

- I) Recreation and trail easements.

Appeal Process

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

xc: Applicant/Owner: Joseph Braninburg, 15850 Rocky Vista Rd. Reno, NV 89521,
braninburgconstruction@gmail.com

Consultant: Michael J. Miller, P.L.S. Alpine Land Surveyors, 7395 Gravel Ct., Reno, NV
89502; mike@alpinelandsurveyors.com



Conditions of Approval

Parcel Map Case Number WTMP17-0022

The tentative parcel map approved under Parcel Map Case Number WTMP17-0022 shall be carried out in accordance with the Conditions of Approval granted by the Washoe County Parcel Map Review Committee on January 11, 2018. 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 Building Division.

Compliance with the conditions of approval related to this tentative parcel map is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the tentative parcel map may result in the institution of revocation procedures.

Washoe County reserves the right to review and revise the Conditions of Approval related to this tentative parcel map should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

Conditions of Approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to recordation of a final map.
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some “Conditions of Approval” are referred to as “Operational Conditions.” These conditions must be continually complied with for the life of the project.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

- 1. 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 Building Division

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

Contact: Eva Krause, AICP, Planner, 775.328.3628, ekrause@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 Building 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 Building 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 BUILDING CERTIFICATE

THE FINAL PARCEL MAP CASE NO. WTPM17-0022 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 BUILDING OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

MOJRA HAUENSTEIN, DIRECTOR, PLANNING AND BUILDING DIVISION

- d. Any regulations, procedures, and conditions adopted by the Washoe County Health District must be met prior to recordation of a final map.
 - e. The applicant shall provide verification to the Planning and Building Division that all conditions from the Truckee Meadows Fire Protection District have been satisfied.
 - f. The applicant has indicated that the proposed improvements will not exceed the major grading thresholds that require a special use permit. If the final construction drawings for the map include grading that exceeds the *Major Grading Permit Thresholds* listed in Article 438 Grading Standards, the applicant shall apply for a special use permit for grading; and if approved, may be delayed up to three months processing time. In addition, all related standards within the Washoe County Development Code shall be met on the construction drawings.
 - g. The approval for this tentative parcel map does not include improvements for driveways to building pads. Grading for access to building pads, if they exceed the criteria stated in the previous condition, shall require a special use permit.
2. The following conditions are requirements of the Water Management Planner Coordinator, which shall be responsible for determining compliance with these conditions.

Contact: Vahid Behmaram, 775.945.4647, vbehmaram@washoecounty.us

- a. The Parcel Map shall contain TMWA's note and acknowledgement regarding all conditions necessary for provision of water services to the 2 newly created parcels. Or a valid will serve from TMWA for the 2 new parcels is also acceptable.

Washoe County Engineering and Capital Projects Division

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

Contact: Mike Gump, PLS, 775.325.8033, mgump@washoecounty.us

- a. Comply with the condition of the Washoe County technical check for this map.
- b. Correct bearing on map.
- c. Add a section corner tie.
- d. Remove structures from map.
- e. Change the parcel designations.
- f. Remove structures, trees, poles and hydrants from the map.
- g. Any access way shall be upgraded to gravel road that will allow emergency vehicle travel, issuance of a building permit and take drainage into consideration. Submit plans for review and approval.
- h. Add a Security Interest Holder's Certificate to the map, if applicable.
- i. Confirm that the existing well meets the Health Department requirements.

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

Contact: Tim Simpson, 775.954.4648, tsimpson@washoecounty.us

- a. All fees shall be paid in accordance with Washoe County Sanitary Sewer Ordinance.
- b. The sanitary sewer main shall be extended a minimum of 0 feet past the property line of parcel C and the existing house on parcel C shall connect to sewer prior to CSD signing the final map.
- c. The applicant shall provide a valid water will-serve letter prior to the release of any building permit.

Washoe County Health District, Environmental Health Services (WCHD)

5. The following conditions are requirements of Environmental Health Services, which shall be responsible for determining compliance with these conditions.

