



Parcel Map Review Committee

Staff Report

Meeting Date: May 13, 2020

Agenda Item: 7A

TENTATIVE PARCEL MAP CASE NUMBER: WTPM20-0003 (Braninberg/Sappenfield Parcel Map)

BRIEF SUMMARY OF REQUEST: Merge and re-subdivide two parcels of land to create four parcels of land

STAFF PLANNER: Roger Pelham, Senior Planner
775.328.3622
rpelham@washoecounty.us

CASE DESCRIPTION

For possible action, hearing, and discussion to approve a tentative parcel map to merge and re-subdivide two parcels of land (±62,319 and ±26,838 square feet) to create four parcels of land (±21,781, ±21,782, ±21,783 and ±23,811 square feet) . This is a subsequent parcel map filed within 5 years of the creation of the previous parcel and thus results in imposition of subdivision standards.

Applicant: Joe Braninberg
Property Owner: Joe Braninberg / Pete and Shannon L. Sappenfield
Location: 15370 Sylvester Road, approximately 700 feet north of its intersection with Hot Springs Road
APN: 017-110-84 and 017-110-89
Parcel Size: ±62,319 and ±26,838 square feet
Master Plan: Suburban Residential (SR)
Regulatory Zone: Medium Density Suburban (MDS)
Area Plan: Southeast Truckee Meadows
Citizen Advisory Board: South Truckee Meadows / Washoe Valley
Development Code: Article 606, Parcel Maps
Commission District: 2 – Commissioner Lucey



Vicinity Map

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 WTPM20-0003 for Joe Braninberg and Pete and Shannon L. Sappenfield, 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.

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Parcel Map

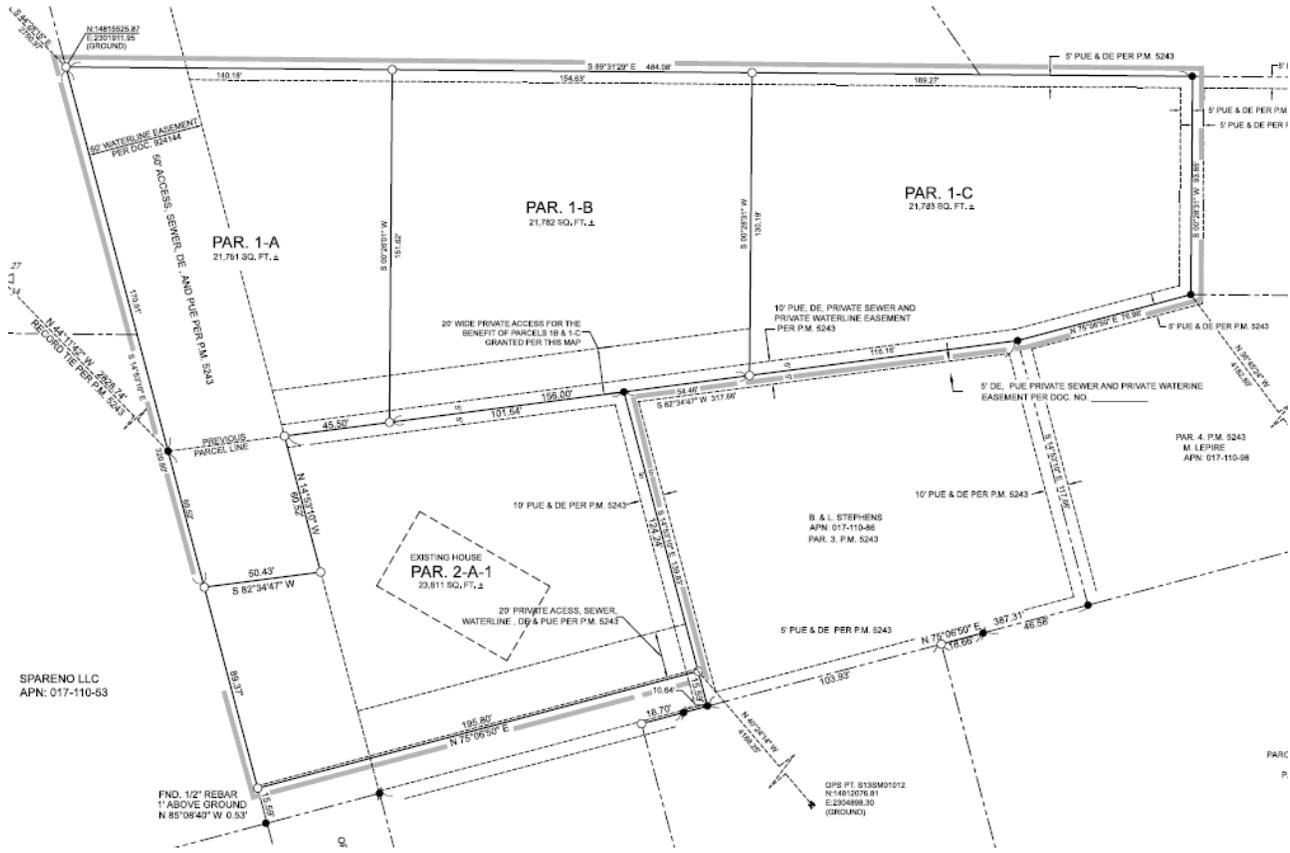
The purpose of a parcel map is to allow for the creation of subdivisions, merger and re-subdivision of existing lots, and common-interest communities consisting of four or fewer parcels pursuant to Washoe County Code Chapter 110, Article 606, *Parcel Maps*. A tentative parcel map must be submitted to 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 WTPM20-0003 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 Medium Density Suburban. In the Southeast Truckee Meadows Area, MDS allows two dwellings per acre and requires a minimum lot size of ½ acre when abutting existing lots of ½ acre or greater in size. Per WCC Section 110.212.02 ½ acre equates to 21,780 square feet. The smallest lot proposed on this map is 21,781 square feet in size. The proposed map conforms to the relevant provisions of the Development Code and Master Plan.



Site Plan

Tentative Parcel Map Evaluation

Regulatory Zone:	Medium Density Suburban (MDS)
Maximum Lot Potential:	4
Number of Lots on Parcel Map:	4
Minimum Lot Size Required:	21,780
Minimum Lot Size on Parcel Map:	21,781
Minimum Lot Width Required:	80'
Minimum Lot Width on Parcel Map:	89.4'

The tentative parcel map meets all minimum requirements for the Medium Density Suburban regulatory zone in the Southeast Truckee Meadows Area.

Development Suitability Constraints: The Southeast Truckee Meadows Area Plan Development Suitability Map, a part of the Southeast Truckee Meadows Area Plan, identifies the subject parcel as “most suitable” for development.

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

The proposed subdivision is a second or subsequent division of a parcel map approved within the last five years.

Southeast Truckee Meadows Area Plan Modifiers

The subject parcel is located within the Southeast Truckee Meadows Area Plan. The following is the pertinent policy from the Area Plan Modifiers:

Section 110.212.05 Medium Density Suburban Area Modifier. In addition to the regulations of the regulatory zones described in Article 106, Regulatory Zones, in any area designated Medium Density Suburban in the Southeast Truckee Meadows planning area, the following regulations shall apply.

- (a) **Density.** The maximum number of dwelling units that may be located in the Medium Density Suburban Regulatory Zone in the Southeast Truckee Meadows planning area is two (2) units per acre.
- (b) **Minimum Lot Area.** The minimum lot area allowed in the Medium Density Suburban Regulatory Zone in the Southeast Truckee Meadows planning area is fourteen thousand three hundred seventy-five (14,375) square feet, with the following exceptions:
 - (1) When abutting a developed Medium Density Suburban area with one-half (1/2) acre or greater lot sizes, the minimum lot area shall be one-half (1/2) acre for all exterior, abutting lots (roads or Open Space regulatory zone do not create non-abutting parcels), and;
 - (2) Exterior lots may have a minimum lot area of fourteen thousand three hundred seventy-five (14,375) square feet when abutting a developed higher intensity land use designation or a ten (10) acre or larger undeveloped Medium Density Suburban development.

Development Information The subject parcel is currently developed with a single family dwelling. The required setbacks for the MDS regulatory zone are 20 feet for front and rear yard setbacks and 8 feet for the side yard setbacks. The single family dwelling will continue to meet the above-mentioned setbacks.

