



Parcel Map Review Committee Staff Report

Meeting Date: June 8, 2017

Subject: Parcel Map Case Number WTPM17-0006
Applicant/Owner: Julian and Joanna Smith
Agenda Item Number: 7B
Project Summary: Divide parcel of ±24.71-acres into four parcels; three of the new parcels will be ±4.01-acres each, and one new parcel will be ±12.67-acres.
Recommendation: **Approval with Conditions**
Prepared by: Kelly Mullin, Planner
Washoe County Community Services Department
Planning and Development Division
Phone: 775.328.3608
E-Mail: kmullin@washoecounty.us

Description

Tentative Parcel Map Case Number WTPM17-0006 (Smith) – For possible action, hearing, and discussion to approve a parcel map dividing one parcel of ±24.71-acres into four parcels. Three of the new parcels will be ±4.01-acres each, and one new parcel will be ±12.67-acres.

- **Property Owner:** Smith Trust
Attn: Julian Smith, Jr., and Joanna Smith, Trustees
8255 Eastlake Boulevard
Washoe Valley, NV 89704
- **Applicant:** Julian Smith, Jr.
8255 Eastlake Boulevard
Washoe Valley, NV 89704
- **Location:** 7515 South Virginia Street, approximately ½ mile south of its intersection with Franktown Road
- **Assessor's Parcel Number:** 055-292-16
- **Parcel Size:** ±24.71-acres
- **Master Plan Category:** Rural Residential (RR)
- **Regulatory Zone:** Medium Density Rural (MDR)
- **Area Plan:** South Valleys
- **Citizen Advisory Board:** South Truckee Meadows/Washoe Valley
- **Development Code:** Authorized in Article 606, *Parcel Maps*
- **Commission District:** 2 – Commissioner Lucey
- **Section/Township/Range:** Section 26, T16N, R19E, MDM, Washoe County, NV

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Parcel Map

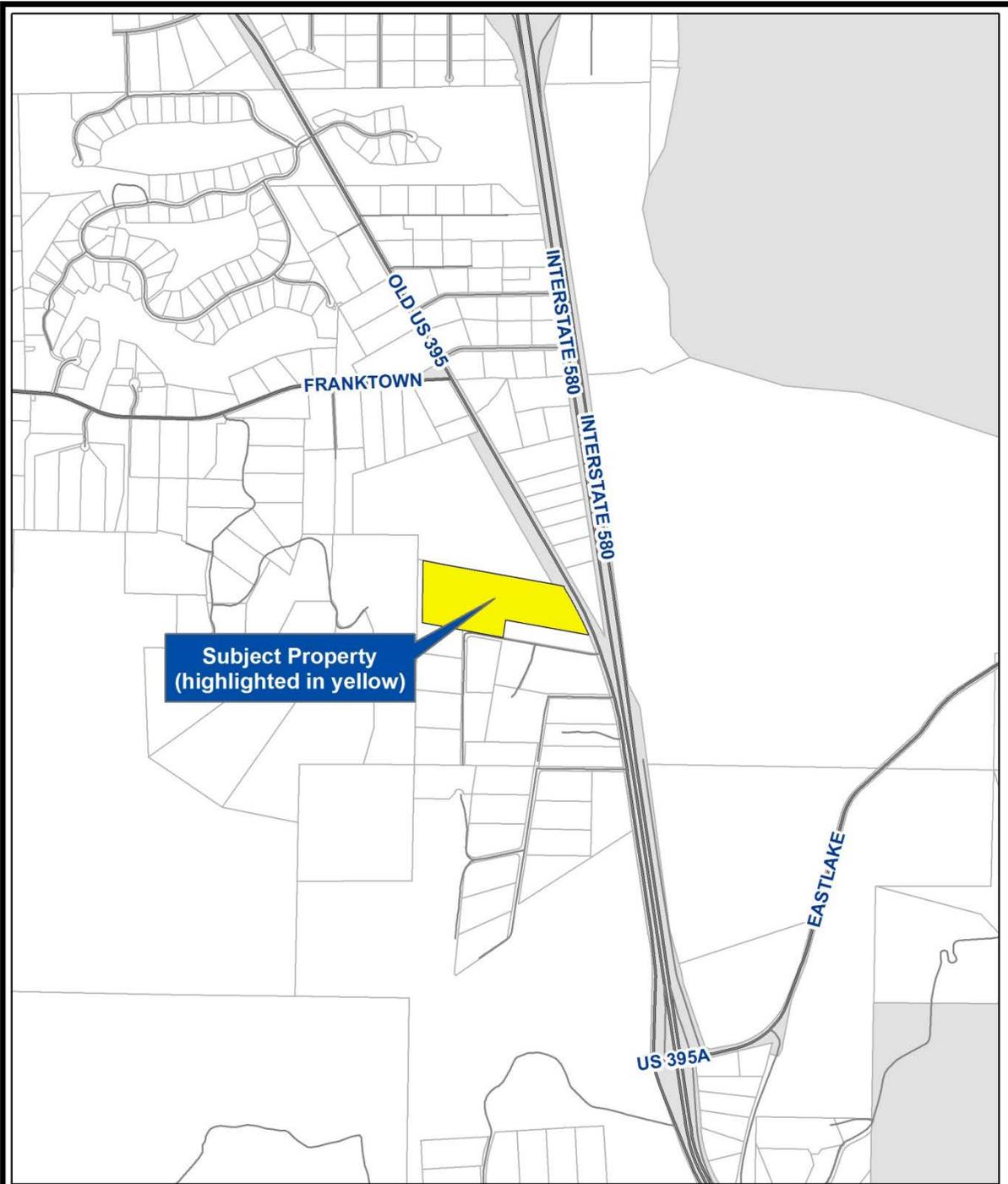
The purpose of a parcel map is to allow for the creation of subdivisions, merger and re-subdivision of existing lots, and common-interest communities consisting of four or fewer parcels pursuant to Washoe County Code (WCC) Chapter 110, Article 606, *Parcel Maps*. A tentative parcel map must be submitted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

