopted by Washoe County Health District must be met prior to recordation of a final map.
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. Identify Deodar and Estates on Vicinity Map.
 - b. The applicant shall submit a letter from a PLS certifying that the roadway improvements are within the documented access and do not exceed a 14% gradient.
 - c. Add the FEMA floodplains Zone AE to the map.
 - d. Add the following note to the map: ***Any structures within a FEMA flood zone must comply with the Washoe County Development Code Article 416.***
 - e. Add a drainage easement for surface drainage.
 - f. Any access way shall be upgraded to a gravel road that will allow emergency vehicle travel, issuance of a building permit and take drainage into consideration. Submit plans for review and approval.
 - g. Add a Security Interest Holder's Certificate to the map, if applicable.
3. The following conditions are requirements of Environmental Health Services, which shall be responsible for determining compliance with these conditions.
Contact: Wes Rubio, 775.328.2635, wrubio@washoecounty.us
- a. Prior to further review the applicant must provide a plot plan to an engineer's scale with the accurate location of the existing septic system and leach lines for both existing dwellings and the repair locations. All existing leach lines are required to meet the applicable setbacks to property lines, easements, and any structures.
 - b. The two existing wells must be accurately plotted to ensure the future lot line proposals ensure each well remains with the structure it was designated to serve.
 - c. Prior to further review a test trench must be performed on each of the proposed parcels and a percolation test completed. A test trench permit is required from the

Washoe County Health District (WCHD) and the test trench must be inspected by this Division.

4. The following conditions are requirements of the Community Services Department, Water Management Planner Coordinator, which shall be responsible for determining compliance with these conditions.

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

- a. Washoe County code requires that the applicant for a parcel map with parcels served by an individual domestic well, to bring forth an approved and recorded "Affidavit of Relinquishment for Domestic Wells" by the Nevada State Engineer's office and record the approved form with the County Recorder's office and submit a recorded copy to Washoe County as a pre-requisite to approval of their parcel map.
- b. Washoe County retains the authority to impose its own review and reject water rights which do not comply with Washoe County code and area plans. Therefore, a preview of water rights intended to support the project (prior to relinquishment process) will be helpful for both the applicant and Washoe County staff.
- c. The ground water rights subject to relinquishment MAY NOT be supplemental ground water which supplement primary surface water rights.
- d. The amount of water rights necessary is 2.00 acre-feet of ground water rights per newly created parcel. The original parcel is deemed exempt from the relinquishment process. In the way of an example, if one parcel is subdivided into a total of 4, there are 3 newly created parcels and one existing or remains thereof.
- e. The water rights must be in good standing with the State of Nevada, with current title. The water rights must be from the same hydrographic basin as the lands subject to the parcel map and comply with the appropriate area plan.

*** End of Conditions ***



Washoe County

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects

INTEROFFICE MEMORANDUM

PARCEL MAP REVIEW

DATE: 12/15/2016

TO: Department of Community Services, Trevor Lloyd

FROM: Mike Gump, PLS, Engineering Division

SUBJECT: *Parcel Map for: Reno Sparks Tahoe Homes, LLC*
Parcel Map Case No.: WTPM16-0005
APN: 080-730-18, 19
Review Date: 12/15/2016
Existing Zoning/Land Use Designation:

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. Identify Deodar and Estates on Vicinity Map.
2. The applicant shall submit a letter from a PLS certifying that the roadway improvements are within the documented access and do not exceed a 14% gradient.
3. Add the FEMA floodplains Zone AE to the map.
4. Add the following note to the map: ***Any structures within a FEMA flood zone must comply with the Washoe County Development Code Article 416.***
5. Add a drainage easement for surface drainage.
6. Any access way shall be upgraded to a gravel road that will allow emergency vehicle travel, issuance of a building permit and take drainage into consideration. Submit plans for review and approval.
7. Add a Security Interest Holder's Certificate to the map if applicable.

