



Parcel Map Review Committee Staff Report

Meeting Date: November 14, 2019

Agenda Item: 7A

TENTATIVE PARCEL MAP CASE NUMBER: WTPM19-0014 (Rivard)

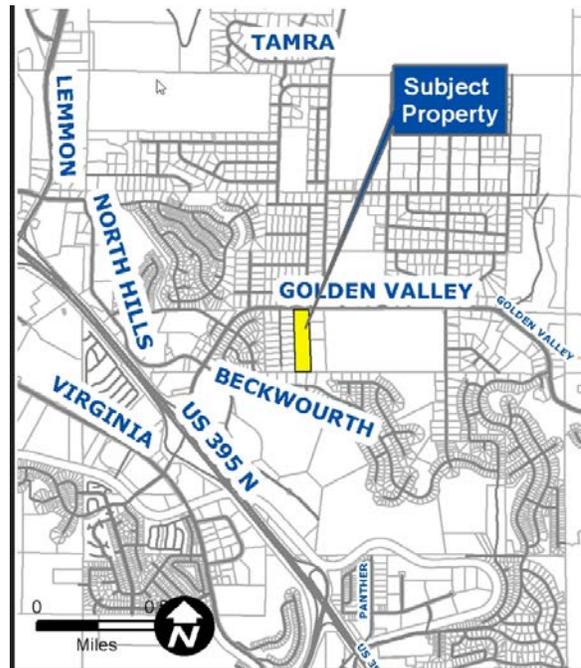
BRIEF SUMMARY OF REQUEST: Divide a ±10.48-acre parcel into three ±1.0-acre parcels and a ±7.48-acre parcel

STAFF PLANNER: Planner's Name: Julee Olander
Phone Number: 775.328.3627
E-mail: jolander@washoecounty.us

CASE DESCRIPTION

For possible action, hearing, and discussion to approve a tentative parcel map dividing a ± 10.48-acre lot into four parcels; three parcels will be ± 1.0 acres and the fourth will be ± 7.48 acres in size.

Applicant/Property Owner: Mitchell & Tiffany Rivard
Location: 964 E. Golden Valley Rd.
APN: 088-202-13
Parcel Size: 10.48 acres
Master Plan: Suburban Residential (SR)
Regulatory Zone: Low Density Suburban (LDS- 1 unit per acre)
Area Plan: North Valleys
Citizen Advisory Board: North Valleys
Development Code: Authorized in Article 606, Parcel Maps
Commission District: 5 – Commissioner Herman



STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM19-0014 for Mitchell & Tiffany Rivard, subject to the conditions of approval included as Exhibit A with the staff report and make the determination that the following criteria is or will be adequately provided for pursuant to Washoe County Code, Section 110.606.30.

(Motion with Findings on Page 8)

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Parcel Map

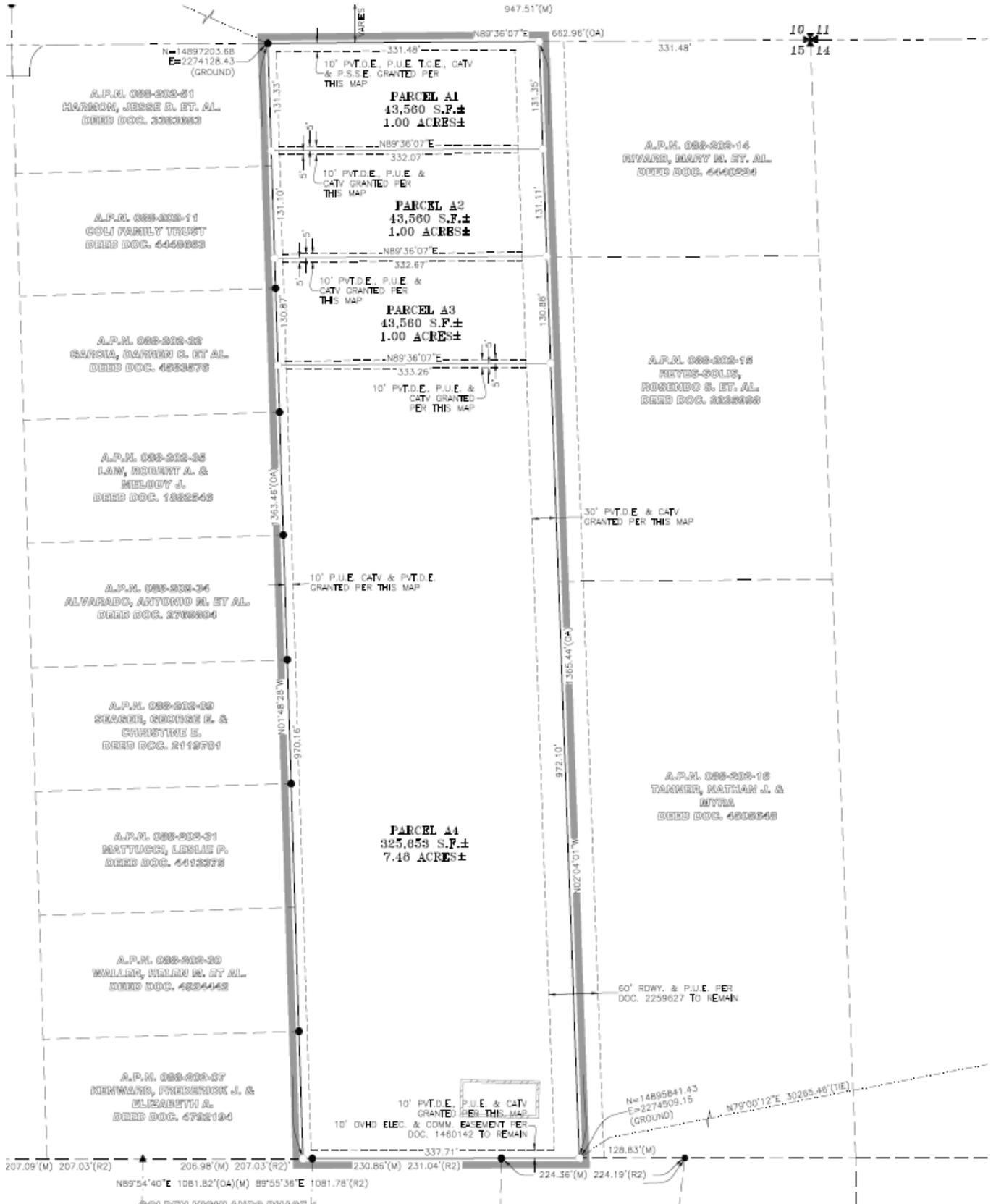
The purpose of a parcel map is to allow for the creation of subdivisions, merger and re-subdivision of existing lots, and common-interest communities consisting of four or fewer parcels pursuant to Washoe County Code Chapter 110, Article 606, *Parcel Maps*. A tentative parcel map must be submitted to 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 WTPM19-0014 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). The proposed parcel map conforms to LDS lot size and width requirements.



