



Parcel Map Review Committee Staff Report

Meeting Date: April 8, 2021

Agenda Item: 7A

TENTATIVE PARCEL MAP CASE NUMBER: WTPM21-0002 Boulder Creek

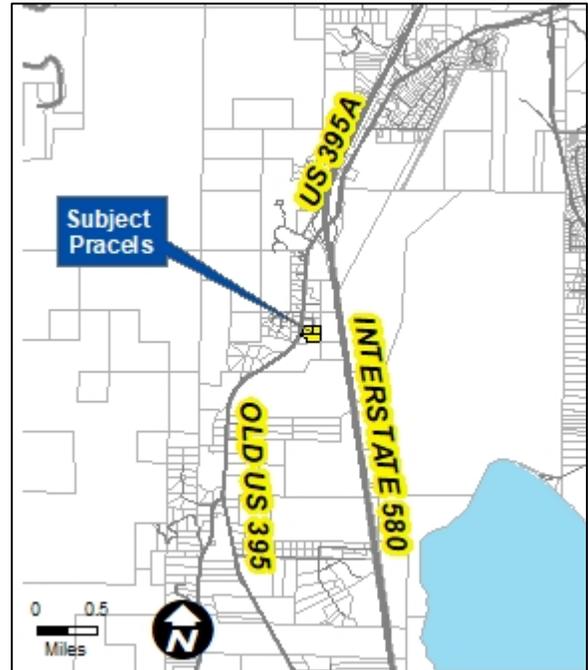
BRIEF SUMMARY OF REQUEST: A merger and subsequent re-division of three existing parcels of land into four parcels of land

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

CASE DESCRIPTION

For hearing, discussion and possible action to approve a tentative parcel map to allow the merger and subsequent re-division of three existing parcels of land into four parcels of land. The existing parcels are 2.48 acres, 5.29 acres and 3.58 acres in size, and the resulting parcels will be 2.69 acres, 3.54 acres and two parcels of 2.53 acres in size.

Applicant: Boulder Creek Enterprises
Property Owner: Burdick Excavating Company & Boulder Creek Enterprises
Location: 632 Old US 395
APN: 046-032-02, 04 & 05
Parcel Sizes: 2.48, 5.29 & 3.58 acres
Master Plan: Rural Residential (RR)
Regulatory Zone: High Density Rural (HDR)
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 WTPM21-0002 for Boulder Creek Enterprises, 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(i).

(Motion with Findings on Page 9)

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Parcel Map

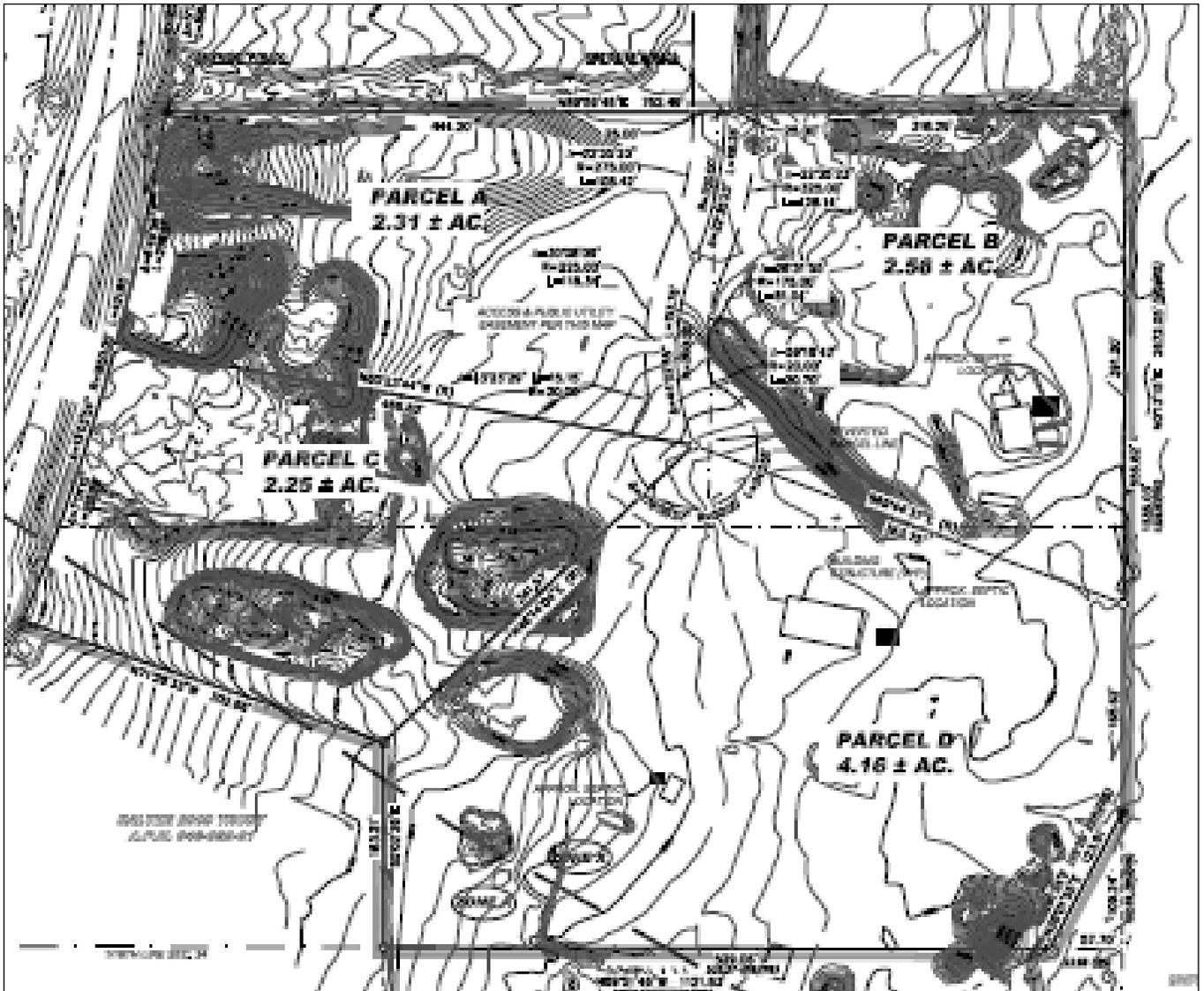
The purpose of a parcel map is to allow for the creation of subdivisions, merger and re-subdivision of existing lots, and common-interest communities consisting of four or fewer parcels pursuant to Washoe County Code Chapter 110, Article 606, *Parcel Maps*. A tentative parcel map must be submitted to 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 ensure 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 WTPM21-0002 are 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 High Density Rural (HDR). The proposed parcel map conforms to lot size and width requirements.



Site Plan

Tentative Parcel Map Evaluation

Regulatory Zone: High Density Rural (HDR)

Maximum Lot Potential: 4 lots

Number of Lots on Parcel Map: 4 lots

Minimum Lot Size Required: 2.0 acres

Minimum Lot Size on Parcel Map: 2.53 acres

Minimum Lot Width Required: 150 feet

Minimum Lot Width on Parcel Map: 163.21'

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

Development Suitability Constraints: The South Valleys Development Suitability Map, a part of the South Valleys Area Plan, identifies the subject parcel as most suitable for development and very small portions with slopes greater than 15%

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.

