



# Parcel Map Review Committee Staff Report

Meeting Date: January 13, 2022

Agenda Item: 7C

TENTATIVE PARCEL MAP CASE NUMBER: WTPM21-0022 (BDF Trust)

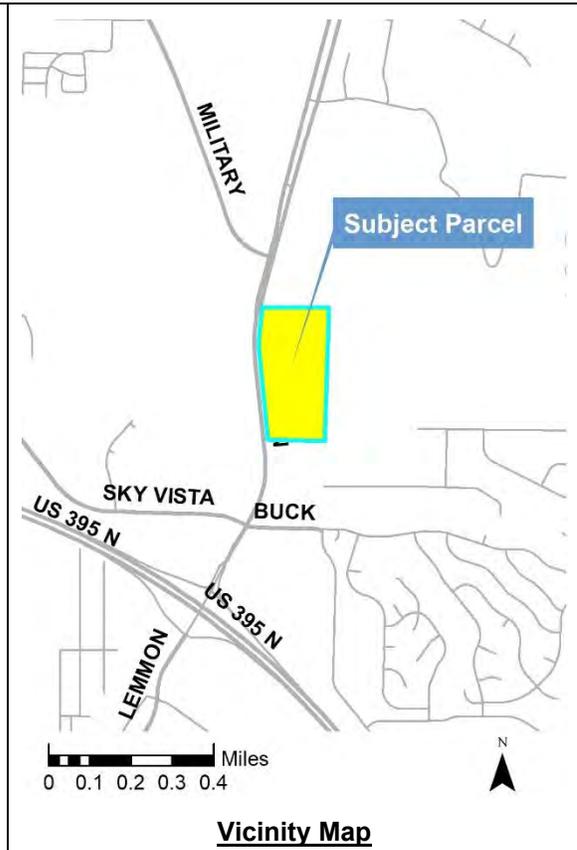
BRIEF SUMMARY OF REQUEST: Division of an existing parcel into 2 parcels.

STAFF PLANNER: Planner's Name: Chris Bronczyk  
Phone Number: 775.328.3612  
E-mail: [cbronczyk@washoecounty.gov](mailto:cbronczyk@washoecounty.gov)

### CASE DESCRIPTION

For hearing, discussion, and possible action to approve a tentative parcel map to divide one parcel of land of approximately 32.76 acres into two parcels of approximately 18.91 acres and 13.85 acres.

Applicant: Lafferty Communities  
Property Owner: BDF Trust  
Location: East side of Lemmon Drive, approximately 700 feet south of its intersection with Military Road  
APN: 552-210-20  
Parcel Size: 32.76 Acres  
Master Plan: Suburban Residential (SR)  
Regulatory Zone: Medium Density Suburban (MDS)  
Area Plan: North Valleys  
Development Code: Authorized in Article 606, Parcel Maps  
Commission District: 5 – Commissioner Herman



### STAFF RECOMMENDATION

APPROVE

**APPROVE WITH CONDITIONS**

DENY

### POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM21-0022 for BDF Trust, 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(e):

*(Motion with Findings on Page 8)*

**Staff Report Contents**

Parcel Map.....3  
Tentative Parcel Map Evaluation.....5  
Development Information .....5  
Reviewing Agencies.....5  
Recommendation.....8  
Motion.....8  
Appeal Process.....8

**Exhibits Contents**

Conditions of Approval.....Exhibit A  
Agency Comments.....Exhibit B  
Project Map.....Exhibit C  
Project Application .....Exhibit D

## **Parcel Map**

The purpose of a parcel map is to allow for divisions of land into four lots or less, merger and re-division 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 dividing land in order to further the orderly layout and use of land and ensure proper legal descriptions and monumenting of divided 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 22 month 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 WTPM21-0022 (BDF Trust) are attached to this staff report and will be included with the action order if approved by the Parcel Map Review Committee.



**Tentative Parcel Map Evaluation**

Requirement	Evaluation
<b>Area Plan</b>	Southwest Truckee Meadows
<b>TMSA</b>	Inside TMSA
<b>Regulatory Zone</b>	Medium Density Suburban (MDS)
<b>Maximum Lot Potential</b>	98 Lots
<b>Number of Lots on Parcel Map</b>	2
<b>Minimum Lot Size Required</b>	12,000 SF
<b>Minimum Lot Size on Parcel Map</b>	13.85 Acres
<b>Minimum Lot Width Required</b>	80 Feet
<b>Minimum Lot Width on Parcel Map</b>	The parcel exceeds the minimum lot width required.
<b>Development Suitability Map</b>	The map indicates this parcel contains potential flood hazards and potential wetlands, the north east portion of the site contains steep slopes and the south east portion is most suitable for development.
<b>Hydrographic Basin</b>	Lemmon Valley Hydrographic Basin.

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

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

**Development Information** The subject parcel is currently developed with a single family house and several detached accessory structures. The required setbacks for the Medium Density Suburban (MDS) regulatory zone are 20 ft feet for the front and rear yard setbacks and 8 ft feet for the side yards. The parcel is part of a previously approved Tentative Subdivision Map (WTM18-004 – Lemmon Drive Estates), which was approved by the Washoe County Planning Commission.

**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
Army Corp of Engineers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Nevada Dept of Env Protection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Nevada Dept of Transportation	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Washoe County Building & Safety	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe County Parks & Open Spaces	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Washoe County Water Rights	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Vahid Behmaram; <a href="mailto:vbehmaram@washoecounty.gov">vbehmaram@washoecounty.gov</a> / Timber Weiss; <a href="mailto:tweiss@washoecounty.gov">tweiss@washoecounty.gov</a>
Washoe County Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Matt Philumalee; <a href="mailto:mphilumalee@washoecounty.gov">mphilumalee@washoecounty.gov</a>
Washoe County Sherriff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
WCHD – Air Quality	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
WCHD – Environment Health	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
WCHD- EMS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Truckee Meadows Fire Protection District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Brittany Lemon; <a href="mailto:blemon@tmfpd.us">blemon@tmfpd.us</a>
RTC Washoe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe Storey Conservation District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Washoe County School 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(e) 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:
  - i. 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:* The proposed parcel is undeveloped and vacant with no significant environmental and health laws and regulations concerning water and air pollution. The application was reviewed by the appropriate agencies and no recommendation for denial were received.
  - ii. The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the parcels of land being created.  
  
*Staff Comment:* The parcels will be served by Truckee Meadows Water Authority for water service.
  - iii. The availability and accessibility of utilities.  
  
*Staff Comment:* The existing and proposed lots will be served municipal sewer and by Truckee Meadows Water Authority (TMWA) for water. Power will be provided through NV Energy.
  - iv. The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks.

Staff Comment: The proposed parcel map would create one additional lot, which is anticipated to have minimal impacts on local services. There are existing public services such as schools, police and fire protection, transportation, recreation and parks in the North Valleys Planning Area.

- v. Conformity with the zoning ordinances and master plan.

Staff Comment: The proposed division of land conforms with the applicable provisions of the Washoe County Development Code and Master Plan, and the regulatory zone on the property.

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

Staff Comment: The application was reviewed by the Planning and Development Division, Engineering and Capital Projects Division, and Regional Transportation Commission, and no recommendations for denial were received. The proposal is in conformance with the Area Plan and Master plans for streets and highways.

- vii. The effect of the proposed division of land on existing public streets and the need for new streets or highways to serve the parcels of land being created.

Staff Comment: There are conditions of approval related to required access for the property owners of the proposed parceling.

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

Staff Comment: The proposed parcels are undeveloped and vacant, however the parcel does contain potential flood hazards and potential wetlands. The parcel also contains steep slopes. The proposed subdivision map (WTM18-004) indicates that the primary development will take place in the areas most suitable for development.

- ix. 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 recommended conditions of approval from the reviewing agencies have been included with the staff report.

- x. 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 Truckee Meadows Fire Protection District, and no recommendation for denial was received.

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

Staff Comment: There is access to CATV conduit and pull wire.

- xii. Recreation and trail easements.

Staff Comment: The application was reviewed by the appropriate agencies, including Washoe County Engineering and Capital Projects and Washoe County Parks and Open Spaces. No recommendations for denial were received.

## **Recommendation**

After a thorough analysis and review, Parcel Map Case Number WTPM21-0022 (BDF Trust) 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 WTPM21-0022 for BDF Trust, 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(e):

- 1) General improvement considerations for all parcel maps including, but not limited to:
  - i. 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;
  - ii. The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the parcels of land being created;
  - iii. The availability and accessibility of utilities;
  - iv. The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks;
  - v. Conformity with the zoning ordinances and master plan;
  - vi. General conformity with the governing body's master plan of streets and highways;
  - vii. The effect of the proposed division of land on existing public streets and the need for new streets or highways to serve the parcels of land being created;
  - viii. Physical characteristics of the land such as floodplain, slope and soil;
  - ix. The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive;
  - x. 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;
  - xi. Community antenna television (CATV) conduit and pull wire; and
  - xii. 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: Lafferty Communities, Attn: Nick Pocquette  
[npocquette@laffertycommunities.com](mailto:npocquette@laffertycommunities.com)

Property Owner: BDF Trust, Attn: Brian Eddy  
[beddy@vandykmortgage.com](mailto:beddy@vandykmortgage.com)

Consultants: CFA, Inc., Kevin German and Deane Scheiber  
[kgerman@cfareno.com](mailto:kgerman@cfareno.com); [dscheiber@cfareno.com](mailto:dscheiber@cfareno.com)



# Conditions of Approval

Tentative Parcel Map Case Number WTPM21-0022

The tentative parcel map approved under Parcel Map Case Number WTPM21-0022 shall be carried out in accordance with the conditions of approval granted by the Washoe County Parcel Map Review Committee on January 13, 2022. 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.

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 Name – Chris Bronczyk, 775.328.3612, [cbronczyk@washoecounty.gov](mailto:cbronczyk@washoecounty.gov)**

- 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. WTPM21-0022 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. 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. The approval for this tentative parcel map does not include improvements for driveways to building pads. Grading for access to building pads, if they exceed the criteria stated in the previous condition, shall require a special use permit.

### **Washoe County Engineering and Capital Projects**

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

**Contact Name – Wayne Handrock, PLS, 775.328.2318, [whandrock@washoecounty.gov](mailto:whandrock@washoecounty.gov)**

- a. Comply with the conditions of the Washoe County technical check for this map.
- b. Dash all lines that are not a part of the division.
- c. Add the following note to the map: The Owner, buyers, assigns, or any interest holder of any lots or parcels shown hereon, hereby agree that all existing irrigation flows crossing these parcels shall be perpetuated. Any legal rights to water from these ditches shall be honored and the right of access for maintenance and operation will not be denied to valid holders of those rights.
- 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. Add the following note to the final map; “For each parcel created by this final map, access and drainage improvements meeting the requirements of Washoe County Development Code are required with said improvements to be included within an approved residential building permit.
- f. All boundary corners must be set.
- g. Provide evidence of documented access that favors the applicant.
- 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. Add Washoe County Community Services to the Utility Company Certificate signature block of the Final Parcel Map.

### **Truckee Meadows Fire Protection District**

3. The following condition is a requirement of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with this condition.

**Contact Name – Brittany Lemon; [blemon@tmfpd.us](mailto:blemon@tmfpd.us)**

- a. This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply. <https://tmfpd.us/fire-code/>

### **Washoe County Water Rights**

4. The following conditions are requirements of the Washoe County Water Rights Coordinator, which shall be responsible for determining compliance with these conditions.

**Contact: Vahid Behmaram, [vbehmaram@washoecounty.gov](mailto:vbehmaram@washoecounty.gov); Timber Weiss, [tweiss@washoecounty.gov](mailto:tweiss@washoecounty.gov)**

- a. The Parcel Map shall contain TMWA’s note regards all conditions necessary for provision of water service to the parcels.

- b. TMWA's note requires that all water rights and water service conditions to be met prior to approval of building permits on the resulting parcels. Or a valid water will serve letter from TMWA for the resulting parcels is also acceptable at any time before or after the approval the Parcel Map but prior to granting of any Building Permits.

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



# WASHOE COUNTY

## COMMUNITY SERVICES DEPARTMENT

### Engineering and Capital Projects

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

#### INTEROFFICE MEMORANDUM

#### PARCEL MAP REVIEW

**DATE:** December 7, 2021

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

**FROM:** Matthew Philumalee, PLS, Engineering and Capital Projects Division

**SUBJECT:** ***Parcel Map for: BDF TRUST LEMMON DRIVE ESTATES***  
***Parcel Map Case No.: WTPM21-0022***  
***APN:552-210-20***  
***Review Date: November 16, 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. Dash all lines that are not a part of the division.
3. Add the following note to the map: The Owner, buyers, assigns, or any interest holder of any lots or parcels shown hereon, hereby agree that all existing irrigation flows crossing these parcels shall be perpetuated. Any legal rights to water from these ditches shall be honored and the right of access for maintenance and operation will not be denied to valid holders of those rights.
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. Add the following note to the final map; "For each parcel created by this final map, access and drainage improvements meeting the requirements of Washoe County Development Code are required with said improvements to be included within an approved residential building permit.
6. All boundary corners must be set.
7. Provide evidence of documented access that favors the applicant.
8. Add a Security Interest Holder's Certificate to the map if applicable.



INTEGRITY



EFFECTIVE  
COMMUNICATION



QUALITY  
PUBLIC SERVICE

**WTPM21-0022**  
**EXHIBIT B**

Memo to: Chris Bronczyk, Planner  
Subject: Parcel Map Case No.: WTPM21-0022  
Date: November 16, 2021  
Page: 2

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."
10. Add Washoe County Community Services to the Utility Company Certificate signature block of the Final Parcel Map.



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

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

November 16, 2021

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

FROM: Vahid Behmaram, Water Rights and Resources consultant

SUBJECT: Tentative Parcel Map Case Number WTPM21-0022 (BDF Trust Lemmon Drive Estates)

**Project description:**

The applicant is proposing to approve a tentative parcel to divide one parcel of land of approximately 32.76 acres into two parcels of land of approximately 18.91 and approximately 13.85 acres.

The property is located at East side of Lemmon Drive, approximately 700 feet south of its intersection with Military Road, Assessor's Parcel Number: 552-210-20.

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

Comment: The application indicates that Municipal water service will be provided by the Truckee Meadows Water Authority (TMWA).

Conditions: The Parcel Map shall contain TMWA's note regards all conditions necessary for provision of water service to the parcels. TMWA's note requires that all water rights and water service conditions to be met prior to approval of building permits on the resulting parcels. Or a valid water will serve letter from TMWA for the resulting parcels is also acceptable at any time before or after the approval the Parcel Map but prior to granting of any Building Permits.

**From:** [Lemon, Brittany](#)  
**To:** [Bronczyk, Christopher](#)  
**Cc:** [Way, Dale](#)  
**Subject:** WTPM21-0022 (BDF Trust Lemmon Drive Estates) Conditions of Approval  
**Date:** Tuesday, November 23, 2021 8:04:27 AM  
**Attachments:** [image001.png](#)

---

Good Morning Chris,

“This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply.”

<https://tmfpd.us/fire-code/>.

Thank you!

**Brittany Lemon**

**Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue**

[blemon@tmfpd.us](mailto:blemon@tmfpd.us) | Office: 775.326.6079 | Cell: 775.379.0584

3663 Barron Way, Reno, NV 89511



*“Committed to excellence, service, and the protection of life and property in our community”*

**From:** [Rosa, Genine](#)  
**To:** [Bronczyk, Christopher](#)  
**Subject:** November Agency Review Memo I  
**Date:** Monday, November 15, 2021 4:38:41 PM

---

## **Tentative Parcel Map Case Number WTPM21-0022 (BDF Trust Lemmon Drive Estates)**

No Comments

P.S. – Please be sure to click the link below and sign up to receive air quality news, updates, public notices and more via e-mail.

### **Genine Rosa**

Environmental Engineer II | Air Quality Management Division | Washoe County Health District  
[grosa@washoecounty.gov](mailto:grosa@washoecounty.gov) | O: (775) 784-7204 | 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](http://www.OurCleanAir.com) | [Subscribe to get Air Quality Updates!](#)

-



Please take our customer satisfaction survey by clicking [here](#)

**From:** [Simpson, Tim](#)  
**To:** [Bronczyk, Christopher](#)  
**Cc:** [Heeran, Jennifer](#); [West, Walt](#); [Wimer, Robert](#)  
**Subject:** FW: November Agency Review Memo I  
**Date:** Wednesday, November 17, 2021 12:43:47 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[November Agency Review Memo I.pdf](#)

---

Chris,

I have only one comment for the Utility on Item 6 of this memo which appears to be your case. The other engineering conditions will be sent separately.

WTPM21-0022 (BDF Trust Lemmon Drive Estates).

The applicant shall add Washoe County Community Services to the Utility Company Certificate signature block of the of the Final Parcel Map.



