



# Parcel Map Review Committee Staff Report

**Meeting Date: June 8, 2017**

Subject: Parcel Map Case Number WTPM17-0005  
Applicant: FDM, LLC  
**Agenda Item Number: 7A**  
Project Summary: Merge and re-subdivide two parcels into three parcels  
**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

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## **Description**

**Tentative Parcel Map Case Number WTPM17-0005 (FDM, LLC)** – For possible action, hearing, and discussion to approve the merger and re-subdivision of two parcels into three parcels. The two existing parcels are 42,856 ( $\pm$ .98 acres) and 36,569 ( $\pm$ .84 acres) square feet in size. The three resulting parcels are proposed to be 37,006 ( $\pm$ .85 acres), 32,367 ( $\pm$ .74 acres), and 10,052 ( $\pm$ .23 acres) square feet in size.

- Applicant: Odyssey Engineering  
Attn: Rusty Combest  
895 Roberta Lane, Suite 104  
Sparks, NV 89431
- Property Owner: FDM, LLC  
Attn: Frank Lepori  
1580 Hymer Ave, Suite 100  
Sparks, NV 89431
- Location: 310 and 340 Lemmon Drive, Reno, on the east side  
of Lemmon Drive approximately 170 feet north of  
Buck Drive
- Assessor's Parcel Numbers: 552-198-08 and -09
- Parcel Size:  $\pm$ 1.82 acres total
- Master Plan Category: Commercial (C)
- Regulatory Zone: General Commercial (GC)
- 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 9, T20N, R19E, MDM,  
Washoe County, NV

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## **Parcel Map**

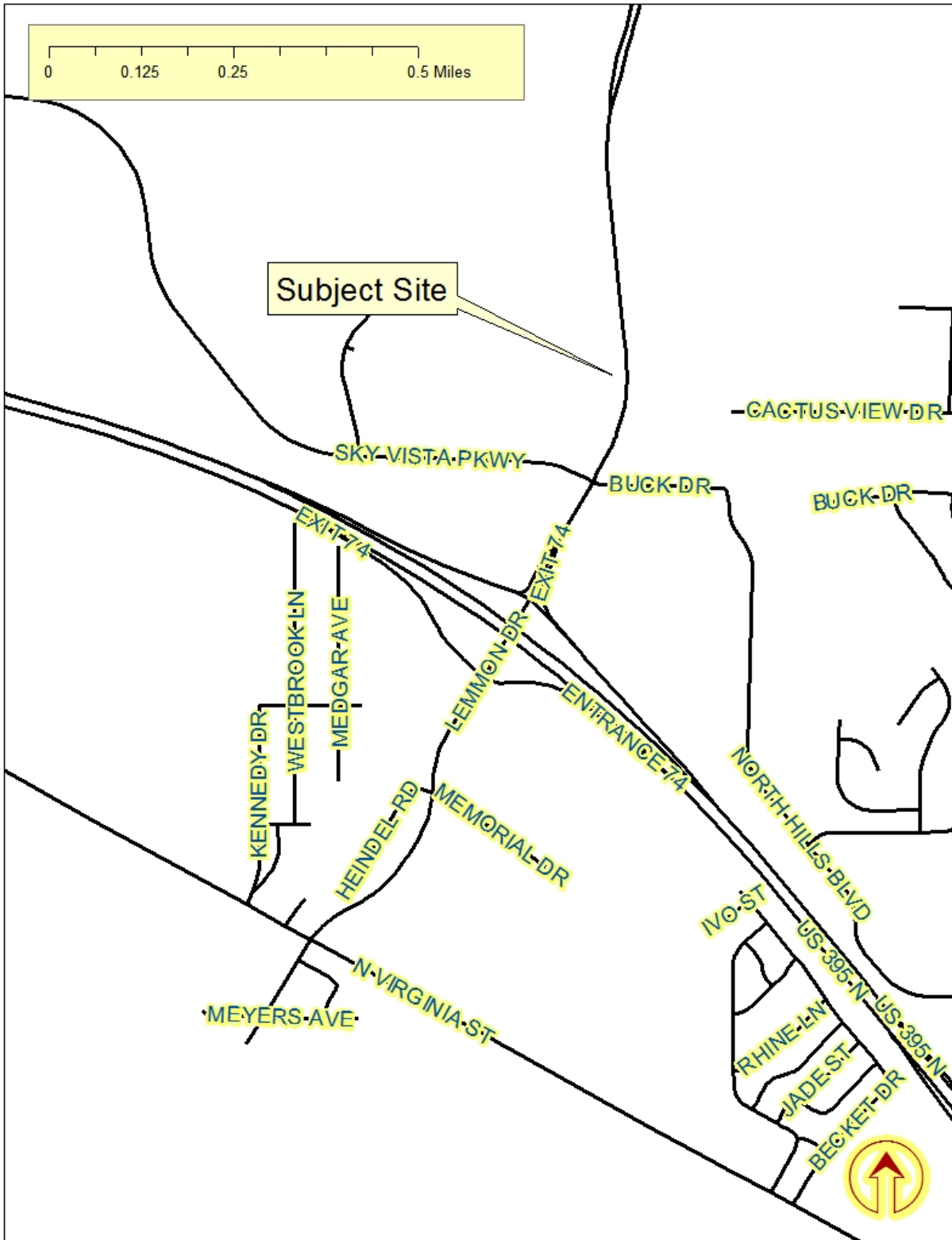
The purpose of a parcel map is to allow for the creation of subdivisions, merger and re-subdivision of existing lots, and common-interest communities consisting of four or fewer parcels pursuant to Washoe County Code Chapter 110, Article 606, *Parcel Maps*. A tentative parcel map must be submitted to the Planning and 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.

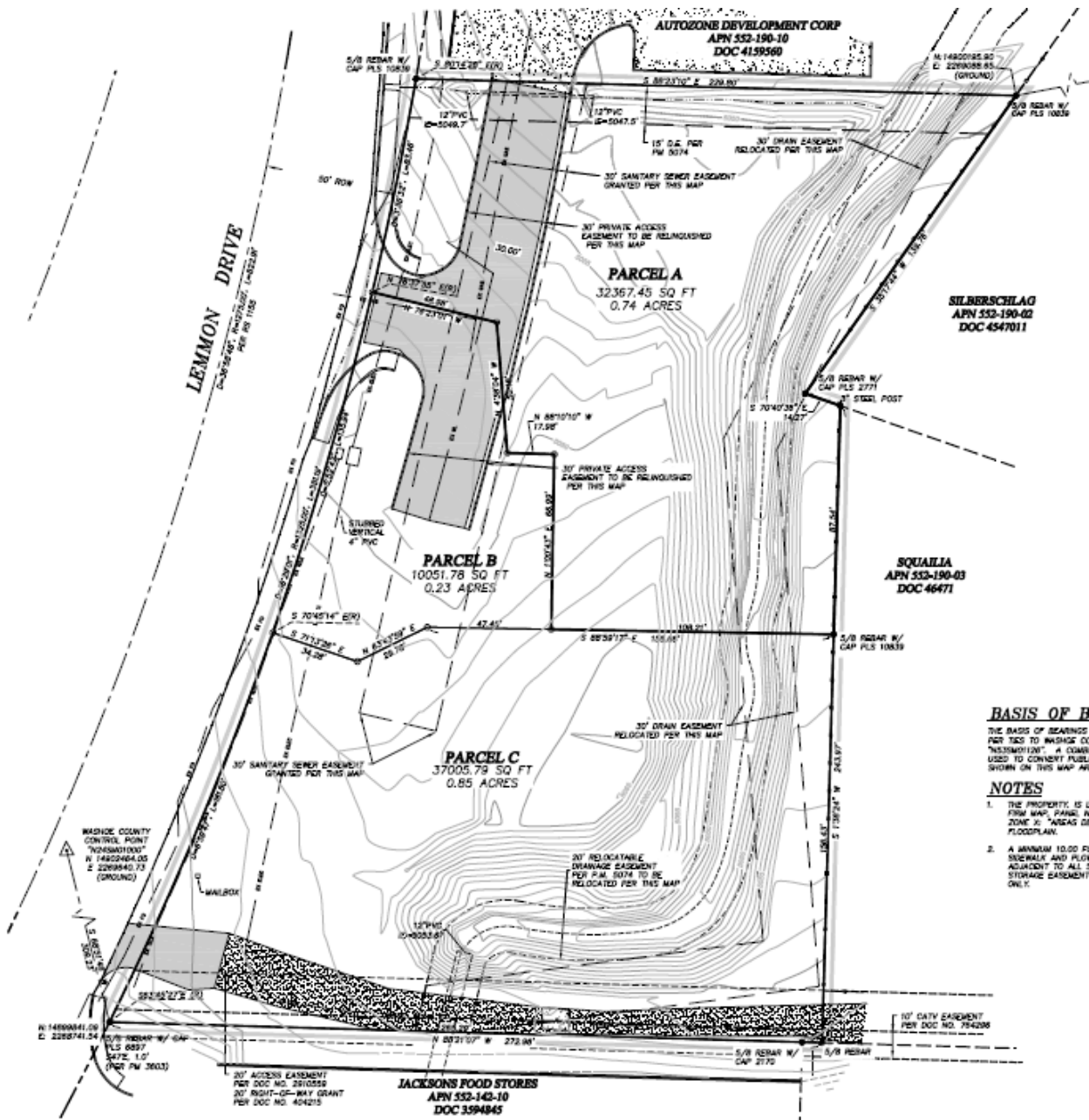
Within 22 months from the date of approval of the tentative parcel map, the applicant must file a final parcel map along with any required supporting materials with the Planning and Development Division and the County Engineer showing that all conditions imposed by the Washoe County Parcel Map Review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

The Conditions of Approval for Tentative Parcel Map Case Number WTPM17-0005 is attached to this staff report and will be included with the Action Order if approved by the Parcel Map Review Committee.

The subject properties have a Regulatory Zone of General Commercial which requires a minimum lot size of 10,000 square feet. All proposed parcels meet that minimum lot size standard.



**Vicinity Map**



**BASIS OF B**

THE BASIS OF BEARING FOR THIS MAP WAS OBTAINED BY MEASUREMENTS TO THE CONTROL POINT ADJACENT TO THE PROPERTY. THE BEARING IS AS SHOWN ON THIS MAP AND IS SUBJECT TO THE USUAL ACCURACY OF SUCH MEASUREMENTS.

**NOTES**

1. THE PROPERTY IS IN ZONE X, "AREAS OF FLOODPLAIN".
2. A MINIMUM 10.00 FT SEWER AND FLOOD ADJACENT TO ALL STORAGE EASEMENT ONLY.

**Site Plan**

**Tentative Parcel Map Evaluation**

|                                  |                         |
|----------------------------------|-------------------------|
| Regulatory Zone:                 | General Commercial (GC) |
| Maximum Lot Potential:           | 7                       |
| Number of Lots on Parcel Map:    | 3                       |
| Minimum Lot Size Required:       | 10,000 square feet      |
| Minimum Lot Size on Parcel Map:  | ±10,052 square feet     |
| Minimum Lot Width Required:      | 75 feet                 |
| Minimum Lot Width on Parcel Map: | 75 Feet                 |

The tentative parcel map meets all minimum requirements for the General Commercial regulatory zone.

Development Suitability Constraints: The North Valleys Development Suitability Map, a part of the North Valleys Area Plan, identifies the subject parcel as most suitable for development.

The subject parcel is inside of Washoe County's Truckee Meadows Service Area (TMSA).