South Valleys Area Plan Modifiers

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

Section 110.210.05 Water Rights Dedication Requirements.

- (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.

Background

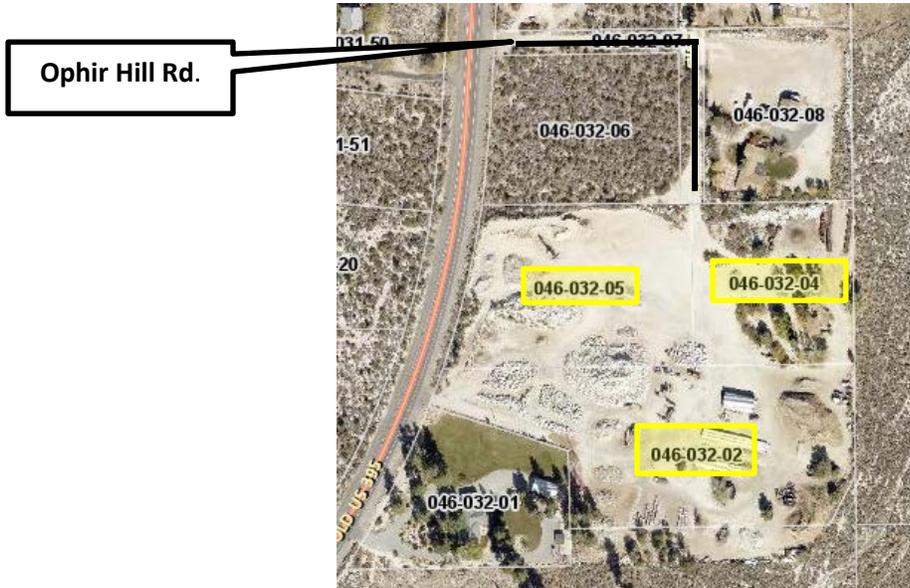
A special use permit (WSUP16-001) for grading on the site was approved by the Board of Adjustment on February 2, 2017 to provide an overall code compliance plan to terminate operation of the existing unlawful commercial rock quarry. Although the approval was technically a special use permit for major grading, the real focus of the request was to establish a code compliance plan to phase out an existing illegal use on the property. There was an existing commercial rock quarry operating on the site along with a 2,000 square foot shop building and other ancillary uses such as a truck scale, a storage yard area, piles of rock, sheds, and gravel access roads. There is also a 768 square foot single family residence constructed in 1944 on the one parcel (APN: 046-032-04). The special use permit was conditioned to "remain in effect until March 1, 2021." The property owner was required to restore the site and cease all commercial operations.

Development Information

The applicant is requesting to create four parcels from the existing three parcels. The request is to merge and re-divide three parcels that are 2.48, 5.29, and 3.58 acres and create four parcels;

1. two parcels will be 2.53 acres;
2. one parcel will be 2.69 acres; and
3. one parcel will be 3.54 acres.

The applicant would like to create four parcels that could be developed for residential uses. The applicant indicates that access to all the parcels will be from an easement from Ophir Hill Road off Old US 395.



The parcels have a master plan designation of Rural Residential (RR) and the regulatory zone designation is High Density Rural (HDR). The minimum lot size requirement for HDR is 2 acres with a density requirement of 2.5 acres. The setback standards are 30 feet for the front yard, 30 feet for the rear yard, and 15 feet for the side yards. There is sufficient area on the parcels to meet these requirements and for the parcel with the residence to meet the requirements.

Washoe County will require a financial assurance acceptable to the Engineering department in an amount sufficient to re-grade the site to a condition suitable for residential development should the applicant fail to comply with the conditions of approval or let the parcel map expire.

Area Plan Evaluation

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

Relevant Area Plan Policies Reviewed

Policy	Brief Policy Description	Complies	Condition of Approval
SV.1.7	Regulatory Zones are permitted within the West Washoe Valley Rural Character Management Area	Yes	No

Reviewing Agencies

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

Agency	Sent to Review	Responded	Provided Conditions	Contact
Washoe County Water Rights	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Vahid Behmaram, vbehmaram@washoecounty.us
Washoe County Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Wayne Handrock, whandrock@washoecounty.us
Washoe County Sherriff	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Donald Gil, dgil@washoecounty.us
WCHD – Air Quality	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Genine Rosa, grosawashoecounty.us
WCHD – Environment Health	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	James English, jenglish@washoecounty.us
Truckee Meadows Fire Protection District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Dale Way / Brittany Lemon dway@tmfpd.us / blemon@tmfpd.us
RTC Washoe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe Storey Conservation District	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

All conditions required by the contacted agencies can be found in Exhibit A, Conditions of Approval.

Staff Comment on Required Findings

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

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

Staff Comment: Compliance with all applicable environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, and sewage disposal will be ensured prior to recordation of the final map or prior to approval of a development permit on the subject site. The application was reviewed by the appropriate agencies and no recommendation for denial was received.
 - b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision.

Staff Comment: Each lot will be provide water by individual wells. The Nevada State Engineer's office will be contacted as conditioned to obtain the necessary dedicated water rights.
 - c) The availability and accessibility of utilities.

Staff Comment: The lots will connect with NV Energy for power, individual septic systems on each lot will be install for sewer service and individual wells on each lot will be install for water service.
 - d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks.

Staff Comment: The application was reviewed by the appropriate agencies and no recommendation for denial was received.

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

Staff Comment: The proposed division of land is in conformity with the existing High Density Rural (HDR) regulatory zone and the applicable provisions of the Washoe County Development Code and Master Plan. The proposal also meets the South Valleys Area Plan modifier requirements.

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

Staff Comment: The application was reviewed by the appropriate agencies and no recommendation for denial was received, the proposal is in conformance with the area plan and master plans for streets and highways.

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

Staff Comment: The applicant indicates that access to all the parcels will be from an easement from Ophir Hill Road off Old US 395.

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

Staff Comment: The applicant states that there are no wetlands, slopes of hillsides in the access of 15%, geologic hazards and only a small are in one parcel (APN: 046-032-05) shows within the FEMA floodplain. The majority of the site show in an area of minimal flood hazard. The application was reviewed by the appropriate agencies, including Washoe County Engineering and Capital Projects Division, and no recommendation for denial was received.

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

Staff Comment: All recommended conditions of approval have been included with the staff report. These sections of Nevada Revised Statutes deal with technical review of the map and were reviewed by appropriate agencies for health and utility considerations.

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

Staff Comment: The application was reviewed by the appropriate agencies and no recommendation for denial was received.

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

Staff Comment: The application was reviewed by the appropriate agencies and no recommendation for denial was received. All appropriate easements shall be provided prior to approval of the final map.

- l) Recreation and trail easements.

Staff Comment: The application was reviewed by the appropriate agencies and no recommendation for denial was received.