**Timothy Simpson, P.E.**  
**Licensed Engineer | Community Services Department**  
[tsimpson@washoecounty.gov](mailto:tsimpson@washoecounty.gov) | Office: 775.954.4648 | SMS: 775.433.0773  
1001 E. 9th, Reno, NV 89512



---

**From:** Kerfoot, Lacey <LKerfoot@washoecounty.gov>

**Sent:** Monday, November 15, 2021 4:06 PM

**To:** Gustafson, Jennifer <jgustafson@da.washoecounty.gov>; Smitherman, Jim <JSmitherman@washoecounty.gov>; Holly, Dan <DHolly@washoecounty.gov>; Giesinger, Chad <CGiesinger@washoecounty.gov>; Kirschenman, Sophia <SKirschenman@washoecounty.gov>; Behmaram, Vahid <VBehmaram@washoecounty.gov>; Weiss, Timber A. <TWeiss@washoecounty.gov>; Handrock, Wayne <WHandrock@washoecounty.gov>; Philumalee, Matthew <MPhilumalee@washoecounty.gov>; West, Walt <WWest@washoecounty.gov>; Wimer, Robert <RWimer@washoecounty.gov>; Simpson, Tim <TSimpson@washoecounty.gov>; Crump, Eric S <ECrump@washoecounty.gov>; Bello, Marc <MBello@washoecounty.gov>; Solferino, Corey <CSolferino@washoecounty.gov>

**Cc:** Smith, Dwayne E. <DESmith@washoecounty.gov>; Heeran, Jennifer <JHeeran@washoecounty.gov>; Hauenstein, Mojra <MHauenstein@washoecounty.gov>; Lloyd, Trevor <TLloyd@washoecounty.gov>; Emerson, Kathy <KEmerson@washoecounty.gov>; Albarran, Adriana <AAlbarran@washoecounty.gov>; Stark, Katherine <KRStark@washoecounty.gov>; Cahalane, Daniel <DCahalane@washoecounty.gov>; Olander, Julee <JOlander@washoecounty.gov>; Bronczyk, Christopher <CBronczyk@washoecounty.gov>

**Subject:** November Agency Review Memo I

Good afternoon all,

**WTPM21-0022**  
**EXHIBIT B**

Please find the attached Agency Review Memo with cases received in November by Washoe County Community Services Department, Planning and Building Division.

You've each been asked to review the applications for the items indicated below. The item descriptions and links to the applications are provided in the memo. Comments for items #1-2 are due by **November 29<sup>th</sup>**. Comments for item #3-6 are due by **December 6<sup>th</sup>**.

Please remember to send any agency review responses/comments directly to the Planner for the case, rather than replying to me.

~~~~~

Jen Gustafson (DA) – **Items 1 and 3**

Jim Smitherman (Water Resource Planning) – **Item 6**

Dan (Building) – **Items 3 and 6**

Chad (GIS) – **Item 6**

Sophia (Parks & OS) – **Items 1, 2, 3 and 6**

Vahid / Timber (Water Rights) – **Items 2, 3, 4 and 5**

Walt / Rob (Land Dev.) – **ALL Items**

Wayne / Matt (Surveyor) – **Items 3, 4, 5 and 6**

Tim (Sewer) – **Items 3, 4, 5 and 6**

Eric (Operations) – **Items 1 and 2**

Captain Bello / Captain Solferino (WCSO) – **Items 1, 2 and 6**

Regards,



**Lacey Kerfoot**

**Office Support Specialist | Community Services Department**

[L.Kerfoot@washoecounty.gov](mailto:L.Kerfoot@washoecounty.gov) | Office: 775-328-3606 | Fax: 775-328-6133

1001 E. 9<sup>th</sup> Street, Reno, NV 89512

Visit us first online: [www.washoecounty.gov/csd](http://www.washoecounty.gov/csd)

For Planning call (775) 328-3600, Email: [Planning@washoecounty.gov](mailto:Planning@washoecounty.gov)



Have some kudos to share about a Community Services Department employee or experience?



## Washoe-Storey Conservation District

Bret Tyler Chairman  
Jim Shaffer Treasurer  
Cathy Carfield Storey app.  
Jean Herman Washoe app.

1365 Corporate Blvd.  
Reno NV 89502  
775 857-8500 ext. 131  
nevadacconservation.com

November 19, 2021

Washoe County Community Services Department

C/O Chris Bronczyk, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

WTPM21- 0022 BDF Trust Lemmon Drive Estates

Dear Chris,

In reviewing the tentative map of dividing thirty-two acres into two parcels, the Conservation District has the following comments.

With the export of five hundred cubic yards of material, the applicant provides a noxious weed plan to ensure weed seeds are not introduced to the next project area.

With a revegetative plan provided by the applicant, the Conservation District would like to review this prior to its application.

Thank you for the opportunity to review the project that may have impacts on our natural resources and if there are questions call us at (775)-750-8272.

Sincerely,

Shaffer-Tyler

**From:** [Wolfson, Alexander](#)  
**To:** [Bronczyk, Christopher](#)  
**Subject:** WTPM21-0022 BDF Trust Lemmon Drive  
**Date:** Wednesday, November 17, 2021 9:38:31 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

---

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

Chris,

Upon review of WTPM21-0022 (BDF Trust Lemmon Drive Estates), NDOT has not comments on this application.

Thank you for the opportunity to comment.

**Alex Wolfson, P.E., PTOE**

**Engineering Manager – District 2**

Nevada Department of Transportation

o 775.834.8304 | m 775.301.8150

e [awolfson@dot.nv.gov](mailto:awolfson@dot.nv.gov) | w [dot.nv.gov](http://dot.nv.gov)

---

**From:** Kerfoot, Lacey <[LKerfoot@washoecounty.gov](mailto:LKerfoot@washoecounty.gov)>  
**Sent:** Monday, November 15, 2021 3:52 PM  
**To:** D2 Traffic DL <[D2Traffic@dot.nv.gov](mailto:D2Traffic@dot.nv.gov)>  
**Cc:** Wolfson, Alexander <[AWolfson@dot.nv.gov](mailto:AWolfson@dot.nv.gov)>  
**Subject:** November Agency Review Memo I

Good afternoon,

Please find the attached Agency Review Memo with cases received in November by Washoe County Community Services Department, Planning and Building Division.

You've been asked to review the application for **Item 6**. The item description and link to the application are provided in the memo.

Please remember to send any agency review responses/comments directly to the Planner for the case, rather than replying to me.

Regards,

| **Lacey Kerfoot**

**WTPM21-0022**  
**EXHIBIT B**



**Office Support Specialist | Community Services Department**

[LKerfoot@washoecounty.gov](mailto:LKerfoot@washoecounty.gov) | Office: 775-328-3606 | Fax: 775-328-6133

1001 E. 9<sup>th</sup> Street, Reno, NV 89512

Visit us first online: [www.washoecounty.gov/csd](http://www.washoecounty.gov/csd)

For Planning call (775) 328-3600, Email: [Planning@washoecounty.gov](mailto:Planning@washoecounty.gov)



Have some kudos to share about a Community Services Department employee or experience?

[Submit a Nomination](#)

This communication, including any attachments, may contain confidential information and is intended only for the individual or entity to whom it is addressed. Any review, dissemination or copying of this communication by anyone other than the intended recipient is strictly prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and delete all copies of the original message.

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

December 3, 2021

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

RE: BDF Trust; 552-210-20  
Parcel Map; WTPM21-0022

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.

**Contact Name – David Kelly**

- a) EHS has no issues with the parcel map as proposed.

If you have any questions or would like clarification regarding the foregoing, please contact Dave Kelly, EHS Supervisor at [dakelly@washoecounty.us](mailto:dakelly@washoecounty.us) regarding all Health District comments.

Sincerely,



Dave Kelly, REHS  
EHS Supervisor  
Environmental Health  
Washoe County Health District

**From:** [Program, EMS](#)  
**To:** [Bronczyk, Christopher](#)  
**Subject:** FW: November Agency Review Memo I  
**Date:** Thursday, November 18, 2021 3:33:08 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[November Agency Review Memo I.pdf](#)

---

Good afternoon,

The EMS Oversight Program has reviewed Tentative Parcel Map Case Number WTPM21-0022 (BDF Trust Lemmon Drive Estates) and has no comments or concerns regarding this project.

*Thank you,*

*Jackie Lawson*

Office Support Specialist | Division of Epidemiology & Public Health Preparedness | [Washoe County Health District](#)  
[Jlawson@washoecounty.gov](mailto:Jlawson@washoecounty.gov) | O: (775) 326-6051 | 1001 E. Ninth St., Bldg B, Reno, NV 89512



Please take our customer satisfaction survey by clicking [here](#)

---

**From:** Kerfoot, Lacey <LKerfoot@washoecounty.gov>  
**Sent:** Monday, November 15, 2021 4:06 PM  
**To:** Rosa, Genine <GRosa@washoecounty.gov>; Restori, Joshua <JRestori@washoecounty.gov>; English, James <JEnglish@washoecounty.gov>; Rubio, Wesley S <WRubio@washoecounty.gov>; Kelly, David A <DAKelly@washoecounty.gov>; Program, EMS <EMSProgram@washoecounty.gov>  
**Cc:** EHS Plan Review <EHSPlanReview@washoecounty.gov>; Stark, Katherine <KRStark@washoecounty.gov>; Cahalane, Daniel <DCahalane@washoecounty.gov>; Olander, Julee <JOlander@washoecounty.gov>; Bronczyk, Christopher <CBronczyk@washoecounty.gov>; Albarran, Adriana <AAlbarran@washoecounty.gov>  
**Subject:** November Agency Review Memo I

Good afternoon all,

Please find the attached Agency Review Memo with cases received in November by Washoe County Community Services Department, Planning and Building Division.

You've each been asked to review the applications for the items indicated below. The item

**WTPM21-0022**  
**EXHIBIT B**

descriptions and links to the applications are provided in the memo. Comments for items #1-2 are due by **November 29<sup>th</sup>**. Comments for item #3-6 are due by **December 6<sup>th</sup>**.

Please remember to send any agency review responses/comments directly to the Planner for the case, rather than replying to me.

~~~~~

Air Quality – **Item 6**

Environmental Health – **Items 1, 3, 4, 5 and 6**

EMS – **Items 1, 2 and 6**

Regards,



**Lacey Kerfoot**

**Office Support Specialist | Community Services Department**

[LKerfoot@washoecounty.gov](mailto:LKerfoot@washoecounty.gov) | Office: 775-328-3606 | Fax: 775-328-6133

1001 E. 9<sup>th</sup> Street, Reno, NV 89512

Visit us first online: [www.washoecounty.gov/csd](http://www.washoecounty.gov/csd)

For Planning call (775) 328-3600, Email: [Planning@washoecounty.gov](mailto:Planning@washoecounty.gov)



Have some kudos to share about a Community Services Department employee or experience?

[Submit a Nomination](#)

**From:** [Kirschenman, Sophia](#)  
**To:** [Bronczyk, Christopher](#)  
**Subject:** Parks Comments Re: WTPM21-0022  
**Date:** Tuesday, November 30, 2021 2:16:31 PM  
**Attachments:** [Outlook-pscs2feh.png](#)  
[Outlook-345rhwmq.png](#)  
[Outlook-3w4dw2mv.png](#)  
[Outlook-3jib3yeg.png](#)  
[Outlook-0ypo0tr1.png](#)

---

Hi Chris,

I have reviewed WTPM21-0022 (BDF Trust Lemmon Drive Estates) on behalf of Washoe County Regional Parks and Open Space and have no comments or conditions.

Thank you,



[Sophia Kirschenman](#)  
Park Planner | Community Services Department  
775.328.3623 | 1001 E. 9th Street, Reno, NV 89512  
  
Tell us how we did by taking a quick [survey](#).

Please consider the environment before printing this e-mail.

**OWNERS CERTIFICATE**

THIS IS TO CERTIFY THAT THE UNDERSIGNED, BRIAN J. EDDY, TRUSTEE, OF BDF TRUST, IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT, AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278. THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED TOGETHER WITH THE RIGHT OF ACCESS TO ALL PUBLIC UTILITY, CABLE TV COMPANIES AND TRUCKEE MEADOWS WATER AUTHORITY, THEIR SUCCESSORS AND ASSIGNS. THE OWNER AND ITS ASSIGNS AGREE TO THE USE OF RESIDENTIAL WATER METERS.

BDF TRUST

BY: BRIAN J. EDDY, TRUSTEE \_\_\_\_\_ DATE \_\_\_\_\_

**OWNER ACKNOWLEDGEMENT**

STATE OF \_\_\_\_\_ }  
 COUNTY OF \_\_\_\_\_ } S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 20\_\_ BY BRIAN J. EDDY, TRUSTEE.

NOTARY PUBLIC \_\_\_\_\_  
 MY COMMISSION EXPIRES \_\_\_\_\_

**TITLE COMPANY CERTIFICATE**

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT BRIAN J. EDDY, TRUSTEE, OF BDF TRUST, OWN OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNERS OF RECORD OF SAID LAND; THAT THERE ARE NO SECURITY INTEREST HOLDERS, THAT ALL THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP; AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON, OR ANY PART THEREOF, FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS, AND THAT A GUARANTEE DATED \_\_\_\_\_, 20\_\_ FOR THE BENEFIT OF THE COUNTY OF WASHOE, STATE OF NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

FIRST AMERICAN TITLE INSURANCE COMPANY

VICKIE TAYLOR, TITLE OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

**TAXATION CERTIFICATE** (APN: 552-210-20)

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL THE PROPERTY TAXES ON THE LAND 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 NRS 361A.265.

WASHOE COUNTY TREASURER

SIGNATURE \_\_\_\_\_ PRINT NAME/TITLE \_\_\_\_\_ DATE \_\_\_\_\_

**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 HEALTH DISTRICT.

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

**WATER & SEWER RESOURCE REQUIREMENTS**

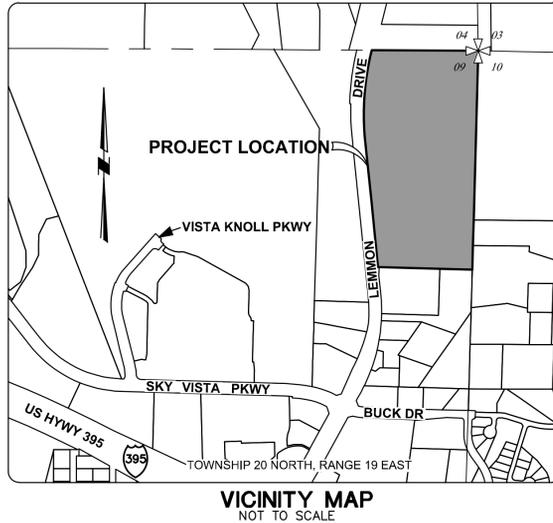
THE PROJECT/DEVELOPMENT DEPICTED ON THIS MAP IS IN CONFORMANCE WITH THE PROVISIONS OF ARTICLE 422 OF WASHOE COUNTY CHAPTER 110 (DEVELOPMENT CODE).

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

**COUNTY SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND PERFORMED A TECHNICAL MAP CHECK OF THE GEOMETRIC DATA SHOWN HEREON, PURSUANT TO THAT INTERLOCAL AGREEMENT RECORDED IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA, AS DOCUMENT NO. 2233806, AND I AM SATISFIED SAID GEOMETRIC DATA IS TECHNICALLY CORRECT.

WAYNE HANDROCK, P.L.S. 20464  
 WASHOE COUNTY SURVEYOR



**SURVEYOR'S CERTIFICATE**

I, KEVIN L. GERMAN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF BDF TRUST.

1. THE LANDS SURVEYED LIE WITHIN A PORTION OF THE NE 1/4 OF SECTION 9, TOWNSHIP 20 NORTH, RANGE 19 EAST, M.D.M., AND THE SURVEY WAS COMPLETED ON SEPTEMBER 27, 2021.
2. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN AFFECT ON THE DATE THAT THE GOVERNING BODY GAVE IT'S FINAL APPROVAL.
3. THE MONUMENTS DEPICTED ON THIS PLAT ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



KEVIN L. GERMAN ~ PLS 20461

**DIRECTOR OF PLANNING AND DEVELOPMENT 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 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 DIVISION OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

MOJRA HAUENSTEIN, DIRECTOR, PLANNING AND BUILDING DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

**REFERENCES**

1. PARCEL MAP NO. 147 FOR THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS, RECORDED APRIL 8, 1975, AS FILE NO. 360333, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
2. SECOND PARCEL MAP NO. 165 FOR THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS, RECORDED JUNE 17, 1975, AS FILE NO. 367809, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
3. RECORD OF SURVEY MAP NO. 1155 FOR WASHOE COUNTY ENGINEER OF LEMMON DRIVE, RECORDED MARCH 1, 1978, AS FILE NO. 517148, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
4. RECORD OF SURVEY SUPPORTING A PROPERTY LINE ADJUSTMENT MAP NO. 2566 FOR R.&T. DAY AND D.D.&K.L. HAROLD, RECORDED APRIL 13, 1993, AS FILE NO. 1663567, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
5. RECORD OF SURVEY SUPPORTING A BOUNDARY LINE ADJUSTMENT MAP NO. 3712 FOR HORACE R. & ELLEN J. COSTANZA AND TERRY L. DAY, RECORDED JANUARY 11, 2000, AS FILE NO. 2413678, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
6. PARCEL MAP NO. 5074 FOR ALAN & MIMI MENDES FAMILY TRUST AGREEMENT, RECORDED AUGUST 7, 2012, AS FILE NO. 4139119, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
7. PRELIMINARY TITLE REPORT FROM FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 121-2625534, DATED AUGUST 13, 2021 AT 8:00 AM.

X:\PROJECTS\16013.03\DWG\SURV\Y-PM-BDF-LEMMON DR.DWG <DSCHIEBER> 11/9/2021 9:07 AM

**UTILITY COMPANY CERTIFICATES**

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

CHARTER COMMUNICATIONS _____	PRINT NAME/TITLE _____	DATE _____
NEVADA BELL TELEPHONE CO. _____ D.B.A. AT&T NEVADA	PRINT NAME/TITLE _____	DATE _____
SIERRA PACIFIC POWER COMPANY _____ D.B.A. NV ENERGY	PRINT NAME/TITLE _____	DATE _____
TRUCKEE MEADOWS WATER AUTHORITY _____	PRINT NAME/TITLE _____	DATE _____

**COUNTY SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND PERFORMED A TECHNICAL MAP CHECK OF THE GEOMETRIC DATA SHOWN HEREON, PURSUANT TO THAT INTERLOCAL AGREEMENT RECORDED IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA, AS DOCUMENT NO. 2233806, AND I AM SATISFIED SAID GEOMETRIC DATA IS TECHNICALLY CORRECT.