Site Plan

Tentative Parcel Map Evaluation

Regulatory Zone: Low Density Suburban (LDS)

Maximum Lot Potential: 10 lots

Number of Lots on Parcel Map: 4 lots

Minimum Lot Size Required: 35,000 sq. ft.

Minimum Lot Size on Parcel Map: 1 acre

Minimum Lot Width Required: 120 feet

Minimum Lot Width on Parcel Map: 130 feet

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

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

Hydrographic Basin: The subject parcel is within the Lemmon Valley 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.

North Valleys Area Plan Modifiers

There are no modifiers within Article 208 (Area Plan Regulations – North Valleys Area) of the Washoe County Code Chapter 110 (Development Code) that affect the evaluation of this proposed parcel map.

Development Information

The applicant is requesting the division of a ±10.48-acre parcel into three (3) parcels of ±1 acre and ±7.48 acres in size. There is single family dwelling on the southern portion of the parcel which will be on the 7.48 acre site and the rest of the parcel is vacant. The required setbacks for the Low Density Suburban regulatory zone are 30 feet front and rear yard setbacks and 12 feet side yard setbacks. The single family dwelling meets the above-mentioned setbacks. The newly created lots will be accessed via the same gravel roadway easement from Golden Valley Road, as the existing parcel.

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
 - Water Rights Coordinator
- Washoe County Health District

- Environmental Health Services Division
- Emergency Medical Services Division
- Truckee Meadows Fire Protection District
- Nevada Department of Water Resources
- Nevada Department of Wildlife
- Regional Transportation Commission (RTC)
- Washoe-Storey Conservation District

Three out of the above listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application (see Exhibit A). 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: Julee Olander, 775-328-3627, jolander@washoecounty.us
- **Washoe County Engineering and Capital Projects Division** provided comments related to the technical map requirements, drainage, and sewer.
Contact: Wayne Handrock, 775.328.2318, whandrock@washoecounty.us
Contact: Tim Simpson, P.E., 775.954.4648, tsimpson@washoecounty.us
- **Washoe County Water Management Planner Coordinator** provided comments related water service.
Contact: Vahid Behmaram, 775.328.3600, vbehmaram@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 extension of the existing, adjacent, infrastructure to serve the newly created parcel.
 - c) The availability and accessibility of utilities.
Staff Comment: The existing and proposed lots will be served by extension of the existing, adjacent, infrastructure to serve the newly created parcel.

- d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks.
Staff Comment: 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 proposed division of land is in conformity with the existing regulatory zone and the applicable provisions of the Washoe County Development Code and Master Plan.
- f) General conformity with the governing body's master plan of streets and highways.
Staff Comment: The 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, no recommendation for new streets or highways to serve the subdivision was received.
- h) Physical characteristics of the land such as floodplain, slope and soil.
Staff Comment: The application was reviewed by the appropriate agencies, including Washoe County Engineering and Capital Projects Division, and no recommendation for denial was received.
- 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 These provisions of statute refer to the preparation of tentative maps. All recommend conditions of approval from the reviewing agencies have been included with the staff report.
- j) The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands.
Staff Comment: The application was reviewed by the appropriate agencies and no recommendation for denial was received.
- k) Community antenna television (CATV) conduit and pull wire.
Staff Comment: The application was reviewed by the appropriate agencies and no recommendation for denial was received. All appropriate easements shall be provided prior to approval of the final map.
- l) Recreation and trail easements.
Staff Comment: The application was reviewed by the appropriate agencies and no recommendation for denial was received.

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 WTPM19-0014 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 WTPM19-0014 for Mitchell & Tiffany Rivard, 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.
- 2) Subdivision improvement considerations for second or subsequent parcel maps pursuant to Washoe County Code, Section 110.606.30(d) and which are in addition to the criteria listed above.

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/Property Owner Mitchell & Tiffany Rivard
964 E Golden Valley Road
Reno, NV 89506
email: rivardmitch@hotmail.com

Representatives: Farr West Engineering
5501 Longley Lane
Reno, NV 89511
email: jolson@farrwestengineering.com



Conditions of Approval

Tentative Parcel Map Case Number WTPM19-0014

The tentative parcel map approved under Parcel Map Case Number WTPM19-0014 shall be carried out in accordance with the conditions of approval granted by the Washoe County Parcel Map Review Committee on November 14, 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: Julee Olander, Planner, 775.328.3627, jolander@washoecounty.us

- a. The applicant shall attach a copy of the Action Order approving this project to all administrative permit applications (including building permits) applied for as part of this Tentative Parcel Map.
- b. The final map shall be in substantial compliance with all plans and documents submitted as part of this tentative parcel map application, and with any amendments imposed by the Parcel Map Review Committee. All documentation necessary to satisfy the conditions noted below shall accompany the final map when submitted to the County Engineer and the Planning and Building Division.
- c. The applicant shall comply with all the conditions of approval and shall submit a final map for signature by the Director of the Planning and Building Division within 22 months from the date of approval by the Parcel Map Review Committee. Each agency responsible for imposing conditions may determine whether its conditions must be fully completed or whether the applicant shall be offered the option of providing financial assurances as a means of assuring compliance.
- d. The final map shall contain the following jurat:

DIRECTOR OF PLANNING AND BUILDING CERTIFICATE

THE FINAL PARCEL MAP CASE NO. WTPM19-0014 MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. THE OFFER(S) OF DEDICATION IS (ARE) REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278.

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

MOJRA HAUENSTEIN, DIRECTOR, PLANNING AND BUILDING DIVISION

- e. 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; this approval may take up to three months to process. 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. Grading for access to building pads, if they exceed the criteria stated in the previous condition, shall require a special use permit.