Recommendation

After thorough analysis and review, Parcel Map Case Number WTPM21-0002 is being recommended for approval with conditions. Staff offers the following motion for the Parcel Map Review Committee's consideration.

Motion

I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM21-0002

for Boulder Creek Enterprises, 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(i):

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

Appeal Process

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

Applicant/ Owner: Boulder Creek Enterprises
P.O. Box 22330
Carson City, NV 89721

Representative: Lumos & Associates
9222 Prototype Drive
Reno, NV 89521

Email: jgomex@Lumosinc.com



Conditions of Approval

Tentative Parcel Map Case Number WTPM21-0002

The tentative parcel map approved under Parcel Map Case Number WTPM21-0002 shall be carried out in accordance with the conditions of approval granted by the Washoe County Parcel Map Review Committee on April 8, 2021. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

Unless otherwise specified, all conditions related to the approval of this tentative parcel map shall be met or financial assurance must be provided to satisfy the conditions of approval prior to the recordation of a final parcel map. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the conditions of approval related to this tentative parcel map is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the tentative parcel map may result in the institution of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this tentative parcel map should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

Conditions of approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to recordation of a final map.
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some “conditions of approval” are referred to as “operational conditions.” These conditions must be continually complied with for the life of the project.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.**

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Building Division

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

Contact: Julee Olander, 775.328.3627, jolander@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. WTPM21-0002 MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. THE OFFER(S) OF DEDICATION IS (ARE) REJECTED AT THIS TIME BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278.

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

MOJRA HAUENSTEIN, DIRECTOR, PLANNING AND BUILDING DIVISION

- e. The applicant has indicated that the proposed improvements will not exceed the major grading thresholds that require a special use permit. If the final construction drawings for the map include grading that exceeds the *Major Grading Permit Thresholds* listed in Article 438 Grading Standards, the applicant shall apply for a special use permit for grading; this approval may take up to three months to process. In addition, all related standards within the Washoe County Development Code shall be met on the construction drawings.

- f. The approval for this tentative parcel map does not include improvements for driveways to building pads. Grading for access to building pads, if they exceed the criteria stated in the previous condition, shall require a special use permit.
- g. The previously approved grading plans and grading permit (WBLD16-100255) shall be completed, or if expired shall be resubmitted, and then completed prior to final map recordation.
- h. As an alternative to conditioning above, the property owner may submit new grading plans showing how the property will be regraded to adequately accommodate future residential use. The use and construction of rockery walls, retaining walls, or other similar design techniques may be utilized. All restorative grading shall be completed prior to final map recordation.
- i. The subject property shall be restored to a natural state (per approved grading plans, and to the extent possible) and all commercial aggregate operations shall cease (to include the removal of equipment used for commercial purposes). Any remaining large boulders will be strategically placed within the parcels to achieve a natural appearance. The finished grade of all parcels shall be designed to adequately accommodate future residential use.
- j. The applicant shall submit a plan for the control of noxious weeds as part of the grading permit approval. All revegetation of disturbed areas must be accomplished utilizing native shrubs, grasses, and forbs.
- k. The existing "shop" may remain as an accessory use to an established primary residential use but shall not be used for commercial purposes unless subsequently legally permitted for such use. Parcels may not be created that result in a non-conforming use, such as an accessory structure on vacant property.

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, 775.328.2315, whandrock@washoecounty.us

- a. Comply with the conditions of the Washoe County technical check for this map.
- b. Remove contours, structures, trees, poles and hydrants from the map.
- c. Add the FEMA floodplains to the map.
- d. Add the following note to the map: Any structures within a FEMA flood zone must comply with the Washoe County Development Code Article 416.
- e. All boundary corners must be set.
- f. Add a note to the map stating: No habitable structures shall be located on a fault that was active during the Holocene Epoch of geological time.
- g. Provide evidence of documented access to all parcels.
- h. Add a Security Interest Holder's Certificate to the map if applicable.
- i. 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."

- j. A financial assurance acceptable to the Engineering department in an amount sufficient to re-grade the site to a condition suitable for residential development shall be provided. In the event the applicant fails to comply with the conditions of approval or let the parcel map expire, said financial assurance shall be called by Washoe County to complete the required grading.

Washoe County Health District Environmental Health Services (EHS)

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. Parcels 046-032-02 and 04 must locate their septic systems for EHS field verification to ensure that the systems are code compliant and that adequate space is available for a code compliant repair area, meeting all required setbacks. In all instances, the lot must allow sufficient space for two complete disposal systems, including all applicable and required setbacks. In the event that the septic is located off of the property, the system will need to be relocated to meet all setbacks prior to the signing of parcel map.
- b. EHS accepts third party locating with a receipt or uncovering of the tank and each end of the leach fields. EHS must be contacted to field inspect and verify the location.
- c. Newly proposed parcel boundary lines must be surveyed and staked in field at the time of field verification of the septic by EHS.
- d. After location and field verification of the septic locations, a plot must be provided to EHS showing the existing parcels, the verified septic and repair locations for each, and the proposed boundary lines. This will be entered into the property record as a verified septic location and must be completed prior to final approval of the parcel map.
- e. Washoe County Health District (WCHD) requires a test trench to be completed on each proposed parcel that does not currently have a septic system. If test trenches have been previously done, they will be accepted. Test trench reports must be provided prior to signing of parcel map. Test trench permit(s) require an application with WCHD prior to excavation and inspection.
- f. No known public water system is available to serve the new parcels. Applicant should consult with State of Nevada Division of Water Resources to ensure that all water rights issues associated with water provision for the new parcels are resolved.

Washoe County Planning and Building Division - Water Resources

4. The following conditions are requirements of the Water Resources Coordinator Manager, who shall be responsible for determining compliance with these conditions.

Contact: Vahid Behmaram, 775.954.4647, 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, 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. The relinquishment form is available at the following site:
<http://water.nv.gov/forms/forms09/Relinquishment09.pdf>
- d. 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.
- e. The ground water rights subject to relinquishment MAY NOT be supplemental ground water which supplement primary surface water rights.
- f. 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 only 1 newly created parcel which will require the relinquishment of 2.00 acre-feet of ground water rights.
- g. 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.

Truckee Meadows Fire Protection District (TMFPD)

5. The following conditions are requirements of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions. Unless otherwise stated, these conditions shall be met prior to the issuance of any building or grading permit or on an ongoing basis (phased development) as determined by TMFPD.

Any future development of a single, multiple, or all parcels will be subject to currently adopted Fire and Wildland-Urban Interface Codes at the time of development on the specific parcel.

Contact Name – Dale Way / Brittany Lemon, 775.326.6000, dway@tmfpd.us / blemon@tmfpd.us

- a. The Truckee Meadows Fire Protection District (TMFPD) will require that this project meet the requirements of Washoe County Code 60 to include infrastructure, access, and water for fire suppression.