**North Valleys Area Plan Modifiers**

There are no modifiers within Article 208 (Area Plan Regulations – North Valleys Area) of the Washoe County Code Chapter 110 (Development Code) that effect the evaluation of this proposed parcel map.

**Development Information**

The subject site is undeveloped at this time, with the exception of paved access to the adjacent parcel to the north. The subject site shows substantial evidence of previous disturbance. The required setbacks for the General Commercial regulatory zone are ten (10) feet on all sides. Any future development on any of the proposed new parcels will be required to comply with this requirement.

**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 Division
  - Building and Safety Division
  - Traffic Engineer
  - Washoe County Water Management Coordinator
- Washoe County Health District
  - Air Quality Management Division
  - Vector-Borne Diseases Program
  - Environmental Health Services Division
- Truckee Meadows Fire Protection District
- Washoe County Sheriff
- Washoe-Storey Conservation District

- Regional Transportation Commission (RTC)

Four of the above-listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A **summary** of each agency's comments and/or recommended conditions of approval and their contact information is provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order if granted approval. Washoe County Planning and Development Division 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, [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us)**

- Washoe County Traffic Engineer requires that certain easements be retained and that no access from the easement to the south be allowed to the subject site.

**Contact: Clara Lawson, 328-3603, [clawson@washoecounty.us](mailto:clawson@washoecounty.us)**

- Washoe County Engineering and Capital Projects Division require a jurat on the final map that references that a sanitary sewer easement be included and that no permanent structure be located within utility easements.

**Contact: Tim Simpson, 328-3622, [tsimpson@washoecounty.us](mailto:tsimpson@washoecounty.us)**

- Washoe County Water Management Planner Coordinator requires a will-serve letter from the Truckee Meadows Water Authority or contains TMWA's note and acknowledgement regarding all conditions necessary for future provision of water service to these 3 parcels.

**Contact: Vahid Behmaram, 328-3600, [vbehmaram@washoecounty.us](mailto:vbehmaram@washoecounty.us)**

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

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

- 1) General improvement considerations for all parcel maps including, but not limited to:
  - a) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal.

Staff Comment: 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. The application was reviewed by the District Health Department and no recommendation for denial was received.

- b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision.

Staff Comment: The existing and proposed lots will be served by community water and sewer services, provided by the Truckee Meadows Water Authority and Washoe County. 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 existing and proposed lots will be served by extension of the existing, adjacent, infrastructure to serve the newly created parcel.

- d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks.
- Staff Comment: The proposed parcel map would create one additional lot within a previously developed area that is currently served by community services. 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 existing General Commercial Regulatory Zone and the applicable provisions of the Washoe County Development Code and Master Plan.
- 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, the proposal is in conformance with the Area Plan and Master plans for 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: The application was reviewed by the appropriate agencies, including Washoe County Engineering and Capital Projects Division, and no recommendation for denial was received, no recommendation for new streets or highways to serve the subdivision was received.
- h) Physical characteristics of the land such as floodplain, slope and soil.
- Staff Comment: The application was reviewed by the appropriate agencies, including Washoe County Engineering and Capital Projects Division, and no recommendation for denial was received. The North Valleys Development Suitability Map, a part of the North Valleys Area Plan, identifies the subject parcel as most suitable for development.
- 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. These sections of Nevada Revised Statutes deal with technical review of the map, review appropriate agencies for health considerations, and utility considerations.
- 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, including the Truckee Meadows Fire Protection District, 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. All appropriate easements shall be provided prior to approval of the final map.
- l) Recreation and trail easements.
- Staff Comment: The application was reviewed by the appropriate agencies, including Washoe County Parks and Open Spaces program within the Planning and Development Division, and no recommendation for denial was received.



## **Recommendation**

Those agencies which reviewed the application, recommended conditions in support of approval of the tentative parcel map or provided no comments. Therefore, after a thorough analysis and review, Parcel Map Case Number WTPM17-0005 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 WTPM17-0005 for FDM, LLC, subject to the conditions of approval included as Exhibit A with the staff report and make the determination that the following criteria is or will be adequately provided for pursuant to Washoe County Code, Section 110.606.30:

- 1) General improvement considerations for all parcel maps including, but not limited to:
  - a) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal;
  - b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision;
  - c) The availability and accessibility of utilities;
  - d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks;
  - e) Conformity with the zoning ordinances and master plan;
  - f) General conformity with the governing body's master plan of streets and highways;
  - g) The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision;
  - h) Physical characteristics of the land such as floodplain, slope and soil;
  - i) The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive;
  - j) The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands;
  - k) Community antenna television (CATV) conduit and pull wire; and
  - l) Recreation and trail easements.

## **Appeal Process**

Parcel Map Review Committee action will be effective 10 calendar days after the written decision is filed with the Secretary to the Parcel Map Review Committee, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Board of County Commissioners. Any appeal must be filed in writing within 10 calendar days after the written decision is filed with and signed by the Secretary of the Parcel Map Review Committee and mailed to the applicant.

Applicant:

Odyssey Engineering,  
Attn: Rusty Combest  
895 Roberta Lane, Suite 104  
Sparks, NV 89431

Property Owner:

FDM, LLC  
Attn: Frank Lepori  
1580 Hymer Ave, Suite 100  
Sparks, NV 89431



# Conditions of Approval

Parcel Map Case Number WTPM17-0005

The tentative parcel map approved under Parcel Map Case Number WTPM17-0005 shall be carried out in accordance with the Conditions of Approval granted by the Washoe County Parcel Map Review Committee on June 8, 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.

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 Division**

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. The final map shall contain the following jurat:

**DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE**

THE FINAL PARCEL MAP CASE NO. WTPM17-0005 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.

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MOJRA HAUENSTEIN, 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 Washoe County Water Management Planner Coordinator who shall be responsible for determining compliance with these conditions.

**Contact: Vahid Behmaram, 775.328.3600, [vbehmaram@washoecounty.us](mailto:vbehmaram@washoecounty.us)**

- a. The Parcel Map shall contain TMWA's note and acknowledgement regards all conditions necessary for future provision of water service to these 3 parcels. Or a valid will serve from TMWA for the 3 newly created parcels is also acceptable.

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

3. The following conditions are requirements of the Engineering and Capital Projects Division, which shall be responsible for determining compliance with these conditions.

**Contact: Clara Lawson, PE, 775.328.3603, [clawson@washoecounty.us](mailto:clawson@washoecounty.us) and  
Mike Gump, PLS, 775.325.8033, [mgump@washoecounty.us](mailto:mgump@washoecounty.us)**

- a. The existing private access easements created per PM 5074 will not be relinquished. The 30' wide private access easement shall be extended from parcel B to parcel C.
- b. On Parcel C, the southern 20' access easement per Doc no 2910559 shall be no ingress/egress between parcel C and the properties to the east.
- c. Washoe County Community Services Department shall be included in the Utility Company's Certificate on the Parcel Map. The map shall be signed by Timothy Simpson, P.E., Licensed Engineer with the Utility Division.
- d. All sanitary sewer easements shall reference the document creating the easement.
- e. No permanent structures (including rockery or retaining walls, building's, etc.) shall be allowed within or upon any County maintained utility easement.
- f. Comply with the conditions of the Washoe County technical check for this map.
- g. Complete the Surveyor's Certificate.
- h. Remove debris and unlicensed vehicles from the proposed division.
- i. Place a note on the map stating that the natural drainage will not be impeded.
- j. Indicate any drainage or other easements.
- k. Provide evidence of documented access that favors the applicant (Reno approved driveway approaches).
- l. Remove existing driveway approach, light pole, and asphalt driveway that will no longer have an access easement.
- m. Add a Security Interest Holder's Certificate to the map if applicable.

- n. If access to APN 552-190-08 & 09 is removed, provide documentation of replacement access.
- o. Remove debris from existing drainage easements to ensure drainage flow.

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



**Washoe County**  
**COMMUNITY SERVICES DEPARTMENT**  
*Engineering and Capital Projects*

May 8, 2017

To: Roger Pelham, MPA, Senior Planner  
From: Timothy Simpson, P.E., Licensed Engineer  
Subject: WTPM17-0005 FDM, LLC

***The Community Services Department Utility Services Division has reviewed the subject application and has the following comments:***

1. The applicant is proposing to divide 310 and 340 Lemmon Drive, Reno, on the east side of Lemmon Drive approximately 170 feet north of Buck Drive.
2. Sanitary sewer will be provided by Washoe County and treatment will be at the Lemmon Valley Wastewater Treatment Plant (LVWTP).

***The Community Services Department Utility Services Division recommends approval provided the following conditions are met:***

1. Washoe County Community Services Department shall be included in the Utility Company's Certificate on the Parcel Map. The map shall be signed by Timothy Simpson, P.E., Licensed Engineer with the Utility Division.
2. All sanitary sewer easements shall reference the document creating the easement.
3. No permanent structures (including rockery or retaining walls, building's, etc.) shall be allowed within or upon any County maintained utility easement.

From: Lawson, Clara  
Sent: Monday, April 24, 2017 11:25 AM  
To: Pelham, Roger  
Cc: Vesely, Leo  
Subject: PM17-0005 310, 340 Lemmon Dr.

My recommendations for approval are:

\* The existing private access easements created per PM 5074 will not be relinquished, but that the 30' wide private access easement shall be extended from parcel B to parcel C.

\* On Parcel C, the southern 20' access easement per Doc no 2910559 shall be no ingress/egress between parcel C and the properties to the east.

Clara Lawson, PE, PTOE, Licensed Engineer  
Washoe County | Community Services Dept | Engineering Division 1001 E. Ninth St., Reno NV  
89520  
clawson@washoecounty.us | o 775-328-3603 | fax 775-328-3699  
Connect with us: cMail | Twitter | Facebook | www.washoecounty.us

**WTPM17-0005**  
**EXHIBIT B**

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

May 3, 2017

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

RE: FDM, LLC; APN 552-190-08  
Tentative Parcel Map; WTPM17-0005

Dear Mr. Pelham:

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

1. The WCHD has reviewed the proposed Tentative Parcel Map and have no objections to the approval of this parcel map as proposed.

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

Sincerely,



James English, REHS, CP-FS  
EHS Supervisor  
Waste Management/Land Development Programs

JE:wr

ENVIRONMENTAL HEALTH SERVICES  
1001 East Ninth Street | P.O. Box 11130 | Reno, Nevada 89520  
775-328-2434 | Fax: 775-328-6176 | [washoecounty.us/health](http://washoecounty.us/health)  
Serving Reno, Sparks and all of Washoe County, Nevada | Washoe County is an Equal Opportunity Employer







**WASHOE COUNTY**  
**COMMUNITY SERVICES**  
INTEGRITY COMMUNICATION SERVICE

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

April 27, 2017

TO: Roger Pelham, Senior Planner, CSD, Planning & Development Division

FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD

SUBJECT: Tentative Parcel Map Case Number WTPM17-0005 (FDM, LLC)  
310 and 340 Lemmon Drive, Reno, on the east side of Lemmon Drive  
approximately 170 feet north of Buck Drive, Assessor's Parcel Numbers: 552-  
198-08 and 09

**Project description:**

This application is proposing the merger and re-subdivision of two parcels into three parcels. The two existing parcels are 42,856 ( $\pm$ .98 acres) and 36,569 ( $\pm$ .84 acres) square feet in size. The three resulting parcels are proposed to be 37,006 ( $\pm$ .85 acres), 32,367 ( $\pm$ .74 acres) and 10,052 ( $\pm$ .23 acres) square feet in size. Domestic water service is to be provided by the Truckee Meadows Water Authority (TMWA).