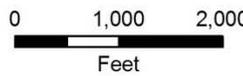
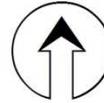
The Conditions of Approval for Tentative Parcel Map Case Number WTPM17-0006 is attached to this staff report and will be included with the Action Order if approved by the Parcel Map Review Committee.

The subject property has a regulatory zone of Medium Density Rural which allows one dwelling unit per five acres and a minimum lot size of four acres, per WCC Section 110.106.15. The current request is to divide the subject property into four parcels, with three parcels ± 4.01 acres in size, and one parcel ± 12.67 -acres in size.



Tentative Parcel Map Case No. WTM17-0006
Smith

Source: Planning & Development



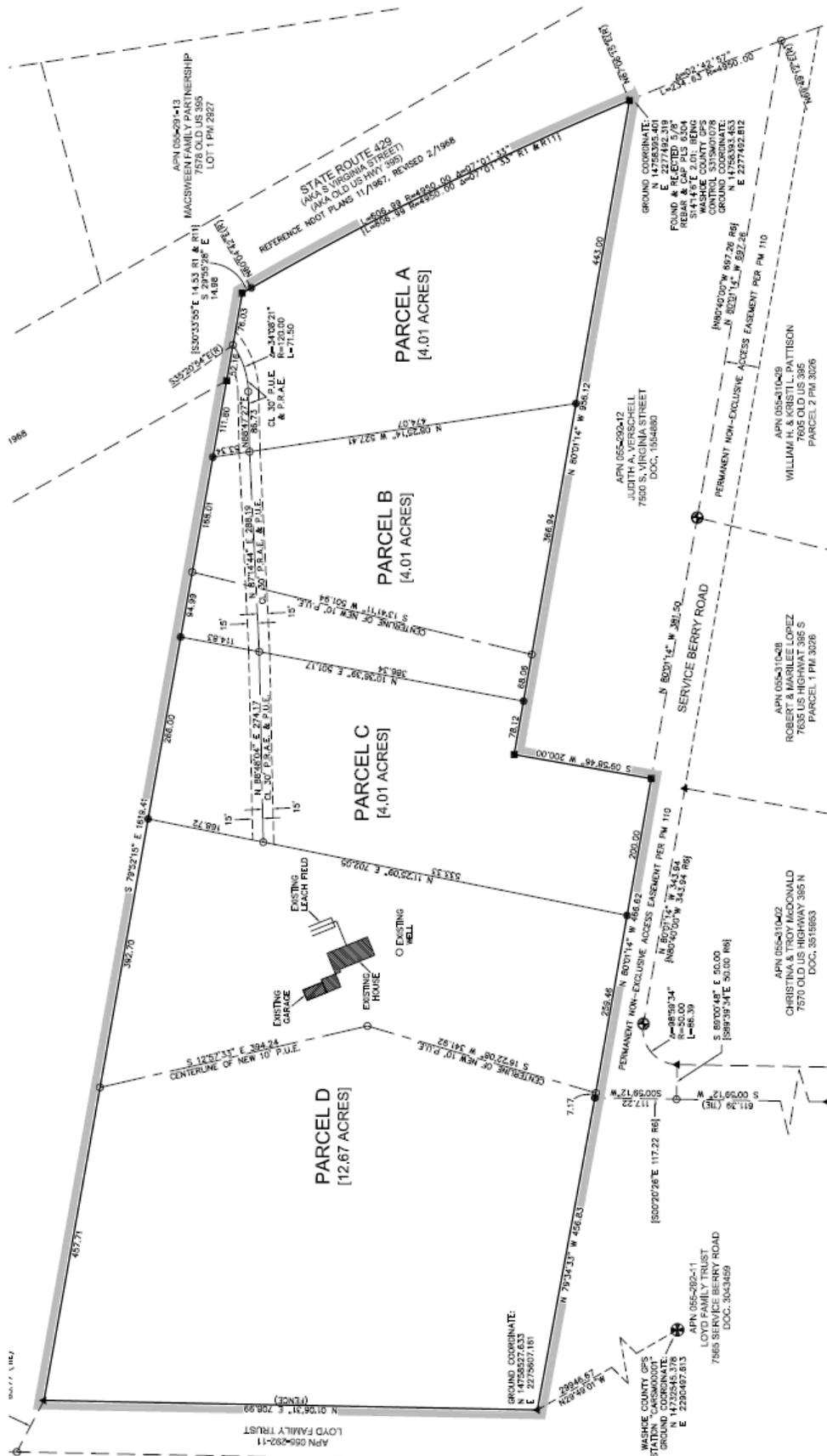
Date: May 11, 2017

Community Services
Department, Planning
and Development



Post Office Box 11130
Reno, Nevada 89520 (775) 328-3600

Vicinity Map



Site Plan

Tentative Parcel Map Evaluation

Regulatory Zone:	Medium Density Rural (MDR)
Maximum Lot Potential:	5
Number of Lots on Parcel Map:	4
Minimum Lot Size Required:	4-acres
Minimum Lot Size on Parcel Map:	±4.01-acres
Minimum Lot Width Required:	200 feet
Minimum Lot Width on Parcel Map:	200 feet

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

Development Suitability Constraints: The South Valleys Area Plan Development Suitability Map, a part of the South Valleys Area Plan, identifies the majority of the subject parcel as most suitable for development, with slopes above 15% and 30% along the far west portion of the property (within Parcel D).