Reviewing Agencies

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

- Washoe County Community Services Department
 - Planning and Building Division
 - Engineering and Capital Projects Division
 - Parks and Open Spaces
 - Utilities
 - Water Rights Coordinator Manager
- Truckee Meadows Water Authority (TMWA)
- Washoe County Health District
 - Air Quality Management Division
 - Vector-Borne Diseases Program
 - Environmental Health Services Division
- Washoe County Sheriff
- Washoe County School District
- Truckee Meadows Fire Protection District

- Washoe Storey Conservation District
- Regional Transportation Commission (RTC)
- City of Reno
- City of Sparks

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. 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, meet all generally-applicable requirements for a subdivision and provide assurances from the water provider that services will be provided to all resulting parcels.
Contact: Roger Pelham, 328-3622, rpelham@washoecounty.us and Vahid Behmaram, 328-3600, vbehmaram@washoecounty.us
- Washoe County Engineering and Capital Projects Division provided comments and conditions related to technical considerations for recordation of the final map and compliance with the relevant Code provisions.
Contact: Wayne Handrock 328.3600, whandrock@washoecounty.us and Tim Simpson, P.E. 328-36000, tsimpson@washoecounty.us
- Washoe County Health District provided conditions requiring connection to community water and sewer systems.
Contact: James English, 775.328.2434, jenglish@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: All parcels are proposed to be connected to existing community water, sewer, electric and related services. The area surrounding the subject site is currently developed with single-family dwellings on parcels of land approximately ½ acre in size.
 - b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision.
Staff Comment: All parcels will be connected to the existing Truckee Meadows Water Authority service adjacent to the proposed parcels. The area surrounding the subject site is currently developed with single-family dwellings on parcels of land approximately ½ acre in size.
 - c) The availability and accessibility of utilities.
Staff Comment: All parcels are proposed to be connected to existing community water, sewer, electric and related services. The area surrounding the subject site is currently developed with single-family dwellings on parcels of land approximately ½ acre in size.

- d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks.

Staff Comment: There are existing public services such as schools, police and fire protection, transportation, recreation and parks in the Southeast Truckee Meadows Area Plan.

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

Staff Comment: The subject property has a regulatory zone of Medium Density Suburban. In the Southeast Truckee Meadows Area, MDS allows two dwelling to the acre and requires a minimum lot size of ½ acre when abutting existing lots of ½ acre or greater in size. (WCC 110.212.02) ½ acre equates to 21,780 square feet. The smallest lot proposed on this map is 21,781 square feet in size. The proposed map conforms to the relevant provisions of the Development Code and Master Plan.

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

Staff Comment: The subject site is located adjacent to an existing unpaved access, Sylvester Road. Because this is a subsequent parcel map filed within 5 years of the creation of the previous parcel and thus results in imposition of subdivision standards, that road is required to be brought up to County standards (paved) from the end of pavement (approximately 500 feet to the north) to the subject site.

- 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 existing road, Sylvester Road, is required to be brought up to County standards (paved) from the end of pavement (approximately 500 feet to the north) to the subject site.

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

Staff Comment: There are no physical characteristics that inhibit the division of the existing two parcels of land into four parcels of land.

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

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

- j) The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands.

Staff Comment: The subject site is within the Truckee Meadows Fire Protection District.

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

Staff Comment: All required easements will be provided prior to the recordation of a final map.

- l) Recreation and trail easements.

Staff Comment: The proposed division is not adjacent to any existing or planned public trails.

- 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.

Recommendation

After a thorough analysis and review, Parcel Map Case Number WTPM20-0003 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 WTPM20-0003 for Joe Braninberg and Pete and Shannon L. Sappenfield, 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: Joe Braninberg
15850 Rocky Vista Road
Reno, NV 89521

Owner: Joe Braninberg
15850 Rocky Vista Road
Reno, NV 89521

And Pete and Shannon L. Sappenfield,
5370 Sylvester Rd.
Reno, NV 89521

Representatives: Alpine Land Surveyor
Attn: Michael Miller PLS
7395 Gravel Ct
Reno, NV 89502



Conditions of Approval

Tentative Parcel Map Case Number WTPM20-0003

The tentative parcel map approved under Parcel Map Case Number WTPM20-0003 shall be carried out in accordance with the conditions of approval granted by the Washoe County Parcel Map Review Committee on May 14, 2020. 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.

**STANDARD CONSIDERATIONS FOR SUBDIVISIONS
Nevada Revised Statutes 278.349**

Pursuant to NRS 278.349, when contemplating action on a tentative subdivision map, the governing body, or the planning commission if it is authorized to take final action on a tentative map, shall consider:

- (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, except that if any existing zoning ordinance is inconsistent with the master plan, the zoning ordinance takes precedence;
- (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 and 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 map pursuant to NRS 278.330 and 278.335; and
- (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.

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: Roger Pelham, Senior Planner, 775.328.3622, rpelham@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. WTPM20-0003 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; 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.
- g. A note shall be placed on all grading plans and construction drawings stating:

NOTE

Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff's Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.

- h. The final map shall designate faults that have been active during the Holocene epoch of geological time, and the final map shall contain the following note:

NOTE

No habitable structures shall be located on a fault that has been active during the Holocene epoch of geological time.

- i. Prior to acceptance of public improvements and release of any financial assurances, the developer shall furnish to Engineering Division a complete set of reproducible as-built construction drawings prepared by a civil engineer registered in the State of Nevada.
- j. The developer shall be required to participate in any applicable General Improvement District or Special Assessment District formed by Washoe County.
- k. The developer shall provide written approval from the U.S. Postal Service concerning the installation and type of mail delivery facilities. The system, other than individual mailboxes, must be shown on the project construction plans and installed as part of the on-site improvements.
- l. The developer and all successors shall direct any potential purchaser of the site to meet with the Planning and Building Division to review conditions of approval prior to the final sale of the site. Any subsequent purchasers of the site shall notify the Planning and Building Division of the name, address, telephone number and contact person of the new purchaser within thirty (30) days of the final sale
- m. 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 Article 438 of the Washoe County Development Code, shall require a special use permit.

Contact: Vahid Behmaram, Water Management Planner Coordinator, 775.328.3600, vbehmaram@washoecounty.us

- n. The Parcel Map shall contain TMWA's note and acknowledgement regards all conditions necessary for provision of water service to all four (4) parcels prior to approval of building permits. Or a valid will serve letter from TMWA for the resulting parcel is also acceptable

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: Tim Simpson, 775.328.3699, tsimpson@washoecounty.us

- a. A sewer lateral for parcel 1-C shall be built prior to the recordation of the final map.
- b. A note shall be added to the final map that each parcel shall be served by its own individual sewer lateral.
- c. A private sewer lateral easement shall be dedicated for the benefit of each parcel to access the main line sewer located in parcel 1-A. A note on the final map shall define the private sewer lateral easement to allow access, installation, maintenance, repair, and replacement of each sewer lateral.
- d. Plans stamped by a licensed engineer in the State of Nevada shall be prepared to include a plan and profile of the sewer lateral and shall be submitted for review prior to the construction of the private sewer lateral for parcel 1-C and shall show adequate separation from the existing sewer laterals in the area. The location of all cleanouts in the area of the parcel map shall be identified on the plans.
- e. A signature block shall be added to the Utility Certificate section of the final map for Washoe County Community Services Department.
- f. A 5 foot private sewer and water line easement is called out by a future document that is not defined on the proposed map. Remove and or provide clarification of the boundaries of this easement.

Contact: Wayne Handrock, 775.328.2434, whandrock@washoecounty.us

- g. Comply with the conditions of the Washoe County technical check for this map.
- h. Dash all lines that are not a part of the division.
- i. Remove structures from the map.
- j. Add the granting of the 20 foot access and sewer easement to the Owner's Certificate.
- k. Street improvement is a condition of this map. Prior to final approval and recordation provide construction drawings, including profile grades, street cross-sections, culvert locations, drainage patterns and improvements. Street signs and centerline street monuments must be installed. An asphalt roadway with curb and gutter shall be constructed (per Standard Details for Public Works Construction under "Washoe Drawing No. W-1.3, W-1.4"). The plans shall include sufficient drainage improvements to provide for runoff. Upon approval of the aforementioned construction drawings, a bond or letter of credit for 140% of the estimated cost must be submitted to Washoe County to insure the completion of the proposed plans. The applicant must also complete a Parcel Map Improvement Agreement (Subdivision Improvement Agreement) with Washoe County prior to final approval and recordation of the map.
- l. All boundary corners must be set.
- m. 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.
- n. 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. The parcel map proposes each parcel will be served by public water system.
 - b. The parcel map proposes each parcel will be served by public sewer system.

