



Parcel Map Review Committee Staff Report

Meeting Date: June 8, 2017

Subject: Parcel Map Case Number WTPM17-0007

Applicant/Owner: Dyke and Beth Kauffmann

Agenda Item Number: 7C

Project Summary: Divide one parcel of ±40.08-acres into four parcels. Three of the new parcels will be ±5.00-acres each, and one new parcel will be ±25.05-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 WTPM17-0007 (Kauffmann) – For possible action, hearing and discussion to approve a parcel map dividing one parcel of ±40.08-acres into four parcels. Three of the new parcels will be ±5.00-acres each, and one new parcel will be ±25.05-acres.

- **Applicant/Property Owner:** Dyke and Beth Kauffmann
4320 Eastlake Boulevard
Carson City, NV 89704
- **Location:** 0 Kauffmann Court, approximately 500 feet west of
Eastlake Boulevard
- **Assessor's Parcel Number:** 050-550-14
- **Parcel Size:** ±40.08-acres
- **Master Plan Category:** Suburban Residential (SR)
- **Regulatory Zone:** Low Density Suburban (LDS)
- **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 5, T16N, R20E, MDM,
Washoe County, NV

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Parcel Map

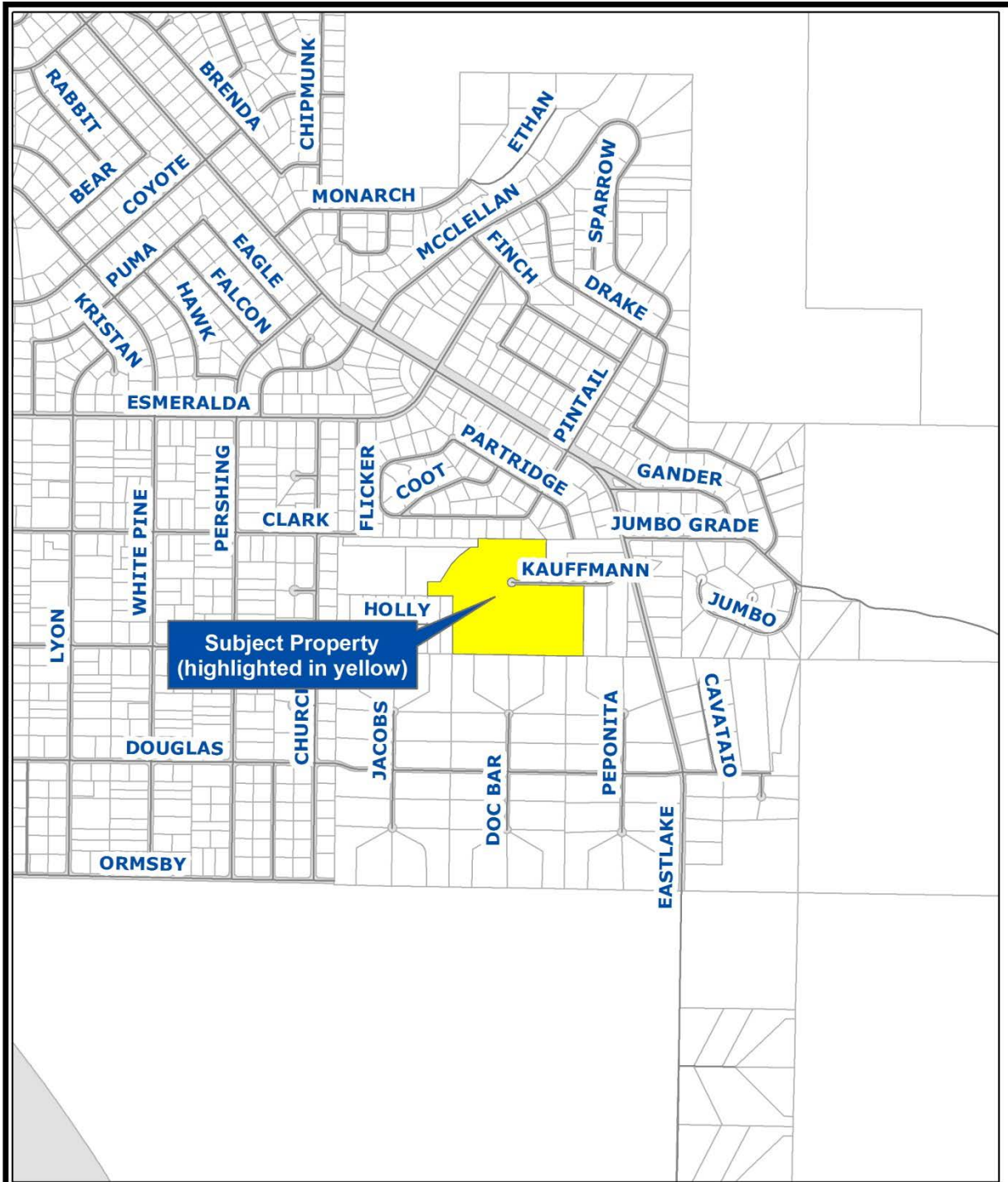
The purpose of a parcel map is to allow for the creation of subdivisions, merger and re-subdivision of existing lots, and common-interest communities consisting of four or fewer parcels pursuant to Washoe County Code (WCC) Chapter 110, Article 606, *Parcel Maps*. A tentative parcel map must be submitted 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 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 WTPM17-0007 is attached to this staff report and will be included with the Action Order if approved by the Parcel Map Review Committee.