The subject parcel is outside the Truckee Meadows Service Area (TMSA) and will be served by an individual well and septic system.

South Valleys Area Plan Modifiers

There is one South Valleys Area Plan Modifier within Article 210 of WCC Chapter 110 (Development Code) applicable to the proposed parcel map. WCC Section 110.210.05 requires dedication of sufficient certificated water rights, which is included as a recommended condition of approval.

Development Information

The subject parcel is developed with one single family dwelling. The required setbacks for the Medium Density Rural regulatory zone are 30 feet for front and rear yards and 50 feet for the side yards. The single family dwelling will continue to meet the above-mentioned setbacks, if the parcel map is approved.

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
- Washoe County Health District
 - Environmental Health Services Division
 - Air Quality Management Division
- Truckee Meadows Fire Protection District
- Regional Transportation Commission (RTC)
- Washoe-Storey Conservation District
- Charter Communications and NV Energy

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 the final map be in substantial compliance with all plans and documents submitted with the tentative parcel map, and offered conditions related to water rights dedication.

Contacts: Kelly Mullin, 775.328.3608, kmullin@washoecounty.us and
Vahid Behmaram, 775.954.4647, ybehmaram@washoecounty.us

- Washoe County Engineering and Capital Projects Division provided comments related to drainage, technical map requirements, and access.

Contact: Mike Gump, 775.328.2041, mgump@washoecounty.us

- Washoe County Health District provided conditions related to septic system location and requirements, and a test trench.

Contact: Wes Rubio, 775.328.2635, wrubio@washoecounty.us

The Regional Transportation Commission reviewed the application and indicated they had no comments or conditions of approval.

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, and 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 Health District and recommended conditions of approval were provided.

- 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 individual domestic wells. Recommended conditions of approval were provided for water rights dedication requirements.

- c) The availability and accessibility of utilities.

Staff Comment: The existing and proposed lots will be served by individual well and septic systems. Power will be provided through NV Energy.

- 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 three additional lots, which are anticipated to have minimal impacts on local services. The application was reviewed by fire and transportation agencies and no recommendation for denial was received.

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

Staff Comment: The proposed division of land is in conformity with the applicable provisions of the Washoe County Development Code and Master Plan, and the regulatory zoning on the property.

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

Staff Comment: The application was reviewed by the Planning and Development Division, Engineering and Capital Projects Division, and Regional Transportation Commission, and no recommendation for denial was received. The proposal is in conformance with the Area Plan and Master Plan 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 Washoe County Engineering and Capital Projects Division and the Regional Transportation Commission, and no recommendations for new streets or highways to serve the subdivision were received.

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

Staff Comment: The majority of the project site is identified as "most suitable for development" by the South Valleys Area Plan Development Suitability Map. The rear of parcel D contains slopes over 15% and 30%, but this lot is already developed with a single family residence. Appropriate conditions of approval have been provided to address natural constraints of the land.

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

Staff Comment: These provisions of statute refer to the preparation and distribution of tentative maps. All recommended conditions of approval have been included with the staff report.

- j) The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands.

Staff Comment: The application was reviewed by the 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 provided to Charter Communications for review, and neither comments nor a recommendation for denial were received.

- l) Recreation and trail easements.

Staff Comment: The proposal does not affect any existing recreational or trail easements in the area.

Recommendation

Those agencies which reviewed the application, either 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 WTPM17-0006 is being recommended for approval with conditions. Staff offers the following motion for the Parcel Map Review Committee's consideration.

Possible Motion

I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM17-0006 for Julian and Joanna Smith, 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 Commissioners, in which case the outcome of the appeal shall be determined by that Board. 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/Property Owner: Smith Trust
 Attn: Julian Smith, Jr. and Joanna Smith, Trustees
 8255 Eastlake Boulevard
 Washoe Valley, NV 89704

Representative: Summit Engineering Corp.
 Attn: Ryan Cook
 5405 Mae Anne Avenue
 Reno, NV 89523



Conditions of Approval

Parcel Map Case Number WTPM17-0006

The tentative parcel map approved under Parcel Map Case Number WTPM17-0006 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.

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 Division

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

General Conditions - Contact: Kelly Mullin, 775.328.3608, kmullin@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. WTPM17-0006 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.

MOJRA HAUENSTEIN, DIRECTOR, PLANNING AND DEVELOPMENT DIVISION

- d. 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.
- e. 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.

- f. Any regulations, procedures, and conditions adopted by Washoe County Health District must be met prior to recordation of a final map.
- g. Prior to recordation of the final map, the applicant shall provide evidence to the Planning and Development Division that setbacks for the existing structure will be met.

Water Rights Conditions – Contact: Vahid Behmaram, 775.954.4647, vbehmaram@washoecounty.us

- h. The subject parcel is not near any municipal, quasi-municipal or private water delivery infrastructure; therefore, resulting parcels will rely on Individual Domestic wells as their source of domestic water supply.
- i. 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.
- j. 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.
- k. The ground water rights subject to relinquishment MAY NOT be supplemental ground water which supplement primary surface water rights.
- l. 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.
- m. 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.

