



Parcel Map Review Committee Staff Report

Meeting Date: July 11, 2024

Agenda Item: 7A

TENTATIVE PARCEL MAP CASE NUMBER: WTPM24-0001 (TMFPD – 470 Foothill Road)

BRIEF SUMMARY OF REQUEST: Division of a parcel of land into two parcels of land

STAFF PLANNER: Katy Stark, Planner
Phone Number: 775.328.3618
E-mail: krstark@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve a tentative parcel map dividing a 3.00-acre parcel into two parcels of ± 2.73 acres and ±0.27 acres (±12,000 SF).

Applicant: Odyssey Engineering, Inc.

Property Owner: Truckee Meadows Fire Protection District (TMFPD)

Location: 470 Foothill Road, Reno, NV 89511

APN: 044-300-19

Parcel Size: 3.00 acres

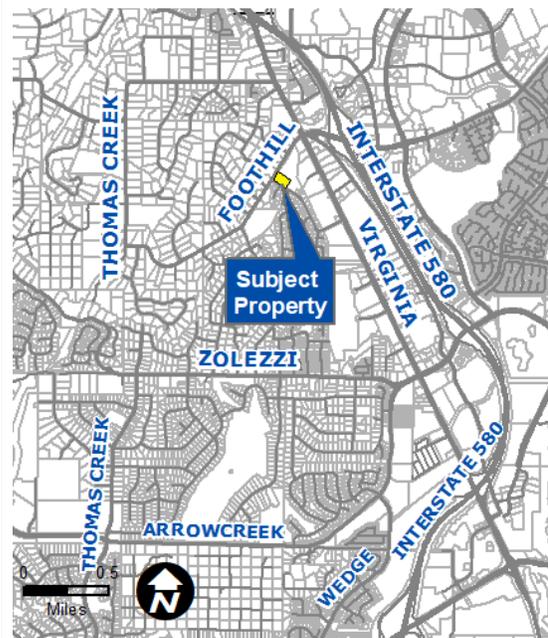
Master Plan: Suburban Residential

Regulatory Zone: Medium Density Suburban (MDS)

Planning Area: Southwest Truckee Meadows

Development Code: Authorized in Article 606, Parcel Maps

Commission District: 2 – Commissioner Clark



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, the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM24-0001 for Truckee Meadows Fire Protection District (TMFPD), subject to the conditions of approval included as Exhibit A with the staff report, and make the determination that the required 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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Exhibits Contents

