



Parcel Map Review Committee Staff Report

Meeting Date: August 11, 2022

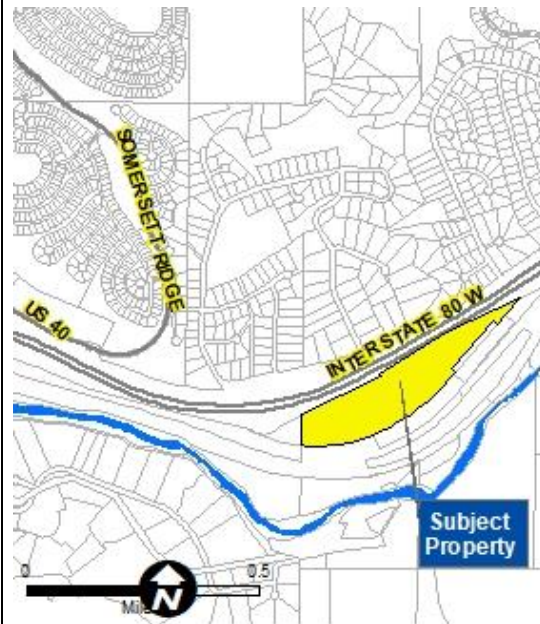
Agenda Item: 7B

TENTATIVE PARCEL MAP CASE NUMBER:	WTPM22-0011 (Riverview Estates PM)
BRIEF SUMMARY OF REQUEST:	Dividing a 19.9 acre parcel into 4 parcels
STAFF PLANNER:	Julee Olander, Planner Phone Number: 775.328.3627 E-mail: jolander@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve a tentative parcel map dividing a 19.9-acre parcel into 4 parcels: of 3.42 acres, 9.94 acres, 2.08 acres, and 4.55 acres; and to vary development code standards to decrease the minimum required width of parcel 4 (roadway parcel) from the required 100 feet to 50 feet pursuant to WCC 110.406.23.

Applicant/ Owner: Riverview Estates Properties, LLC
 Location: South of I-80 at Exit 7
 APN: 038-172-14
 Parcel Size: 19.99 acres
 Master Plan: NA
 Regulatory Zone: Industrial (I)
 Area Plan: Verdi
 Development Code: Authorized in Article 606, Parcel Maps
 Commission District: 1 – Commissioner Hill



Vicinity Map

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM22-0011 for Riverview Estates Properties, LLC subject to the conditions of approval included as Exhibit A with the staff report, and to vary Table 110.406.05.1 to decrease the minimum required width of parcel 4 (roadway parcel) from the required 100 feet to 50 feet pursuant to WCC 110.406.23; 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 9)

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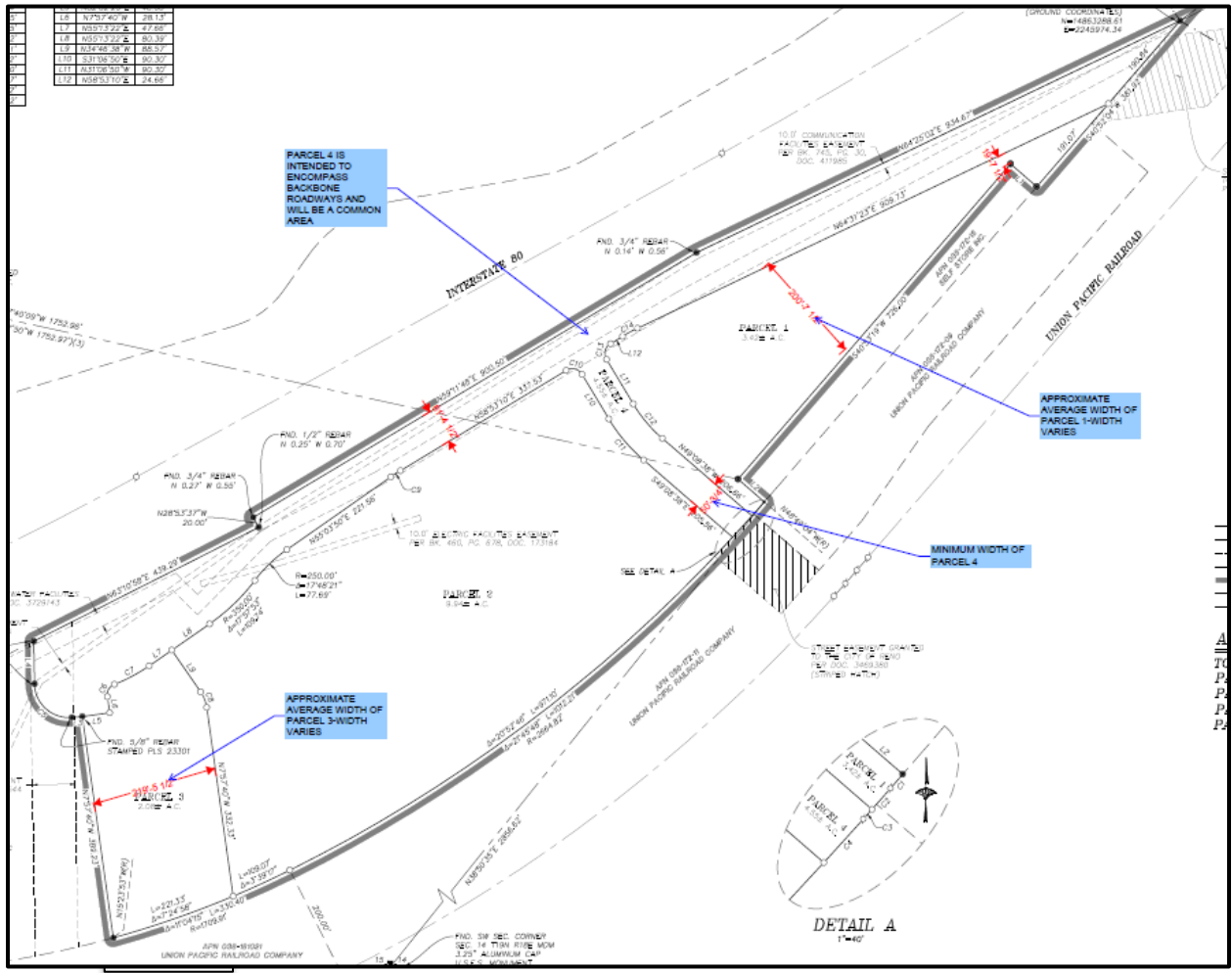
Parcel Map

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 22 months from the date of approval and record the map within the two year time period shall cease any further action on the map and shall render the tentative parcel map as expired.

The conditions of approval for Tentative Parcel Map Case Number WTPM22-0011 are attached to this staff report and will be included with the action order if approved by the Parcel Map Review Committee.



Site Plan

Tentative Parcel Map Evaluation

Requirement	Evaluation
Area Plan	Verdi
Truckee Meadows Service Area (TMSA)	Inside TMSA
Regulatory Zone	Industrial (I)
Maximum Lot Potential	86 lots
Number of Lots on Parcel Map	4 lots
Minimum Lot Size Required	10,000 SF
Minimum Lot Size on Parcel Map	2.08 acres
Minimum Lot Width Required	100 feet
Minimum Lot Width on Parcel Map	50 feet
Development Suitability Map	NA
Hydrographic Basin	Truckee Canyon Hydrographic Basin.

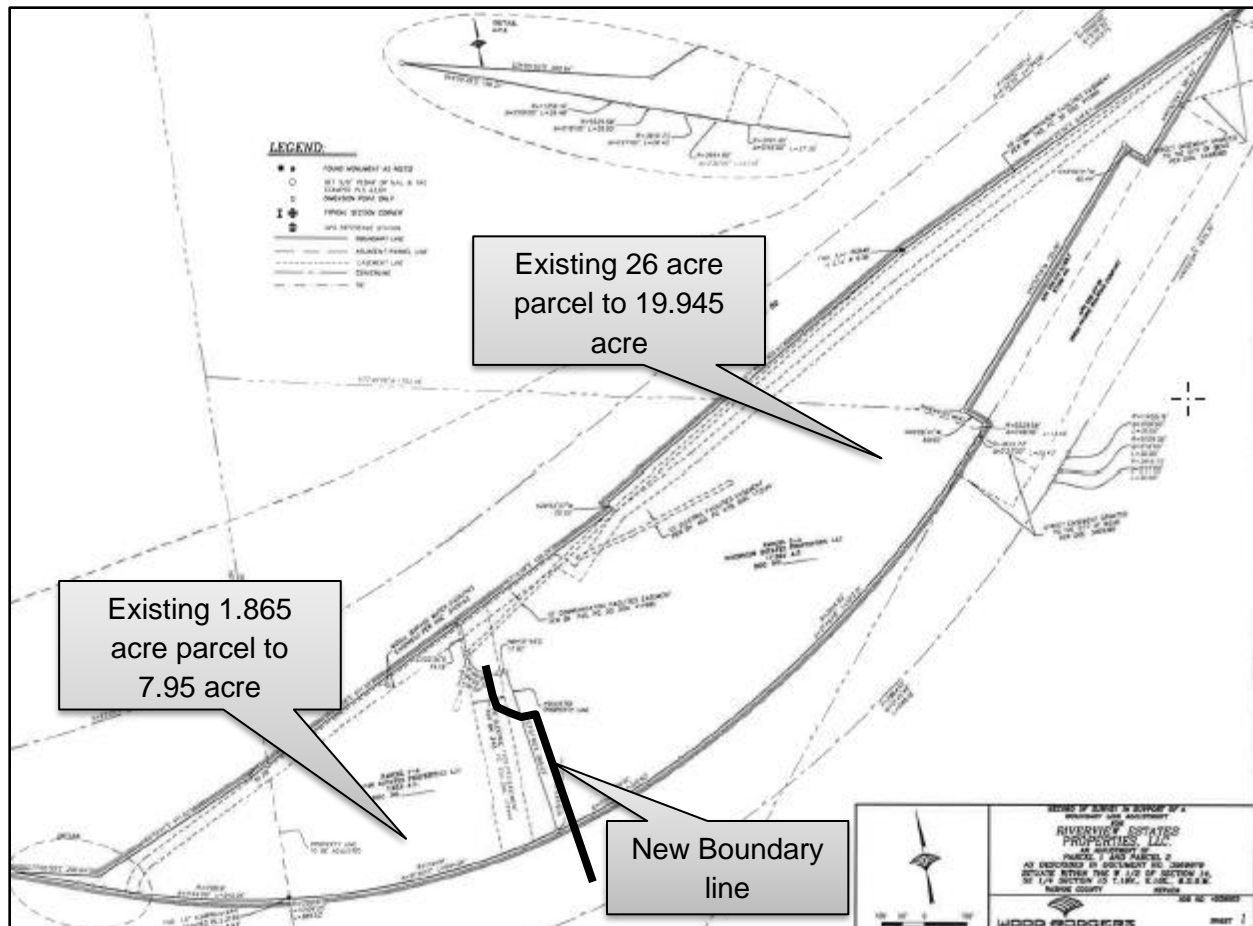
The tentative parcel map meets all minimum requirements for the Industrial (I) regulatory zone, except for the required minimum width of 100 feet for proposed parcel 4 (see Site Plan), which is intended to be developed as a private roadway and common area. Washoe County Code 110.406.23 allows the minimum parcel width to be varied for industrial regulatory zone parcels with the approval of a tentative parcel map if the standard to be varied has been included in the notice for the hearing, which it has been.

