



Parcel Map Review Committee Staff Report

Meeting Date: May 10, 2018

Agenda Item: 7A

TENTATIVE PARCEL MAP CASE NUMBER: WTPM18-0005 (Hogan Court)

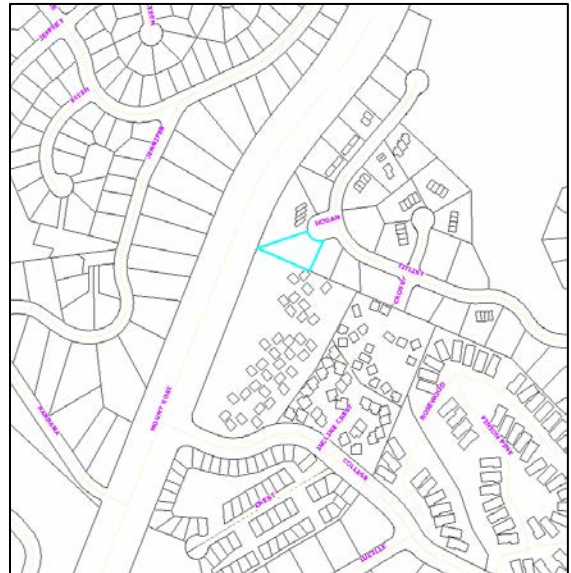
BRIEF SUMMARY OF REQUEST: To create four condominium units from one existing parcel of .418 acres.

STAFF PLANNER: Planner's Name: Chris Bronczyk
Phone Number: 775.328.3612
E-mail: Cbronczyk@washoecounty.us

CASE DESCRIPTION

For possible action, hearing, and discussion to approve a tentative parcel map to create four condominium units from one existing parcel of .418 acres. The change will not result in a change of density to the property. The property is currently developed as a single four-plex rental unit and is located at 701 Hogan Court, Incline Village, Nevada.

Owner/Applicant: Poker Brown, LLC
Location: 701 Hogan Court
Incline Village, NV
129-022-07
APN:
Parcel Size: ±.418 Acres (18,191 sq ft)
Master Plan: Urban Residential (UR)
Regulatory Zone: Low Density Urban (LDU)
Area Plan: Tahoe
Citizen Advisory Board: Incline Village / Crystal Bay
Development Code: Authorized in Article 606, Parcel Maps
Commission District: 1 – Commissioner Berkbigler



STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

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 WTPM18-0005 for 701 Hogan Court, 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:

(Motion with Findings on Page 10)

Staff Report Contents

Parcel Map3

Vicinity Map3

Site Plan.....4

Tentative Parcel Map Evaluation6

Tahoe Area Plan Modifiers6

Development Information6

Reviewing Agencies6

Recommendation9

Motion / Review Criteria9

Appeal Process9

Exhibits Contents

Conditions of ApprovalExhibit A

Engineering and Capital ProjectsExhibit B

IVGID Comments Exhibit C

Project Application..... Exhibit D

Parcel Map

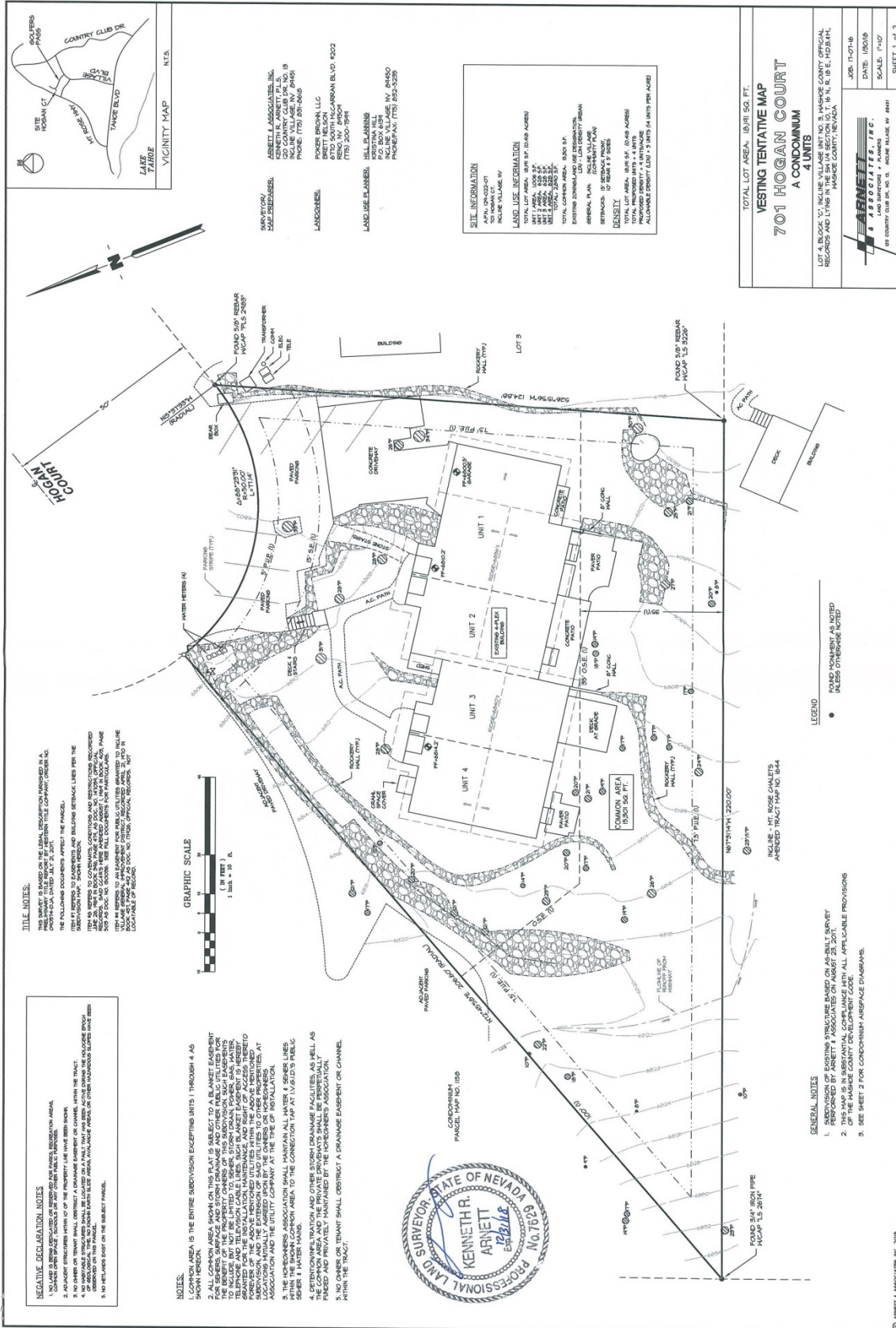
The purpose of a parcel map is to allow for the creation of subdivisions, merger and re-subdivision of existing lots, and common-interest communities consisting of four or fewer parcels pursuant to Washoe County Code Chapter 110, Article 606, *Parcel Maps*. A tentative parcel map must be submitted to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