Conditions of Approval Exhibit A

Agency Comments..... Exhibit B

Project Application Exhibit C

Parcel Map – Future Parcel Owner Not Listed Exhibit D

Parcel Map 5199 – Relocatable Drainage Easement Exhibit E

Email Date July 1, 2024 – TMWA’s Plans for Proposed Parcel 2 Exhibit F

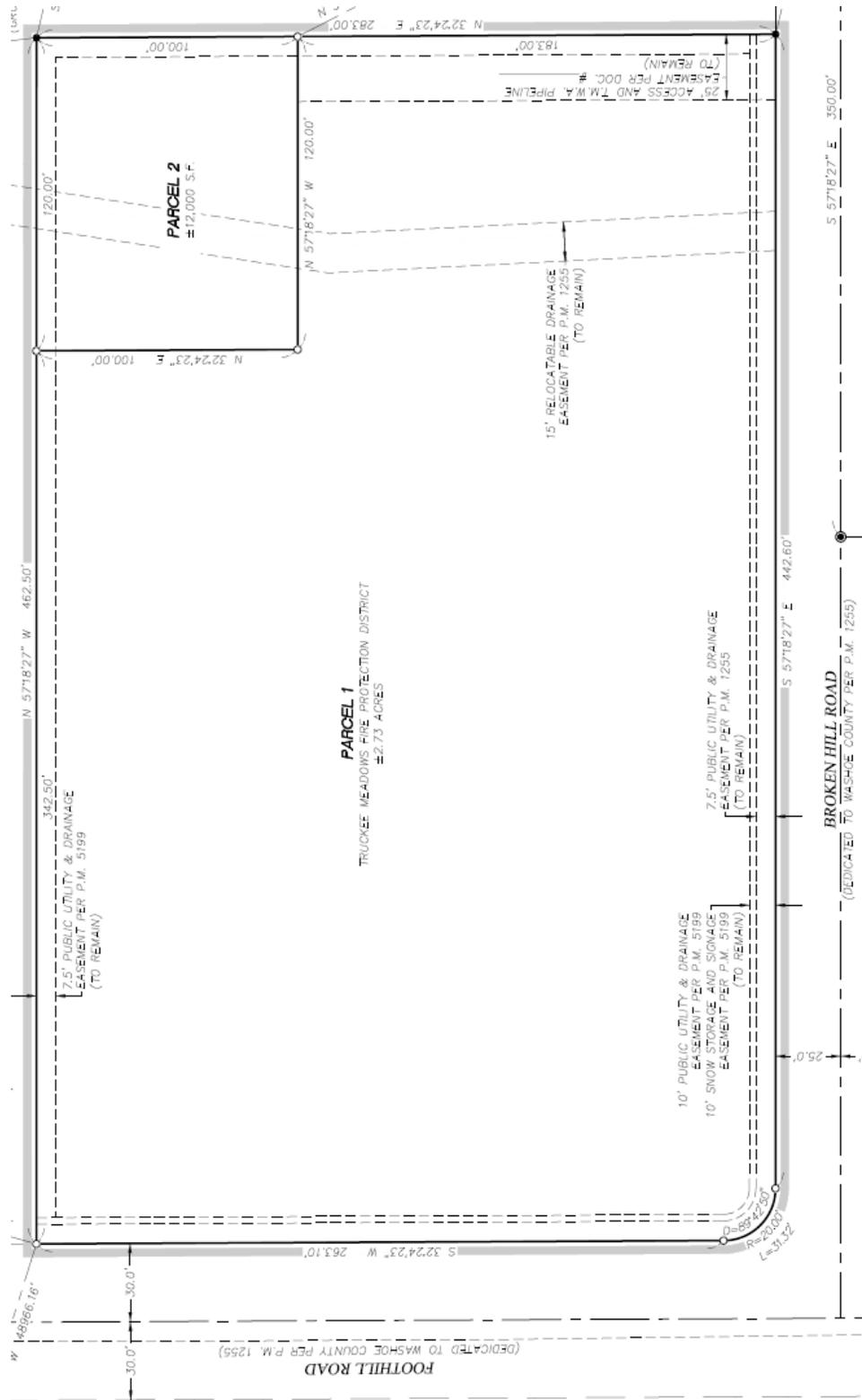
Parcel Map

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 WTPM24-0001 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

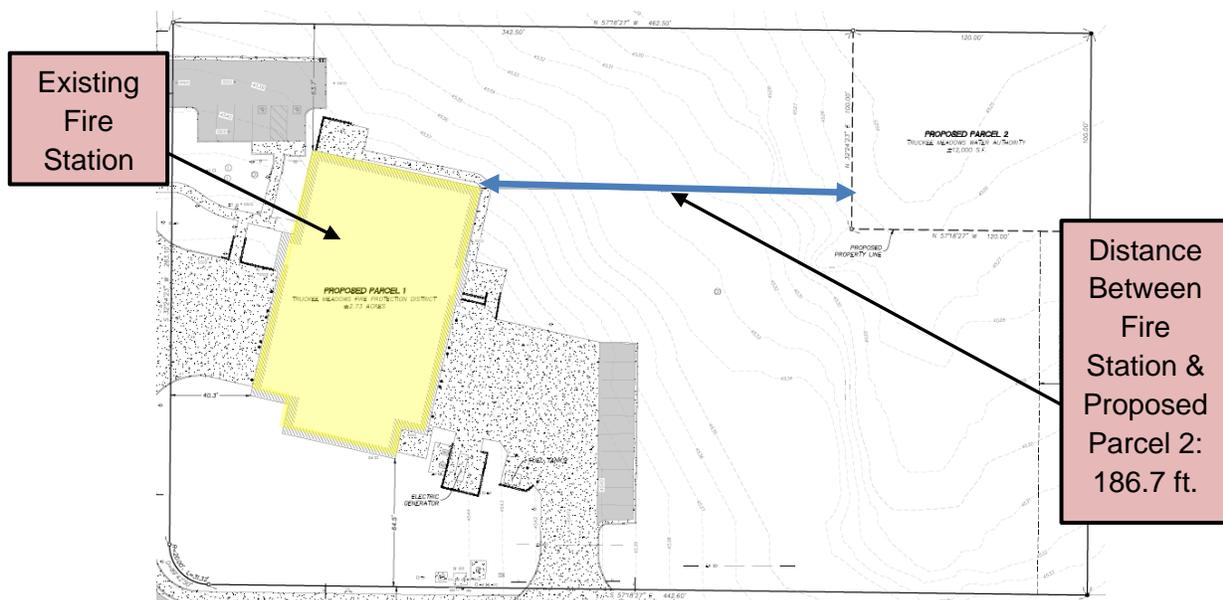
Requirement	Evaluation
Planning Area	Southwest Truckee Meadows
Truckee Meadows Service Area (TMSA)	Inside TMSA
Regulatory Zone	Medium Density Suburban (MDS)
Maximum Lot Potential	9
Number of Lots on Parcel Map	2
Minimum Lot Size Required	12,000 square feet
Minimum Lot Size on Parcel Map	12,000 square feet
Minimum Lot Width Required	80 feet
Minimum Lot Width on Parcel Map	100 feet
Development Suitability	No development concerns
Hydrographic Basin	Truckee Meadows 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 west side of the subject parcel is developed with a fire station, driveway, and paved parking spaces. The required setbacks for the Medium Density Suburban (MDS) regulatory zone are 20 feet from the front and rear yard property lines and 8 feet from the side yard property lines. The fire station will continue to meet the above-mentioned setbacks.