Washoe County Engineering and Capital Projects

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

Contact: Wayne Handrock, PLS, 775.328.2318, whandrock@washoecounty.us

- a. Comply with the conditions of the Washoe County technical check for this map.
- b. Remove structures, trees, poles, hydrants, and contours from the map.
- c. Prior to approval of the parcel map, a hydrology report and grading and drainage plan prepared by a licensed engineer shall be prepared and submitted to Washoe County Planning and Building for permit approval, and the improvements constructed. The drainage plan shall analyze the existing natural drainages traversing the site and propose engineered solutions for the perpetuation/routing of drainage through the development to existing drainage structures at Golden Valley Drive. Drainage improvements shall include the installation of a roadside drainage ditch along the west side of the access road with a depth sufficient to allow installation of future driveway culverts to the proposed parcels. Drainage easements over the proposed drainage improvements and surface drainage easements across all parcels shall be granted on the final parcel map.
- d. Place a note on the map stating that the natural drainage will not be impeded.
- e. The subject parcels are located within the Swan Lake closed hydro-basin. Accordingly, place a note on the map stating "Each parcel created by this parcel map shall be subject to storm water volume mitigation requirements established for the Swan Lake hydro-basin by Washoe County Engineering and Capital Projects Division at the time a building permit is submitted to Washoe County for review and approval."
- f. 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.
- g. Add a Security Interest Holder's Certificate to the map if applicable.
- h. Add the following note to the map; "All properties, regardless if they are located within or outside of a FEMA designated flood zone, 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."

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

- i. Sewer connection fees shall be paid to the City of Reno upon connecting to sanitary sewer and a valid sewer will-serve letter shall be provided to Washoe County's Utility as proof.
- j. Any connection to the County owned interceptor in East Golden Valley Road shall be permitted through Washoe County utilities up to the Golden Valley lift station. The City of Reno shall review the collection system for adequate capacity starting at the Golden Valley Lift Station and shall be provided all necessary documentation to provide the applicant a sewer will-serve letter for the subject development.

- k. Prior to connecting to sewer, the sanitary sewer main shall be extended a minimum of 10 feet past the property line of parcel A1.
- l. A 30 foot sanitary sewer easement shall be dedicated from East Golden Valley Road to Parcel A4.
- m. A signature block for Washoe County Community Services Department shall be added to the Utility Companies Certificate of the final map.

Washoe County Planning and Building Division - Water Planning

- 3. The following conditions are requirements of the Planning and Building Division, Water Management Planner Coordinator, which shall be responsible for determining compliance with these conditions.

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

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

*** End of Conditions ***



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects

1001 EAST 9TH STREET
RENO, NEVADA 89512
PHONE (775) 328-3600
FAX (775) 328.3699

INTEROFFICE MEMORANDUM

PARCEL MAP REVIEW

DATE: October 3, 2019

TO: Julee Olander, Planner - Department of Community Services

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

SUBJECT: *Parcel Map for: Rivard*
Parcel Map Case No.: WTPM19-0014
APN: 088-202-13
Review Date: October 3, 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.

1. Comply with the conditions of the Washoe County technical check for this map.
2. Remove structures, trees, poles, hydrants, and contours from the map.
3. Prior to approval of the parcel map, a hydrology report and grading and drainage plan prepared by a licensed engineer shall be prepared and submitted to Washoe County Planning and Building for permit approval, and the improvements constructed. The drainage plan shall analyze the existing natural drainages traversing the site and propose engineered solutions for the perpetuation/routing of drainage through the development to existing drainage structures at Golden Valley Drive. Drainage improvements shall include the installation of a roadside drainage ditch along the west side of the access road with a depth sufficient to allow installation of future driveway culverts to the proposed parcels. Drainage easements over the proposed drainage improvements and surface drainage easements across all parcels shall be granted on the final parcel map.
4. Place a note on the map stating that the natural drainage will not be impeded.
5. The subject parcels are located within the Swan Lake closed hydro-basin. Accordingly, place a note on the map stating "Each parcel created by this parcel map shall be subject to storm water volume mitigation requirements established for the Swan Lake hydro-



INTEGRITY



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Memo to: Julee Olander, Planner
Subject: Parcel Map Case No.: WTPM19-0014
Date: October 3, 2019
Page: 2

basin by Washoe County Engineering and Capital Projects Division at the time a residential permit is submitted to Washoe County for review and approval.”

6. 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.
7. Add a Security Interest Holder’s Certificate to the map if applicable.
8. Add the following note to the map; “All properties, regardless if they are located within or outside of a FEMA designated flood zone, 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.”



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Engineering & Capital Projects

1001 EAST 9TH STREET
RENO, NEVADA 89512
PHONE (775) 328.3600
FAX (775) 328.3699

October 1, 2019

To: Julee Olander, Planner
From: Timothy Simpson, P.E., Licensed Engineer
Subject: WTMP19-0014 (Rivard) Parcel 088-202-13

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

1. The applicant is proposing to divide a 10.48 acre parcel into four parcels. The project is located at 964 E Golden Valley Road in the North Valleys Area Plan.
2. Washoe County owns the interceptor in Golden Valley Road. Treatment for sewer service will be at the regional Truckee Meadows Water Reclamation Facility.

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

1. Sewer connection fees shall be paid to the City of Reno upon connecting to sanitary sewer and a valid sewer will-serve letter shall be provided to Washoe County's Utility as proof.
2. Any connection to the County owned interceptor in E Golden Valley Road shall be permitted by Washoe County utilities up to the Golden Valley lift station. The City of Reno shall review its collection system for adequate capacity starting at the Golden Valley Lift Station and shall be provided all necessary documentation necessary to provide the applicant a sewer will-serve letter for the subject development.
3. Prior to connecting to sewer, the sanitary sewer main shall be extended a minimum of 10 feet past the property line of parcel A1.
4. A 30 foot sanitary sewer easement shall be dedicated from East Golden Valley Road to Parcel A4.
5. A signature block for Washoe County Community Services Department shall be added to the Utility Companies Certificate of the final map.