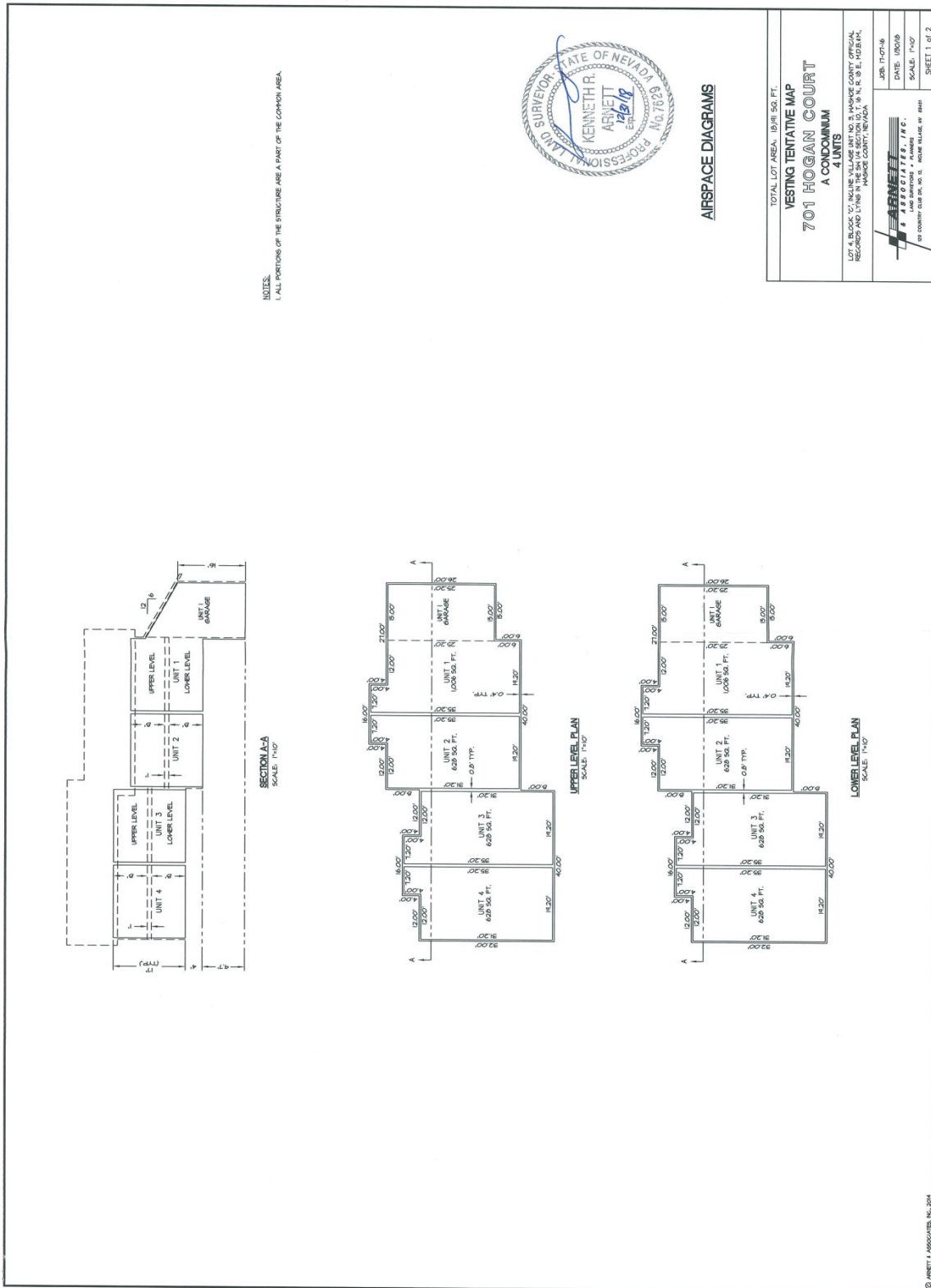
The Conditions of Approval for Tentative Parcel Map Case Number WTPM18-0005 is attached to this staff report and will be included with the Action Order if approved by the Parcel Map Review Committee.