*** End of Conditions ***

Community Services Department
Planning and Building

TENTATIVE PARCEL MAP

(see page 5)

PARCEL MAP WAIVER

(see page 15)

APPLICATION



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

Telephone: 775.328.6100

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name: Parcel Map for Braninburg Trust & P. & S. Sappenfield			
Project Description: Merger and resubdivision to create 4 parcels from 2 existing parcels			
Project Address: 0 Sylvester Rd. & 15370 Sylvester Rd.			
Project Area (acres or square feet): 2.05 Acres total			
Project Location (with point of reference to major cross streets AND area locator): East side of Sylvester Rd. approximately 650' northwesterly of Hot Springs Rd.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
017-110-84	62,319 sq. ft.		
017-110-89	26,838 sq. ft.		
Section(s)/Township/Range: Section 34 Township 18N., R. 20E.			
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: Joseph B. Braninburg Living Trust		Name: Michael J. Miller P.L.S. Alpine Land Surveyors	
Address: Reno, NV Zip: 89521		Address: 7395 Gravel Ct., Reno, NV 89502 Reno, NV Zip: 89502	
Phone: 775-846-2667 Fax:		Phone: 775-636-8650 Fax:	
Email: braninburgconstruction@gmail.com		Email: mike@alpinelandsurveyors.com	
Cell: 775-846-2667 Other:		Cell: 775-771-1491 Other:	
Contact Person: Joe Braninburg		Contact Person: Michael Miller	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Joe Braninburg		Name:	
Address: 15850 Rocky Vista Rd. 15850 Rocky Vista Rd. Zip: 89521		Address: Zip:	
Phone: 775-846-2667 Fax:		Phone: Fax:	
Email: braninburgconstruction@gmail.com		Email:	
Cell: 775-846-2667 Other:		Cell: Other:	
Contact Person: Joe Braninburg		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

July 1, 2017

Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to tentative parcel maps may be found in Article 606, Parcel Maps.

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

0 Sylvester Rd., Reno, NV & 15370 Sylvester Rd.
Parcel is on the east side of Sylvester Rd. approximately 675' northwesterly of Hot Springs Rd.

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
017-110-84	MDS	62,319 sq. ft.
017-110-89	MDS	26,838 sq. ft.

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

APN 017-110-84 is vacant. There is an existing house on APN: 017-110-89. This map will take 2 existing parcels and resubdivide to create 4 resultant lots. Single family homes exist on the north side of APN: 017-110-84.

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area	21,781 S.F.	21,782 S.F.	21,783 S.F.	23,811
Minimum Lot Width	136.17'	133.26'	93.8'	89.4'

4. Was the parcel or lot that is proposed for division created (recorded) within the last 5 years? (If yes, public review of the parcel map will be required. See Planning and Building staff for additional materials that are required to be submitted.)

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

5. Utilities:

a. Sewer Service	Washoe County public sewer
b. Electrical Service/Generator	NV Energy
c. Water Service	TMWA

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

- a. Water System Type:

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

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

- a. Sewage System Type:

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

8. For most uses, the Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County when creating new parcels. Please indicate the type and quantity of water rights you have available should dedication be required:

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

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

New parcels will receive water from TMWA

9. Does the property contain wetlands? (If yes, please attach a preliminary delineation map and describe the impact the proposal will have on the wetlands. Impacts to the wetlands may require a permit issued from the U.S. Army Corps of Engineers.)

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

10. Does property contain slopes or hillsides in excess of 15 percent and/or significant ridgelines? (If yes, and this is the second parcel map dividing this property, Article 424, Hillside Development of the Washoe County Development Code will apply.)

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

11. Does property contain geologic hazards such as active faults; hillside or mountainous areas; is it subject to avalanches, landslides, or flash floods; is it near a water body, stream, Significant Hydrologic Resource as defined in Article 418, or riparian area such as the Truckee River, and/or an area of groundwater recharge

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

12. Does the tentative parcel map involve common open space as defined in Article 408 of the Washoe County Development Code? (If so, please identify all proposed non-residential uses and all the open space parcels.)?

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

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

N/A

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

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

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

No

16. Is the project subject to Article 418, Significant Hydrologic Resources? If yes, please address Special Review Considerations within Section 110.418.30 in a separate attachment.

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

Grading

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

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

N/A

18. How many cubic yards of material are you exporting or importing? If exporting of material is anticipated, where will the material be sent? If the disposal site is within unincorporated Washoe County, what measures will be taken for erosion control and revegetation at the site? If none, how are you balancing the work on-site?

0

19. Can the disturbed area be seen from off-site? If yes, from which directions, and which properties or roadways? What measures will be taken to mitigate their impacts?

N/A

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

N/A

21. Are you planning any berms and, if so, how tall is the berm at its highest? How will it be stabilized and/or revegetated?

N/A

22. Are retaining walls going to be required? If so, how high will the walls be, will there be multiple walls with intervening terracing, and what is the wall construction (i.e. rockery, concrete, timber, manufactured block)? How will the visual impacts be mitigated?

No

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

No

24. What type of revegetation seed mix are you planning to use and how many pounds per acre do you intend to broadcast? Will you use mulch and, if so, what type?

N/A

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

N/A

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

No

27. Surveyor:

Name	JosephB. Braninburg Living Trust
Address	
Phone	
Cell	775-771-1491
E-mail	braninburgconstruction@gmail.com
Fax	
Nevada PLS #	6636

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

N/A

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

No

27. Surveyor:

Name	Alpine Land Surveyors: Michael J. Miller, P.L.S.
Address	7395 Gravel Ct. Reno, NV 89502
Phone	
Cell	775-771-1491
E-mail	mike@alpinelandsurveyors.com
Fax	
Nevada PLS #	6636

Property Owner Affidavit

Applicant Name: Josep Bell Braninburg

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, Joe Braninburg
(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): 017-110-84 & 017-110-89

Printed Name Joseph B. Braninburg
Signed [Signature]
Address 15850 Rocky Vista Rd
[Signature]

Subscribed and sworn to before me this 12 day of March, 2020

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

My commission expires: 1/16/22

(Notary Stamp)



*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

Applicant Name: Pete + Shannon Sappenfield

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, Pete Sappenfield
(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): 017-110-84 & 017-110-89

Printed Name Pete Sappenfield

Signed [Signature]

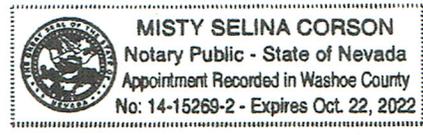
Address 15370 Sylvester Rd
 Reno, Nev 89521

Subscribed and sworn to before me this 15th day of October, 2019.