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 19.9 acre parcel (APN: 038-181-01) is not developed and has a regulatory zoning of Industrial (I). The setbacks are 15 ft from the front and rear yard property lines and 10 ft from the side yard property lines.

The parcel was originally 26 acres. However, a Boundary Line Adjustment (BLA) permit (WBLA22-0009) has been submitted, which proposes to move the parcel line between two adjacent parcels (see the map below on page 6). The 26 acre parcel (APN: 038-181-01) is proposed to decrease from 26 acre parcel to 19.95 acres. The other 1.865 acre parcel (APN: 038-172-14) will increase to 7.95 acres. At this time the BLA permit has not been approved, however, the conditions of approval for this tentative parcel map require that WBLA22-0009 be completed before the final parcel map can be completed.



WBLA22-0009 Map

Verdi Area Plan Modifiers

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

Section 110.224.15 Water Resource Requirements

In addition to provisions of Article 422, Water and Sewer Resource Requirements, when submitting applications for subdivisions, parcel maps and other projects in the Verdi planning area, the applicant must identify the following:

- (a) The source of the water supply;
- (b) The quality of the water supply;
- (c) The quantity of the water supply; and
- (d) The basis of water rights and/or the name of the water service provider.

***Staff Comment:** The applicant has indicated Truckee Meadows Water Authority (TMWA) is the water provider and has provided a discovery letter from TMWA (see Exhibit C) to further address these requirements. Washoe County Engineering- Water Resource Planning has also, provided conditions of approval to address these requirement, to confirm that the necessary provision of water service is provide to the parcels.*

Verdi Area Plan Evaluation

The subject parcel is located within the Verdi Area Plan. The following are the pertinent Policies from the Area Plan:

Relevant Area Plan Policies Reviewed

Policy	Brief Policy Description	Complies	Condition of Approval
Goal Ten	Ensure coordination with and between police, fire, parks, public works/road department, library, schools, and utility providers to ensure that facilities can be phased in, as needed, and that economies of joint/multiple use are realized, whenever possible.	Yes	Yes
V.27.10	The impact of development on adjacent land uses will be mitigated	Yes	Yes

Reviewing Agencies

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

Agencies	Sent to Review	Responded	Provided Conditions	Contact
BLM - NV State Office	X			
FS - Carson Ranger District	X			
Environmental Protection	X			
NDF - Endangered Species	X			
NDOT (Transportation)	X			
NDOW (Wildlife)	X			
NV Department of	X			
Washoe County Parks & Open Space	X	X		
Washoe County Surveyor (PMs Only)	X		X	Matt Philumalee; mphilumalee@washoecounty.gov
Washoe County Water Resource Planning	X	X	X	Timber Weiss, tweiss@washoecopunty.gov
WCHD EMS	X	X		
WCHD Environmental Health	X	X	X	James English, jenglish@washoecounty.gov
TMFPD	X	X	X	Brittany Lemon; blemon@tmfpd.us
Regional Transportation Commission (All Apps)	X	X		
Washoe-Storey Conservation District (All Apps)	X			
AT&T	X	X		
NV Energy	X			
Truckee Meadows Water Authority	X			

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: Compliance with all applicable environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, and sewage disposal will be ensured prior to recordation of the final map or prior to approval of a development permit on the subject site. The application was reviewed by the appropriate agencies and no recommendation for denial was received.

- (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: Water service will be provided by Truckee Meadows Water Authority (TMWA) on each parcel.

- (iii) The availability and accessibility of utilities.

Staff Comment: The existing and proposed lots will be served by extension of the existing, adjacent, infrastructure. Washoe County Health District has conditioned the applicant to provide information concerning sewage disposal in the condition of approval before the parcel map can be recorded.

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

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

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

Staff Comment: Provided the variance of the minimum lot width for parcel #4 (roadway parcel) is approved by the Parcel Map Review Committee, the proposed division of land is in conformity with the existing Industrial (I) regulatory zone and the applicable provisions of the Washoe County Development Code and Master Plan.

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

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

- (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: The application was reviewed by the appropriate agencies, including Washoe County Engineering and Capital Projects Division, and no recommendation for denial was received. No recommendation for new streets or highways to serve the parcel map was received.

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

Staff Comment: The site is relatively flat with no slope and is not within the floodplain. The application was reviewed by the appropriate agencies, including Washoe County

Engineering and Capital Projects Division, and no recommendation for denial was received.

- (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 appropriate agencies and no recommendation for denial was received, including the Truckee Meadow Fire Protect District and conditions of approval were provided.

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

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

- (xii) Recreation and trail easements.

Staff Comment: The application was reviewed by the appropriate agencies and no recommendation for denial was received, including Washoe County Parks and Open Space and no conditions were required.

Recommendation

After a thorough analysis and review, Parcel Map Case Number WTPM22-0011 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 WTPM22-0011 for Riverview Estates Properties, LLC, subject to the conditions of approval included as Exhibit A with the staff report, and to vary Table 110.406.05.1, to decrease the minimum required width of parcel 4 (roadway parcel) from the required 100 feet to 50 feet pursuant to WCC 110.406.23; 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.
- (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/Owner: Riverview Estates Properties, Inc.
7641 W Post Road,
Las Vegas, NV, 89113

Representatives: Wood Rodgers,
esage@woodrodgers.com
danderson@woodrodgers.com



Conditions of Approval

Tentative Parcel Map Case Number WTPM22-0011

The tentative parcel map approved under Parcel Map Case Number WTPM22-0011 shall be carried out in accordance with the conditions of approval granted by the Washoe County Parcel Map Review Committee on August 11, 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.

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

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

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

Washoe County Planning and Building Division

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

Contact Name – Julee Olander, Planner, 775.328.3627, jolander@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. WTPM22-0011 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.

KELLY MULLIN, DIRECTOR, PLANNING AND BUILDING DIVISION

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

standards within the Washoe County Development Code shall be met on the construction drawings.

- f. The approval for this tentative parcel map does not include improvements for driveways to building pads. Grading for access to building pads, if they exceed the criteria stated in the previous condition, shall require a special use permit.
- g. Must complete WBLA22-0009 permit process before parcel map WTPM21-0011 is recorded.

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 – Matthew Philumalee, PLS, 775.328.2315, mphilumalee@washoecounty.gov

- a. Comply with the conditions of the Washoe County technical check for this map.
- b. All boundary corners must be set.
- c. Place a note on the map stating that the natural drainage will not be impeded.
- d. Add a note to the map stating: No habitable structures shall be located on a fault that was active during the Holocene Epoch of geological time.
- e. Add a Security Interest Holder’s Certificate to the map if applicable.
- f. 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.
- g. Add the following note to the map; “All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties.”

Washoe County Health District

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

Contact Name – James English, 775.328.2610, jenglish@washoecounty.gov

- a. The WCHD has reviewed the application, it is noted the application states the parcels will be served by both onsite sewage disposal systems (OSDS) and public sewer infrastructure. Applicant must provide clarity related to sewage disposal. If the parcels are to be served by OSDS then individual test trenches must be conducted on each parcel with proper permits and inspections from the WCHD.
- b. Water service will be provided by Truckee Meadows Water Authority.

Truckee Meadows Fire Protection District

- 4. 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, Fire Captain, 775.326.6079, 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 Management Planner Coordinator

5. The following conditions are requirements of Washoe County Water Management Planner Coordinator, who shall be responsible for determining compliance with these conditions.
Contact: Timber Weiss, 775.328.3699, tweiss@washoecounty.gov

- a. 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.

A copy of the TMWA will-serve must be submitted to tweiss@washoecounty.gov prior to the approval of any building permit on these parcels.

*** End of Conditions ***



INTEROFFICE MEMORANDUM

PARCEL MAP REVIEW

DATE: June 17, 2022

TO: Julee Olander, Planner - Department of Community Services

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

SUBJECT: Parcel Map for: Riverview Estates
Parcel Map Case No.: WTPM22-0011
APN: 038-172-14
Review Date: 6/15/2022

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. All boundary corners must be set.
3. Place a note on the map stating that the natural drainage will not be impeded.
4. Add a note to the map stating: No habitable structures shall be located on a fault that was active during the Holocene Epoch of geological time.
5. Add a Security Interest Holder's Certificate to the map if applicable.
6. 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.
7. 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."



QUALITY
PUBLIC SERVICE



INTEGRITY



EFFECTIVE
COMMUNICATION

WTPM22-0011

EXHIBIT B

From: [Lemon, Brittany](#)
To: [Olander, Julee](#)
Cc: [Way, Dale](#)
Subject: WTPM22-0001 (Riverview Estates) Conditions of Approval
Date: Monday, June 27, 2022 12:40:07 PM
Attachments: [image001.png](#)

Hi Julee,

“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 | 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”



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

1001 E. 9th St.
Reno, Nevada 89512
Phone: (775) 328-3600
Fax: (775) 328-3699

June 14, 2022

TO: Julee Olander, Planner, CSD, Planning & Development Division
FROM: Timber Weiss, Licensed Engineer, CSD
SUBJECT: Tentative Parcel Map Case Number WTPM22-0011 (Riverview Estates)

Project description:

The applicant is proposing to approve a tentative parcel map dividing a 17.9-acre portion of a 26-acre parcel into 3 parcels: parcel one 3.42 acres, parcel two 9.94 acres, and parcel three 2.08 acres.

Project located at South of I-80 at Exit 7, APN: 038-172-14.

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

Comments:

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.