Contact: Wes Rubio, 775.328.2434, wrubio@washoecounty.us

- a. The existing SFD on the proposed Parcel C is served by an onsite sewage disposal system and therefore must be connected to municipal sewer prior to WCHD signing of the Mylar. Or the parcel map must be re-configured so that the proposed Parcel C with the existing SFD will have a total of 1 or more acres to be in compliance with the District Board of Health Regulation Governing Sewage, Wastewater, and Sanitation.

*** 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

October 25, 2017

TO: Eva Krause, AICP, Planner, CSD, Planning & Development Division

FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD

SUBJECT: Tentative Parcel Map Case Number WTMP17-0022 (Braninburg)

Project description:

The applicant is proposing a tentative parcel map to divide a 1.93 acre parcel into 3 parcels of ± 0.47 acres (20,469 sq. ft.), ± 0.46 acres (20,234 sq. ft.) and ± 0.99 acres (43,371 sq. ft.). Water service is to be provided by the Truckee Meadows Water Authority (TMWA) and Sanitary Sewer service to be provided by Washoe County.

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

- 1) The Parcel Map shall contain TMWA's note and acknowledgement regards all conditions necessary for provision of water service to these 2 parcels. Or a valid will serve from TMWA for the 2 newly created parcel is also acceptable.



WASHOE COUNTY

Engineering & Capital Projects

INTEGRITY COMMUNICATION SERVICE

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

INTEROFFICE MEMORANDUM

PARCEL MAP REVIEW

DATE: 11-28-17
TO: Department of Community Services, Eva Krause
FROM: Mike Gump, PLS, Engineering Division
SUBJECT: Parcel Map for: Joseph Braninburg
Parcel Map Case No.: WTPM17-0022
APN: 017-110-62
Review Date: 11-28-17

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. Correct bearings on map.
3. Add a section corner tie.
4. Remove structures from map.
5. Change the parcel designations.
6. Remove structures, trees, poles and hydrants from the map.
7. Any access way shall be upgraded to a gravel road that will allow emergency vehicle travel, issuance of a building permit and take drainage into consideration. Submit plans for review and approval.
8. Add a Security Interest Holder's Certificate to the map if applicable.
9. Confirm that existing well meets Health Department requirements.



Washoe County
COMMUNITY SERVICES DEPARTMENT
Engineering and Capital Projects

December 15, 2017

To: Eva Krause, AICP, Planner
From: Timothy Simpson, P.E., Licensed Engineer
Subject: WTMP17-0022, Braninburg, Parcel 017-110-62

The Community Services Department (CSD) has reviewed the subject application and has the following comments:

1. The applicant is proposing to divide a 1.93 acre parcel into three parcels. The project is located at 15430 Sylvester Road in the Southeast Truckee Meadows plan area.
2. Sanitary sewer will be provided by Washoe County and treatment will be at the South Truckee Meadows Water Reclamation Facility (STMWRF).

The Community Services Department (CSD) recommends approval provided the following conditions are met:

1. All fees shall be paid in accordance with Washoe County Sanitary Sewer Ordinance.
2. The sanitary sewer main shall be extended a minimum of 10 feet past the property line of parcel C and the existing house on parcel C shall connect to sewer prior to the CSD signing the final map.
3. The applicant shall provide a valid water will-serve letter prior to the release of any building permit.

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

November 14, 2017

Eva Krause, AICP, Planner
Washoe County Community Services
Planning and Development Division
PO Box 11130
Reno, NV 89520-0027

RE: Braninburg; APN 017-110-62
Tentative Parcel Map; WTPM17-0022

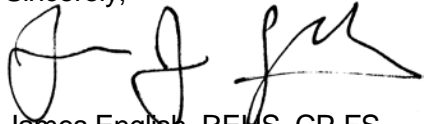
Dear Ms. Krause:

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. WCHD has reviewed the above tentative parcel map and has the following comments regarding this proposal:
 - a. The existing SFD on the proposed Parcel C is served by an onsite sewage disposal system and therefore must connect to municipal sewer prior to WCHD signing of the Mylar.
 - i. Or the parcel map must be re-configured so that the proposed Parcel C with the existing SFD will have a total acreage of 1 or more acres to be in compliance with the DBOH Regulations Governing Sewage, Wastewater, and Sanitation.

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, REMS, CP-FS
EHS Supervisor
Waste Management/Land Development Programs

JE:wr