



Parcel Map Review Committee Staff Report

Meeting Date: December 12, 2019

Agenda Item: 7B

TENTATIVE PARCEL MAP CASE NUMBER: WTPM19-0018 (Perennial Places)

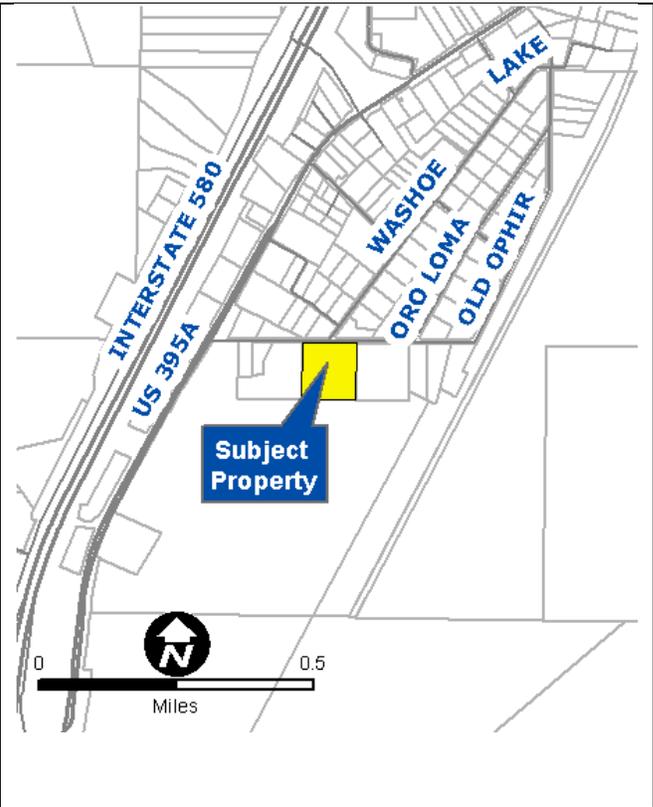
BRIEF SUMMARY OF REQUEST: To approve the parceling of a ±6.41 acre parcel into three ±1 acre parcels and one ±3.41 acre remainder parcel.

STAFF PLANNER: Dan Cahalane
775.328.3628
dcahalane@washoecounty.us

CASE DESCRIPTION

For possible action, hearing, and discussion to approve a tentative parcel map dividing a ±6.41 acre parcel into four parcels, three parcels of ±1 acre and one remainder parcel of ±3.41 acres.

Applicant:	Robison Engineering
Property Owner:	Perennial Places, LLC
Location:	920 Old Ophir Rd
APN:	050-210-15
Parcel Size:	±6.41
Master Plan:	Suburban Residential
Regulatory Zone:	Low Density Suburban
Area Plan:	South Valleys
Citizen Advisory Board:	South Truckee Meadows/Washoe Valley
Development Code:	Authorized in Article 606, Parcel Maps
Commission District:	2 – Commissioner Lucey



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 WTPM19-0018, subject to the conditions of approval included as Exhibit A with the staff report, and make the determination that the following criteria is or will be adequately provided for pursuant to Washoe County Code, Section 110.606.30.

(Motion with Findings on Page 10)

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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 WTPM19-0018 is attached to this staff report (Exhibit A) and will be included with the action order, if approved by the Parcel Map Review Committee.

The subject property has a regulatory zoning of Low Density Suburban (LDS). The proposed parcel map conforms to the LDS lots size of 35,000 sq. ft. and minimum lot width of 120ft. Proposed parcels 1, 2, and 3 are ±1 acre (43,560 sq. ft) in size and the proposed remainder parcel (parcel 4) is ±3.41 acres (148,539 sq. ft).

Tentative Parcel Map Evaluation

Regulatory Zone: Low Density Suburban

Maximum Lot Potential: 6

Number of Lots on Parcel Map: 4 parcels

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

Minimum Lot Size on Parcel Map: 43,560 sq. ft.

Minimum Lot Width Required: 120 ft.

Minimum Lot Width on Parcel Map: 128ft

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

Development Suitability Constraints: The South Valleys Development Suitability Map, a part of the South Valleys Area Plan, identifies the subject parcel as primarily suitable for development with a small area of potential wetlands.

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

The subject parcel is outside 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.

Development Information

The subject site is a ±6.41 acre parcel located off of Old Ophir Road and has a regulatory zoning of Low Density Suburban (LDS). The LDS regulatory zone allows for one dwelling unit per acre and a minimum lot size of 35,000 sq. ft. The required setbacks for the *Low Density Suburban* regulatory zone are 30 feet for front and rear yard setbacks and 12 feet for the side yard setbacks.