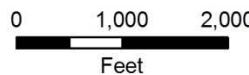
The subject property is ±40.05-acres in size and has a regulatory zone of Low Density Suburban. In general, this regulatory zone would allow one dwelling unit per acre and a minimum lot size of 35,000 square feet, per WCC Section 110.106.15. However, WCC Section 110.210.05 requires new lots to be a minimum of five acres in size in the East Lake area of the Washoe Valley Hydrographic Basin. The current request is to divide the subject property into four parcels, with three parcels ±5.00 acres in size, and one parcel ±25.05-acres in size.



**Subject Property
(highlighted in yellow)**

Tentative Parcel Map Case No. WTM17-0007
Kauffmann

Source: Planning & Development



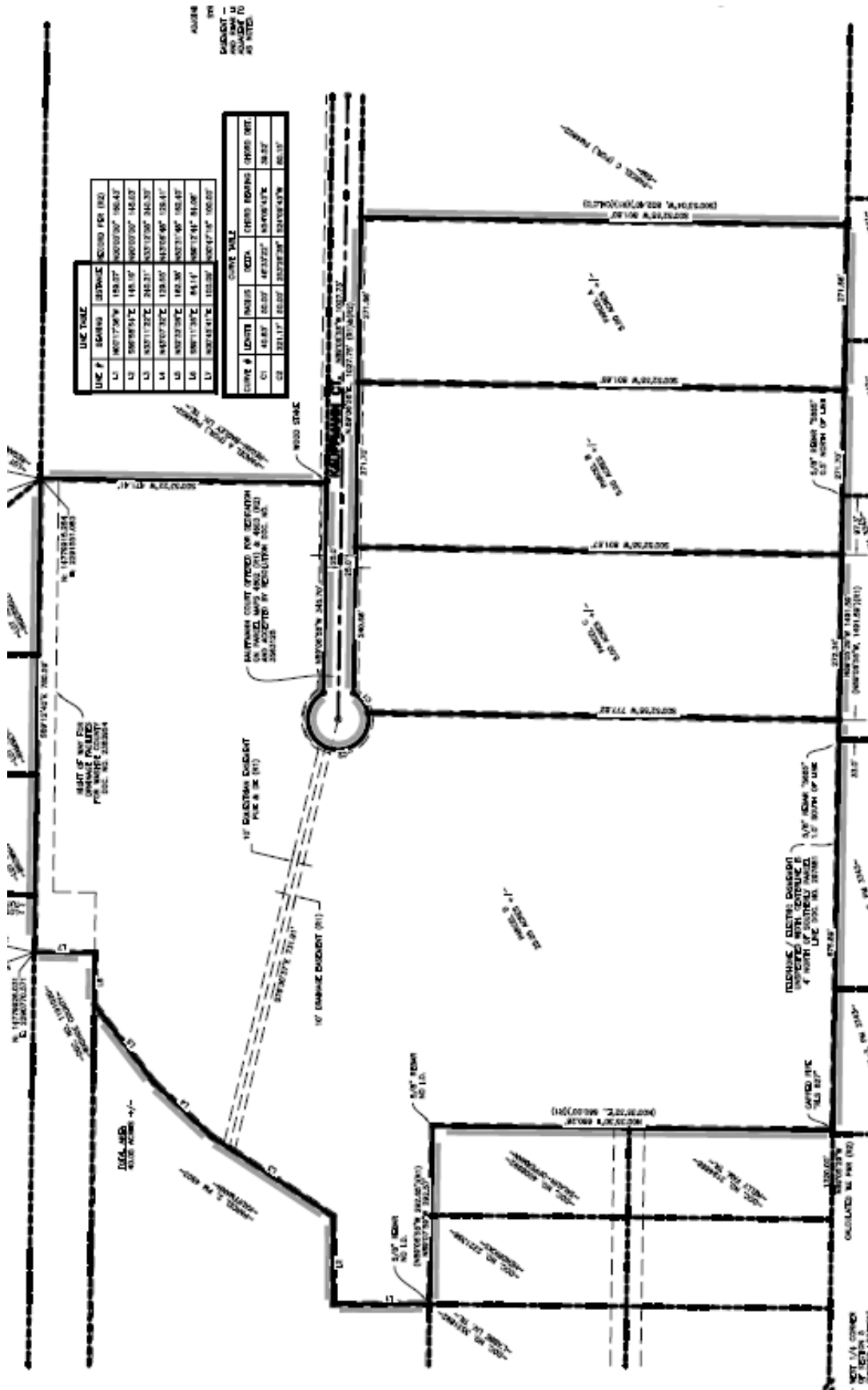
Date: May 11, 2017

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:	Low Density Suburban (LDS)
Maximum Lot Potential:	8 (with limitations from WCC Section 110.210.05)
Number of Lots on Parcel Map:	4
Minimum Lot Size Required:	5-acres
Minimum Lot Size on Parcel Map:	5-acres
Minimum Lot Width Required:	80 feet
Minimum Lot Width on Parcel Map:	±271 feet

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

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

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 the WCC Chapter 110 (Development Code) applicable to the proposed parcel map. WCC Section 110.210.05 requires a minimum 5-acre lot size for all new parcels within the East Lake area of the Washoe Valley Hydrographic Basin. It also requires dedication of sufficient certificated water rights, which is included as a recommended condition of approval.