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

- 1) The Parcel Map shall contain TMWA's note and acknowledgement regards all conditions necessary for future provision of water service to these 3 parcels. Or a valid will serve from TMWA for the 3 newly created parcels is also acceptable.



Washoe County  
**COMMUNITY SERVICES DEPARTMENT**  
*Engineering and Capital Projects*

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**INTEROFFICE MEMORANDUM**

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**PARCEL MAP REVIEW**

DATE: 4/20/17  
TO: Department of Community Services, Roger Pelham  
FROM: Mike Gump, PLS, Engineering Division  
**SUBJECT:** *Parcel Map for: FDM, LLC*  
*Parcel Map Case No.: WTPM17-0005*  
*APN: 552-190-08 & 09*  
*Review Date:*  
*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. Comply with the conditions of the Washoe County technical check for this map.
2. Complete the Surveyor's Certificate.
3. Remove debris and unlicensed vehicles from the proposed division.
4. Place a note on the map stating that the natural drainage will not be impeded.
5. Indicate any drainage or other easements.
6. Provide evidence of documented access that favors the applicant (Reno approved driveway approaches).
7. Remove existing driveway approach, light pole, and asphalt driveway that will no longer have an access easement.
8. Add a Security Interest Holder's Certificate to the map if applicable.
9. If access to APN 552-190-08 & 09 is removed, provide documentation of replacement access.
10. Remove debris from existing drainage easements to ensure drainage flow.

WTPM17-0005 - Exhibit C  
Community Services Department

Planning and Development

TENTATIVE PARCEL MAP

(see page 5)

PARCEL MAP WAIVER

(see page 15)

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.

|  |                 |   |                 |
|--|-----------------|---|-----------------|
| <b>Project Information</b>   |                 | Staff Assigned Case No.: _____                        |                 |
| Project Name: <b>Parcel Map for FDM, LLC</b>   |                 |   |                 |
| Project Description: <b>Merger and Resubdivision of Parcel Map 5074</b>  |                 |   |                 |
| Project Address: <b>310 &amp; 340 Lemmon Drive, Reno Nevada, 89506</b>   |                 |   |                 |
| Project Area (acres or square feet): <b>1.82 acres or 79,425 sq ft</b>   |                 |   |                 |
| Project Location (with point of reference to major cross streets <b>AND</b> area locator):<br><b>NE of Lemmon Dr. and Buck Dr.</b> |                 |   |                 |
| Assessor's Parcel No.(s):  | Parcel Acreage: | Assessor's Parcel No.(s):                             | Parcel Acreage: |
| 552-190-08   | 42,856 sq ft    |   |                 |
| 552-190-09   | 36,569 sq ft    |   |                 |
| Section(s)/Township/Range: <b>NE 1/4 S 9, T20N, R19E</b>   |                 |   |                 |
| Indicate any previous Washoe County approvals associated with this application:<br>Case No.(s).                                    |                 |   |                 |
| <b>Applicant Information (attach additional sheets if necessary)</b>   |                 |   |                 |
| <b>Property Owner:</b>   |                 | <b>Professional Consultant:</b>                       |                 |
| Name: <b>FDM, LLC</b>  |                 | Name: <b>Odyssey Engineering, Inc</b>                 |                 |
| Address: <b>1580 Hymer Ave #100, Sparks NV</b>   |                 | Address: <b>895 Roberta Lane Suite 104 Sparks, NV</b> |                 |
| Zip: <b>89431</b>  |                 | Zip: <b>89431</b>                                     |                 |
| Phone: <b>775-337-2063</b>   | Fax:            | Phone: <b>775-359-3303</b>                            | Fax:            |
| Email:   |                 | Email: <b>rusty@odysseyreno.com</b>                   |                 |
| Cell:  | Other:          | Cell: <b>775-843-5394</b>                             | Other:          |
| Contact Person: <b>Frank Lepori</b>  |                 | Contact Person: <b>Rusty Combest</b>                  |                 |
| <b>Applicant/Developer:</b>  |                 | <b>Other Persons to be Contacted:</b>                 |                 |
| Name: <b>Odyssey Engineering, Inc</b>  |                 | Name:   |                 |
| Address: <b>895 Roberta Lane Suite 104 Sparks, NV</b>  |                 | Address:  |                 |
| Zip: <b>89431</b>  |                 | Zip:  |                 |
| Phone: <b>775-359-3303</b>   | Fax:            | Phone:  | Fax:            |
| Email: <b>rusty@odysseyreno.com</b>  |                 | Email:  |                 |
| Cell: <b>775-843-5394</b>  | Other:          | Cell:   | Other:          |
| Contact Person: <b>Rusty Combest</b>   |                 | Contact Person:                                       |                 |
| <b>For Office Use Only</b>   |                 |   |                 |
| Date Received:   | Initial:        | Planning Area:  |                 |
| County Commission District:  |                 | Master Plan Designation(s):                           |                 |
| CAB(s):  |                 | Regulatory Zoning(s):                                 |                 |

**Property Owner Affidavit**

**Applicant Name:** FRANK M LEPORI

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

STATE OF NEVADA     )  
   )  
COUNTY OF WASHOE     )

I, FRANK M Lepori  
(please print name)

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

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

Assessor Parcel Number(s): 552-190-08/09

Printed Name Frank M. Lepori

Signed [Signature]

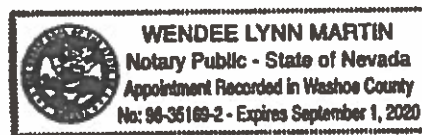
Address 1580 Hymer Ave #100 Sparks

Subscribed and sworn to before me this 20<sup>th</sup> day of March, 2017.

Wendee Lynn Martin  
Notary Public in and for said county and state

My commission expires: September 1, 2020

(Notary Stamp)



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

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

October 2016

## 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)?

400 ft northeast of the intersection of Buck and Lemmon Drive

- a. Please list the following:

| APN of Parcel | Land Use Designation | Existing Acres |
|---------------|----------------------|----------------|
| 552-190-08    | Vacant/Commercial    | 42.856 sq ft   |
| 552-190-09    | Vacant/Commercial    | 36.569 sq ft   |

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

Vacant, with paved access easement into AutoZone (APN 552-190-10)

3. What are the proposed lot standards?

|                   | Parcel 1     | Parcel 2     | Parcel 3     | Parcel 4 |
|-------------------|--------------|--------------|--------------|----------|
| Minimum Lot Area  | 32,367 sq ft | 10,052 sq ft | 37,006 sq ft |          |
| Minimum Lot Width | 75 ft        | 75 ft        | 75 ft        |          |

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 |
|------------------------------|--|

5. Utilities:

|                                 |               |
|---------------------------------|---------------|
| a. Sewer Service                | Washoe County |
| 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 |
|---|------------------------------------|------------------------------------|-----------------------------------|

- c. Washoe County Capital Improvements Program project?

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

7. What sewer services are necessary to accommodate the proposed tentative parcel map?

- a. Sewage System Type:

|   |           |                         |
|---|-----------|-------------------------|
| <input type="checkbox"/> Individual septic        |           |                         |
| <input checked="" type="checkbox"/> Public system | Provider: | WASHOE COUNTY MUNICIPAL |

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

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 #        | TBD | 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):

Will purchase water rights and dedicate to the water purveyor.

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.)

Yes     No    If yes, include a separate set of attachments and maps.

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.)

Yes     No    If yes, include a separate set of attachments and maps.

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

Yes     No    If yes, include a separate set of attachments and maps.

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.)?

Yes     No    If yes, include a separate set of attachments and maps.

13. If private roads are proposed, will the community be gated? If so, is a public trail system easement provided through the subdivision?

No



14. 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. |
|------------------------------|--|---|

15. 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 |
|----|

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

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

### Grading

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

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

|  |
|--|
| 1,750 CY of excavation is anticipated. |
|--|

18. 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?

A 336 CY import is anticipated.

19. 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?

The disturbed area can be seen from the North, East, and West. Existing commercial lies to the north, a landscape buffer is proposed. Existing residential lies to the east, a proposed 6' chain link fence with a slated screen is proposed to mitigate any impacts. Lemmon Drive lies to the west, and a landscape berm is proposed for mitigation

20. 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?

3:1 slopes are proposed for this project, landscaping will be placed on proposed slopes immediately after slope is constructed.

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

A proposed landscape berm is to be constructed along Lemmon Drive. The specified height of the berm is to be 1' above proposed grade. The landscape berm will be revegetated with permanent landscaping.

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

No retaining walls are required.

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

No trees will be removed.

24. 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?

None

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

Permanent irrigation is proposed.

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

No

27. Surveyor:

|              |  |
|--------------|--|
| Name         | Kelly R Combest                              |
| Address      | 895 Roberta Lane, Suite 104, Sparks NV 89431 |
| Phone        | 775-359-3303                                 |
| Cell         | 775-843-5394                                 |
| E-mail       | rusty@odysseyreno.com                        |
| Fax          |  |
| Nevada PLS # | 16444  |

## **Tentative Parcel Map Development Application Submittal Requirements**

**This sheet must accompany the original application and be signed by  
the Professional Land Surveyor.**

1. **Fees:** See Master Fee Schedule. Bring payment with your application to Community Services Department (CSD). Make check payable to Washoe County.
  - A separate \$299.00 check for the engineering technical review fee is required upon submittal.
2. **Development Application:** A completed Washoe County Development Application form.
3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
4. **Proof of Property Tax Payment:** The applicant must provide a written statement from the Washoe County Treasurer's Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.
5. **Application Materials:** The completed Tentative Parcel Map Application materials.
6. **Title Report:** A preliminary title report, with an effective date of no more than one hundred twenty (120) days of the submittal date, by a title company which provides the following information:
  - Name and address of property owners.
  - Legal description of property.
  - Description of all easements and/or deed restrictions.
  - Description of all liens against property.
  - Any covenants, conditions and restrictions (CC&Rs) that apply.

**Submit Title Report with "Original Packet" only. You may be requested to provide additional copies, but do not include Title Report in other copies of the packet.**

7. **Development Plan Specifications: (If the requirement is "Not Applicable," please check the box preceding the requirement)**
  - a. Map to be drawn using engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500' unless a prior approval is granted by the County Surveyor) showing all streets and ingress/egress to the property and must meet NRS standards as specified in NRS 278.466.
  - b. Property boundary lines, distances and bearings.
  - c. Contours at five (5) foot intervals or two (2) foot intervals where, in the opinion of the County Engineer, topography is a major factor in the development.
  - NA**  d. The cross sections of all right-of-ways, streets, alleys or private access ways within the proposed development, proposed name and approximate grade of each, and approximate radius of all curves and diameter of each cul-de-sac.
  - e. The width and approximate location of all existing or proposed easements, whether public or private, for roads, drainage, sewers, irrigation, or public utility purposes.
  - NA**  f. If any portion of the land within the boundary of the development is subject to inundation or storm water overflow, as shown on the adopted Federal Emergency Management Agency's Flood Boundary and Floodway Maps, that fact and the land so affected shall be clearly shown on the map by a prominent note on each sheet, as well as width and direction of flow of each water course within the boundaries of the development.