The parcel currently contains an existing ±875 sq. ft. structure and an existing ±84 sq. ft. structure. These structures are not called out on the proposed parcel map and they do not have any specific construction permits associated with them. However, there is a finalized electrical permit WBLD17-103421 for a pump house on the property dated December 29, 2017. The existing structures meet the required LDS setbacks for proposed parcel 2 and proposed parcel 3 respectively.

The subject area contains potential wetlands on its south west corner. These potential wetlands are contained on the 3.41 acres remainder parcel, proposed parcel 4. There are no existing structures that are located within the potential wetlands area. Approval will include a condition stating that any building footprint for remainder parcel 4 must demonstrate that there is a buildable area, subject to setback requirements, that is not located in the delineated wetlands, prior to final recordation.

South Valley Area Plan Modifiers

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

SV 2.6 During review of tentative maps and other development proposals, the Planning Commission will review the adequacy of the minimum standards established by this plan; and upon a finding that a standard is inadequate to implement these goals, may impose other similar standards as necessary to implement the relevant goal. Said similar standards may include, but are not limited to, perimeter parcel matching and alternative construction materials.

Staff Comment: Staff finds that the parcel map meets the minimum standards established by the South Valleys Area Plan by meeting the required minimum lot size and lot width.

SV 14.1 Prior to final map recordation of tentative maps and prior to issuance of building permits for special use permits, or public-initiated capital improvements in the South Valleys planning area, the Nevada Department of Conservation and Natural Resources and/or the State Historic Preservation Office (SHPO) will be contacted and, if required, an appropriate archaeological investigation/survey will be conducted.

Staff Comment: The application was routed to the Washoe-Storey Conservation District and Nevada Environmental Protection for review. No comments, conditions, or recommendations of denial were received. The applicant will be required to receive approval from the Nevada State Historic Preservation Office (SHPO) prior to final recordation, this requirement can be found within the Conditions of Approval (Exhibit A).

SV 20.1 Prior to the recordation of final maps for approved tentative maps, or issuance of building permits, public-initiated capital improvements, or any project impacting 10 or more acres in the South Valleys planning area, the Nevada Department of Wildlife will be contacted and given an opportunity to provide conservation, preservation, or other wildlife and habitat management input to the project.

Staff Comment: The application was routed to the Nevada Department of Wildlife (NDOW). No comments, conditions, or recommendations for denial were received.

SV 24.7 Water rights shall be dedicated to Washoe County for all maps of division into large parcels, parcel maps, and subdivision maps, as well as all new, civic, commercial and industrial uses.

Staff Comment: The application was routed to Washoe County's Water Resource Coordinator. Washoe County's Water Resource Coordinator provided a memo to staff, and conditions of approval. The memo can be found as Exhibit C.

SV. 27.2 Land use proposals that include wetlands areas must demonstrate how they are consistent with Goal 27.

Staff Comment: The proposed parcel map is consistent with Goal 27 through the inclusion of the wetlands into parcel 4 (± 3.41 acre) and without the potential of dividing wetlands across additional parcels. The proposed sewage disposal easements exceed the 100 ft. setback for watercourses per Washoe County Health District regulations on Sewage, Wastewater, and sanitation 040.100, Table 2. This balances the value of the wetlands and the need for adequate sewage disposal. Washoe County Health District provided a memo to staff, and conditions of approval. The memo can be found as Exhibit B.

Goal 27 can be found below:

***Goal Twenty Seven** - Maintain and enhance the value of wetlands and their associated habitats for their groundwater recharge, aesthetic, environmental, educational, recreational, storm water runoff, and flood control purposes. Washoe County will act to ensure the best possible balance between these wetland area uses.*

SV 27.3 Development proposals that impact any area designated "potential wetlands" on the Development Suitability map must conduct a wetlands delineation study and obtain Army Corps of Engineers certification of the proposed wetlands.

Staff Comment: Development proposals that impact any area designated “potential wetlands” on the Development Suitability map must conduct a full wetlands delineation study and obtain Army Corps of Engineers certification of the proposed wetlands.

South Valley Area Plan Regulations

The subject parcel is located within the South Valleys Area Plan. The following is the pertinent code from the Area Plan

Section 110.210.05 (a) - Washoe Valley Hydrographic Basin. Dedication of sufficient certificated water rights from the Washoe Valley Hydrographic Basin, or imported water rights from an adjoining hydrographic basin when a parcel is split by the Washoe Valley Hydrographic Basin, or "will serve" letters when served by a water purveyor, shall be provided for all development in the Washoe Valley Hydrographic Basin, including maps of division into large parcels, parcel maps, and subdivision maps, and new civic, commercial and industrial use types.