Development Information

The subject parcel is currently vacant and relatively level, sloping down gently from east to west. Required setbacks for residential lots at this location would be 30-feet from the front and rear property lines, and 12-feet from the sides. There is sufficient area within each parcel to develop in accordance with these standards.

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

Three 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, vbehmaram@washoecounty.us
- Washoe County Engineering and Capital Projects Division provided comments related to technical map requirements.
Contact: Mike Gump, 775.328.2041, mgump@washoecounty.us
- Washoe County Health District provided conditions related to the septic system and test trenches.
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 conforms 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 recommendations for denial were 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 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 project site is identified as "most suitable for development" by the South Valleys Area Plan Development Suitability Map.

- 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. The map reflects a 10-foot-wide equestrian easement that will extend across Parcel D, from the terminus of Kauffmann Court, to the adjacent property to the west.

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 WTPM17-0007 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 WTPM17-0007 for Dyke and Beth

Kauffmann, 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: Dyke and Beth Kauffmann
4320 Eastlake Boulevard
Carson City, NV 89704

Representative: Jon Loder
1570 Linda Way
Sparks, NV 89431



Conditions of Approval

Parcel Map Case Number WTPM17-0007

The tentative parcel map approved under Parcel Map Case Number WTPM17-0007 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. WTPM17-0007 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.

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

- g. 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.
- h. 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.
- i. 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. The applicant currently has water rights banked with Washoe County that will satisfy the requirements.
- j. The ground water rights subject to relinquishment MAY NOT be supplemental ground water which supplement primary surface water rights.
- k. 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.
- l. 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, mgump@washoecounty.us

- a. Comply with the conditions of the Washoe County technical check for this map.
- b. Remove Water Resources from Utility Certificate and add Community Services Department.
- c. Calculated tie and easement line type in legend appears to be the same.
- d. Identify new easements on the map “per this map”.
- e. Identify drainage and utility easements on the map.
- f. All boundary corners must be set.
- g. 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. Per section 040.030 of the WCHD Regulations Governing Sewage, Wastewater, and Sanitation the proposed parcel map meets the minimum requirements for acreage for a

second subsequent parcel map. The minimum acreage is required to be 5 acres for any proposed parcel.

- b. As part of the proposed parcel map, a test trench is required on each of the proposed parcels.

***** 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 WTPM17-0007 (Kauffmann)
Kauffmann Court, approximately 500 feet west of Eastlake Boulevard,
Assessor's Parcel Number: 050-550-14

Project description:

The applicant is proposing a parcel map dividing one parcel of ± 40.08 -acres into four parcels. Three of the parcels are ± 5.00 -acres each, and one parcel is ± 25.05 -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. *The applicant currently has water rights banked with Washoe County that will satisfy the requirements.*
- 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: 4/24/17

TO: Department of Community Services, Kelly Mullin

FROM: Mike Gump, PLS, Engineering Division

SUBJECT: *Parcel Map for: 3rd for Dyke & Beth Kauffmann*
Parcel Map Case No.: WTPM17-0007
APN: 050-550-14
Review Date: 4/24/17
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. Remove water Resources from Utility Certificate and add Community Services Department.
3. Calculated tie and easement line type in legend appears to be the same.
4. Identify new easements on the map "per this map".
5. Identify drainage and utility easements on the map.
6. All boundary corners must be set.
7. 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: Kauffmann; APN 050-550-14
Tentative Parcel Map; WTPM17-0007

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. Per section 040.030 of the WCHD Regulations Governing Sewage, Wastewater, and Sanitation the proposed parcel map meets the minimum requirements for acreage for a second subsequent parcel map. The minimum acreage is required to be 5 acres for any proposed parcel.
 - b. As part of the proposed parcel map, a test trench is required on each of the proposed parcels.

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.