Parcel Map Showing Existing Development

The applicant indicated Truckee Meadows Water Authority (TMWA) as the owner of proposed parcel 2 in the images of the parcel map provided with the project application (Exhibit C). For clarification, proposed parcel 2 is currently owned by TMFPD, along with all of parcel 044-300-19. However, if this parcel map is approved, then the intention is for TMWA to take ownership of parcel 2. The applicant provided an updated parcel map (Exhibit D), which does not list TMWA on the proposed parcel.

There is a 15-foot relocatable drainage easement running through proposed parcels 1 and 2, which can be seen on sheet 2 of 2 in the parcel map provided with the project application (Exhibit C). This relocatable drainage easement is shown on Parcel Map 5199 (Exhibit E) and runs through multiple parcels. The applicant has indicated that the drainage easement is to remain. There is space available on proposed parcel 2 for a structure to be constructed and meet the MDS setbacks without relocating the drainage easement. However, if the future owner of parcel 2 chooses to relocate the drainage easement, then they can go through a process to do so.

The applicant also provided information describing TMWA’s plans for proposed parcel 2. If the parcel map is approved, then TMWA will move forward with plans for a new pumphouse facility, standby generator, transformer, and associated piping and conduit. TMWA is aware of the drainage requirements for parcel 2 and has plans to accommodate the drainage needs. Additional details are available in Exhibit F.

Southwest Truckee Meadows Area Modifiers

The subject parcel is located within the Southwest Truckee Meadows planning area. Staff found no policies pertinent to the proposed parcel map in the planning area modifiers.

Master Plan Evaluation

The proposed parcel map aligns with applicable Priority Principles & Policies of the Washoe County Master Plan as described in Table 2.

Table 2: Master Plan Element Conformance Priority Principles & Policies

Master Plan Element	Priority Principles & Policies	Explanation of Conformance with Priority Principles & Policies
Land Use Principle 6. Direct Development into the Truckee Meadows Service Area (TMSA).		
LU6.2 – Promote compatible mixed-use and infill development patterns within the TMSA.	The existing parcel being divided in the proposed parcel map is located within the TMSA. The proposed parcel map would create one additional parcel, encouraging infill within the TMSA.	
Public Facilities and Services Principle 2. Provide sufficient water to meet the current and future needs of County residents.		
PFS2.3 – Ensure new suburban- and urban-level development is served by a community water supply system.	The existing parcel is currently served by a community water system, and the proposed parcels would continue to be served by a community water system.	