Staff Comment: Approval of tentative parcel map is conditioned on proof of certificated water rights. These conditions were provided by the Water Resource Coordinator.

Reviewing Agencies

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

- US Army Corps of Engineers
- Bureau of Land Management
 - Nevada State Office
- State of Nevada
 - Environmental Protection
 - Water Resources
 - Wildlife (NDOW)
- Washoe County Community Services Department
 - Planning and Building Division
 - Engineering and Capital Projects Division
 - Parks and Open Spaces
 - Water Rights Coordinator Manager
- Washoe County Health District
 - Environmental Health Services Division
- Truckee Meadows Fire Protection District
- Washoe – Storey Conservation District

Eight out of the twelve above listed agencies/departments provided comments, and six of those agencies 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: Dan Cahalane, 328-3628, dcahalane@washoecounty.us

- Washoe County Engineering and Capital Projects Division provided comments related to
Contact: Wayne Handrock, 775.328.2041, whandrock@washoecounty.us
- Washoe County Health District provided conditions related to septic and well locations and regulations.
Contact: James English, 775.328.2610, jenglish@washoecounty.us
- Washoe County Water Management Coordinator provided conditions relative to required water rights.
Contact: Vahid Behmaram, 775.328.3600, vbehmaram@washoecounty.us
- United States Army Corp of Engineers provided conditions relative to regulated waterways and wetlands.
Contact: Jennifer Thomason, 775.784-5304, Jennifer.C.Thomason@usace.army.mil
- Washoe County Parks Department provided conditions relative to wetlands and building setbacks.
Contact: Sophia Kirschenman, 775.328.3623, SKirschenman@washoecounty.us
- Truckee Meadow Fire Protection District had no comments related to fire safety
Contact: Don Coon, 775.326-6077 dcoon@tmfcpd.us
- Washoe-Storey Conservation District had no comments related to conservation
Contact: Jim Tyler-Shaffer, shafferjam51@gmail.com
- Division of Water Resources provided comments on the dedication of water rights that matched the Washoe County Water Management Coordinator.
Contact: Steve Shell, 775.684-2836, sshell@water.nv.gov

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 conditions are attached in Exhibit A.
 - b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision.

Staff Comment: Availability of water will be confirmed that water is available for the proposed lot prior to the recordation of the final map. The application was reviewed by the appropriate agencies and conditions are attached in Exhibit A.
 - c) The availability and accessibility of utilities.

Staff Comment: The proposed lots will be served by extension of the existing NV Energy infrastructure adjacent to serve the newly created parcel. No other utilities are available and therefore the proposed parcels require well and septic.

- 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 3 additional lots within a developed area that currently has access to schools, police, and fire services. The application was reviewed by police and fire and no recommendation comments were 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.

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

Staff Comment: The proposed division of land is in conformity with the applicable provisions of the Streets and Highways Plan. All appropriate easements shall be provided prior to approval of the final map.

- f) 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 proposed division of land will not have a substantial effect on the existing public streets. There is no need for new streets or highways to serve the subdivision.

- g) 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 US Army Corps of engineering and conditions are attached in Exhibit A. Approval proposed to be conditioned on completion of a full wetlands delineation study.

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

Staff Comment: These provisions of statute refer to the preparation of tentative maps. All recommend conditions of approval from the reviewing agencies have been included with the staff report.

- i) 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, including the Truckee Meadows Fire Protection District who provided no comments.

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

Staff Comment: The application does not require an CATV conduit and pull wire. All appropriate easements shall be provided prior to approval of the final map.

- k) Recreation and trail easements.

Staff Comment: The application was reviewed by the Washoe County Parks Department and conditions are provided in Exhibit A.

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 WTPM19-0018 is being recommended for approval with conditions. Staff offers the following motion for the Parcel Map Review Committee's consideration.

Review Criteria

I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM19-0018 for Perennial Places, LLC, 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/Property Owner: Perennials Places, LLC
Brian Hunt
217 Bret Harte Ave
Reno, NV 89509

Developer: Robison Engineering
C/O Ryan Switzer
PO Box 1505
Sparks, NV 89432



Conditions of Approval

Tentative Parcel Map Case Number WTPM19-0018

The tentative parcel map approved under Parcel Map Case Number WTPM19-0018 shall be carried out in accordance with the conditions of approval granted by the Washoe County Parcel Map Review Committee on December 12, 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.