The subject property has a regulatory zone of Low Density Urban (LDU) which allows for 10 dwelling units per acre for single family detached and 14 units per acre for multifamily. The property currently has an existing building on a \pm 4.18 acre parcel that is proposed to be parceled into 4 condominium units.



Plan

Site



Site Plan Detail

Tentative Parcel Map Evaluation

Regulatory Zone:	Low Density Urban (LDU)
Maximum Lot Potential:	6 (multifamily units)
Number of Lots on Parcel Map:	4
Minimum Lot Size Required:	N/A
Minimum Lot Size on Parcel Map:	N/A
Minimum Lot Width Required:	N/A
Minimum Lot Width on Parcel Map:	N/A

The tentative parcel map meets all minimum requirements for a common open space development.

Development Suitability Constraints: The Tahoe Development Suitability Map, a part of the Tahoe Area Plan, identifies slopes greater than 15%.

Hydrographic Basin: The subject parcel is within the Lake Tahoe Hydrographic Basin.

The subject parcel is subject to Tahoe Regional Planning Agency (TRPA) requirements.

The proposed subdivision is not a second or subsequent division of a parcel map approved within the last five years.

Tahoe Area Plan Modifiers

The subject parcel is located within the Tahoe Area Plan. The following is the pertinent policy from the Area Plan:

T.5.1 Develop performance standards that ensure uniform planning and design criteria. Include standards specific to the Tahoe planning area to be adopted by Washoe County and/or TRPA.

T.5.1.1 Performance standards that are specific to the Tahoe planning area will continue to be included in the Washoe County Development Code.

Development Information

The subject parcel contains an existing four-plex rental unit, with an associated driveway and landscaping. The applicant is proposing the subdivision of the existing structure into four (4) condominium lots. This proposal is a common open space development, and the applicant has designated 15,301 square feet of Common Area to the south of the existing development as open space. The proposed parcel map meets all minimum requirements for a common open space development.

Reviewing Agencies

The following agencies received a copy of the project application for review and evaluation:

- Washoe County Community Services Department
 - Planning and Building Division
 - Engineering and Capital Projects Division
 - GIS
- Regional Transportation Commission (RTC)
- Washoe-Storey Conservation District

- Nevada Energy
- Charter Communications
- Incline Village General Improvement District
- Nevada Tahoe Conservation District
- North Lake Tahoe Fire Protection District
- Tahoe Regional Planning Agency

3 out of the 11 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 Building Division, Planning Program requires that the final map be in substantial compliance with all plans and documents submitted with the tentative parcel map.
Contact: Chris Bronczyk, 775.328.3612, cbronczyk@washoecounty.us
- Washoe County Engineering and Capital Projects Division provided comments related to technical map requirements, and BMP certificates.
Contact: Mike Gump, 775.328.2041, mgump@washoecounty.us
- Incline Village Improvement District provided conditions related to Covenants, Conditions & Restrictions.
Contact: Tim Buxton, 775.832.1246, tim_buxton@ivgid.org

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: The proposed map has been reviewed by the Health District, which did not have any comments. Water and sewer will be provided by public municipal systems administered by the Incline Village General Improvement District. 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 appropriate agencies and no recommendation for denial was received.
 - b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision.
Staff Comment: The existing and proposed lots are served by Incline Village General Improvement District (IVGID), a licensed public water system in the State of Nevada.
 - c) The availability and accessibility of utilities.

Staff Comment: Utility infrastructure is available at the site location, the subject property is currently developed and is surrounded by existing development.

- 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 four additional lots within an existing development that is currently served by community services. The application was reviewed by the appropriate agencies and no recommendation for denial was received.

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

Staff Comment: Lot size and residential density of the proposed map is in conformance with the existing Low Density Urban Regulatory Zone and the applicable provisions of the Washoe County Development Code and Master Plan.

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

Staff Comment: The proposed development will be served by existing public roadways.

- g) The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision.

Staff Comment: The application was reviewed by the appropriate agencies, including Washoe County Engineering and Capital Projects Division, and no recommendation for denial was received, no recommendation for new streets or highways to serve the subdivision was received.

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

Staff Comment: The subject property is not constrained by the physical characteristics of the land. There are no floodplains, slope, or known soil constraints.

- 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 of tentative maps. All recommend conditions of approval from the reviewing agencies 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 subject property is surrounded by existing development and adequate fire protection is available.

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

Staff Comment: All lots are serviced by existing utilities.

- l) Recreation and trail easements.

Staff Comment: Recreation and trail easements are not proposed to be established as part of the proposed map and no trails will be impacted by the subdivision.

- 2) Subdivision improvement considerations for second or subsequent parcel maps pursuant to Section 110.606.30(d) and which are in addition to the criteria listed above.

Staff Comment: The tentative map is not a second or subsequent parcel map pursuant to Section 110.606.30(d).

Recommendation

Those agencies which reviewed the application, recommended conditions in support of approval of the tentative parcel map or provided no comments. Therefore, after a thorough analysis and review, Parcel Map Case Number WTPM18-0005 is being recommended for approval with conditions. Staff offers the following motion for the Parcel Map Review Committee's consideration.