- NA**  g. The location and outline to scale of each existing building or structure that is not to be moved in the development.
- h. Existing roads, trails or rights-of-way within the development shall be designated on the map.
- i. Vicinity map showing the proposed development in relation to the surrounding area.
- j. Date, north arrow, scale, and number of each sheet in relation to the total number of sheets.
- k. Location of snow storage areas sufficient to handle snow removed from public and private streets, if applicable.
- NA**  l. All known areas of potential hazard including, but not limited to, earth slide areas, avalanche areas or otherwise hazardous slopes, shall be clearly designated on the map. Additionally, active fault lines (post-Holocene) shall be delineated on the map.
8. **Street Names:** A completed "Request to Reserve New Street Name(s)" form (included in application packet). Please print all street names on the Tentative Map. Note whether they are existing or proposed.
9. **Packets:** Four (4) packets and flash drive or DVD. One (1) packet must be labeled "Original" and must include the fee schedule (including the appropriate fees) and the original signed and notarized Owner Affidavit. Each packet shall include an 8.5" x 11" reduction of any large format sheets included in the application. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ x 11" display. Each packet shall include: one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

- Notes:
- (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.
  - (ii) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies to clarify the potential impacts and potential conditions of development to minimize or mitigate impacts resulting from the project. No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Development.
  - (iii) All oversized maps and plans must be folded to a 9" x 12" size.

I hereby certify, to the best of my knowledge, all information contained in this application is correct and meets all Washoe County Development Code requirements.

*Kelly R. Conest* PLS 16444  
Professional Land Surveyor

# Property Tax Reminder Notice

WASHOE COUNTY  
 PO BOX 30039  
 RENO, NV 89520-3039  
 775-328-2510

PIN: 55219008  
 AIN:

|   |            |
|---|------------|
| Balance Good Through:                             | 04/12/2017 |
| Current Year Balance:                             | \$0.00     |
| Prior Year(s) Balance:<br>(see below for details) | \$0.00     |
| Total Due:  | \$0.00     |

AUTO  
 :894315:  
 FDM LLC  
 1580 HYMER AVE 100  
 SPARKS NV 89431

Description:

Situs: 310 LEMMON DR  
 WASHOE COUNTY

This is a courtesy notice. If you have an impound account through your lender or are not sure if you have an impound account and need more information, please contact your lender directly. Please submit payment for the remaining amount(s) according to the due dates shown. Always include your PIN number with your payment. Please visit our website: [www.washoecounty.us/treas](http://www.washoecounty.us/treas)

| Current Charges     |      |             |      |            |         |          |          |       |         |
|---------------------|------|-------------|------|------------|---------|----------|----------|-------|---------|
| PIN                 | Year | Bill Number | Inst | Due Date   | Charges | Interest | Pen/Fees | Paid  | Balance |
| 55219008            | 2016 | 2016176590  | 1    | 08/15/2016 | 78.59   | 0.00     | 0.00     | 78.59 | 0.00    |
| Current Year Totals |      |             |      |            | 78.59   | 0.00     | 0.00     | 78.59 | 0.00    |

| Prior Years       |      |             |         |          |          |      |         |  |  |
|-------------------|------|-------------|---------|----------|----------|------|---------|--|--|
| PIN               | Year | Bill Number | Charges | Interest | Pen/Fees | Paid | Balance |  |  |
|                   |      |             |         |          |          |      |         |  |  |
| Prior Years Total |      |             |         |          |          |      |         |  |  |

# Property Tax Reminder Notice

WASHOE COUNTY  
 PO BOX 30039  
 RENO, NV 89520-3039  
 775-328-2510

PIN: 55219009  
 AIN:

|  |                   |
|--|-------------------|
| <b>Balance Good Through:</b>                             | <b>04/12/2017</b> |
| <b>Current Year Balance:</b>                             | <b>\$0.00</b>     |
| <b>Prior Year(s) Balance:</b><br>(see below for details) | <b>\$0.00</b>     |
| <b>Total Due:</b>  | <b>\$0.00</b>     |

AUTO  
 :894315:  
 FDM LLC  
 1580 HYMER AVE 100  
 SPARKS NV 89431

Description:

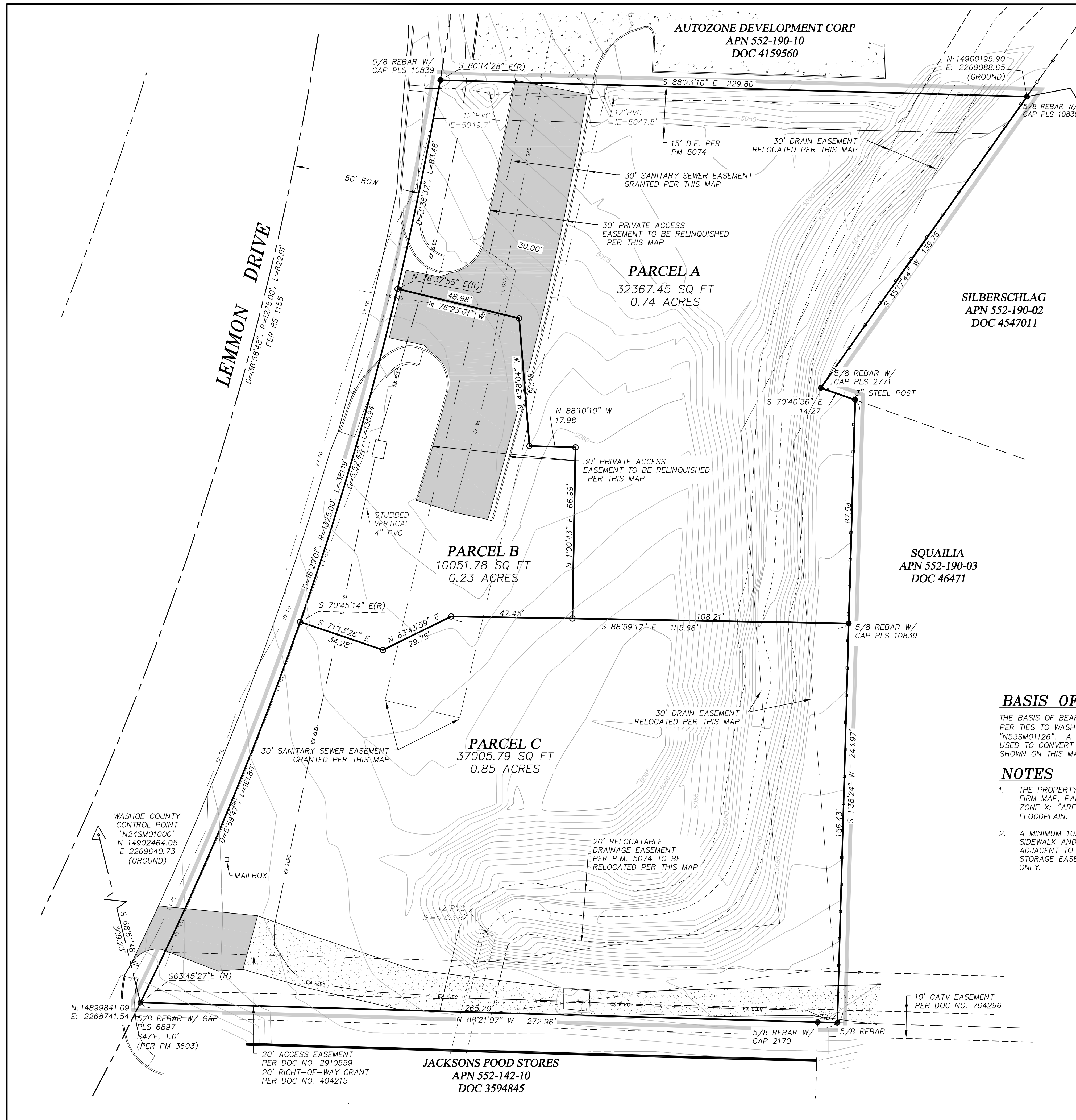
Situs: 340 LEMMON DR  
 WCTY

This is a courtesy notice. If you have an impound account through your lender or are not sure if you have an impound account and need more information, please contact your lender directly. Please submit payment for the remaining amount(s) according to the due dates shown. Always include your PIN number with your payment. Please visit our website: [www.washoecounty.us/treas](http://www.washoecounty.us/treas)

| Current Charges     |      |             |      |            |         |          |          |       |         |
|---------------------|------|-------------|------|------------|---------|----------|----------|-------|---------|
| PIN                 | Year | Bill Number | Inst | Due Date   | Charges | Interest | Pen/Fees | Paid  | Balance |
| 55219009            | 2016 | 2016176936  | 1    | 08/15/2016 | 68.77   | 0.00     | 0.00     | 68.77 | 0.00    |
| Current Year Totals |      |             |      |            | 68.77   | 0.00     | 0.00     | 68.77 | 0.00    |

| Prior Years       |      |             |         |          |          |      |         |  |
|-------------------|------|-------------|---------|----------|----------|------|---------|--|
| PIN               | Year | Bill Number | Charges | Interest | Pen/Fees | Paid | Balance |  |
|                   |      |             |         |          |          |      |         |  |
| Prior Years Total |      |             |         |          |          |      |         |  |

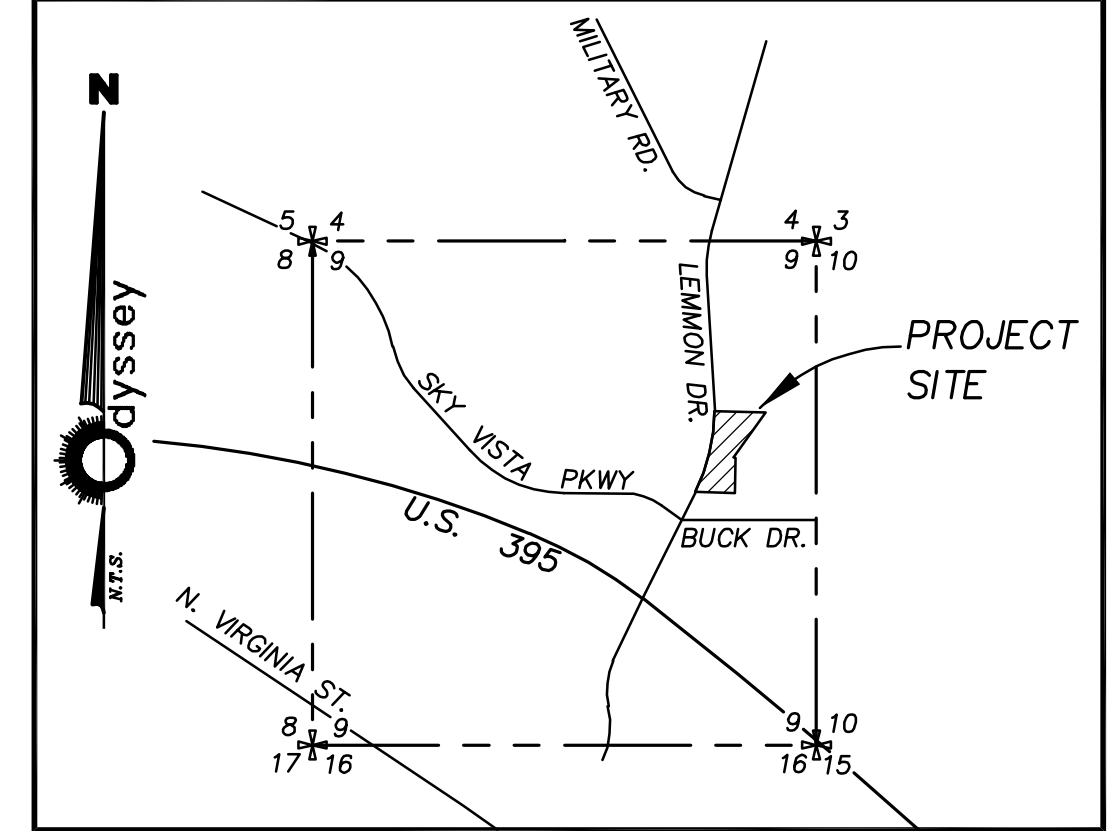




TIE WASHOE COUNTY CONTROL POINT  
 PER (R5) "N24SM01000"  
 T20N R19E N 14902464.05  
 4 3 E 2269640.73  
 9 10 (GROUND)