Washoe County Engineering and Capital Projects Division

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

General Conditions - Contact: Mike Gump, 775.328.2315, mqump@washoecounty.us

- a. Comply with the conditions of the Washoe County technical check for this map.
- b. Provide drainage easement on parcel A for standing water. Provide drainage/ overflow plan for water.
- c. Provide evidence of grading permit for fill (corral) on parcel B.
- d. Add a section corner tie.
- e. Remove structures, trees, poles and hydrants from the map.
- f. An NDOT driveway permit is required with acknowledgment of access to 4 parcels.
- g. Add a drainage easement for surface drainage along property lines.
- h. Remove debris and unlicensed vehicles from Parcel B. Could be place on Parcel D.
- i. All boundary corners must be set.

- j. Any access way shall be upgraded to a gravel road that will allow emergency vehicle travel, 2-way traffic (or pull outs), issuance of a building permit, and take drainage into consideration. Submit plans for review and approval.
- k. Add a Security Interest Holder's Certificate to the map if applicable.

Washoe County Health District

- 3. The following conditions are a requirement of the Washoe County Health District's Environmental Health Services Division, which shall be responsible for determining compliance with these conditions.

Contact: Wes Rubio, 775.328.2635, wrubio@washoecounty.us

- a. A complete septic layout for proposed "parcel D" will be required with the current location of the existing septic system, leach line repair area, and existing domestic well. The parcel must demonstrate that the existing septic system meets the current requirements in the WCHD Regulations Governing Sewage, Wastewater, and Sanitation.
- b. Additionally, a test trench is required on each of the proposed parcels C, B, and A. The test trench is required in order to determine if the parcel is suitable for on-site sewage disposal.

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



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: Kelly Mullen, Planner, CSD, Planning & Development Division

FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD

SUBJECT: Tentative Parcel Map Case Number WTPM17-0006 (Smith)
7515 South Virginia Street, approximately ½ mile south of its intersection with
Franktown Road, Assessor's Parcel Number: 055-292-16

Project description:

The applicant is proposing a parcel map dividing one parcel of ±24.71-acres into four parcels. Three of the parcels are ±4.01-acres each, and one parcel is ±12.67-acres. 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 subject parcel is not near any municipal, quasi-municipal or private water delivery infrastructure; therefore, resulting 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.



Washoe County
COMMUNITY SERVICES DEPARTMENT
Engineering and Capital Projects

INTEROFFICE MEMORANDUM

PARCEL MAP REVIEW

DATE:

TO: Department of Community Services, Kelly Mullin

FROM: Mike Gump, PLS, Engineering Division

SUBJECT: Parcel Map for: Smith Trust
Parcel Map Case No.: WTPM17-0006
APN: 055-292-16
Review Date:
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. Comply with the conditions of the Washoe County technical check for this map.
2. Provide drainage easement on parcel A for standing water. Provide drainage/overflow plan for water.
3. Provide evidence of grading permit for fill (corral) on parcel B.
4. Add a section corner tie.
5. Remove structures, trees, poles and hydrants from the map.
6. An NDOT driveway permit is required with acknowledgment of access to 4 parcels.
7. Add a drainage easement for surface drainage along property lines.
8. Remove debris and unlicensed vehicles from Parcel B. Could be place on Parcel D.
9. All boundary corners must be set.
10. Any access way shall be upgraded to a gravel road that will allow emergency vehicle travel, 2-way traffic (or pull outs), issuance of a building permit, and take drainage into consideration. Submit plans for review and approval.
11. Add a Security Interest Holder's Certificate to the map if applicable.

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

May 3, 2017

Kelly Mullin, Planner
Washoe County Community Services
Planning and Development Division
PO Box 11130
Reno, NV 89520-0027

RE: Smith; APN 055-292-16
Tentative Parcel Map; WTPM17-0006

Dear Ms. Mullin:

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 the following requirements in order to approve the proposed parcel map:
 - a. A complete septic layout for proposed "parcel D" will be required with the current location of the existing septic system, leach line repair area, and existing domestic well. The parcel must demonstrate that the existing septic system meets the current requirements in the WCHD Regulations Governing Sewage, Wastewater, and Sanitation.
 - b. Additionally, a test trench is required on each of the proposed parcels C, B, and A. The test trench is required in order to determine if the parcel is suitable for on-site sewage disposal.

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,



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

JE:wr



REGIONAL TRANSPORTATION COMMISSION

Metropolitan Planning • Public Transportation & Operations • Engineering & Construction

Metropolitan Planning Organization of Washoe County, Nevada

May 1, 2017

FR: Chrono/PL 183-17

Mr. Roger Pelham, Senior Planner
Community Services Department
Washoe County
PO Box 11130
Reno, NV 89520

**RE: WADMIN17-0004 (Classical Tahoe)
WPVAR17-0002 (Fisher/Kintz Front Yard Setback Reduction)
WSUP17-0008 (Quilici Group Care)
WSUP17-0009 (Truckee Meadows Water Authority)
WTPM17-0006 (Smith)
WTPM17-0007 (Kauffmann)**

Dear Mr. Pelham,

We have reviewed the above application and have no comments at this time.

Thank you for the opportunity to comment on this application. Please feel free to contact me at 775-332-0174 or email me at rkapuler@rtcwashoe.com if you have any questions or comments.

