



# Parcel Map Review Committee Staff Report

Meeting Date: June 13, 2019

Agenda Item: 7B

TENTATIVE PARCEL MAP CASE NUMBER: WTPM19-0005 (Belli Ranch 2)

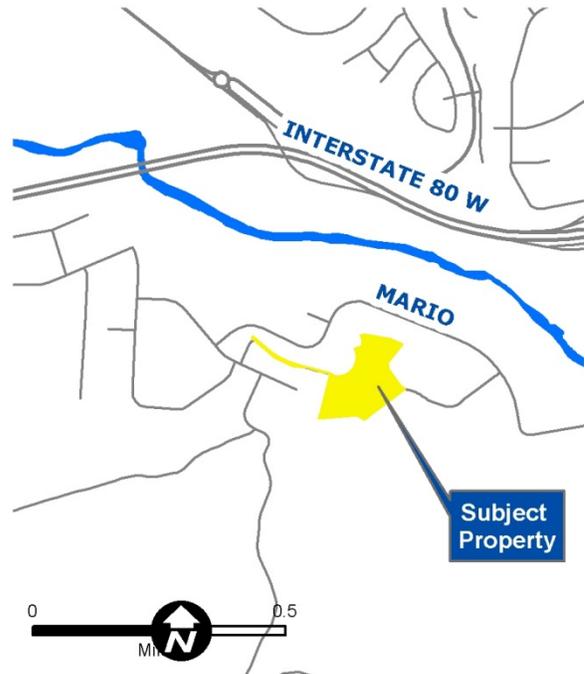
BRIEF SUMMARY OF REQUEST: To parcel a 7.61 acre lot into 4 new parcels. Parcel 1 is 120,394 Square Feet; Parcel 2 is 63,588 Square Feet; Parcel 3 is 56,705 Square Feet; and Parcel 4 is 2.09 Acres.

STAFF PLANNER: Chris Bronczyk  
775.328.3612  
[bronczyk@washoecounty.us](mailto:bronczyk@washoecounty.us)

### CASE DESCRIPTION

For possible action, hearing, and discussion to approve the division of a 7.61 acre lot – Lot 6A (as indicated in BLA Case #WBLA19-0003) into 4 new parcels. Parcel 1 will be 120,394 square feet (2.76 acres); Parcel 2 will be 63,588 square feet (1.45 acres); Parcel 3 will be 56,705 square feet (1.30 acres); and Parcel 4 will be 91,040 square feet (2.09 acres).

Applicant: Hunter Creek Engineering  
Property Owner: Wei Yang  
Location: 3260 & 3700 Mario Road  
APN: Portions of 038-560-28; 038-656-08; 038-560-30; and 038-671-11 (See Lot 6A of WBLA19-0003)  
Parcel Size: 7.61 Acres  
Master Plan: Suburban Residential (SR) and Rural Residential (RR)  
Regulatory Zone: High Density Rural (HDR); Low Density Suburban (LDS); and General Rural (GR)  
Area Plan: Verdi  
Citizen Advisory Board: West Truckee Meadows/Verdi Township  
Development Code: Authorized in 606, *Parcel Maps*  
Commission District: 5 – Commissioner Herman



### STAFF RECOMMENDATION

APPROVE

**APPROVE WITH CONDITIONS**

DENY

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Building Memo .....Exhibit C

Parks Memo .....Exhibit D

Water Management Memo .....Exhibit E

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## **Parcel Map**

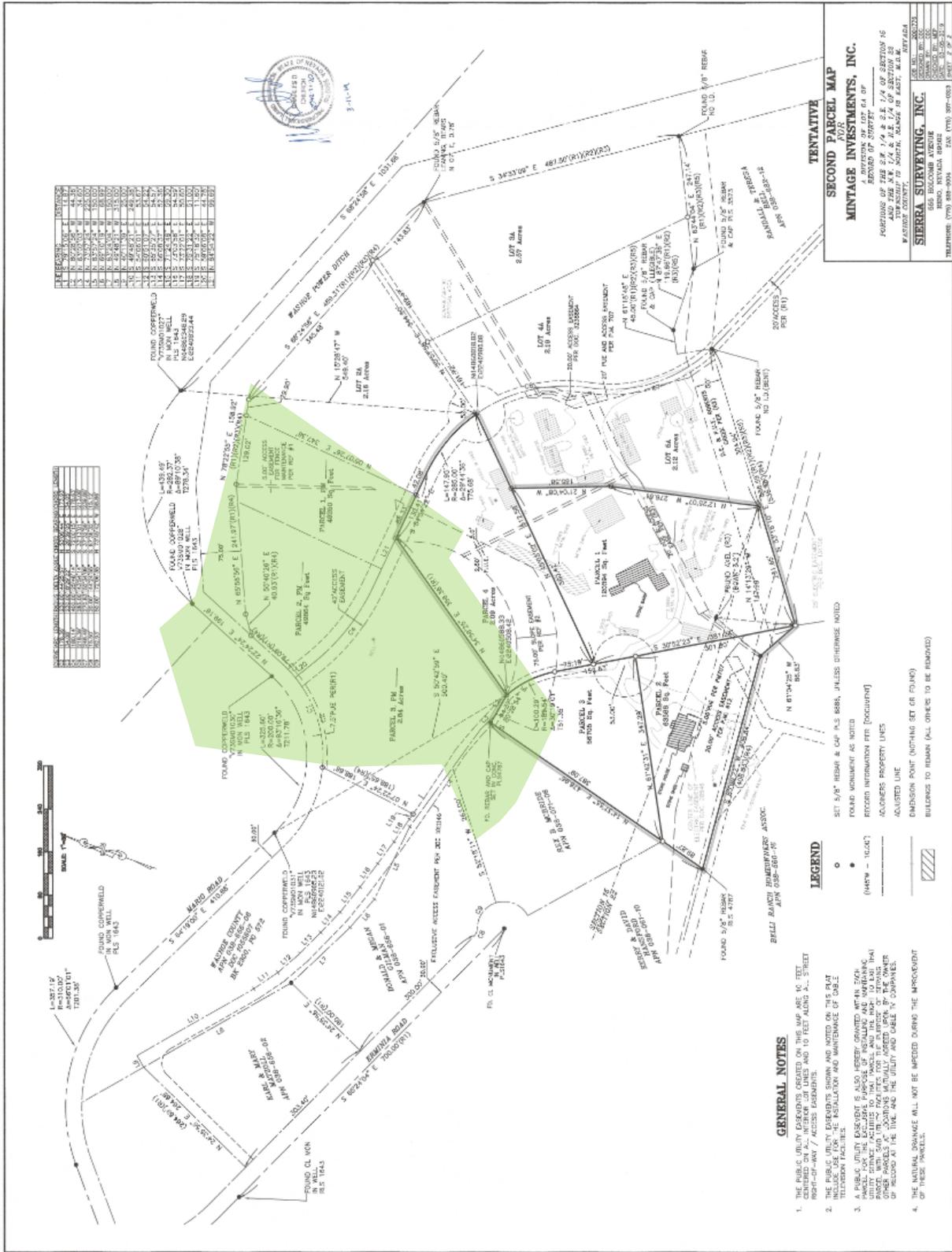
The purpose of a parcel map is to allow for the creation of subdivisions, merger and re-subdivision of existing lots, and common-interest communities consisting of four or fewer parcels pursuant to Washoe County Code Chapter 110, Article 606, *Parcel Maps*. A tentative parcel map must be submitted to the Planning and 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 WTPM19-0005 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 Suburban (LDS) and High Density Rural (HDR). The request is to divide a project area of 7.61 acres into 4 new parcels. Parcel 1 will have a size of 120,394 square feet (2.76 acres); Parcel 2 will have a size of 63,588 square feet (1.45 acres); Parcel 3 will have a size of 56,705 square feet (1.30 acres); and Parcel 4 will have a size of 91,040 square feet (2.09 acres).



LOT	ACRES	AREA
1	1.25	1.25
2	1.25	1.25
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**TENTATIVE SECOND PARCEL MAP**  
**MINTAGE INVESTMENTS, INC.**  
 A DIVISION OF LOT 64 OF  
 PARCELS 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100 OF SECTION 16  
 TOWNSHIP 39 NORTH, RANGE 18 EAST, M.D.M. 267434  
**SIERRA SURVEYING, INC.**  
 REDO, REVADA, REAR  
 TELEPHONE: (775) 888-8004 FAX: (775) 887-0033  
 SHEET 2 OF 2



NO.	DESCRIPTION	AREA
1	FOUND CORNERFIELD	1.25
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**GENERAL NOTES**

1. THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS MAP ARE TO BE SET 5 FT. FROM THE RIGHT-OF-WAY / ACCESS EASEMENTS.
2. THE PUBLIC UTILITY EASEMENTS SHOWN AND NOTED ON THIS MAP INCLUDE USE FOR THE INSTALLATION AND MAINTENANCE OF CABLE.
3. THE PUBLIC UTILITY EASEMENTS SHOWN AND NOTED ON THIS MAP ARE TO BE SET 5 FT. FROM THE RIGHT-OF-WAY / ACCESS EASEMENTS.
4. THE NATURAL DRAINAGE SHALL NOT BE IMPEDED DURING THE IMPROVEMENT OF THESE PARCELS.

**LEGEND**

- SET 5 FT. FROM 5/8" W/8" & 1/4" PLS. 8888, UNLESS OTHERWISE NOTED
- FOUND MONUMENT AS NOTED
- (N45°W - 16.00')
- ACQUIRED PROPERTY LINES
- ADJUSTED LINE
- DIMENSION POINT (NOTHING SET OR FOUND)
- BUILDINGS TO REMAIN (ALL OTHERS TO BE REMOVED)

**Site Plan**

**Tentative Parcel Map Evaluation**

Regulatory Zone:	High Density Rural (HDR); Low Density Suburban (LDS)
Maximum Lot Potential:	HDR –1 Dwelling Unit per 2.5 acres; LDS – 1 dwelling unit per 1 acre.
Number of Lots on Parcel Map:	4
Minimum Lot Size Required:	LDS – 35,000 square feet; HDR – 2 acres
Minimum Lot Size on Parcel Map:	LDS – 56,705 square feet; HDR – 120,394 square feet
Minimum Lot Width Required:	LDS – 120 feet; HDR – 150 feet
Minimum Lot Width on Parcel Map:	LDS – 195.8; HDR - 173

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

Development Suitability Constraints: The Verdi Area Plan Development Suitability Map, a part of the Verdi Area Plan, identifies the subject parcel as most suitable for development, however on the southern portion of the parcel are slopes of 30% or greater.

Hydrographic Basin: The subject parcel is within the Truckee Canyon Hydrographic Basin.

The subject parcel is inside the Truckee Meadows Service Area (TMSA).

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

**Verdi Area Plan Modifiers**

The subject parcel is located within the Verdi Area Plan. There are no modifiers within Article 224 (Area Plan Regulations – Verdi Area) of the Washoe County Code Chapter 110 (Development Code) that affect the evaluation of this proposed parcel map.