**LEGEND**

- SET 5/8 REBAR W/CAP OR NAIL/TAG-PLS 16444
- ⊕ FND PROPERTY CORNER AS NOTED
- ⊕ SECTION CORNER AS NOTED
- △ WASHOE COUNTY GPS CONTROL STATION
- (R) RADIAL BEARING
- (R#) REFERENCE NUMBER
- P.U.E. PUBLIC UTILITY EASEMENT
- P.M. PARCEL MAP
- T.M. TRACT MAP
- R.O.S. RECORD OF SURVEY
- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- - - EASEMENT LINE
- - - CENTERLINE
- - - SURVEY TIE
- GRAPHIC SCALE
- POST CURB
- CURB AND GUTTER
- EDGE OF PAVEMENT
- FENCE LINE
- - - EX GAS - - - EX GAS - - - EXISTING UNDERGROUND GAS LINE
- - - EX OH GAS - - - EX OH GAS - - - EXISTING OVERHEAD ELECTRIC LINE
- - - EX ELEC - - - EX ELEC - - - EXISTING UNDERGROUND ELECTRIC LINE
- AC PAVING
- CONCRETE
- GRAVEL ROAD



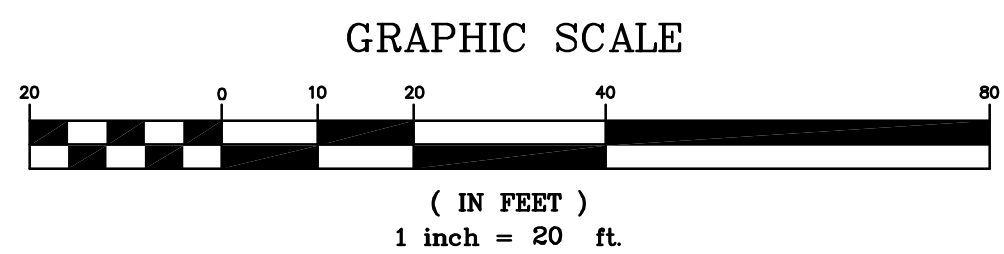
VICINITY MAP

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SURVEY IS NAD 83/94, NEVADA WEST ZONE, PER TIES TO WASHOE COUNTY CONTROL POINTS "N53SM01010" AND "N53SM01126". A COMBINED GRID TO GROUND FACTOR OF 1.000197939 WAS USED TO CONVERT PUBLISHED GRID COORDINATES TO GROUND. ALL DISTANCES SHOWN ON THIS MAP ARE GROUND DISTANCES.

**NOTES**

1. THE PROPERTY IS LOCATED WITHIN FLOOD ZONE X AS SHOWN ON FEMA FIRM MAP, PANEL NO. 32031C3026GG, EFFECTIVE DATE: MARCH 16, 2009. ZONE X: "AREAS DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN.
2. A MINIMUM 10.00 FOOT PUBLIC UTILITY, TRAFFIC CONTROL, SIGNAGE, SIDEWALK AND PLOWED SNOW STORAGE EASEMENT IS HEREBY GRANTED ADJACENT TO ALL STREET RIGHT OF WAYS. THE 10.00 FOOT PLOWED SNOW STORAGE EASEMENT IS FOR PLOWED SNOW FROM THE STREET RIGHT OF WAY ONLY.



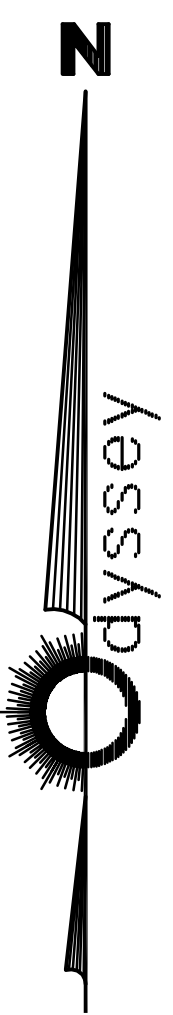
TOTAL AREA = 1.82 ± ACRES

TENTATIVE PARCEL MAP  
**FDM, LLC.**  
 BEING A MERGER AND RESUBDIVIDE  
 OF PARCEL 3 AND 4 OF PM 5074  
 SITUATE IN THE NORTHEAST 1/4 OF SECTION 9, T20N, R19E, M.D.M.  
 WASHOE COUNTY NEVADA

895 ROBERTA LANE, SUITE 104, SPARKS, NV 89431  
 (775) 359-3303

**odyssey ENGINEERING INCORPORATED**

SHEET 1 OF 1



**OWNER'S CERTIFICATE**

THIS IS TO CERTIFY THAT THE UNDERSIGNED, FDM, LLC, A NEVADA LIMITED LIABILITY COMPANY, IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278 AND TITLE 17 OF THE CITY OF SPARKS. THE EASEMENTS SHOWN HEREON ARE HEREBY GRANTED TO ALL PUBLIC UTILITY AND CABLE TV COMPANIES AND TRUCKEE MEADOWS WATER AUTHORITY, THEIR SUCCESSORS AND ASSIGNS, THOSE PERMANENT EASEMENTS DELINEATED HEREON FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY AND CABLE TV SYSTEMS AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM FOREVER.

FDM, LLC., A NEVADA LIMITED LIABILITY COMPANY

\_\_\_\_\_  
MANAGER DATE

**NOTARY PUBLIC CERTIFICATE**

STATE OF \_\_\_\_\_ } S.S.  
COUNTY OF \_\_\_\_\_ }  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_

BY \_\_\_\_\_ AS \_\_\_\_\_ OF  
FDM, LLC., A NEVADA LIMITED LIABILITY COMPANY PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

\_\_\_\_\_  
NOTARY PUBLIC  
(MY COMMISSION EXPIRES \_\_\_\_\_)

**UTILITY COMPANY'S CERTIFICATE**

THE UTILITY EASEMENTS SHOWN ON THIS PLAT TO BE RELINQUISHED, GRANTED OR TO REMAIN HAVE BEEN CHECKED, ACCEPTED, AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY COMPANIES TRUCKEE MEADOWS WATER AUTHORITY, AND CABLE TV COMPANIES.

SIERRA PACIFIC POWER COMPANY d/b/g NV ENERGY DATE  
BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_

NEVADA BELL d/b/g AT&T NEVADA DATE  
BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_

CHARTER COMMUNICATIONS DATE  
BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_

TRUCKEE MEADOWS WATER AUTHORITY DATE  
BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_

**NOTARY PUBLIC CERTIFICATE**

STATE OF \_\_\_\_\_ } S.S.  
COUNTY OF \_\_\_\_\_ }  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_

BY \_\_\_\_\_ AS \_\_\_\_\_ OF  
TRUCKEE MEADOWS WATER AUTHORITY, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

\_\_\_\_\_  
NOTARY PUBLIC  
(MY COMMISSION EXPIRES \_\_\_\_\_)

**NOTARY PUBLIC CERTIFICATE**

STATE OF \_\_\_\_\_ } S.S.  
COUNTY OF \_\_\_\_\_ }  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_

BY \_\_\_\_\_ AS \_\_\_\_\_ OF  
CHARTER COMMUNICATIONS, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

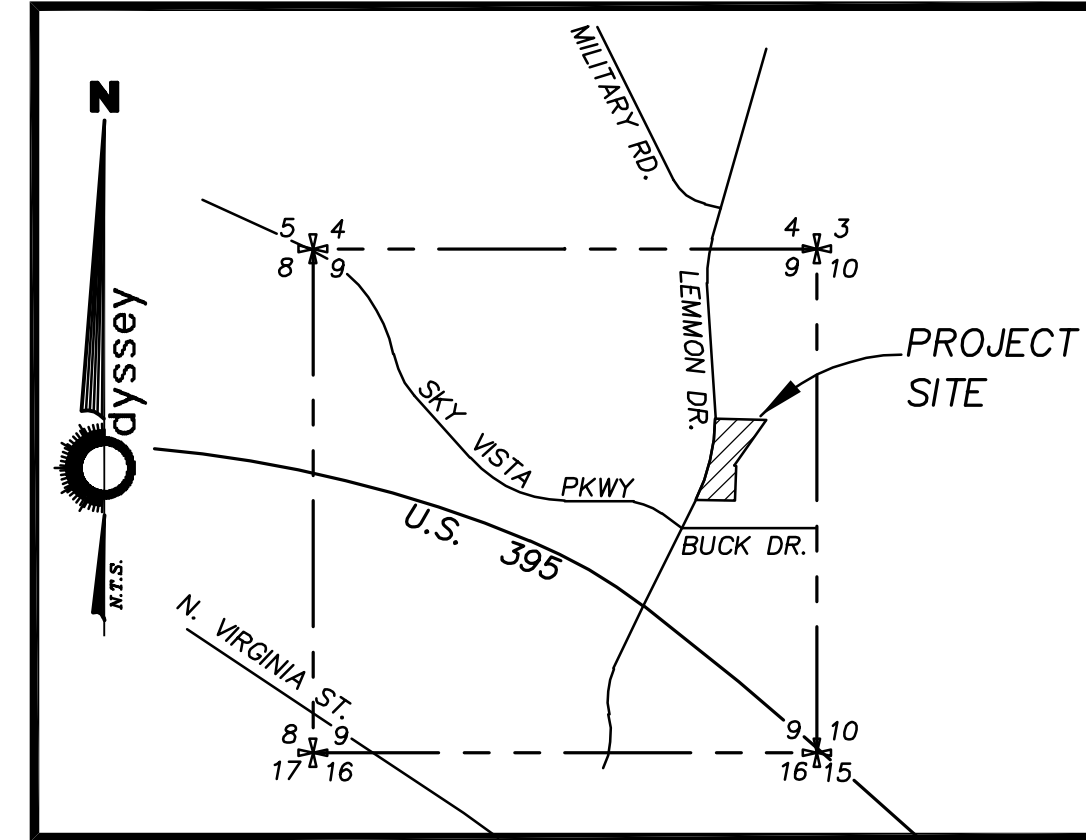
\_\_\_\_\_  
NOTARY PUBLIC  
(MY COMMISSION EXPIRES \_\_\_\_\_)

**NOTARY PUBLIC CERTIFICATE**

STATE OF \_\_\_\_\_ } S.S.  
COUNTY OF \_\_\_\_\_ }  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_

BY \_\_\_\_\_ AS \_\_\_\_\_ OF  
SIERRA PACIFIC POWER COMPANY d/b/g NV ENERGY, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

\_\_\_\_\_  
NOTARY PUBLIC  
(MY COMMISSION EXPIRES \_\_\_\_\_)



VICINITY MAP

**GENERAL NOTES**

- PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED, 5 FEET IN WIDTH COINCIDENT WITH ALL EXTERIOR BOUNDARIES, 10 FEET IN WIDTH ALONG ALL DEDICATED STREET RIGHTS-OF-WAYS AND 10 FEET IN WIDTH CENTERED ON ALL INTERIOR PARCEL LINES.
- A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICES TO THAT PARCEL AND THE EXCLUSIVE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY SERVICES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
- ALL PUBLIC UTILITY EASEMENTS INCLUDE CABLE TELEVISION.
- WITH THE DEVELOPMENT OF EACH PARCEL AND PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL DEDICATE SUFFICIENT WATER RIGHTS TO THE SERVICING WATER PURVEYOR AND PROVIDE THE CITY OF SPARKS A WILL SERVE LETTER.
- SEWAGE DISPOSAL SHALL BE BY CONNECTION TO A PUBLIC SEWER SYSTEM UNLESS OTHERWISE APPROVED AT THE TIME OF DEVELOPMENT.
- A PRIVATE DRAINAGE EASEMENT, 5 FEET IN WIDTH COINCIDENT WITH ALL REAR LOT LINES AND 10 FEET IN WIDTH CENTERED ON ALL INTERIOR LOT LINES IS ALSO HEREBY GRANTED FOR THE EXCLUSIVE PURPOSE OF PROVIDING DRAINAGE FOR THE MUTUAL BENEFIT OF ADJOINING PARCEL OWNERS. SAID EASEMENT TO BE RELOCATABLE WITH THE ADJUSTMENT OF BOUNDARY LINES AS AGREED UPON BY THE ADJOINING PARCEL OWNERS.
- A MINIMUM 10.00 FOOT PUBLIC UTILITY, TRAFFIC CONTROL, SIGNAGE, SIDEWALK AND PLOWED SNOW STORAGE EASEMENT IS HEREBY GRANTED ADJACENT TO ALL STREET RIGHT OF WAYS. THE 10.00 FOOT PLOWED SNOW STORAGE EASEMENT IS FOR PLOWED SNOW FROM THE STREET RIGHT OF WAY ONLY.
- NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT HAS BEEN ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGIC TIME.