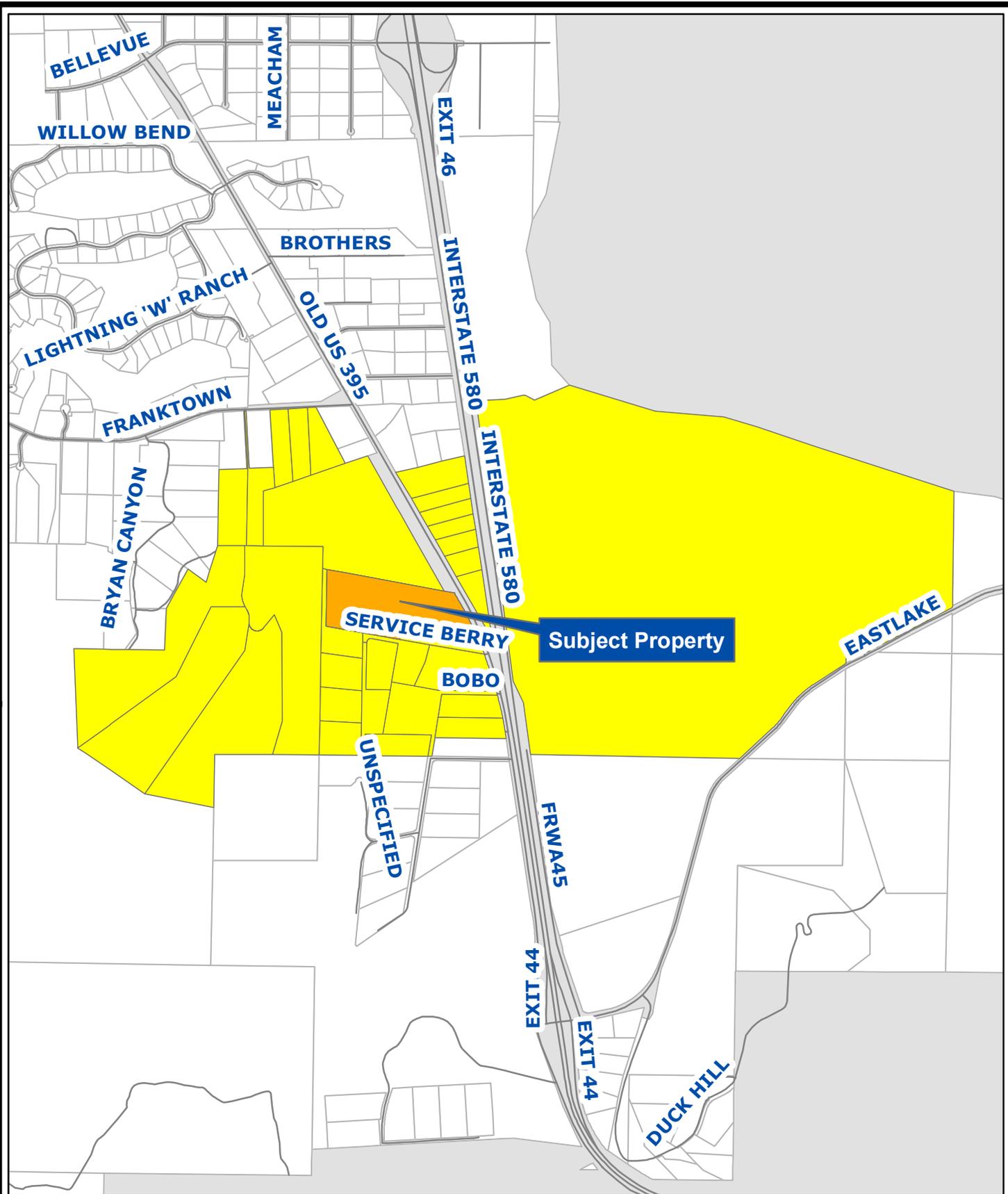
Sincerely,

Rebecca Kapuler
Planner

RK/jm

Copies: Mojra Hauenstein, Washoe County Community Services
Chad Giesinger, Washoe County Community Services
Kelly Mullin, Washoe County Community Services
Jae Pullen, Nevada Department of Transportation, District II
Daniel Doenges, Regional Transportation Commission
Tina Wu, Regional Transportation Commission
Julie Masterpool, Regional Transportation Commission
David Jickling, Regional Transportation Commission

/Washoe County no comment 05052017



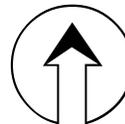
Public Notice Map

Tentative Parcel Map Case No. WTPM17-0006

Smith

Owners of 32 properties within 1250-feet of project site provided with notice

Source: Planning & Development



0 1,000 2,000



Feet

Date: May 25, 2017

Community Services
Department, Planning
and Development



Post Office Box 1000
Reno, Nevada 89520 (775) 326-3000

WTPM17-0006

EXHIBIT C

Smith Trust dated September 12, 2011
Application to Washoe County for a:
Parcel Map

Prepared by:



Ryan Cook, PLS, WRS, CFedS
VP & Surveying Department Manager

Summit Engineering Corp.

5405 Mae Anne Avenue

(775)747-8550

Fax 747-8559

www.summitnv.com

Prepared for:

Smith Trust dated September 12, 2011

Attn: Julian C. Smith Jr.

Trustee

8255 Eastlake BLVD.

Washoe Valley, NV 89704

April 17, 2017

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.
 - N/A 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.
 - ✓ 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.