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

December 21, 2016

Trevor LLOYD, Senior Planner
Washoe County Community Services
Planning and Development Division
PO Box 11130
Reno, NV 89520-0027

RE: RST Homes – Lemmon Valley; APN 080-730-18 & 19
Tentative Parcel Map; WTPM16-0005

Dear Mr. Lloyd:

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

1. Prior to further review the applicant must provide a plot plan to an engineer's scale with the accurate location of the existing septic system and leach lines for both existing dwellings and the repair locations.
 - a. All existing leach lines are required to meet the applicable setbacks to property lines, easements, and any structures.
2. The two existing wells must be accurately plotted to ensure the future lot line proposals ensure each well remains with the structure it was designated to serve.
3. Prior to further review a test trench must be performed on each of the proposed parcels and a percolation test completed. A test trench permit is required from the Washoe County Health District (WCHD) and the test trench must be inspected by this Division.

If you have any questions or would like clarification regarding the foregoing, please contact Wes Rubio, Senior Environmental Health Specialist at wrubio@washoecounty.us regarding all Health District comments.

Sincerely,



Bob Sack, Division Director
Environmental Health Services Division
Washoe County Health District

BS:wr

Cc: File - Washoe County Health District



Washoe County COMMUNITY SERVICES DEPARTMENT

December 8, 2016

TO: Trevor Lloyd, Senior Planner, CSD, Planning & Development Division

FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD *V.B.*

SUBJECT: Tentative Parcel Map Case Number WTPM16-0005 (RST Homes – Lemmon Valley)
APNs 080-730-18 & 19

Project description:

The applicant is proposing the merger and re-subdivision of two parcels totaling 106.89 acres into three parcels of 40 acres, 40 acres and 26.89 acres. The property is located at the corner of Lemmon Drive and Deodar Way. Water will be provided by individual domestic wells, and sewage disposal will be by individual septic systems.

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

- 1) The application indicates that the subject parcels will rely on Individual Domestic wells as their source of domestic water supply.
- 2) Washoe County code requires that the applicant for a parcel map with parcels served by an individual domestic well, to bring forth an approved and recorded “**Affidavit of Relinquishment for Domestic Wells**” by the Nevada State Engineer’s office. The applicant shall complete the relinquishment process with the State Engineer’s office and record the approved form with the County Recorder’s office and submit a recorded copy to Washoe County as a pre-requisite to approval of their parcel map.
- 3) Washoe County retains the authority to impose its own review and reject water rights which do not comply with Washoe County code and area plans. *Therefore, a preview of water rights intended to support the project (prior to relinquishment process) will be helpful for both the applicant and Washoe County staff.*
- 4) The ground water rights subject to relinquishment MAY NOT be supplemental ground water which supplement primary surface water rights.
- 5) The amount of water rights necessary is 2.00 acre-feet of ground water rights per newly created parcel. The original parcel is deemed exempt from the relinquishment process. In the way of an example, if one parcel is subdivided into a total of 4, there are 3 newly created parcels and one existing or remains thereof.
- 6) The water rights must be in good standing with the State of Nevada, with current title. The water rights must be from the same hydrographic basin as the lands subject to the parcel map and comply with the appropriate area plan.

From: Ray, Amy
Sent: Friday, December 23, 2016 10:04 AM
To: Lloyd, Trevor
Subject: Re: WTPM16-0005 RST Homes - Lemmon Valley

Follow Up Flag: Follow up
Flag Status: Flagged

If you will just add "shall comply with the requirements of Washoe County Code 60. HOA/CCRs shall be submitted to TMFPD for review and approval. Cul-de-sac radius shall not be less than 50 feet. Hydrant placement shall be submitted to TMFPD for review and approval. "

I think that might do it.

Amy Ray
Fire Marshal
Truckee Meadows Fire Protection District
775-326-6005

On Dec 21, 2016, at 3:37 PM, Lloyd, Trevor <TLloyd@washoecounty.us> wrote:
Hello,
Do you have any comments or conditions for the parcel map for RST Homes/Lemmon Valley? Thanks.

Trevor Lloyd, Senior Planner
Washoe County Community Services Department
Planning & Development Division
(775) 328-3620
tlloyd@washoecounty.us