**Development Information**

The subject parcels are currently developed with a number of existing homes and structures. The proposed parcel map currently shows 4 buildings that cross proposed property lines, these structures will be required to be removed prior to the final map being recorded.

The applicant, as part of this application process, submitted a boundary line adjustment (WBLA19-0003) which has changed the existing property lines. This parcel map is being reviewed in relation to the submitted BLA which has been reviewed by the County Surveyor.

There are concerns regarding access to the 4 proposed lots, the applicant will be required to provide documentation regarding the existing access and whether it can serve multiple lots. Parcel 3 provided staff with additional concerns related to lot steepness and ability to grade for access and building pads.

The proposed parcel map contains civil improvements (Exhibit F, page 20-30) that depict the placement of building pads, water wells, access, grading, and leach fields. With regards to the grading improvements, Section 110.438.35 (b) (1) states the following:

*Earthwork performed by the subdivider or developer of an approved subdivision, or other projects that has completed a hearing process and review pursuant to which mitigation conditions could have been attached in the same manner as in the special use permit process.*

While this allows grading to be reviewed and approved, planning and engineering staff have not reviewed each individual parcel to determine whether they are buildable or not. If any required grading required on a specific parcel to allow for a building pad or driveway exceeds the major grading thresholds, a special use permit will be required.

**Verdi Area Plan V.13.4** At the request of the Department of Public Works, development proposals shall submit traffic reports and mitigation plans to the Departments of Public Works and Community Development for review and approval prior to the approval of tentative maps or the issuance of building permits for the project.

**Staff Comment:** The Department of Public Works is now known as Engineering and Capital Projects. The Engineering Division has reviewed the request and waived the requirement for traffic reports and mitigation plans.

### **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
  - Parks and Open Spaces
  - Water Rights Coordinator Manager
- Truckee Meadows Water Authority (TMWA)
- State of Nevada Water Resources
- Washoe County Health District
  - Environmental Health Services Division
- Truckee Meadows Fire Protection District
- Regional Transportation Commission (RTC)
- Washoe-Storey Conservation District

5 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 FEMA related notes.  
**Contact: Wayne Handrock, 775.328.2318, whandrock@washoecounty.us**
- Washoe County Water Management Planner provided comments regarding a TMWA note and a will serve.

**Contact: Vahid Behmaram, 775.954.4647, [vbehmaram@washoecounty.us](mailto:vbehmaram@washoecounty.us)**

- Washoe County Planning and Building Division, Park Planning Program provided comments related to the 30% slope areas.

**Contact: Sophia Kirschenman, 775.328.3623, [skirschenman@washoecounty.us](mailto:skirschenman@washoecounty.us)**

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

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

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

Staff Comment: Compliance with all applicable environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, 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 will be served by individual domestic wells. Recommended conditions of approval are provided for water rights dedication requirements.
  - c) The availability and accessibility of utilities.
 

Staff Comment: The existing and proposed lots will be served by existing infrastructure. Additional infrastructure has been proposed by the applicant, and Washoe County Engineering has provided conditions of approval related to these proposals.
  - 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 within a previously developed area that is currently served by community services. The application was reviewed by the appropriate agencies and no recommendation for denial was received.
  - e) Conformity with the zoning ordinances and master plan.
 

Staff Comment: The parcel map conforms to all regulatory zone requirements and the goals and policies of the Washoe County master plan.
  - f) General conformity with the governing body's master plan of streets and highways.
 

Staff Comment: The application was reviewed by the appropriate agencies and no recommendation for denial was received, the proposal is in conformance with the area plan and master plans for streets and highways.
  - g) The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision.
 

Staff Comment: The application was reviewed by the appropriate agencies, including Washoe County Engineering and Capital Projects Division, and no recommendation for denial was received.

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

Staff Comment: The Verdi Area Plan Development Suitability Map, a part of the Verdi Area Plan, indicates that portions of the parcel are most suitable for development. While other portions of the parcel contain slopes greater than 30%.

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

Staff Comment: All recommended conditions of approval have been included in the proposed conditions of approval

- 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 map was sent to Truckee Meadows Fire Protection District and no recommendations of denial were received.

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

Staff Comment: Appropriate easements are required to be included on the final map.

- l) Recreation and trail easements.

Staff Comment: No reviewing agencies recommended conditions requiring trail easements.

### **Recommendation**

Those agencies which reviewed the application, recommended conditions in support of approval of the tentative parcel map. Therefore, after a thorough analysis and review, Parcel Map Case Number WTPM19-0005 is being recommended for approval with conditions. Staff offers the following motion for the Parcel Map Review Committee's consideration.

### **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 WTPM19-0005 for Wei Yang, 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:                    Hunter Creek Engineering  
                                     2216 Dickerson Road  
                                     Reno, NV 89503

Owner:                         Wei Yang  
                                     14920 Chateau Ave  
                                     Reno, NV 89511



# Conditions of Approval

Tentative Parcel Map Case Number WTPM19-0005

The tentative parcel map approved under Parcel Map Case Number WTPM19-0005 shall be carried out in accordance with the conditions of approval granted by the Washoe County Parcel Map Review Committee on June 13, 2019. 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.**

- **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: Chris Bronczyk, 775.328.3612, cbronczyk@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. WTPM19-0005 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.

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MOJRA HAUENSTEIN, DIRECTOR, PLANNING AND BUILDING DIVISION

- d. The applicant shall provide verification to the Planning and Building Division that all conditions from the Truckee Meadows Fire Protection District have been satisfied.
- e. 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.

- f. The approval for this tentative parcel map does not include improvements for driveways to building pads and other improvements that may require grading. Any grading for access to building pads and any other improvements on individual parcels of land, if they exceed the criteria stated in the previous condition, shall require a special use permit.
- g. Improvement plans shall call out 3:1 cut and fill slopes.

**Washoe County Planning and Building Division – Parks Planning**

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

**Contact: Sophia Kirschenman, Parks Planner, 775.328.3623, [skirschenman@washoecounty.us](mailto:skirschenman@washoecounty.us)**

- a. The developable area shall not include any portions of the parcels containing slopes equal to or greater than 30%.

**Washoe County Engineering and Capital Projects – General Land Development**

- 3. The following general land development conditions are requirements of the Washoe County Engineering and Capital Projects, which shall be responsible for determining compliance with these conditions.

**Contact: Walter West P.E., (775) 328-2310, [wwest@washoecounty.us](mailto:wwest@washoecounty.us)**

- a. Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations, and policies in effect at the time of submittal of the tentative parcel map or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the final parcel map.
- b. Prior to acceptance of public or private improvements and release of any financial assurances, the developer shall furnish to the Engineering and Capital Projects Division a complete set of reproducible as-built construction drawings in an acceptable digital format prepared by a civil engineer licensed in the State of Nevada.
- c. Prior to approval of the parcel map, a complete set of civil improvement drawings shall be prepared by a licensed engineer and be submitted to the County Engineer for approval. The plans shall include an onsite grading plan, street and access way plan and profiles, details, etc. Grading shall comply with best management practices (BMPs) and shall include detailed plans for grading and drainage on each lot, erosion control (including BMP locations and installation details), slope stabilization and mosquito abatement. Placement or disposal of any excavated material shall be indicated on the grading plan. A Bond Estimate using latest Exhibit A Bond Estimate costs, shall be prepared and a financial assurance provided guaranteeing the completion of the required improvements. A subdivision Improvement Agreement shall be prepared for Washoe County's approval and recordation prior to final map approval and recordation.
- d. Bridge design drawings shall be submitted to Washoe County Planning and Building for building permit approval.
- e. Any existing easements, facilities or utilities that conflict with the development shall be relocated, quitclaimed, and/or abandoned, as appropriate.
- f. Any easement documents recorded for the project shall include an exhibit map that shows the location and limits of the easement in relationship to the project.

- g. Appropriate roadway, driveway, drainage and public utility easements necessary to serve all parcels created through the boundary line adjustment and parcel maps shall be granted.
- h. A 10 foot Public Utilities Easement shall be granted adjacent to all rights-of-way.
- i. A design level geotechnical investigation with fault study shall be provided with the submittal of final parcel map.
- j. Cut slopes, fill slopes, and berms shall be setback from parcel lines and access easements in accordance with Washoe County Code Article 438.
- k. Comply with the conditions of the Washoe County technical check for this map.
- l. Remove structures, trees, poles and hydrants from the map.
- m. Add a Water Rights Dedication Certificate.
- n. Show and reference existing or proposed irrigation easements on the map.
- o. All boundary corners must be set.
- p. Add a Security Interest Holder's Certificate to the map if applicable.
- q. Add a note to the map stating: No habitable structures shall be located on a fault that was active during the Holocene Epoch of geological time.
- r. Add a note to the map stating: A surface drainage easement is hereby granted across all parcels created by this map.
- s. Add a note on the map stating: Natural drainage shall not be impeded.
- t. Add a note to the map stating: The Owner, buyers, assigns, or any interest holder of any lots or parcels shown hereon, hereby agree that all existing irrigation flows crossing these parcels shall be perpetuated. Any legal rights to water from these ditches shall be honored and the right of access for maintenance and operation will not be denied to valid holders of those rights.
- u. Prior to any work in Washoe County's right-of-way, an Encroachment and Excavation permit shall be obtained from Washoe County Engineering.
- v. All residential and/or accessory structures located within allowed building setbacks or across proposed property lines shall be removed. Building location compliance with Washoe County Code shall be verified before recordation of the map.
- w. Prior to the recordation of the parcel maps, maintenance responsibilities for all private roadway and drainage facilities shall be determined through the creation of a Homeowners Association or Roadway and Drainage Maintenance Agreement applied to all lots modified by the Boundary Line Adjustment or created through the parcel map process. Appropriate documentation such as CC&R's or a maintenance agreement shall be submitted to Washoe County for review and approval to the satisfaction of the County Engineer and District Attorney's Office.
- x. An existing driveway and exclusive access easement (Doc #1011146) provides access to current APN 038-671-11. Access to proposed parcels 2 and 3 is via the same access. Prior to approval of the final parcel map, applicant shall demonstrate to the satisfaction of the County Engineer that the existing access easement can legally provide access to the additional parcels created by the parcel map.

**Washoe County Engineering and Capital Projects – Storm Drainage Standards (County Code 110.418, 420 & 421)**

4. The following storm drainage conditions are requirements of Washoe County Engineering and Capital Projects, Drainage Program, which shall be responsible for determining compliance with these conditions.