WAYNE HANDROCK, P.L.S. 20464  
 WASHOE COUNTY SURVEYOR

**NOTES**

1. PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED 10 FEET COINCIDENT WITH ANY PUBLIC RIGHT-OF-WAY, 5 FEET IN WIDTH COINCIDENT WITH ALL OTHER EXTERIOR BOUNDARIES AND 10 FEET CENTERED ON ALL INTERIOR LOT LINES.
2. A PUBLIC UTILITY AND CABLE TV EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY AND CABLE TV 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 THAT TIME, AND THE UTILITY AND CABLE TV COMPANIES.
3. PUBLIC UTILITY EASEMENTS SHOWN AND/OR NOTED ON THIS PLAT SHALL INCLUDE USE FOR THE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION AND TRUCKEE MEADOWS WATER AUTHORITY.
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. SEWAGE DISPOSAL SHALL BE BY CONNECTION TO A PUBLIC SEWER SYSTEM.
6. ALL REQUIRED IMPROVEMENTS SHALL BE INSTALLED BY THE OWNER IN ACCORDANCE WITH R.M.C. CHAPTER 18 AS PARCELS ARE DEVELOPED.
7. FIRE HYDRANTS SHALL BE INSTALLED AS PER FIRE DEPARTMENT REQUIREMENTS WITH THE ISSUANCE OF BUILDING PERMITS.
8. 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 A PUBLIC UTILITY EASEMENT ADJACENT TO THE STREET TO SERVE EACH PARCEL RESPECTIVELY.
9. 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.
10. 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 AN UNAPPROVED MODIFICATIONS TO THE PROPERTY THAT MAY HAVE DETRIMENTAL IMPACTS TO SURROUNDING PROPERTIES.
11. OWNERS OF EACH PARCEL SHALL PERPETUATE ALL NATURAL DRAINAGE.
12. NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT WAS ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGICAL TIME.

COUNTY RECORDER'S CERTIFICATE FILE NO: _____ FILED FOR RECORD AT THE REQUEST OF _____ ON THIS _____ DAY OF _____, 20__ AT _____ MINUTES PAST _____ O'CLOCK _____ M. OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.		PARCEL MAP FOR <b>BDF TRUST</b> BEING A DIVISION OF DEED DOC NO. 4996904 SITUATE IN THE NE 1/4 SECTION 9, T20N, R19E, MDM WASHOE COUNTY _____ NEVADA	
COUNTY RECORDER _____ BY: DEPUTY _____ FEE: _____		<b>CFA, INC.</b> LAND SURVEYORS CIVIL ENGINEERS LAND USE PLANNERS 1150 CORPORATE BOULEVARD • RENO, NEVADA 89502 775-856-1150 MAIN • 775-856-1160 FAX • CFARENO.COM	JOB NO. 16013.03 DRAWN BY DRS CHECKED BY KLG DATE SEPTEMBER 2021 SHEET 1 OF 2



ORIGINAL

Community Services Department

Planning and Building

TENTATIVE PARCEL MAP

(see page 6)

PARCEL MAP WAIVER

(see page 11)

APPLICATION



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

Telephone: 775.328.6100

**WTPM21-0022**  
**EXHIBIT D**

## Tentative Parcel Map

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

### Development Application Submittal Requirements

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

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

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

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

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

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

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

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

  
Professional Land Surveyor

## Washoe County Development Application

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

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>Parcel Map for BDF Trust</b>			
Project Description: Being a division of Deed Doc No. 4996904			
Project Address: 0 Lemmon Drive Washoe County, Nevada			
Project Area (acres or square feet): 32.76 acres			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): <b>Lemmon Drive just North of Buck Drive &amp; Sky Vista Parkway</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
552-210-20	32.76		
Indicate any previous Washoe County approvals associated with this application: Case No.(s): WTM18-004			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: BDF TRUST ATTN: BRIAN EDDY		Name: Kevin L. German - CFA Inc	
Address: 82 Kittansett Loop		Address: 1150 Corporate Blvd	
Henderson, NV	Zip: 89502	Reno, NV	Zip: 89502
Phone:	Fax:	Phone: 775-856-7075	Fax: 856-7075
Email: beddy@vandykmortgage.com		Email: kgerman@cfareno.com	
Cell:	Other:	Cell:	Other:
Contact Person: Brian Eddy		Contact Person: Kevin German	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Lafferty Communities		Name: Deane Scheiber	
Address: 2000 Crown Canyon Place, STE 350		Address: 1150 Corporate Blvd	
San Ramon, CA	Zip: 94583	Reno, NV	Zip: 89502
Phone: 415-926-3316	Fax:	Phone: 775-432-6601	Fax: 432-6601
Email: npocquette@laffertycommunitites.com		Email: dscheiber@cfareno.com	
Cell:	Other:	Cell:	Other:
Contact Person: Nick Pocquette		Contact Person: Deane Scheiber	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

# Property Owner Affidavit

**Applicant Name:** Brian James Eddy

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, Brian James Eddy  
(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): 552-210-20

Printed Name Brian Eddy

Signed [Signature]

Address 82 Kiffhanseff Loop  
Henderson, N.V. 89052

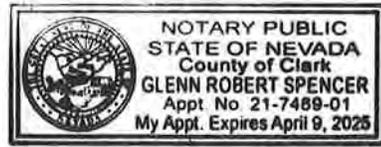
[Signature]

(Notary Stamp)

Subscribed and sworn to before me this 17 day of September, 2021.

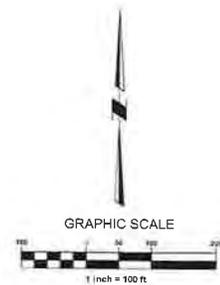
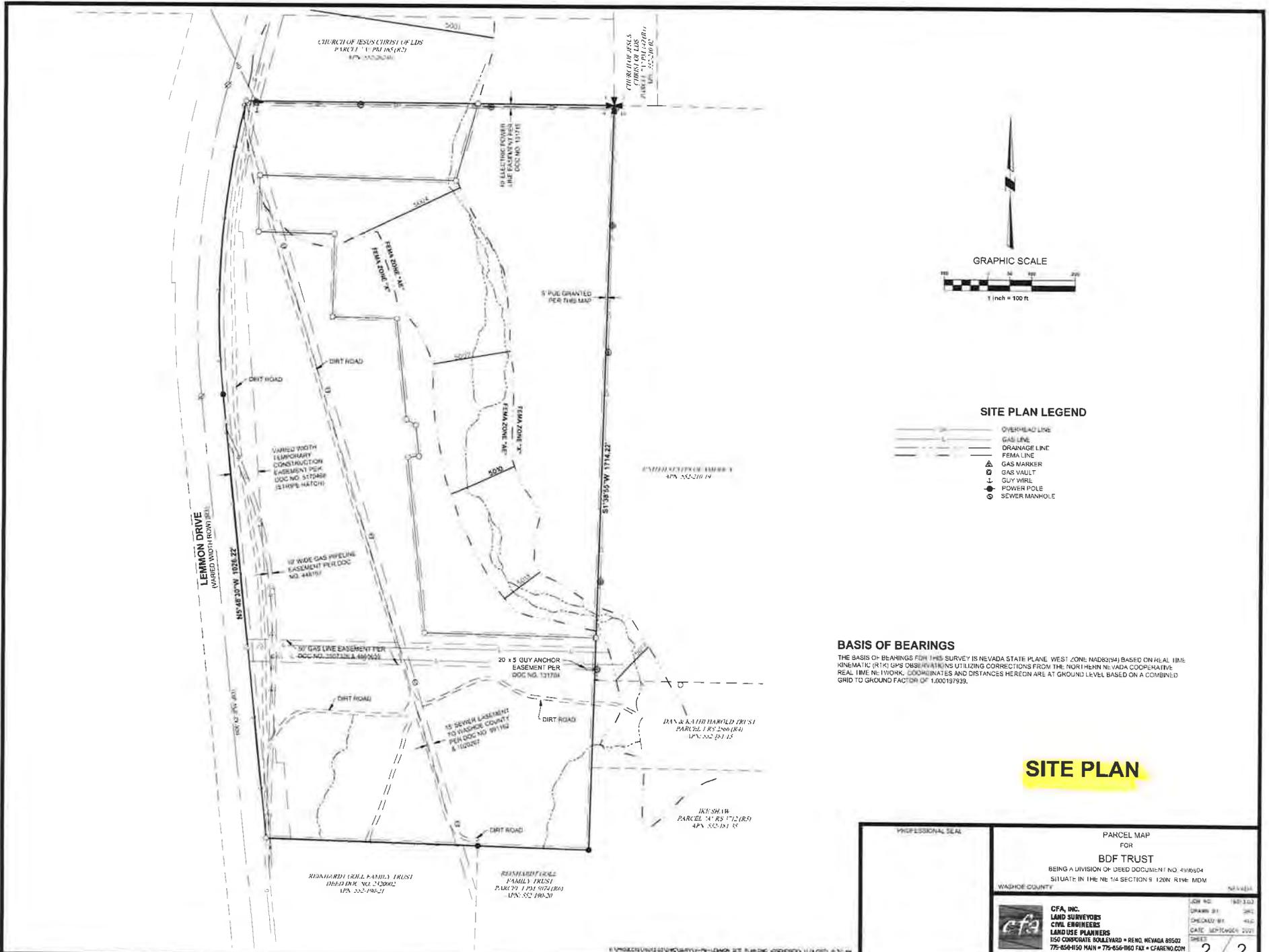
CLARK COUNTY NEVADA  
Notary Public in and for said county and state

My commission expires: 4-9-2025



\*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



**SITE PLAN LEGEND**

- OVERHEAD LINE
- GAS LINE
- DRAINAGE LINE
- FEMALINE
- ▲ GAS MARKER
- ⊕ GAS VAULT
- ⊙ GUY WIRE
- POWER POLE
- ⊙ SEWER MANHOLE

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SURVEY IS NEVADA STATE PLANE, WEST ZONE, NAD83(94) BASED ON REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS UTILIZING CORRECTIONS FROM THE NORTHERN NEVADA COOPERATIVE REAL TIME NETWORK. COORDINATES AND DISTANCES HEREON ARE AT GROUND LEVEL BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000197939.

**SITE PLAN**

PROFESSIONAL SEAL 	PARCEL MAP FOR <b>BDF TRUST</b> BEING A DIVISION OF DEED DOCUMENT NO. 4996004 SITUATE IN THE NE 1/4 SECTION 9, T20N, R19E, MDM	WASHOE COUNTY JOB NO. 180-3303 DRAWN BY: JRS CHECKED BY: JRS DATE: MORTGAGE 2021
	<b>CFA, INC.</b> LAND SURVEYORS CIVIL ENGINEERS LAND USE PLANNERS 150 CORPORATE BOULEVARD • RENO, NEVADA 89502 775-856-1150 MAIN • 775-856-1160 FAX • CFA@CFA.NV.COM	SHEET <b>2 / 2</b>

**Certification of Trust for the  
BDF Trust  
dated January 9, 2018**

Pursuant to Nevada Revised Statutes (“NRS”) 164.400 et seq., this Certification of Trust is signed by all the currently acting Trustees of the BDF Trust dated January 9, 2018, who declare:

1. The Grantors are Brian J. Eddy, also known as Brian James Eddy, and Dawn Marie Anderson. The trust is revocable by the Grantors, acting jointly and not separately.
2. The Trustees of the trust are Brian J. Eddy and Dawn Marie Anderson. The signature of one Trustee is sufficient to exercise the powers of the Trustee.
3. The Successor Trustees of the trust are:  
Upon Incapacity or Death:  
The non-incapacitated or surviving spouse will serve as sole Trustee. If he or she is unable to serve or to continue to serve for any reason, then the following will serve as successor Trustee, in the order named:  
James P. Smith  
Daniel Diaz  
Michelle Smith
4. The tax identification number of the trust is the Social Security number of either Brian J. Eddy or Dawn Marie Anderson.
5. Title to assets held in the trust will be titled as:  
Brian J. Eddy and Dawn Marie Anderson, Trustees of the BDF Trust dated January 9, 2018, and any amendments thereto.
6. An alternative description will be effective to title assets in the name of the trust or to designate the trust as a beneficiary if the description includes the name of at least one initial or successor Trustee, any reference indicating that property is being held in a fiduciary capacity, and the date of the trust.
7. Excerpts from the trust document that establish the trust, designate the Trustee, and set forth the powers of the Trustee will be provided upon request. The powers of the Trustees include the power to acquire, sell, assign, convey, pledge, encumber, lease, borrow, manage, and deal with real and personal property interests.
8. The terms of the trust provide that a third party may rely upon this Certification of Trust as evidence of the existence of the trust and is specifically relieved of any obligation to inquire into the terms of this trust or the authority of my Trustee, or to see to the application that my Trustee makes of funds or other property received by my Trustee.
9. The trust has not been revoked, modified, or amended in any way that would cause the representations in this Certification of Trust to be incorrect.



The proposed parcel map only breaks phase 1 from phase 2 of an approved tentative map (WTM18-004) Questions about the future development were reviewed and ultimately approved under that Tentative Map Case. A copy of the WTM18-004 staff report (with a copy of the application) and Action Order are provided as part of this application to answer most of the questions, below.

## 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)?

0 Lemmon Drive - North of Buck Dr & Sky Vista Parkway

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
552-210-20	MDS	32.76

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

VACANT LAND - NO STRUCTURES

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	18.91	13.85		
Proposed Minimum Lot Width				

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

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Zoning Area	MDS	MDS		
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	Washoe County
b. Electrical Service/Generator	NV Energy
c. Water Service	TMWA

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

- a. Water System Type:

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

b. Available:

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

c. Washoe County Capital Improvements Program project?

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

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

a. Sewage System Type:

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

b. Available:

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

c. Washoe County Capital Improvements Program project?

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

9. For most uses, the Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County when creating new parcels. Please indicate the type and quantity of water rights you have available should dedication be required. See WTM18-004 information and approval - No water rights will be directly demanded due to this parcelization

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

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

--

10. Does the property contain wetlands? (If yes, please attach a preliminary delineation map and describe the impact the proposal will have on the wetlands. Impacts to the wetlands may require a permit issued from the U.S. Army Corps of Engineers.) See WTM18-004 information and approval

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

11. Does property contain slopes or hillsides in excess of 15 percent and/or significant ridgelines? (If yes, and this is the second parcel map dividing this property, Article 424, Hillside Development of the Washoe County Development Code will apply.) See WTM18-004 information and approval

<input type="checkbox"/> Yes	<input 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 *See WTM18-004 informaiton and approval*

<input type="checkbox"/> Yes	<input 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.)? *See WTM18-004 informaiton and approval*

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

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

n/a
-----

15. Are there any applicable policies of the adopted area plan in which the project is located that require compliance? If so, which policies and how does the project comply. *See WTM18-004 informaiton and approval*

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

<i>See WTM18-004 informaiton and approval</i>
---

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. *See WTM18-004 informaiton and approval*

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

<i>No grading will occur directly from this parcel map approval as it is only a division of the phases on an approved TSM - Please see provided information and approval of WTM18-004 for informaiton on the future approved development.</i>
---

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?

Same as #18

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?

Same as #18

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?

Same as #18

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?

Same as #18

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?

Same as #18

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

Same as #18

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?

Same as #18

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

Same as #18
-------------

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

Same as #18
-------------

28. Surveyor:

Name	Kevin L. German
Address	1150 Corporate Blvd Reno, NV 89502
Phone	775-856-7075
Cell	
E-mail	kgerman@cfareno.com
Fax	775-856-7075 or 856-1160
Nevada PLS #	20461

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

**CollectionCart**

Collection Cart	Items	Total	<a href="#">Checkout</a>	<a href="#">View</a>
	0	\$0.00		

**Pay Online**

No payment due for this account.

**Washoe County Parcel Information**

Parcel ID	Status	Last Update
55221018	Inactive	10/15/2021 1:41:57 AM

**Current Owner:**  
BDF TRUST  
82 KITTANSETT LOOP  
HENDERSON, NV 89052

**SITUS:**  
0 LEMMON DR  
WCTY NV

**Taxing District:**  
4000

**Geo CD:**

**Tax Bill (Click on desired tax year for due dates and further details)**

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2021	\$1,934.84	\$1,954.25	\$0.00	\$0.00	\$0.00
2020	\$1,818.49	\$1,902.36	\$0.00	\$0.00	\$0.00
2019	\$1,731.77	\$1,731.77	\$0.00	\$0.00	\$0.00
2018	\$1,652.45	\$1,652.45	\$0.00	\$0.00	\$0.00
2017	\$1,585.84	\$1,585.84	\$0.00	\$0.00	\$0.00
Total					\$0.00

**Disclaimer**

- ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See [Payment Information](#) for details.