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
Washoe County Parks & Open Space	X	X		Faye-Marie Pekar, fpekar@washoecounty.gov
Washoe County Sewer	X			
Washoe County Surveyor (PMs Only)	X			
Washoe County Traffic	X			
Washoe County Water Rights Manager (All Apps)	X	X	X	Timber Weiss, tweiss@washoecounty.gov
WCSD Law Enforcement	X	X		Amelia Galicia, agalicia@washoecounty.us
Washoe County Engineering (Land Development) (All Apps)	X	X	X	Katherine Hyde, kdhyde@washoecounty.gov, Janelle Thomas, jkthomas@washoecounty.gov & Robert Wimer, rwimer@washoecounty.gov
Washoe County Engineering & Capital Projects Director (All Apps)	X			
NNPH Air Quality	X			
NNPH EMS	X	X		Sarah C. Smith, EMSProgram@nnph.org
NNPH Environmental Health	X	X	X	Jim English, jenglish@washoecounty.gov
TMFPD	X			
AT&T	X	X		Cliff Cooper, cc2132@att.com
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 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 will be ensured, as appropriate, with the recordation of the map and/or upon development on each parcel of land. The application was reviewed by Washoe County Water Rights and Northern Nevada Public Health (NNPH), Environmental Health Division (EHS), and no recommendation for denial was received. Washoe County Water Rights provided a condition requiring a Truckee Meadows Water Authority (TMWA) will-serve letter prior to approval of any building permits on the proposed parcels. EHS stated that the project parcel is served by community water (TMWA) and sewerage systems and provided a condition requiring the proposed parcels continue to be served by community water and sewerage systems if necessary, based on development. These conditions are included in Exhibit A.

- (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 existing parcel is currently served by community water systems. Washoe County Water Rights and Northern Nevada Public Health (NNPH), Environmental Health Division (EHS), reviewed the proposed parcel map. Washoe County Water Rights provided a condition requiring a TMWA will-serve letter prior to approval of any building permits on the proposed parcels. EHS stated that the project parcel is served by community water systems (TMWA) and provided a condition requiring the proposed parcel be served by community water systems, if necessary, based on development. These conditions are included in Exhibit A.

- (iii) The availability and accessibility of utilities.

Staff Comment: The existing parcel is currently served by community water and sewerage systems, and the proposed parcels will continue to be served by these community water and sewerage systems. Washoe County Water Rights and Northern Nevada Public Health (NNPH), Environmental Health Division (EHS), reviewed the proposed parcel map. Water Rights provided a condition requiring a TMWA will-serve letter. EHS provided a condition requiring the proposed parcel be served by community water systems (TMWA) if necessary, based on development. These conditions are included in Exhibit A. The applicant has indicated that the parcel receives municipal electrical service.

- (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 impact on local services. There are existing public services such as schools, police and fire protection, transportation, recreation and parks available to the Southwest Truckee Meadows 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, as discussed in this staff report, and with the regulatory zoning 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 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 no recommendations for new streets or highways was received. The applicant has proposed a 25-foot access easement running along the east side of proposed parcel 1 from Broken Hill Road to proposed parcel 2. This will serve as access for parcel 2.

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

Staff Comment: The subject parcel is not located in a FEMA flood hazard zone, and the slopes on the proposed parcels should not interfere with building. There is a 15-foot relocatable drainage easement running through proposed parcels 1 and 2, as discussed previously in this report. The drainage easement will remain. No physical

- characteristics of the land are anticipated to interfere with development on the proposed parcels.*
- (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 submitted by the Truckee Meadows Fire Protection District (TMFPD). They did not provide any conditions to be added to the conditions of approval.*
- (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 provided to Washoe County Regional Parks and Open Space staff, and no conditions or recommendation for denial was received.*

Recommendation

After a thorough analysis and review, Parcel Map Case Number WTPM24-0001 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, the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM24-0001 for Truckee Meadows Fire Protection District (TMFPD), 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.
- (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: Odyssey Engineering, Inc., Attn: Justin Gezelin,
jgezelin@odysseyreno.com

Property Owner: Truckee Meadows Fire Protection District, Attn: Charles Moore,
hedmunson@tmwa.com