**Contact: Walter West P.E., (775) 328-2310, [wwest@washoecounty.us](mailto:wwest@washoecounty.us)**

- a. The conditional approval of this tentative parcel map shall not be construed as final approval of the drainage facilities shown on the tentative parcel map. Final approval of the drainage facilities will occur during the final map review and will be based upon the final hydrology report.
- b. Prior to finalization of the parcel maps, a master hydrology/hydraulic report and a master storm drainage plan shall be submitted to the County Engineer for approval.
- c. Prior to finalization of any portion of the tentative parcel map, a final, detailed hydrology/hydraulic report for that unit shall be submitted to the County Engineer. All storm drainage improvements necessary to serve the project shall be designed and constructed to County standards and specifications and/or financial assurances in an appropriate form and amount shall be provided.
- d. Any increase in stormwater runoff flow rate resulting from the development and based on the 5 year and 100 storm(s) shall be detained onsite.
- e. The following note shall be added to each final map; "All properties, regardless if they are located within or outside of a FEMA Special Flood Hazard Area, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."
- f. Prior to approval of any final parcel map, building permit, or grading permit, the developer will furnish to the Engineering Division and Community Development staff, written confirmation from the Truckee Meadows Water Authority, that they have reviewed and approved any ditch crossings, protective fencing or stormwater discharge facilities that may impact the ditch.
- g. The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklist and Inspection Fee shall be submitted with each final map.
- h. The maximum permissible flow velocity (that which does not cause scour) shall be determined for all proposed channels and open ditches. The determination shall be based on a geotechnical analysis of the channel soil, proposed channel lining and channel cross section, and it shall be in accordance with acceptable engineering publications/calculations. Appropriate linings shall be provided for all proposed channels and open ditches such that the 100-year flows do not exceed the maximum permissible flow velocity.
- i. All slopes steeper than 3:1 shall be mechanically stabilized to control erosion. As an alternative to riprap, an engineered solution (geofabric, etc.) may be acceptable.
- j. Maintenance access and drainage easements shall be provided for all existing and proposed drainage facilities. All drainage ditches and detention basins shall be constructed with an adjoining minimum 12' wide gravel access road for maintenance purposes. Maintenance access road shall be provided to the bottom of proposed detention basins.
- k. Any rights-of-way/easements for irrigation ditches, associate structures and their maintenance shall be reserved with the finalization of the affected final parcel map or prior to issuance of a grading permit. Any relocation of the irrigation facilities shall maintain the quantity, quality, elevation and point of delivery of the ditch unless an

alternate alignment and discharge point is approved by the affected owners of the irrigation waters.

- l. Offsite drainage areas draining onto residential lots shall be perpetuated around the residential lots and drainage facilities capable of passing a 100-year storm shall be constructed with the parcel map improvements to perpetuate the storm water runoff to improved or natural drainage facilities.
- m. Add Critical Stream Zone Buffer and Sensitive Stream Zone Buffer along Roberts Creek to the final parcel map and grading plans in accordance with Washoe County Development Code Article 418 – Significant Hydrologic Resources.
- n. Add the following note to the map: “Development of parcels created by this map is subject to the provisions of Washoe County Development Code, in particular to Article 418 – Significant Hydrologic Resources. Only allowed uses as stipulated in Article 418 within Critical and Sensitive Stream Zone Buffer Areas will be permitted.”

**Washoe County Engineering and Capital Projects – Street Design Standards (County Code 110.436)**

5. The following street design conditions are requirements of the Washoe County Engineering and Capital Projects, which shall be responsible for determining compliance with these conditions.

**Contact: Mitchell Fink, (775) 328-2050, [mfink@washoecounty.us](mailto:mfink@washoecounty.us)**

- a. All roadway improvements necessary to serve the project shall be designed and constructed to County standards and specifications and/or financial assurances in an appropriate form and amount shall be provided.
- b. Street names shall be reviewed and approved by the Regional Street Naming Coordinator.
- c. Proposed landscaping and/or fencing along street rights-of-way and within median islands shall be designed to meet American Association of State Highway and Transportation Officials (AASHTO) sight distances and safety guidelines. No tree shall overhang the curb line of any public street.
- d. AASHTO clear zones shall be determined for all streets adjacent to retaining walls or slopes steeper than 3:1. If a recoverable or traversable clear zone cannot be provided, an analysis to determine if barriers are warranted shall be submitted for approval.
- e. Appropriate transitions shall be provided between the existing and proposed improvements at all proposed street connections. This may include removal of existing pavement.
- f. If the Engineering and Capital Projects Division does not inspect the subdivision improvements, prior to release of any financial assurances for the private improvements, the development shall provide the Engineering and Capital Projects Division with a letter prepared by a civil engineer licensed in the State of Nevada, certifying that the private improvements have been constructed in accordance with the approved plans.
- g. Prior to final map approval, provide verification for Lot 3 that driveway access and building pad grading can be constructed in compliance with Washoe County Code. Maximum driveway slope allowed is 14%.

**Washoe County Water Rights Manager**

6. The following conditions are requirements of the Water Rights Manager, which shall be responsible for determining compliance with these conditions.

**Contact: Vahid Behmaram, 775.954.4647, [vbehmaram@washoecounty.us](mailto:vbehmaram@washoecounty.us)**

- a. 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.
- b. 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.
- c. Washoe County retains the authority to impose its own review and reject water rights which do not comply with Washoe County code and area plans. Therefore, a preview of water rights intended to support the project (prior to relinquishment process) will be helpful for both the applicant and Washoe County staff.
- d. The ground water rights subject to relinquishment MAY NOT be supplemental ground water which supplement primary surface water rights.
- e. 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. The Belli Ranch Estates parcel map # 2 will create 3 newly created parcels which will require the relinquishment of 6.00 acre-feet of ground water rights.
- f. 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 Building Division**

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

**Contact: Dan Holly, 775.328.2027, [dholly@washoecounty.us](mailto:dholly@washoecounty.us)**

- a. The proposed parcel map indicates new property lines bisecting existing structures. All such buildings shall be demolished prior to the recordation of the final map.

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



**WASHOE COUNTY**  
**COMMUNITY SERVICES DEPARTMENT**  
**Engineering and Capital Projects**

1001 EAST 9<sup>TH</sup> STREET  
 PO BOX 11130  
 RENO, NEVADA 89520-0027  
 PHONE (775) 328-3600  
 FAX (775) 328.3699

**INTEROFFICE MEMORANDUM**

**PARCEL MAP REVIEW**

**DATE:** May 17, 2019

**TO:** Chris Bronczyk, Planner - Department of Community Services

**FROM:** Wayne Handrock, PLS, Engineering and Capital Projects Division

**SUBJECT:** *2<sup>st</sup> Parcel Map for: Mintage Investments, Inc.*  
*Parcel Map Case No.: WTPM19-0005*  
*APN:038-560-28; 038-656-08; 038-560-30; 038-671-11*

*Review Date: May 13, 2019*

The Engineering and Capital Projects Division has reviewed the subject parcel map and the following conditions must be successfully completed prior to final approval of this application by the Division. This review is based upon the approval of an associated Boundary Line Adjustment.

**Washoe County Engineering and Capital Projects – General Land Development**

1. The following general land development conditions are requirements of the Washoe County Engineering and Capital Projects, which shall be responsible for determining compliance with these conditions.

**Contact Name:** Walter West, P.E. (775) 328-2310

- a. Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations, and policies in effect at the time of submittal of the tentative parcel map or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the final parcel map.
- b. Prior to acceptance of public or private improvements and release of any financial assurances, the developer shall furnish to the Engineering and Capital Projects Division a complete set of reproducible as-built construction drawings in an acceptable digital format prepared by a civil engineer licensed in the State of Nevada.
- c. Prior to approval of the parcel map, a complete set of civil improvement drawings shall be prepared by a licensed engineer and be submitted to the County Engineer for approval. The plans shall include an onsite grading plan, street and access way plan and profiles, details, etc. Grading shall comply with best management practices (BMPs)



**INTEGRITY**



**EFFECTIVE COMMUNICATION**



**QUALITY PUBLIC SERVICE**

Memo to: Chris Bronczyk, Planner  
Subject: Parcel Map Case No.: WTPM19-0005  
Date: May 17, 2019  
Page: 2

and shall include detailed plans for grading and drainage on each lot, erosion control (including BMP locations and installation details), slope stabilization and mosquito abatement. Placement or disposal of any excavated material shall be indicated on the grading plan. A Bond Estimate using latest Exhibit A Bond Estimate costs, shall be prepared and a financial assurance provided guaranteeing the completion of the required improvements. A subdivision Improvement Agreement shall be prepared for Washoe County's approval and recordation prior to final map approval and recordation.

- d. Bridge design drawings shall be submitted to Washoe County Planning and Building for a building permit approval.
- e. Any existing easements, facilities or utilities that conflict with the development shall be relocated, quitclaimed, and/or abandoned, as appropriate.
- f. Any easement documents recorded for the project shall include an exhibit map that shows the location and limits of the easement in relationship to the project.
- g. Appropriate roadway, driveway, drainage and public utility easements necessary to serve all parcels created through the boundary line adjustment and parcel maps shall be granted.
- h. A 10 foot Public Utilities Easement shall be granted adjacent to all rights-of-way.
- i. A design level geotechnical investigation with fault study shall be provided with the submittal of final parcel map.
- j. Cut slopes, fill slopes, and berms shall be setback from parcel lines and access easements in accordance with Washoe County Code Article 438.
- k. Comply with the conditions of the Washoe County technical check for this map.
- l. Remove structures, trees, poles and hydrants from the map.
- m. Add a Water Rights Dedication Certificate.
- n. Show and reference existing or proposed irrigation easements on the map.
- o. All boundary corners must be set.
- p. Add a Security Interest Holder's Certificate to the map if applicable.
- q. Add a note to the map stating: No habitable structures shall be located on a fault that was active during the Holocene Epoch of geological time.
- r. Add a note to the map stating: A surface drainage easement is hereby granted across all parcels created by this map.
- s. Add a note on the map stating: Natural drainage shall not be impeded.
- t. Add a note to the map stating: The Owner, buyers, assigns, or any interest holder of any lots or parcels shown hereon, hereby agree that all existing irrigation flows crossing these parcels shall be perpetuated. Any legal rights to water from these ditches shall be honored and the right of access for maintenance and operation will not be denied to valid holders of those rights.
- u. Prior to any work in Washoe County's right-of-way, an Encroachment and Excavation permit shall be obtained from Washoe County Engineering.

Memo to: Chris Bronczyk, Planner  
Subject: Parcel Map Case No.: WTPM19-0005  
Date: May 17, 2019  
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- v. All residential and/or accessory structures located within allowed building setbacks or across proposed property lines shall be removed. Building location compliance with Washoe County Code shall be verified before recordation of the map.
- w. Prior to the recordation of the parcel maps, maintenance responsibilities for all private roadway and drainage facilities shall be determined through the creation of a Homeowners Association or Roadway and Drainage Maintenance Agreement applied to all lots modified by the Boundary Line Adjustment or created through the parcel map process. Appropriate documentation such as CC&R's or a maintenance agreement shall be submitted to Washoe County for review and approval to the satisfaction of the County Engineer and District Attorney's Office.
- x. An existing driveway and exclusive access easement (Doc #1011146) provides access to current APN 038-671-11. Access to proposed parcels 2 and 3 is via the same access. Prior to approval of the final parcel map, applicant shall demonstrate to the satisfaction of the County Engineer that the existing access easement can legally provide access to the additional parcels created by the parcel map.