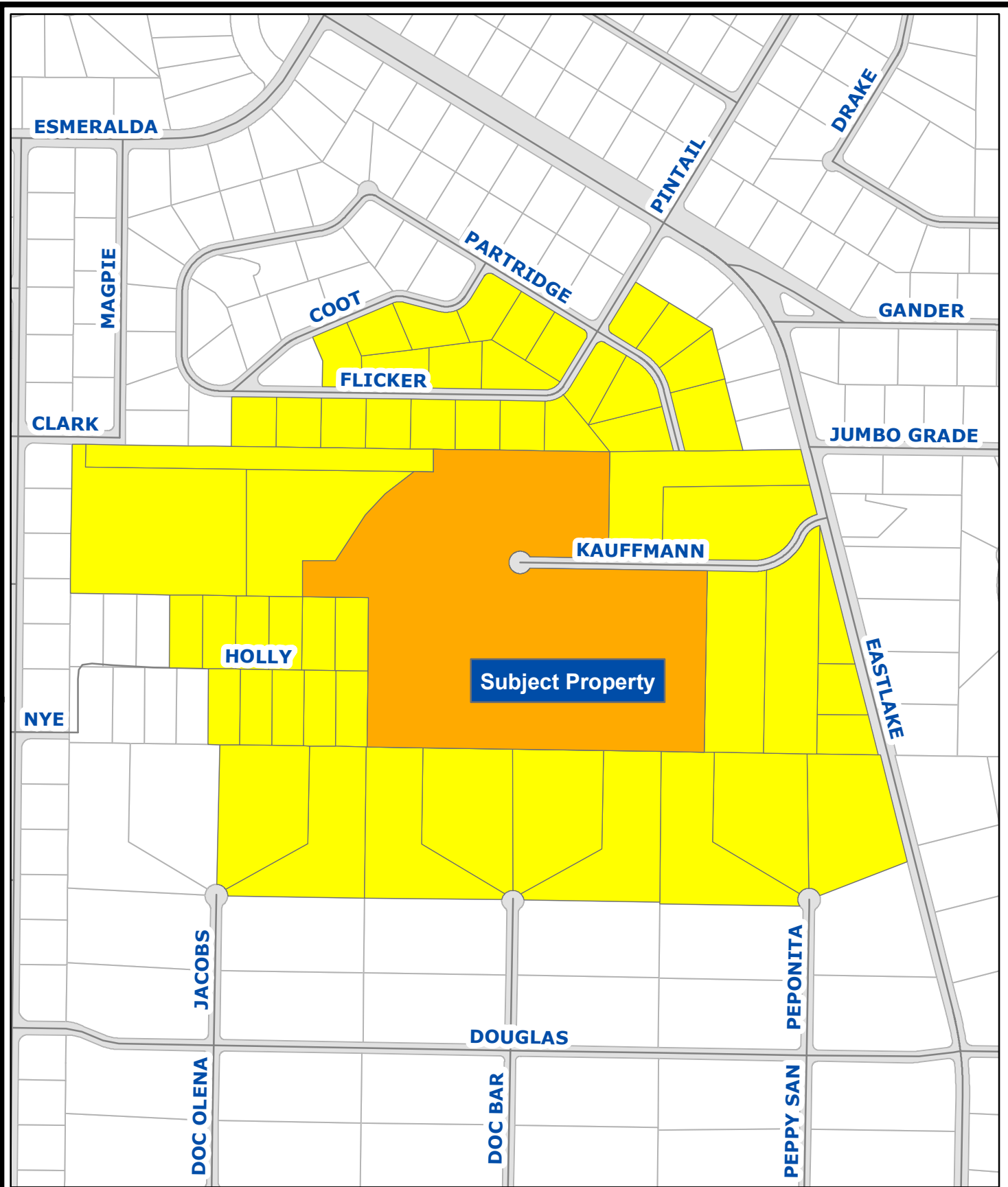
Sincerely,

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



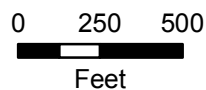
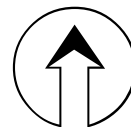
Public Notice Map

Tentative Parcel Map Case No. WTPM17-0007

Kauffmann

Owners of 55 properties within 500-feet of project site provided with notice

Source: Planning & Development



Date: May 25, 2017

Community Services
Department, Planning
and Development



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

WTPM17-0007

EXHIBIT C

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:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
Section(s)/Township/Range:			
Indicate any previous Washoe County approvals associated with this application:			
Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
For Office Use Only			
Date Received: Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: BETH KAUFFMANN

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, BETH KAUFFMANN
(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): 050-550-14

Printed Name Beth Kauffmann

Signed Beth Kauffmann

4320 EASTLAKE BLVD
WASHOE VALLEY NV 89704

State of Nevada
County of Washoe
Subscribed and sworn to before me this
9th day of March, 2017.

Teri Lensing
Notary Public in and for said county and state

My commission expires: 4-16-2020

(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

Bill Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

Washoe County Parcel Information

Parcel ID	Status	Last Update
05055014	Active	4/17/2017 2:10:22 AM
Current Owner: KAUFFMANN, DYKE 4320 EASTLAKE BLVD WASHOE VALLEY, NV 89704		SITUS: 0 KAUFFMANN CT WCTY NV
Taxing District 4000		Geo CD:
Legal Description		
Range 20 Lot 3 SubdivisionName _UNSPECIFIED Township 16		

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	\$93.71	(\$18.34)	\$75.37
Truckee Meadows Fire Dist	\$297.68	(\$58.26)	\$239.42
Washoe County	\$767.17	(\$150.15)	\$617.02
Washoe County Sc	\$627.60	(\$122.82)	\$504.78
Total Tax	\$1,786.16	(\$349.57)	\$1,436.59

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2016	2016169120	U16.8698	\$1,436.59	8/23/2016

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

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

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

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area				
Minimum Lot Width				

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 type="checkbox"/> No
------------------------------	-----------------------------

5. Utilities:

a. Sewer Service	
b. Electrical Service/Generator	
c. Water Service	

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 type="checkbox"/> Public water	Provider:	

- b. Available:

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

- c. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input 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 type="checkbox"/> Public system	Provider:	

- b. Available:

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

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

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

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

<input type="checkbox"/> Yes	<input type="checkbox"/> 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.)

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

<input 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 type="checkbox"/> 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?

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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 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?

--

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 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?

--

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?

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?

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?

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?

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?

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

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?

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

--

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

--

27. Surveyor:

Name	
Address	
Phone	
Cell	
E-mail	
Fax	
Nevada PLS #	

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 proceeding 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.
 - 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.
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

DEPARTMENT OF COMMUNITY DEVELOPMENT CERTIFICATE
 THIS FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP, _____ AND ALL CONDITIONS OF APPROVAL HAVE BEEN MET. THEREFORE, THIS PARCEL MAP IS APPROVED ON THIS _____ DAY OF _____

ADRIAN P. FREUND, ACP _____ DATE _____
 DIRECTOR OF COMMUNITY DEVELOPMENT

TITLE COMPANY'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THE SUBORDINEE OFFERING THIS PLAT IS THE LAST TITLE HOLDER OF RECORD FOR ALL THE LANDS DELINEATED HEREON, AND THE LANDS ARE FREE FROM ANY LIENS OR ENCUMBRANCES, AS OF _____ 2017.