*** End of Conditions ***



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects

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

INTEROFFICE MEMORANDUM

PARCEL MAP REVIEW

DATE: March 1, 2021

TO: Julee Olander, Planner - Department of Community Services

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

SUBJECT: *Parcel Map for: Boulder Creek Enterprises*
Parcel Map Case No.: WTPM21-0002
APN: 046-032-02, 04 & 05
Review Date: March 1, 2021

The Engineering and Capital Projects Division has reviewed the subject parcel map and the following conditions must be successfully completed prior to final approval of this application by the Division.

1. Comply with the conditions of the Washoe County technical check for this map.
2. Remove contours, structures, trees, poles and hydrants from the map.
3. Add the FEMA floodplains to the map.
4. Add the following note to the map: Any structures within a FEMA flood zone must comply with the Washoe County Development Code Article 416.
5. All boundary corners must be set.
6. Add a note to the map stating: No habitable structures shall be located on a fault that was active during the Holocene Epoch of geological time.
7. Provide evidence of documented access to all parcels.
8. Add a Security Interest Holder's Certificate to the map if applicable.
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."



INTEGRITY



EFFECTIVE
COMMUNICATION



QUALITY
PUBLIC SERVICE



WASHOE COUNTY

COMMUNITY SERVICES

INTEGRITY COMMUNICATION SERVICE

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

February 18, 2021

TO: Julee Olander, Planner, CSD, Planning & Development Division

FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD

SUBJECT: Tentative Parcel Map Case Number WTPM21-0002 (Boulder Creek)

Project description:

The applicant is proposing to approve a merger and re-subdivision of three parcels that are 2.48 acres, 5.29 acres, and 3.58 acres and create four parcels; two parcels will be 2.53 acres and the other two parcels will be 2.69 acres & 3.54 acres.

The property is located at 632 Old US Highway 395, Assessor's Parcel Numbers: 046-032-02, 046-032-04, & 046-032-05.

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) The Relinquishment form is available at the following site: <http://water.nv.gov/forms/forms09/Relinquishment09.pdf>
- 4) 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.*
- 5) The ground water rights subject to relinquishment MAY NOT be supplemental ground water which supplement primary surface water rights.
- 6) 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



WASHOE COUNTY

COMMUNITY SERVICES

INTEGRITY COMMUNICATION SERVICE

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

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 only 1 newly created parcel which will require the relinquishment of 2.00 acre-feet of ground water rights.

- 7) 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.



Julee Olander, Planner
Washoe County – Community Services Department
1001 E. Ninth St
Reno, NV 89512
775.328.3627

March 2, 2021

Re: WTPM21-0002 (Boulder Creek Enterprises Merger and Subdivision) – Conditions of Approval

Truckee Meadows Fire Protection District (TMFPD)

The following conditions are requirements of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions. Unless otherwise stated, these conditions shall be met prior to the issuance of any building or grading permit or on an ongoing basis (phased development) as determined by TMFPD.

Any future development of a single, multiple, or all parcels will be subject to currently adopted Fire and Wildland-Urban Interface Codes at the time of development on the specific parcel.

Contact Name – Dale Way / Brittany Lemon, 775.326.6000, dway@tmfpd.us / blee@tmfpd.us

Fire Apparatus Access Roads

1. Fire apparatus access roads shall be in accordance with *International Fire Code* Appendix D and all other applicable requirements of the IFC. (IFC 503.1 / D101.1)
2. Approved fire apparatus access roads shall be required for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access roads shall comply with the requirements of IFC Section 503 and Appendix D and shall extend to within 150 feet of all portions of the facility and all portions of the *exterior walls* of the first story of the building as measured by an *approved* route (as the hose lays around obstructions) around the exterior of the building or facility. (IFC 503.1.1)
3. Fire apparatus access roads shall have an all-weather surface and be capable of supporting the weight of Fire District apparatus (80,000 pounds). (IFC 503.2.3 / D102.1)
4. Fire apparatus access roads shall have a minimum width of 20 feet (with no parking), 26 feet (one side parking), and 32 feet (parking on both sides), exclusive of shoulders, and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1 / D103.6.1 / D103.6.2)



5. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1). (IFC D103.1)
6. Fire apparatus access roads less than the width required for parking on both sides shall be marked and/or signed in accordance with Section 503.3 and Appendix D103.6 to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. (IFC 503.3 / D103.6)
7. Fire apparatus access roads shall not exceed 10 percent in grade. Angles of approach and angles of departure must not exceed 6 percent for 25 feet before or after the grade change. (IFC D103.2 / 503.2.8)
8. Fire apparatus access roads shall have a minimum inside turning radius of 28 feet, and a minimum outside turning radius of 52 feet. (IFC D103.3)
9. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. (IFC D103.4)
10. Gates across fire apparatus access roads shall comply with Appendix D103.5 and Sections 503.4 and 503.5.
11. Buildings four or more stories or 30 feet in height shall have at least two (2) means of fire apparatus access for each structure. (IFC D104.1)
12. Buildings exceeding 62,000 square feet in area shall have at least two (2) means of fire apparatus access for each structure. (IFC D104.2)
13. Where two (2) fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (IFC D104.3)
14. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet *approved aerial* fire apparatus access roads shall be provided. (IFC D105.1)
15. When aerial fire apparatus access roads are required, aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof. (IFC D105.2)
16. When aerial fire apparatus access roads are required, one or more of the required access routes meeting this condition shall be located not less than 15 feet and not greater than 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the *fire code official*. (IFC D105.3)
17. When aerial fire apparatus access roads are required, overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the *fire code official*. (IFC D105.4)



Fire Protection Water Supplies

1. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. (IFC 507.1)
2. The number of fire hydrants available to a building shall be not less than the minimum specified in Table C102.1. (IFC C102.1)
3. Fire hydrant systems shall comply with Washoe County Standard Detail W-23 and IFC Sections 507.5.1 through 507.5.6. (IFC 507.5 / Washoe County Code)
4. Fire hydrants must be spaced at a maximum separation of 500 feet along the required apparatus access lane in residential areas and 1,000 feet where not required for structures to provide for transportation hazards. Hydrant spacing may be increased by 125 feet if all structures within the development are provided with fire sprinkler protection. There is no allowable increase for hydrants installed for transportation hazards. (IFC Table C102.1)
5. In developments with R-3 occupancies, where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 600 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. (IFC 507.5.1)
6. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. (IFC 507.5.4)
7. A 3-foot minimum clear space shall be maintained around the circumference of fire hydrants, as measured from the furthest edge of a fire hydrant in any direction. (IFC 507.5.5)
8. Fire hydrants shall not be located within six feet of a driveway, power pole, or light standard. (IFC 507.5.6)
9. Fire hydrants shall be located adjacent to apparatus access lanes and a minimum of four feet and a maximum of seven feet from back of curb. Provide a detail on the plans. (IFC 507.5.6)
10. Fire hydrants shall have a concrete pad around the base in accordance with Washoe County Standard Detail W-23.