Conditions of Approval

Tentative Parcel Map Case Number WTPM24-0001

The tentative parcel map approved under Parcel Map Case Number WTPM24-0001 shall be carried out in accordance with the conditions of approval granted by the Washoe County Parcel Map Review Committee on July 11, 2024. 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 Northern Nevada Public Health (NNPH), has jurisdiction over public health matters. Any conditions set by NNPH 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 – Katy Stark, Planner, 775.328.3618, krstark@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 applicant shall include a condition response memorandum with each subsequent permit application. That memorandum shall list each condition of approval, shall provide a narrative describing how each condition has been complied with, and the location of the information showing compliance with each condition within the improvement plan set that has been submitted.**
- c. 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.
- d. 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.
- e. The final map shall contain the following jurat:

DIRECTOR OF PLANNING AND BUILDING CERTIFICATE

THE FINAL PARCEL MAP CASE NO. WTPM24-0001 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

- f. The applicant shall provide verification to the Planning and Building Division that all conditions from the Truckee Meadows Fire Protection District have been satisfied.
- g. 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.
- h. 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 –

Janelle K. Thomas, P.E., C.F.M., 775.328.3603, jkthomas@washoecounty.gov

Robert Wimer, P.E., 775.328.2059, rwimer@washoecounty.gov

Katherine Hyde, Geomatics Technician, 775.328.2297, kdhyde@washoecounty.gov

- a. Comply with the conditions of the Washoe County technical check for this map.
- b. 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.
- c. Add the following note to the final map; “For each parcel created by this final map, drainage improvements meeting the requirements of Washoe County Development Code are required with said improvements to be included within an approved building permit.”
- d. All boundary corners must be set.
- e. Place a note on the map stating that the natural drainage will not be impeded.
- f. Add a Security Interest Holder’s Certificate to the map if applicable.
- g. Add the following note to the map; “All properties, regardless of 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.”

Northern Nevada Public Health (NNPH), Environmental Health Division, (EHS)

3. The following conditions are requirements of Northern Nevada Public Health (NNPH), Environmental Health Division, (EHS), which shall be responsible for determining compliance with these conditions.

Contact Name – James English, REHS, CP-FS, EHS Supervisor, 775.900.7239, jenglish@washoecounty.gov

- a. The project is proposed on a parcel served by community water and sewerage systems. The subsequent parcel would be required to be served by community water and sewerage systems if necessary based on development.

Washoe County Water Rights

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

Contact Name – Timber Weiss, P.E., Licensed Engineer, 775.954.4626, tweiss@washoecounty.gov

- a. The Parcel Map shall contain TMWA's note regarding all conditions necessary for provision of water service to the parcels. TMWA's note requires that all water rights and water service conditions 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 of the Parcel Map but prior to the granting of any Building Permits. Please submit a copy of the will-serve to tweiss@washoecounty.gov prior to approval of any building permits on these parcels.

*** End of Conditions ***

From: [COOPER, CLIFFORD E](#)
To: [Stark, Katherine](#)
Subject: WTPM24-0001 (TMFPD - 470 Foothill Rd)
Date: Wednesday, May 15, 2024 9:46:12 AM

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

Katy,

AT&T does not have any adverse comments regarding this project.

CLIFF COOPER
SR SPECIALIST-OSP DESIGN ENGINEER
AT&T NEVADA
1375 Capital Blvd rm 115
Reno, NV 89502
ROW Office: 775-453-7578
Cell: 775-200-6015
Email: cc2132@att.com
TEXTING and DRIVING...It Can Wait

June 3, 2024

Washoe County Community Services
Planning and Development Division

RE: TMFPD – 470 Foothill Rd; 044-300-19
Tentative Parcel Map; WTPM24-0001

Dear Washoe County Staff:

The following conditions are requirements of Northern Nevada Public Health (NNPH), Environmental Health Division, (EHS) which shall be responsible for determining compliance with these conditions.

Contact Name – James English - jenglish@washoecounty.us

- a) Condition #1: EHS has reviewed the application as submitted and has no concerns with the approval of the proposed parcel map application as submitted as it is proposed.
- b) Condition #2: The project is proposed on a parcel served by community water and sewerage systems the subsequent parcel would be required to be served by community water and sewerage systems if necessary based on development.

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

Sincerely,



James English, REHS, CP-FS
EHS Supervisor
Environmental Health Services
Northern Nevada Public Health



From: [Program, EMS](#)
To: [Stark, Katherine](#)
Cc: [Program, EMS](#)
Subject: FW: May Agency Review Memo I -Case Number WTPM24-0001 (TMFPD – 470 Foothill Rd)
Date: Friday, May 24, 2024 1:13:22 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[May Agency Review Memo I.pdf](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)

Good Afternoon,

The EMS Program has reviewed the May Agency Review Request Case Number WTPM24-0001 (TMFPD – 470 Foothill Rd) and has no concerns or questions at this time based on the information provided.