**Washoe County Engineering and Capital Projects – Storm Drainage Standards (County Code 110.418, 420 & 421)**

2. The following storm drainage conditions are requirements of the Washoe County Engineering and Capital Projects, Drainage Program, which shall be responsible for determining compliance with these conditions.

**Contact Name:** Walter West, P.E. (775) 328-2310

- a. The conditional approval of this tentative parcel map shall not be construed as final approval of the drainage facilities shown on the tentative parcel map. Final approval of the drainage facilities will occur during the final map review and will be based upon the final hydrology report.
- b. Prior to finalization of the parcel maps, a master hydrology/hydraulic report and a master storm drainage plan shall be submitted to the County Engineer for approval.
- c. Prior to finalization of any portion of the tentative parcel map, a final, detailed hydrology/hydraulic report for that unit shall be submitted to the County Engineer. All storm drainage improvements necessary to serve the project shall be designed and constructed to County standards and specifications and/or financial assurances in an appropriate form and amount shall be provided.
- d. Any increase in stormwater runoff flow rate resulting from the development and based on the 5 year and 100 storm(s) shall be detained onsite.
- e. The following note shall be added to each final map; "All properties, regardless if they are located within or outside of a FEMA Special Flood Hazard Area, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."

Memo to: Chris Bronczyk, Planner  
Subject: Parcel Map Case No.: WTPM19-0005  
Date: May 17, 2019  
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- f. Prior to approval of any final parcel map, building permit, or grading permit, the developer will furnish to the Engineering Division and Community Development staff, written confirmation from the Truckee Meadows Water Authority, that they have reviewed and approved any ditch crossings, protective fencing or stormwater discharge facilities that may impact the ditch.
- g. The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklist and Inspection Fee shall be submitted with each final map.
- h. The maximum permissible flow velocity (that which does not cause scour) shall be determined for all proposed channels and open ditches. The determination shall be based on a geotechnical analysis of the channel soil, proposed channel lining and channel cross section, and it shall be in accordance with acceptable engineering publications/calculations. Appropriate linings shall be provided for all proposed channels and open ditches such that the 100-year flows do not exceed the maximum permissible flow velocity.
- i. All slopes steeper than 3:1 shall be mechanically stabilized to control erosion. As an alternative to riprap, an engineered solution (geofabric, etc.) may be acceptable.
- j. Maintenance access and drainage easements shall be provided for all existing and proposed drainage facilities. All drainage ditches and detention basins shall be constructed with an adjoining minimum 12' wide gravel access road for maintenance purposes. Maintenance access road shall be provided to the bottom of proposed detention basins.
- k. Any rights-of-way/easements for irrigation ditches, associate structures and their maintenance shall be reserved with the finalization of the affected final parcel map or prior to issuance of a grading permit. Any relocation of the irrigation facilities shall maintain the quantity, quality, elevation and point of delivery of the ditch unless an alternate alignment and discharge point is approved by the affected owners of the irrigation waters.
- l. Offsite drainage areas draining onto residential lots shall be perpetuated around the residential lots and drainage facilities capable of passing a 100-year storm shall be constructed with the parcel map improvements to perpetuate the storm water runoff to improved or natural drainage facilities.
- m. Add Critical Stream Zone Buffer and Sensitive Stream Zone Buffer along Roberts Creek to the final parcel map and grading plans in accordance with Washoe County Development Code Article 418 – Significant Hydrologic Resources.
- n. Add the following note to the map: “Development of parcels created by this map is subject to the provisions of Washoe County Development Code, in particular to Article 418 – Significant Hydrologic Resources. Only allowed uses as stipulated in Article 418 within Critical and Sensitive Stream Zone Buffer Areas will be permitted”

Memo to: Chris Bronczyk, Planner  
Subject: Parcel Map Case No.: WTPM19-0005  
Date: May 17, 2019  
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**Washoe County Engineering and Capital Projects – Street Design Standards (County Code 110.436)**

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

**Contact Information:** Mitchell Fink (775) 328-2050

- a. All roadway improvements necessary to serve the project shall be designed and constructed to County standards and specifications and/or financial assurances in an appropriate form and amount shall be provided.
- b. Street names shall be reviewed and approved by the Regional Street Naming Coordinator.
- c. Proposed landscaping and/or fencing along street rights-of-way and within median islands shall be designed to meet American Association of State Highway and Transportation Officials (AASHTO) sight distances and safety guidelines. No tree shall overhang the curb line of any public street.
- d. AASHTO clear zones shall be determined for all streets adjacent to retaining walls or slopes steeper than 3:1. If a recoverable or traversable clear zone cannot be provided, an analysis to determine if barriers are warranted shall be submitted for approval.
- e. Appropriate transitions shall be provided between the existing and proposed improvements at all proposed street connections. This may include removal of existing pavement.
- f. If the Engineering and Capital Projects Division does not inspect the subdivision improvements, prior to release of any financial assurances for the private improvements, the development shall provide the Engineering and Capital Projects Division with a letter prepared by a civil engineer licensed in the State of Nevada, certifying that the private improvements have been constructed in accordance with the approved plans.
- g. Prior to final map approval, provide verification for Lot 3 that driveway access and building pad grading can be constructed in compliance with Washoe County Code. Maximum driveway slope allowed is 14%.

# Tentative Parcel Map Case Number WTPM19-0005 (Belli Ranch Estates: Parcel Map 2)

**Holly, Dan**

Mon 4/22/2019 10:55 AM

To: Bronczyk, Christopher <CBronczyk@washoecounty.us>;

Good Morning Chris: The proposed parcel map indicates new property lines bisecting existing structures. All such buildings will need to be demolished prior to the creation of the new lots. Thank you,



**Dan Holly**

**Plans Examiner Supervisor, Planning and Building Division | Community Services  
Department**

[dholly@washoecounty.us](mailto:dholly@washoecounty.us) | Office: (775) 328-2027

[1001 E. Ninth St., Bldg. A, Reno, NV 89512](#)





## MEMORANDUM

WASHOE COUNTY REGIONAL PARKS AND OPEN SPACE  
PLANNING DIVISION



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**TO:** Chris Bronczyk, Planner

**FROM:** Sophia Kirschenman, Park Planner

**DATE:** May 14, 2019

**SUBJECT:** Tentative Parcel Map Case Number WTPM19-0005 (Belli Ranch Estates: Parcel Map 2)

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Washoe County Regional Parks and Open Space has reviewed and prepared the following comments related to Tentative Parcel Map Case Number WTPM19-0005.

This tentative parcel map is for the subdivision of a 7.61 acre lot into 4 new parcels. The proposed lots are located east of the intersection of Arentz Ct. and Mario Rd. and are part of the Rural Character Management Area identified in the Verdi Area Plan. While this area is located near Mario Road Open Space, owned by Washoe County, no trails or recreational amenities are proposed in this area that would impact the subdivided parcels.

**Washoe County Regional Parks and Open Space recommends the following:**

1. The final parcel map shall depict the developable portion of each proposed parcel. The developable area shall not include any portions of the parcels containing slopes equal to or greater than 30%.
2. Proposed Parcel 4 appears to primarily consist of lands zoned High Density Rural (HDR). The applicant is proposing Low Density Suburban zoning for this parcel. Regional Parks and Open Space recommends that the lots be reconfigured, so that Parcel 4 can be large enough to accommodate a new dwelling and maintain its HDR zoning.



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

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

April 26, 2019

TO: Chris Bronczyk, Planner, CSD, Planning & Development Division

FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD

SUBJECT: Tentative Parcel Map Case Number WTPM19-0005 (Belli Ranch Estates: Parcel Map 2)

**Project description:**

The applicant is proposing to approve a subdivision of a 7.61 acre lot – Lot 6A (as indicated in BLA Case #WBLA19-0003) into 4 new parcels. Parcel 1 is 120,394 Square Feet; Parcel 2 is 63,588 Square Feet; Parcel 3 is 56,705 Square Feet; and Parcel 4 is 2.09 Acres.

Location: 3260 to 3700 Mario Road, Assessor's Parcel Numbers: Portions of 038-560-28; 038-656-08; 038-560-30; and 038-671-11.

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

- 1) The subject parcel is not near any municipal, quasi-municipal or private water delivery infrastructure; therefore, resulting parcels will rely on Individual Domestic wells as their source of domestic water supply.
- 2) Washoe County code requires that the applicant for a parcel map with parcels served by an individual domestic well, to bring forth an approved and recorded "Affidavit of Relinquishment for Domestic Wells" by the Nevada State Engineer's office. The applicant shall complete the relinquishment process with the State Engineer's office and record the approved form with the County Recorder's office and submit a recorded copy to Washoe County as a pre-requisite to approval of their parcel map.
- 3) Washoe County retains the authority to impose its own review and reject water rights which do not comply with Washoe County code and area plans. Therefore, a preview of water rights intended to support the project (prior to relinquishment process) will be helpful for both the applicant and Washoe County staff.
- 4) The ground water rights subject to relinquishment MAY NOT be supplemental ground water which supplement primary surface water rights.
- 5) The amount of water rights necessary is 2.00 acre-feet of ground water rights per newly created parcel. The original parcel is deemed exempt from the relinquishment process. In the way of an example, if one parcel is subdivided into a total of 4, there are 3 newly created parcels



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

P.O. Box 11130  
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Fax: (775) 328-3699

and one existing or remains thereof. The Belli Ranch Estates parcel map # 2 will create 3 newly created parcels which will require the relinquishment of 6.00 acre-feet of ground water rights.

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.

***Comment:***

The application submitted to Washoe County indicates two ground water permits and two vested rights associated with springs located on or near the property in support of the proposed Parcel Map. As indicated in the above conditions relinquishment of vested rights associated with the spring sources is not consistent with State Water Law (NRS) or with Washoe County Development Code. Permit # 45176 is a certificated ground water right permit with a Quasi Municipal manner of use which appears to be already committed to existing development on the ground. Use of this water right permit may not be possible based on the information available to Washoe County at this time.

Community Services Department

Planning and Building

TENTATIVE PARCEL MAP

(see page 6)

PARCEL MAP WAIVER

(see page 11)

APPLICATION



Community Services Department  
Planning and Building  
1001 E. Ninth St., Bldg. A  
Reno, NV 89512-2845

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.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>Belli Ranch Estates - Parcel Map 2</b>			
Project Description: A subdivision of a 7.61 acre lot - Lot6A (as included in BLA case # WBLA19-0003) into 4 new parcels. Note: This request does not impact lots 2A, 3A, 4A, or 5A as included with WBLA19-0003.			
Project Address: 3260 to 3700 Mario Road, Reno 89523			
Project Area (acres or square feet): 7.61acres			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): <b>South of Mario Rd., East of Erminia Rd., South of I-80</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
portion of 038-560- 28	4.52	portion of 038-560-30	2.06
portion of 038-656-08	4.7	portion of 038-671-11	4.64
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Wei Yang		Name: Hunter Creek Engineering	
Address: 14920 Chateau Ave.		Address: 2216 Dickerson Rd.	
Reno, NV	Zip: 89511	Reno, NV	Zip: 89503
Phone: 775-527-0792	Fax:	Phone: 775-324-9925	Fax:
Email: weiyang9264@yahoo.com		Email: huntcreek@sbcglobal.net	
Cell: 775-527-0792	Other:	Cell: 775-772-4737	Other:
Contact Person: Wei Yang		Contact Person: Michael Burgoyne, P.E.	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Same as Above		Name: Sierra Surveying	
Address:		Address: 555 Holcomb Ave.	
	Zip:	Reno, NV	Zip: 89502
Phone:	Fax:	Phone: 775-828-5004	Fax:
Email:		Email: sierrasurveying@sbcglobal.net	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person: Dan Church, PLS	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: Mintage Investment, LLC

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, Wei Yang (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 Building.