- 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.
- 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.

N/A 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.

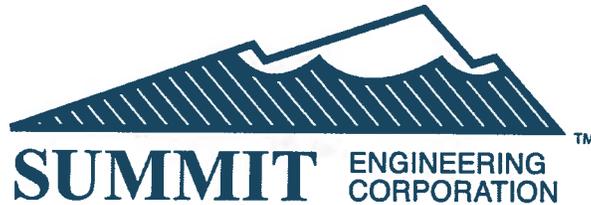


Professional Land Surveyor

ITEM 1

FEES

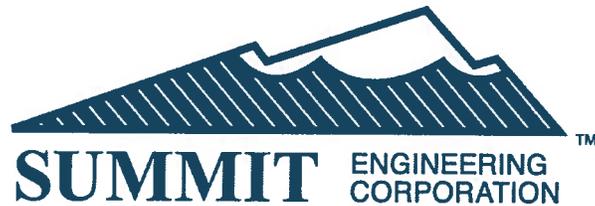
PARCEL MAP FOR
SMITH TRUST DATED SEPTEMBER 12, 2011



**5405 Mae Anne Ave
Reno, Nv 89523
(775) 747-8550
www.summitnv.com**

ITEM 2
DEVELOPMENT APPLICATION

PARCEL MAP FOR
SMITH TRUST DATED SEPTEMBER 12, 2011



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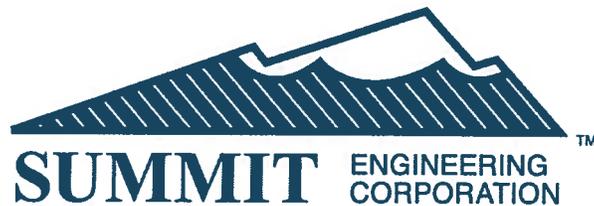
Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name: Parcel Map for the Smith Trust dated September 12, 2011			
Project Description: Merger and re-subdivision of Parcels 1 & 2 of Document #4072641 that results in three 4.01 acre parcels plus a remainder 12.67 acre parcel which includes the existing single family home.			
Project Address: 7515 S Virginia Street, Washoe Valley, NV			
Project Area (acres or square feet): 24.71+/- acres			
Project Location (with point of reference to major cross streets AND area locator): South end of Washoe Valley along SR 429 west of the intersection of SR 429 & I-580.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
055-292-16	24.71		
Section(s)/Township/Range: NE1/4 of Sec. 26, T16N, R19E, MDM			
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner: Smith Trust dated September 12, 2011		Professional Consultant: Summit Engineering Corp.	
Name: Julian C. Smith Jr., Trustee		Name: Ryan Cook	
Address: 8255 Eastlake Blvd., Washoe Valley, NV		Address: 5405 Mae Anne Avenue Reno, NV	
Zip: 89704		Zip: 89523 <input type="checkbox"/>	
Phone: 775-883-3200 <input type="checkbox"/> Fax:		Phone: 775-747-8550 Fax: 747-8559	
Email: julian@smithandharmer.com		Email: ryan@summitnv.com	
Cell: 775-882-2027 Other:		Cell: 775-223-7432 Other:	
Contact Person: Julian C. Smith Jr., Trustee		Contact Person: Ryan Cook	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Julian C. Smith Jr.		Name:	
Address: 8255 Eastlake Blvd., Washoe Valley, NV		Address:	
Zip: 89704		Zip:	
Phone: 775-883-3200 Fax:		Phone: Fax:	
Email: julian@smithandharmer.com		Email:	
Cell: 775-882-2027 Other:		Cell: Other:	
Contact Person: Julian C. Smith Jr.		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

ITEM 3
OWNER AFFIDAVIT

PARCEL MAP FOR
SMITH TRUST DATED SEPTEMBER 12, 2011



5405 Mae Anne Ave
Reno, Nv 89523
(775) 747-8550
www.summitnv.com

Property Owner Affidavit

Applicant Name: Parcel Map for the Smith Trust dated September 12, 2011

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, Julian C. Smith Jr
(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): 055-292-16

Printed Name Julian C. Smith Jr

Signed Julian C. Smith Jr

Address 8855 East Lake Blvd
Washoe Valley, NV. 89704

Subscribed and sworn to before me this
17th day of January, 2017.

Sandra J Mendez
Notary Public in and for said county and state

My commission expires: 10-19-19

(Notary Stamp)



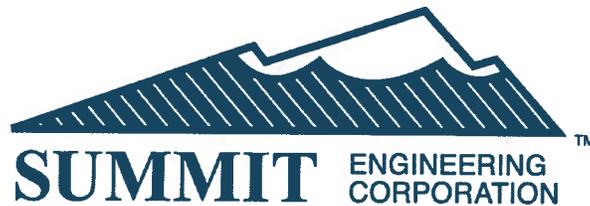
SANDRA R. MENDEZ
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 10-19-19
Certificate No: 98-12614-8

*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

ITEM 4
PROOF OF PROPERTY TAX PAYMENT

PARCEL MAP FOR
SMITH TRUST DATED SEPTEMBER 12, 2011



5405 Mae Anne Ave
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Washoe County Treasurer
 Tammi Davis

Bill Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

Washoe County Parcel Information		
Parcel ID	Status	Last Update
05529216	Active	1/25/2017 2:09:57 AM
Current Owner: SMITH TRUST 8255 EASTLAKE BLVD WASHOE VALLEY, NV 89704		SITUS: 7515 S VIRGINIA ST WCTY NV
Taxing District 4000	Geo CD:	
Legal Description		
SubdivisionName _UNSPECIFIED Township 16 Section 26 Lot Block Range 19		