- **The RENO-TAHOE AIRPORT AUTHORITY is directed and governed by its own Board. Therefore, any conditions set by the Reno-Tahoe Airport Authority must be appealed to their Board of Trustees.**
- **The REGIONAL TRANSPORTATION COMMISSION (RTC) is directed and governed by its own Board. Conditions recommended by the RTC may be required, at the discretion of Washoe County.**
- **The NEVADA DEPARTMENT OF TRANSPORTATION (NDOT) is directed and governed by its own board. Therefore, any conditions set by the Nevada Department of Transportation must be appealed to that Board.**

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: Dan Cahalane, Planner, 775.328.3628, dcahalane@washoecounty.us

- a. The applicant shall attach a copy of the action order approving this project to all permits and 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. WTPM19-0018 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 shall provide verification to the Planning and Building Division that all conditions from the Truckee Meadows Fire Protection District have been satisfied.
- f. The applicant has indicated that the proposed improvements will not exceed the major grading thresholds that require a special use permit. If the final construction drawings for the map include grading that exceeds the *Major Grading Permit Thresholds* listed in Article 438 Grading Standards, the applicant shall apply for a special use permit for grading; and if approved, may be delayed up to three months processing time. In addition, all related standards within the Washoe County Development Code shall be met on the construction drawings.
- g. The approval for this tentative parcel map does not include improvements for driveways to building pads. Grading for access to building pads, if they exceed the criteria stated in the previous condition, shall require a special use permit.
- h. The applicant shall, prior to final recordation, complete a full wetlands delineation study.
- i. The applicant shall, prior to final recordation, include a building footprint for remainder parcel #4 that demonstrates that there is buildable area, subject to setback requirements, that is not located in the delineated wetlands.
- j. Applicant shall provide evidence of permit for existing structures or apply for a building permit for the existing structures prior to recordation.

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. Add a graphic border around the proposed division.
- c. Dash all lines that are not a part of the division.
- d. Add the following note to the map: 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.
- e. Prior to final parcel map approval, provide a copy of the Army Corps of Engineers wetland boundary determination letter. Each parcel created by this parcel map shall have buildable areas located outside of the wetland delineation.
- f. Add a note to the map stating: A surface drainage easement is hereby granted across all parcels created by this map.
- g. All boundary corners must be set.
- h. 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.

- i. Add the following note to the map: A Department of the Army permit is required prior to filling any of the waters of the United States, including wetlands.
- j. Add a Security Interest Holder's Certificate to the map if applicable.
- k. Grant easements for snow storage and signage.
- l. 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 Health District

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

Contact: James English, 775.328.2610, jenglish@washoecounty.us

- a. Condition #1: Application states the parcels will be served by individual septic systems on pages 7 and 12, yet the proposed remainder parcel next to proposed parcel 3 shows sewage disposal easements on the included tentative parcel map. The applicant must determine if individual septic systems will be provided on each parcel or if the intent is to install a community sewage disposal system.
 1. If the applicant chooses to install individual septic systems per parcel, each parcel must have a test trench analyzed and evaluated by the WCHD demonstrating the parcels are capable of receiving and treating sewage prior to the signing of the parcel map.
 2. If the applicant chooses to install a community sewage disposal system, then regulatory oversight of the design and approval of the sewage disposal system will be completed by the Nevada Division of Environmental Protection with WCHD having the following additional requirements:
 - a. The system design must be complete and approved by NDEP prior to WCHD signing the parcel map.
 - b. Public utility easements must be recorded for all newly created parcels for access to the community sewage disposal system prior to WCHD signing the parcel map.
 - c. A recorded maintenance agreement or operations plan for the community sewage disposal system must be recorded on each of the created parcels prior to WCHD signing the map.
 - d. The entire system as designed must be installed prior to the first certificate of occupancy is issued for any building on any of the parcels.
 - e. Area for the community sewage disposal system must be on a separately designated parcel equally owned by all parcel owners.
 - f. Any approved community sewage disposal system must designate the maximum number of bedrooms allowable per parcel in accordance with WCHD regulations.
- b. Condition #2: The application states water service will be completed by a public well owned by the HOA. Therefore, the design and construction of the well and associated water system must meet all requirements of NAC 445A, including but not limited to the submittal of a water project.

1. The well and associated water lines must be in public utility easements which must be recorded prior to WCHD signing the map.
2. The well must be placed on a parcel which is equally owned by all HOA members.

Washoe County Water Resource Coordinator

4. The following condition is a requirement of the Washoe County Water Resource Coordinator, which shall be responsible for determining compliance with this condition.

Contact: Vahid Behmaram, 775.328-3600, 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. This parcel map 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 Parks Department

5. The following condition is a requirement of the Washoe County Parks Department, which shall be responsible for determining compliance with this condition.