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

Assessor Parcel Number(s): 038-656-08

Printed Name Wei Yang

Signed [Signature]

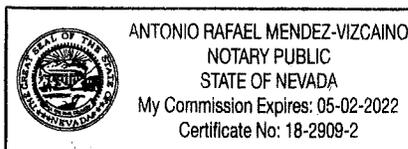
Address 14920 Chateau Hill
RENO, NV 89511

Subscribed and sworn to before me this 14 day of March, 2022.

(Notary Stamp)

[Signature]
Notary Public in and for said county and state

My commission expires: 05-02-2022



\*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

## Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

1. What is the location (address or distance and direction from nearest intersection)?

3274 Mario Rd. - East of the intersection of Arentz Ct. and Mario Rd.

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
portions of 038-560-28 and 30	HDR and LDS	6.58
portions of 038-656-08 & 038-671-11	LDS, HDR, and GR	9.34

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

Existing ranch with residential structures and out buildings

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	2.76 acres	1.46 acres	1.30 acres	2.09 acres
Proposed Minimum Lot Width	150'	120'	120'	120'

4. For parcel with split zoning what is the acreage/square footage of each zoning in the new parcels?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Zoning Area	HDR	LDS	LDS	LDS
Proposed Zoning Area	HDR	LDS	LDS	LDS

5. 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
------------------------------	--

6. Utilities:

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

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

- a. Water System Type:

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

b. Available:

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

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

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

a. Sewage System Type:

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

b. Available:

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

c. Washoe County Capital Improvements Program project?

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

9. 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 #	45176 & 21764	acre-feet per year	
b. Certificate #		acre-feet per year	
c. Surface Claim #	V02995 & V02996	acre-feet per year	
d. Other, #		acre-feet per year	

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

**Refer to attached Water Right Quitclaim deed**

10. 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.
------------------------------	--	---

11. 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.
------------------------------	--	---

12. 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.
------------------------------	--	---

13. 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.
------------------------------	--	---

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

Private roadways will not be gated. No trail system is proposed.
--

15. Are there any applicable policies of the adopted area plan in which the project is located that require compliance? If so, which policies and how does the project comply.

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

16. 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?

N/A
-----

17. 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.**

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

5638 cy infrastructure, 7338 cy with future construction
--

19. 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?

1431 cy of export. Material will be exported to approved local construction site or disposal area as determined by contractor. Site improvement plans will include an approved erosion control plan which includes a revegetation plan and best management practices.

20. 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?

Disturbed areas will be visible from property immediately north of the project. All disturbed areas will be revegetated in accordance with best management practices.

21. What is the slope (Horizontal/Vertical) of the cut and fill areas proposed to be? What methods will be used to prevent erosion until the revegetation is established?

3:1 cut/fill slopes for roadway and ditch improvements/4:1 for detention and storm drain basins. Erosion to be controlled with implementation of best management practices.

22. 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

23. 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?

Rockery walls will be used along roadways, as needed with a maximum 4' height.

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

To be determined with final development plan(s).

25. 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?

Seed mixes will comply with Washoe County standards and best management practices.

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

Temporary pressure irrigation will be provided from surface water irrigation channels.

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

N/A

28. Surveyor:

Name	Wei Yang
Address	14920 Chateau Ave.
Phone	775-828-5004
Cell	same as above
E-mail	weiyang9264@yahoo.com
Fax	
Nevada PLS #	6886

## Parcel Map Waiver Application Supplemental Information

(All required information may be separately attached)

1. Identify the public agency or utility for which the parcel is being created:

N/A

- a. If a utility, is it Public Utility Commission (PUC) regulated?

Yes
  No

2. What is the location (address or distance and direction from nearest intersection)?

3274 Mario Rd. - East of the intersection of Arentz Ct. and Mario Rd.

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
portions of 038-560-28 and 30	HDR and LDS	6.58
portions of 038-656-08 & 038-671-11	LDS, HDR, and GR	9.34

3. Please describe:

- a. The existing conditions and uses located at the site:

The site includes existing residential structures and outbuildings.

- b. The existing conditions and uses in the vicinity to the north, south, east and west (i.e. vacant land, roadways, buildings, etc.):

North	Single family residential
South	Single family residential
East	Single family residential
West	Single family residential

4. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	2.76 acres	1.46 acres	1.30 acres	2.09 acres
Proposed Minimum Lot Width	150'	120'	120'	120'

5. Utilities:

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

6. Please describe the source and timing of the water facilities necessary to serve the proposed waiver.

a. Water System Type:

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

b. Available:

<input type="checkbox"/> Now	<input checked="" type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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c. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of water service:

--

7. What is the nature and timing of sewer services necessary to accommodate the proposed waiver?

a. Sewage System Type:

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

b. Available:

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

d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of sewer service. If a private system is proposed, please describe the system and the recommended location(s) for the proposed facility:

N/A
-----

8. Please describe whether any of the following natural resources are related to the proposed waiver:

a. Property located in the FEMA 100-year floodplain?

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

Explanation:

--

b. Does 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
------------------------------	--

Explanation:

--

- c. 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, the Hillside Ordinance applies.	<input checked="" type="checkbox"/> No, it does not.
---	--

Explanation:

--

9. Surveyor:

Name	Wei Yang
Address	14920 Chateau Ave.
Phone	775-828-5004
Fax	
Nevada PLS #	6886



March 20, 2019

Chris Bronczyk  
Washoe County Building and Planning Division  
1001 East Ninth Street  
Reno, Nevada 89512

**Re: Time Waiver for Belli Ranch Estates**

Dear Chris,

As we discussed in our meeting this morning, please accept this letter as a formal time waiver related to the processing of the Belli Ranch Estates Parcel Map requests. We appreciate your ongoing assistance and look forward to working with you and agency staff as we move forward through the review process. In the meantime, please do not hesitate to contact me at (775) 250-3455 or [mrailey@rubicondesigngroup.com](mailto:mrailey@rubicondesigngroup.com) with any questions or concerns.

Sincerely,

Mike Railey  
Partner

cc: Wei Yang – Owner/Applicant  
Michael Burgoyne, PE – Hunter Creek Engineering  
Dan Church, PLS – Sierra Surveying

# Request to Reserve New Street Name(s)

The Applicant is responsible for all sign costs.

## Applicant Information

Name: MINTAGE INVESTMENTS, LLC  
Address: 14920 CHATEAU AVE  
RENO, NV 89511  
Phone: 775.527.0792 Fax: \_\_\_\_\_  
Private Citizen Agency/Organization

## Street Name Requests

(No more than 14 letters or 15 if there is an "i" in the name. Attach extra sheet if necessary.)

BELL RANCH ROAD

If final recordation has not occurred within one (1) year, it is necessary to submit a written request for extension to the coordinator prior to the expiration date of the original

## Location

Project Name: BELL RANCH ESTATES  
Reno Sparks Washoe County  
Parcel Numbers: 038-560-04 TO 038-671-11  
Subdivision Parcelization Private Street

Please attach maps, petitions and supplementary information.

Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
Regional Street Naming Coordinator  
Except where noted  
Denied: \_\_\_\_\_ Date: \_\_\_\_\_  
Regional Street Naming Coordinator

## Washoe County Geographic Information Services

Post Office Box 11130 - 1001 E. Ninth Street  
Reno, NV 89520-0027

Phone: (775) 328-2325 - Fax: (775) 328-6133

APN#: N/A (water rights)

Recording Requested By:

When Recorded Mail To:

Mogul 1, LLC

c/o Philip Hannifin

4274 Mario Road

Reno, Nevada 89523

AFFIRMATION

Pursuant to NRS 239B.030, the undersigned hereby affirms that this document submitted for recording DOES NOT contain a Social Security number.

**WATER RIGHTS QUITCLAIM DEED**

This WATER RIGHTS QUITCLAIM DEED ("Deed") is made and entered into this 17th day of February 2017, between MOGUL 1, LLC, a Nevada limited liability company ("Grantor"), and MINTAGE INVESTMENT, INC., a Nevada corporation ("Grantee").

That said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), lawful money of the United States of America, to it in hand paid by the Grantee, does hereby convey, transfer and quitclaim unto Grantee, all of its right, title and interest in and to the following water rights located in Washoe County, Nevada, to wit:

- A. Proofs of Appropriation of Water for Irrigation V02995 and V02996.
- B. Groundwater Permit 45176, Certificate of Appropriation 12056, and Groundwater Permit 21764, Certificate of Appropriation 5972.

TOGETHER WITH, all and singular, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

IN WITNESS WHEREOF, the Grantor has executed this Water Rights Quitclaim Deed the day and year first above written.

GRANTOR:

MOGUL 1, LLC, a Nevada limited liability company

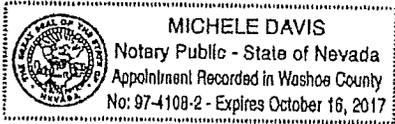
By: *Philip Hannifin*

Print Name: PHILIP HANNIFIN

Its: MGR

STATE OF NEVADA )  
 ) ss.  
COUNTY OF WASHOE )

On this 17th day of February, 2017, before me, personally appeared Philip Hannifin, who, being first duly sworn, did say that he is the managing member of MOGUL 1, LLC, a Nevada limited liability company, and that he was duly authorized to and did execute this document on behalf of said company for the purposes therein stated.