**NOTARY PUBLIC CERTIFICATE**

STATE OF \_\_\_\_\_ } S.S.  
COUNTY OF \_\_\_\_\_ }  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_

BY \_\_\_\_\_ AS \_\_\_\_\_ OF  
NEVADA BELL d/b/g AT&T NEVADA, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

\_\_\_\_\_  
NOTARY PUBLIC  
(MY COMMISSION EXPIRES \_\_\_\_\_)

**TITLE COMPANY CERTIFICATE**

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THE OWNER SHOWN HEREON IS THE RECORD OWNER OF SAID LAND; THAT THE OWNER OF RECORD OF THE LAND HAS SIGNED THE FINAL MAP; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LAND TO BE DIVIDED AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE OWNERS FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED.

TICOR TITLE OF NEVADA, INC.

BY \_\_\_\_\_ TITLE \_\_\_\_\_ DATE \_\_\_\_\_

**WATER AND SEWER RESOURCE REQUIREMENTS CERTIFICATE**

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

\_\_\_\_\_  
WASHOE COUNTY DEPARTMENT OF WATER RESOURCES DATE

**COUNTY SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND PERFORMED A TECHNICAL MAP CHECK OF THE GEOMETRIC DATA SHOWN HEREON, PURSUANT TO THAT INTERLOCAL AGREEMENT RECORDED IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA, AS DOCUMENT NO. 2233806, AND I AM SATISFIED SAID GEOMETRIC DATA IS TECHNICALLY CORRECT.

\_\_\_\_\_  
MICHAEL E. GUMP, P.L.S. 13927  
WASHOE COUNTY SURVEYOR

**DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICATE**

THE FINAL PARCEL MAP CASE NO. \_\_\_\_\_ MEETS ALL THE 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 STATUTE CHAPTER 278.

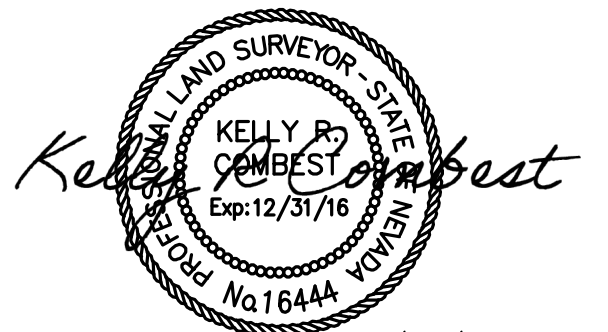
THIS FINAL MAP IS APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017, BY THE DIRECTOR OF COMMUNITY DEVELOPMENT OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

\_\_\_\_\_  
WILLIAM H. WHITNEY  
DIRECTOR OF PLANNING AND DEVELOPMENT DIVISION

**SURVEYOR'S CERTIFICATE**

I, KELLY R. COMBEST, 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 FDM, LLC.
- THE LANDS SURVEYED LIE WITHIN A PORTION OF THE NE 1/4 OF SECTION 9, T20N, R19E, M.D.M., CITY OF SPARKS, COUNTY OF WASHOE, STATE OF NEVADA, AND THE SURVEY WAS COMPLETED ON \_\_\_\_\_, 2017.
- 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, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
- THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



4/14/2017

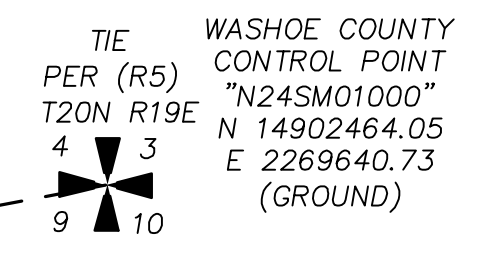
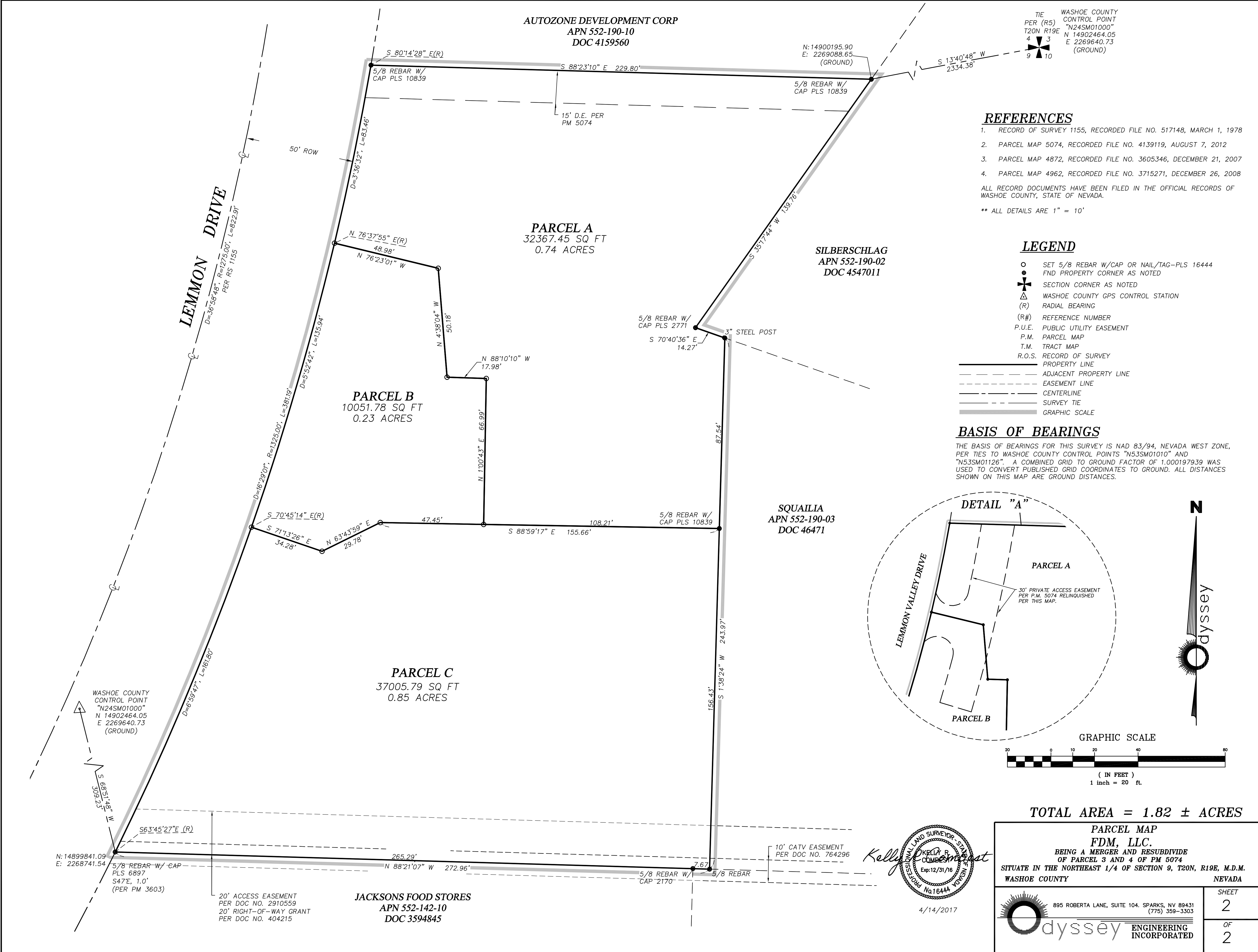
**DISTRICT BOARD OF HEALTH CERTIFICATE**

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

\_\_\_\_\_  
FOR THE DISTRICT BOARD OF HEALTH DATE

|   |  |                                 |
|---|--|---------------------------------|
| FILE NO.<br>FEE:<br>FILED FOR RECORD AT THE REQUEST OF _____<br>ON THIS DAY OF _____<br>2016, AT _____ MINUTES PAST _____<br>O'CLOCK, .M., OFFICIAL RECORDS<br>OF WASHOE COUNTY, NEVADA<br>LAWRENCE R. BURTNES, COUNTY RECORDER | <p><b>PARCEL MAP</b><br/><b>FDM, LLC.</b><br/>BEING A MERGER AND RESUBDIVIDE<br/>OF PARCEL 3 AND 4 OF PM 5074<br/>SITUATE IN THE NORTHEAST 1/4 OF SECTION 9, T20N, R19E, M.D.M.<br/>WASHOE COUNTY NEVADA</p> | <p>SHEET<br/>1<br/>OF<br/>2</p> |
| By: _____<br>DEPUTY   | <br>895 ROBERTA LANE, SUITE 104. SPARKS, NV 89431<br>(775) 359-3303  |                                 |