Contact: Sophia Kirschenman, 775.328-3623, skirschenman@washoecounty.us

- a. Prior to recordation of the final map, the applicant shall provide the referenced Army Corps of Engineers letter along with any other wetlands documentation, including the existing wetlands delineation, to the Washoe County Planning Division for review.
- b. The final map shall depict the exact wetlands boundary and a 50-ft. buffer zone along the edge of the wetlands.
- c. The final map shall include a note which states: "No development shall occur within the wetlands or wetlands buffer zone prior to securing the required Clean Water Act Section 404 permit(s) from the Army Corps of Engineers".

*** End of Conditions ***

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

October 31, 2019

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

RE: Perennial Places, LLC; 050-210-15
Tentative Parcel Map; WTPM19-0018

Dear Washoe County Staff:

The following conditions are requirements of the Washoe County Health District, Environmental Health Services Division, (WCHD) which shall be responsible for determining compliance with these conditions.

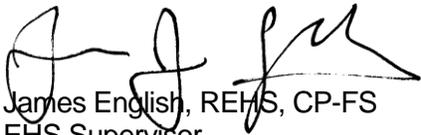
Contact Name – James English - jenglish@washoecounty.us

- a) Condition #1: Application states the parcels will be served by individual septic systems on pages 7 and 12, yet the proposed remainder parcel next to proposed parcel 3 shows sewage disposal easements on the included tentative parcel map. The applicant must determine if individual septic systems will be provided on each parcel or if the intent is to install a community sewage disposal system.
1. If the applicant chooses to install individual septic systems per parcel, each parcel must have a test trench analyzed and evaluated by the WCHD demonstrating the parcels are capable of receiving and treating sewage prior to the signing of the parcel map.
 2. If the applicant chooses to install a community sewage disposal system, then regulatory oversight of the design and approval of the sewage disposal system will be completed by the Nevada Division of Environmental Protection with WCHD having the following additional requirements:
 - a. The system design must be complete and approved by NDEP prior to WCHD signing the parcel map.
 - b. Public utility easements must be recorded for all newly created parcels for access to the community sewage disposal system prior to WCHD signing the parcel map.
 - c. A recorded maintenance agreement or operations plan for the community sewage disposal system must be recorded on each of the created parcels prior to WCHD signing the map.
 - d. The entire system as designed must be installed prior to the first certificate of occupancy is issued for any building on any of the parcels.
 - e. Area for the community sewage disposal system must be on a separately designated parcel equally owned by all parcel owners.

- f. Any approved community sewage disposal system must designate the maximum number of bedrooms allowable per parcel in accordance with WCHD regulations.
- b) Condition #2: The application states water service will be completed by a public well owned by the HOA. Therefore, the design and construction of the well and associated water system must meet all requirements of NAC 445A, including but not limited to the submittal of a water project.
 1. The well and associated water lines must be in public utility easements which must be recorded prior to WCHD signing the map.
 2. The well must be placed on a parcel which is equally owned by all HOA members.

If you have any questions or would like clarification regarding the foregoing, please contact Jim English at jenglish@washoecounty.us regarding all Health District comments.

Sincerely,



James English, REHS, CP-FS
EHS Supervisor
Environmental Health
Washoe County Health District



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

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

October 30, 2019

TO: Dan Cahalane, Planner, CSD, Planning & Development Division

FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD

SUBJECT: Tentative Parcel Map Case Number WTPM19-0018 (Perennial Places, LLC)

Project description:

The applicant is proposing to approve the division of a ± 6.41 Low Density Suburban (LDS) parcel into four (LDS) parcels. Three of the parcels are ± 1 acres with a remainder parcel of ± 3.41 acres.

The property is currently vacant, and is located at 920 Old Ophir Rd, Assessor's Parcel Number: 050-210-15. Water will be provided by individual domestic wells, and sewage disposal will be by individual septic systems.

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

- 1) The subject parcel is not near any municipal, quasi-municipal or private water delivery infrastructure; therefore, resulting parcels will rely on Individual Domestic wells as their source of domestic water supply.
- 2) Washoe County code requires that the applicant for a parcel map with parcels served by an individual domestic well, to bring forth an approved and recorded "**Affidavit of Relinquishment for Domestic Wells**" by the Nevada State Engineer's office. The applicant shall complete the relinquishment process with the State Engineer's office and record the approved form with the County Recorder's office and submit a recorded copy to Washoe County as a pre-requisite to approval of their parcel map.
- 3) Washoe County retains the authority to impose its own review and reject water rights which do not comply with Washoe County code and area plans. *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



WASHOE COUNTY
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P.O. Box 11130
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Phone: (775) 328-3600
Fax: (775) 328-3699

created parcels and one existing or remains thereof. This parcel map 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.