International Wildland-Urban Interface Code

1. All parcels located in other than a Low Hazard WUI Rating shall comply with all provisions of the IWUI as adopted and amended by TMFPD and Washoe County Building.
2. The IWUI Fire Hazard designation for your project is available on the provided Washoe Regional Mapping System link. (<https://gis.washoecounty.us/wrms/firehazard>). After you have found your property using the address search feature, the color of the background area will indicate your wildland fire risk.
3. When you have determined your Fire Risk Rating use the link provided, to determine the *IWUIC* construction and defensible space requirements. (https://www.washoecounty.us/building/Files/Files/2012%20WUI%20CODE%20GUIDE_rev%2011-25-13.pdf).



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

February 24, 2021

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

RE: Boulder Creek Parcel Map; 046-032-02, 4, 5
Tentative Parcel Map; WTPM21-0002

Dear Washoe County Staff:

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

- a) Parcels 046-032-02 and 04 must locate their septic systems for EHS field verification to ensure that the systems are code compliant and that adequate space is available for a code compliant repair area, meeting all required setbacks. In all instances, the lot must allow sufficient space for two complete disposal systems, including all applicable and required setbacks. In the event that the septic is located off of the property, the system will need to be relocated to meet all setbacks prior to the signing of parcel map.
 - a. EHS accepts third party locating with a receipt or uncovering of the tank and each end of the leach fields. EHS must be contacted to field inspect and verify the location.
 - b. Newly proposed parcel boundary lines must be surveyed and staked in field at the time of field verification of the septic by EHS.
- b) After location and field verification of the septic locations, a plot must be provided to EHS showing the existing parcels, the verified septic and repair locations for each, and the proposed boundary lines. This will be entered into the property record as a verified septic location and must be completed prior to final approval of the BLA.
- c) Washoe County Health District (WCHD) requires a test trench to be completed on each proposed parcel that does not currently have a septic system. If test trenches have been previously done, they will be accepted. Test trench reports must be provided prior to signing of parcel map. Test trench permit(s) require an application with WCHD prior to excavation and inspection.
- d) No known public water system is available to serve the new parcels. Applicant should consult with State of Nevada Division of Water Resources to ensure that all water rights issues associated with water provision for the new parcels are resolved.



02/24/2021
Boulder Creek Parcel map; 046-032-02
Tentative Parcel Map; WTPM21-0002
Page 2

If you have any questions or would like clarification regarding the foregoing, please contact David Kelly regarding all EHS comments.

Sincerely,

A handwritten signature in blue ink, appearing to read 'David Kelly', with a large, sweeping flourish extending to the right.

David Kelly
EHS Supervisor
Environmental Health Services
Washoe County Health District

From: [Rosa, Genine](#)
To: [Olander, Julee](#)
Subject: Tentative Parcel Map Case Number WTPM21-0002 (Boulder Creek)
Date: Monday, February 22, 2021 11:08:25 AM

No Comments

Genine

Environmental Engineer II
O: (775) 784-7204 | C: (775) 420-9185

*My schedule is 4 x 10's M-Th 7-5:30 off on Fridays.



From: Rosa, Genine
Sent: Monday, February 22, 2021 11:07 AM
To: Olander, Julee <JOlander@washoecounty.us>
Subject: Special Use Permit Case Number WSUP21-0004 (Cooper Grading)

If disturbance will be greater than 1 acre then a Dust Control Permit will be required prior to breaking ground, failure to do so may result in enforcement action resulting in a Notice of Violation with associated fines.

For Dust Control Permit questions call AQMD at 775-784-7200 or visit www.OurCleanAir.com.

Genine Rosa

Environmental Engineer II | Air Quality Management Division | Washoe County Health District
grosa@washoecounty.us | O: (775) 784-7204 | C: (775) 420-9185 | 1001 E. Ninth St., Bldg. B, Reno, NV 89512

*My schedule is 4 x 10's M-Th 7-5:30 off on Fridays.

www.OurCleanAir.com



From: [Gil, Donald](#)
To: [Olander, Julee](#)
Subject: FW: February Agency Review Memo I
Date: Friday, February 19, 2021 3:28:44 PM
Attachments: [February Agency Review Memo I.pdf](#)
[image001.png](#)
Importance: High

Julee,

The Washoe County Sheriff's Office Patrol Division has no issues or concerns with Item #4.

Thank you,

Don

Don Gil

Captain – Patrol Division

911 Parr Blvd. Reno, NV 89512

Desk: 775-328-3354

Email: dgil@washoecounty.us

Web: www.WashoeSheriff.com

From: Fagan, Donna <DFagan@washoecounty.us>
Sent: Tuesday, February 16, 2021 3:10 PM
To: Gil, Donald <DGil@washoecounty.us>
Subject: February Agency Review Memo I

Captain Gil,

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

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

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

Thank you,
Donna

Donna Fagan
Planning and Building Division | Community Services Department
dfagan@washoecounty.us | Office: 775.328.3616



1001 E. 9th Street, Reno, NV 89521
Email: planning@washoecounty.us

From: [Program, EMS](#)
To: [Olander, Julee](#)
Subject: FW: February Agency Review Memo I
Date: Wednesday, February 17, 2021 4:15:50 PM
Attachments: [February Agency Review Memo I.pdf](#)
[image001.png](#)

My apologies, regarding the Special Use Permit Tentative Parcel Map Case Number WTPM21-0002 (Boulder Creek).

Julie D Hunter, M.S.

EMS Coordinator | Division of Epidemiology and Public Health Preparedness | Washoe County Health District
jdhunter@washoecounty.us | (775) 326-6043 | 1001 E. Ninth St., Reno, NV 89512



Please take our customer satisfaction survey ([English version](#) or [Spanish version](#))

From: Program, EMS <EMSProgram@washoecounty.us>
Sent: Wednesday, February 17, 2021 4:04 PM
To: Olander, Julee <JOlander@washoecounty.us>
Subject: FW: February Agency Review Memo I

Good afternoon Julee,

The EMS Program does not currently have any comments regarding Special Use Permit Case Number WSUP21-0004 (Copper Grading) included in February Agency Review Memo I. Please let me know if you have any questions.

Thank you,
Julie

Julie D Hunter, M.S.

EMS Coordinator | Division of Epidemiology and Public Health Preparedness | Washoe County Health District
jdhunter@washoecounty.us | (775) 326-6043 | 1001 E. Ninth St., Reno, NV 89512



Please take our customer satisfaction survey ([English version](#) or [Spanish version](#))

From: Fagan, Donna <DFagan@washoecounty.us>
Sent: Tuesday, February 16, 2021 3:13 PM
To: Rosa, Genine <Grosa@washoecounty.us>; Restori, Joshua <JRestori@washoecounty.us>; English, James <JEnglish@washoecounty.us>; Rubio, Wesley S <WRubio@washoecounty.us>; Kelly, David A <DAKelly@washoecounty.us>; Program, EMS <EMSProgram@washoecounty.us>
Cc: EHS Plan Review <EHSPlanReview@washoecounty.us>
Subject: February Agency Review Memo I

Gina/Josh, Jim/Wes/David, and EMS,

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

You've each been asked to review the items as indicated below. Click on the highlighted item descriptions for a link to the application.