INTEGRITY



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**QUALITY
PUBLIC SERVICE**



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

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

September 20, 2019

TO: Julee Olander, Planner, CSD, Planning & Development Division
FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD
SUBJECT: Tentative Parcel Map Case Number WTPM19-0014 (Rivard)

Project description:

The applicant is proposing to approve a tentative parcel map dividing a ± 10.48 -acre lot into four parcels; three parcels will be ± 1.0 acres and the fourth will be ± 7.48 acres in size.

Location: 964 E Golden Valley Road, Assessor's Parcel Number: 088-202-13.

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

Comments:

- 1) This application indicates the project is or will annex to and receive water service from The Truckee Meadows Water Authority (TMWA).

Conditions:

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

From: [Holly, Dan](#)
To: [Olander, Julee](#)
Subject: Tentative Parcel Map Case Number WTPM19-0014 (Rivard)
Date: Friday, September 20, 2019 11:46:39 AM

Julee: I have reviewed the above referenced application on behalf of Building and have no comments at this time. Thank You,

From: [Gil, Donald](#)
To: [Olander, Julee](#)
Subject: FW: September Agency Review Memo III
Date: Friday, October 11, 2019 3:32:53 PM
Attachments: [September Agency Review Memo III.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.gif](#)
Importance: High

Julee,

The Washoe County Sheriff's Office Patrol Division has no issues or concerns with item #1 and #2, which you are listed on.

Thank you,

Don

Don Gil

Captain – Patrol Division

911 Parr Blvd. Reno, NV 89512

Desk: 775-328-3354

Email: dgil@washoecounty.us

Web: www.WashoeSheriff.com

From: Fagan, Donna
Sent: Thursday, September 19, 2019 5:57 PM
To: Gil, Donald <DGil@washoecounty.us>
Subject: September Agency Review Memo III

Captain Gil,

Please find the attached Agency Review Memo with a case received this month by CSD, Planning and Building.

You've been asked to review items #1, #2, #3, and #4. Click on the highlighted item descriptions for a link to the application.

Please send any comments or conditions to the planner for that item.

Thank you,
Donna



Donna Fagan

Planning and Building Division | Community Services Department

dfagan@washoecounty.us | Office: 775.328.3616

1001 E. 9th Street, Reno, NV 89521



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

WTPM19-0014
EXHIBIT C

Tentative Parcel Map

Washoe County Code (WCC) Chapter 110, Article 606, Tentative Parcel Map, prescribes the requirements for and waiver of, parcel maps. A parcel map shall be required for all subdivisions, merger, and re-subdivision of existing lots, and common-interest communities consisting of four (4) or fewer units. The Parcel Map Review Committee shall approve, conditionally approve, or deny the tentative parcel map within sixty (60) days of the date that the application is determined to be complete. See WCC 110.606, for further information.

Development Application Submittal Requirements

This sheet must accompany the original application and be signed by the Professional Land Surveyor.

1. **Fees:** See Master Fee Schedule. **Bring payment with your application to Community Services Department (CSD). Make check payable to Washoe County.** There may also be a fee due to the Engineering Department for Technical Plan Check.
2. **Development Application:** A completed Washoe County Development Application form.
3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
4. **Proof of Property Tax Payment:** The applicant must provide a written statement from the Washoe County Treasurer's Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.
5. **Application Materials:** The completed Tentative Parcel Map Application materials.
6. **Title Report:** A preliminary title report, with an effective date of no more than one hundred twenty (120) days of the submittal date, by a title company which provides the following information:
 - Name and address of property owners.
 - Legal description of property.
 - Description of all easements and/or deed restrictions.
 - Description of all liens against property.
 - Any covenants, conditions and restrictions (CC&Rs) that apply.

Submit Title Report with "Original Packet" only. You may be requested to provide additional copies, but do not include Title Report in other copies of the packet.

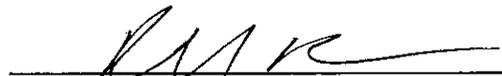
7. **Development Plan Specifications:** (If the requirement is "Not Applicable," please check the box preceding the requirement.)
 - a. Map to be drawn using engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500' unless a prior approval is granted by the County Surveyor) showing all streets and ingress/egress to the property and must meet NRS standards as specified in NRS 278.466.
 - b. Property boundary lines, distances and bearings.
 - c. Contours at five (5) foot intervals or two (2) foot intervals where, in the opinion of the County Engineer, topography is a major factor in the development.
 - d. The cross sections of all right-of-ways, streets, alleys or private access ways within the proposed development, proposed name and approximate grade of each, and approximate radius of all curves and diameter of each cul-de-sac.
 - e. The width and approximate location of all existing or proposed easements, whether public or private, for roads, drainage, sewers, irrigation, or public utility purposes.
 - f. If any portion of the land within the boundary of the development is subject to inundation or storm water overflow, as shown on the adopted Federal Emergency Management Agency's Flood Boundary and Floodway Maps, that fact and the land so affected shall be clearly

shown on the map by a prominent note on each sheet, as well as width and direction of flow of each water course within the boundaries of the development.

- g. The location and outline to scale of each existing building or structure that is not to be moved in the development.
 - h. Existing roads, trails or rights-of-way within the development shall be designated on the map.
 - i. Vicinity map showing the proposed development in relation to the surrounding area.
 - j. Date, north arrow, scale, and number of each sheet in relation to the total number of sheets.
 - k. Location of snow storage areas sufficient to handle snow removed from public and private streets, if applicable.
 - l. All known areas of potential hazard including, but not limited to, earth slide areas, avalanche areas or otherwise hazardous slopes, shall be clearly designated on the map. Additionally, active fault lines (post-Holocene) shall be delineated on the map.
8. **Street Names:** A completed "Request to Reserve New Street Name(s)" form (included in application packet). Please print all street names on the Tentative Map. Note whether they are existing or proposed.
9. **Packets:** Four (4) packets and flash drive or DVD - any digital documents need to have a resolution of 300 dpi. One (1) packet must be labeled "Original" and contain a signed and notarized Owner Affidavit. Each packet shall include an 8.5" x 11" reduction of any large format sheets included in the application. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ x 11" display. Each packet shall include: one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

- Notes:
- (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.
 - (ii) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies to clarify the potential impacts and potential conditions of development to minimize or mitigate impacts resulting from the project. No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Building.
 - (iii) All oversized maps and plans must be folded to a 9" x 12" size.