From: [Thomason, Jennifer C CIV USARMY CESPK \(USA\)](#)
To: [Cahalane, Daniel](#)
Subject: Tentative Parcel Map Case Number WTPM19-0018 (Perennial Places, LLC) (UNCLASSIFIED)
Date: Wednesday, October 23, 2019 11:19:29 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[October Agency Review Memo.pdf](#)

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

CLASSIFICATION: UNCLASSIFIED

Hi Dan,

Per your agency's request I have reviewed the subject project information provided via the attached. A review of our records shows that we completed a preliminary jurisdictional determination for the APN on June 5, 2017. To date, we have not received an application for a Section 404 Clean Water Act permit. If none of the jurisdictional waters located on the property are proposed to be filled in, a permit from this office may not be required.

Please let me know if you have any questions or need anything further from our office.

Thank you,

Jennifer C. Thomason
Senior Project Manager
US Army Corps of Engineers, Sacramento District
Reno Regulatory Field Office
300 Booth Street, Room 3050
Reno, NV 89509-1361
(775) 784-5304

Let us know how we're doing. Please complete the survey at:
http://corpsmapu.usace.army.mil/cm_apex/f?p=regulatory_survey

-----Original Message-----

From: Fagan, Donna [mailto:DFagan@washoecounty.us]
Sent: Monday, October 21, 2019 3:55 PM
To: Thomason, Jennifer C CIV USARMY CESPK (USA)
<Jennifer.C.Thomason@usace.army.mil>
Subject: [Non-DoD Source] October Agency Review Memo

Ms. Thomason,

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

WTPM19-0018
EXHIBIT D

You've been asked to review item #7. 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 <mailto:dfagan@washoecounty.us> | Office: 775.328.3616

1001 E. 9th Street, Reno, NV 89521

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<Blocked<https://www.facebook.com/washoecounty>>

<Blocked<https://www.washoecounty.us/>>

CLASSIFICATION: UNCLASSIFIED



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, SACRAMENTO DISTRICT
1325 J STREET
SACRAMENTO CA 95814-2922

June 5, 2017

Regulatory Division (SPK-1991-00754)

Ms. LeaAnn Canavan
12505 Overbrook Drive
Reno, Nevada 89511

Dear Ms. Canavan:

We are responding to your May 4, 2017 request for a preliminary jurisdictional determination (JD) for the Old Ophir Ranch site. The approximately 6.41-acre project site is located at 920 Old Ophir Road; Washoe County Assessor Parcel Number 050-210-15 Latitude 39.316°, Longitude -119.815°; near Washoe City, Washoe County, Nevada

Based on available information, we concur with your aquatic resources delineation for the site as depicted on the enclosed May 2017, Figure 5, *Identified Wetlands* drawing prepared by Wood Rodgers (enclosure 1). The approximately 0.87 acres of wetland, and 159 linear feet of irrigation ditch present within the survey area are potential jurisdictional aquatic resources ("waters of the United States)" regulated under Section 404 of the Clean Water Act.

At your request, we have completed a preliminary JD for the site. Enclosed find a copy of the *Preliminary Jurisdictional Determination Form* (enclosure 2). Please sign and return the completed form to this office, at the address listed below, within 30 days of the date of this letter. If you do not return the signed form within 30 days, we will presume concurrence and finalize the preliminary jurisdictional determination.

You may request an approved JD for this site at any time prior to starting work within waters, including after a permit decision is made.

We recommend you provide a copy of this letter and notice to all other affected parties, including any individual who has an identifiable and substantial legal interest in the property.

This preliminary JD has been conducted to identify the potential limits of wetlands and other aquatic resources at the project site which may be subject to U.S. Army Corps of Engineers jurisdiction under Section 404 of the Clean Water Act. A *Notification of Appeal Process and Request for Appeal Form* is enclosed to notify you of your options with this determination (enclosure 3).

We appreciate feedback, especially about interactions with our staff and processes. For program information or to complete our Customer Survey, visit our website at www.spk.usace.army.mil/Missions/Regulatory.aspx.

WTPM19-0018
EXHIBIT E

Please refer to identification number SPK-1991-00754 in any correspondence concerning this project. If you have any questions, please contact Ms. Tobie Laroy at our Reno Regulatory Field Office, 300 Booth Street, Room 3050, Reno, Nevada 89509, by telephone at 775-784-5307; or by email at Tobie.M.Laroy@usace.army.mil.