Thank you,



Sarah C. Smith (*She/Her/Hers*)
EMS Coordinator
Epidemiology and Public Health Preparedness

O: [775-326-6043](tel:775-326-6043)
1001 E Ninth St. Bldg. B Reno, NV 89512

NNPH.org | [f](#) [f](#) [@](#) [X](#) [in](#)

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Date: May 31, 2024

To: Katy Stark, Planner

From: Katherine Hyde, Geomatics Technician
Janelle K. Thomas, P.E., C.F.M., Senior Licensed Engineer
Robert Wimer, P.E., Licensed Engineer

Re: Parcel Map for **WTPM24-0001**
APN: 044-300-19

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

1. Comply with the conditions of the Washoe County technical check for this map.
2. Add 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.
3. Add the following note to the final map; "For each parcel created by this final map, drainage improvements meeting the requirements of Washoe County Development Code are required with said improvements to be included within an approved building permit."
4. All boundary corners must be set.
5. Place a note on the map stating that the natural drainage will not be impeded.
6. Add a Security Interest Holder's Certificate to the map if applicable.
7. Add the following note to the map; "All properties, regardless of if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."

From: [Pekar, Faye-Marie L.](#)
To: [Stark, Katherine](#)
Subject: WTPM24-0001 (TMFPD- 470 Foothill Rd)
Date: Monday, June 10, 2024 11:55:47 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hi Katy,

On behalf of parks, I have reviewed WTPM24-0001 (TMFPD- 470 Foothill Rd) which, if approved would allow a tentative parcel map dividing a 3.00 acre parcel into two parcels of ±2.73 acres and ±0.27 acres (±12,000 SF). I do not have any comments.

Thank you,



Faye-Marie L. Pekar, MPA, CPRP
Park Planner
Community Services Department | Regional Parks and Open Space
fpekar@washoecounty.gov | 775.328.3623
1001 East Ninth Street, Reno, NV 89512



Have some kudos to share about a Community Services Department employee or experience?
Submit a nomination for a Washoe Star by clicking this link: [WASHOE STAR](#)



Date: May 23, 2024

To: Katy Stark, Planner

From: Timber Weiss, P.E., Licensed Engineer

Re: Tentative Parcel Map Case Number WTPM24-0001 (TMFPD – 470 Foothill Rd)

GENERAL PROJECT DISCUSSION

For hearing, discussion, and possible action to approve a tentative parcel map dividing a 3.00-acre parcel into two parcels of ± 2.73 acres and ± 0.27 acres ($\pm 12,000$ SF).

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

The Parcel Map shall contain TMWA's note regarding all conditions necessary for provision of water service to the parcels. TMWA's note requires that all water rights and water service conditions 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 of the Parcel Map but prior to the granting of any Building Permits. Please submit a copy of the will-serve to tweiss@washoecounty.gov prior to approval of any building permits on these parcels.

From: [Galicia, Amelia](#)
To: [Stark, Katherine](#)
Subject: FW: May Agency Review Memo I
Date: Tuesday, May 21, 2024 5:52:07 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[May Agency Review Memo I.pdf](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)

Good evening,

The Washoe County Sheriff's Office does not have any comments or concerns regarding #5.

Thank you,



Amelia Galicia, Captain

Washoe County Sheriff's Office

Patrol Division

Phone: 775-328-3350

Email: agalicia@washoecounty.us

911 Parr Boulevard

Reno, NV 89512

www.WashoeSheriff.com



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

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

Applications are accepted on the 8th of each month. If the 8th falls on a non-business day, applications will be accepted on the next business day.