I hereby certify, to the best of my knowledge,, all information contained in this application is correct and meets all Washoe County Development Code requirements.


Professional Land Surveyor

Parcel Map Waiver

Washoe County Code (WCC) Chapter 110, Article 606, Tentative Parcel Map, prescribes the requirements for and waiver of, parcel maps. A parcel map shall be required for all subdivisions, merger, and re-subdivision of existing lots, and common-interest communities consisting of four (4) or fewer units. The Parcel Map Review Committee shall approve, conditionally approve, or deny the tentative parcel map within sixty (60) days of the date that the application is determined to be complete. See WCC 110.606, for further information.

Development Application Submittal Requirements

1. **Fees:** See Master Fee Schedule. **Bring payment with your application to Community Services Department (CSD). Make check payable to Washoe County.** There may also be a fee due the Engineering Department for Technical Plan Check.
2. **Development Application:** A completed Washoe County Development Application form.
3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
4. **Application Materials:** The completed Parcel Map Waiver Application materials.
5. **Title Report:** A preliminary title report, with an effective date of no more than one hundred twenty (120) days of the submittal date, by a title company which provides the following information:
 - Name and address of property owners.
 - Legal description of property.
 - Description of all easements and/or deed restrictions.
 - Description of all liens against property.
 - Any covenants, conditions and restrictions (CC&Rs) that apply.

Submit Title Report with "Original Packet" only. You may be requested to provide additional copies, but do not include Title Report in other copies of the packet.

6. **Development Plan Specifications:**
 - a. Record of Survey.
7. **Packets:** Four (4) packets and flash drive or DVD - any digital documents need to have a resolution of 300 dpi. One (1) packet must be labeled "Original" and contain a signed and notarized Owner Affidavit. Each packet shall include one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ x 11" display. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

- Notes:
- (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.
 - (ii) Appropriate map engineering and building architectural scales are subject to the approval of Planning and Building and/or Engineering and Capital Projects.
 - (iii) All oversized maps and plans must be folded to a 9" x 12" size.
 - (iv) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies to clarify the potential impacts and potential conditions of development to minimize or mitigate impacts resulting from the project. No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Building.

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name: RIVARD GOLDEN VALLEY ROAD			
Project Description: PARCEL MAP TO DIVIDE EXISTING PARCEL INTO 4 PARCELS			
Project Address: 964 E. GOLDEN VALLEY ROAD			
Project Area (acres or square feet): 10.48			
Project Location (with point of reference to major cross streets AND area locator): GOLDEN VALLEY ROAD/ESTATES ROAD			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
088-202-13	10.48		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: MITCHELL & TIFFANY RIVARD		Name: FARR WEST ENGINEERING	
Address: 964 E. GOLDEN VALLEY ROAD		Address: 5510 LONGLEY LANE	
RENO, NV	Zip: 89506	RENO, NV	Zip: 89511
Phone: 775-338-0116	Fax:	Phone: 775-284-7177	Fax:
Email: RIVARDMITCH@HOTMAIL.COM		Email: PREIMER@FARRWESTENGINEERING.COM	
Cell:	Other:	Cell:	Other:
Contact Person: MITCHELL RIVARD		Contact Person: PHIL REIMER	
Applicant/Developer:		Other Persons to be Contacted:	
Name: MITCHELL & TIFFANY RIVARD		Name: FARR WEST ENGINEERING	
Address: 964 E. GOLDEN VALLEY ROAD		Address: 5510 LONGLEY LANE	
	Zip: 89506	RENO, NV	Zip: 89511
Phone: 775-338-0116	Fax:	Phone: 775-997-7479	Fax:
Email: RIVARDMITCH@HOTMAIL.COM		Email: JOLSON@FARRWESTENGINEERING.COM	
Cell:	Other:	Cell:	Other:
Contact Person: MITCHELL RIVARD		Contact Person: JEDIDIAH OLSON	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: TIFFANY RIVARD

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, Tiffany Rivard
(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): 088-202-13

Printed Name Tiffany Rivard

Signed Tiffany Rivard

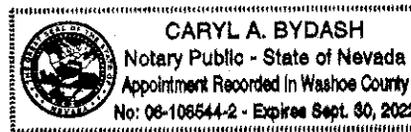
Address 964 E. Golden Valley Rd
Reno, NV 89376

Subscribed and sworn to before me this 13 day of September, 2019.

(Notary Stamp)

Caryl A. Bydash
Notary Public in and for said county and state

My commission expires: 09/30/2022



*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

Property Owner Affidavit

Applicant Name: MITCHELL RIVARD

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, Mitchell Rivard
(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): 088-202-13

Printed Name Mitchell Rivard

Signed [Signature]

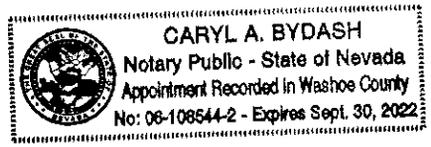
Address 964 E. Golden Valley Road, Reno NV 89506

Subscribed and sworn to before me this 13 day of September, 2019.

(Notary Stamp)

Caryl A. Bydash
Notary Public in and for said county and state

My commission expires: 09/30/2022



*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)?

964 E. GOLDEN VALLEY ROAD

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
088-202-13	RESIDENCE/LOW DENSITY SUBURBAN	10.48

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

RESIDENCE

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	1	1	1	7.48
Proposed Minimum Lot Width	130'	130'	130'	330'

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	N/A	N/A	N/A	N/A
Proposed Zoning Area	N/A	N/A	N/A	N/A

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	WASHOE COUNTY
b. Electrical Service/Generator	NV ENERGY
c. Water Service	TMWA

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

- a. Water System Type:

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

b. Available:

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

c. Washoe County Capital Improvements Program project?

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

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

a. Sewage System Type:

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

b. Available:

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

c. Washoe County Capital Improvements Program project?

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

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 #	N/A	acre-feet per year	N/A
b. Certificate #	N/A	acre-feet per year	N/A
c. Surface Claim #	N/A	acre-feet per year	N/A
d. Other, #	N/A	acre-feet per year	N/A

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):

N/A

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?

N/A

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?

N/A

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?

N/A

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?

N/A

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?

N/A

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?

NO

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?

NO

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

N/A

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?