**Pay By Check**

Please make checks payable to:  
**WASHOE COUNTY TREASURER**

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

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





**LAND SURVEYORS  
CIVIL ENGINEERS  
LAND USE PLANNERS**

## CLOSURE CALCULATIONS

FOR

### PARCEL MAP FOR BDF TRUST

#### PARCEL 1

North: 14901245.21'      East: 2269210.81'

Segment #1: Line

Course: S88°44'04"E      Length: 394.59'  
North: 14901236.49'      East: 2269605.31'

Segment #2: Line

Course: S1°38'55"W      Length: 486.11'  
North: 14900750.59'      East: 2269591.32'

Segment #3: Line

Course: N88°23'46"W      Length: 255.89'  
North: 14900757.75'      East: 2269335.53'

Segment #4: Line

Course: N88°25'07"W      Length: 477.13'  
North: 14900770.92'      East: 2268858.58'

Segment #5: Line

Course: N88°20'46"W      Length: 8.65'  
North: 14900771.17'      East: 2268849.94'

Segment #6: Line

Course: N5°48'30"W      Length: 1026.22'  
North: 14901792.13'      East: 2268746.08'



*Kevin L. German*  
11-4-21

## Segment #7: Curve

Length: 682.66'      Radius: 1950.00'  
 Delta: 20°03'30"      Tangent: 344.86'  
 Chord: 679.18'      Course: N4°13'15"E  
 Course In: N84°11'30"E      Course Out: N75°45'00"W  
 RP North: 14901989.47'      East: 2270686.07'  
 End North: 14902469.46'      East: 2268796.07'

## Segment #8: Line

Course: S89°38'10"E      Length: 530.82'  
 North: 14902466.09'      East: 2269326.87'

## Segment #9: Line

Course: S15°47'32"W      Length: 183.41'  
 North: 14902289.61'      East: 2269276.95'

## Segment #10: Line

Course: N88°44'04"W      Length: 448.96'  
 North: 14902299.52'      East: 2268828.10'

## Segment #11: Line

Course: S1°15'56"W      Length: 130.00'  
 North: 14902169.55'      East: 2268825.23'

## Segment #12: Line

Course: S88°44'04"E      Length: 174.04'  
 North: 14902165.71'      East: 2268999.23'

## Segment #13: Line

Course: S1°15'56"W      Length: 192.67'  
 North: 14901973.09'      East: 2268994.97'

## Segment #14: Line

Course: S88°44'04"E      Length: 147.64'  
 North: 14901969.83'      East: 2269142.58'

Segment #15: Line

Course: S5°48'30"E      Length: 233.13'  
North: 14901737.89'      East: 2269166.17'

Segment #16: Line

Course: S58°58'02"E      Length: 25.18'  
North: 14901724.91'      East: 2269187.75'

Segment #17: Line

Course: S5°48'30"E      Length: 70.82'  
North: 14901654.46'      East: 2269194.91'

Segment #18: Line

Course: S84°11'30"W      Length: 25.61'  
North: 14901651.86'      East: 2269169.43'

Segment #19: Line

Course: S5°48'30"E      Length: 408.76'  
North: 14901245.20'      East: 2269210.80'

Perimeter: 5902.29'      Area: 823,669 Sq. Ft.  
Error Closure:            0.01      Course: S52°39'41"W  
Error North:            -0.008      East: -0.010

Precision 1: 589881.00



LAND SURVEYORS  
CIVIL ENGINEERS  
LAND USE PLANNERS

## CLOSURE CALCULATIONS

FOR

### PARCEL MAP FOR BDF TRUST

#### PARCEL 2

North: 14902464.10'      East: 2269640.64'

Segment #1: Line

Course: S1°38'55"W      Length: 1228.11'  
North: 14901236.50'      East: 2269605.30'

Segment #2: Line

Course: N88°44'04"W      Length: 394.59'  
North: 14901245.21'      East: 2269210.81'

Segment #3: Line

Course: N5°48'30"W      Length: 408.76'  
North: 14901651.88'      East: 2269169.44'

Segment #4: Line

Course: N84°11'30"E      Length: 25.61'  
North: 14901654.47'      East: 2269194.92'

Segment #5: Line

Course: N5°48'30"W      Length: 70.82'  
North: 14901724.92'      East: 2269187.75'

Segment #6: Line

Course: N58°58'02"W      Length: 25.18'  
North: 14901737.90'      East: 2269166.18'

Segment #7: Line

Course: N5°48'30"W Length: 233.13'  
North: 14901969.84' East: 2269142.58'

Segment #8: Line

Course: N88°44'04"W Length: 147.64'  
North: 14901973.10' East: 2268994.98'

Segment #9: Line

Course: N1°15'56"E Length: 192.67'  
North: 14902165.72' East: 2268999.24'

Segment #10: Line

Course: N88°44'04"W Length: 174.04'  
North: 14902169.57' East: 2268825.24'

Segment #11: Line

Course: N1°15'56"E Length: 130.00'  
North: 14902299.53' East: 2268828.11'

Segment #12: Line

Course: S88°44'04"E Length: 448.96'  
North: 14902289.62' East: 2269276.96'

Segment #13: Line

Course: N15°47'32"E Length: 183.41'  
North: 14902466.11' East: 2269326.88'

Segment #14: Line

Course: S89°38'10"E Length: 313.77'  
North: 14902464.11' East: 2269640.64'

Perimeter: 3976.69' Area: 603,230 Sq. Ft.  
Error Closure: 0.01 Course: N16°56'39"E  
Error North: 0.012 East: 0.004

Precision 1: 397669.00

**OWNERS CERTIFICATE**

THIS IS TO CERTIFY THAT THE UNDERSIGNED, BRIAN J. EDDY, TRUSTEE, OF BDF TRUST, IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT, AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278. THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED TOGETHER WITH THE RIGHT OF ACCESS TO ALL PUBLIC UTILITY, CABLE TV COMPANIES AND TRUCKEE MEADOWS WATER AUTHORITY, THEIR SUCCESSORS AND ASSIGNS. THE OWNER AND ITS ASSIGNS AGREE TO THE USE OF RESIDENTIAL WATER METERS.

BDF TRUST

BY: BRIAN J. EDDY, TRUSTEE \_\_\_\_\_ DATE \_\_\_\_\_

**OWNER ACKNOWLEDGEMENT**

STATE OF \_\_\_\_\_ }  
 COUNTY OF \_\_\_\_\_ } s.s.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 20\_\_ BY BRIAN J. EDDY, TRUSTEE.

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

MY COMMISSION EXPIRES \_\_\_\_\_

**TITLE COMPANY CERTIFICATE**

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT BRIAN J. EDDY, TRUSTEE, OF BDF TRUST, OWN OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNERS OF RECORD OF SAID LAND; THAT THERE ARE NO SECURITY INTEREST HOLDERS; THAT ALL THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP; AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON, OR ANY PART THEREOF, FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS, AND THAT A GUARANTEE DATED \_\_\_\_\_, 20\_\_, FOR THE BENEFIT OF THE COUNTY OF WASHOE, STATE OF NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

FIRST AMERICAN TITLE INSURANCE COMPANY

VICKIE TAYLOR, TITLE OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

**TAXATION CERTIFICATE** (APN: 552-210-20)

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL THE PROPERTY TAXES ON THE LAND 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 NRS 361A.265.

WASHOE COUNTY TREASURER

SIGNATURE \_\_\_\_\_ PRINT NAME/TITLE \_\_\_\_\_ DATE \_\_\_\_\_

**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 HEALTH DISTRICT.

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

**WATER & SEWER RESOURCE REQUIREMENTS**

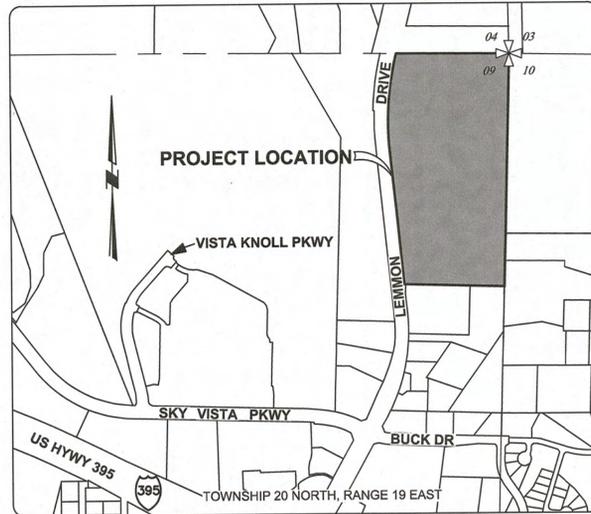
THE PROJECT/DEVELOPMENT DEPICTED ON THIS MAP IS IN CONFORMANCE WITH THE PROVISIONS OF ARTICLE 422 OF WASHOE COUNTY CHAPTER 110 (DEVELOPMENT CODE).

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

**COUNTY SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND PERFORMED A TECHNICAL MAP CHECK OF THE GEOMETRIC DATA SHOWN HEREON, PURSUANT TO THAT INTERLOCAL AGREEMENT RECORDED IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA, AS DOCUMENT NO. 2233806, AND I AM SATISFIED SAID GEOMETRIC DATA IS TECHNICALLY CORRECT.

WAYNE HANDROCK, P.L.S. 20464  
 WASHOE COUNTY SURVEYOR



VICINITY MAP  
 NOT TO SCALE

**SURVEYOR'S CERTIFICATE**

I, KEVIN L. GERMAN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF BDF TRUST.

1. THE LANDS SURVEYED LIE WITHIN A PORTION OF THE NE 1/4 OF SECTION 9, TOWNSHIP 20 NORTH, RANGE 19 EAST, M.D.M., AND THE SURVEY WAS COMPLETED ON SEPTEMBER 27, 2021.
2. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN AFFECT ON THE DATE THAT THE GOVERNING BODY GAVE IT'S FINAL APPROVAL.
3. THE MONUMENTS DEPICTED ON THIS PLAT ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



KEVIN L. GERMAN ~ PLS 20461

*Kevin L. German*  
 11-4-21

**DIRECTOR OF PLANNING AND DEVELOPMENT 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 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 DIVISION OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

MOJRA HAUENSTEIN, DIRECTOR, PLANNING AND BUILDING DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

**REFERENCES**

1. PARCEL MAP NO. 147 FOR THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS, RECORDED APRIL 8, 1975, AS FILE NO. 360333, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
2. SECOND PARCEL MAP NO. 165 FOR THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS, RECORDED JUNE 17, 1975, AS FILE NO. 367809, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
3. RECORD OF SURVEY MAP NO. 1155 FOR WASHOE COUNTY ENGINEER OF LEMMON DRIVE, RECORDED MARCH 1, 1978, AS FILE NO. 517148, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
4. RECORD OF SURVEY SUPPORTING A PROPERTY LINE ADJUSTMENT MAP NO. 2566 FOR R.&T. DAY AND D.D.&K.L. HAROLD, RECORDED APRIL 13, 1993, AS FILE NO. 1663567, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
5. RECORD OF SURVEY SUPPORTING A BOUNDARY LINE ADJUSTMENT MAP NO. 3712 FOR HORACE R. & ELLEN J. COSTANZA AND TERRY L. DAY, RECORDED JANUARY 11, 2000, AS FILE NO. 2413678, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
6. PARCEL MAP NO. 5074 FOR ALAN & MIMI MENDES FAMILY TRUST AGREEMENT, RECORDED AUGUST 7, 2012, AS FILE NO. 4139119, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
7. PRELIMINARY TITLE REPORT FROM FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 121-2625534, DATED AUGUST 13, 2021 AT 8:00 AM.

X:\PROJECTS\16013.03\DWG\SURV\V-PM-LEMMON.DWG <DSCHIEBER> 11/4/2021 7:26 AM

**UTILITY COMPANY CERTIFICATES**

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

CHARTER COMMUNICATIONS _____	PRINT NAME/TITLE _____	DATE _____
NEVADA BELL TELEPHONE CO. D.B.A. AT&T NEVADA _____	PRINT NAME/TITLE _____	DATE _____
SIERRA PACIFIC POWER COMPANY D.B.A. NV ENERGY _____	PRINT NAME/TITLE _____	DATE _____
TRUCKEE MEADOWS WATER AUTHORITY _____	PRINT NAME/TITLE _____	DATE _____

**COUNTY SURVEYOR'S CERTIFICATE**

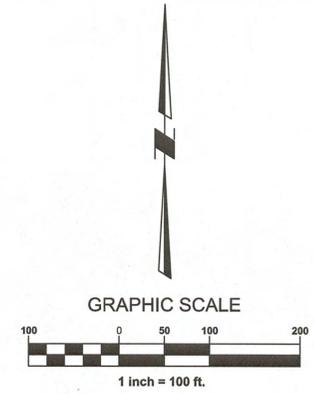
I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND PERFORMED A TECHNICAL MAP CHECK OF THE GEOMETRIC DATA SHOWN HEREON, PURSUANT TO THAT INTERLOCAL AGREEMENT RECORDED IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA, AS DOCUMENT NO. 2233806, AND I AM SATISFIED SAID GEOMETRIC DATA IS TECHNICALLY CORRECT.

WAYNE HANDROCK, P.L.S. 20464  
 WASHOE COUNTY SURVEYOR

**NOTES**

1. PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED 10 FEET COINCIDENT WITH ANY PUBLIC RIGHT-OF-WAY, 5 FEET IN WIDTH COINCIDENT WITH ALL OTHER EXTERIOR BOUNDARIES AND 10 FEET CENTERED ON ALL INTERIOR LOT LINES.
2. A PUBLIC UTILITY AND CABLE TV EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY AND CABLE TV 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 THAT TIME, AND THE UTILITY AND CABLE TV COMPANIES.
3. PUBLIC UTILITY EASEMENTS SHOWN AND/OR NOTED ON THIS PLAT SHALL INCLUDE USE FOR THE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION AND TRUCKEE MEADOWS WATER AUTHORITY.
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. SEWAGE DISPOSAL SHALL BE BY CONNECTION TO A PUBLIC SEWER SYSTEM.
6. ALL REQUIRED IMPROVEMENTS SHALL BE INSTALLED BY THE OWNER IN ACCORDANCE WITH R.M.C. CHAPTER 18 AS PARCELS ARE DEVELOPED.
7. FIRE HYDRANTS SHALL BE INSTALLED AS PER FIRE DEPARTMENT REQUIREMENTS WITH THE ISSUANCE OF BUILDING PERMITS.
8. 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 A PUBLIC UTILITY EASEMENT ADJACENT TO THE STREET TO SERVE EACH PARCEL RESPECTIVELY.
9. 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.
10. 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 AN UNAPPROVED MODIFICATIONS TO THE PROPERTY THAT MAY HAVE DETRIMENTAL IMPACTS TO SURROUNDING PROPERTIES.
11. OWNERS OF EACH PARCEL SHALL PERPETUATE ALL NATURAL DRAINAGE.
12. NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT WAS ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGICAL TIME.

COUNTY RECORDER'S CERTIFICATE FILE NO: _____ FILED FOR RECORD AT THE REQUEST OF _____ ON THIS _____ DAY OF _____, 20__, AT _____ MINUTES PAST _____ O'CLOCK _____ M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.		PARCEL MAP FOR <b>BDF TRUST</b> BEING A DIVISION OF DEED DOC NO. 4996904 SITUATE IN THE NE 1/4 SECTION 9, T20N, R19E, MDM WASHOE COUNTY NEVADA	
COUNTY RECORDER _____ BY: DEPUTY _____ FEE: _____		CFA, INC. LAND SURVEYORS CIVIL ENGINEERS LAND USE PLANNERS 1150 CORPORATE BOULEVARD # RENO, NEVADA 89502 775-856-1150 MAIN # 775-856-1160 FAX # CFARENO.COM	JOB NO. 16013.03 DRAWN BY DRS CHECKED BY KLG DATE SEPTEMBER 2021 SHEET <b>1</b> / <b>2</b> OF



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N84°11'30"E	25.61'
L2	N5°48'30"W	70.82'
L3	N58°58'02"W	25.18'
L4	N01°15'56"E	130.00'

**LEGEND**

- SET 5/8" REBAR WITH CAP OR NAIL & TAG "PLS 20461"
- ∅ DIMENSION POINT, NOTHING FOUND OR SET
- FOUND MONUMENT AS NOTED
- ⊙ FOUND CENTERLINE MONUMENT AS NOTED
- △ GPS CONTROL POINT
- ⊕ FOUND 1/4 SECTION CORNER
- ⊕ FOUND SECTION CORNER
- ( ) RECORD MEASUREMENT
- (R1) REFERENCE NUMBER
- APN ASSESSOR PARCEL NUMBER
- PUE PUBLIC UTILITY EASEMENT
- RS RECORD OF SURVEY MAP
- PM PARCEL MAP
- ADJACENT PARCEL LINE
- CENTERLINE
- - - EASEMENT LINE
- · - · - FEMA LINE
- ▬ GRAPHIC BOARDER
- ▬ PROPERTY LINE
- · - · - SECTIONAL LINE
- - - TIE

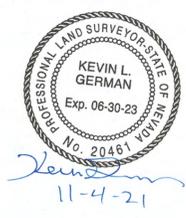
**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SURVEY IS NEVADA STATE PLANE, WEST ZONE NAD83(94) BASED ON REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS UTILIZING CORRECTIONS FROM THE NORTHERN NEVADA COOPERATIVE REAL TIME NETWORK. COORDINATES AND DISTANCES HEREON ARE AT GROUND LEVEL BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000197939.