STEWART TITLE OF NEVADA
 BY: _____ DATE _____
 NAME _____
 TITLE _____

UTILITY COMPANIES CERTIFICATE

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITIES COMPANIES AND TRUCKEE MEADOWS WATER AUTHORITY.

SIERRA PACIFIC POWER COMPANY D/B/A NV ENERGY _____ DATE _____
 NEVADA BELL TELEPHONE COMPANY D/B/A AT&T NEVADA _____ DATE _____
 CHARTER COMMUNICATIONS _____ DATE _____
 WASHOE COUNTY DEPARTMENT OF WATER RESOURCES _____ DATE _____

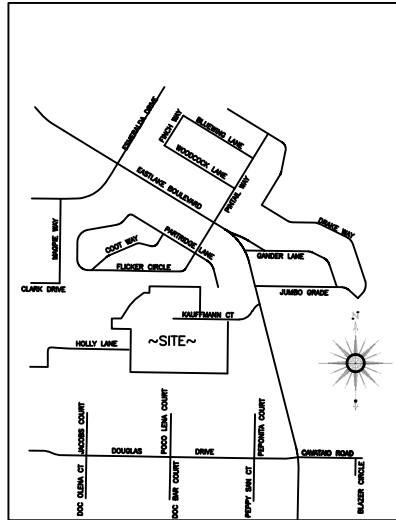
TAX CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO N.R.S. 361A285. TAXES PAID BY APN 050-050-14

WASHOE COUNTY TREASURER _____ DATE _____
 TITLE _____

NOTES

1. A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL AND THE RIGHT TO EXIT THAT PARCEL WITH SAID FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME, AND THE UTILITY COMPANY.
2. PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED AS FOLLOWS:
 - 5' ALONG ALL SIDE AND REAR LOT LINES
 - 10' ALONG LOT LINES ADJACENT TO STREETS.
 - PUBLIC UTILITY EASEMENTS INCLUDE CABLE TV.
 - NATURAL DRAINAGE SHALL NOT BE IMPEDED DURING THE DEVELOPMENT OF THESE PARCELS.
 - THE LAND SHOWN HEREON IS WITHIN FLOOD ZONE X.
 - A DEPARTMENT OF THE ARMY PERMIT IS REQUIRED PRIOR TO FILLING ANY OF THE WATERS OF THE UNITED STATES, INCLUDING WETLANDS.
 - JUNCO CREEK, A DESIGNATED SIGNIFICANT HYDROLOGIC RESOURCE, IS LOCATED ON PARCEL D AS SHOWN HEREON. A SPECIAL USE PERMIT MAY BE REQUIRED PRIOR TO THE DEVELOPMENT PURSUANT TO ARTICLES 418 AND 810 OF THE WASHOE COUNTY CODE.



VICINITY MAP
 NOT TO SCALE

SURVEYOR'S CERTIFICATE

I, JON B. LODER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:
 1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION AT THE INSTANCE OF DYKE & BETH KAUFFMANN.
 2. THE LAND SURVEYED LIES WITHIN THE NORTH HALF OF SECTION 5, TOWNSHIP 16 NORTH, RANGE 20 EAST, M.D.M., AND THE SURVEY WAS COMPLETED ON MARCH 14, 2017.
 3. THIS PLAT COMPLIES WITH APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
 4. THE MONUMENTS SHOWN ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

JON B. LODER
 PLS 10642

OWNERS CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED 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 ARE EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 276, ALSO, THE DRAINAGE, AND PUBLIC UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED TOGETHER WITH THE RIGHT OF ACCESS FOREVER.

OWNERS:
 DYKE KAUFFMANN _____ DATE _____
 BETH KAUFFMANN _____ DATE _____

NOTARY CERTIFICATE

STATE OF NEVADA } S.S.
 COUNTY OF WASHOE }
 ON THIS _____ DAY OF _____ 2017, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN THE COUNTY OF WASHOE, DYKE KAUFFMANN, WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE ABOVE INSTRUMENT. IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC

NOTARY CERTIFICATE

STATE OF NEVADA } S.S.
 COUNTY OF WASHOE }
 ON THIS _____ DAY OF _____ 2017, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN THE COUNTY OF WASHOE, BETH KAUFFMANN, WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE ABOVE INSTRUMENT. IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC

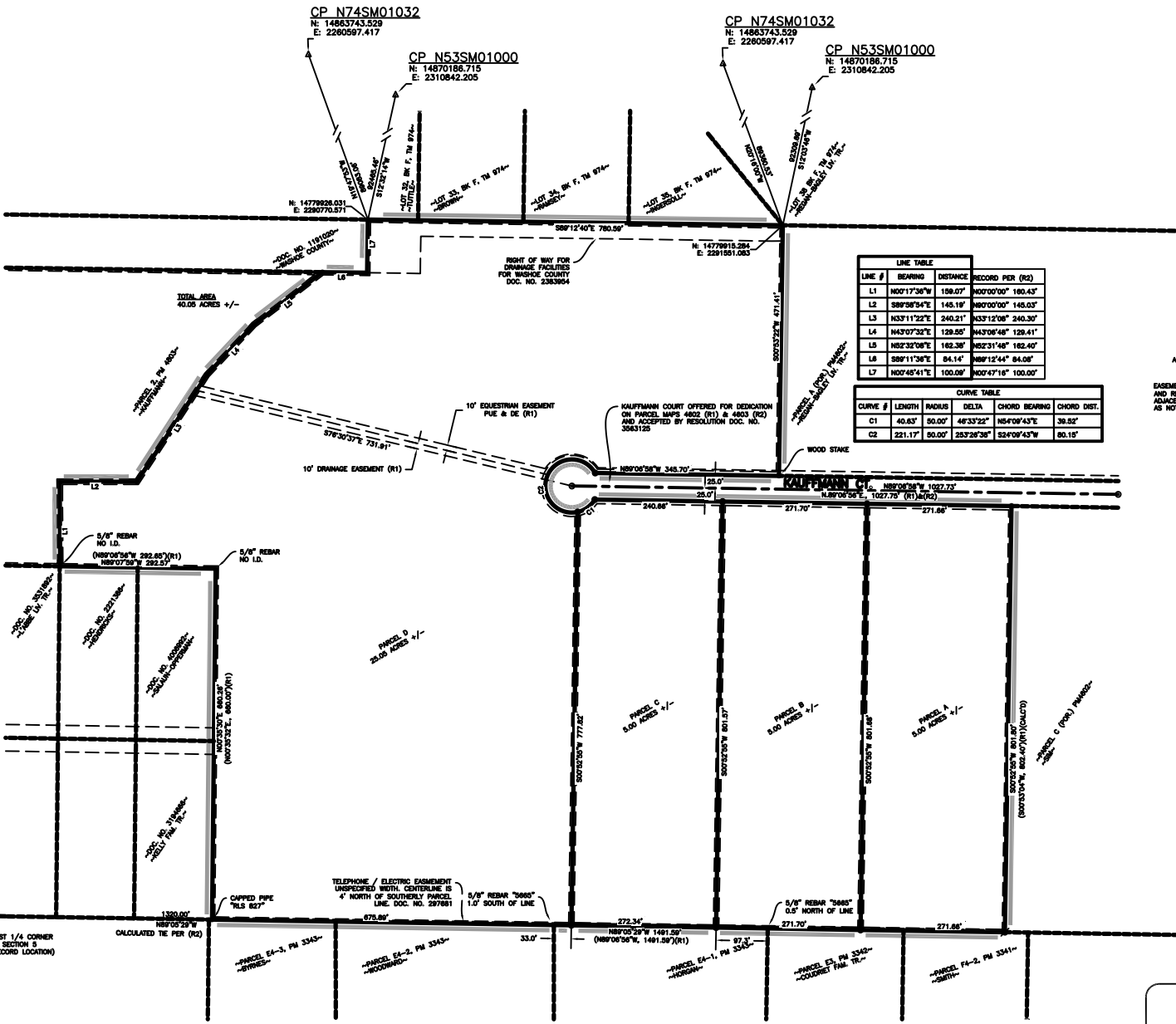
WATER RIGHT DEDICATION CERTIFICATE

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

THE DEPARTMENT OF WATER RESOURCES _____ DATE _____

COUNTY RECORDER'S CERTIFICATE
 FILE NO. _____ FEE _____
 FILED FOR RECORD AT THE REQUEST OF _____
 ON THIS _____ DAY OF _____, _____ AT _____ MINUTES PAST _____ O'CLOCK, _____ M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 COUNTY RECORDER _____
 BY: _____ DEPUTY

3RD PARCEL MAP
 FOR
 DYKE & BETH KAUFFMANN
 A DIVISION OF PARCEL 3 AS SHOWN ON PARCEL MAP NO. 4803 A PORTION OF THE NORTH 1/2 OF SECTION 5, TOWNSHIP 16 NORTH, RANGE 20 EAST, M.D.M.
 WASHOE COUNTY, NEVADA
 1870 LINDA WAY
 SPARKS, NEVADA 89431
 (775)786-1441
 FAX: (775)331-7777
 SHEET 1 of 2

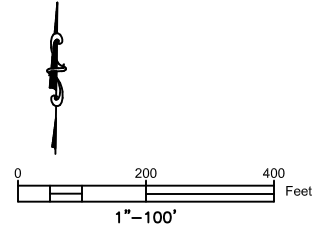


LINE #	BEARING	DISTANCE	RECORD PER (R2)
L1	N00°17'39"W	159.07'	N00°00'00" 169.43'
L2	S89°58'54"E	145.19'	N00°00'00" 146.03'
L3	N33°11'22"E	240.21'	N33°12'08" 240.30'
L4	N43°07'32"E	129.55'	N43°08'48" 129.61'
L5	N52°32'08"E	182.38'	N52°31'48" 182.40'
L6	S89°11'38"E	84.14'	N89°12'44" 84.08'
L7	N00°45'41"E	100.09'	N00°47'16" 100.00'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST.
C1	40.63'	80.00'	48°33'22"	N5°00'43"E	39.92'
C2	221.17'	80.00'	253°28'38"	S24°09'43"W	80.18'

LEGEND

- FOUND 5/8" REBAR "PLS 3011" OR AS NOTED.
- SET 5/8" REBAR "PLS 10842"
- ⊙ FOUND CENTERLINE MONUMENT
- ⊘ NOTHING FOUND OR SET
- ⊙ COUNTY GPS BASE STATION
- (#) SEE REFERENCE NUMBER
- PUE PUBLIC UTILITY EASEMENT
- RECORD DIMENSION
- PARCEL LINE
- ADJOINING PARCEL LINE
- CALCULATED TE
- STREET CENTERLINE
- EASEMENT - 5' ALONG SIDE AND REAR LINES, 10' ADJACENT TO ROADWAYS OR AS NOTED.