Installments						
Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/15/2016	2016	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/3/2016	2016	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/2/2017	2016	\$0.00	\$0.00	\$0.00	\$0.00
INST 4	3/6/2017	2016	\$0.00	\$0.00	\$0.00	\$0.00
Total Due:			\$0.00	\$0.00	\$0.00	\$0.00

Tax Detail			
	Gross Tax	Credit	Net Tax
State of Nevada	\$120.64	(\$0.08)	\$120.56
Truckee Meadows Fire Dist	\$383.21	(\$0.26)	\$382.95
Washoe County	\$987.62	(\$0.67)	\$986.95
Washoe County Sc	\$807.93	(\$0.56)	\$807.37
Total Tax	\$2,299.40	(\$1.57)	\$2,297.83

Payment History				
Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2016	2016077300	B16.15031	\$2,297.83	7/28/2016

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

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

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

Change of Address

All requests for a mailing address change must be submitted in writing, including a signature (unless using the online form).

To submit your address change online [click here](#)

Address change requests may also be faxed to:
 (775) 328-2500

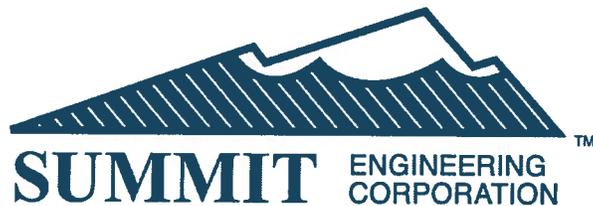
Address change requests may also be mailed to: Washoe County Treasurer
 P O Box 30039
 Reno, NV 89520-3039

The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

ITEM 5
APPLICATION MATERIALS

PARCEL MAP FOR
SMITH TRUST DATED SEPTEMBER 12, 2011



**5405 Mae Anne Ave
Reno, Nv 89523
(775) 747-8550
www.summitnv.com**

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)?

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
055-292-16	200 Single Family Residence	24.71 Ac

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

One existing single family residence near west-center of property.

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area	4.01 acres	4.01 acres	4.01 acres	12.67 acres
Minimum Lot Width	TBD	263'	200'	723'

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	Septic
b. Electrical Service/Generator	NV Energy
c. Water Service	Well

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

- a. Water System Type:

<input checked="" type="checkbox"/> Individual wells		
<input type="checkbox"/> Private water	Provider:	
<input type="checkbox"/> Public water	Provider:	

- b. Available:

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

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

- a. Sewage System Type:

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

- b. Available:

<input type="checkbox"/> Now	<input checked="" type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input checked="" type="checkbox"/> 5+ years
------------------------------	---	------------------------------------	--

- c. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" 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	TBD
b. Certificate #	TBD	acre-feet per year	TBD
c. Surface Claim #	TBD	acre-feet per year	TBD
d. Other, #	TBD	acre-feet per year	TBD

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):

TBD

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

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

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

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

12. Does the tentative parcel map involve common open space as defined in Article 408 of the Washoe County Development Code? (If so, please identify all proposed non-residential uses and all the open space parcels.)?

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

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.
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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.
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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?

N/A

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?

N/A

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?

N/A

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?

N/A

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?

N/A

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?

N/A

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

N/A

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?

N/A

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

N/A

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

N/A

27. Surveyor:

Name	Ryan Cook, PLS
Address	5405 Mae Anne Avenue Reno, NV 89523
Phone	775-747-8550
Cell	775-223-7432
E-mail	ryan@summitnv.com
Fax	775-7478559
Nevada PLS #	15224

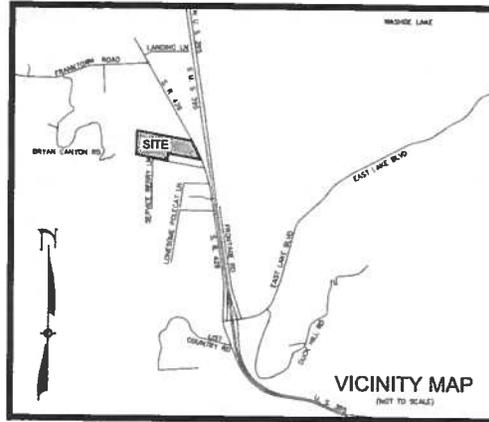
ITEM 7
DEVELOPMENT PLAN SPECIFICATIONS

PARCEL MAP FOR
SMITH TRUST DATED SEPTEMBER 12, 2011



**5405 Mae Anne Ave
Reno, Nv 89523
(775) 747-8550
www.summitnv.com**

TENTATIVE PARCEL MAP FOR THE SMITH TRUST DATED SEPTEMBER 12, 2011



OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, JULIAN C. SMITH, JR. AND JOHANNA SMITH, TRUSTEES OF THE SMITH TRUST DATED SEPTEMBER 12, 2011, ARE THE OWNERS OF THE TRACT OF LAND REPRESENTED ON THIS PLAT, AND HAVE CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278. THE PRIVATE NECESSARY ACCESS, DRAINAGE, AND PUBLIC UTILITY EASEMENTS BROWN AND NOTES HEREON ARE HEREBY GRANTED, TOGETHER WITH THE RIGHT OF EGRESS THEREON AND EGRESS THEREFROM FOREVER.