**RESULTANT PARCEL AREAS**

DESCRIPTION	SQ. FT.	ACRES
PARCEL 1	823,669±	18.91±
PARCEL 2	603,230±	13.85±
TOTAL AREA	1,426,899±	32.76±

PROFESSIONAL SEAL



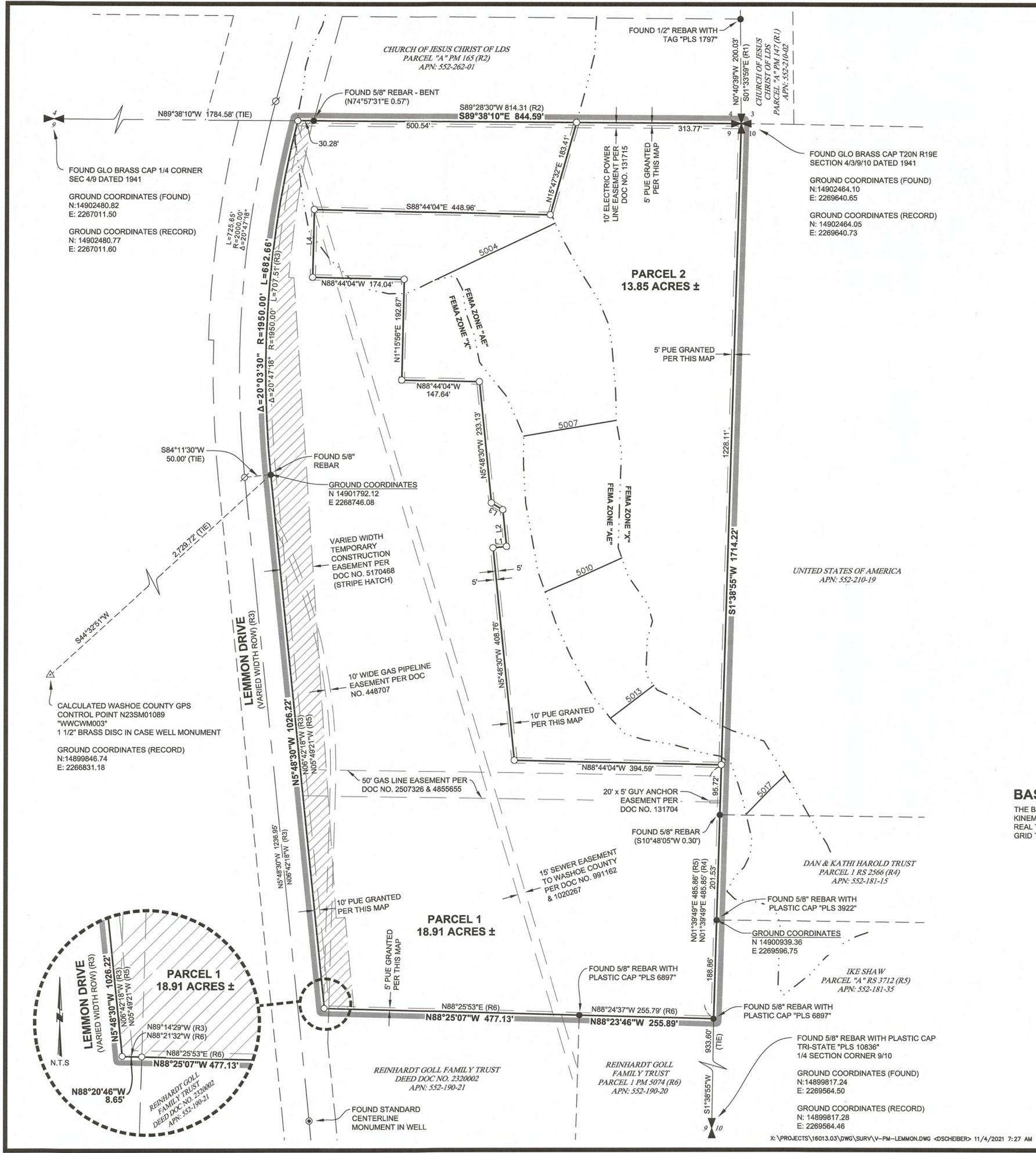
PARCEL MAP FOR BDF TRUST

BEING A DIVISION OF DEED DOCUMENT NO. 4996904 SITUATE IN THE NE 1/4 SECTION 9, T20N, R19E, MDM

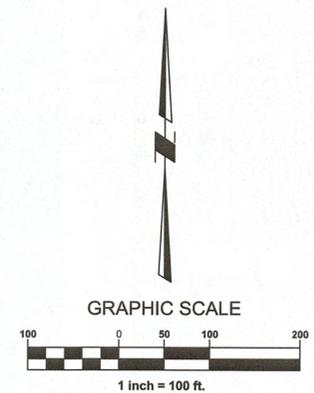
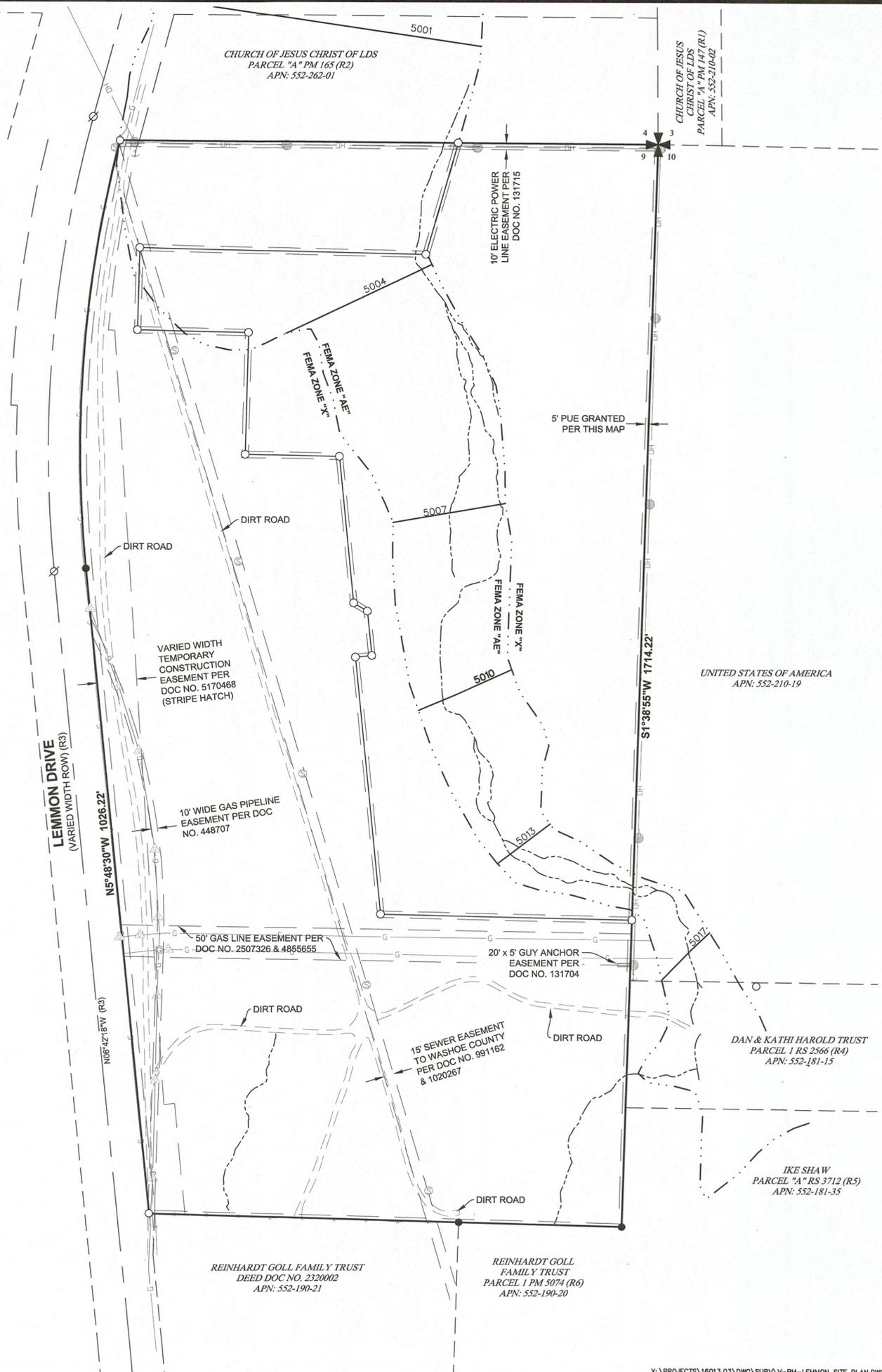


**CFA, INC.**  
LAND SURVEYORS  
CIVIL ENGINEERS  
LAND USE PLANNERS  
1150 CORPORATE BOULEVARD • RENO, NEVADA 89502  
775-856-1150 MAIN • 775-856-1160 FAX • CFARENO.COM

JOB NO.	16013.03
DRAWN BY	DRS
CHECKED BY	KLG
DATE	SEPTEMBER 2021
SHEET	2
OF	2



X:\PROJECTS\16013.03\DWG\SURV\PM-LEMMON.DWG <DSCHIEBER> 11/4/2021 7:27 AM



**SITE PLAN LEGEND**

- OH — OVERHEAD LINE
- G — GAS LINE
- D — DRAINAGE LINE
- F — FEMA LINE
- ▲ GAS MARKER
- ⊕ GAS VAULT
- ⊥ GUY WIRE
- POWER POLE
- ⊙ SEWER MANHOLE

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SURVEY IS NEVADA STATE PLANE, WEST ZONE NAD83(94) BASED ON REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS UTILIZING CORRECTIONS FROM THE NORTHERN NEVADA COOPERATIVE REAL TIME NETWORK. COORDINATES AND DISTANCES HEREON ARE AT GROUND LEVEL BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000197939.

**SITE PLAN**

PROFESSIONAL SEAL  11-4-21	PARCEL MAP FOR <b>BDF TRUST</b> BEING A DIVISION OF DEED DOCUMENT NO. 4996904 SITUATE IN THE NE 1/4 SECTION 9, T20N, R19E, MDM WASHOE COUNTY NEVADA	JOB NO. 16013.03 DRAWN BY DRS CHECKED BY KLG DATE SEPTEMBER 2021 SHEET 2 OF 2
 <b>CFA, INC.</b> LAND SURVEYORS CIVIL ENGINEERS LAND USE PLANNERS 1150 CORPORATE BOULEVARD • RENO, NEVADA 89502 775-856-1150 MAIN • 775-856-1160 FAX • CFARENO.COM		

Janis Galassini  
County Clerk



Catherine Smith  
Chief Deputy Clerk  
Donald LaQue  
Marriage & Business Division  
Dorok Sunderlan  
Board Records & Minutes

## OFFICE OF THE COUNTY CLERK

**SUBJECT: Clerk's Letter re: Lakes at Lemmon Valley, LLC v. Washoe County**

To whom it may concern,

Pursuant to a settlement agreement between the above parties, please be advised of final action by the Washoe County Board of County Commissioners ("Board") on December 17, 2019 in the above referenced case. The Board's final action was to approve a settlement of Lakes at Lemmon Valley, LLC vs. Washoe County (2nd Judicial District Court case number CV18-02374 and associated Nevada Supreme Court case numbers 79469 and 79788), a judicial review case in which this Board had denied a 98-lot single family residential subdivision along the eastern edge of Lemmon Drive just south of the intersection with Military Road (APN 552- 210-18).

The settlement agreement followed a settlement conference at the Supreme Court which occurred on November 13, 2019, and which was subject to approval by a majority of the Washoe County Board of County Commissioners. Settlement terms include the following:

- Authorize the withdrawal and dismissal of the county's appeal,
- Effective upon remittitur from the Nevada Supreme Court, the Board of County Commissioners approve the subdivision pursuant to the district court's July 2019 order overturning the Board's denial of the tentative map;
- Prohibit any individual units from being sold within the subdivision before December 1, 2021;
- Require a median device proposal by the developer's engineer to the Regional Transportation Commission that would allow a left hand turn out of the subdivision;
- If the median device is okayed by RTC, require the developer to construct it;
- Require the developer to waive all claims for damages arising out of or related to the subject matter of this litigation, including but not limited to any claim for damages based on the alleged loss of an approximately \$2 million sale due to the litigation;
- Require the parties to bear their own costs and attorney's fees;
- Provide other matters pertinent to the resolution of the case; and

- Authorize the Board's Chair to sign a settlement agreement and any other documents necessary to effectuate the settlement.

On December 17, 2019, the Board took final action to approve the settlement agreement. The Board's action was approved on a vote of five (5) in favor and none opposed.

Sincerely,



Janis Galassini

Washoe County Clerk



---

**STAFF RECOMMENDATION**

**APPROVE**

**APPROVE WITH CONDITIONS**

**DENY**

**POSSIBLE MOTION**

I move that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Tentative Subdivision Map Case Number WTM18-004 for Lakes at Lemmon Valley, LLC, having made all ten findings in accordance with Washoe County Development Code Section 110.608.25

*(Motion with Findings on Page 14)*

**Staff Report Contents**

Vicinity Map ..... 4

Site Plan ..... 5

Tentative Subdivision Map Explanation ..... 6

Project Evaluation ..... 6

North Valleys Citizen Advisory Board (NVCAB) ..... 11

Reviewing Agencies ..... 12

Staff Comment on Required Findings ..... 12

Recommendation ..... 14

Motion ..... 14

Appeal Process ..... 15

**Exhibits Contents**

Conditions of Approval ..... Exhibit A

Citizen Advisory Board Minutes ..... Exhibit B

Agency Comments and Conditions ..... Exhibit C

Silver State Kennel Letter ..... Exhibit D

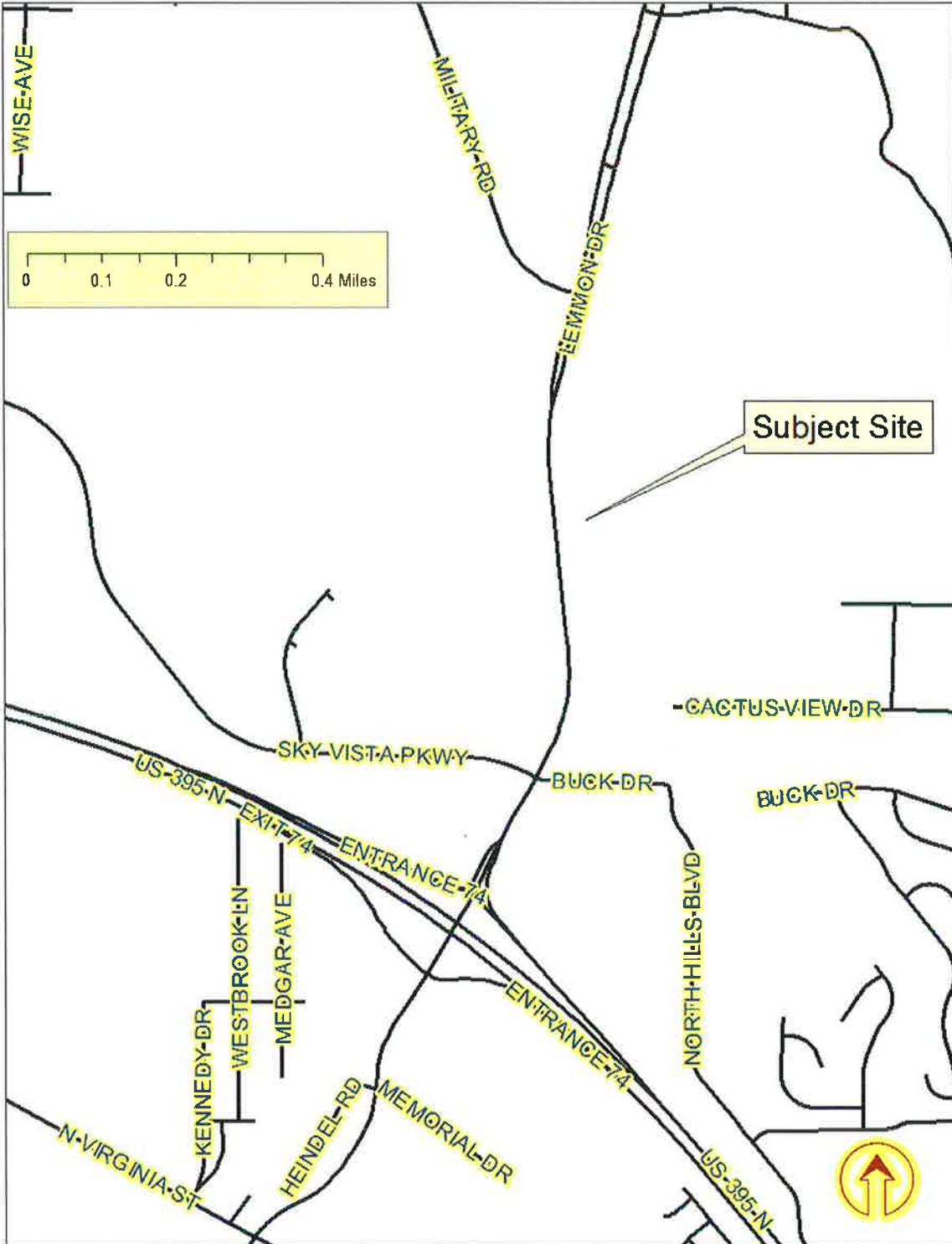
Applicant Response to Silver State Kennel Letter ..... Exhibit E

Public Notice ..... Exhibit F

Project Application (without technical reports) ..... Exhibit G

Please note: The technical reports submitted with the project application are very lengthy. To review the complete project application with the technical reports, contact the planning Division for a paper or email copy or go the following web link to view those reports under WTM18-004.

[https://www.washoecounty.us/csd/planning\\_and\\_development/applications/current-applications.php](https://www.washoecounty.us/csd/planning_and_development/applications/current-applications.php)



Vicinity Map

**WTPM21-0022**  
**EXHIBIT D**



**Site Plan**

### Tentative Subdivision Map Explanation

The purpose of a Tentative Subdivision Map is:

- To allow the creation of saleable lots;
- To implement the Washoe County Master Plan, including the Area Plans, and any specific plans adopted by the County;
- To establish reasonable standards of design and reasonable procedures for subdivision and re-subdivision in order to further the orderly layout and use of land and insure proper legal descriptions and monumenting of subdivided land; and;
- To safeguard the public health, safety and general welfare by establishing minimum standards of design and development for any subdivision platted in the unincorporated area of Washoe County.

If the Planning Commission grants an approval of the Tentative Subdivision Map, that approval is subject to Conditions of Approval. Conditions of Approval are requirements that 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.