(Notary Stamp)

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

My commission expires: 10-22-22



*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

July 1, 2017

Property Tax Reminder Notice

WASHOE COUNTY
 PO BOX 30039
 RENO, NV 89520-3039
 775-328-2510

PIN: 01711084
 AIN:

Balance Good Through:	03/12/2020
Current Year Balance:	\$0.00
Prior Year(s) Balance: (see below for details)	\$0.00
Total Due:	\$0.00

AUTO



JOSEPH B BRANINEURG LIVING TRUST
 15850 ROCKY VISTA RD
 RENO NV 89521

Description:

Situs: TOLL RD
 WASHOE COUNTY

This is a courtesy notice. If you have an impound account through your lender or are not sure if you have an impound account and need more information, please contact your lender directly. Please submit payment for the remaining amount(s) according to the due dates shown. Always include your PIN number with your payment. Please visit our website: www.washoecounty.us/treas

Current Charges

PIN	Year	Bill Number	Inst	Due Date	Charges	Interest	Pen/Fees	Paid	Balance
01711084	2019	2019182451	1	08/19/2019	85.24	0.00	0.00	85.24	0.00
01711084	2019		2	10/07/2019	85.21	0.00	0.00	85.21	0.00
01711084	2019		3	01/06/2020	85.21	0.00	0.00	85.21	0.00
01711084	2019		4	03/02/2020	85.21	0.00	0.00	85.21	0.00
Current Year Totals					340.87	0.00	0.00	340.87	0.00

Prior Years

PIN	Year	Bill Number	Charges	Interest	Pen/Fees	Paid	Balance
Prior Years Total							

Property Tax Reminder Notice

WASHOE COUNTY
 PO BOX 30039
 RENO, NV 89520-3039
 775-328-2510

PIN: 01711089
 AIN:

Balance Good Through:	03/12/2020
Current Year Balance:	\$0.00
Prior Year(s) Balance: (see below for details)	\$0.00
Total Due:	\$0.00

AUTO



PETE & SHANNON L SAPPENFIELD
 15370 SYLVESTER RD
 RENO NV 89521

Description:

Situs: 15370 SYLVESTER RD
 WASHOE COUNTY

This is a courtesy notice. If you have an impound account through your lender or are not sure if you have an impound account and need more information, please contact your lender directly. Please submit payment for the remaining amount(s) according to the due dates shown. Always include your PIN number with your payment. Please visit our website: www.washoecounty.us/treas

Current Charges

PIN	Year	Bill Number	Inst	Due Date	Charges	Interest	Pen/Fees	Paid	Balance
01711089	2019	2019185859	1	08/19/2019	703.94	0.00	0.00	703.94	0.00
01711089	2019		2	10/07/2019	703.92	0.00	0.00	703.92	0.00
01711089	2019		3	01/06/2020	703.92	0.00	0.00	703.92	0.00
01711089	2019		4	03/02/2020	703.92	0.00	0.00	703.92	0.00
Current Year Totals					2,815.70	0.00	0.00	2,815.70	0.00

Prior Years

PIN	Year	Bill Number	Charges	Interest	Pen/Fees	Paid	Balance
Prior Years Total							

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED ARE THE OWNERS OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAVE CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT, AND THE CREATION AND DEDICATION OF ALL UTILITY EASEMENTS SHOWN HEREON; THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278. ALL EASEMENTS SHOWN HEREON ARE GRANTED. THE OWNER AND HIS ASSIGNS AGREE TO THE USE OF RESIDENTIAL WATER METERS.

JOSEPH B. BRANINBURG LIVING TRUST, DATED APRIL 8, 2019

JOSEPH B. BRANINBURG, TRUSTEE _____ DATE _____

PETE SAPPENFIELD _____ DATE _____

SHANNON LEE SAPPENFIELD _____ DATE _____

ACKNOWLEDGMENT

STATE OF NEVADA) S.S.
COUNTY OF WASHOE)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2020, BY JOSEPH B. BRANINBURG.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

ACKNOWLEDGEMENT

STATE OF NEVADA) S.S.
COUNTY OF WASHOE)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2020, BY PETE SAPPENFIELD.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

ACKNOWLEDGEMENT

STATE OF NEVADA) S.S.
COUNTY OF WASHOE)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2020, BY SHANNON LEE SAPPENFIELD.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

SECURITY INTEREST HOLDER'S CERTIFICATE

THIS IS TO CERTIFY THAT VICKIE SWANSON, CONSENTS TO THE PREPARATION AND RECORDATION OF THIS MAP BY SEPARATE DOCUMENT (DOCUMENT NO. _____, RECORDED ON _____, 2020), AS BENEFICIARY TO THE DEED OF TRUST, RECORDED AS DOCUMENT NO. 4892285, RECORDED APRIL 5, 2017, OFFICIAL RECORDS, WASHOE COUNTY, NEVADA.

SECURITY INTEREST HOLDER'S CERTIFICATE

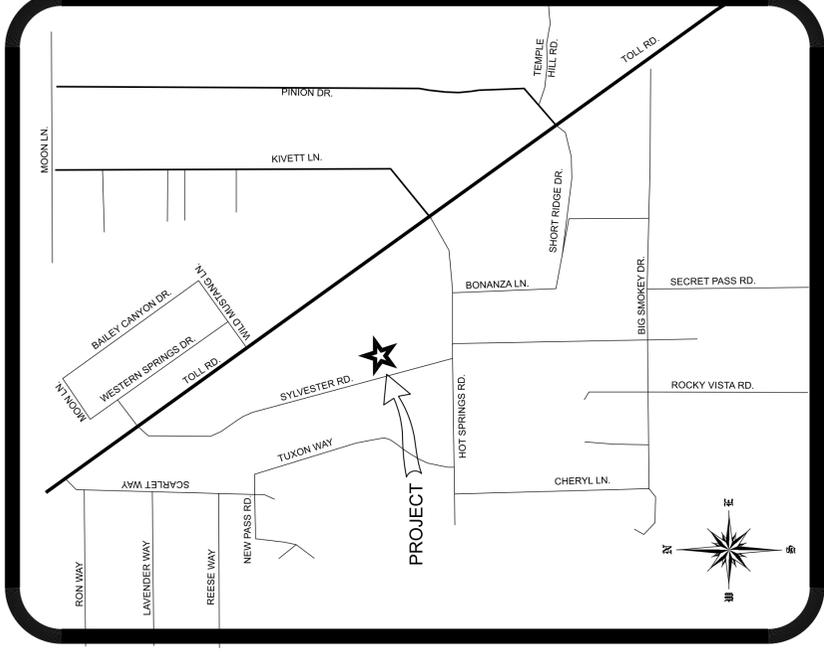
THIS IS TO CERTIFY THAT MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS A NOMINEE FOR PRIMELENDING, A PLAINSCAPITAL COMPANY, CONSENTS TO THE PREPARATION AND RECORDATION OF THIS MAP BY SEPARATE DOCUMENT (DOCUMENT NO. _____, RECORDED ON _____, 2020), AS BENEFICIARY TO THE DEED OF TRUST, RECORDED AS DOCUMENT NO. 4815857, RECORDED MAY 18, 2018, OFFICIAL RECORDS, WASHOE COUNTY, NEVADA.

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT JOSEPH B. BRANINBURG OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT HE IS THE ONLY OWNER OF RECORD OF SAID LAND, EXCEPT FOR THAT DEED OF TRUST, RECORDED AS DOCUMENT NO. _____ ON MAY 18, 2018, ON APRIL 5, 2017, AND THAT DEED OF TRUST, RECORDED AS DOCUMENT NO. _____ ON MAY 18, 2018, ON APRIL 5, 2017, AND THAT DEED OF TRUST, RECORDED AS DOCUMENT NO. _____ ON MAY 18, 2018, ON APRIL 5, 2017, AND THAT DEED OF TRUST, RECORDED AS DOCUMENT NO. _____ ON MAY 18, 2018, ON APRIL 5, 2017, AND THAT DEED OF TRUST, RECORDED AS DOCUMENT NO. _____ ON MAY 18, 2018, ON APRIL 5, 2017, AND THAT THERE ARE NO LEAS OF RECORD AGAINST THE LAND DELINEATED HEREON FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS AS OF _____, 2020.

FIRST AMERICAN TITLE

BY: _____ DATE _____



VICINITY MAP
NO SCALE

UTILITY COMPANIES CERTIFICATE

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

SIERRA PACIFIC POWER COMPANY db/a NV ENERGY

BY: _____ DATE _____

NAME/TITLE (PRINT) _____

TRUCKEE MEADOWS WATER AUTHORITY

BY: _____ DATE _____

NAME/TITLE (PRINT) _____

NEVADA BELL TELEPHONE COMPANY

db/a AT&T NEVADA

BY: _____ DATE _____

NAME/TITLE (PRINT) _____

CHARTER COMMUNICATIONS

BY: _____ DATE _____

NAME/TITLE (PRINT) _____

TAX CERTIFICATE

APN: 017-110-84 & 017-110-89

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL THE PROPERTY TAXES ON THE LAND SHOWN HEREON FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURE USE HAS BEEN PAID PURSUANT TO N.R.S. 361A.265.