REFERENCES:
 (1) PARCEL MAP 4802, DOC. NO. 3450008, 07/31/2008
 (2) PARCEL MAP 4803, DOC. NO. 3450009, 07/31/2008
 (3) RECORD OF SURVEY 4415, DOC. NO. 3059882, 08/28/2004

BASIS OF BEARING:
 -THE NORTH AMERICAN DATUM OF 1983/84 (NAD83), NEVADA WEST ZONE AS ESTABLISHED BY GPS OBSERVATIONS.
 -THE GRID COORDINATES ARE MODIFIED GRID, DYNAMIC GRID COORDINATES BY COMBINED FACTOR OF 1.000230071 TO DERIVE GRID COORDINATES.
 -ALL DISTANCES SHOWN ARE GRID.

3RD PARCEL MAP
 FOR
DYKE & BETH KAUFFMANN

A DIVISION OF PARCEL 3 AS SHOWN ON PARCEL MAP NO. 4803
 A PORTION OF THE NORTH 1/2 OF SECTION 5,
 TOWNSHIP 16 NORTH, RANGE 20 EAST, M.D.M.

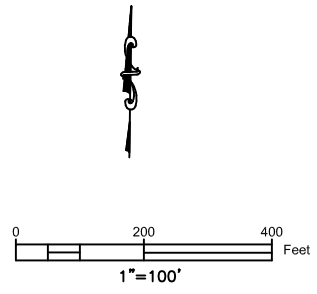
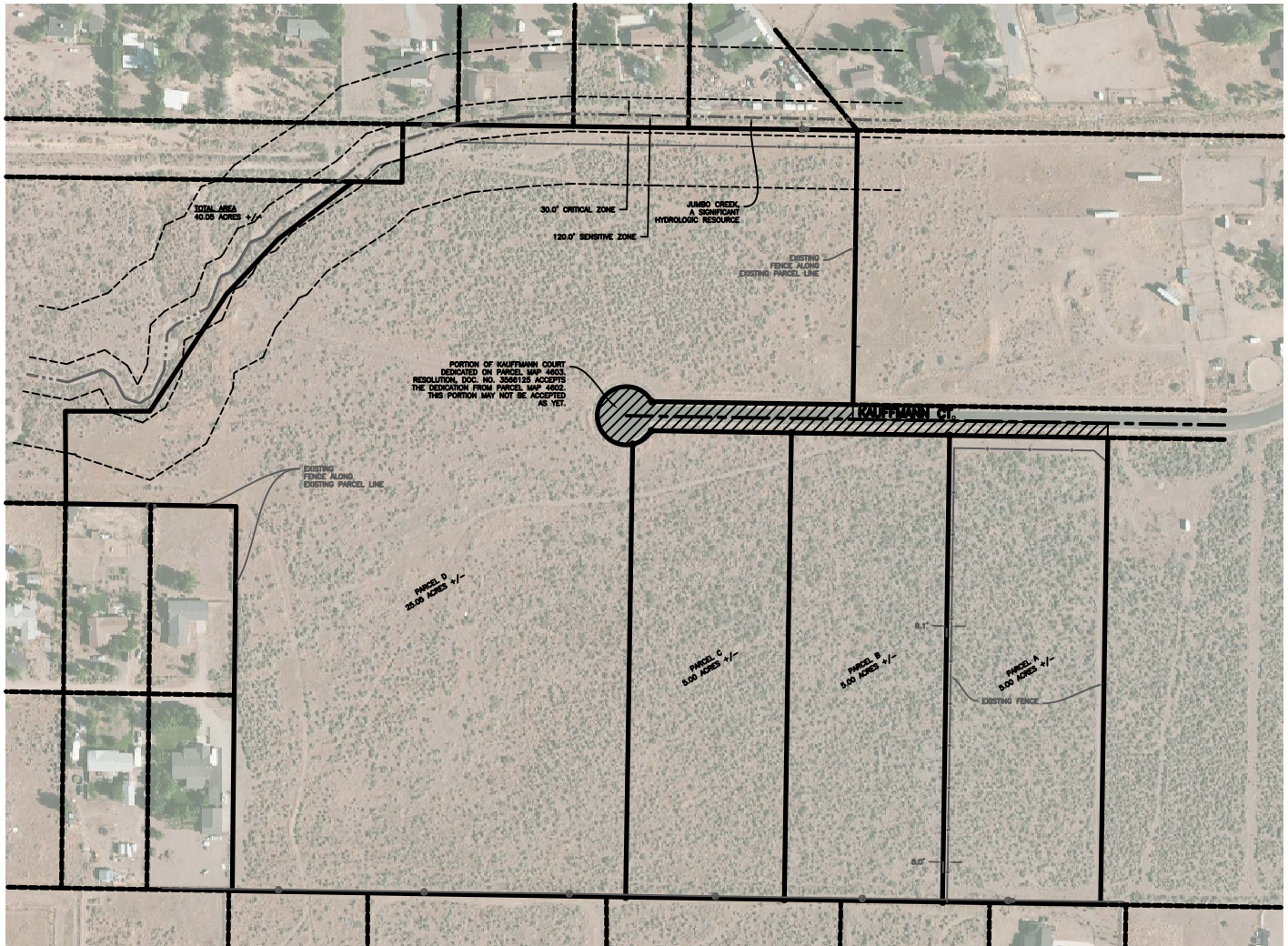
WASHOE COUNTY NEVADA

CORNERSTONE
 LAND SURVEYING, INC.