Motion/Review Criteria

I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM18-0005 for 701 Hogan Court, subject to the conditions of approval included as Exhibit A with the staff report, and make the determination that the following criteria is or will be adequately provided for pursuant to Washoe County Code, Section 110.606.30:

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

Appeal Process

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

Applicant/Owner: Poker Brown, LLC
6770 South McCarran Blvd. #202
Reno, NV 89451



Conditions of Approval

Tentative Parcel Map Case Number WTPM18-0005

The tentative parcel map approved under Parcel Map Case Number WTPM18-0005 shall be carried out in accordance with the Conditions of Approval granted by the Washoe County Parcel Map Review Committee on May 10, 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.

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: Chris Bronczyk, Planner, 775.328.3612, cbronczyk@washoecounty.us

- a. Prior to approval of the final map, the applicant shall provide Conditions, Covenants, and Restrictions (CC&Rs), including any supplemental CC&Rs, to Planning and Building staff for review and subsequent forwarding to the District Attorney for review and approval. The final CC&Rs shall be signed and notarized by the owner(s) and submitted to Planning and Building with the recordation fee prior to the recordation of the final map. Washoe County shall be made a party to the applicable provisions of the CC&Rs to the satisfaction of the District Attorney's Office. Said CC&Rs shall specifically address the potential for liens against the properties and the individual property owners' responsibilities for the funding of maintenance, replacement, and perpetuation of the following items, at a minimum:
 1. Maintenance of public access easements, common areas, and common open spaces. Provisions shall be made to monitor and maintain, for a period of three (3) years regardless of ownership, a maintenance plan for the common open space area. The maintenance plan for the common open space area shall, as a minimum, address the following:
 - i. Vegetation management;
 - ii. Watershed management;
 - iii. Debris and litter removal;
 - iv. Fire access and suppression; and
 - v. Maintenance of public access and/or maintenance of limitations to public access.
 2. All drainage facilities and roadways not maintained by Washoe County shall be privately maintained and perpetually funded by the homeowners association.
 3. All open space identified as common area on the final map shall be privately maintained and perpetually funded by the homeowners association. The deed to the open space and common area shall reflect perpetual dedication for that purpose. The maintenance of the common areas and related improvements shall be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
- b. 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 Planning and Building Division.
- c. 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.
- d. The final map shall contain the following jurat:

DIRECTOR OF PLANNING AND BUILDING CERTIFICATE

THE FINAL PARCEL MAP CASE NO. WTPM18-0005 MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. THE OFFER(S) OF DEDICATION IS (ARE) REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20_____, BY THE DIRECTOR OF PLANNING AND BUILDING OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

MOJRA HAUENSTEIN, DIRECTOR, PLANNING AND BUILDING DIVISION

- e. Any regulations, procedures, and conditions adopted by the Washoe County Health District must be met prior to recordation of a final map.
- f. The applicant shall provide verification to the Planning and Building Division that all conditions from the North Lake Tahoe Fire Protection District have been satisfied.

Washoe County Engineering and Capital Projects

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

Contact: Mike Gump, PLS, 775.328.2315, mgump@washoecounty.us

- a. Comply with the conditions of the Washoe County technical check for this map.
- b. Add a section corner tie.
- c. Add the names of the adjacent property owners.
- d. Dash all lines that are not a part of the division.
- e. Place a note on the map stating that the natural drainage will not be impeded.
- f. Add a Security Interest Holder's Certificate to the map if applicable.
- g. Submit an active BMP Certificate of Completion that reflects the property being converted to a four-plex. Note that this may require processing a BMP Retrofit Application with the Tahoe Regional Planning Agency (TRPA).

Incline Village General Improvement District

3. The following conditions are requirements of Incline Village General Improvement District, which shall be responsible for determining compliance with these conditions.

- a. The applicant shall provide Conditions, Covenants, and Restrictions (CC&Rs), including any supplemental CC&Rs, to IVGID for review and approval prior to recording final map. Said CC&Rs shall include at a minimum
 - i. Ownership of all common area
 - ii. Ownership of water and sewer utility systems

- b. Prior to the approval of the final map, all water and sewer utilities shall comply with all current IVGID ordinances.

*** End of Conditions ***



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: March 22, 2018

TO: Department of Community Services, Chris Bronczyk

FROM: Mike Gump, PLS, Engineering Division

SUBJECT: *Parcel Map for: Parker Brown, LLC*
Parcel Map Case No.: WTPM18-0005
APN: 129-022-07
Review Date: March 22, 2018

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. Add a section corner tie.
3. Add the names of the adjacent property owners.
4. Dash all lines that are not a part of the division.
5. Place a note on the map stating that the natural drainage will not be impeded.
6. Add a Security Interest Holder's Certificate to the map if applicable.
7. Submit an active BMP Certificate of Completion that reflects the property being converted to a four-plex. Note that this may require processing a BMP Retrofit Application with the Tahoe Regional Planning Agency (TRPA).



Development Review Status Sheet

Date: 2-22-18

Attention: Cbronczyk@washoecounty.us

RE: Tentative Parcel Map Case Number WTPM18-0005
APN: 129-022-07
Service Address: 701 Hogan Court
Incline Village NV 89451
Owner: Poker Brown

Tentative Parcel Map Case Number WTPM18-0005 (Hogan Court) – For possible action, hearing, and discussion to approve a tentative parcel map to create four condominium units from one existing parcel of .418 acres.