WASHOE COUNTY TREASURER

TITLE: _____ DATE _____

NOTES:

1. A PUBLIC UTILITY EASEMENT IS ALSO GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY FACILITIES TO THAT PARCEL AND THE RIGHT TO EXIT THAT PARCEL WITH SAID FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME AND THE UTILITY COMPANY.
2. A 5 FOOT PRIVATE DRAINAGE EASEMENT IS HEREBY GRANTED COINCIDENT WITH ALL SIDE AND REAR PARCEL LINES OF ALL PARCELS.
3. THE PUBLIC UTILITY EASEMENTS SHOWN AND/OR NOTED ON THIS PLAT INCLUDE USE FOR THE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES.
4. 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 SUFFICIENT TO SERVE THE DEVELOPMENT AND SHALL PROVIDE WASHOE COUNTY WITH A WILL SERVE LETTER.
5. ALL COORDINATES AND DISTANCES SHOWN HEREON ARE GROUND COORDINATES AND DISTANCES. DIVIDE GROUND COORDINATES BY THE COMBINED FACTOR OR 1.000197939 TO CONVERT TO GRID COORDINATES.
6. WASHOE COUNTY WILL PRE-ASSIGN ADDRESSES TO BE RELEASED ONCE AN ASSESSOR'S PARCEL NUMBER HAS BEEN ASSIGNED TO THE PARCELS SHOWN ON THIS PLAT. THE DEVELOPER WILL REQUEST A NEW ADDRESS PRIOR TO ISSUANCE OF A BUILDING PERMIT.
7. SEWAGE DISPOSAL SHALL BE BY CONNECTION TO A PUBLIC SEWER SYSTEM.
8. FIRE HYDRANTS SHALL BE INSTALLED AS PER FIRE DEPARTMENT REQUIREMENTS WITH THE ISSUANCE OF BUILDING PERMITS.
9. EACH PARCEL CREATED BY THIS MAP IS REQUIRED TO HAVE A SEPARATE WATER METER AND WATER SERVICE LINE. THE WATER PURVEYOR SHALL HAVE THE RIGHT TO INSTALL A WATER METER IN THE 10' PUBLIC UTILITY EASEMENT ADJACENT TO THE STREET TO SERVE EACH PARCEL RESPECTIVELY.
10. THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.

DIRECTOR OF PLANNING AND BUILDING CERTIFICATE

THE FINAL PARCEL MAP CASE NO. _____ MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS, IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE HEREBY APPROVED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP.

THIS FINAL MAP IS APPROVED AN ACCEPTED THIS _____ DAY OF _____, 2020 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

DISTRICT BOARD OF HEALTH CERTIFICATE

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

FOR THE DISTRICT BOARD OF HEALTH _____ DATE _____

SURVEYOR'S CERTIFICATE

I, MICHAEL J. MILLER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, HEREBY CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF JOSEPH B. BRANINBURG.
2. THE LANDS SURVEYED LIE WITHIN THE NW 1/4 OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 20 EAST, M.D.M., COUNTY OF WASHOE, STATE OF NEVADA, AND THE SURVEY WAS COMPLETED ON JANUARY 25, 2019.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



MICHAEL J. MILLER - PLS 6636

MARCH 15, 2020

COUNTY RECORDER'S CERTIFICATE
FILE NO. _____
FILED FOR RECORD AT THE REQUEST OF _____
ON THIS _____ DAY OF _____, 20____,
AT _____ MINUTES PAST _____ O'CLOCK _____,
OFFICIAL RECORDS OF WASHOE COUNTY,
NEVADA.

PARCEL MAP
FOR

BRANINBURG TRUST AND P. & S. SAPPENFIELD
A MERGER AND RESUBDIVISION OF PARCELS 1 OF PARCEL MAP NO. 5243
& PARCELS 2 OF PARCEL MAP NO. 5243
LYING WITHIN THE NW 1/4 SEC. 34, T. 18N., R. 20E., M.D.M.

WASHOE COUNTY NEVADA



SHEET 1
OF

2 SHEETS

7395 GRAVEL CT., RENO, NV 89502
PH. 775-636-8650
EMAIL: mjk@alpinelandsurveys.com

REFERENCES

1. PARCEL MAP NO. 476, RECORDED SEPTEMBER 21, 197.
2. PARCEL MAP NO. 5243, RECORDED JUNE 30, 2018.
3. PARCEL MAP NO. 5243, RECORDED JUNE 30, 2018.
4. PARCEL MAP NO. 5243, RECORDED MARCH 30, 2018.
5. PARCEL MAP NO. 2710, RECORDED MAY 27, 1993.
6. PARCEL MAP NO. 2132, RECORDED MAY 13, 1987.
7. PARCEL MAP NO. 5356, RECORDED JUNE 13, 2018.

ALL OF OFFICIAL RECORDS, WASHOE COUNTY, NEVADA

8. TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE, POLICY NO. 9015-2586625, DATED FEBRUARY 14, 2020.

BASIS OF BEARINGS & COORDINATES

THE BASIS OF BEARINGS FOR THIS SURVEY IS NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 83/84, BASED UPON STATIC GPS OBSERVATIONS TAKEN ON WASHOE COUNTY GPS CONTROL POINTS, ON FILE WITH THE WASHOE COUNTY ENGINEERS OFFICE.

COORDINATES SHOWN ARE GROUND COORDINATES. TO CONVERT TO GRID COORDINATES, DIVIDE BY 1.000197939.

LEGEND

- WASHOE COUNTY GPS CONTROL POINT
- FOUND 5/8" REBAR W/ CAP "PLS 8418"
- FOUND 5/8" REBAR W/ CAP "PLS 6636"
- SET 5/8" REBAR W/ CAP "PLS 6636"
- CALCULATED POINT-NOTHING FOUND OR SET
- P.M.
- PUBLIC UTILITY EASEMENT
- DRAINAGE EASEMENT
- BOUNDARY LINE
- ADJACENT PARCEL LINE
- EASEMENT OR TIE LINE

TOTAL AREA= 2.05 AC. ±



PAR. 3, P.M. 2710
R. & L. HIBDON
APN: 017-110-78

K. & M. FULLERWIDER
APN: 017-110-03

PAR. 1-A
21,781 SQ. FT. ±

PAR. 1-B
21,782 SQ. FT. ±

PAR. 1-C
21,783 SQ. FT. ±

PAR. 1, P.M. 5388
B. RANLETT TRUST
APN: 017-110-97

PAR. 4, P.M. 5243
M. LEPIRE
APN: 017-110-98

B. & L. STEPHENS
APN: 017-110-86
PAR. 3, P.M. 5243

PAR. C-1A, P.M. 5383
B. & L. STEPHENS
APN: 017-110-86

PAR. C-2A
P.M. 5383

PAR. C-3A
P.M. 5383

SPARENO LLC
APN: 017-110-53

OFFERED FOR DEDICATION PER P.M. 476
WELSH FAMILY TRUST
APN: 017-110-64

TOLL ROAD (100' WIDE RW)
(CREATED AS PUBLIC HIGHWAY TO STATE OF NEVADA
JULY 9TH, 1892, BOOK 90, PG. 488 OF DEEDS)



PARCEL MAP
FOR
BRAINBURG TRUST AND P. & S. SAPPENFIELD
A MERGER AND RESUBDIVISION OF PARCEL C-1 OF PARCEL MAP NO. 5243
LYING WITHIN THE NW 1/4 SEC. 34, T.18N., R.20E., M.D.M.
WASHOE COUNTY NEVADA

ALPINE
LAND SURVEYORS

7395 GRAVEL CT., RENO, NV 89502
PH. 775-636-8650
EMAIL: mike@alplandsurveyors.com

SHEET 2
OF
2 SHEETS

JOB NO. 2019-106

5343

5343

CUMULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

OWNER'S CERTIFICATE
THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT, THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278. ALL EASEMENTS SHOWN HEREON ARE GRANTED. THE OWNER AND HIS ASSIGNS AGREE TO THE USE OF RESIDENTIAL WATER METERS.

JOSEPH B. BRANNINBURG
2-9-2018
DATE

ACKNOWLEDGMENT
STATE OF NEVADA
COUNTY OF WASHOE
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 2/9/2018, BY JOSEPH B. BRANNINBURG.