The Conditions of Approval for Tentative Subdivision Map Case Number WTM18-004 are attached to this staff report and will be included with the Action Order, if the Tentative Subdivision Map is approved by the Washoe County Planning Commission.

The subject property has a regulatory zone of Medium Density Suburban (MDS). The total number of residences allowed, based upon the existing zoning is 101. The applicant is requesting to create 98 residential lots. This is permissible based upon the approval of a Tentative Subdivision Map by Washoe County and compliance with all generally applicable provisions of the Development Code.

Article 408, Common Open Space Development, allows general development standards to be varied with the approval of a tentative subdivision map. In this case, front yard setbacks are proposed to be reduced from a minimum of from 20 feet to a minimum of 10 feet adjacent to a public street or common driveway, and maintain 20 feet in front of each garage. Rear yard setbacks are proposed to be reduced from a minimum of 20 feet to a minimum of 10 feet. Side yard setbacks are proposed to be reduced from a minimum of 8 feet to a minimum of 5 feet. Required lot widths are proposed to be reduced from a minimum of 80 feet to a minimum of 75 feet.

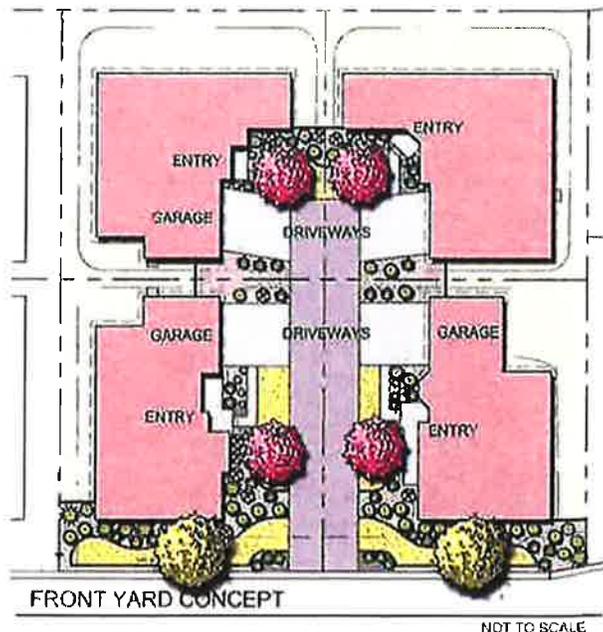
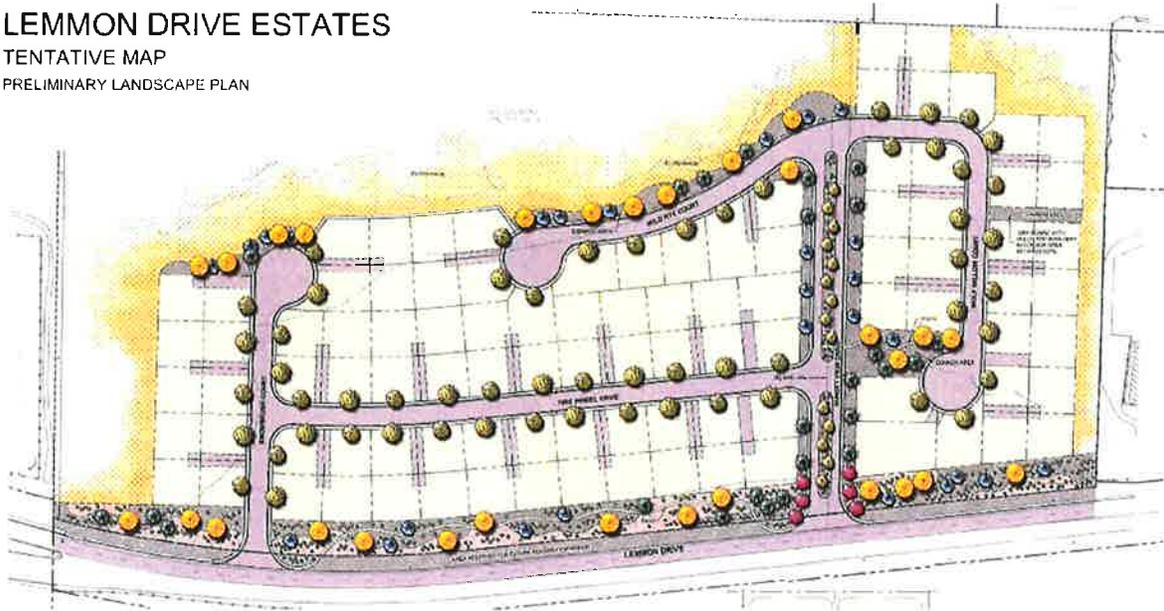
### Project Evaluation

The applicant has requested approval of a Tentative Subdivision Map to create a 98-lot single-family residential, common open space subdivision. Lot sizes are proposed to range from a minimum size of 5,218 square feet ( $\pm$  .12 acres) to a maximum size of 10,811 square feet ( $\pm$  .25 acres) with an average size of 6,011 square feet ( $\pm$  .14 acres). Most of the homes are proposed to be designed in four-pack clusters that share one common driveway. However, it is anticipated

that there will be two-pack, three-pack and single access home designs as well. The project area includes approximately 33.97 acres of area that has a regulatory zone of Medium Density Suburban (MDS) which allows three dwellings to the acre. Approximately 12 acres of the site will be used as common open space and will include steep slopes and drainage improvements. The common areas and drainage improvements are proposed to be maintained by a Home Owners Association (HOA) that will be established by the developer.

### LEMMON DRIVE ESTATES

TENTATIVE MAP  
PRELIMINARY LANDSCAPE PLAN



The proposed configuration of the subdivision seeks to create minimal disturbance of steep slopes. Because more than 20 percent of the site includes slopes that are 15 percent or greater this proposed subdivision is subject to Hillside Development standards as required by Article 424 of the Washoe County Development Code.

Among the requirements of Article 424 is the requirement for a site analysis, map of the developable area of the project site and a slope map. Those maps and analysis are included with the application materials (see Exhibit G to this report). The analysis indicates that development is proposed to take place on the suitable areas and is proposed to leave most of the steep hillsides in a native condition.

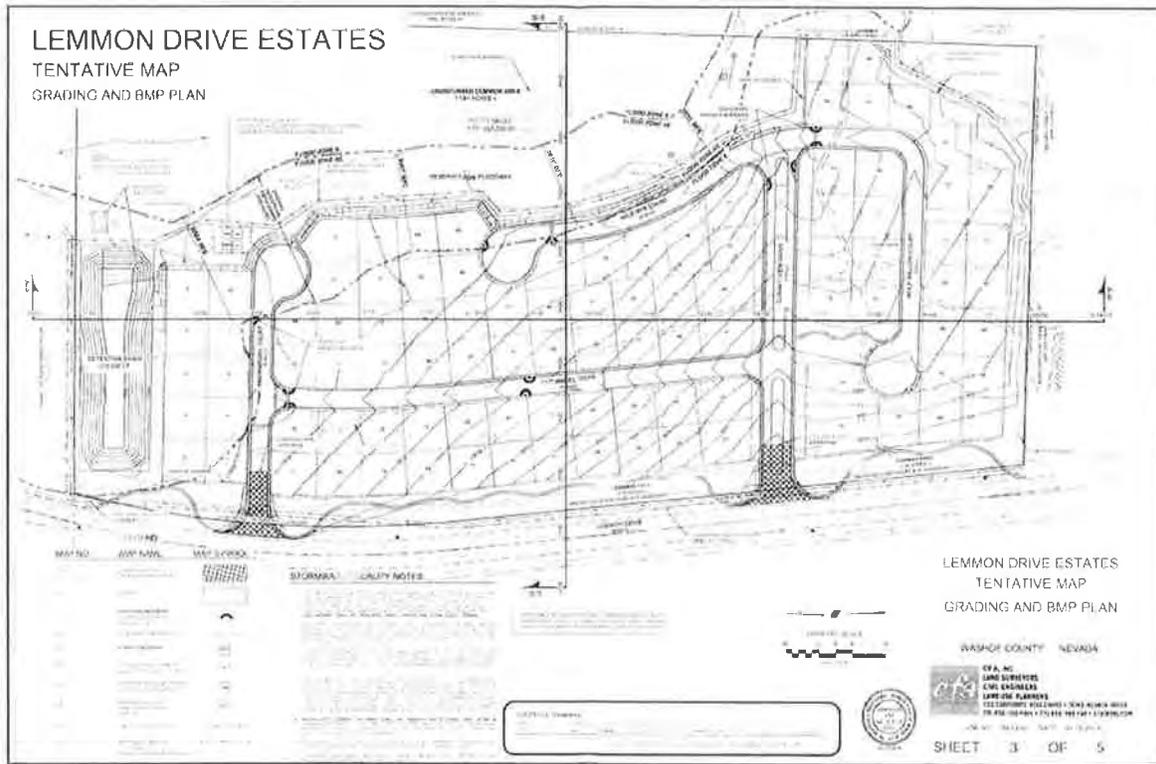
Additionally, Article 424 requires that any portion of a hillside development which has been deemed unsuitable for development must be designated as permanent open space and the uses shall be limited to paths, trails, outdoor recreation, utilities and drainage improvements. The land is also required to be offered for dedication. However, it is unlikely that the County will accept the dedication at this time. The proposed subdivision application materials comply with these requirements.

Article 424 also requires standards for the locations of dwellings, including clustering, placing dwellings on the natural slope and preserving the hillside. Likewise, there are standards for parking, building envelopes, fences, preservation of natural features, open space and trail easements, grading must mimic the natural contour of the land and all areas are required to be revegetated. The proposed subdivision application materials, along with the proposed conditions of approval (see Exhibit A to this report) will ensure that the development complies with these requirements. In keeping with Article 424, the subdivision has been designed to maximize the preservation of the steeper slopes while clustering the development on the more gently sloped portion of the property. The design of the proposed subdivision also complies with the generally applicable standards for fire protection and for street design.

The proposed configuration of the subdivision also seeks to create common open space. For this reason the project is subject to Common Open Space Development standards as required by Article 408 of the Washoe County Development Code. As previously stated, among the provisions of Article 408 is the requirement for a site analysis and map of the developable area of the project site. The proposed subdivision application materials comply with these requirements and the proposed configuration of the subdivision seeks to create minimal disturbance of steep slopes, and to maintain the existing drainage way. Conditions of approval are required by Article 408 to provide for on-going maintenance of the common open space area by the HOA. These conditions have been included in the recommended conditions of approval (see Exhibit A to this report).



Article 438, Grading, includes many standards regarding the proposed changes to the landform that are applicable to this project. The proposed subdivision application materials show general compliance with the applicable standards. The application materials also indicate that all proposed slopes are 3 horizontal to 1 vertical (3H:1V) or flatter, which is compliant with the provisions of Article 438. The total amount of grading is proposed to be approximately 41,500 cubic yards, and is proposed to balance on site to a large extent. About 500 cubic yards of earthen material may be exported to an approved location. Because the grading plans for the project have been submitted and reviewed as part of the tentative subdivision map application, a separate Special Use Permit for grading is not required.



Article 420, Storm Drainage Standards, provides standards for managing storm-water on projects like the proposed tentative subdivision map. The County Engineer is primarily responsible for ensuring compliance with these standards. The Lemmon Valley area has experienced substantial flooding within the last year. The proposed subdivision application materials indicate that any additional runoff created by the new development, will be captured in a detention basin on the subject site. At the North Valleys Citizen Advisory Board the Applicant's representative indicated that the proposed detention basin is twice the minimum size required. The application materials indicate that the necessary volume of retention for a 100-year, 10-day storm event is 113,347 cubic feet of water. The proposed basin will hold 270,000 cubic feet of water. The plans for this subdivision have been reviewed by the County Engineer who has recommended approval, subject to conditions of approval to ensure that storm-water runoff is appropriately mitigated. Storm-water runoff will continue to flow across the site after development, as it does in the pre-development condition, however, the increased run off volume of 113,347 cubic feet of water will be retained, along with an additional 156,653 cubic feet of water. For this reason staff is of the opinion that the requirements of Article 420 have been appropriately addressed.

Article 422, Water and Sewer Resource Requirements, provides standards for provision of water and sewer to new subdivisions. The County Engineer is primarily responsible for ensuring compliance with sewer requirements. The County Engineer has reviewed the plans for tis development and has recommended approval with conditions. Those conditions of approval have been included in the recommendation attached to this report. Effluent treatment may take place at the Lemmon Valley or Stead treatment plant, infrastructure improvements will be necessary and the conditions of approval have been crafted to ensure capacity is available. The proposed subdivision application materials indicate that the necessary services are available and will be extended to serve the new dwellings. Water will be provided by the Truckee Meadows Water Authority (TMWA) to the new dwellings. Again, service will be

extended to the new dwellings and all applicable provisions requiring dedication of water rights will be required to be complied with, prior to approval of new dwellings.

The proposed configuration of the lots and grading of the land within the subdivision is also subject to the requirements of the North Valleys Area Plan. Among the applicable provisions are requirements for the grading to: minimize disruption to natural topography; utilize natural contours and slopes; complement the natural characteristics of the landscape; and preserve existing vegetation and ground coverage to minimize erosion and minimize cuts and fills. The proposed subdivision application materials show general compliance with these requirements.

The North Valleys Area Plan includes several design features that are required to be included in subdivisions in the "Lemmon Valley Suburban Character Management Area." These policies require that the applicant shall: provide for perimeter parcel sizes that match the existing residential parcels; limit all dwellings to a single story located on the perimeter when adjacent to or across a street from existing residential development; vary setbacks and driveway design; construct no more than 25% of the total residential units in the same architectural elevation; limit the use of block, concrete, or similar material to posts, pillars and similar uses for fence construction; minimize the use of street lighting; establish landscape designs that emphasize the use of native vegetation, with non-native and atypical vegetation integrated sparingly into any landscaped area. These provisions have been included in the recommended conditions of approval (see Exhibit A to this report). One tree in the front yard of each dwelling and additional street trees are required and homebuilders must offer at least two separate xeriscape options. Appropriate recommended conditions of approval have been included. These standards are also included in the CC&Rs (Conditions, Covenants and Restrictions) for this development.

The proposed subdivision is adjacent to Silver State Kennels on the southern property line. The kennel has been in operation for approximately 45 years. The owners of the kennel have expressed concern regarding complaints from residents that may be adjacent to the kennel regarding noise from barking dogs. The owners of the kennel have spoken with the Applicant's representative and both indicated a willingness to work together to achieve mitigation of that concern. Conditions of approval have been included to require the applicant to construct a berm and sound wall along the southern property line as well as include sound-attenuating features in homes adjacent to that property line. Disclosures to all future home-buyers are also required. Staff believes that the concerns will have been appropriately mitigated with the conditions of approval as recommended.

Fire services will be provided by the Truckee Meadows Fire Protection District (TMFPD). The nearest fire station is located on Silver Lake Boulevard approximately two miles from the development site. Fire hydrants will be required to meet minimum location and fire flow requirements. TMFPD will review proposed landscaping and fencing materials pursuant to Fire Codes. Any developments on the property shall meet the requirements of Washoe County Code Chapter 60.

The subdivision request conforms to all generally and specifically applicable provisions of the Development Code, Master Plan and Area Plan. For this reason staff recommends approval of the subdivision, with the conditions of approval included as Exhibit A.

#### **North Valleys Citizen Advisory Board (NVCAB)**

The proposed project was presented by the applicant's representative, David Snelgrove, at the regularly scheduled North Valleys Citizen Advisory Board meeting on April 9, 2018. The attached CAB minutes (Exhibit B) reflect the discussion by the CAB and public present at that

meeting, in opposition to approval of the project based upon storm water run-off and impacts to roads, sewer capacity and traffic flow.

It was generally expressed that additional development should not be allowed until the impacts associated with flooding in the Lemmon Valley Areas have been addressed.

The CAB took action to not recommend approval of the project with a vote of five in favor and none opposed.

### Reviewing Agencies

Those agencies that provided substantive comments and conditions include:

- Washoe County Planning and Building Division addressed construction hours, buffering and compliance with grading and Development Code provisions.  
**Contact:** Roger Pelham, 775.328.3622, [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us)
- Washoe County Public Works and Engineering Division addressed drainage, street connections, standards for sewer and water connections, as well as general standards and conditions for tentative subdivision maps.  
**Contacts:** Clara Lawson, PE, PTOE, Licensed Engineer, 775.328.3603 and Leo R. Vesely, PE, CFM, 775.328.2313 and Timothy Simpson, P.E., 775.954.4648
- Truckee Meadows Fire Protection District noted that compliance with the 2012 International Fire Code, Chapter 60 of the Washoe County Code, the 2010 WUI code and all applicable NFPA codes is required.  
**Contact:** Lisa Beaver, 775.326.6000
- Nevada Department of Environmental Protection provided comments indicating that the project will be served by Washoe County sewer services and that an intent-to-serve letter is required prior to final map review.  
**Contact:** Patrick Mohn, 775.687.9419, [pmohn@ndep.nv.gov](mailto:pmohn@ndep.nv.gov)
- Washoe County Planning and Building Division (Water Rights) noted that the proposed project does not have water rights at this time and must acquire them and that the project must be annexed into the service territory for the Truckee Meadows Water Authority.  
**Contact:** Vahid Behmaram, 775.328.3600, [vbehmaram@washoecounty.us](mailto:vbehmaram@washoecounty.us)

### Staff Comment on Required Findings

Washoe County Code Section 110.608.25 of Article 608, *Tentative Subdivision Maps*, requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission before granting approval of the abandonment 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) Plan Consistency. That the proposed map is consistent with the Master Plan and any specific plan.