**REFERENCES**

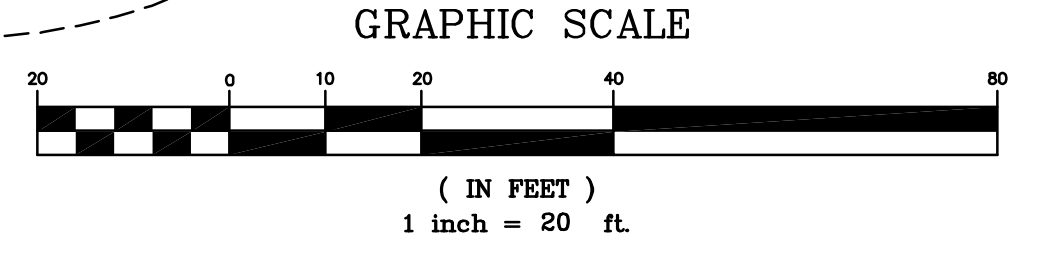
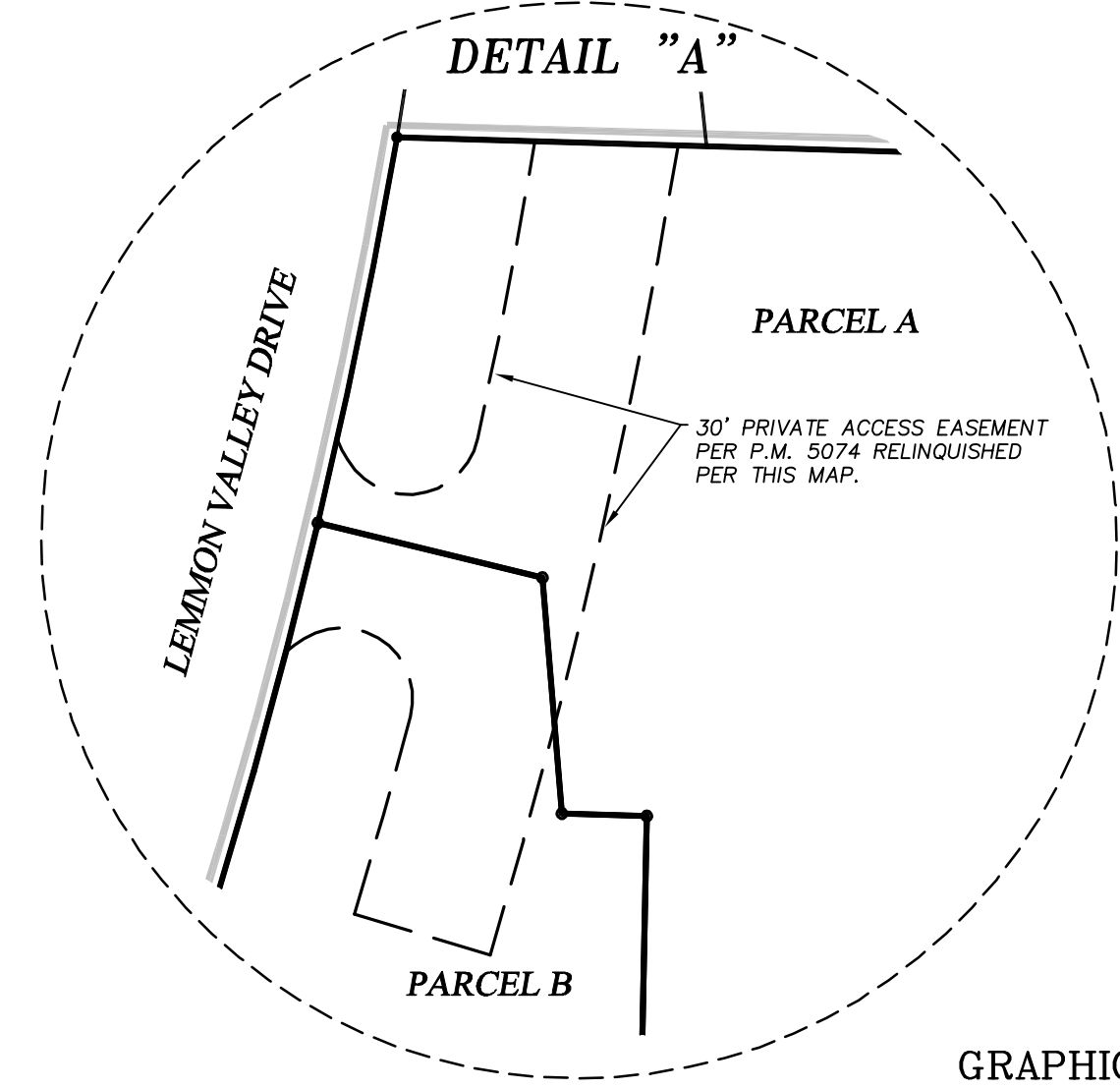
1. RECORD OF SURVEY 1155, RECORDED FILE NO. 517148, MARCH 1, 1978
  2. PARCEL MAP 5074, RECORDED FILE NO. 4139119, AUGUST 7, 2012
  3. PARCEL MAP 4872, RECORDED FILE NO. 3605346, DECEMBER 21, 2007
  4. PARCEL MAP 4962, RECORDED FILE NO. 3715271, DECEMBER 26, 2008
- ALL RECORD DOCUMENTS HAVE BEEN FILED IN THE OFFICIAL RECORDS OF WASHOE COUNTY, STATE OF NEVADA.
- \*\* ALL DETAILS ARE 1" = 10'

**LEGEND**

- SET 5/8 REBAR W/CAP OR NAIL/TAG-PLS 16444 FND PROPERTY CORNER AS NOTED
- ⊕ SECTION CORNER AS NOTED
- △ WASHOE COUNTY GPS CONTROL STATION
- (R) RADIAL BEARING
- (R#) REFERENCE NUMBER
- P.U.E. PUBLIC UTILITY EASEMENT
- P.M. PARCEL MAP
- T.M. TRACT MAP
- R.O.S. RECORD OF SURVEY
- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- - - EASEMENT LINE
- - - CENTERLINE
- - - SURVEY TIE
- ▬ GRAPHIC SCALE

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SURVEY IS NAD 83/94, NEVADA WEST ZONE, PER TIES TO WASHOE COUNTY CONTROL POINTS "N53SM01010" AND "N53SM01126". A COMBINED GRID TO GROUND FACTOR OF 1.000197939 WAS USED TO CONVERT PUBLISHED GRID COORDINATES TO GROUND. ALL DISTANCES SHOWN ON THIS MAP ARE GROUND DISTANCES.



**TOTAL AREA = 1.82 ± ACRES**

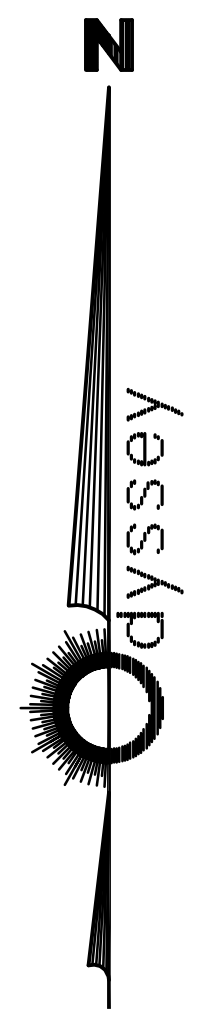
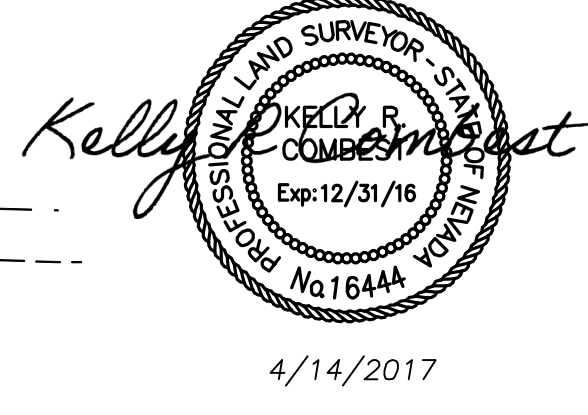
**PARCEL MAP**  
**FDM, LLC.**  
 BEING A MERGER AND RESUBDIVIDE  
 OF PARCEL 3 AND 4 OF PM 5074  
 SITUATE IN THE NORTHEAST 1/4 OF SECTION 9, T20N, R19E, M.D.M.  
 WASHOE COUNTY NEVADA

895 ROBERTA LANE, SUITE 104, SPARKS, NV 89431  
 (775) 359-3303

**odyssey ENGINEERING INCORPORATED**

4/14/2017

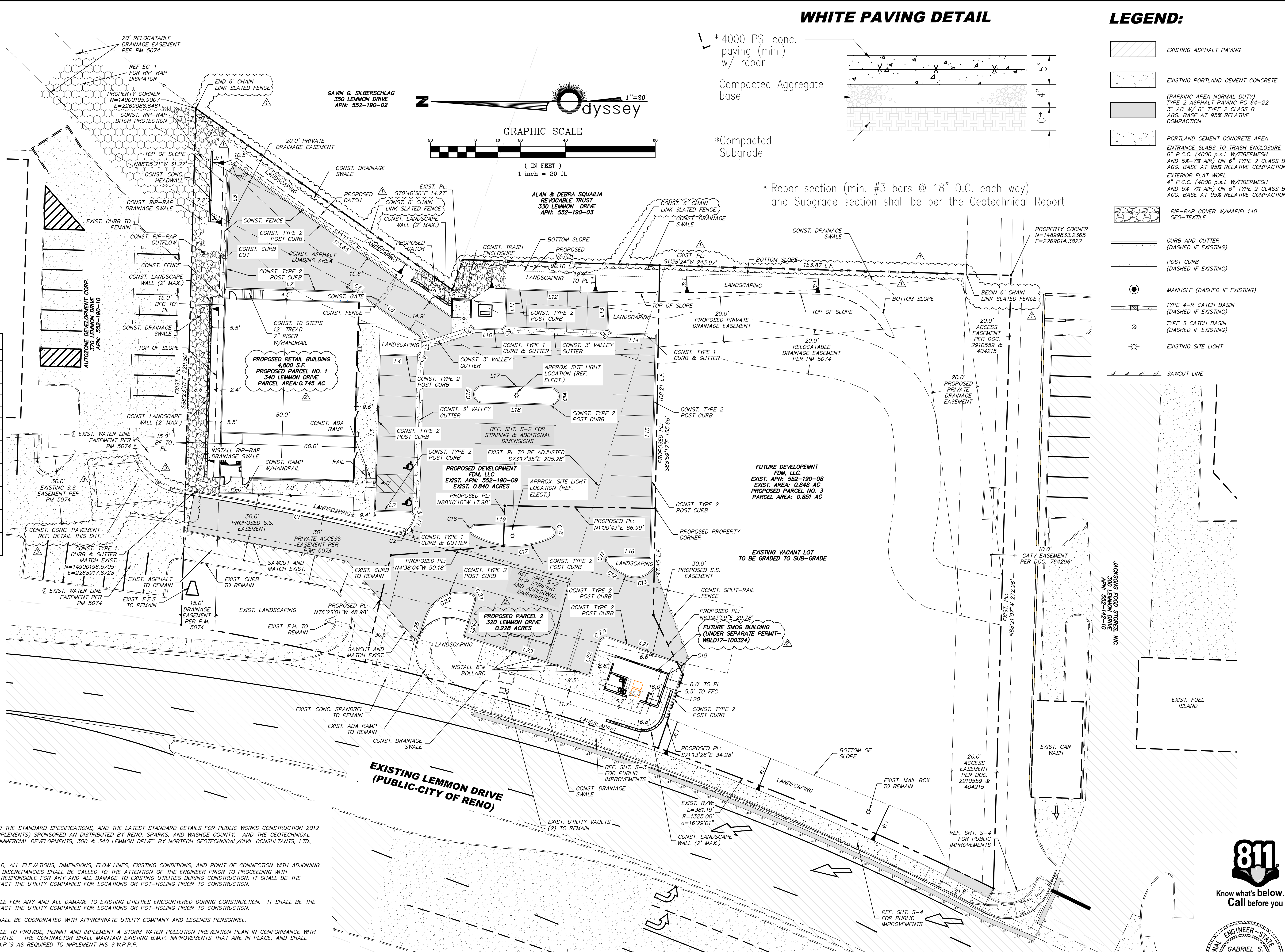
|       |   |
|-------|---|
| SHEET | 2 |
| OF    | 2 |