Notary Public
MY COMMISSION EXPIRES: 10/05/19

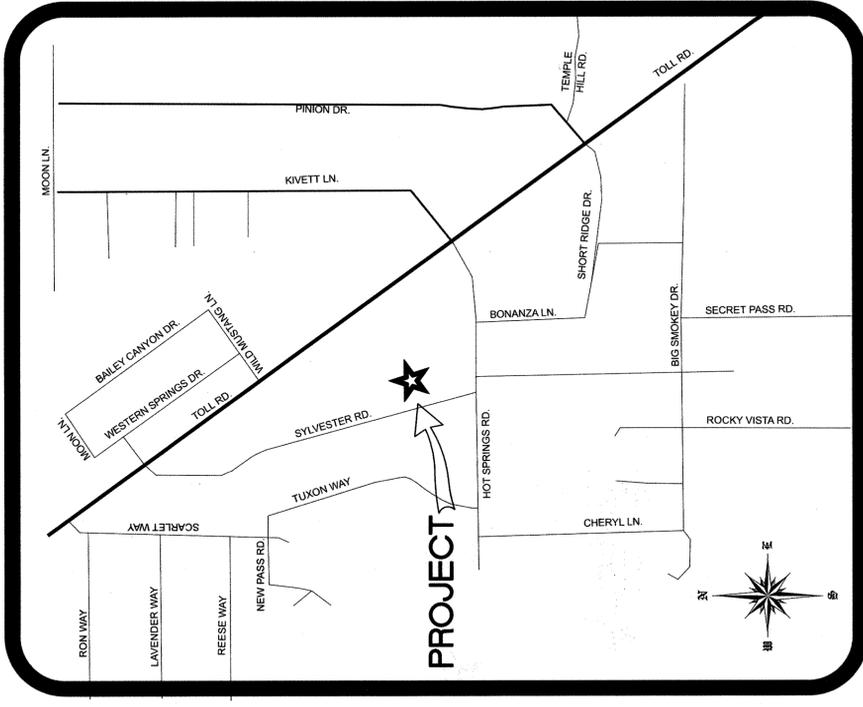
SECURITY INTEREST HOLDER'S CERTIFICATE
THIS IS TO CERTIFY THAT THE FOLLOWING, GERALD E. WELSH AND BARBARA J. WELSH, TRUSTEES OF THE WELSH FAMILY TRUST DATED JUNE 19, 1987, CONSENTS TO THE PREPARATION AND RECORDATION OF THIS MAP BY SEPARATE DOCUMENT (DOCUMENT NO. 4711225) RECORDED ON MARCH 8, 2018, AS BENEFICIARY TO THE DEED OF TRUST, RECORDED AS DOCUMENT NO. 4746806, RECORDED SEPTEMBER 21, 2017, OFFICIAL RECORDS, WASHOE COUNTY, NEVADA.

SECURITY INTEREST HOLDER'S CERTIFICATE
THIS IS TO CERTIFY THAT THE FOLLOWING, JOSEPH DAVID COOTWARE AND SUSAN ANN MCCARTNEY, CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP BY SEPARATE DOCUMENT (DOCUMENT NO. 4711225) RECORDED ON MARCH 8, 2018, AS BENEFICIARY TO THE DEED OF TRUST, RECORDED AS DOCUMENT NO. 4718746, RECORDED JUNE 28, 2017, OFFICIAL RECORDS, WASHOE COUNTY, NEVADA.

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)
3/22/18
DATE

DISTRICT BOARD OF HEALTH CERTIFICATE
THIS FINAL MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES, AND IS PREDICATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.
3/2/2018
DATE

TITLE COMPANY CERTIFICATE
THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT JOSEPH B. BRANNINBURG OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT HE IS THE ONLY OWNER OF RECORD OF SAID LAND, EXCEPT FOR THAT DEED OF TRUST, RECORDED AS DOCUMENT NO. 4746806, ON 09/21/2017, OFFICIAL RECORDS, WASHOE COUNTY, NEVADA; THAT ALL OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP, AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LAND DELINEATED HEREON FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS AS OF February 8, 2018.
FIRST AMERICAN TITLE
BY: Vickie Taylor
DATE: 2/8/2018



VICINITY MAP
NO SCALE

UTILITY COMPANIES CERTIFICATE
THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED AND APPROVED BY THE UNDERSIGNED
SIERRA PACIFIC POWER COMPANY d/b/a NV ENERGY
3-2-2018
DATE

Truckee Meadows Water Authority
John R. ...
3-6-2018
DATE

Nevada Bell Telephone Company
Curt Cooper
3-9-2018
DATE

Charter Communications
Doree Aguerre
3-2-2018
DATE

TAX CERTIFICATE
THE UNDERSIGNED HEREBY CERTIFIES THAT ALL THE PROPERTY TAXES ON THE LAND SHOWN HEREON FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURE USE HAS BEEN PAID PURSUANT TO N.R.S. 361A.265.
3/14/2018
DATE

- NOTES:
1. A PUBLIC UTILITY EASEMENT IS ALSO GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY FACILITIES TO THAT PARCEL AND THE RIGHT TO EXIT THAT PARCEL WITH SAID FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME AND THE UTILITY COMPANY.
2. A 5 FOOT PRIVATE DRAINAGE EASEMENT IS HEREBY GRANTED COINCIDENT WITH ALL SIDE AND REAR PARCEL LINES OF ALL PARCELS.
3. THE PUBLIC UTILITY EASEMENTS SHOWN AND/OR NOTED ON THIS PLAT INCLUDE USE FOR THE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES.
4. A RECIPROCAL BLANKET PRIVATE EASEMENT FOR THE PURPOSE OF THE INSTALLATION AND OPERATION OF PRIVATE WATERLINES IS HEREBY GRANTED OVER AND ACROSS ALL THE PARCELS.
5. 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 SUFFICIENT TO SERVE THE DEVELOPMENT AND SHALL PROVIDE WASHOE COUNTY WITH A WILL SERVE LETTER.
6. ALL COORDINATES AND DISTANCES SHOWN HEREON ARE GROUND COORDINATES AND DISTANCES. DIVIDE GROUND COORDINATES BY THE COMBINED FACTOR OR 1.000197939 TO CONVERT TO GRID COORDINATES.
7. WASHOE COUNTY WILL PRE-ASSIGN ADDRESSES TO BE RELEASED ONCE AN ASSESSOR'S PARCEL NUMBER HAS BEEN ESTABLISHED. IF STRUCTURE PLACEMENT DOES NOT REFLECT THE STREET ON WHICH THE PRE-ASSIGNED ADDRESS IS ISSUED, THE DEVELOPER WILL REQUEST A NEW ADDRESS PRIOR TO ISSUANCE OF A BUILDING PERMIT.
8. SEWAGE DISPOSAL SHALL BE BY CONNECTION TO A PUBLIC SEWER SYSTEM, EXCEPT FOR PARCEL C-3.
9. FIRE HYDRANTS SHALL BE INSTALLED AS PER FIRE DEPARTMENT REQUIREMENTS WITH THE ISSUANCE OF BUILDING PERMITS.
10. EACH PARCEL CREATED BY THIS MAP IS REQUIRED TO HAVE A SEPARATE WATER METER AND WATER SERVICE LINE. THE WATER PURVEYOR SHALL HAVE THE RIGHT TO INSTALL A WATER METER IN THE 10' PUBLIC UTILITY EASEMENT ADJACENT TO THE STREET TO SERVE EACH PARCEL RESPECTIVELY.
11. THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.

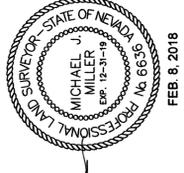
DIRECTOR OF PLANNING AND BUILDING CERTIFICATE

THE FINAL PARCEL MAP CASE NO. WTPM17-0022 MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS, IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP.
THIS FINAL MAP IS APPROVED AND ACCEPTED THIS 27 DAY OF MARCH, 2018 BY THE DIRECTOR OF PLANNING AND BUILDING OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

MOJIRA HAUENSTEIN, DIRECTOR
PLANNING AND BUILDING DIVISION

SURVEYOR'S CERTIFICATE

I, MICHAEL J. MILLER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, HEREBY CERTIFY THAT:
1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF JOSEPH B. BRANNINBURG.
2. THE LANDS SURVEYED LIE WITHIN THE NW 1/4 OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 20 EAST, M.D.M., COUNTY OF WASHOE, STATE OF NEVADA, AND THE SURVEY WAS COMPLETED ON DECEMBER 12, 2017.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



MICHAEL J. MILLER, SLS 6636
FEB 8, 2018

Form containing recording information: COUNTY RECORDERS CERTIFICATE, PARCEL MAP FOR JOSEPH B. BRANNINBURG, ALPINE LAND SURVEYORS SHEET 1 OF 2 SHEETS, and fee information.