A copy of the TMWA will-serve must be submitted to tweiss@washoecounty.gov prior to the approval of any building permit on these parcels.

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

June 29, 2022

Washoe County Community Services
Planning and Development Division

RE: Riverview Estates; 038-172-14
Tentative Parcel Map; WTPM22-0011

Dear Washoe County Staff:

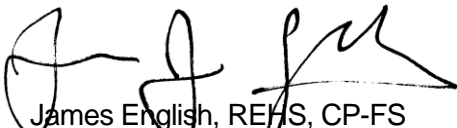
The following conditions are requirements of the Washoe County Health District, Environmental Health Services Division, (WCHD) which shall be responsible for determining compliance with these conditions.

Contact Name – James English - jenglish@washoecounty.us

- a) Condition #1: The WCHD has reviewed the application, it is noted the application states the parcels will be served by both onsite sewage disposal systems (OSDS) and public sewer infrastructure. Applicant must provide clarity related to sewage disposal. If the parcels are to be served by OSDS then individual test trenches must be conducted on each parcel with proper permits and inspections from the WCHD.
- b) Condition #2: A application states water service will be provided by Truckee Meadows Water Authority.

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

Sincerely,



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



From: [COOPER, CLIFFORD E](#)
To: [Olander, Julee](#)
Subject: Tentative Parcel Map WTPM22-0011 and WDADAR22-0007
Date: Tuesday, June 14, 2022 1:55:33 PM

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

Julee,

AT&T does not have any conflicts or concerns with the proposed Parcel Maps.

Thanks!

Cliff Cooper
MGR OSP PLNG & ENGRG DESIGN
AT&T NEVADA
ROW Office: 775-683-5282
Cell: 775-233-0434
E-mail: cc2132@att.com
TEXTING and DRIVING... It Can Wait.

From: [Program, EMS](#)
To: [Olander, Julee](#)
Cc: [Program, EMS](#)
Subject: FW: June Agency Review Memo II
Date: Wednesday, June 15, 2022 7:32:06 AM
Attachments: [June Agency Review Memo II.pdf](#)
[Outlook-pjanlujj.png](#)
[Outlook-d0dwddyq.png](#)
[Outlook-tvuiqca2.png](#)
[Outlook-vs3q52ml.png](#)
[Outlook-0030ifqo.png](#)

Good morning,

The EMS Program has reviewed the June Agency Review Memo II - Tentative Parcel Map Case Number WTPM22-0011 (Riverview Estates) and has no concerns or questions at this time based on the information provided.

Thank you,

Sabrina.

Sabrina Brasuell

EMS Coordinator | Epidemiology and Public Health Preparedness
Washoe County Health District
sbrasuell@washoecounty.gov | Cell: (775) 830-7118 | Office: (775) 326-6043
1001 E. Ninth St., Bldg. B. Reno, NV 89512


From: [Kirschenman, Sophia](#)
To: [Olander, Julee](#)
Subject: Parks Comments Re: WTPM22-0011
Date: Thursday, July 7, 2022 9:41:00 AM
Attachments: [Outlook-mvdgd3vt.png](#)
[Outlook-uz53h3lr.png](#)
[Outlook-x3kinc5f.png](#)
[Outlook-5gszdlwu.png](#)
[Outlook-fog3b2op.png](#)

Hi Julee,

I've reviewed WTPM22-0011 (Riverview 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

[My working hours: Monday-Friday 8 am to 5 pm](#)

Please consider the environment before printing this e-mail.



Washoe-Storey Conservation District

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

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

July 1, 2021

Washoe County Community Services Department

C/O Julee Olander, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WTPM22-0011 Riverview Estates

Dear Julee,

In reviewing the parcel map dividing 17.9 acres into 3 parcels, the District has no comments.

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

Sincerely,

Jim Shaffer



March 21, 2022

Mr. Blake Smith
S3 Development Company, LLC
1 East Liberty St., Suite 444
Reno, NV 89501

RE: Discovery: Mogul Business Park
TMWA PLL#: 22-8394
APNs: 038-172-14/038-181-01

Dear Mr. Smith:

Pursuant to your request, Truckee Meadows Water Authority (TMWA) has completed its Discovery for the above-referenced project, also referred to as Mogul Business Park_DISC, APNs 038-172-14_038-172-01.

Please find attached two internal memoranda from TMWA's Engineering and Water Rights Departments detailing their findings. Should you have any questions after reviewing the enclosures, please feel free to contact me at 775.834.8199, or nraymond@tmwa.com.

Thank you for the opportunity to serve your discovery, and future project development needs.

Regards,

Nancy Raymond

Nancy Raymond
New Business Project Coordinator

Attachment

cc: Mark Cendagorta, PE - Wood Rodgers



TO: Nancy Raymond

DATE: March 18, 2022

THRU: Scott Estes

FROM: Jason Ferrin *JF*

RE: **Mogul Business Park_DISC**
TMWA WO# 22-8394

PURPOSE:

The purpose of this Discovery is to present a water service plan, including the offsite water facility requirements and an estimate of the associated costs for the proposed project (Project).

DISCUSSION:

This Discovery includes a commercial development on two parcels, totaling 27.9 acres. The Project is shown in Figure 1.

Location:

The Project is located off Mogul Rd (see Figure 1). The Project is outside TMWA’s retail water service territory and would require annexation prior to water service. The Project is located within TMWA Charge Area 7 and will be subject to TMWA WSF charges applicable to Charge Area 7.

Table 1. Total Project Area

PARCEL APN	ACREAGE
038-172-14	26.03
038-181-01	1.87

Project Water Maximum Day Demands

The total estimated Project domestic maximum day demand (MDD) is 2.5 gpm. An irrigation demand was not provided in the Discovery application. For reference, 1-AF of irrigation would equate to 1.7 gpm of MDD.

Offsite Water Facilities and Cost Opinion

Two offsite water service scenarios were evaluated for this discovery. The first scenario includes service now and the second scenario includes service after project relevant portions of the Area 7 Masterplan have been constructed. At a minimum, these improvements include extending the existing 12" main in 4th St and Mogul Rd, from Cliff View Dr to the Project. Installation of a new pressure regulating station will also be required. The actual timing of the master plan improvements is unknown, but the planning and initial design is underway to increase capacity for new developments in the Verdi area. Much of the offsite main alignment is located within NDOT ROW and NDOT encroachment permits will be required. In addition, a portion of the offsite main alignment is within UPRR ROW.

Case 1 – Current offsite improvements required for water service.

The minimum offsite water facilities to serve the project are shown in Figure 1. A project cost opinion appears in Table 2. The proposed project pipe diameters of 12" (offsite and onsite) are sized to meet the estimated fire flow of 2,000 gpm during a maximum day demand scenario. TMWA will require the applicant to oversize the main between Cliff View and Lemming Drive in accordance with the Area 7 Masterplan. An estimate of the oversizing cost is \$312,000 (see Table 2). In this case, TMWA would agree to reimburse the applicant for the oversizing costs. The process for establishing the oversizing cost will be addressed in the Annexation Agreement. The Annexation Agreement will also address easement issues associated with existing TMWA facilities located on the Project site.

Table 2. Case 1 - Cost Opinion

Facility Description	Qty	Unit	Unit Cost	Total Cost	Comments
Area Charge	2.5	MDD GPM	\$11,428	\$28,570	
Supply and Treatment Charge	2.5	MDD GPM	\$6,957	\$17,393	
Storage Charge	2.5	MDD GPM	\$0	\$0	
Oversized Transmission Main (400 LF 20", 1,200 LF of 18")	1,600	LF	\$555	\$888,000	From Cliff View Dr to Lemming Dr. NDOT ROW
Oversizing Reimbursement	1,600	LF	(\$195)	(\$312,000)	
Pressure Regulating Station	1	LS	\$100,000	\$100,000	
12" Main	820	LF	\$300	\$246,000	12" main in Mogul Rd. UPRR
Project Total				\$967,963	

A. All facilities would be permitted, designed (such design to be approved by TMWA), and built by the developer and then dedicated to TMWA.

B. All costs are the responsibility of the developer, unless otherwise noted.

C. No irrigation demand was included for this project. For reference, 1AF of irrigation would equate to 1.7 gpm of MDD.

Case 2. Offsite improvements required for water service following Area 7 improvements.

Offsite requirements after portions of the Area 7 masterplan have been implemented are listed in Table 3.

Table 3. Case 2 - Cost Opinion

Facility Description	Qty	Unit	Unit Cost	Total Cost	Comments
Area Charge	2.5	MDD GPM	\$11,428	\$28,570	
Supply and Treatment Charge	2.5	MDD GPM	\$6,957	\$17,393	
Storage Charge	2.5	MDD GPM	\$0	\$0	
Pressure Regulating Station	1	LS	\$100,000	\$100,000	
12" Main	820	LF	\$300	\$246,000	12" main in Mogul Rd
Project Total				\$391,963	

Project Pressures

A rough grading plan was provided to TMWA at the time of application. Predicted Project pressures based on this grading plan at the service connection is shown in Figure 1.

Individual service pressure reducing valves are required to be installed on all water services in this Project.

Project Supply Capacity

There is adequate supply capacity to serve the estimated Project demand.

Project Storage Capacity

There is adequate storage for the Project.

Dead Ends and Looping

Nevada Administrative Code section 445A.6712 requires systems to be designed, to the extent possible, to eliminate dead ends. The proposed water facility layout shown in Figure 1 includes a tee near the entrance to the property to loop the main onsite as much as practicable.

Fire Flows

For the purposes of this discovery, the fire flow requirement is assumed to be 2,000 gpm for a duration of two hours, with a minimum 20 psi residual pressure. Actual fire flow requirements are established by the fire department. Private fire systems that include a fire pump shall be designed

such that periodic operational test flows of the fire system will be limited to the minimum flow required to prevent overheating of fire pumps. If this requirement cannot be satisfied, the fire service shall be metered. Please note that the residual pressure at 2,000 gpm fire flow is close to the minimum requirement of 20 psi at the project's highest points. If the fire flow requirements are increased above 2,000 gpm, additional offsite improvements may be needed.