- Applicant/Property Owner: Poker Brown, LLC
6770 South McCarran Blvd. #202
Reno NV 89451
Location: 701 Hogan Court, Incline Village, Nevada
Assessor's Parcel Numbers: 129-022-07
Parcel Size: .418 acres (18,191 Square Feet)
Master Plan Category: Urban Residential (UR)
Regulatory Zone: Low Density Urban (LDU)
Area Plan: Tahoe
Citizen Advisory Board: Incline Village/Crystal Bay
Development Code: Authorized in Article 606, Parcel Maps
Commission District: 1 – Commissioner Berkbigler
Section/Township/Range: Section 10, T16N, R18E, MDM, Washoe County, NV
Staff: Chris Bronczyk, Planner
Washoe County Community Services Department
Planning and Building Division
Phone: 775.328.3612
E-Mail: cbronczyk@washoecounty.us

Comments: IVGID would need the following information before approval of this Tentative Map Case Number: Submittal of New CCR for IVGID approval this plan must provide ownership of all common ground Water and Sewer Utility System complying to all IVGID current ordinance.

Phone: (775) 832-1246 Fax: (775) 832-1260

Incline Village General Improvement District, 1220 Sweetwater Road, Incline Village NV 89451

The contents of this transmission are intended only for the individual or entity to which it is addressed and may contain information that is privileged, confidential, and exempt from disclosure under applicable law.

Note: Send information to the case planner as prescribed on the memo from Dawn or the Washoe County Development. TLB

Community Services Department

Planning and Building

TENTATIVE PARCEL MAP

(see page 5)

PARCEL MAP WAIVER

(see page 15)

APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89520

Telephone: 775.328.6100

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name: 701 Hogan Court, a Condominium			
Project Description: A subdivision of existing structure			
Project Address: 701 Hogan Ct., Incline Village			
Project Area (acres or square feet): 18,191 sq. ft.			
Project Location (with point of reference to major cross streets AND area locator): 701 Hogan Court, Incline Village			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
129-022-07	18,191 S.F. (0.418AC)		
Section(s)/Township/Range: SW 1/4 SECTION 10, T.16N., R.18E.			
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: Poker Brown, LLC		Name: Arnett & Associates, Inc.	
Address: 6770 South McCarran Blvd. #202 Reno, NV 89451 Zip: 89451		Address: 120 Country Club Dr., Unit 13 Incline Village, NV 89451 Zip: 89451	
Phone: 775-200-7599 Fax:		Phone: 775-831-8618 Fax:	
Email: bnelson@elevateig.com		Email: ken@arnettconsultants.com	
Cell: Other:		Cell: Other:	
Contact Person: Brett Nelson		Contact Person: Ken Arnett, PLS	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Same as Owner		Name: Hill Planning	
Address:		Address: P.O. Box 6139	
Zip:		Incline Village, NV Zip: 89450	
Phone: Fax:		Phone: 775-832-5235 Fax:	
Email:		Email: tahoeHills@worldnet.att.net	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person: Kristina Hill	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

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)?

701 Hogan Court, Incline Village, NV

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
129-022-07	LDU - Low Density Urban	18,191 sq. ft. (0.418 ac.)

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

Existing four (4) unit 4-plex

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area	N/A			
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 Planning and Building staff for additional materials that are required to be submitted.)

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

5. Utilities:

a. Sewer Service	IVGID
b. Electrical Service/Generator	NV Energy
c. Water Service	IVGID

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

- a. Water System Type:

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

- b. Available:

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

- c. Washoe County Capital Improvements Program project?

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

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

- a. Sewage System Type:

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

- b. Available:

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

- c. Washoe County Capital Improvements Program project?

<input 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 #	IVGID	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):

IVGID

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 checked="" 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 checked="" 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 checked="" 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.
------------------------------	--	---

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

None proposed

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

Grading

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

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

None proposed

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	Arnett & Associates, Inc.
Address	120 Country Club Dr. Unit 13 Incline Village, NV 89451
Phone	775-831-8618
Cell	
E-mail	ken@arnettconsultants.com
Fax	775-831-8534
Nevada PLS #	PLS 7629

NEGATIVE DECLARATION NOTES

1. NO LAND IS BEING DEDICATED OR RESERVED FOR PARKS, RECREATION AREAS, COMMON OPEN SPACE, SCHOOLS OR ANY OTHER PUBLIC PURPOSES.
2. ADJACENT STRUCTURES WITHIN 10' OF THE PROPERTY LINE HAVE BEEN SHOWN.
3. NO OWNER OR TENANT SHALL OBSTRUCT A DRAINAGE EASEMENT OR CHANNEL WITHIN THE TRACT.
4. NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT HAS BEEN ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGICAL TIME. NO KNOWN EARTH SLIDE AREAS, AVALANCHE AREAS, OR OTHER HAZARDOUS SLOPES HAVE BEEN OBSERVED ON THIS PARCEL.
5. NO WETLANDS EXIST ON THE SUBJECT PARCEL.