JOB NO. 2017-239

4801032

Parcel map 5343

CUMULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

5343A

5343A

CUMULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

REFERENCES

1. PARCEL MAP NO. 476, RECORDED SEPTEMBER 21, 1977.
2. PARCEL MAP NO. 87, RECORDED MAY 6, 1974.
3. PARCEL MAP NO. 5243, RECORDED JUNE 30, 2016.
4. TITLE POLICY PREPARED BY FIRST AMERICAN TITLE, POLICY NO. 2526032, DATED SEPTEMBER 21, 2017.

BASIS OF BEARINGS & COORDINATES

THE BASIS OF BEARINGS FOR THIS SURVEY IS NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 83/94, BASED UPON STATIC GPS OBSERVATIONS TAKEN ON WASHOE COUNTY GPS CONTROL POINTS, ON FILE WITH THE WASHOE COUNTY ENGINEERS OFFICE.

COORDINATES SHOWN ARE GROUND COORDINATES; TO CONVERT TO GRID COORDINATES, DIVIDE BY 1.000197999.

LEGEND

- WASHOE COUNTY GPS CONTROL POINT
- FOUND 5/8" REBAR W/ CAP "PLS 8418"
- FOUND 5/8" REBAR W/ CAP "PLS 8636"
- SET 5/8" REBAR W/ CAP "PLS 8636"
- CALCULATED POINT/NOTHING FOUND OR SET
- P.M.
- PARCEL MAP
- PUBLIC UTILITY EASEMENT
- DRAINAGE EASEMENT
- BOUNDARY LINE
- ADJACENT PARCEL LINE
- EASEMENT OR TIE LINE

PAR. 4, P.M. 5243
M. LEPIRE
APN: 017-110-87

J. BRANNINBURG
APN: 017-110-84
PAR. 1, P.M. 5243

B. & L. STEPHENS
APN: 017-110-88
PAR. 3, P.M. 5243

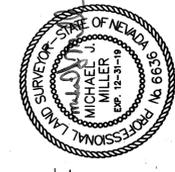
SPARENO ILLC
APN: 017-110-53

FOOTHILLS HOUSING TRUST
APN: 017-110-44

PAR. B, P.M. 476
R. & C. VESTBIE
APN: 017-110-81

PAR. A, P.M. 476
WELSH FAMILY TRUST
APN: 017-110-60

GPS PT. S133SM01012
N: 14812076.81
E: 2304698.30
(GROUND)



JANUARY 15, 2018

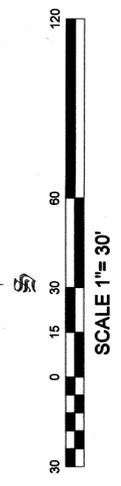
JOB NO. 2017-239

PARCEL MAP FOR
JOSEPH B. BRANNINBURG
A MERGER AND RESUBDIVISION OF PARCEL C OF PARCEL MAP NO. 476
AND PARCEL 2 OF P.M. 5243
LYING WITHIN THE NW 1/4 SEC. 34, T.18N., R.20E., M.D.M.
WASHOE COUNTY NEVADA

APINE LAND SURVEYORS
7386 GRAVEL CT., RENO, NV 89502
PH. 775-358-8660
EMAIL: mlb@apineandsurveyors.com

SHEET 2 OF 2 SHEETS

480003a



TOTAL AREA = 2.62 AC. ±

Parcel Map 5343A



REGIONAL TRANSPORTATION COMMISSION

Metropolitan Planning • Public Transportation & Operations • Engineering & Construction

Metropolitan Planning Organization of Washoe County, Nevada

March 24, 2020

FR: Chrono/PL 181-20

Mr. Roger Pelham, MPA, Senior Planner
Community Services Department
Washoe County
PO Box 11130
Reno, NV 89520

RE: WTPM20-0003 (Braninberg/Sappenfield Parcel Map)

Dear Mr. Pelham,

The Regional Transportation Commission (RTC) has reviewed this request to approve a tentative parcel map to merge and re-subdivide two parcels of land (±62,319 and ±26,838 square feet) to create four parcels of land (±21,781, ±21,782, ±21,783 and ±23,811 square feet) . This is a subsequent parcel map filed within 5 years of the creation of the previous parcel and thus results in imposition of subdivision standards.

The Regional Transportation Plan (RTP) identifies Toll Road as a collector with low-access control. To maintain arterial capacity, the following RTP access management standards need to be adhered to:

Access Management Standards-Arterials ¹ and Collectors							
Access Management Class	Posted Speeds	Signals Per Mile and Spacing ²	Median Type	Left From Major Street? (Spacing from signal)	Left From Minor Street or Driveway?	Right Decel Lanes at Driveways?	Driveway Spacing ³
Low Access Control	35-40 mph	5 or less Minimum spacing 900 feet	Raised or painted w/turn pockets or undivided w/painted turn pockets or two-way, left-turn lane	Yes 350 ft. minimum	Yes	No	150 ft./200 ft.

¹ On-street parking shall not be allowed on any new arterials. Elimination of existing on-street parking shall be considered a priority for major and minor arterials operating at or below the policy level of service.

² Minimum signal spacing is for planning purposes only; additional analysis must be made of proposed new signals in the context of planned signalized intersections, and other relevant factors impacting corridor level of service.

³ Minimum spacing from signalized intersections/spacing other driveways.

The policy Level of Service (LOS) standard for Toll Road is LOS D. Policy LOS for intersections shall be designed to provide a level of service consistent with maintaining the policy level of service of the intersecting corridor. This project should be required to meet all the conditions necessary to complete road improvements to maintain policy LOS standards.

RTC Board Bob Lucey (Chairman) · Neoma Jardon (Vice Chair) · Vaughn Hartung · Oscar Delgado · Ron Smith
PO Box 30002, Reno, NV 89520 · 1105 Terminal Way, Reno, NV 89502 · 775-348-0400 · rtcwashoe.com

Since there is no development proposed with this application, RTC has no additional comments at this time. Once a development proposal is made, review of new access spacing and development of new traffic model runs based on the proposed development may be necessary to determine the impacts to the Regional Road System (RRS).

Since there is no development proposed with this application, RTC has no additional comments at this time. Once a development proposal is made, review of new access spacing and development of new traffic model runs based on the proposed development may be necessary to determine the impacts to the Regional Road System (RRS).

The RTP, the RTC Bicycle/Pedestrian Master Plan and the Nevada Department of Transportation Pedestrian Safety Action Plan, all indicate that new development and re-development will be encouraged to construct pedestrian and bicycle facilities, internal and/or adjacent to the development, within the regional road system. In addition, these plans recommend that the applicant be required to design and construct any sidewalks along the frontage of the property in conformance with the stated ADA specifications.

Thank you for the opportunity to comment on this application. Please feel free to contact me at 775-332-0174 or email me at rkapuler@rtcwashoe.com if, you have any questions or comments.

Sincerely,



Rebecca Kapuler
Senior Planner

Mark Maloney, Regional Transportation Commission
Julie Masterpool, Regional Transportation Commission
Tina Wu, Regional Transportation Commission
Scott Miklos, Regional Transportation Commission
Brian Stewart, Regional Transportation Commission

Braninberg/Sappenfield Parcel Map

From: [Angela Fuss](#)
To: [Pelham, Roger](#)
Subject: Fwd: March Agency Review Memo II
Date: Wednesday, March 25, 2020 8:01:26 AM
Attachments: [image001.png](#)
[March Agency Review Memo II.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.]

Hi Roger,
I hope all is well with you! The City of Reno has no comments on case WTPM20-00003.
Thank you
Angela



Washoe County
COMMUNITY SERVICES DEPARTMENT
Engineering and Capital Projects

April 10, 2020

To: Roger Pelham, MPA, Senior Planner
From: Timothy Simpson, P.E., Licensed Engineer
Subject: WTPM20-0003, Braninburg/Sappenfield, Parcel 017-110-84 & 017-110-89

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

1. The applicant is proposing to merge and re-subdivide two parcels of land to create four parcels of land. The project is located at 15370 Sylvester Road in the Southeast Truckee Meadows plan area.
2. Sanitary sewer will be provided by Washoe County and treatment will be at the South Truckee Meadows Water Reclamation Facility (STMWRF) and will be subject to all applicable ordinances, standards and coded adopted by Washoe County.