ASSUMPTIONS:

1. The applicant shall be responsible for all application and review fees in effect at the time of application submittal.
2. The applicant is responsible for all inspection fees, permit fees, easement costs, Water Service Facility Charges (WSF) in effect at the time the project is approved by TMWA and the Water Service Agreement is issued. The Water Service Agreement must be executed and all fees paid within 60 days of agreement issuance.
3. The cost opinions contained herein do not include new business fees, cost of water rights, sustainability fees and related fees.
4. Project pressure criteria are:
 - a. Maximum day pressure of 45 pounds per square inch (psi) at building pad elevation with tank level at top of emergency storage,
 - b. Peak hour pressure of 40 psi at building pad elevation with tank level at top of emergency storage, and
 - c. Maximum day plus fire flow pressure of 20 psi at center of street elevation with tank level at bottom of fire storage.
 - d. For new systems, unregulated distribution system pressures should not exceed 100 psi anywhere in the system. Individual water service pressure regulators are required for system service pressures over 80 psi and on all individual water services in regulated system pressure zones and pump zones.
5. Elevations used for this Discovery were taken from existing topographical information.
6. Facility requirements for the Project are based on the assumed elevations, maximum day demand and fire flow requirements. Changes in elevation, demand or fire flow requirements may affect facility requirements.
7. Easements, permits and all pertinent Agency approvals shall be obtained by applicant for the design and construction of the water infrastructure necessary to serve the proposed Project.
8. All cost opinions are preliminary and subject to change. The costs presented in this study are planning level estimates based on the information available. Actual costs will be determined at the time of application for service and nothing in the foregoing cost opinions should be construed as a guaranty of cost or shall be binding on TMWA in any respect.
9. Future development (on or off-site) may alter the conclusions of this discovery. Capacity in TMWA's system is available on a first-come, first-served basis, and commitment to provide service is not established until a contract for service is executed, all fees are paid, adequate resources dedicated, and a will serve commitment issued in compliance with TMWA Rules.

10. Applicant shall comply with all applicable TMWA Rules and Regulations applicable to applications for new service.
11. Easements for water mains shall be twenty (20) feet or greater in width and shall consist of a fifteen (15) foot wide all-weather road surface to provide vehicle and equipment access for maintenance purposes.
12. Separate water services and connections will be required for domestic, fire and irrigation services. Each of the service connections will need to include backflow protection facilities.
13. Separate services and meters will be required for each building on the service property per TMWA's Rule 6.
14. Dead-end mains shall be minimized by looping mains whenever practical or where required by the Authority and/or the Health Authority. Preliminary design and layout of subdivision streets and lots should contribute to elimination of dead-end mains. The maximum length of a dead-end main shall be approximately 800 feet. All dead-end mains shall be terminated with a flush valve assembly.

Review of conceptual site plans or tentative maps by TMWA does not constitute an application for service, nor constitute or imply a commitment by TMWA for planning, design or construction of the water facilities necessary for service, nor constitute or imply a commitment by TMWA to provide future water service. The extent of required off-site and on-site water infrastructure improvements will be determined upon TMWA receiving a specific development proposal or complete application for service and upon review and approval of a water facilities plan. After submittal of a complete Application for Service, the required facilities, the cost of these facilities, which could be significant, and associated fees will be estimated and will be included as part of the Water Service Agreement for the project. All fees must be paid to TMWA prior to water being delivered to the project.

Please contact Jason Ferrin (834-8242) with any questions or comments regarding this Discovery.

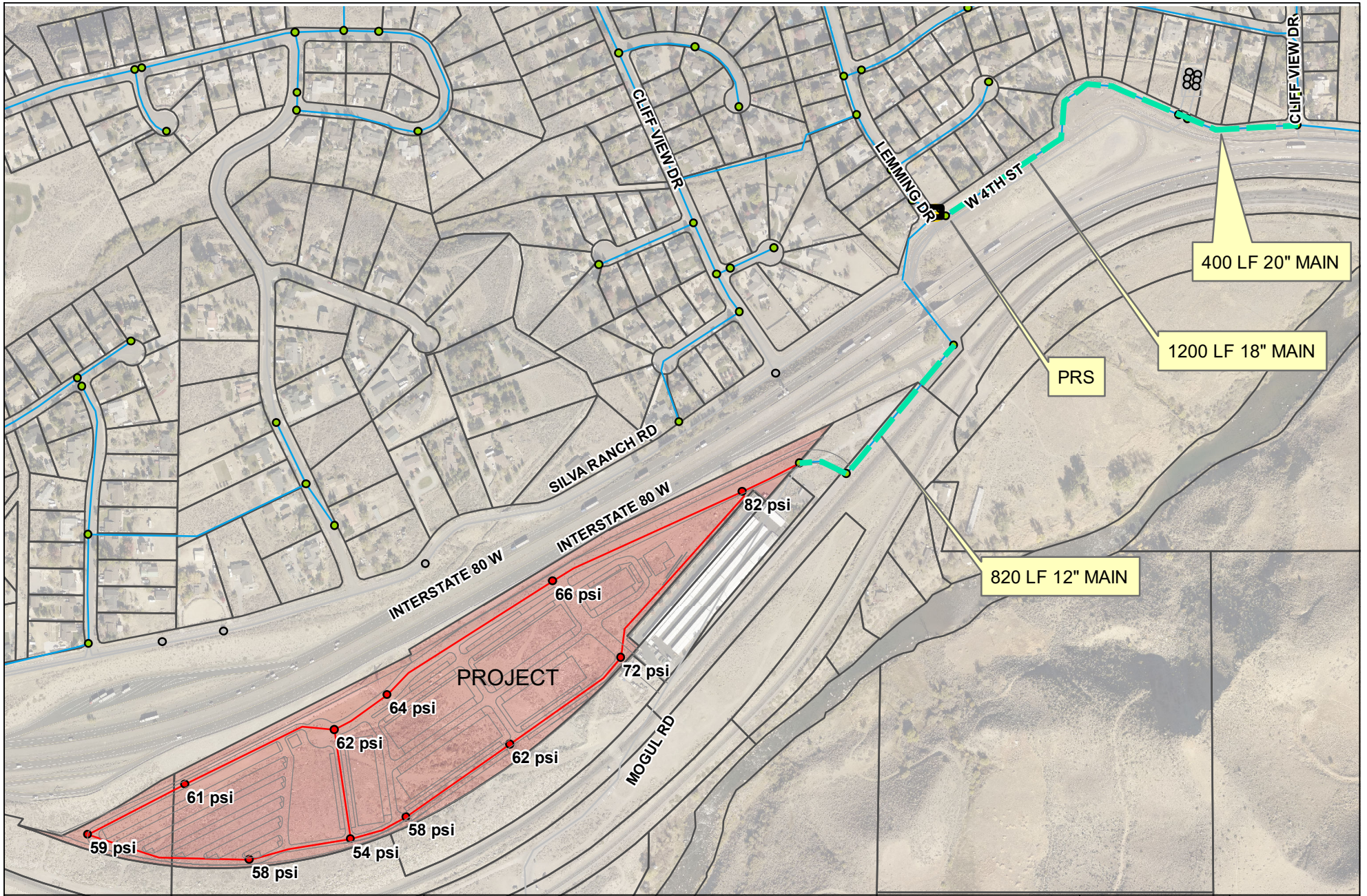


FIGURE 1
22-8394 Mogul Business Park_DISC
WATER SERVICE PLAN

DATE	MAR 2022
MAP BY:	JF
WORK ORDER #:	22-8394
SCALE:	1 inch = 500 feet





Date: February 2, 2022

To: Nancy Raymond

From: Eden Catudan

RE: 18-5980, Mogul Industrial Center, +/- 315,500 sq. ft. Storage/Office/Industrial spaces
(APN 038-181-01, 038-172-14)

The New Business/Water Resource team will answer the following assumptions on each new discovery:

- Is the property within Truckee Meadows Water Authority's water service territory?
- Does the property have Truckee River water rights appurtenant to the property, groundwater or resource credits associated with the property?
 - If yes, what is the status of the water right: Agricultural or Municipal and Domestic use?
- Estimated water demand for residential and or commercial projects.
- Any special conditions, or issues, that are a concern to TMWA or the customer.

The following information is provided to complete the Discovery as requested:

- These subject parcels (APN 038-181-01, 038-172-14) are not within Truckee Meadows Water Authority's (TMWA's) service territory. An annexation is required.
- There are no resource credits or Truckee River decreed water rights appurtenant to this property. The developer will be required to follow TMWA's current rules, specifically Rule 7, and pay all fees for water rights needed in order to obtain a will serve commitment letter.
- Based on the information provided by the applicant this project "Mogul Industrial Center Discovery" is estimated to require a domestic demand of **2.30 acre feet (AF)**. Landscaping plans were not provided to TMWA; therefore, a demand could not be determined. Please see the attached demand calculation sheet for the **estimated** demand and water resource fees. Once final plans are submitted a more accurate demand will be calculated. *Note: Water rights held or banked by the applicant must be dedicated to a project before any rule 7 water rights are purchased from TMWA.*
- Any existing right of ways and public easements would need to be reviewed, and if needed the property owner will need to grant TMWA the proper easements and/or land dedications to provide water service to the subject properties. Property owner will be required, at its sole expense, to provide TMWA with a current preliminary title report for all subject properties. Owner will represent and warrant such property offered for dedication or easements to TMWA shall be free and clear of all liens and encumbrances. Owner is solely responsible for obtaining all appropriate permits, licenses, construction easements, subordination agreements, consents from lenders, and other necessary rights from all necessary parties to dedicate property or easements with title acceptable to TMWA.



WATER RIGHTS AND METER FUND CONTRIBUTION
CALCULATION WORKSHEET FOR MULTI-TENANT APPLICATIONS

		Demand (Acre Feet)
1 Existing demand (current usage) at Service Property		0.00
2 Storage/Industrial Buildings <u>308,000</u> x .000006 per sq. ft.	1.85	
3 Office floor space: <u>7,500</u> x 0.00006 per sq.ft.	0.45	
4 Fixture units: <u> </u> x 15x 365x 3.07/ 1 mil	0.00	
5 Landscaping: Turf <u> </u> sq ft x 3.41/ 43,560	TBD	
6 Drip	TBD	
7 Other calculated demand:	<u>0.00</u>	
8 New or additional demand at Service Property (lines 2+3+4+5+6)		<u>2.30</u>
9 Total Demand at Service Property (lines 1-8)		2.30
10 Less: Prior demand commitments at service property	0.00	
11 Less: Other resource credits		
12 Total Credits (lines 10+11)		<u>0.00</u>
13 Subtotal: Required resource dedication/commitment (lines 9-12)		2.30
14 Factor amount (0.11 x Line 13)		0.25
15 No return flow required		<u>0.00</u>
16 TOTAL RESOURCES REQUIRED (lines 13+14+15)		<u>2.55</u>
17 Price of Water Rights per AF \$7,700	\$	19,635
18 Will Serve Commitment Letter Preparation Fee (\$200.00 per letter)	\$	100
19 Due Diligence Fee (\$200.00 per parcel)	\$	
20 Document Preparation Fees (\$200.00 per document)	\$	0
21 Water Resource Sustainability Fee (\$1,600 x 2.30 acre feet of demand)	\$	<u>3,680</u>
22 TOTAL FEES DUE (lines 17+18+19+20)	\$	<u>23,415</u>

Project: S3 Development Co. LLC

Applicant: Blake Smith **Quote date:** 2/3/2022

Phone: 826-1961 **Tech contact:** Eden 834-8053

APN: 038-181-01, 038-172-14 **Project No:** 22-8394

Remarks: This quote is for water rights fees associated with the demand and does not include other TMWA

fees such as the Area Facility Charge and other WSF fees. Fee quotes are valid only within 10

days of Quote Date.

purchase/dedication of surface water. Water rights held or banked by the applicant must be

dedicated to a project before any Rule 7 water rights are purchased from TMWA.