Gina/Josh: Items 2 and 4

Jim/Wes/David: Items 1, 2, and 4

EMS: Items 1 and 4

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

Thank you,
Donna



Donna Fagan
Planning and Building Division | Community Services Department
dfagan@washoecounty.us | Office: 775.328.3616
1001 E. 9th Street, Reno, NV 89521
Email: planning@washoecounty.us



Washoe-Storey Conservation District

Bret Tyler Chairmen
Jim Shaffer Treasurer
Cathy Canfield Storey app
Jean Herman Washoe app

1365 Corporate Blvd.
RenoNV 89502
775 857-8500 ext. 131
nevadaconservation.com

February 24, 2021

Washoe County Community Services Department

C/O Julee Olander, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WTPM21-0002 Boulder Creek

Dear Julee,

In reviewing the merger and resub- division of three parcels, the Conservation District has no comments.

Thank you for providing us the opportunity to review the project that may have impacts on our natural resources.

Sincerely,

Shaffer-Tyler

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: Boulder Creek Enterprises Merger and Re-Subdivision, Parcel Map			
Project Description: A Merger and Re-Parcel of Washoe County APN's 046-032-02, 04 & 05			
Project Address: 3230 Ophir Hill Rd. Washoe County NV 89704			
Project Area (acres or square feet): 491,781 square feet			
Project Location (with point of reference to major cross streets AND area locator): Old US Highway 395, Approx. 3700 feet south of Bowers Mansion Rd, Washoe Valley			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
046-032-02	2.48 Acres	046-032-05	3.58Acres
046-032-04	5.29 Acres		
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: Linda Burdick of Burdick Excavating & Boulder Creek Enterprises		Name: John Gomez (Lumos & Associates)	
Address: P.O. Box 22330		Address: 9222 Prototype Dr.	
Carson City, NV	Zip: 89721	Reno, NV	Zip: 89521
Phone: 775-297-4566	Fax:	Phone: 775-827-6111	Fax:
Email: jgomez@lumosinc.com		Email: gomez@Lumosinc.com	
Cell: 530-362-1095	Other:	Cell: 775-232-4837	Other:
Contact Person: Linda Burdick		Contact Person: John Gomez	
Applicant/Developer:		Other Persons to be Contacted:	
Name: John Gomez (Lumos & Associates)		Name:	
Address: 9222 Prototype Dr.		Address:	
Reno, NV	Zip: 89521		Zip:
Phone: 775-827-6111	Fax:	Phone:	Fax:
Email: jgomez@Lumosinc.com		Email:	
Cell: 775-232-4837	Other:	Cell:	Other:
Contact Person: John Gomez		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

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

3230 Ophir Hill Rd. off of Old US Highway 395, Approx. 3700 feet south of Bowers Mansion Rd, Washoe Valley

a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
046-032-02	Rural Use with Common Area (Formerly aggregates & Quarries) HDR	5.29 acres
046-032-04	Rural Use with Common Area (Formerly aggregates & Quarries) HDR	2.48 Acres
046-032-05	Rural Use with Common Area (Formerly aggregates & Quarries)	3.58 Acres

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

There are 3 Permanent structures on the site. Current use is for material processing and storage

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	2.53 Ac	2.53Ac.	2.69 Ac.	3.54 Ac.
Proposed Minimum Lot Width	150	150	150	150

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

N/A	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Zoning Area				
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.)

Yes No

6. Utilities:

a. Sewer Service	N/A (private septic systems)
b. Electrical Service/Generator	NV Energy
c. Water Service	N/A (Private Wells)

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

a. Water System Type:

Individual wells

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

b. Available: N/A

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

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

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

a. Sewage System Type:

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

b. Available: N/A

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

c. Washoe County Capital Improvements Program project?

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

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

a. Permit #	TBD	acre-feet per year	2.0
b. Certificate #	TBD	acre-feet per year	2.0
c. Surface Claim #	TBD	acre-feet per year	2.0
d. Other, #	TBD	acre-feet per year	2.0

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

N/A

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

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

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

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

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

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

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

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

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

No

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

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

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

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.
------------------------------	--	---

Grading

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

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

N/A There is no proposed grading at this time

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

N/A There is no proposed grading at this time

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

N/A There is no proposed grading at this time

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

N/A There is no proposed grading at this time

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

N/A There is no proposed grading at this time

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?

N/A There is no proposed grading at this time

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

N/A There is no proposed grading at this time

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

N/A There is no proposed grading at this time

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

N/A

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

N/A

28. Surveyor:

Name	John A. Gomez
Address	9222 Prototype Dr. Reno, NV 89521
Phone	775-827-6111
Cell	775-232-4837
E-mail	jgomez@lumosinc.com
Fax	
Nevada PLS #	20123

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, LINDA BURDICK, PRESIDENT OF BOULDER CREEK ENTERPRISES, A LIMITED LIABILITY CORPORATION, AND BURDICK EXCAVATING COMPANY, INC., A LIMITED LIABILITY CORPORATION, BOTH REGISTERED AND REGISTERED UNDER NEVADA LAW, HAVE REVIEWED THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278, AND THAT THE EASEMENTS AS SHOWN FOR ACCESS, AND PUBLIC UTILITIES ARE HEREBY GRANTED.

LINDA BURDICK _____ DATE _____
TITLE: _____

STATE OF _____ }
COUNTY OF _____ } S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____

BY _____ AS _____ OF
BOULDER CREEK ENTERPRISES & BURDICK EXCAVATING COMPANY, INC.,
PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED
THAT THEY EXECUTED THE ABOVE INSTRUMENT.

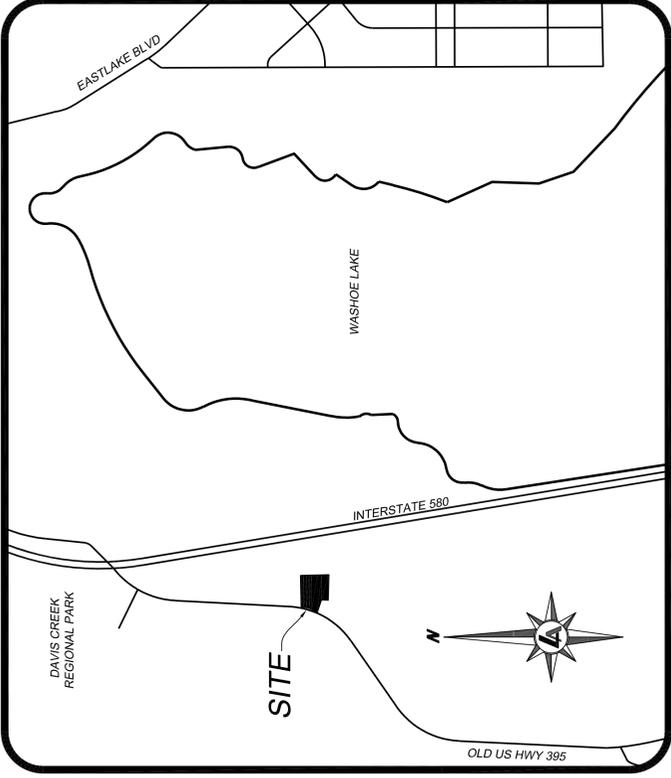
NOTARY PUBLIC _____
(MY COMMISSION EXPIRES _____)