N/A

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

N/A

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	PHIL REIMER
Address	5510 LONGLEY LANE, RENO, NV, 89511
Phone	775-284-7177
Cell	
E-mail	PREIMER@FARRWESTENGINEERING.COM
Fax	
Nevada PLS #	13869

Washoe County Treasurer
 Tammi Davis

Bill Detail

[Back to Account Detail](#)
 [Change of Address](#)
 [Print this Page](#)

Washoe County Parcel Information		
Parcel ID	Status	Last Update
08820214	Active	9/12/2019 2:07:27 AM
Current Owner: RIVARD, MARY M 970 E GOLDEN VALLEY RD RENO, NV 89506	SITUS: 970 E GOLDEN VALLEY RD WCTY NV	
Taxing District 4000	Geo CD:	
Legal Description		
Township 20 Lot SubdivisionName _UNSPECIFIED Range 19 Section 15 Block		

Installments						
Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/19/2019	2019	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/7/2019	2019	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/6/2020	2019	\$516.52	\$0.00	\$0.00	\$516.52
INST 4	3/2/2020	2019	\$516.52	\$0.00	\$0.00	\$516.52
Total Due:			\$1,033.04	\$0.00	\$0.00	\$1,033.04

Tax Detail			
	Gross Tax	Credit	Net Tax
<u>State of Nevada</u>	\$133.90	(\$25.50)	\$108.40
<u>Truckee Meadows Fire Dist</u>	\$425.33	(\$81.00)	\$344.33
<u>Washoe County</u>	\$1,096.15	(\$208.74)	\$887.41
<u>Washoe County Sc</u>	\$896.73	(\$170.77)	\$725.96
Total Tax	\$2,552.11	(\$486.01)	\$2,066.10

Payment History				
Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2019	2019092619	B19.86054	\$516.53	8/29/2019
2019	2019092619	B19.19108	\$516.53	7/31/2019

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

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

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

Change of Address

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

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

Address change requests may also be faxed to:
 (775) 328-3642

Address change requests may also be mailed to:
 Washoe County Assessor
 1001 E 9th Street
 Reno, NV 89512-2845

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

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

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, MITCHELL T. RIVARD AND TIFFANY E. RIVARD, HUSBAND AND WIFE, AS JOINT TENANTS ARE THE OWNERS OF THE TRACT OF LAND REPRESENTED ON THIS MAP AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS MAP AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278 AND THAT THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED.

MITCHELL T. RIVARD & TIFFANY E. RIVARD, HUSBAND AND WIFE

MITCHELL T. RIVARD _____ DATE _____

TIFFANY E. RIVARD _____ DATE _____

NOTARY PUBLIC CERTIFICATE:

STATE OF NEVADA }
COUNTY OF _____ }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 20____

BY: _____

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC CERTIFICATE:

STATE OF NEVADA }
COUNTY OF _____ }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 20____

BY: _____

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

TITLE COMPANY CERTIFICATE: (ORDER NO. 105081-MDD)

THE UNDERSIGNED, HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT THE OWNERS SHOWN HEREON ARE THE OWNERS OF RECORD OF SAID LAND; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS AND THERE ARE NO LIENS OF RECORD AGAINST THE OWNERS FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES COLLECTED AS TAXES OR SPECIAL ASSESSMENTS AS OF _____, 20____

WESTCOOR LAND TITLE INSURANCE COMPANY

BY: _____ DATE: _____

NAME/TITLE (PRINT) _____

WATER AND SEWER RESOURCE REQUIREMENTS CERTIFICATE:

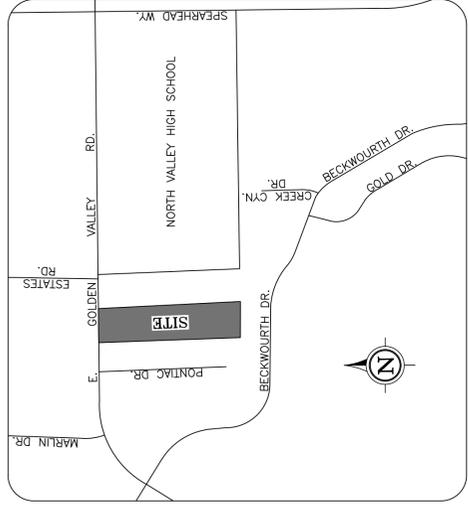
THE PROJECT/DEVELOPMENT DEPICTED ON THIS MAP IS IN CONFORMANCE WITH THE PROVISIONS OF ARTICLE 422 OF WASHOE COUNTY DEVELOPMENT CODE (CHAPTER 110).

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT _____ 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, COUNTY SURVEYOR _____ DATE _____



VICINITY MAP
N.T.S.

UTILITY COMPANIES' CERTIFICATE:

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

SIERRA PACIFIC POWER COMPANY d/b/a/ NV ENERGY _____ NAME/TITLE (PRINT) _____ DATE _____

NEVADA BELL COMPANY d/b/a/ AT&T NEVADA _____ NAME/TITLE (PRINT) _____ DATE _____

CHARTER COMMUNICATIONS _____ NAME/TITLE (PRINT) _____ DATE _____

TRUCKEE MEADOWS WATER AUTHORITY _____ NAME/TITLE (PRINT) _____ DATE _____

GENERAL NOTES:

- A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY FACILITIES TO THAT PARCEL AND THE ADJACENT PARCELS THEREABOUTS. THE EASEMENT IS TO BE USED FOR SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME AND THE UTILITY AND CABLE TELEVISION COMPANIES.
- THE PUBLIC UTILITY EASEMENTS HEREBY GRANTED ON THIS MAP INCLUDE USE FOR THE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES.
- PUBLIC UTILITY EASEMENTS AND PRIVATE DRAINAGE EASEMENTS ARE HEREBY GRANTED, TEN (10) FEET IN WIDTH COINCIDENT WITH ALL DEDICATED STREET RIGHT-OF-WAYS, TEN (10) FEET IN WIDTH COINCIDENT WITH THE WESTERLY BOUNDARIES, AND TEN (10) FEET IN WIDTH, CENTERED ON ALL INTERIOR PROPERTY LINES.
- A. THIRTY (30) FOOT WIDE PRIVATE DRAINAGE EASEMENT IS HEREBY GRANTED COINCIDENT WITH THE EASTERLY BOUNDARIES, LYING WITHIN THE EXISTING SIXTY (60) FOOT WIDE ROADWAY AND PUBLIC UTILITY EASEMENT PER DOC. 2259827.
B. A TEN (10) FOOT WIDE TRAFFIC CONTROL EASEMENT, SIGNAGE EASEMENT AND PLOWED STREET RIGHT-OF-WAYS, THE PLOWED SNOW STORAGE EASEMENT IS FOR PLOWED SNOW FROM STREET RIGHT-OF-WAYS ONLY.
- ALL PREVIOUSLY ESTABLISHED EASEMENTS ARE TO REMAIN.
- THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.
- PRIOR TO THE ISSUANCE OF BUILDING PERMITS, FOR THE PARCELS, WATER AND SEWER IMPROVEMENTS, THE SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH WASHOE COUNTY REQUIREMENTS.
- SEWAGE DISPOSAL SHALL BE BY CONNECTION TO A PUBLIC SEWER SYSTEM.
- FIRE HYDRANTS SHALL BE INSTALLED AS PER FIRE DEPARTMENT REQUIREMENTS WITH THE ISSUANCE OF BUILDING PERMITS.
- WITH THE DEVELOPMENT OF EACH PARCEL AND PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL DEDICATE WATER RIGHTS TO THE SERVICING UTILITY COMPANY TO SERVE THE DEVELOPMENT AND SHALL PROVIDE WASHOE COUNTY WITH A WILL SERVE LETTER.

DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE:

THE FINAL PARCEL MAP CASE NO. _____ MEETS ALL APPLICABLE PROVISIONS OF N.R.S. CHAPTER 278. THE PROVISIONS OF N.R.S. CHAPTER 278 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 N.R.S. CHAPTER 278.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20____ BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH THE N.R.S. 278.471 THROUGH 248.4725.

MOJRA HAUENSTEIN _____ DATE _____
DIRECTOR OF PLANNING AND BUILDING

TAX CERTIFICATE: (AFN# 088-202-13)

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PURSUANT TO NRS 561A.265.

WASHOE COUNTY TREASURER _____ DATE _____

NAME/TITLE (PRINT) _____

DISTRICT BOARD OF HEALTH CERTIFICATE:

THIS MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS SEWER, DRAINAGE, FLOOD CONTROL AND WATER SUPPLY FACILITIES. THIS MAP HAS BEEN FOUND TO MEET ALL APPLICABLE REQUIREMENTS AND PROVISIONS OF THE ENVIRONMENTAL HEALTH SERVICES DIVISION OF THE WASHOE COUNTY HEALTH DISTRICT.

FOR THE DISTRICT BOARD OF HEALTH _____ DATE _____

SURVEYOR'S CERTIFICATE:

- PHIL REIMER, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF NEVADA, DO HEREBY CERTIFY THAT:
 - THIS MAP REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF MITCHELL RIVARD & TIFFANY RIVARD.
 - THE LANDS SURVEYED LIE WITHIN THE NE 1/4 OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 19 EAST, IN WASHOE COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON AUGUST 06, 2019.
 - THIS PARCEL MAP COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL AND IS NOT IN CONFLICT WITH NRS 278.466.
 - THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

PHIL REIMER
A PROFESSIONAL LAND SURVEYOR
PLS 13869

COUNTY RECORDERS' CERTIFICATE:

FILE NUMBER _____
FILED FOR RECORD AT THE REQUEST OF _____
FARR WEST ENGINEERING ON THIS _____ DAY
OF _____
20____ AT _____ MIN PAST _____ O'CLOCK _____ M.
OFFICIAL RECORDS OF WASHOE COUNTY,
NEVADA.