*MD*

Lot closures  
For  
MINTAGE INVESTMENTS, INC. - SECOND PARCEL MAP

Wed Mar 06 11:19:20 2019

Lot File: J:\2001776\dwg\2001776.lot  
CRD File: J:\2001776\SS2016\2001776.ZAK

**Lot: PM2 PARCEL 1 , Block: MAP 3, Type: NONE**

PNT#	Bearing	Distance	Northing	Easting
734			14860129.472	2240812.939
	N 30°52'23" W	381.24		
732			14860456.690	2240617.313
	N 45°03'02" E	360.42		
731			14860711.321	2240872.394
	S 21°04'08" E	185.58		
730			14860538.145	2240939.110
	S 12°25'07" E	276.61		
729			14860268.010	2240998.595
	S 53°16'10" W	231.65		
734			14860129.472	2240812.939

Closure Error Distance> 0.0000  
Total Distance> 1435.50  
Area: 120393.5 Sq. Feet, 2.76 Acres

**Lot: PM2 PARCEL 2 , Block: MAP 3, Type: NONE**

PNT#	Bearing	Distance	Northing	Easting
734			14860129.472	2240812.939
	N 61°04'25" W	86.83		
735			14860171.471	2240736.942
	S 85°09'22" W	408.84		
736			14860136.948	2240329.562
	N 14°38'01" E	89.87		
737			14860223.905	2240352.268
	N 61°42'31" E	347.29		
733			14860388.507	2240658.076
	S 30°52'23" E	301.80		
734			14860129.472	2240812.939

Closure Error Distance> 0.0000  
Total Distance> 1234.63  
Area: 63587.8 Sq. Feet, 1.46 Acres

**Lot: PM2 PARCEL 3 , Block: MAP 3, Type: NONE**

PNT#	Bearing	Distance	Northing	Easting
737			14860223.905	2240352.268
	N 14°37'54" E	387.09		
738			14860598.439	2240450.046
	S 79°16'22" E	14.88		
739			14860595.670	2240464.662
	S 80°28'54" E	44.37		
740			14860588.333	2240508.417

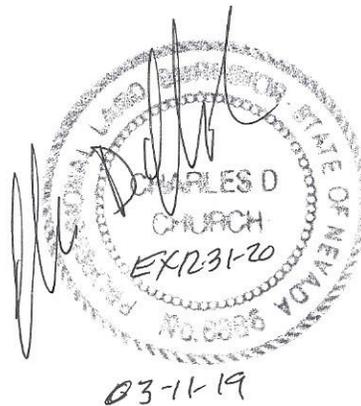
Radius: 189.54    Length: 100.29    Chord: 99.12    Delta: 30°19'01"  
Chord BRG: S 46°01'43" E    Rad-In: S 28°48'37" W    Rad-Out: S 59°07'37" W

Radius Pt: 742 14860422.254,2240417.076 Tangent: 51.35 Dir: Right  
 Tangent-In: S 61°11'23" E Tangent-Out: S 30°52'23" E Non Tangential-In  
 Tangential-Out  
 741 14860519.512 2240579.755  
     S 30°52'23" E 152.63  
 733 14860388.507 2240658.076  
     S 61°42'31" W 347.29  
 737 14860223.905 2240352.268  
 Closure Error Distance> 0.0000  
 Total Distance> 1046.54  
 Area: 56704.5 Sq. Feet, 1.30 Acres

**Lot: PM2 PARCEL 4 , Block: MAP 3, Type: NONE**

PNT#	Bearing	Distance	Northing	Easting
750			14860880.333	2240712.676
	S 84°54'22" E	130.41		
718			14860868.754	2240842.573
Radius: 285.00 Length: 147.95 Chord: 146.29 Delta: 29°44'36"				
Chord BRG: S 70°02'26" E Rad-In: S 05°05'16" W Rad-Out: S 34°49'52" W				
Radius Pt: 717 14860584.877,2240817.299 Tangent: 75.68 Dir: Right				
Tangent-In: S 84°54'44" E Tangent-Out: S 55°10'08" E Non Tangential-In Non Tangential-Out				
716			14860818.817	2240980.079
	S 45°03'02" W	512.58		
732			14860456.690	2240617.313
	N 30°52'23" W	73.19		
741			14860519.512	2240579.755
Radius: 189.54 Length: 100.29 Chord: 99.12 Delta: 30°19'01"				
Chord BRG: N 46°01'43" W Rad-In: S 59°07'37" W Rad-Out: S 28°48'37" W				
Radius Pt: 742 14860422.254,2240417.076 Tangent: 51.35 Dir: Left				
Tangent-In: N 30°52'23" W Tangent-Out: N 61°11'23" W Tangential-In Non Tangential-Out				
740			14860588.333	2240508.417
	N 34°58'25" E	356.35		
750			14860880.333	2240712.676
Closure Error Distance> 0.0000				
Total Distance> 2063.77				
Area: 90914.3 Sq. Feet, 2.09 Acres				

**Total Area: 331600.2 Sq. Feet, 7.61 Acres**



**SURVEYOR'S CERTIFICATE**

- I, CHARLES D. CHURCH, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:
1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF MIKE BURGOYNE, PE, HUNTER CREEK ENGINEERING.
  2. THE LANDS SURVEYED LIE WITHIN A PORTION OF THE S.W. & S.E. 1/4 OF SECTION 15 AND THE NE 1/4 & NW 1/4 OF SECTION 22, TOWNSHIP 19 NORTH, RANGE 18 EAST, M.D.B. & M, WASHOE COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON MARCH 05, 2019.
  3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
  4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.
  5. THIS PLAT IS NOT IN CONFLICT WITH THE PROVISIONS OF N.R.S. CHAPTER 278.010 THRU 278.630, INCLUSIVE.



CHARLES D. CHURCH  
NEVADA P.L.S. NO. 6886

**OWNER'S 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 IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTERS 278.010 TO 278.630, INCLUSIVE, AND THAT HE IS THE ONLY PARTY HAVING ANY RECORD INTEREST IN THE LANDS SHOWN HEREON, AND DO HEREBY GRANT PUBLIC UTILITY AND THE USE OF RESIDENTIAL WATER METERS AS NOTED HEREON.

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

**STATE OF NEVADA } S.S.  
COUNTY OF WASHOE }**

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, PERSONALLY APPEARING BEFORE ME, A NOTARY PUBLIC, IN THE COUNTY OF WASHOE, NEVADA, \_\_\_\_\_ WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HERETO SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC \_\_\_\_\_

**SECURITY INTEREST HOLDER'S CERT.**

THIS IS TO CERTIFY THAT THE UNDERSIGNED, \_\_\_\_\_, DATED \_\_\_\_\_, CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT.

BY DOC. NO. \_\_\_\_\_  
OFFICIAL RECORDS OF WASHOE COUNTY NEVADA.  
(REFERENCE DEED OF TRUST \_\_\_\_\_)

**TENTATIVE**

**SECOND PARCEL MAP FOR MINTAGE INVESTMENTS, INC.**

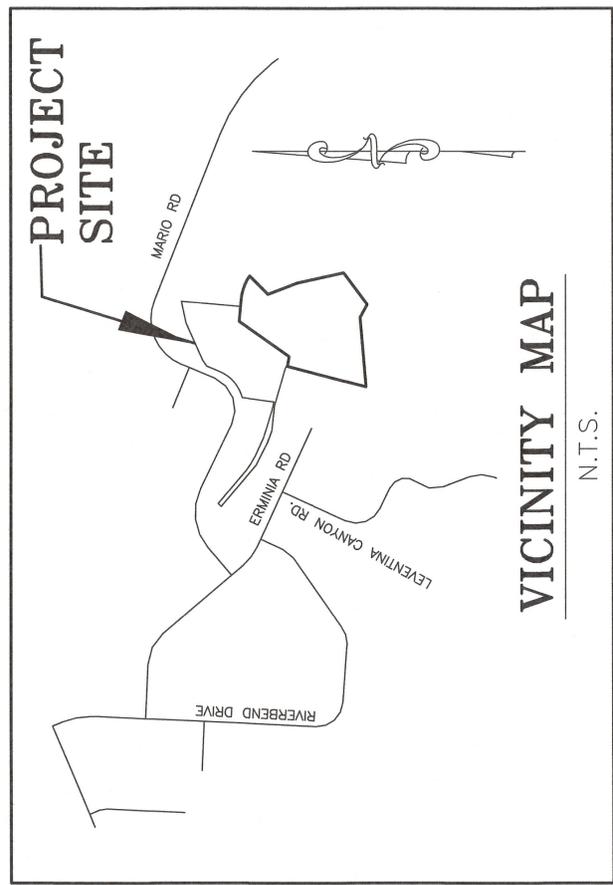
A DIVISION OF LOT 6A OF RECORD OF SURVEY \_\_\_\_\_  
PORTIONS OF THE S.W. 1/4 & S.E. 1/4 OF SECTION 15 AND THE N.W. 1/4 & N.E. 1/4 OF SECTION 22 TOWNSHIP 19 NORTH, RANGE 18 EAST, M.D.M. WASHOE COUNTY, NEVADA

**SIERRA SURVEYING, INC.**

555 HOLCOMB AVENUE  
RENO, NEVADA 89502  
TELEPHONE: (775) 888-6004 FAX: (775) 337-0313  
JOB NO.: 2001776  
DESIGNED BY: CDC  
DRAWN BY: MEP  
CHECKED BY: CDC  
DATE: 03-05-2019  
SHEET 1 OF 2

FILE NO. \_\_\_\_\_  
FILED FOR RECORD AT THE \_\_\_\_\_  
REQUEST OF SIERRA SURVEYING, INC. ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, AT \_\_\_\_\_ MIN. PAST \_\_\_\_\_ O'CLOCK, \_\_\_\_\_ M.  
OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA

COUNTY RECORDER  
BY: \_\_\_\_\_  
DEPUTY  
FEE: \_\_\_\_\_



**REFERENCES**

- 1) TRACT MAP NUMBER 2097 RECORDED ON JULY 15, 1983 AS DOCUMENT NUMBER 266842 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 2) PARCEL MAP NUMBER 612 RECORDED ON JUNE 29, 1978 AS DOCUMENT NUMBER 541744 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 3) PARCEL MAP NUMBER 707 RECORDED ON NOVEMBER 3, 1978 AS DOCUMENT NUMBER 568394 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 4) RECORD OF SURVEY 4601, RECORDED ON JUNE 30, 2005 AS DOCUMENT NUMBER 3238665 (MUST BE ROTATED 00'00'35" CLOCKWISE TO AGREE WITH THIS PLAT)
- 5) PARCEL MAP 3376, RECORDED ON JUNE 26TH, 1998 AS DOCUMENT NUMBER 2224969.

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY WERE ESTABLISHED FROM THE WASHOE COUNTY PUBLISHED COORDINATES (NAD 83/94, NEVADA WEST ZONE) FOR "Y73SM01031" AND "Y73SM01027", WHICH BEARS: NORTH 88°07'28" EAST, 838.91 FEET, MODIFIED BY A COMBINED FACTOR OF 0.999802100. ALL DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES.

**TOTAL AREA BREAKDOWN**

PARCEL 1:	2.76 Acres	+/-
PARCEL 2:	63,588 Sq Ft	+/-
PARCEL 3:	56,705 Sq Ft	+/-
PARCEL 4:	2.09 Acres	+/-
TOTAL AREA:	7.61 Acres	+/-

**DIRECTOR OF PLANNING AND BUILDING**

THE FINAL PARCEL MAP CASE NO. WTPM18-0009 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.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH THE NEVADA REVISED STATUTES 278.471 THROUGH 248.4725.