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT LINDA BURDICK, OWNER OF RECORD AN INTEREST IN THE LAND DELINEATED HEREON AND THAT THEY ARE THE ONLY LANDS EXCEPT AS SHOWN BELOW, THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE DELINEATED HEREON, OR ANY PART THEREOF FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL, OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TO THE SPECIAL ASSESSMENTS, AND THAT ALL CLAIMS FOR SUCH TAXES OR ASSESSMENTS FOR THE BENEFIT FOR WASHOE COUNTY, STATE OF NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

WESTERN TITLE COMPANY

BY: _____
TITLE: _____



VICINITY MAP

NOT TO SCALE

SURVEYOR'S CERTIFICATE

I, JOHN A. GOMEZ, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AGENT FOR LUMOS AND ASSOCIATES, INC., CERTIFY THAT:

- 1) THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF LINDA BURDICK.
- 2) THE LANDS SURVEYED LIE WITHIN THE SE 1/4 OF SECTION 34 AND , T.17 N., R.19 E., M.D.M., AND THE SURVEY WAS COMPLETED ON JANUARY 22, 2021.
- 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 CHARTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

JOHN A. GOMEZ, P.L.S.
NEVADA CERTIFICATE No. 20123

UTILITY COMPANY'S CERTIFICATE

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

NV ENERGY _____ DATE _____
BY: _____

NEVADA BELL 0000 AT&T NEVADA _____ DATE _____
BY: CLIFF COOPER
TITLE: MGR-OSP PLANNING AND ENGINEERING DESIGN

CHARTER COMMUNICATIONS _____ DATE _____
BY: ANTHONY LEFANTO
TITLE: _____

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT _____ DATE _____
BY: TIMOTHY SIMPSON, P.E.
TITLE: _____

TAX CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL 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 AGRICULTURAL USE HAS BEEN PAID PURSUANT TO N.R.S. 361A.265.

A.P.N. 046-032-02, 046-032-04 & 046-032-05

WASHOE COUNTY TREASURER

BY: _____ NAME: _____ DATE: _____

DEPUTY TREASURER

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 CHAPTER 110 DEVELOPMENT CODE.

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT _____ DATE _____

BY: WAHID BEHARAM

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 OF THE ENVIRONMENTAL HEALTH SERVICES DIVISION OF THE WASHOE COUNTY PUBLIC HEALTH DISTRICT.

FOR THE DISTRICT BOARD OF HEALTH _____ DATE _____

TENTATIVE PARCEL MAP

FOR
BOULDER CREEK ENTERPRISES
A MERGER & RESUBDIVISION OF PARCELS DESCRIBED
IN DEED DOCUMENTS NO. 3017446 & 1989246
SITUATE WITHIN A PORTION OF THE SE 1/4 OF SECTION 34
SECTION 34 TOWNSHIP 18 NORTH, RANGE 20 EAST, M.D.M.