1870 LINDA WAY
 SPARKS, NEVADA 89431
 (775)786-1441
 FAX: (775)331-7777

SHEET
 2
 of
 2

WTPM17-0007
EXHIBIT D



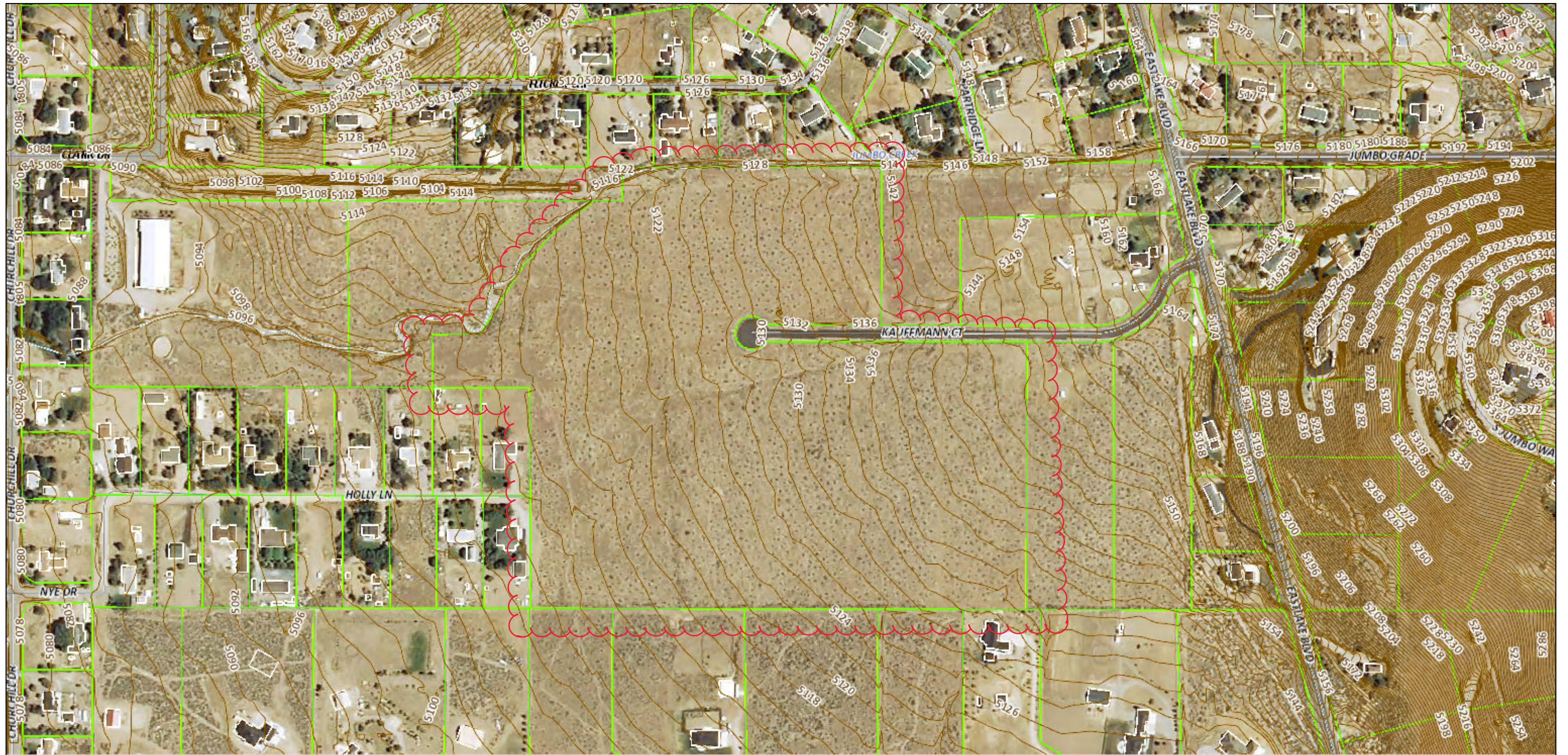
3RD PARCEL MAP
FOR
DYKE & BETH KAUFFMANN
EXISTING SITE CONDITIONS

WASHOE COUNTY NEVADA

<p>CORNERSTONE LAND SURVEYING, INC.</p>	<p>1870 LINDA WAY SPARKS, NEVADA 89431 TEL: (775)785-1441 FAX: (775)331-7777</p>
--	--

SHEET
1
OF
1

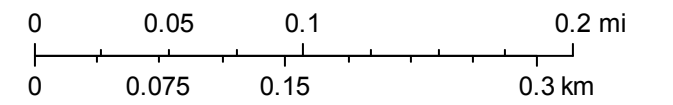
WTPM17-0007
EXHIBIT D



April 17, 2017

— 2-Foot Contours (zoom in to view)

1:4,514



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community