NOTES:

1. COMMON AREA IS THE ENTIRE SUBDIVISION EXCEPTING UNITS 1 THROUGH 4 AS SHOWN HEREON.
2. ALL COMMON AREA SHOWN ON THIS PLAT IS SUBJECT TO A BLANKET EASEMENT FOR SEWERS, SURFACE AND STORM DRAINAGE AND OTHER PUBLIC UTILITIES FOR THE BENEFIT OF THE PROPERTY OWNERS OF THIS SUBDIVISION. SUCH EASEMENTS TO INCLUDE, BUT NOT BE LIMITED TO, SEWER, STORM DRAIN, POWER, GAS, WATER, TELEPHONE AND TELEVISION CABLE LINES. SUCH BLANKET EASEMENT IS HEREBY GRANTED FOR THE INSTALLATION, MAINTENANCE, AND RIGHT OF ACCESS THERETO FOREVER OF THE ABOVE MENTIONED UTILITIES WITHIN THE ABOVE MENTIONED SUBDIVISION, AND THE EXTENSION OF SAID UTILITIES TO OTHER PROPERTIES, AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNERS OR HOMEOWNERS ASSOCIATION AND THE UTILITY COMPANY AT THE TIME OF INSTALLATION.
3. THE HOMEOWNERS ASSOCIATION SHALL MAINTAIN ALL WATER & SEWER LINES WITHIN THE SHOWN COMMON AREA TO THE CONNECTION TAP AT I.V.G.I.D.'S PUBLIC SEWER & WATER MAINS.
4. DETENTION/INFILTRATION AND OTHER STORM DRAINAGE FACILITIES, AS WELL AS THE COMMON AREA AND THE PRIVATE DRIVEWAYS SHALL BE PERPETUALLY FUNDED AND PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
5. NO OWNER OR TENANT SHALL OBSTRUCT A DRAINAGE EASEMENT OR CHANNEL WITHIN THE TRACT.

TITLE NOTES:

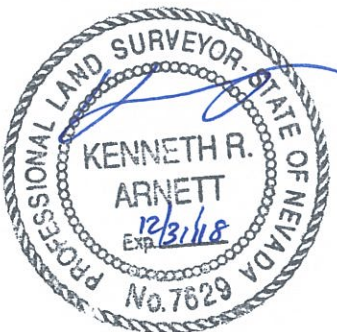
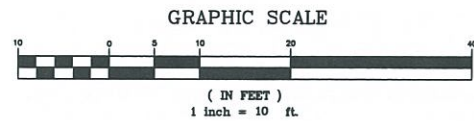
THIS SURVEY IS BASED ON THE LEGAL DESCRIPTION FURNISHED IN A PRELIMINARY TITLE REPORT BY WESTERN TITLE COMPANY, ORDER NO. 090574-DJA, DATED JULY 21, 2011.

THE FOLLOWING DOCUMENTS AFFECT THE PARCEL:

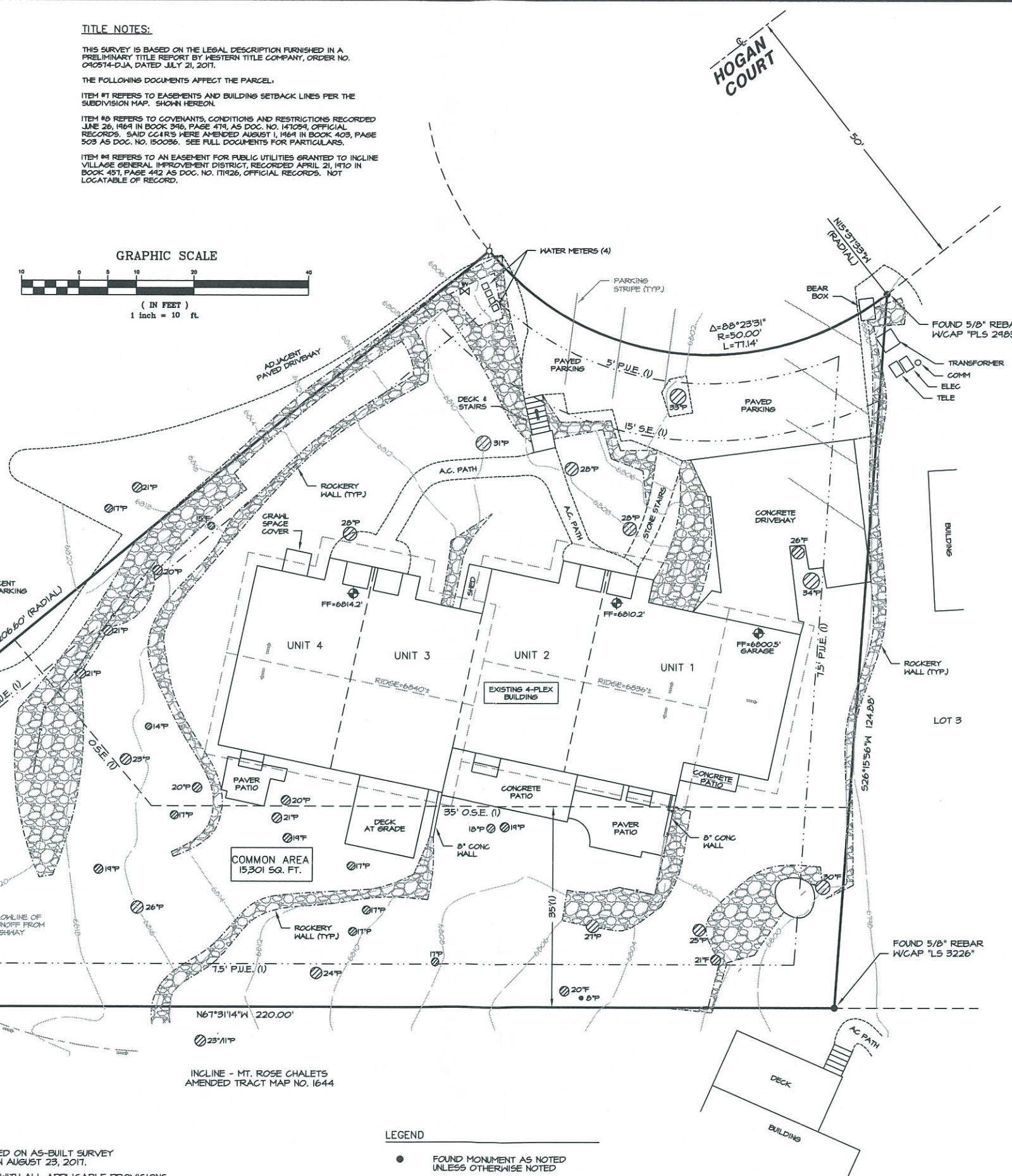
ITEM #1 REFERS TO EASEMENTS AND BUILDING SETBACK LINES PER THE SUBDIVISION MAP, SHOWN HEREON.