*Staff Comment: The proposed map is consistent with all goals and policies of the Master Plan including the residential density and lot design required by the Master Plan and the North Valley Area Plan. There are no specific plans associated with this property.*

- 2) Design or Improvement. That the design or improvement of the proposed subdivision is consistent with the Master Plan and any specific plan.

*Staff Comment: As detailed in this report all applicable design features that are required to be included in subdivisions in the "Lemmon Valley Suburban Character Management Area" have been included in the application submittal.*

- 3) Type of Development. That the site is physically suited for the type of development proposed.

*Staff Comment: The number of dwellings and configuration of the proposed subdivision is consistent with the requirements of the master plan; impacts associated with the proposed subdivision will be appropriately mitigated, based upon the imposition of appropriate conditions of approval as included at Exhibit A to this report. For this reason it is the opinion of staff that the site is physically suited for the type of development proposed.*

- 4) Availability of Services. That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System.

*Staff Comment: The proposed subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System, as sanitary sewer service will be provided to all new dwellings and there is sufficient capacity in the sewage system to accommodate the sewage created.*

- 5) Fish or Wildlife. That neither the design of the subdivision nor any proposed improvements is likely to cause substantial environmental damage, or substantial and avoidable injury to any endangered plant, wildlife or their habitat.

*Staff Comment: Neither the design of the proposed subdivision nor any proposed improvements is likely to cause substantial environmental damage, or substantial and avoidable injury to any endangered plant, wildlife or their habitat, because the proposed subdivision is located adjacent to existing development of a similar pattern and sufficient open space is being preserved within and around the development.*

- 6) Public Health. That the design of the subdivision or type of improvement is not likely to cause significant public health problems.

*Staff Comment: Community water service and community sewer service will be provided to all proposed dwellings. The proposed subdivision application was provided to the Washoe County Health District, and no recommendations for denial were received. Therefore staff has determined that the design of the subdivision or type of improvement is not likely to cause significant public health problems.*

- 7) Easements. That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of property within, the proposed subdivision.

*Staff Comment: Walking trails and emergency access have been included in the proposed subdivision application materials. Therefore staff has determined that the design of the subdivision or the type of improvements will not conflict with easements*

*acquired by the public at large for access through, or use of property within, the proposed subdivision.*

- 8) **Access.** That the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles.

*Staff Comment: Walking trails, emergency access and public roadways have been included in the proposed subdivision application materials. Therefore staff has determined that the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles.*

- 9) **Dedications.** That any land or improvements to be dedicated to the County is consistent with the Master Plan.

*Staff Comment: The open space associated with this proposed subdivision will remain in the ownership of the proposed Home Owners Association (HOA). Infrastructure improvements built to County standards may be accepted by the appropriate agencies. For this reason staff has determined that any land or improvements to be dedicated to the County is consistent with the Master Plan.*

- 10) **Energy.** That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

*Staff Comment: To the extent feasible, the design of the subdivision provides for future passive or natural heating or cooling opportunities.*

**Recommendation**

Those agencies which reviewed the application recommended conditions in support of approval of the project. Therefore, after a thorough analysis and review, Tentative Subdivision Map Case Number WTM18-004 is being recommended for approval with conditions. Staff offers the following motion for the Board’s consideration.

**Motion**

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Tentative Subdivision Map Case Number WTM18-004 for Lakes at Lemmon Valley, LLC, having made all ten findings in accordance with Washoe County Code Section 110.608.25:

- 1) **Plan Consistency.** That the proposed map is consistent with the Master Plan and any specific plan;
- 2) **Design or Improvement.** That the design or improvement of the proposed subdivision is consistent with the Master Plan and any specific plan;
- 3) **Type of Development.** That the site is physically suited for the type of development proposed;

- 4) Availability of Services. That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System;
- 5) Fish or Wildlife. That neither the design of the subdivision nor any proposed improvements is likely to cause substantial environmental damage, or substantial and avoidable injury to any endangered plant, wildlife or their habitat;
- 6) Public Health. That the design of the subdivision or type of improvement is not likely to cause significant public health problems;
- 7) Easements. That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of property within, the proposed subdivision;
- 8) Access. That the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles;
- 9) Dedications. That any land or improvements to be dedicated to the County is consistent with the Master Plan; and
- 10) Energy. That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

**Appeal Process**

Planning Commission action will be effective 10 calendar days after the written decision is filed with the Secretary to the Planning Commission, 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 Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Planning Commission and mailed to the applicant.

xc: Applicant: Lakes at Lemmon Valley, LLC, Attn: Chuck Bluth, 4655 Longley Lane, Reno, NV 89502

Property Owner: Lakes at Lemmon Valley, LLC, Attn: Chuck Bluth, 4655 Longley Lane, Reno, NV 89502

Representatives: CFA, Inc., Attn: Dave Snelgrove, 1150 Corporate Boulevard, Reno, NV 89502



# Exhibit A

## Conditions of Approval

Tentative Subdivision Map Case Number WTM18-004

The project approved under Tentative Subdivision Map Case Number WTM18-004 shall be carried out in accordance with the Conditions of Approval granted by the Planning Commission on May 1, 2018. 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.

**Unless otherwise specified**, all conditions related to the approval of this Tentative Subdivision Map shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. 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 Subdivision 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 Subdivision 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 Subdivision 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.

THE 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 Names** – Roger Pelham, 775.328.3622, rpelham@washoeocounty.us and Vahid Behmaram, (775) 328-3600, vbehmaram@washoeocounty.us

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit.
- b. The subdivision shall specifically be in substantial conformance with the provisions of Washoe County Development Code Article 604, Design Requirements, Article 608, Tentative Subdivision Maps, Article 424 Hillside Development, Article 406, Common Open Space Development, Article 438, Grading as well as all other generally applicable provisions of Washoe County Code.
- c. Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations and policies in effect at the time of submittal of the tentative map or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the final map.
- d. In accordance with NRS 278.360, the sub-divider shall present to Washoe County a final map, prepared in accordance with the tentative map, for the entire area for which a tentative map has been approved, or one of a series of final maps, each covering a portion of the approved tentative map, within four years after the date of approval of the tentative map or within one year of the date of approval for subsequent final maps. On subsequent final maps, that date may be extended by two years if the extension request is received prior to the expiration date.
- e. Final maps shall be in substantial compliance with all plans and documents submitted with and made part of this tentative map request, as may be amended by action of the final approving authority.
- f. All final maps shall contain the applicable portions of the following jurat:

**Jurat for FIRST FINAL MAP**

THE TENTATIVE MAP FOR WTM18-004 (Lemmon Drive Estates) WAS APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON MAY 1, 2018.

THIS FINAL MAP, <subdivision name and unit/phase #>, MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP; AND ALL CONDITIONS HAVE BEEN MET.

[Omit the following paragraph if this is the first and last (only) final map.]

THE NEXT FINAL MAP FOR WTM18-004 (Lemmon Drive Estates) MUST BE APPROVED AND ACCEPTED FOR RECORDATION BY THE PLANNING AND BUILDING DIRECTOR ON OR BEFORE THE EXPIRATION DATE, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, OR AN EXTENSION OF

TIME FOR THE TENTATIVE MAP MUST BE APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON OR BEFORE SAID DATE.

THIS FINAL MAP IS APPROVED AND ACCEPTED FOR RECORDATION THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY THE WASHOE COUNTY PLANNING AND BUILDING DIRECTOR. THE OFFER OF DEDICATION FOR <streets, sewers> IS REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NRS CHAPTER 278.

---

MOJRA HAUENSTEIN, DIRECTOR,  
PLANNING AND BUILDING DIVISION

**Jurat for ALL SUBSEQUENT FINAL MAPS**

THE TENTATIVE MAP for WTM18-004 (Lemmon Drive Estates) was APPROVED <denied> BY THE WASHOE COUNTY PLANNING COMMISSION ON <date>. [If the TM had been appealed to the BCC --- Add:] THE WASHOE COUNTY COMMISSION APPROVED THE TENTATIVE MAP ON APPEAL ON <date>.

THE FIRST FINAL MAP FOR THIS TENTATIVE MAP WAS APPROVED AND ACCEPTED FOR RECORDATION ON <date of Planning and Building Director's signature on first final map>. [Omit the following if second map.] THE MOST RECENTLY RECORDED FINAL MAP, <subdivision name and prior unit/phase #> FOR THIS TENTATIVE MAP WAS APPROVED AND ACCEPTED FOR RECORDATION ON <date of Planning and Building Director's signature on most recent final map> [If an extension has been granted after that date – add the following]: A TWO YEAR EXTENSION OF TIME FOR THE TENTATIVE MAP WAS APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON <date of last Planning Commission action to extend the tentative map>.

THIS FINAL MAP, <subdivision name and unit/phase #>, MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP; AND ALL CONDITIONS HAVE BEEN MET.

[Omit the following paragraph if this is the last final map.]

THE NEXT FINAL MAP FOR WTM18-004 (Lemmon Drive Estates) MUST BE APPROVED AND ACCEPTED FOR RECORDATION BY THE PLANNING AND BUILDING

DIRECTOR ON OR BEFORE THE EXPIRATION DATE, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, <add two years to the current expiration date unless that date is more than two years away> OR AN EXTENSION OF TIME FOR THE TENTATIVE MAP MUST BE APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON OR BEFORE SAID DATE.

<Insert Merger and Re-subdivision option as applicable>

THIS FINAL MAP IS APPROVED AND ACCEPTED FOR RECORDATION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY THE WASHOE COUNTY PLANNING AND BUILDING DIRECTOR. THE OFFER OF DEDICATION FOR <streets, sewers> IS REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NRS CHAPTER 278.

\_\_\_\_\_  
MOJRA HAUENSTEIN, DIRECTOR,  
PLANNING AND BUILDING DIVISION

- 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. 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.
- j. Lot standards for this development shall include: Minimum Lot Dimension: 75 feet; Front Yard Setbacks: 10 feet adjacent to a public street or common driveway, and 20 feet in front of each garage; Side Yard Setback: 5 feet; Rear Yard Setback: 10 feet. Minimum lot width shall be 75 feet.
- k. Failure to comply with all conditions of approval shall render this approval null and void.

- l. Grading shall comply with all applicable provisions of Article 438, of the Washoe County Development Code. Specifically, no slopes shall be greater than 10 feet in elevation. Retaining walls may be required. All retaining walls shall be stained with a permanent desert varnish product to mimic the color of the surrounding undisturbed hillside.
- m. At least one tree shall be installed with irrigation on each residential lot. Trees and irrigation shall be shown on each building permit application for a dwelling.
- n. Street trees shall be installed as shown in the application materials. All landscaping shall be maintained in accordance with the provisions found in Section 110.412.75, Maintenance. A three-year maintenance plan shall be submitted by a licensed landscape architect registered in the State of Nevada to the Planning and Building Division, prior to a Certificate of Occupancy. The plan shall be wet-stamped.
- o. The applicant shall construct an earthen berm with a sound-attenuating wall along the southern property line of the subject site. The berm shall be at least 4 feet in height. The wall shall be at least 6 feet in height. The wall shall be of durable materials acceptable to the Director of Planning and Building. The colors shall be muted and blend with the surrounding area. The area between the sound-attenuating wall and the dwellings shall be landscaped and shall include evergreen trees.
- p. Limit all dwellings to a single story located on the perimeter when adjacent to or across a street from residential development in existence as of the final adoption of this plan.
- q. New residential parcels shall not front on existing streets.
- r. Vary setbacks and driveway design.
- s. Construct no more than 25% of the total residential units in the same architectural elevation.
- t. Limit the use of block, concrete, or similar material to posts, pillars and similar uses when constructing fences and / or walls. These materials are not to be used for panel or wall sections. Plans for the maintenance of perimeter fences will be submitted with tentative map applications.
- u. Minimize the use of street lighting. Any lighting proposed must show how it is consistent with current best practice "dark-sky" standards. Exterior lighting fixtures mounted on the homes or units shall be no higher than the line of the first story eave or, where no eave exists, no higher than 15 feet above finished grade. Lights shall be shielded to prevent light spillage onto adjacent properties or streets.
- v. Establish landscape designs that emphasize the use of native vegetation, with non-native and atypical vegetation integrated sparingly into any landscaped area. Homebuilders must offer at least two separate xeriscape options.

- w. Conditions, covenants, and restrictions (CC&Rs), including any supplemental CC&Rs, shall be submitted to Planning and Building staff for review and subsequent forwarding to the District Attorney for review and approval. The final CC&Rs shall be signed and notarized by the owner(s) and submitted to Planning and Building with the recordation fee prior to the recordation of the final map. The CC&Rs shall require all phases and units of the subdivision approved under this tentative map to be subject to the same CC&Rs. Washoe County shall be made a party to the applicable provisions of the CC&Rs to the satisfaction of the District Attorney's Office. Said CC&Rs shall specifically address the potential for liens against the properties and the individual property owners' responsibilities for the funding of maintenance, replacement, and perpetuation of the following items, at a minimum:
1. Maintenance of public access easements, common areas, and common open spaces. Provisions shall be made to monitor and maintain, for a period of three (3) years regardless of ownership, a maintenance plan for the common open space area. The maintenance plan for the common open space area shall, as a minimum, address the following:
    - a. Vegetation management;
    - b. Watershed management;
    - c. Debris and litter removal;
    - d. Fire access and suppression; and
    - e. Maintenance of public access and/or maintenance of limitations to public access.
  2. All drainage facilities and roadways not maintained by Washoe County shall be privately maintained and perpetually funded by the homeowners association.
  3. All open space identified as common area on the final map shall be privately maintained and perpetually funded by the homeowners association. The deed to the open space and common area shall reflect perpetual dedication for that purpose. The maintenance of the common areas and related improvements shall be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
  4. The project and adjacent to undeveloped land shall maintain a fire fuel break of a minimum 30 feet in width until such time as the adjacent land is developed.
  5. Locating habitable structures on potentially active (Holocene) fault lines, whether noted on the recorded map or disclosed during site preparation, is prohibited.
  6. All outdoor lighting on buildings and streets within the subdivision shall be down-shielded.

7. No motorized vehicles shall be allowed on the platted common area.
8. Washoe County will not assume responsibility for maintenance of the private street system of the development nor will Washoe County accept the streets for dedication to Washoe County unless the streets meet those Washoe County standards in effect at the time of offer for dedication.
9. Mandatory solid waste collection.
10. Fence material (if any), height, and location limitations, and re-fencing standards. Replacement fence must be compatible in materials, finish and location of existing fence.
11. At least one tree shall be installed with irrigation on each residential lot. Trees and irrigation shall be shown on each building permit application for a dwelling.
12. Street trees shall be installed as shown in the application materials. All landscaping shall be maintained in accordance with the provisions found in Section 110.412.75, Maintenance. A three-year maintenance plan shall be submitted by a licensed landscape architect registered in the State of Nevada to the Planning and Building Division, prior to a Certificate of Occupancy. The plan shall be wet-stamped.
13. When adjacent to or across a street from residential development in existence as of the final adoption of this plan, provide a minimum 30-foot wide open-space buffer, containing a minimum 8-foot wide decomposed granite trail, on the perimeter AND maintain a minimum parcel size of 15,000 square feet for any parcel located on the perimeter; OR, provide for perimeter parcel sizes that match the existing residential parcels.
14. Limit all dwellings to a single story located on the perimeter when adjacent to or across a street from residential development in existence as of the final adoption of this plan.
15. Provide a statement regarding how the proposed design responds to the community input received during the tentative map review process must be made available to staff and the Planning Commission.
16. In regulatory zones LDS 1; LDS 2; MDS 3 and MDS 4, new residential parcels shall not front on existing streets.
17. Vary setbacks and driveway design.
18. Construct no more than 25% of the total residential units in the same architectural elevation.
19. Limit the use of block, concrete, or similar material to posts, pillars and similar uses. These materials are not to be used for panel or wall

sections. Plans for the maintenance of perimeter fences will be submitted with tentative map applications.

20. Minimize the use of street lighting. Any lighting proposed must show how it is consistent with current best practice "dark-sky" standards. Exterior lighting fixtures mounted on the homes or units shall be no higher than the line of the first story eave or, where no eave exists, no higher than 15 feet above finished grade. Lights shall be shielded to prevent light spillage onto adjacent properties or streets.
  21. Establish landscape designs that emphasize the use of native vegetation, with non-native and atypical vegetation integrated sparingly into any landscaped area. Homebuilders must offer at least two separate xeriscape options.
  22. Evergreen planting in the common area at the south end of the proposed subdivision along the length of the wall, adjacent to the existing kennel shall be maintained with an average spacing of one tree every 25 feet in staggered rows with the intention of creating a year-round landscaped screen. All trees shall be at least six feet in height at the time of planting. Permanent irrigation shall be provided to each tree. All trees shall be maintained in a healthy condition. Any dead trees shall be replaced for the life of the subdivision.
- x. The common open space owned by the homeowners association shall be noted on the final map as "common open space" and the related deed of conveyance shall specifically provide for the preservation of the common open space in perpetuity. The deed to the open space and common area shall reflect perpetual dedication for that purpose. The deed shall be presented with the CC&Rs for review by Planning and Building staff and the District Attorney.
  - y. Construction activities shall be limited to the hours between 7AM and 6PM on Mondays, Tuesdays, Wednesdays, Thursdays, Fridays and Saturdays. Construction activities shall be limited to the hours between 8AM and 5PM on Sundays.
  - z. Address numbers shall be clearly marked on each dwelling and on the curb in front of each dwelling.
  - aa. The applicant shall attach a copy of this action order to all subsequent submittals to Washoe County, including final maps and construction permits.
  - bb. The developer shall include sound-attenuating windows and wall materials in all south-facing walls on parcels numbered 85 through 89 and 92 and 93. (Those parcels that are proposed to be located adjacent to the existing kennel.)
  - cc. The applicant shall disclose to all homebuyers that the adjacent kennel is a permitted use which has been in operation since the 1970's and that noise from barking dogs is understood and accepted by the homebuyers.