Parcel Map #1

Riverview Estates Properties, LLC

ORIGINAL

PREPARED FOR

Riverview Estates Properties, LLC
7641 W Post Rd
Las Vegas, NV 89113

Submitted to Washoe County
June 8, 2022

Prepared By



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

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.

Project Information		Staff Assigned Case No.: _____	
Project Name: Parcel Map #1 for Riverview Estates Properties, LLC			
Project Description: A division of parcel 2-A of unrecorded Record of Survey Map (in process)			
Project Address: 0 Interstate 80 W, Washoe County, NV 89523			
Project Area (acres or square feet): 17.99 Acres			
Project Location (with point of reference to major cross streets AND area locator): A portion of the West half of Section 14 Township 19 North, Range 18 East M.D.M			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
Portion of 038-172-14 (Parcel 2-A)	17.99		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Riverview Estates Properties, LLC		Name: Wood Rodgers	
Address: 7641 W Post Rd		Address: 1361 Corporate Blvd	
Las Vegas, NV	Zip: 89113	Reno, NV	Zip: 89502
Phone:	Fax:	Phone:	Fax:
Email:		Email: esage@woodrogers.com	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Same As Above		Name: Derah Anderson	
Address:		Address: 1361 Corporate Dr	
	Zip:	Reno, NV	Zip: 89502
Phone:	Fax:	Phone:	Fax:
Email:		Email: danderson@woodrogers.com	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

December 2018

**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)?

The NE corner of said Parcel 2-A being a portion of APN: 038-172-14 is located +/-560 feet SW of the intersection of Mogul Rd & Eastbound I-80 Exit 7

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
Portion of 038-172-14 (Parcel 2-A)	140 - Vacant, Industrial	17.99

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

Vacant

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	3.42 Acres	9.94 Acres	2.08 Acres	4.55 Acres
Proposed Minimum Lot Width	Varies	Varies	Varies	Varies

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	1 - 3.42 Acres	1 - 9.94 Acres	1 - 2.08 Acres	1 - 4.55 Acres
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	None
b. Electrical Service/Generator	NV Energy
c. Water Service	None

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:	Truckee Meadows Water Authority

b. Available:

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

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

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

a. Sewage System Type:

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

b. Available:

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

c. Washoe County Capital Improvements Program project?

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

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

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

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

--

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

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

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

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

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

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

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

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

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

N/A

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

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

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

N/A

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

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

Grading

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

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

28. Surveyor:

Name	Eric Sage
Address	1361 Corporate Blvd
Phone	775-823-4068
Cell	
E-mail	esage@woodrogers.com
Fax	
Nevada PLS #	23301

Parcel Map Waiver Application Supplemental Information

(All required information may be separately attached)

1. Identify the public agency or utility for which the parcel is being created:

N/A

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

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

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

The NE corner of said Parcel 2-A being a portion of APN: 038-172-14 is located +/-560 feet SW of the intersection of Mogul Rd & Eastbound I-80 Exit 7

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
Portion of 038-172-14 (Parcel 2-A)	140 - Vacant, Industrial	17.99

3. Please describe:

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

Vacant

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

North	
South	
East	
West	

4. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	3.42 Acres	9.94 Acres	2.08 Acres	4.55 Acres
Proposed Minimum Lot Width	Varies	Varies	Varies	Varies

5. Utilities:

a. Sewer Service	None
b. Electrical Service/Generator	NV Energy
c. Water Service	None

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

a. Water System Type:

<input type="checkbox"/> Individual wells		
<input type="checkbox"/> Private water	Provider:	
<input checked="" type="checkbox"/> Public water	Provider:	Truckee Meadows Water Authority

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. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of water service:

N/A

7. What is the nature and timing of sewer services necessary to accommodate the proposed waiver?

a. Sewage System Type:

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

b. Available:

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

c. Washoe County Capital Improvements Program project?

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

d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of sewer service. If a private system is proposed, please describe the system and the recommended location(s) for the proposed facility:

N/A

8. Please describe whether any of the following natural resources are related to the proposed waiver:

a. Property located in the FEMA 100-year floodplain?

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

Explanation:

Proposed parcels are located within FEMA Flood Zone X

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

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

Explanation:

No wetlands are located on the proposed parcels

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

Yes, the Hillside Ordinance applies. No, it does not.

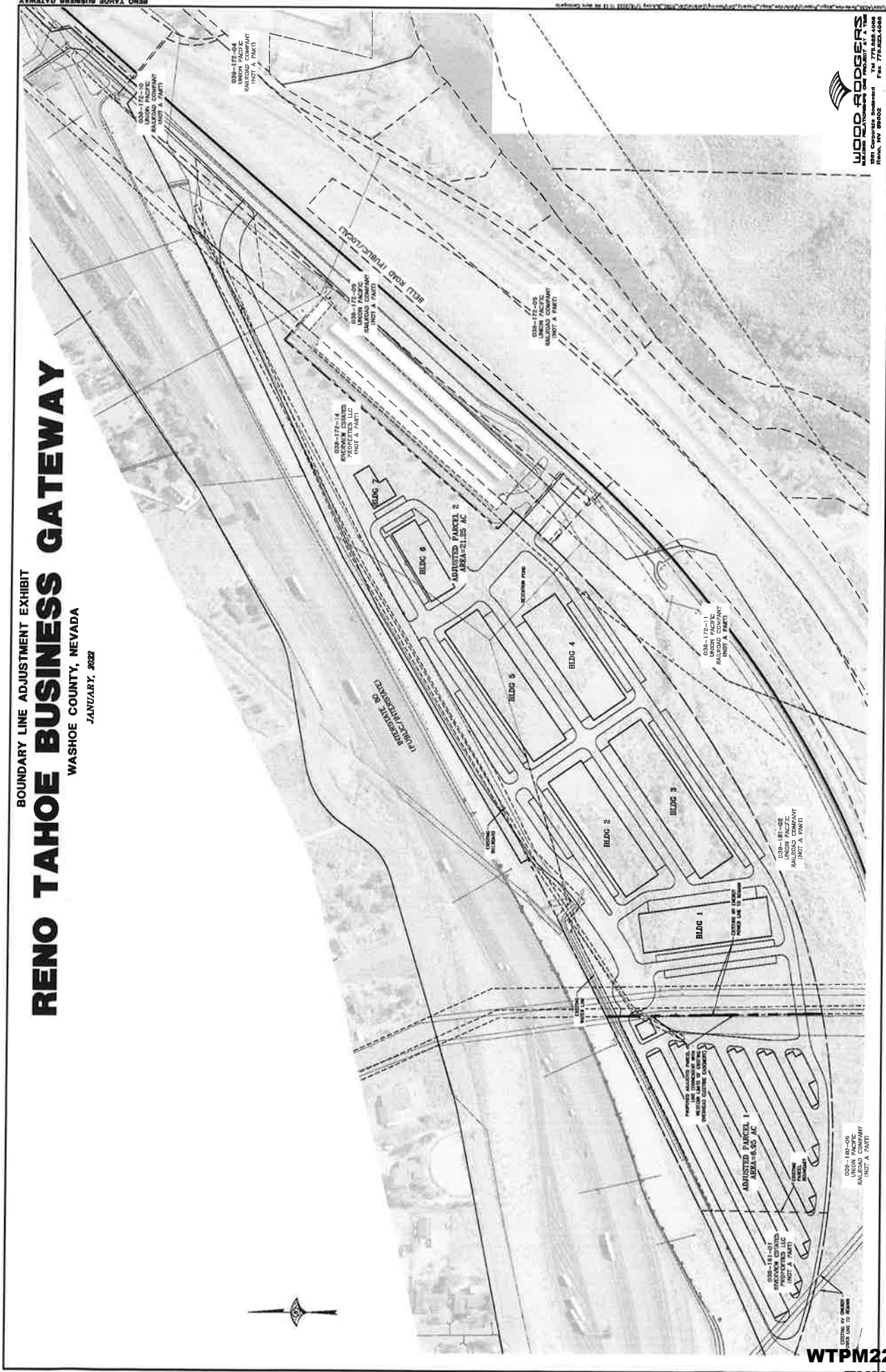
Explanation:

There are no slopes in excess of 15 percent located on the proposed parcels

9. Surveyor:

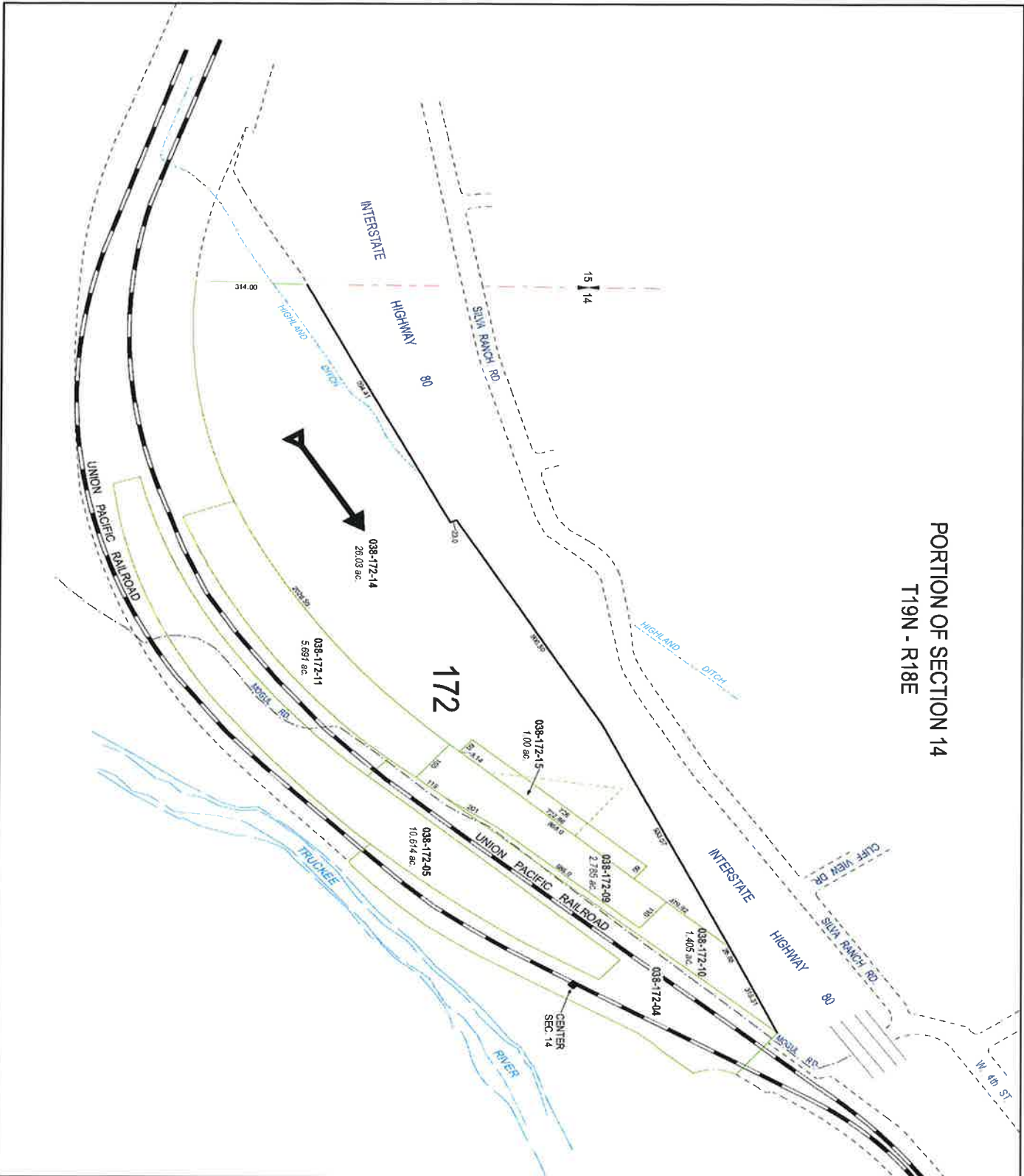
Name	Eric Sage
Address	1361 Corporate Blvd
Phone	775-823-4068
Fax	
Nevada PLS #	23301

BOUNDARY LINE ADJUSTMENT EXHIBIT
RENO TAHOE BUSINESS GATEWAY
 WASHOE COUNTY, NEVADA
 JANUARY, 2023



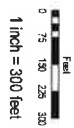
WOOD RODGERS
 SURVEYING & CONSULTING
 1775 SOUTH MAIN STREET
 RENO, NV 89502
 PHONE: 775.823.4000
 FAX: 775.823.4008

PORTION OF SECTION 14
T19N - R18E



Assessor's Map Number
038-17

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Joshua G. Wilson, Assessor
107 East Ninth Street
Reno, Building D
75202
(775) 325-2231



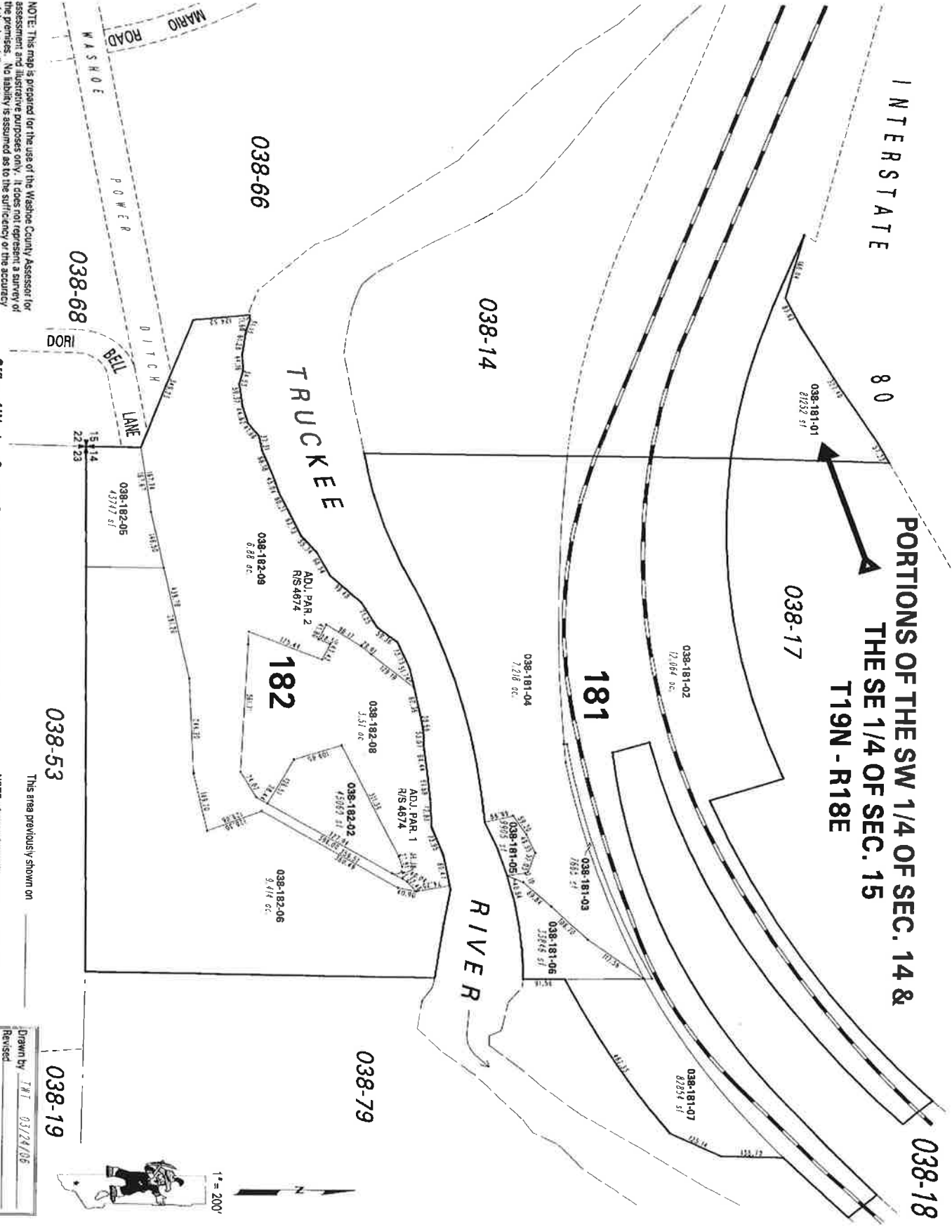
created by: **KSB 3/02/11**
last updated:
areas previously shown on maps (s)

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and statistical purposes only. It does not represent a survey of the premises. No liability is assumed for the accuracy or currency of the data presented herein.

INTERSTATE

80

PORTIONS OF THE SW 1/4 OF SEC. 14 & THE SE 1/4 OF SEC. 15 T19N - R18E



NOTE: This map is prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or the accuracy of the data delineated hereon.

Office of Washoe County Assessor, Nevada - Robert W. McGowan

NOTE: Areas of parcels which are less than 2 acres are shown in square feet.

This area previously shown on

Drawn by	TWT	03/24/06
Revised		



OWNER'S CERTIFICATE:

I, the undersigned, hereby certify that the undersigned, RIVERVIEW ESTATES PROPERTIES, LLC, A NEVADA LIMITED LIABILITY COMPANY, HAS ACQUIRED ALL RIGHTS OF LAND REPRESENTED ON THIS MAP AND HAS CONVEYED TO THE COUNTY OF WASHOE, NEVADA, THE NECESSARY RECORDS AND INFORMATION TO BE MAINTAINED IN THE OFFICE OF THE COUNTY CLERK OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 238.

RIVERVIEW ESTATES PROPERTIES, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____ DATE: _____
 NAME/TITLE (PRINT)

NOTARY CERTIFICATE:

I, the undersigned, hereby certify that the undersigned, RIVERVIEW ESTATES PROPERTIES, LLC, A NEVADA LIMITED LIABILITY COMPANY, HAS ACQUIRED ALL RIGHTS OF LAND REPRESENTED ON THIS MAP AND HAS CONVEYED TO THE COUNTY OF WASHOE, NEVADA, THE NECESSARY RECORDS AND INFORMATION TO BE MAINTAINED IN THE OFFICE OF THE COUNTY CLERK OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 238.

BY: _____ DATE: _____
 NAME/TITLE (PRINT)

TITLE COMPANY CERTIFICATE:

I, the undersigned, hereby certify that the undersigned, RIVERVIEW ESTATES PROPERTIES, LLC, A NEVADA LIMITED LIABILITY COMPANY, HAS ACQUIRED ALL RIGHTS OF LAND REPRESENTED ON THIS MAP AND HAS CONVEYED TO THE COUNTY OF WASHOE, NEVADA, THE NECESSARY RECORDS AND INFORMATION TO BE MAINTAINED IN THE OFFICE OF THE COUNTY CLERK OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 238.

BY: _____ DATE: _____
 NAME/TITLE (PRINT)

TAX CERTIFICATE:

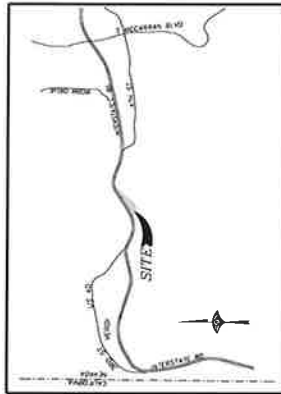
I, the undersigned, hereby certify that all property taxes on this land shown hereon for the fiscal year ending _____ have been paid in full to the Washoe County Treasurer, Washoe County, Nevada, in accordance with the provisions of Chapter 238 of the Nevada Revised Statutes.

BY: _____ DATE: _____
 NAME/TITLE (PRINT)

WATER & SEWER RESOURCE REQUIREMENTS

The project/development depicted on this map is in conformance with the provisions of Article 4.22 of Washoe County Chapter 110 (Development Code).