Sincerely,

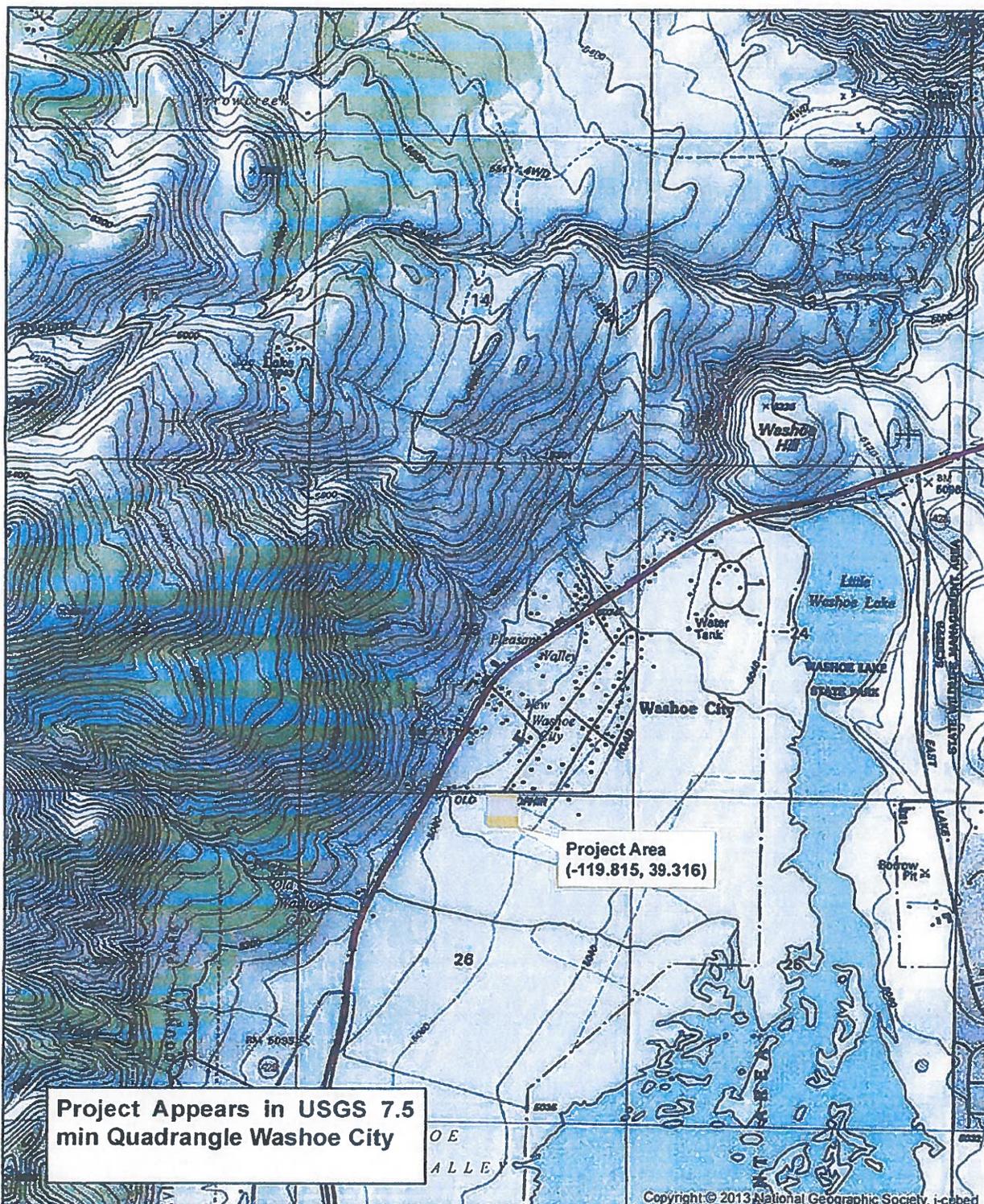


Kristine S. Ceragioli
Senior Project Manager
Utah-Nevada Section

Enclosures

cc: (w/o encls)

Leslie Burnside, Wood Rodgers Inc., lburnside@WoodRodgers.com



Project Appears in USGS 7.5 min Quadrangle Washoe City

**Project Area
(-119.815, 39.316)**

Copyright © 2013 National Geographic Society. i-cbed



USGS Quadrangle
 APN 050-210-15
 Washoe Valley, NV
 May, 2017

WOOD ROGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 1761 Corporate Boulevard Reno, NV 89502
 Tel: 775.823.4068 Fax: 775.823.4060



- * -119.815, 39.316
- Test Pit
- Irrigation Ditch (159 LF)
- ▭ Wetland 1 (0.87 ac.)
- ▭ Project Area



Figure 5 - Identified Wetlands
Old Ophir Ranch
Washoe Valley, NV
 May, 2017

WOOD RODGERS
 ENGINEERS AND ARCHITECTS
 1301 Old Ophir Road
 Reno, NV 89502
 PHONE: 775.822.4000



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: November 8, 2019
TO: Dan Cahalane, Planner - Department of Community Services
FROM: Wayne Handrock, PLS, Engineering and Capital Projects Division
SUBJECT: *Parcel Map for: Perennial Places, LLC*
Parcel Map Case No.: WTPM19-0018
APN: 050-210-15
Review Date: October 30, 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. Add a graphic border around the proposed division.
3. Dash all lines that are not a part of the division.
4. Add the following note to the map: 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.
5. Prior to final parcel map approval, provide a copy of the Army Corps of Engineers wetland boundary determination letter. Each parcel created by this parcel map shall have buildable areas located outside of the wetland delineation.
6. Add a note to the map stating: A surface drainage easement is hereby granted across all parcels created by this map.
7. All boundary corners must be set.
8. 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.