ITEM #8 REFERS TO COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JUNE 26, 1964 IN BOOK 346, PAGE 474, AS DOC. NO. 147054, OFFICIAL RECORDS. SAID CC&R'S WERE AMENDED AUGUST 1, 1964 IN BOOK 409, PAGE 509 AS DOC. NO. 150036. SEE FULL DOCUMENTS FOR PARTICULARS.

ITEM #9 REFERS TO AN EASEMENT FOR PUBLIC UTILITIES GRANTED TO INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT, RECORDED APRIL 21, 1970 IN BOOK 451, PAGE 442 AS DOC. NO. 11426, OFFICIAL RECORDS. NOT LOCATABLE OF RECORD.



CONDOMINIUM PARCEL MAP NO. 1158



SURVEYOR/ MAP PREPARER: ARNETT & ASSOCIATES, INC. KENNETH R. ARNETT, P.L.S. 120 COUNTRY CLUB DR. NO. 13 INCLINE VILLAGE, NV 89451 PHONE: (775) 831-8618

LANDOWNER: POKER BROWN, LLC BRETT NELSON 6710 SOUTH McCARRAN BLVD. #202 RENO, NV 89501 (775) 200-1549

LAND USE PLANNER: HILL PLANNING KRISTINA HILL P.O. BOX 6134 INCLINE VILLAGE, NV 89450 PHONE/FAX: (775) 832-5235

SITE INFORMATION	
A.P.N. 129-022-01 701 HOGAN CT. INCLINE VILLAGE, NV	
LAND USE INFORMATION	
TOTAL LOT AREA: 18,191 S.F. (0.418 ACRES)	
UNIT 1 AREA: 1,006 S.F.	
UNIT 2 AREA: 628 S.F.	
UNIT 3 AREA: 628 S.F.	
UNIT 4 AREA: 628 S.F.	
TOTAL: 2,890 S.F.	
TOTAL COMMON AREA: 15,301 S.F.	
EXISTING ZONING/LAND USE DESIGNATION: LDU - LOW DENSITY URBAN	
GENERAL PLAN: INCLINE VILLAGE (COMMUNITY PLAN)	
SETBACKS: 15' SETBACK FRONT, 10' REAR & 5' SIDES	
DENSITY	
TOTAL LOT AREA: 18,191 S.F. (0.418 ACRES)	
TOTAL PROPOSED UNITS = 4 UNITS	
PROPOSED DENSITY = 4 UNITS/ACRE	
ALLOWABLE DENSITY (LDU) = 5 UNITS (14 UNITS PER ACRE)	

GENERAL NOTES

1. SUBDIVISION OF EXISTING STRUCTURE BASED ON AS-BUILT SURVEY PERFORMED BY ARNETT & ASSOCIATES ON AUGUST 23, 2017.
2. THIS MAP IS IN SUBSTANTIAL COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE WASHOE COUNTY DEVELOPMENT CODE.
3. SEE SHEET 2 FOR CONDOMINIUM AIRSPACE DIAGRAMS.

LEGEND

- FOUND MONUMENT AS NOTED UNLESS OTHERWISE NOTED

TOTAL LOT AREA: 18,191 SQ. FT.