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT



VICINITY MAP
N.P.S.

DISTRICT BOARD OF HEALTH CERTIFICATE:

I, the undersigned, hereby certify that the undersigned, RIVERVIEW ESTATES PROPERTIES, LLC, A NEVADA LIMITED LIABILITY COMPANY, HAS ACQUIRED ALL RIGHTS OF LAND REPRESENTED ON THIS MAP AND HAS CONVEYED TO THE COUNTY OF WASHOE, NEVADA, THE NECESSARY RECORDS AND INFORMATION TO BE MAINTAINED IN THE OFFICE OF THE COUNTY CLERK OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 238.

BY: _____ DATE: _____
 NAME/TITLE (PRINT)

DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE:

I, the undersigned, hereby certify that the undersigned, RIVERVIEW ESTATES PROPERTIES, LLC, A NEVADA LIMITED LIABILITY COMPANY, HAS ACQUIRED ALL RIGHTS OF LAND REPRESENTED ON THIS MAP AND HAS CONVEYED TO THE COUNTY OF WASHOE, NEVADA, THE NECESSARY RECORDS AND INFORMATION TO BE MAINTAINED IN THE OFFICE OF THE COUNTY CLERK OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 238.

BY: _____ DATE: _____
 NAME/TITLE (PRINT)

NOTES:

1. ALL PUBLIC UTILITY EXHIBITS SHOWN ON THIS MAP ARE SUBJECT TO THE PROVISIONS OF CHAPTER 238 OF THE NEVADA REVISED STATUTES.
2. ALL PUBLIC UTILITY EXHIBITS SHOWN ON THIS MAP ARE SUBJECT TO THE PROVISIONS OF CHAPTER 238 OF THE NEVADA REVISED STATUTES.
3. ALL PUBLIC UTILITY EXHIBITS SHOWN ON THIS MAP ARE SUBJECT TO THE PROVISIONS OF CHAPTER 238 OF THE NEVADA REVISED STATUTES.
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8. ALL PUBLIC UTILITY EXHIBITS SHOWN ON THIS MAP ARE SUBJECT TO THE PROVISIONS OF CHAPTER 238 OF THE NEVADA REVISED STATUTES.
9. ALL PUBLIC UTILITY EXHIBITS SHOWN ON THIS MAP ARE SUBJECT TO THE PROVISIONS OF CHAPTER 238 OF THE NEVADA REVISED STATUTES.

UTILITY COMPANIES' CERTIFICATE:

I, the undersigned, hereby certify that the undersigned, RIVERVIEW ESTATES PROPERTIES, LLC, A NEVADA LIMITED LIABILITY COMPANY, HAS ACQUIRED ALL RIGHTS OF LAND REPRESENTED ON THIS MAP AND HAS CONVEYED TO THE COUNTY OF WASHOE, NEVADA, THE NECESSARY RECORDS AND INFORMATION TO BE MAINTAINED IN THE OFFICE OF THE COUNTY CLERK OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 238.

BY: _____ DATE: _____
 NAME/TITLE (PRINT)

SURVEYOR'S CERTIFICATE:

1. I, the undersigned, hereby certify that the undersigned, RIVERVIEW ESTATES PROPERTIES, LLC, A NEVADA LIMITED LIABILITY COMPANY, HAS ACQUIRED ALL RIGHTS OF LAND REPRESENTED ON THIS MAP AND HAS CONVEYED TO THE COUNTY OF WASHOE, NEVADA, THE NECESSARY RECORDS AND INFORMATION TO BE MAINTAINED IN THE OFFICE OF THE COUNTY CLERK OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 238.
2. I, the undersigned, hereby certify that the undersigned, RIVERVIEW ESTATES PROPERTIES, LLC, A NEVADA LIMITED LIABILITY COMPANY, HAS ACQUIRED ALL RIGHTS OF LAND REPRESENTED ON THIS MAP AND HAS CONVEYED TO THE COUNTY OF WASHOE, NEVADA, THE NECESSARY RECORDS AND INFORMATION TO BE MAINTAINED IN THE OFFICE OF THE COUNTY CLERK OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 238.
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4. I, the undersigned, hereby certify that the undersigned, RIVERVIEW ESTATES PROPERTIES, LLC, A NEVADA LIMITED LIABILITY COMPANY, HAS ACQUIRED ALL RIGHTS OF LAND REPRESENTED ON THIS MAP AND HAS CONVEYED TO THE COUNTY OF WASHOE, NEVADA, THE NECESSARY RECORDS AND INFORMATION TO BE MAINTAINED IN THE OFFICE OF THE COUNTY CLERK OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 238.



BY: _____ DATE: _____
 NAME/TITLE (PRINT)

COUNTY SURVEYOR'S CERTIFICATE:

I, the undersigned, hereby certify that the undersigned, RIVERVIEW ESTATES PROPERTIES, LLC, A NEVADA LIMITED LIABILITY COMPANY, HAS ACQUIRED ALL RIGHTS OF LAND REPRESENTED ON THIS MAP AND HAS CONVEYED TO THE COUNTY OF WASHOE, NEVADA, THE NECESSARY RECORDS AND INFORMATION TO BE MAINTAINED IN THE OFFICE OF THE COUNTY CLERK OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 238.

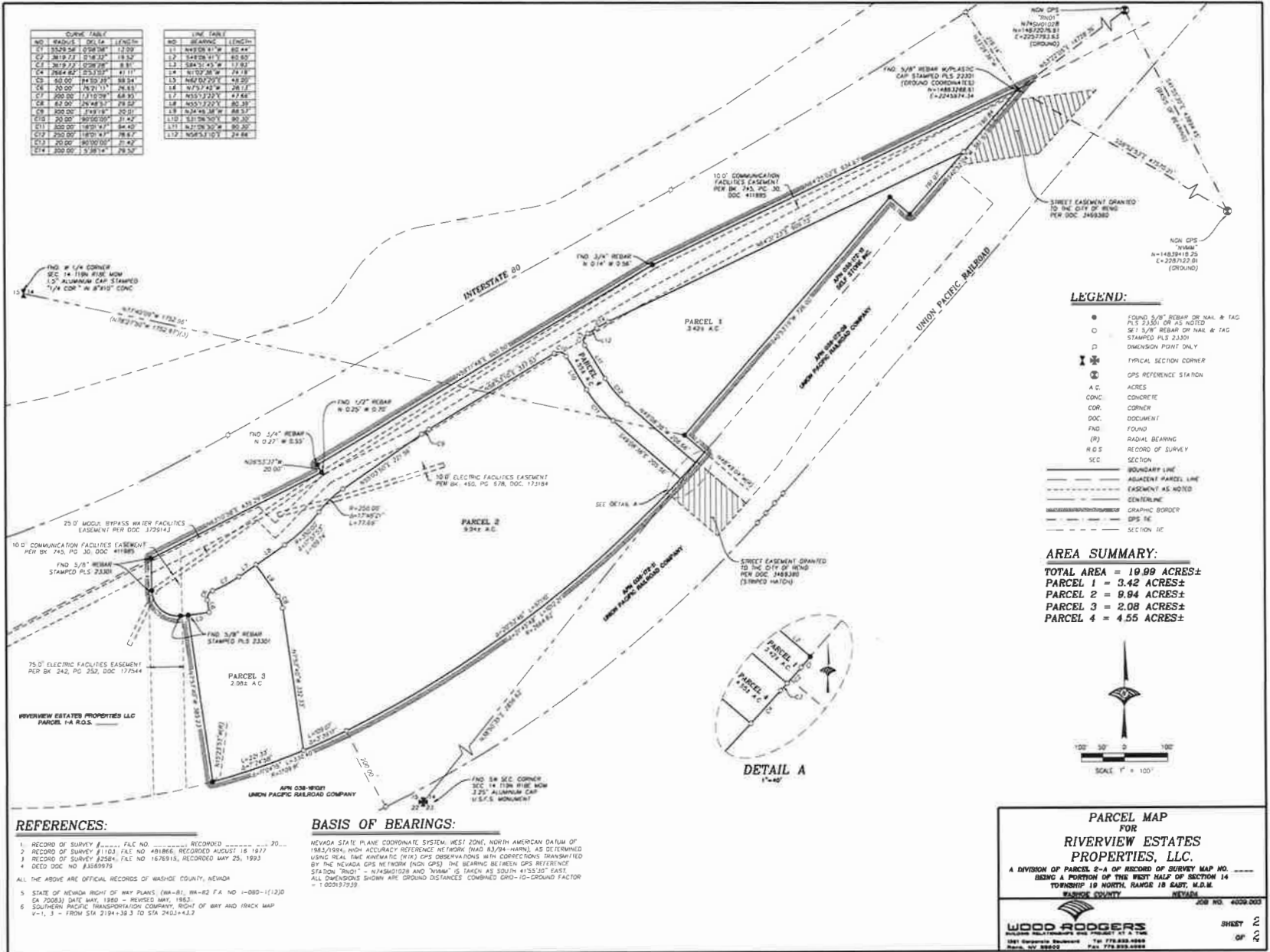
BY: _____ DATE: _____
 NAME/TITLE (PRINT)

FILE NO. _____
 FILED FOR RECORD AT THE RECORDER'S OFFICE
 ON THIS _____ DAY OF _____ 2022
 COUNTY CLERK OF WASHOE COUNTY, NEVADA

PARCEL MAP
 RIVERVIEW ESTATES
 PROPERTIES, LLC.
 A DIVISION OF A PORTION OF THE WEST HALF OF SECTION 14,
 TOWNSHIP 19 NORTH, RANGE 18 EAST, N.E.B.M.