INTEGRITY



EFFECTIVE COMMUNICATION



QUALITY PUBLIC SERVICE

Memo to: Dan Cahalane, Planner
Subject: Parcel Map Case No.: WTPM19-0018
Date: November 8, 2019
Page: 2

9. Add the following note to the map: A Department of the Army permit is required prior to filling any of the waters of the United States, including wetlands.
10. Add a Security Interest Holder's Certificate to the map if applicable.
11. Grant easements for snow storage and signage.
12. 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
Regional Parks and Open Space

1001 EAST 9TH STREET
 RENO, NEVADA 89520-0027
 PHONE (775) 328-3600
 FAX (775) 328.3699

TO: Dan Cahalane, Planner

FROM: Sophia Kirschenman, Park Planner

DATE: November 12, 2019

SUBJECT: Tentative Parcel Map Case Number WTPM19-0018 (Perennial Places, LLC)



Washoe County Regional Parks and Open Space (Parks) has reviewed and prepared the following comments related to Tentative Parcel Map Case Number WTPM19-0018:

If approved, this tentative parcel map would divide a ±6.41-acre parcel into three ±1-acre parcels, with a remainder ±3.41-acre lot. The Development Suitability Map in the South Valleys Area Plan identifies potential wetlands on the subject property. However, per a note on the proposed map, wetlands have previously been delineated and an approximate wetland boundary has been identified, per an Army Corps of Engineer letter dated June of 2017. Wetlands serve a variety of important ecosystem functions, including storing floodwaters, providing habitat areas, and filtering water. As such, it is critical to protect and maintain any remaining wetlands in the region. Therefore, the Parks Program offers the following conditions of approval:

1. Prior to recordation of the final map, the applicant shall provide the referenced Army Corps of Engineers letter along with any other wetlands documentation, including the existing wetlands delineation, to the Washoe County Planning Division for review.
2. The final map shall depict the exact wetlands boundary and a 50-ft. buffer zone along the edge of the wetlands.
3. The final map shall include a note which states: "No development shall occur within the wetlands or wetlands buffer zone prior to securing the required Clean Water Act Section 404 permit(s) from the Army Corps of Engineers".



INTEGRITY



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QUALITY PUBLIC SERVICE

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

WTPM19-0018
EXHIBIT H

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.



10/11/19

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.

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)?

920 Old Ophir Rd

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
050-210-15	120-Vacant Single Family	6.41

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

Abandoned shed, mostly vacant land

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	1.00 acre	1.00 acre	1.00 acre	3.41 acres
Proposed Minimum Lot Width	128	128	128	128

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	LDS	LDS	LDS	LDS
Proposed Zoning Area				

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	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
------------------------------	---	------------------------------------	-----------------------------------

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 checked="" 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 #		acre-feet per year	
b. Certificate #		acre-feet per year	
c. Surface Claim #		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):

--

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

No gate

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.
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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?

No

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.
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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?

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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?

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?

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?

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?

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?

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

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?

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

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

28. Surveyor:

Name	Eric C. Sage
Address	846 Victorian Ave #20 Sparks NV 89431
Phone	775-852-2251 x701
Cell	530-448-2172
E-mail	sage@rbisoneng.com
Fax	
Nevada PLS #	23301

**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:

Washoe County

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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2. What is the location (address or distance and direction from nearest intersection)?

920 Old Ophir Rd

a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
050-210-15	120-Vacant Single Family	6.41

3. Please describe:

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

Vacant Land

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

North	Roadway
South	Vacant Land
East	Buildings
West	Buildings

4. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	1.00 acre	1.00 acre	1.00 acre	3.41 acres
Proposed Minimum Lot Width	128	128	128	128

5. Utilities:

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

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

a. Water System Type:

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

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:

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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
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c. Washoe County Capital Improvements Program project?

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

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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
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Explanation:

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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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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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.
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Explanation:

9. Surveyor:

Name	Eric C. Sage
Address	846 Victorian Ave #20 Sparks NV 89431
Phone	775-852-2251 x701
Fax	
Nevada PLS #	23301