MOJRA HAUFENSTEIN, DIRECTOR,  
PLANNING AND BUILDING DIVISION

DATE \_\_\_\_\_

**TAX CERTIFICATE**

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THIS LAND FOR THE FISCAL YEAR HAVE BEEN PAID.  
(A.P.N. 038-560-04, 28, 29, 30, 038-656-08, 038-671-11)

WASHOE COUNTY TREASURER

DEPUTY \_\_\_\_\_ DATE \_\_\_\_\_

**COUNTY SURVEYOR'S CERTIFICATE**

I CERTIFY THAT I HAVE EXAMINED THIS MAP CONSISTING OF 2 SHEETS AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

WAYNE HANDROCK, PLS 20464 COUNTY SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

**DISTRICT BOARD OF HEALTH**

THIS FINAL MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH, WHICH HAS CONSIDERED THE MAP FOR PUBLIC HEALTH, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES. THIS MAP HAS BEEN FOUND TO MEET ALL APPLICABLE REQUIREMENTS AND PROVISIONS OF THE ENVIRONMENTAL HEALTH SERVICES DIVISION OF THE WASHOE COUNTY HEALTH DISTRICT.

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

**UTILITY COMPANIES' CERTIFICATE**

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

SIERRA PACIFIC POWER COMPANY D.B.A. NV ENERGY \_\_\_\_\_ DATE \_\_\_\_\_

NEVADA BELL D.B.A. AT&T NEVADA \_\_\_\_\_ DATE \_\_\_\_\_

CHARTER COMMUNICATIONS \_\_\_\_\_ DATE \_\_\_\_\_

**TITLE COMPANY CERTIFICATE**

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT THE OWNER OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON, AND THAT HE IS THE ONLY OWNER OF RECORD OF SAID LAND, AND THAT ALL OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP, AND THAT THERE IS NO RECORD OF ANY OTHER INTEREST IN THE LANDS SHOWN THEREON. THE COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS AS OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_ TITLE COMPANY

BY: \_\_\_\_\_ (TITLE OFFICER) \_\_\_\_\_ DATE \_\_\_\_\_



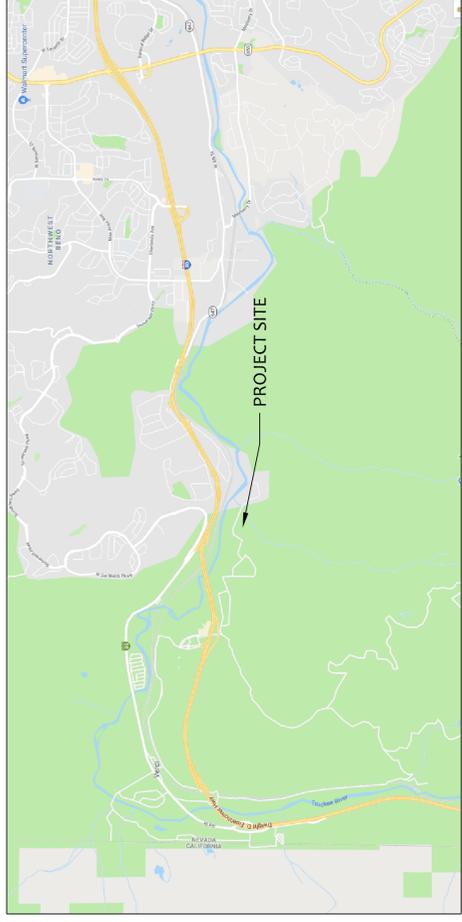
# PRELIMINARY CIVIL IMPROVEMENT PLANS

## FOR

# TENTATIVE PARCEL MAP

# BELLI RANCH ESTATES

APN: 038-560-04,28,29,30/  
038-656-08/ 038-671-11



## VICINITY MAP

**OWNER:**  
Mintage Investments, LLC  
Mr. Wei Yang  
14920 Chateau Ave.  
Reno, Nevada 89511  
775.527.0792

**CIVIL ENGINEER:**  
Hunter Creek Engineering  
2216 Dickerson Road  
Reno, NV 89503  
Mr. Michael Burgoyne, P.E.  
775.324.9925

**SURVEYOR**  
Sierra Survey  
555 Holcomb Ave  
Reno, Nevada 89501  
Mr. Dan Church, PLS  
775.828.5004

**GEOTECHNICAL ENGINEER:**  
Noritech Geotechnical/ Civil  
Consultants, LTD  
300 Western Road  
Reno, NV 89506  
Mr. Nick Vestbie, PE  
775.852.7475

**HUNTER CREEK  
ENGINEERING**  
2216 Dickerson Road  
Reno, Nevada 89503  
huncreek@sbcglobe.com  
775.324.9925

PRINCIPAL DESIGN PROFESSIONAL

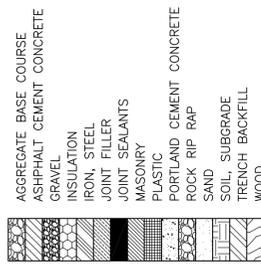


**811**  
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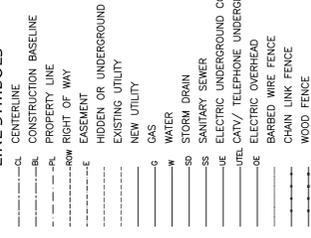
**PROJECT**

TENTATIVE  
PARCEL MAP  
BELLI RANCH ESTATES  
3260 - 3724 Mario  
Road, Reno  
Washoe County,  
Nevada 89523

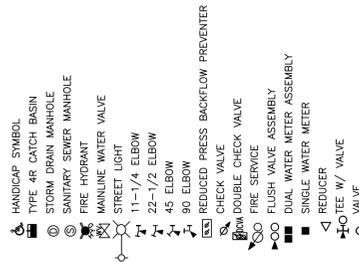
### MATERIAL SYMBOLS



### LINE SYMBOLS



### IDENTITY SYMBOLS



ABBREV.	DESCRIPTION
CL	CENTERLINE
FL	FLARED END SECTION
G	GAS
GF	GAS SIDE FACE OVERFLOW
PL	PROPERTY LINE
PR	PRESSURE
ROW	RIGHT-OF-WAY
SS	SANITARY SEWER
UE	UNDERGROUND ELECTRICAL CONDUIT
UTEL	UNDERGROUND TELEPHONE CONDUIT
W	WATER - WIDTH, WIDE
W/	WOOD

### SHEET INDEX

- C1 TITLE SHEET
- C2 GENERAL NOTES
- C3 EXIST SITE/ DEMOLITION PLAN
- C4 LOT CONFIGURATION PLAN
- C5 SITE PLAN, 1"=60'
- C6 SITE PLAN, 1"=40'
- C7 SITE PLAN, 1"=40'
- C8 SITE PLAN, 1"=40'
- C9 ACCESS ROADWAY PLAN AND PROFILE
- C10 SITE SLOPE ANALYSIS
- C11 SITE CROSS SECTIONS

SHEET TITLE

TITLE SHEET

C-1 of 11









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**PROJECT**

**TENTATIVE  
PARCEL MAP**  
**BELLI RANCH ESTATES**  
3260 - 3724 Mario  
Road, Reno  
Washoe County,  
Nevada 89523

MARK	DATE	DESCRIPTION
JOB NO:		HCE 1703
PHASE:		
DATE:		April 2, 2019
ENGR:		burgoine
DRAWN BY:		burgoine

**SHEET TITLE**

**OVERALL SITE  
PLAN**

C-5 of 11

5

**BELLI RANCH  
SITE PLAN KEYNOTES**

**BLA**  
1. Proposed lot configuration to be accomplished by Boundary line adjustment and two (2) subsequent parcel maps. Refer to attached Lot Configuration Plan, sheet C4.

**EASEMENTS**  
2. Existing easements that conflict with the new lot configuration shall be abandoned as required.  
3. All existing utility easements shall be established by parcel map. Owner shall provide temporary construction easements as required for grading on adjacent properties.

**SETBACKS**  
4. Building setback.  
5. Critical stream zone setback.  
6. Septic system setback.

**IRRIGATION**  
7. Existing irrigation ditch diversion is to be maintained at current location. Existing intake structure to be cleaned of debris and repaired as required.  
8. Existing irrigation ditch system to be maintained. Existing ditch to be cleaned and regraded as required for proposed project.

**STORM WATER COLLECTION**  
9. Storm drain collection ditches sized for 100 yr storm flow plus irrigation ditch flow. Rock rip rap lined, 3:1 side slopes.  
10. Storm water detention basin sized for 100 yr storm event.  
a. Sized per TMR5WQP, Sedimentation Basin, TC-40.  
b. 4:1 side slopes, rock rip rap lined.  
c. Vegetated per WC standards.  
11. West detention pond to discharge to existing above grade 11. inch storm drain pipe across Washoe Power Ditch.  
12. Storm drain pipe to discharge through metering manhole to Roberts Creek.  
13. SDR 35 PVC storm drain culverts sized to pass 100 year storm event plus irrigation flow.

**DOMESTIC WATER**  
14. All lots to be served by private domestic well.

**SAN SEWER**  
15. Approximate location of primary septic-leach field system.  
16. Upon completion of initial review and approval of tentative parcel map, Owner will provide geotechnical investigation of the property. The investigation will include depth to groundwater and percolation tests to confirm existing soil conditions at proposed leach field locations.

**GAS**  
Provide GAS service and appurtenances as required by NV ENERGY plans and specifications. Coordinate with Building SERVICES.

**ELECTRIC**  
18. Provide electrical service from per NV ENERGY plans and specifications.  
19. Provide street lighting per electrical plans. Pole base locations are depicted on site plan.

**PRIVATE COMMUNICATION**  
20. Provide utility pull boxes and conduit for private communications per COMM company requirements.

**RETAIN WALLS**

21. Rockery retaining walls, maximum exposed height of 4 ft.

**BRIDGE**  
22. Existing PCC box culvert bridge structure to be removed and replaced with premanufactured steel bridge structure.

**GRAVEL ROAD**  
23. Provide 4 inch Type II abc road surface on compacted subgrade.

**ACC ROAD**  
24. Provide 3 inch ACC on 6 inch Type II abc roadway.

**BUILDING PAD**  
25. Proposed location for building pad. Existing slopes, less than 15%. Pad excavation shall be provided by future lot owner. Not part of this project.  
26. Proposed location for building. Existing slopes, greater than 15%. New construction shall include stepped foundation to fit steep slope and minimize existing slope disturbance.

**EROSION CONTROL**  
27. New construction erosion control measures provided by the contractor per NDEP and Washoe County requirements.  
28. Permanent erosion control and revegetation to be provided at the time of completion of work per NDEP and Washoe County requirements.