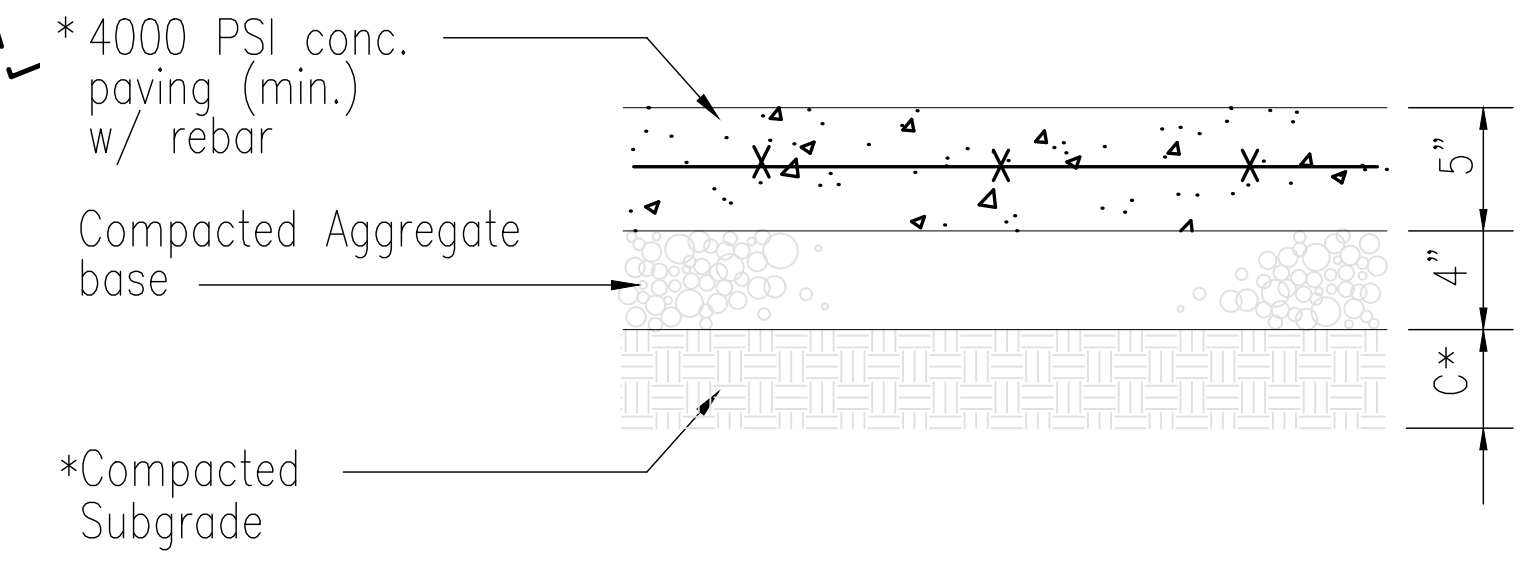


| LINE | DIRECTION   | LENGTH |
|------|-------------|--------|
| L1   | S70°07'43"E | 1.71'  |
| L2   | N1°54'38"E  | 14.92' |
| L3   | S88°12'14"E | 69.00' |
| L4   | S1°47'46"W  | 15.50' |
| L5   | S88°12'14"E | 3.87'  |
| L6   | N34°55'54"E | 31.81' |
| L7   | N1°43'16"E  | 56.83' |
| L8   | S88°02'21"E | 51.46' |
| L12  | N1°42'32"E  | 45.00' |
| L13  | S88°17'28"E | 15.80' |
| L14  | N1°24'12"E  | 19.05' |
| L15  | N88°35'48"W | 99.00' |
| L16  | N1°24'12"E  | 18.01' |
| L17  | S1°42'07"W  | 30.44' |
| L18  | N1°42'07"E  | 30.44' |
| L20  | S71°30'27"E | 20.12' |
| L21  | N19°57'32"E | 31.22' |
| L22  | N72°38'36"W | 15.29' |
| L23  | N17°21'24"E | 58.01' |
| L25  | N72°05'34"W | 10.08' |

| CURVE | LENGTH | RADIUS   | DELTA      |
|-------|--------|----------|------------|
| C1    | 89.97' | 1205.59' | 416°33'    |
| C2    | 11.03' | 7.55'    | 83°46'00"  |
| C3    | 4.70'  | 2.50'    | 107°37'24" |
| C4    | 3.93'  | 2.50'    | 90°00'00"  |
| C5    | 3.97'  | 4.00'    | 56°51'52"  |
| C6    | 2.43'  | 3.50'    | 39°44'09"  |
| C7    | 5.22'  | 2.50'    | 119°34'01" |
| C10   | 3.94'  | 2.50'    | 90°18'19"  |
| C11   | 4.03'  | 1.70'    | 136°11'13" |
| C12   | 10.14' | 32.39'   | 17°56'29"  |
| C13   | 14.56' | 10.28'   | 81°06'04"  |
| C14   | 12.19' | 3.88'    | 180°16'31" |
| C15   | 12.20' | 3.88'    | 180°24'32" |
| C19   | 7.73'  | 5.00'    | 88°32'01"  |
| C20   | 5.50'  | 3.50'    | 90°00'46"  |
| C21   | 3.93'  | 2.50'    | 90°03'40"  |
| C22   | 25.76' | 16.50'   | 89°26'58"  |



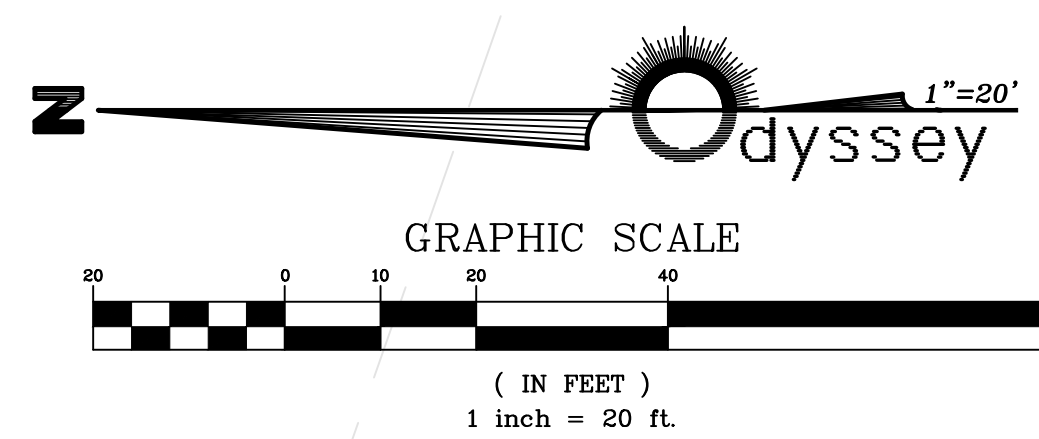
**WHITE PAVING DETAIL**



**LEGEND:**

- EXISTING ASPHALT PAVING
- EXISTING PORTLAND CEMENT CONCRETE
- (PARKING AREA NORMAL DUTY) TYPE 2 ASPHALT PAVING PG 64-22 3" AC W/ 6" TYPE 2 CLASS B AGG. BASE AT 95% RELATIVE COMPACTION
- PORTLAND CEMENT CONCRETE AREA ENTRANCE SLABS TO TRASH ENCLOSURE 6" P.C.C. (4000 p.s.i. W/FIBERMESH AND 58-7% AIR) ON 6" TYPE 2 CLASS B AGG. BASE AT 95% RELATIVE COMPACTION EXTERIOR FLAT WORK 4" P.C.C. (4000 p.s.i. W/FIBERMESH AND 58-7% AIR) ON 6" TYPE 2 CLASS B AGG. BASE AT 95% RELATIVE COMPACTION
- RIP-RAP COVER W/MARFI 140 GEO-TEXTILE
- CURB AND GUTTER (DASHED IF EXISTING)
- POST CURB (DASHED IF EXISTING)
- MANHOLE (DASHED IF EXISTING)
- TYPE 4-R CATCH BASIN (DASHED IF EXISTING)
- TYPE 3 CATCH BASIN (DASHED IF EXISTING)
- EXISTING SITE LIGHT
- SAWCUT LINE

\* Rebar section (min. #3 bars @ 18" O.C. each way) and Subgrade section shall be per the Geotechnical Report



**SITE NOTES:**

- ALL CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS, AND THE LATEST STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION 2012 ADDITION (AND ANY APPURTENANT SUPPLEMENTS) SPONSORED AND DISTRIBUTED BY RENO, SPARKS, AND WASHOE COUNTY, AND THE GEOTECHNICAL INVESTIGATION ENTITLED "PROPOSED COMMERCIAL DEVELOPMENTS, 300 & 340 LEMMON DRIVE" BY NORTECH GEOTECHNICAL/CIVIL CONSULTANTS, LTD., DATED AUGUST 25, 2016.
- THE CONTRACTOR SHALL VERIFY IN FIELD, ALL ELEVATIONS, DIMENSIONS, FLOW LINES, EXISTING CONDITIONS, AND POINT OF CONNECTION WITH ADJOINING PROPERTY (PUBLIC OR PRIVATE). ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT THE UTILITY COMPANIES FOR LOCATIONS OR POT-HOLING PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE TO EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT THE UTILITY COMPANIES FOR LOCATIONS OR POT-HOLING PRIOR TO CONSTRUCTION.
- ALL REQUIRED UTILITY SHUT-DOWNS SHALL BE COORDINATED WITH APPROPRIATE UTILITY COMPANY AND LEGENDS PERSONNEL.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE, PERMIT AND IMPLEMENT A STORM WATER POLLUTION PREVENTION PLAN IN CONFORMANCE WITH FEDERAL, STATE AND LOCAL REQUIREMENTS. THE CONTRACTOR SHALL MAINTAIN EXISTING B.M.P. IMPROVEMENTS THAT ARE IN PLACE, AND SHALL PROVIDE AND MAINTAIN ADDITIONAL B.M.P.'S AS REQUIRED TO IMPLEMENT HIS S.W.P.P.
- THE CONTRACTOR SHALL OBTAIN AND THE OWNER SHALL PAY FOR ALL NECESSARY PERMITS AND FEES REQUIRED FOR CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER, THE SOILS ENGINEER, NEVADA ENERGY, CITY OF SPARKS, AND THE TRUCKEE MEADOWS WATER AUTHORITY 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
- ALL DIMENSIONS ARE TO FRONT FACE OF CURB UNLESS NOTED OTHERWISE.
- ALL STRIPING AND SIGNAGE SHALL CONFORM TO THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS PREPARED BY THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION.

**BASIS OF BEARINGS:**

THE BASIS OF BEARING FOR THIS PROJECT IS BASED ON THE NEVADA STATE COORDINATE SYSTEM OF 1983, WEST ZONE, NAD 83/94. DISTANCES SHOWN ARE GROUND DISTANCES USING A PROJECT COMBINED GRID TO GROUND SCALE FACTOR OF 1.000197939.

**BASIS OF ELEVATIONS:**

DATUM: NAVD 88  
PROJECT BENCHMARK = CITY OF RENO BENCHMARK NO. 2997  
HAVING AN ELEVATION OF 5254.05'

**LEMON VALLEY RETAIL COMMERCIAL DEVELOPMENT PRIVATE SITE IMPROVEMENTS**  
WASHOE COUNTY, NEVADA

DATE: FEBRUARY 2017  
DRAWN BY: E.C.W.  
DESIGNED BY: E.C.W.  
CHECKED BY: G.S.W.

811 Know what's below. Call before you dig.

SCALE HORIZ. 1"=20'  
VERT. N.T.S.  
JOB NO. 3756  
SHEET S-1 OF 19

odyssey ENGINEERING INCORPORATED  
895 ROBERTA LANE, SUITE 104, SPARKS, NV 89431  
(775) 358-3303 FAX (775) 359-3329

GABRIEL S. WITTLER  
Exp. 6-30-18  
CIVIL  
No. 16858