WASHOE COUNTY STATE OF NEVADA

LUMOS & ASSOCIATES
9222 PROTOTYPE DRIVE
RENO, NEVADA 89521
TEL (775) 827-6111
LUMOSINC.COM
Drawing No.: 9103000SURVEY

Drawn By: JAG

Sheet: 1 of 2

Job No.: 9103.001

9103000SURVEY

NOTES

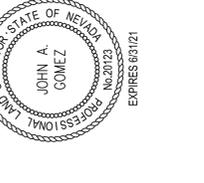
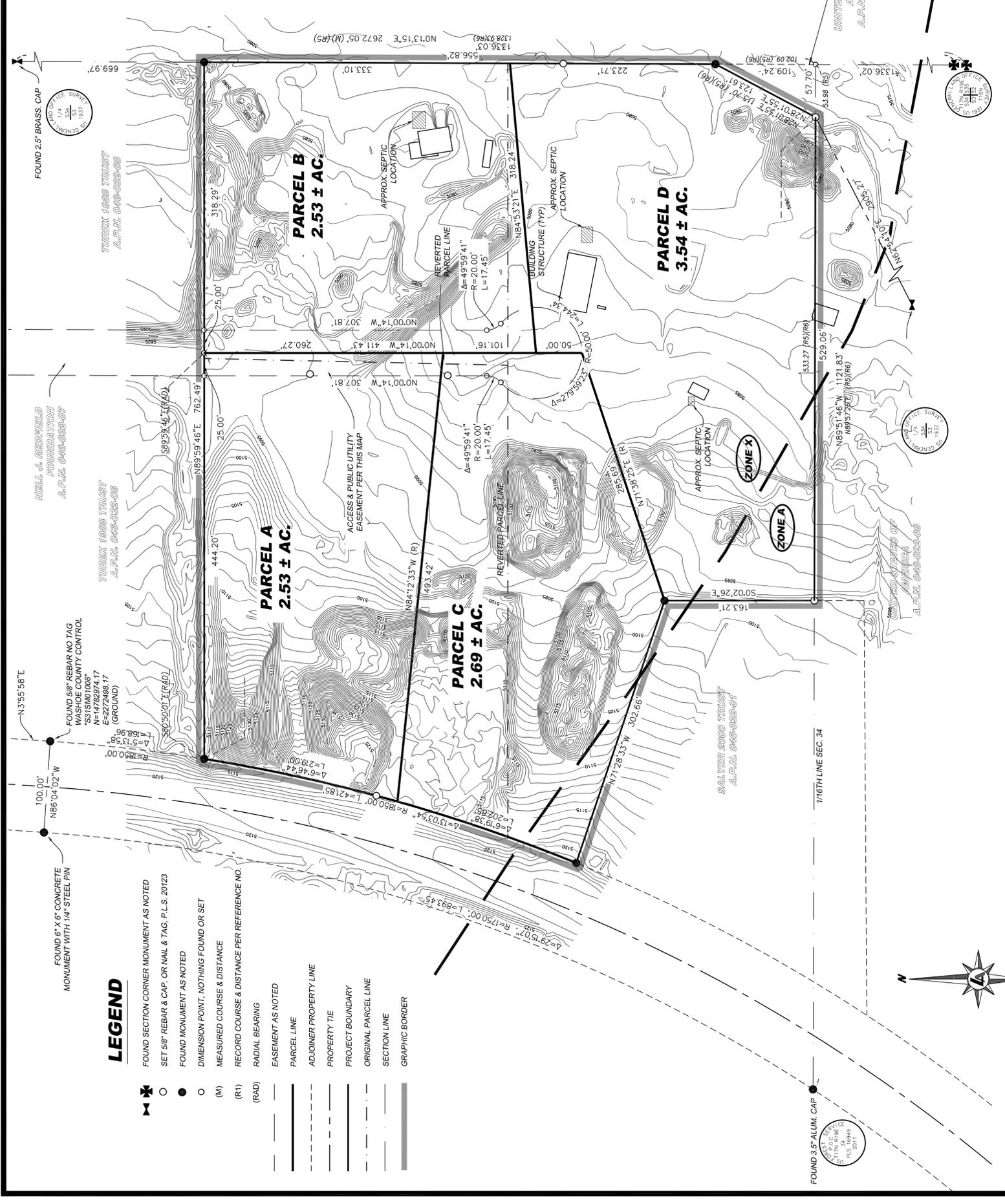
- THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 025 OF THE NEVADA ADMINISTRATIVE CODE AND MEETS THE POSITIONAL UNCERTAINTY FOR A HIGH URBAN LAND BOUNDARY SURVEY. DUE TO INDETERMINATE AND ULTIMATELY UNQUANTIFIABLE UNCERTAINTY OBSERVABLE THROUGHOUT THE WASHOE COUNTY CONTROL NETWORK, A DIFFERENT POSITIONAL STANDARD MUST BE CLAIMED FOR ANY TIES TO WASHOE COUNTY CONTROL POINTS THAT WERE NOT DIRECTLY MEASURED AS PART OF THIS SURVEY. THAT POSITIONAL TOLERANCE IS ESTIMATED TO BE ±150M.
- PUBLIC UTILITY EASEMENTS AND CABLE TV EASEMENTS ARE HEREBY GRANTED AND CENTERED ON THE INTERIOR PARCEL LINES CREATED HEREON.
- A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXERCISE OF PURPOSES FOR WHICH THE WASHOE COUNTY UTILITY SERVICES TO THAT PARCEL AND THE EXCLUSIVE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY SERVICES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
- PARCELS ARE FOR RESIDENTIAL USE.
- ACCESS IS BY PRIVATE EASEMENT. MAINTENANCE OF SAME IS THE RESPONSIBILITY OF THE INDIVIDUAL OWNERS.
- THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.
- ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 416.
- ALL REQUIRED IMPROVEMENTS SHALL BE INSTALLED BY THE OWNER IN ACCORDANCE WITH RMC CHAPTER 18.09 AS PARCELS ARE DEVELOPED.
- 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 THE ISSUANCE OF A BUILDING PERMIT.
- 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 SERVING UTILITY SUFFICIENT TO SERVE THE DEVELOPMENT, AND SHALL PROVIDE THE CITY OF RENO WITH A WILL-SERVE LETTER.
- 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.
- FEES FOR IMPROVEMENT PLAN CHECKING AND CONSTRUCTION INSPECTION SHALL BE IN ACCORDANCE WITH WASHOE COUNTY ORDINANCE AND SHALL BE PAID PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- THIS PROPERTY LIES WITHIN F.E.M.A. FLOOD FIRM PANEL NO. 3203C3350G AND PORTIONS OF THE SITE LIE WITHIN ZONE X AND ZONE A. THE FLOOD ZONE LINES ARE LOCATED AS SHOWN ON THIS MAP. THE FLOOD ZONE LINES ARE BASED ON THE 1985 FLOOD INSURANCE RATE STUDY AND DO NOT REPRESENT ANY RECORD TITLE INTEREST AND DO NOT REPRESENT SURVEYED LOCATIONS OF THE ZONE BOUNDARIES.
- ALL PROPERTIES, REGARDLESS IF THEY ARE LOCATED WITHIN OR OUTSIDE OF A DESIGNATED FLOOD ZONE, MAY BE SUBJECT TO FLOODING. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS, EASEMENTS, DRAINAGES AND NOT PERFORM OR ALLOW UNPERMITTED AND UNAPPROVED MODIFICATIONS TO THE PROPERTY THAT MAY HAVE DETRIMENTAL IMPACTS TO SURROUNDING PROPERTIES.
- A SURFACE DRAINAGE EASEMENT IS HEREBY GRANTED ACROSS ALL PARCELS CREATED BY THIS MAP.
- NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT WAS ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGICAL TIME.
- TOTAL AREA OF THIS PARCEL MAP IS 11.29 GROSS ACRES, CONSISTING OF 4 PARCELS.

PARCEL MAP
FOR
BOULDER CREEK ENTERPRISES

A MERGER & RESUBDIVISION OF PARCELS DESCRIBED IN DEED DOCUMENTS NO. 3017446 & 1989246 SITUATE WITHIN A PORTION OF THE SE 1/4 OF SECTION 34 SECTION 34 TOWNSHIP 18 NORTH, RANGE 20 EAST, M.D.M.

WASHOE COUNTY STATE OF NEVADA

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RENO, NEVADA 89521
TEL (775) 827-6111
JOB NO. : 9103.001
DRAWING NO. : 9103000SURVEY



AREA SUMMARY

PARCEL	AREA
PARCEL A	2.53 ± AC.
PARCEL B	2.53 ± AC.
PARCEL C	2.69 ± AC.
PARCEL D	3.54 ± AC.
TOTAL AREA =	11.29 ± AC.

- ### REFERENCE DOCUMENTS
- DEED DOCUMENT NO. 1731141 RECORDED MAY 5, 1970
 - CORNER RECORD DOCUMENT NO. 40745, RECORDED MAY 5, 1978
 - NEVADA DEPARTMENT OF TRANSPORTATION SKETCH MAP DATED OCTOBER, 1991
 - DEED DOCUMENT NO. 1989246 RECORDED APRIL 26, 1986
 - AMENDED RECORD OF SURVEY NO. 4180 RECORDED JANUARY 14, 2003 AS FILE NO. 2790348
 - DEED DOCUMENT NO. 3464769 RECORDED NOVEMBER 17, 2008
 - DEED DOCUMENT NO. 4884020 RECORDED NOVEMBER 5, 2018

- ### BASIS OF BEARINGS
- THE BASIS OF BEARINGS FOR THIS SURVEY IS NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE NAD83(94) BASED UPON REAL TIME KINEMATIC GPS OBSERVATIONS, OBSERVED JANUARY 21, 2021 USING A SURVEY GRADE DUAL FREQUENCY GPS RECEIVER FROM THE NORTHERN NEVADA COOPERATIVE REAL TIME NETWORK MODIFIED BY A COMBINED FACTOR OF 1.000197839, SCALED FROM 0.00N TO 0.00E AND CONVERTED TO U.S. SURVEY FEET. ALL DIMENSIONS ON THIS MAP ARE GROUND DISTANCES.

LEGEND

- ★ FOUND SECTION CORNER MONUMENT AS NOTED
- SET 5/8" REBAR & CAP OR NAIL & TAG, P.L.S. 20123
- FOUND MONUMENT AS NOTED
- DIMENSION POINT, NOTHING FOUND OR SET
- (M) MEASURED COURSE & DISTANCE
- (R1) RECORD COURSE & DISTANCE PER REFERENCE NO.
- (RAD) RADIAL BEARING
- EASEMENT AS NOTED
- PARCEL LINE
- ADJOINER PROPERTY LINE
- PROPERTY TIE
- PROJECT BOUNDARY
- ORIGINAL PARCEL LINE
- SECTION LINE
- GRAPHIC BORDER