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

1. A sewer lateral for parcel 1-C shall be built prior to the recordation of the final map.
2. A note shall be added to the final map that each parcel shall be served by its own individual sewer lateral.
3. A private sewer lateral easement shall be dedicated for the benefit of each parcel to access the main line sewer located in parcel 1-A. A note on the final map shall define the private sewer lateral easement to allow access, installation, maintenance, repair, and replacement of each sewer lateral.
4. Plans stamped by a licensed engineer in the State of Nevada shall be prepared to include a plan and profile of the sewer lateral and shall be submitted for review prior to the construction of the private sewer lateral for parcel 1-C and shall show adequate separation from the existing sewer laterals in the area. The location of all cleanouts in the area of the parcel map shall be identified on the plans.
5. A signature block shall be added to the Utility Certificate section of the final map for Washoe County Community Services Department.
6. A 5 foot private sewer and water line easement is called out by a future document that is not defined on the proposed map. Remove and or provide clarification of the boundaries of this easement.

1001 E. 9th Street - P.O. Box 11130, Reno, Nevada 89520-0027
Phone (775) 954-4601 - Fax (775) 328-3699

1

WTPM20-0003
EXHIBIT C



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: April 14, 2020
TO: Roger Pelham, Senior Planner - Department of Community Services
FROM: Wayne Handrock, PLS, Engineering and Capital Projects Division
SUBJECT: *Parcel Map for: Braninburg-Sappenfield*
Parcel Map Case No.: WTMP20-0003
APN: 017-110-84 & 89
Review Date: April 14, 2020

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. Dash all lines that are not a part of the division.
3. Remove structures from the map.
4. Add the granting of the 20 foot access and sewer easement to the Owner's Certificate.
5. Street improvement is a condition of this map. Prior to final approval and recordation provide construction drawings, including profile grades, street cross-sections, culvert locations, drainage patterns and improvements. Street signs and centerline street monuments must be installed. An asphalt roadway with curb and gutter shall be constructed (per Standard Details for Public Works Construction under "Washoe Drawing No. W-1.3, W-1.4"). The plans shall include sufficient drainage improvements to provide for runoff. Upon approval of the aforementioned construction drawings, a bond or letter of credit for 140% of the estimated cost must be submitted to Washoe County to insure the completion of the proposed plans. The applicant must also complete a Parcel Map Improvement Agreement (Subdivision Improvement Agreement) with Washoe County prior to final approval and recordation of the map.
6. All boundary corners must be set.



WWW.WASHOECOUNTY.US

Memo to: Roger Pelham, Senior Planner
Subject: Parcel Map Case No.: WTPM20-0003
Date: April 14, 2020
Page: 2

7. Prior to the recordation of the final map, access roadway improvements to the new parcels shall be constructed. Engineered design drawings meeting the requirements of Washoe County Development Code shall be submitted to Washoe County for Grading Permit review and approval prior to construction. The roadway shall be designed to support emergency vehicle travel with a minimum 20-foot wide travel way, 6-inch thick aggregate base and associated roadway drainage improvements.
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.
9. 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."

From: Vesely, Leo
To: Heeran, Jennifer
Cc: Pelham, Roger; Handrock, Wayne
Subject: RE: WTPM20-0003 Braninburg Sappenfield

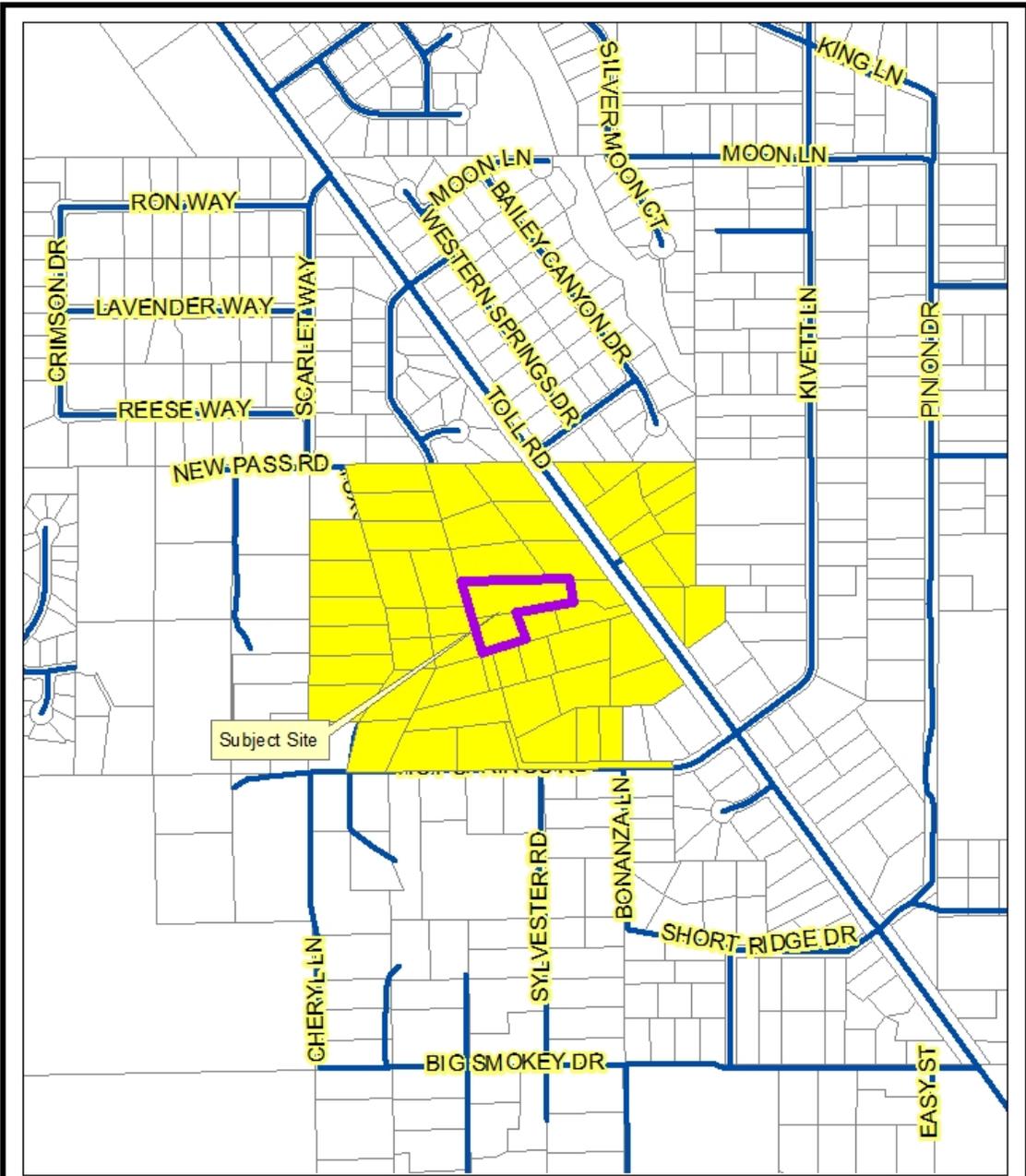
All,

Wayne and I reviewed the two conditions and are in agreement to remove condition #7.

Leo R. Vesely, PE, CFM

Licensed Civil Engineer
Washoe County Community Services Department
Engineering and Capital Projects Division
(775) 328.2313 office
(775) 328.3699 fax
lvesely@washoecounty.us
1001 E. Ninth St.. P.O. Box 11130 Reno, Nv. 89520





Mailing and Vicinity Map
 Tentative Parcel Map Case Number WTPM20-0003
 (Braninberg / Sappenfield Parcel Map)

55 parcels selected at 500 feet



Community Services
 Department

WASHOE COUNTY
 NEVADA

1001 E. Ninth St.
 Reno, Nevada 89512 (775) 328-3800

Source: Planning and Building Division \\\\fs1\Community Development Department\ArcView\maps and mailing\label\tp-map\WTPM20-0003\Mailing Date: 3/18/2020