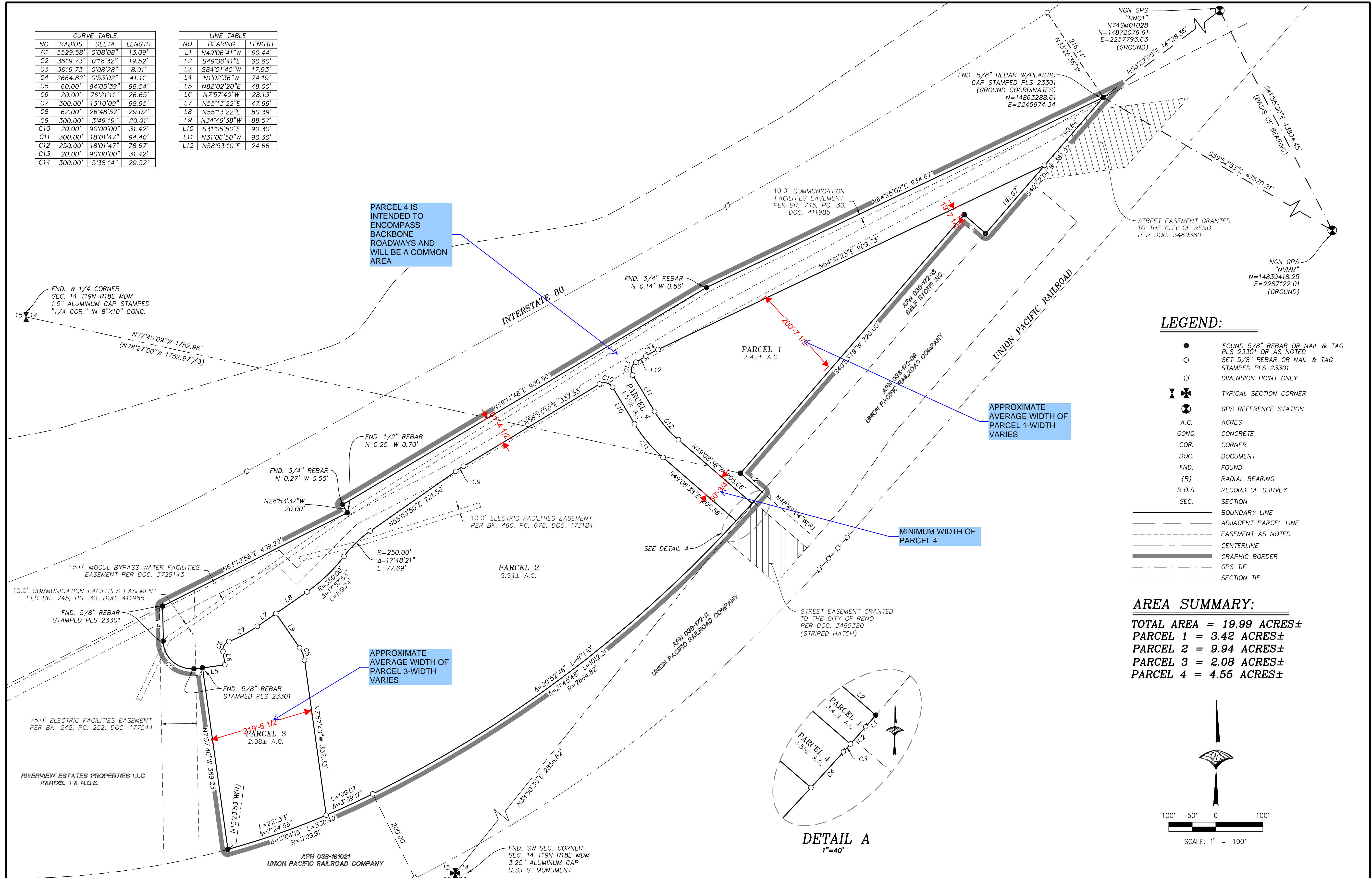
WOOD ROGERS
 REAL ESTATE SERVICES, INC.
 1000 W. WASHINGTON ST., SUITE 200
 LAS VEGAS, NV 89102
 PHONE: 702.735.8888
 FAX: 702.735.8888

REVISED JOB NO. 0222000
 SHEET 1
 OF 2



CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	5529.58'	0°08'08"	13.09'
C2	3619.73'	0°18'32"	19.52'
C3	3619.73'	0°08'28"	8.91'
C4	2664.82'	0°53'02"	41.11'
C5	60.00'	94°05'39"	98.54'
C6	20.00'	76°21'11"	26.65'
C7	300.00'	13°10'09"	68.95'
C8	62.00'	26°48'57"	29.02'
C9	300.00'	3°49'19"	20.01'
C10	20.00'	90°00'00"	31.42'
C11	300.00'	18°01'47"	94.40'
C12	250.00'	18°01'47"	78.67'
C13	20.00'	90°00'00"	31.42'
C14	300.00'	5°38'14"	29.52'

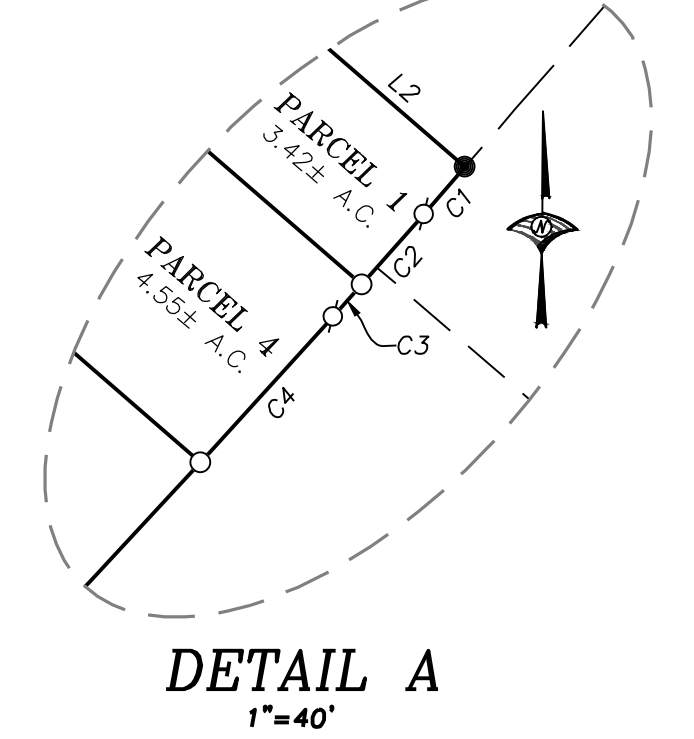
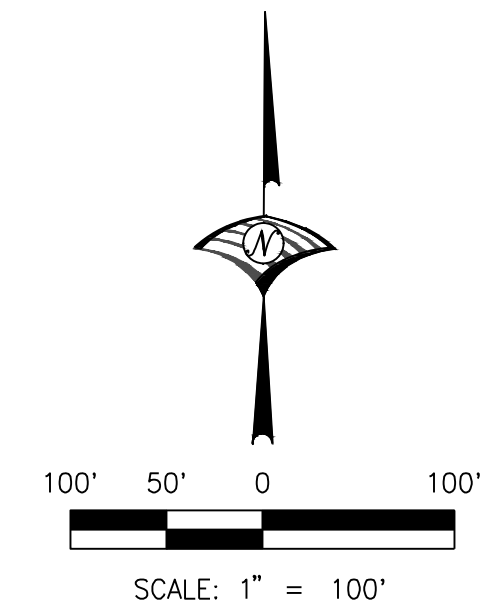
LINE TABLE		
NO.	BEARING	LENGTH
L1	N49°06'41"W	60.44'
L2	S49°06'41"E	60.60'
L3	S84°51'45"W	17.93'
L4	N1°02'36"W	74.19'
L5	N82°02'20"E	48.00'
L6	N7°57'40"W	28.13'
L7	N55°13'22"E	47.66'
L8	N55°13'22"E	80.39'
L9	N34°46'38"W	88.57'
L10	S31°06'50"E	90.30'
L11	N31°06'50"W	90.30'
L12	N58°53'10"E	24.66'



- LEGEND:**
- FOUND 5/8" REBAR OR NAIL & TAG PLS 23301 OR AS NOTED
 - SET 5/8" REBAR OR NAIL & TAG STAMPED PLS 23301
 - DIMENSION POINT ONLY
 - ✕ TYPICAL SECTION CORNER
 - ⊙ GPS REFERENCE STATION
 - A.C. ACRES
 - CONC. CONCRETE
 - COR. CORNER
 - DOC. DOCUMENT
 - FND. FOUND
 - (R) RADIAL BEARING
 - R.O.S. RECORD OF SURVEY
 - SEC. SECTION
 - BOUNDARY LINE
 - ADJACENT PARCEL LINE
 - EASEMENT AS NOTED
 - CENTERLINE
 - GRAPHIC BORDER
 - GPS TIE
 - SECTION TIE

AREA SUMMARY:

TOTAL AREA =	19.99 ACRES±
PARCEL 1 =	3.42 ACRES±
PARCEL 2 =	9.94 ACRES±
PARCEL 3 =	2.08 ACRES±
PARCEL 4 =	4.55 ACRES±



- REFERENCES:**
- RECORD OF SURVEY # _____, FILE NO. _____, RECORDED _____, 20____
 - RECORD OF SURVEY #1103, FILE NO. 481866, RECORDED AUGUST 16 1977
 - RECORD OF SURVEY #2584, FILE NO. 1676915, RECORDED MAY 25, 1993
 - DEED DOC. NO. #3569979
- ALL THE ABOVE ARE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA
- STATE OF NEVADA RIGHT OF WAY PLANS, (WA-81, WA-82 F.A. NO. 1-080-1(12)0 EA 70083) DATE MAY, 1960 - REVISED MAY, 1963.
 - SOUTHERN PACIFIC TRANSPORTATION COMPANY, RIGHT OF WAY AND TRACK MAP V-1, 3 - FROM STA 2194+39.3 TO STA 2403+43.2

BASIS OF BEARINGS:

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994, HIGH ACCURACY REFERENCE NETWORK (NAD 83/94-HARN), AS DETERMINED USING REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS WITH CORRECTIONS TRANSMITTED BY THE NEVADA GPS NETWORK (NGN GPS). THE BEARING BETWEEN GPS REFERENCE STATION "RNO1" - N74SM01028 AND "NVMM" IS TAKEN AS SOUTH 41°55'30" EAST. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. COMBINED GRID-TO-GROUND FACTOR = 1.000197939.

PARCEL MAP FOR RIVERVIEW ESTATES PROPERTIES, LLC.

A DIVISION OF PARCEL 2-A OF RECORD OF SURVEY MAP NO. _____ BEING A PORTION OF THE WEST HALF OF SECTION 14 TOWNSHIP 19 NORTH, RANGE 18 EAST, M.D.M. WASHOE COUNTY NEVADA

JOB NO. 4039.003

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1961 Corporate Boulevard Reno, NV 89502 Tel 775.823.4088 Fax 775.823.4066

SHEET 2 OF 2

J:\Vba\4039_Riverview_Mogul_Property_OA\Cadd\mappings\Parcel_Map_1\Riverview_Mogul_PMI.dwg 6/8/2022 11:41 AM Eric Sapp