4

3

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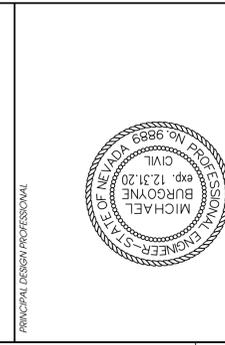
3

2

1



**HUNTER CREEK ENGINEERING**  
 2216 Dickerson Road  
 Reno, Nevada 89503  
 huntcreek@bcgglobal.net  
 775.324.9925



**PROJECT**  
 TENTATIVE  
 PARCEL MAP  
 BELLI RANCH ESTATES  
 3260 - 3724 Mario  
 Road, Reno  
 Washoe County,  
 Nevada 89523

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MARK	DATE	DESCRIPTION
JOB NO:	HCE 1703	
PHASE:		
DATE:	April 2, 2019	
ENGR:	burgoine	
DRAWN BY:	burgoine	

SHEET TITLE	
SITE	
PLAN	

**Cut/Fill Summary**

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
VOLUME ACCESS	1.000	1.000	84756.01 Sq. Ft.	2690.30 Cu. Yd.	3673.14 Cu. Yd.	982.84 Cu. Yd. <Fill>
VOLUME DITCH	1.000	1.000	35157.89 Sq. Ft.	2223.48 Cu. Yd.	50.29 Cu. Yd.	2673.19 Cu. Yd. <Cut>
VOLUME TURN ARD	1.000	1.000	14947.45 Sq. Ft.	224.83 Cu. Yd.	483.83 Cu. Yd.	259.00 Cu. Yd. <Fill>
Totals			134861.35 Sq. Ft.	5638.60 Cu. Yd.	4207.25 Cu. Yd.	1431.35 Cu. Yd. <Cut>

**BELLI RANCH SITE PLAN KEYNOTES**

**BLA**  
 1. Proposed lot configuration to be accomplished by Boundary line adjustment and two (2) subsequent parcel maps. Refer to attached Lot Configuration Plan, sheet C4.

**EASEMENTS**  
 2. Existing easements that conflict with the new lot configuration shall be abandoned as required.  
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**STORM WATER COLLECTION**  
 9. Storm drain collection ditches sized for 100 yr. storm flow irrigation ditch flow. Rock rip rap lined, 3:1 side slopes.  
 10. Storm water detention basin sized for 100 yr. storm event.  
 a. Sized per TMRSWQP, Sedimentation Basin, TC-40.  
 b. 4:1 side slopes, rock rip rap lined.  
 c. Vegetated per WC standards.  
 11. West detention pond to discharge to existing above grade 11. inch storm drain pipe across Washoe Power Ditch.  
 12. Storm water to discharge through metering manhole to Roberts Creek.  
 13. SDR 35 PVC storm drain culverts sized to pass 100 year storm event plus irrigation flow.

**DOMESTIC WATER**  
 14. All lots to be served by private domestic well.

**SAN SEWER**  
 15. Approximate location of primary septic-leach field system.  
 16. Upon completion of initial review and approval of tentative parcel map, Owner will provide geotechnical investigation of the property. The investigation will include depth to groundwater and percolation tests to confirm existing soil conditions at proposed leach field locations.  
 17. Provide GAS service and appurtenances as required by NV ENERGY plans and specifications. Coordinate with Building Services.

**ELECTRIC**  
 18. Provide electrical service from per NV ENERGY plans and specifications.  
 19. Provide street lighting per electrical plans. Pole base locations are depicted on site plan.

**PRIVATE COMMUNICATION**  
 20. Provide utility pull boxes and conduit for private communications per COMM company requirements.

**RETAIN WALLS**  
 21. Rockery retaining walls, maximum exposed height of 4 ft.

**BRIDGE**  
 22. Existing PCC box culvert bridge structure to be removed and replaced with premanufactured steel bridge structure.

**GRAVEL ROAD**  
 23. Provide 4 inch Type II abc road surface on compacted subgrade.

**ACC ROAD**  
 24. Provide 3 inch ACC on 6 inch Type II abc roadway.

**BUILDING PAD**  
 25. Proposed location for building pad. Existing slopes, less than 15%. Pad excavation shall be provided by future lot owner. Not part of this project.  
 26. Proposed location for building. Existing slopes, greater than 15%. New construction shall include stepped foundation to fit steep slope and minimize existing slope disturbance.

**EROSION CONTROL**  
 27. New construction erosion control measures provided by the contractor per NDEP and Washoe County requirements.  
 28. Permanent erosion control and revegetation to be provided at the time of completion of work per NDEP and Washoe County requirements.

**SECTION 5**

**SECTION 4**

**SECTION 3**

**SECTION 2**

**SECTION 1**

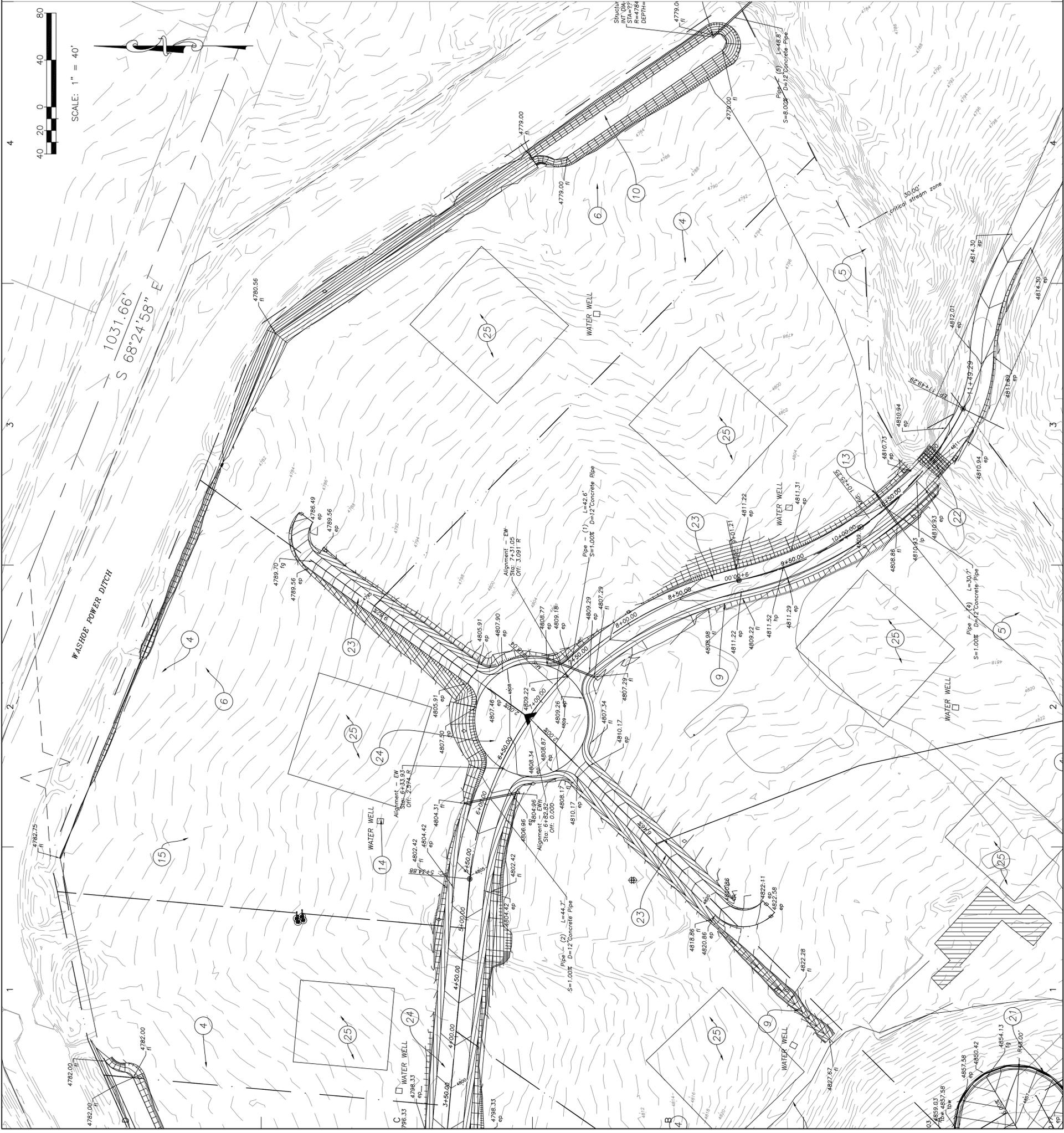


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**PROJECT**  
 TENTATIVE  
 PARCEL MAP  
 BELLI RANCH ESTATES  
 3260 - 3724 Mario  
 Road, Reno  
 Washoe County,  
 Nevada 89523

MARK	DATE	DESCRIPTION
JOB NO:	HCE 1703	
PHASE:		
DATE:	April 2, 2019	
ENGR:	burgoine	
DRAWN BY:	burgoine	
<b>SHEET TITLE</b>		
SITE PLAN		
C-7 of 11		

- BELLI RANCH SITE PLAN KEYNOTES**
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  - Permanent erosion control and revegetation to be provided at the time of completion of work per NDEP and Washoe County requirements.





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## PROJECT

TENTATIVE  
PARCEL MAP  
BELLI RANCH ESTATES  
3260 - 3724 Mario  
Road, Reno  
Washoe County,  
Nevada 89523

MARK	DATE	DESCRIPTION
JOB NO:	HCE 1703	
PHASE:		
DATE:	April 2, 2019	
ENGR:	burgovine	
DRAWN BY:	burgovine	

SHEET TITLE

SITE  
PLAN

C-8 of 11



5  
BELLI RANCH  
SITE PLAN KEYNOTES

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c. Vegetated per WC standards.  
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SAN SEWER  
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16. Upon completion of initial review and approval of tentative parcel map, Owner will provide geotechnical investigation of the property. The investigation will include depth to groundwater and percolation tests to confirm existing soil conditions at proposed leach field locations.

GAS  
17. Provide GAS service and appurtenances as required by NV ENERGY plans and specifications. Coordinate with Building Services.

ELECTRIC  
18. Provide electrical service from per NV ENERGY plans and specifications.  
19. Provide street lighting per electrical plans. Pole base locations are depicted on site plan.

PRIVATE COMMUNICATION  
20. Provide utility pull boxes and conduit for private communications per COMM company requirements.

RETAIN WALLS  
21. Rockery retaining walls, maximum exposed height of 4 ft.

BRIDGE  
22. Existing PCC box culvert bridge structure to be removed and replaced with premanufactured steel bridge structure.

GRAVEL ROAD  
23. Provide 4 inch Type II abc road surface on compacted subgrade.

ACC ROAD  
24. Provide 3 inch ACC on 6 inch Type II abc roadway.

BUILDING PAD  
25. Proposed location for building pad. Existing slopes, less than 15%. Pad excavation shall be provided by future lot owner. Not part of this project.  
26. Proposed location for building. Existing slopes, greater than 15%. New construction shall include stepped foundation to fit steep slope and minimize existing slope disturbance.

EROSION CONTROL  
27. New construction erosion control measures provided by the contractor per NDEP and Washoe County requirements.  
28. Permanent erosion control and revegetation to be provided at the time of completion of work per NDEP and Washoe County requirements.

**HUNTER CREEK ENGINEERING**  
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 Reno, Nevada 89503  
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 775.324.9925

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PROJECT

TENTATIVE  
 PARCEL MAP  
 BELLI RANCH ESTATES  
 3260 - 3724 Mario  
 Road, Reno  
 Washoe County,  
 Nevada 89523

MARK	DATE	DESCRIPTION
JOB NO:		HCE 1703
PHASE:		
DATE:		April 2, 2019
ENGR:		Burgoyne
DRAWN BY:		Burgoyne

SHEET TITLE  
 ACCESS ROADWAY  
 PLAN & PROFILE