SMITH TRUST DATED SEPTEMBER 12, 2011

JULIAN C. SMITH, JR., TRUSTEE _____ DATE _____

JOHANNA SMITH, TRUSTEE _____ DATE _____

NOTARY PUBLIC CERTIFICATE

STATE OF NEVADA }
COUNTY OF WASHOE } 373

ON THIS _____ DAY OF _____, 2011, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN SAID COUNTY, JULIAN C. SMITH, JR. AND JOHANNA SMITH, WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREWITH SET MY HAND AND AFFIX MY OFFICIAL SEAL THE DATE AND YEAR FIRST WRITTEN ABOVE.

NOTARY PUBLIC: _____

UTILITY COMPANIES CERTIFICATE

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

BY ENERGY _____ DATE _____

BY TITLE _____

NEVADA BELL TELEPHONE COMPANY & N. AT&T NEVADA _____ DATE _____

BY TITLE _____

CHARIOT COMMUNICATION _____ DATE _____

BY TITLE _____

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT _____ DATE _____

BY TITLE _____

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 _____

SURVEYOR'S CERTIFICATE:

I, RYAN G. COOK, 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 JULIAN C. SMITH, JR. AND JOHANNA SMITH, TRUSTEES OF THE SMITH TRUST DATED SEPTEMBER 12, 2011.
- THE LANDS SURVEYED LIE WITHIN THE NE 1/4 OF SECTION 26, T10N, R10E, M04, AND THE SURVEY WAS COMPLETED ON _____.
- THIS PLAT COMPLES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- THE INSTRUMENTS REFLECTED ON THE PLAT ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT JULIAN C. SMITH, JR. AND JOHANNA SMITH, TRUSTEES OF THE SMITH TRUST DATED SEPTEMBER 12, 2011, OWN OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNERS OF RECORD OF SAID LAND, THAT ALL THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP, THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS TO BE OBTAINED, AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE COMMON INTEREST COMMUNITY FOR DELINQUENT STATE DUES.

THE COUNTY, MUNICIPAL, TERRITORIAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS, AND THAT A CHANGE HAS BEEN MADE WITH REGARD TO ALL OF THE ABOVE.

FOR THE TITLE COMPANY, INC. _____ DATE _____

BY TITLE _____

DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE

THE FINAL PARCEL MAP CASE NO. PH-_____ MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODES, PROFESSIONAL IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREON BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. ANY DEFECTS OF OMISSIONS IS (ARE) REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278.

THE FINAL MAP IS APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2011, BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH THE NEVADA REVISED STATUTES 278.071 THROUGH 278.472.

WILLIAM H. WHEAT, DIRECTOR
PLANNING AND DEVELOPMENT DIVISION

WATER AND SEWER RESOURCE REQUIREMENTS CERTIFICATE

THE PROJECT/DEVELOPMENT DEPICTED ON THIS MAP IS IN CONFORMANCE WITH THE PROVISIONS OF ARTICLE 422 OF THE WASHOE COUNTY DEVELOPMENT CODE (CHAPTER 110).

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT _____ DATE _____

TAX CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THIS LAND FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE COMPLETION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO NRS 361A.760.

APN 053-292-11

WASHOE COUNTY TREASURER _____ DATE _____

TITLE: _____

COUNTY RECORDER'S CERTIFICATE

FILE NO. _____ FILE # _____

FILED FOR RECORD AT THE REQUEST OF SUMMIT ENGINEERING CORPORATION ON THIS

DAY OF _____, 2011, AT _____ MINUTES PAST _____ O'CLOCK _____ U.

OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

COUNTY RECORDER _____ BY: DEPUTY _____

TENTATIVE PARCEL MAP
FOR THE
SMITH TRUST
DATED SEPTEMBER 12, 2011

THIS IS A MERGER AND RESUBDIVISION PER NRS 278
A DIVISION OF PARCELS 1 AND PARCELS 2 OF DOC. 4072841
LOCATED WITHIN THE NE 1/4 SECTION 26, T10N, R10E, M04
WASHOE VALLEY WASHOE COUNTY NEVADA

S. UNITS: 100' x 100' (100' x 100' x 100' x 100')

SUMMIT ENGINEERING
3000 WEST WASHOE AVENUE, SUITE 100, WASHOE COUNTY, NV 89446

SHEET	1
OF	2



5405 Mae Anne Ave
 Reno, Nv 89523
 (775) 747-8550
 www.summitnv.com

**USGS
 Quaternary Faults**

Legend

- Project Site
- Parcel Base

USGS Fault Data

name, age

- Mount Rose fault zone, <1,600,000
- Mount Rose fault zone, <15,000



1 inch = 300 feet



Data source: USGS Fault Data -
<https://earthquake.usgs.gov/hazards/qfaults/>
 Orhto Photos: Google Earth 7/13/2016
 & NAIP 6/16/2015





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**U.S. Fish & Wildlife
 National Wetlands Inventory**

Legend

-  Project Site
-  Parcel Base
-  Freshwater Emergent Wetland
-  Freshwater Pond
-  Riverine



1 inch = 300 feet



Data source: FWS Wetland Inventory -
<https://www.fws.gov/wetlands/Data/State-Downloads.html>
 Ortho Photos: Google Earth 7/13/2016
 & NAIP 6/16/2015

No proposed/forseeable impact to
 dry pond bed.

PARCELD

PARCELC

PARCELB

PARCELA

SR
429

580