COUNTY RECORDER _____

BY: _____ DEPUTY _____

FEE: _____

PARCEL MAP FOR

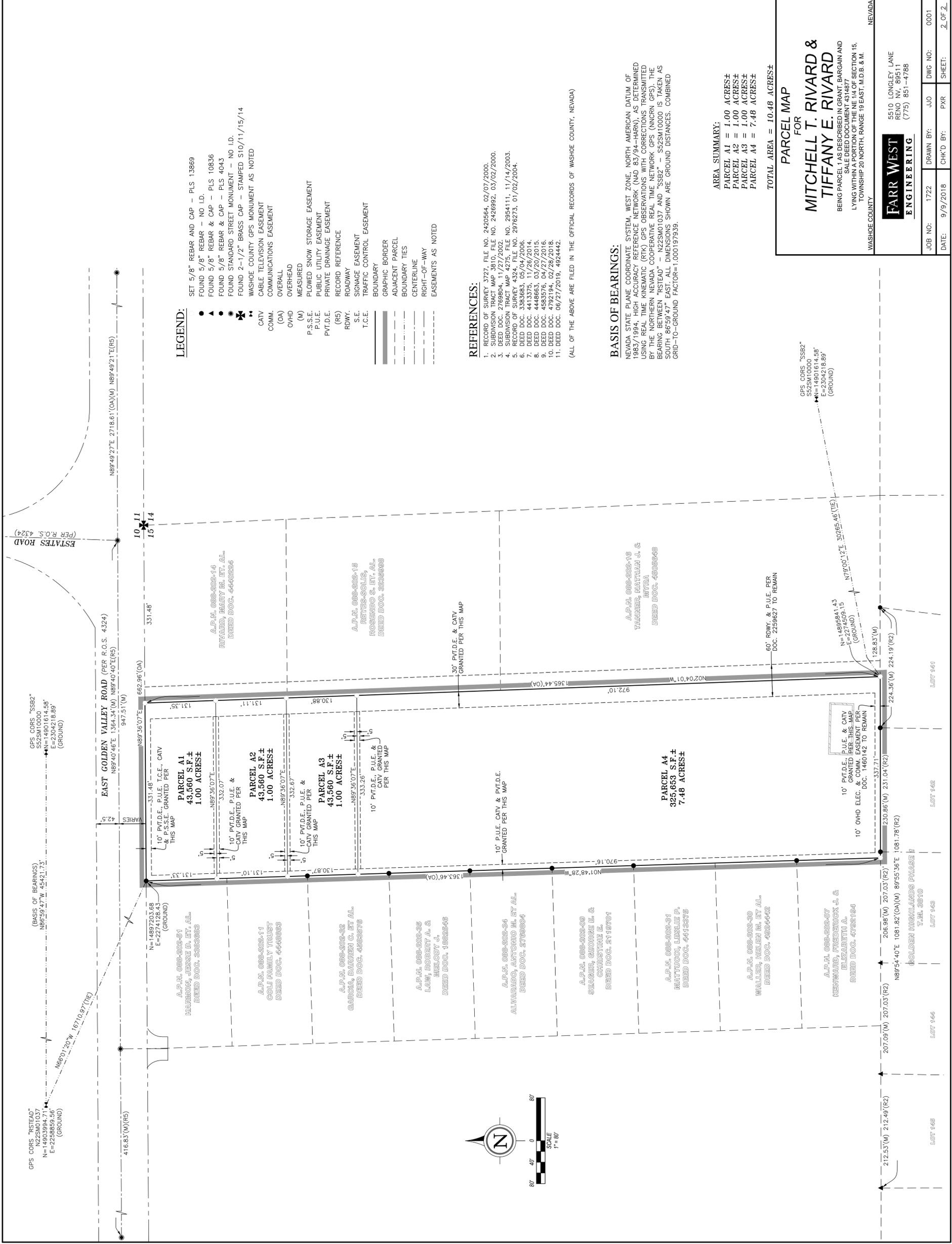
MITCHELL T. RIVARD & TIFFANY E. RIVARD

BEING PARCEL 1 AS DESCRIBED IN GRANT BARGAIN AND BEING PARCEL 1 AS DESCRIBED IN DEED DOCUMENT 4314877 LYING WITHIN A PORTION OF THE NE 1/4 OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 19 EAST, M.D.B. & M. WASHOE COUNTY NEVADA



5510 LONGLEY LANE
RENO NV, 89511
(775) 851-4788

JOB NO: 1722 DRAWN BY: JJO DWG NO: 0001
DATE: 9/9/2018 CHK'D BY: PKR SHEET: 1 OF 2



Job Name: Rivard Golden Valley Road
Job No: 1722
Date: 9/12/16

North: 14895840.90' East: 2274171.44'

Segment #1 : Line

Course: N01°48'28"W Length: 1363.46'

North: 14897203.68' East: 2274128.43'

Segment #2 : Line

Course: N89°36'07"E Length: 331.48'

North: 14897205.99' East: 2274459.90'

Segment #3 : Line

Course: S02°04'01"E Length: 1365.44'

North: 14895841.43' East: 2274509.15'

Segment #4 : Line

Course: S89°54'40"W Length: 337.71'

North: 14895840.90' East: 2274171.44'

WTPM19-0014

EXHIBIT C

Perimeter: 3398.09' Area: 456332.75 Sq. Ft.

Error Closure: 0.00 Course: S58°19'02"W

Error North: -0.001 East: -0.002

Precision 1: 3398100000.00

Job Name: Rivard Golden Valley Road
Job No: 1722
Date: 9/12/16

North: 14897072.41' East: 2274132.57'

Segment #1 : Line

Course: N01°48'28"W Length: 131.33'

North: 14897203.68' East: 2274128.43'

Segment #2 : Line

Course: N89°36'07"E Length: 331.48'

North: 14897205.98' East: 2274459.90'

Segment #3 : Line

Course: S02°04'01"E Length: 131.35'

North: 14897074.72' East: 2274464.64'

Segment #4 : Line

Course: S89°36'07"W Length: 332.07'

North: 14897072.41' East: 2274132.58'

WTPM19-0014

EXHIBIT C

Perimeter: 926.23' Area: 43560.11 Sq. Ft.

Error Closure: 0.01 Course: S47°58'32"E

Error North: -0.004 East: 0.004

Precision 1: 92623.00

Name: FWE : 1Job Name: Rivard Golden Valley Road
Job No: 1722
Date: 9/12/16

North: 14896941.38' East: 2274136.71'

Segment #1 : Line

Course: N01°48'28"W Length: 131.10'

North: 14897072.41' East: 2274132.57'

Segment #2 : Line

Course: N89°36'07"E Length: 332.07'

North: 14897074.72' East: 2274464.64'

Segment #3 : Line

Course: S02°04'01"E Length: 131.11'

North: 14896943.70' East: 2274469.37'

Segment #4 : Line

Course: S89°36'07"W Length: 332.67'

North: 14896941.39' East: 2274136.70'

WTPM19-0014

EXHIBIT C

Perimeter: 926.95' Area: 43560.03 Sq. Ft.

Error Closure: 0.01 Course: N49°46'22"W

Error North: 0.006 East: -0.007

Precision 1: 92695.00

Job Name: Rivard Golden Valley Road
Job No: 1722
Date: 9/12/16

North: 14896810.58' East: 2274140.84'

Segment #1 : Line

Course: N01°48'28"W Length: 130.87'

North: 14896941.38' East: 2274136.71'

Segment #2 : Line

Course: N89°36'07"E Length: 332.67'

North: 14896943.70' East: 2274469.37'

Segment #3 : Line

Course: S02°04'01"E Length: 130.88'

North: 14896812.90' East: 2274474.09'

Segment #4 : Line

Course: S89°36'07"W Length: 333.26'

North: 14896810.59' East: 2274140.84'

WTPM19-0014

EXHIBIT C

Perimeter: 927.67' Area: 43560.00 Sq. Ft.

Error Closure: 0.01 Course: N18°40'57"E

Error North: 0.006 East: 0.002

Precision 1: 92768.00

Job Name: Rivard Golden Valley Road
Job No: 1722
Date: 9/12/16

North: 14895840.90' East: 2274171.44'

Segment #1 : Line

Course: N01°48'28"W Length: 970.16'

North: 14896810.58' East: 2274140.84'

Segment #2 : Line

Course: N89°36'07"E Length: 333.26'

North: 14896812.90' East: 2274474.09'

Segment #3 : Line

Course: S02°04'01"E Length: 972.10'

North: 14895841.43' East: 2274509.15'

Segment #4 : Line

Course: S89°54'40"W Length: 337.71'

North: 14895840.90' East: 2274171.44'

WTPM19-0014

EXHIBIT C

Perimeter: 2613.22' Area: 325652.61 Sq. Ft.

Error Closure: 0.00 Course: N62°29'52"W

Error North: 0.001 East: -0.002

Precision 1: 2613230000.00