VESTING TENTATIVE MAP

701 HOGAN COURT

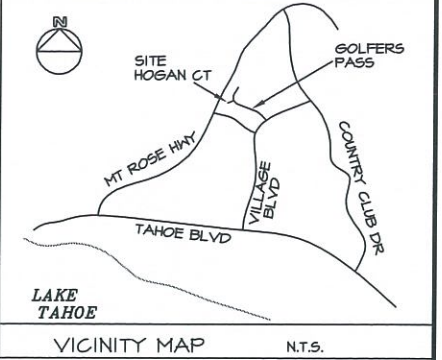
A CONDOMINIUM

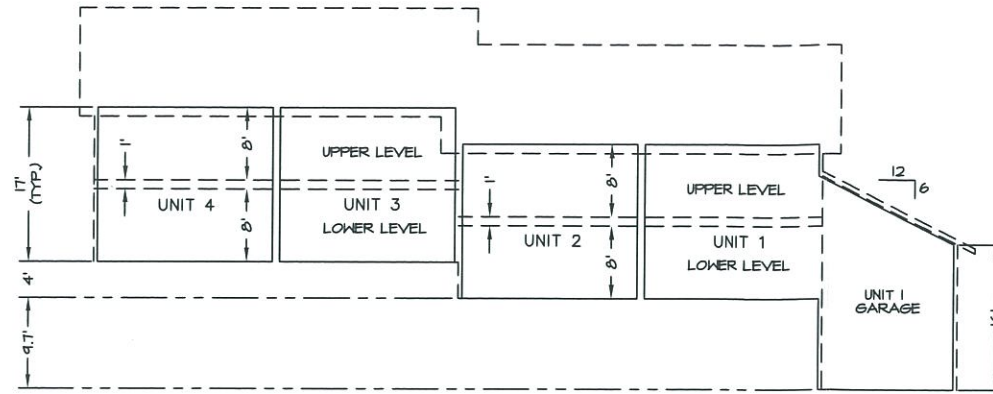
4 UNITS

LOT 4, BLOCK 'C', INCLINE VILLAGE UNIT NO. 3, WASHOE COUNTY OFFICIAL RECORDS AND LYING IN THE SW 1/4 SECTION 10, T. 16 N., R. 10 E., M.D.B.#M, WASHOE COUNTY, NEVADA

ARNETT & ASSOCIATES, INC.
LAND SURVEYORS & PLANNERS
120 COUNTRY CLUB DR. NO. 13, INCLINE VILLAGE, NV 89451

JOB: 17-07-16
DATE: 1/30/18
SCALE: 1"=10'
WTPM18-0005

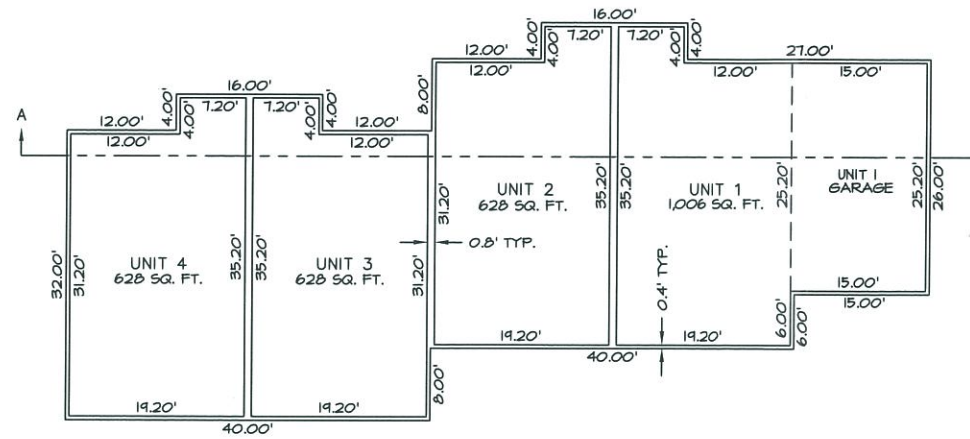




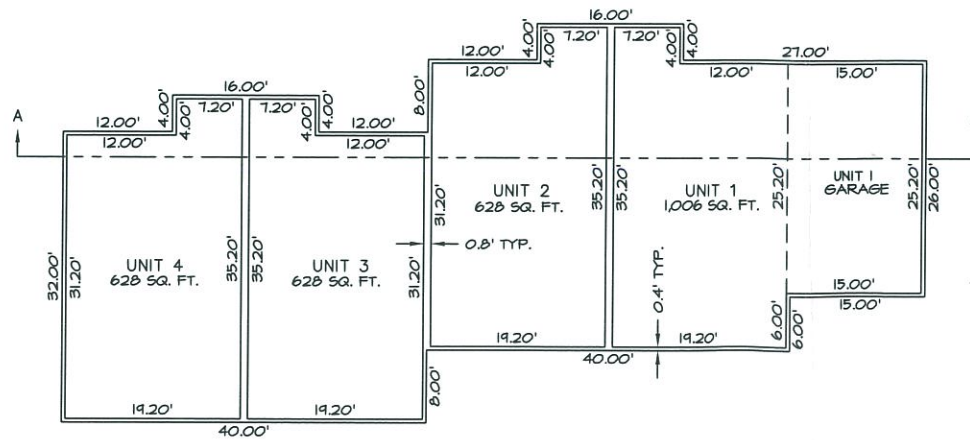
SECTION A-A
SCALE: 1"=10'

NOTES:

1. ALL PORTIONS OF THE STRUCTURE ARE A PART OF THE COMMON AREA.



UPPER LEVEL PLAN
SCALE: 1"=10'



LOWER LEVEL PLAN
SCALE: 1"=10'



AIRSPACE DIAGRAMS

TOTAL LOT AREA: 18,191 SQ. FT.	
VESTING TENTATIVE MAP 701 HOGAN COURT A CONDOMINIUM 4 UNITS	
<small>LOT 4, BLOCK 'C', INCLINE VILLAGE UNIT NO. 3, WASHOE COUNTY OFFICIAL RECORDS AND LYING IN THE SW 1/4 SECTION 10, T. 16 N., R. 18 E., M.D.B.#11, WASHOE COUNTY, NEVADA</small>	
 <small>LAND SURVEYORS • PLANNERS</small> <small>120 COUNTRY CLUB DR., NO. 13, INCLINE VILLAGE, NV 89451</small>	JOB: 17-07-16
	DATE: 1/30/18
	SCALE: 1"=10'