- dd. The applicant shall include a note on all final maps that the adjacent kennel is a permitted use which has been in operation since the 1970's and that noise from barking dogs is understood and accepted by any homebuyer.
- ee. The following note shall be included on all title documents and shall be included in all subsequent sales of all lots within the subdivision:

NOTE

The adjacent kennel (to the south of the subdivision) is a permitted use which has been in operation since the 1970's. Noise from barking dogs is understood and accepted by the homebuyers.

- ff. The applicant shall construct a wall along the south property line beginning 20 feet east of the right-of-way for Lemmon Drive and extending east to a point 20 feet east of the edge of proposed parcel number 92. The wall shall be six feet in height. The wall shall be constructed of masonry or other sound-attenuating material that is acceptable to the Director of Planning and Building. The wall shall be neutral, earth-tone in color.
- gg. In addition to all landscaping shown in the application, the applicant shall install evergreen trees in the common area at the south end of the proposed subdivision along the length of the wall required in condition # 1ff, above. Evergreen planting shall be provided with an average spacing of one tree every 25 feet in staggered rows with the intention of creating a year-round landscaped screen. All trees shall be at least six feet in height at the time of planting. Permanent irrigation shall be provided to each tree. All trees shall be maintained in a healthy condition. Any dead trees shall be replaced for the life of the subdivision.

**Washoe County Engineering and Capital Projects**

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

**Contact Names** – Clara Lawson, PE, PTOE, Licensed Engineer, 775.328.3603 and Leo R. Vesely, PE, CFM, 775.328.2313 and Timothy Simpson, P.E., 775.954.4648

- a. Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations, and policies in effect at the time of submittal of the tentative map or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the final map.
- b. Prior to acceptance of public improvements and release of any financial assurances, the developer shall furnish to the water and sewer provider(s) and Engineering and Capital Projects Division a complete set of reproducible as-built construction drawings in an approved digital format, prepared by a civil engineer registered in the State of Nevada.
- c. The developer shall be required to participate in any applicable General Improvement District or Special Assessment District formed by Washoe County.

- The applicable County Department shall be responsible for determining compliance with this condition.
- d. 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 onsite improvements.
  - e. A complete set of construction improvement drawings, including an onsite grading plan, shall be submitted to the County Engineer for approval prior to finalization of any portion of the tentative map. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading and drainage on each lot, erosion control (including BMP locations and installation details), slope stabilization and mosquito abatement. Placement or disposal of any excavated material shall be indicated on the grading plan.
  - f. All open space shall be identified as common open space on the final map. A note on the final map shall indicate that all common open space shall be privately maintained and perpetually funded by the Homeowners Association. The maintenance of the common open space shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
  - g. Any existing easements or utilities that conflict with the development shall be relocated, quitclaimed, and/or abandoned, as appropriate.
  - h. Any easement documents recorded for the project shall include an exhibit map that shows the location and limits of the easement in relationship to the project.
  - i. All existing overhead utility lines shall be placed underground, except electric transmission lines greater than 100 kilovolts, which can remain above ground.
  - j. With each affected final map, provide written approval from NV Energy for any improvements located within their easement or under their facilities.
  - k. Appropriate easements shall be granted for any existing or new utilities, with each affected final map. This includes, but is not limited, to electrical lines, water lines, and drainage maintenance access.
  - l. Appropriate easements shall be granted to perpetuate/relocate existing access roads and easements.
  - m. A 10 foot Public Utilities Easement and a 10 foot easement for traffic control signage, plowed snow storage and sidewalks shall be granted adjacent to all rights-of-way.
  - n. A design level geotechnical investigation with fault study shall be provided with the submittal of each final map.
  - o. Cut slopes, fill slopes, and berms shall be setback from parcel lines and access easements in accordance with Washoe County Code Article 438.

- p. Slope easements shall be provided for areas of cut or fill that fall outside of the subdivision boundary.
- q. The conditional approval of this tentative map shall not be construed as final approval of the drainage facilities shown on the tentative map. Final approval of the drainage facilities will occur during the final map review and will be based upon the final hydrology report.
- r. Prior to finalization of the first final map, a master hydrology/hydraulic report and a master storm drainage plan shall be submitted to the County Engineer for approval.
- s. Prior to finalization of any portion of the tentative map, a final, detailed hydrology/hydraulic report for that unit shall be submitted to the County Engineer. All storm drainage improvements necessary to serve the project shall be designed and constructed to County standards and specifications and/or financial assurances in an appropriate form and amount shall be provided.
- t. Any increase in peak stormwater runoff flow rate resulting from the development and based on the 5 year and 100 storm(s) shall be detained onsite.
- u. The 100-year floodplain boundaries and flood elevations shall appear on each final map. If the floodplain boundary has been conditionally changed by a Federal Emergency Management Agency (FEMA) Conditional Letter of Map Amendment or Conditional Letter of Map Revision, the date of that letter and a note to that effect shall appear on the final map. All grading and construction in these areas shall be in conformance with the Washoe County Code Article 416.
- v. Prior to placement of any fill material within a FEMA Special Flood Hazard Area, an approved Conditional Letter of Map Revision (CLOMR) shall be obtained from FEMA.
- w. An approved Letter of Map Revision (LOMR) shall be obtained from FEMA prior to issuance of a Certificate of Occupancy for any structures within the Special Flood Hazard Area.
- x. Standard reinforced concrete headwalls or other approved alternatives shall be placed on the inlet and outlet of all drainage structures, and grouted rock riprap shall be used to prevent erosion at the inlets and outlets of all culverts to the satisfaction of the Engineering and Capital Projects Division.
- y. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage leaving the site to the satisfaction of the Engineering and Capital Projects Division.
- z. The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklist and Inspection Fee shall be submitted with each final map.
- aa. In medians with irrigated landscaping adjacent to the curb, a subdrain system shall be installed a minimum of one foot behind the back face of curb to intercept

- drainage from the landscaping. The system shall be tied to the storm drain system or an acceptable alternative drainage system.
- bb. Drainage swales that drain more than two lots are not allowed to flow over the curb into the street; these flows shall be intercepted by an acceptable storm drain inlet and routed into the storm drain system.
  - cc. A note on the final map shall indicate that all drainage facilities not maintained by Washoe County shall be privately maintained and perpetually funded by a homeowners association. As an alternative to a homeowners association, the developer may request the establishment of a County Utility Service Area under which fees would be paid for maintenance of the proposed storm drainage detention facility. The fee amount will be based on the additional service above that normally provided by the County to maintain new stormwater facilities dedicated by the developer (i.e., curb and gutter, drop inlets and piping). The County Engineer shall determine compliance with this condition. The maintenance and funding of these drainage facilities shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
  - dd. The maximum permissible flow velocity (that which does not cause scour) shall be determined for all proposed channels and open ditches. The determination shall be based on a geotechnical analysis of the channel soil, proposed channel lining and channel cross section, and it shall be in accordance with acceptable engineering publications/calculations. Appropriate linings shall be provided for all proposed channels and open ditches such that the 100-year flows do not exceed the maximum permissible flow velocity.
  - ee. Prior to issuance of a grading permit or finalization of the first final map, a wetlands delineation must be approved by the United States Army Corps of Engineers (COE). A copy of the wetlands delineation and the COE approval shall be submitted to the County Engineer.
  - ff. Prior to issuance of a grading permit or approval of the affected final map, the developer shall obtain a permit from the COE for any work within the wetlands/waters of the U.S., or a letter from the COE indicating that a permit is not required. A copy of the permit/letter shall be submitted to the County Engineer.
  - gg. Maintenance access and drainage easements shall be provided for all existing and proposed drainage facilities. All drainage facilities located within Common Area shall be constructed with an adjoining minimum 12' wide gravel access road. Maintenance access road shall be provided to the bottom of proposed detention basins as well as over County owned and maintained storm drainage facilities.
  - hh. Drainage easements shall be provided for all storm runoff that crosses more than one lot.
  - ii. The project shall mitigate the increased stormwater volume produced from the development based on the 100 year–10 day storm event. Alternatives for mitigation include excavation of material within or adjacent to the existing flood

- zone creating additional effective flood volume or other means subject to approval by the County Engineer.
- jj. Prior to the finalization of the first final map, a maintenance and operation plan for the maintenance of the project's detention/retention basins and Volume Replacement Area shall be developed in accordance with the Washoe County Code Article 421.
  - kk. A note shall be added to the final map and similar language contained with the project CC&R's stating that owners of parcels created by final map within this development shall not protest the formation of a Storm Water Utility District, Flood Control District, Special Assessment District or other funding mechanism which is approved and created for the purpose of storm water and/or flood water management.
  - ll. Offsite drainage and common area drainage draining onto residential lots shall be perpetuated around the residential lots, and drainage facilities capable of passing a 100-year storm shall be constructed with the subdivision improvements to perpetuate the storm water runoff to improved or natural drainage facilities. The maintenance of these drainage facilities shall be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
  - mm. All roadway improvements necessary to serve the project shall be designed and constructed to County standards and specifications and/or financial assurances in an appropriate form and amount shall be provided.
  - nn. An Occupancy Permit shall be obtained from the City of Reno for all construction within the Lemmon Drive right-of-way, and a copy of said permit shall be submitted to the County Engineer prior to finalization of the affected final map.
  - oo. The applicant shall dedicate any additional right-of-way, as needed, to the City of Reno for Lemmon Drive to accommodate the planned widening from 4 lanes to 6 lanes as stated in the 2040 RTC Regional Transportation Plan.
  - pp. Street names shall be reviewed and approved by the Regional Street Naming Coordinator.
  - qq. Proposed landscaping and/or fencing along street rights-of-way and within median islands shall be designed to meet American Association of State Highway and Transportation Officials (AASHTO) sight distances and safety guidelines. No tree shall overhang the curb line of any public street.
  - rr. A note on each affected final map shall state that no direct access from individual lots shall be allowed onto Lemmon Drive. This note shall also be included in the CC&Rs to the satisfaction of the District Attorney's Office.
  - ss. For any utilities placed in existing County streets, the streets shall be repaired to the satisfaction of the County Engineer. At a minimum, this will require full depth removal and replacement of asphalt for half the street width, or replacement of non-woven pavement reinforcing fabric with a 2" asphalt overlay for half the street width. Type II slurry seal is required for the entire street width with either

- option. Full width street improvements may be required if the proposed utility location is too close to the centerline of the existing street.
- tt. Streetlights shall be constructed to Washoe County standards at locations to be determined at the final design stage.
  - uu. AASHTO clear zones shall be determined for all streets adjacent to retaining walls or slopes steeper than 3:1. If a recoverable or traversable clear zone cannot be provided, an analysis to determine if barriers are warranted shall be submitted for approval.
  - vv. All retaining walls that are adjacent to, provide support for or retain soil from the County right-of-way shall be constructed of reinforced masonry block or reinforced concrete and designed by an engineer licensed in the State of Nevada.
  - ww. All retaining walls that are within the slope failure wedge from Washoe County right-of-way shall be constructed of reinforced masonry block or reinforced concrete and designed by an engineer licensed in the State of Nevada. Retaining walls shall not be located within Washoe County right-of-way. The maintenance of the retaining walls shall be by Homeowners Association and the CCR's shall clearly identify the HOA's maintenance responsibilities of retaining walls.
  - xx. No retaining walls that retain soil from the County right-of-way shall be located within a plowed snow storage easement.
  - yy. Sidewalks shall be constructed on both sides of the street and shall meet ADA requirements.
  - zz. Curb and gutter shall be standard Type I per Washoe County standard details.
  - aaa. Prior to recordation of the final map, an environmental study that confirms no hazardous materials exist in the property to be dedicated to Washoe County.
  - bbb. Appropriate transitions shall be provided between the existing and proposed improvements at all proposed street connections. This may include removal of existing pavement.
  - ccc. Any streetlights that do not meet Washoe County standards shall be placed outside Washoe County right-of-way. These streetlights shall be private, and the CC&R's shall indicate operation and maintenance of the streetlights shall be the responsibility of the Homeowners Association. The County Engineer and the District Attorney's Office shall determine compliance with this condition.
  - ddd. Adequate snow storage easements shall be identified on the final plat.
  - eee. The conditions, covenants and restrictions (CC&Rs) shall prominently note to the satisfaction of the District Attorney's Office and the County Engineer that Washoe County will not assume responsibility for maintenance of the development's median islands.

- fff. Signing, striping and traffic control improvements shall comply with American Association of State Highway and Transportation Officials Design guidelines, the Manual of Uniform Traffic Control Devices and Washoe County requirements and where applicable Nevada Department of Transportation requirements.
- ggg. Access from Lemmon Drive to Sunset View Drive and Snowbrush Court shall be constructed as right-in/right-out only.
- hhh. The proposed project should modify the channelizing island on the west side of Lemmon Drive at the Lemmon Drive/Military Road intersection to provide enough space for large passenger vehicles to make northbound to southbound U-turns.
- iii. A deceleration lane shall be constructed on Lemmon Drive at the intersection of Sunset View Drive to the satisfaction of the City of Reno.
- jjj. The applicant shall conform to all conditions imposed by intergovernmental agreements required to provide sewer service to the subject project, and, if required, be a party to any such agreements.
- kkk. All fees shall be paid or deferred in accordance with Washoe County Ordinance prior to the approval of each final map.
- lll. Improvement plans shall be submitted and approved by the Engineering and Capital Projects Division prior to approval of the final map. They shall be in compliance with Washoe County Design Standards and be designed by a Professional Engineer licensed to practice in the State of Nevada.
- mmm. The applicant shall submit an electronic copy of the street and lot layout for each final map at initial submittal time. The files must be in a format acceptable to Washoe County.
- nnn. The applicant shall construct and/or provide the financial assurance for the construction of any on-site and off-site sanitary sewer collection systems prior to signature on each final map. The financial assurance must be in a form and amount acceptable to the Engineering and Capital Projects Division.
- ooo. Approved improvement plans shall be used for the construction of on-site and off-site sanitary sewer collection system. The Engineering and Capital Projects Division will be responsible to inspect the construction of the sanitary sewer collection system.
- ppp. The sanitary sewer collection system must be offered for dedication to Washoe County along with the recordation of each final map.
- qqq. Easements and real property for all sanitary sewer collection systems and appurtenances shall be in accordance with Washoe County Design Standards and offered for dedication to Washoe County along with the recordation of each final map.
- rrr. A master sanitary sewer report for the entire tentative map shall be prepared and submitted by the applicant's engineer at the time of the initial submittal for the first final map which addresses:

- i. the estimated sewage flows generated by this project,
  - ii. projected sewage flows from potential or existing development within tributary areas,
  - iii. the impact on capacity of existing infrastructure,
  - iv. slope of pipe, invert elevation and rim elevation for all manholes,
  - v. proposed collection line sizes, on-site and off-site alignment, and half-full velocities.
- sss. No Certificate of Occupancy will be issued until all the sewer collection facilities necessary to serve each final map have been completed, accepted and engineer prepared as-built drawings are delivered to the utility. As-built drawings must be in a format acceptable to Washoe County.
- ttt. No permanent structures (including rockery or retaining walls, building's, etc.) shall be allowed within or upon any County maintained utility easement.
- uuu. A minimum 30-foot sanitary sewer and access easement shall be dedicated to Washoe County over any facilities not located in a dedicated right of way.
- vvv. A minimum 12-foot wide all weather sanitary sewer access road shall be constructed to facilitate access to off-site sanitary sewer manholes.
- www. The existing sewer main to be realigned shall be abandoned to the satisfaction of the County Engineer.
- xxx. The developer will be responsible to fund the design and construction of major infrastructure such as pump structures, controls, telemetry and appurtenances, lift stations, force mains, sewer mains, interceptor and wastewater treatment facilities necessary to accommodate the project. However, the actual design will be the responsibility of the Engineering and Capital Projects Division. Prior to initiation of design the Developer shall pay the estimated design costs to Washoe County. The Engineering and Capital Projects Division may either provide such design in-house, or select an outside consultant. When an outside consultant is to be selected, the Engineering and Capital Projects Division and the Developer shall jointly select that consultant.
- yyy. The Engineering and Capital Projects Division shall reserve the right to over-size or realign the design of infrastructure to accommodate future development as determined by accepted engineering calculations. Funding shall be the responsibility of Washoe County. Washoe County shall either participate monetarily at the time of design and/or shall credit an appropriate dollar amount to the Developer at the time of recordation of the subdivision map.

**Nevada Division of Environmental Protection**

3. The following conditions are requirements of the Nevada Division of Environmental Protection, which shall be responsible for determining compliance with these conditions.

**Contact Name** – Patrick Mohn, 775.687.9419, pmohn@ndep.nv.gov

- a. An intent-to-serve letter for sewer will be required for Tentative Map review and a formal Will-Serve for sewer will be required for the NDEP Final Map review.

**Truckee Meadows Fire Protection District**

4. The following conditions are requirements of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions.

**Contact Name** – Lisa Beaver, 775.326.6000, LBeaver@tmfpd.us

- a. The project must comply with the following codes for fire and life safety;
  - i. 2012 International Fire Code
  - ii. Chapter 60 Washoe County Code
  - iii. 2012 WUI Code
  - iv. All Applicable NFPA codes

**Regional Transportation Commission**

5. The following conditions are requirements of the Regional Transportation Commission, which shall be responsible for determining compliance with these conditions.

**Contact Name** – Rebecca Kapuler, 775.332.0174, rkapuler@rtcwashoe.com

- a. The developer shall contact Tina Wu, RTC Senior Transit Planner, at 775.335.1908 or twu@rtcwashoe.com, to discuss future transit improvements for this project.

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