If you are submitting your application online, you may do so at [OneNV.us](https://www.onenv.us)

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

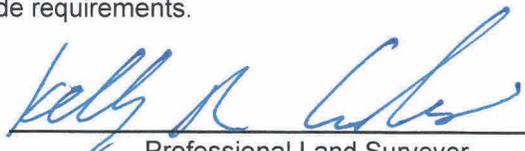
1. **Fees:** See Master Fee Schedule. **Most payments can be made directly through the OneNV.us portal.** If you would like to pay by check, please make the check payable to Washoe County and bring your application and payment to the Community Services Department (CSD). There may also be a fee due to Engineering and Capital Projects 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.
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. **Submission Packets:** One (1) packet and a flash drive. Any digital documents need to have a resolution of 300 dpi. If materials are unreadable, you will be asked to provide a higher quality copy. The packet shall include one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. Labeling on these reproductions should be no smaller than 8 point on the 8.5" x 11" display. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

Notes:

- (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.
- (ii) Appropriate map engineering and building architectural scales are subject to the approval of the Planning and Building and/or Engineering and Capital Projects.
- (iii) All oversized maps and plans must be folded to a 9" x 12" size.
- (iv) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies that clarify the potential impacts and potential conditions of development in order 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.
- (v) The Title Report should only be included in the one (1) original packet.

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

Parcel Map Waiver

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

Development Application Submittal Requirements

1. **Fees:** See Master Fee Schedule. **Most payments can be made directly through the OneNV.us portal.** If you would like to pay by check, please make the check payable to Washoe County and bring your application and payment to the Community Services Department (CSD). There may also be a fee due to Engineering and Capital Projects for Technical Plan Check.
2. **Development Application:** A completed Washoe County Development Application form.
3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
4. **Application Materials:** The completed Parcel Map Waiver Application materials.
5. **Title Report:** A preliminary title report, with an effective date of no more than one hundred twenty (120) days of the submittal date, by a title company which provides the following information:
 - Name and address of property owners.
 - Legal description of property.
 - Description of all easements and/or deed restrictions.
 - Description of all liens against property.
 - Any covenants, conditions and restrictions (CC&Rs) that apply.
6. **Development Plan Specifications:**
 - a. Record of Survey.
7. **Submission Packets:** One (1) packet and a flash drive. Any digital documents need to have a resolution of 300 dpi. If materials are unreadable, you will be asked to provide a higher quality copy. The packet shall include one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. Labeling on these reproductions should be no smaller than 8 point on the 8.5" x 11" display. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

Notes:

- (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.
- (ii) Appropriate map engineering and building architectural scales are subject to the approval of the Planning and Building and/or Engineering and Capital Projects.
- (iii) All oversized maps and plans must be folded to a 9" x 12" size.
- (iv) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies that clarify the potential impacts and potential conditions of development in order 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.

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name: Parcel Map for 470 Foothill Road			
Project Description: A division of A.P.N. 044-300-19 into two parcels			
Project Address: 470 Foothill Road			
Project Area (acres or square feet): 3.00± Acres			
Project Location (with point of reference to major cross streets AND area locator): The Northeast Corner of Broken Hill Road and Foothill Road			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
044-300-19	3.00		
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: Truckee Meadows Fire Protection District		Name: Odyssey Engineering, Inc.	
Address: 3663 Barron Way		Address: 895 Roberta Lane	
Reno, NV	Zip: 89511	Sparks, NV	Zip: 89431
Phone:	Fax:	Phone: 775-359-3303	Fax:
Email: hedmunson@tmwa.com		Email: jgezelin@odysseyreno.com	
Cell:	Other:	Cell:	Other:
Contact Person: Charles Moore		Contact Person: Justin Gezelin	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Odyssey Engineering, Inc.		Name:	
Address: 895 Roberta Lane		Address:	
Sparks, NV	Zip: 89431		Zip:
Phone: 775-359-3303	Fax:	Phone:	Fax:
Email: jgezelin@odysseyreno.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Justin Gezelin		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

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

470 Foothill Road

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
044-300--20	Suburban Residential	3.00

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

A fire house on the west side of property with a driveway and vacant land

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	12,000 S.F.	12,000 S.F.		
Proposed Minimum Lot Width	80 ft	80 Ft		

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	MDS	MDS		

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

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

6. Utilities:

a. Sewer Service	Municipal
b. Electrical Service/Generator	Municipal
c. Water Service	Municipal

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 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. 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:	Municipal

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):

N/A

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

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

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

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

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

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

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

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

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

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?

0

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?

0

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	Kelly R. Combest
Address	895 Roberta Lane Sparks, NV 89431
Phone	775-359-3303
Cell	
E-mail	rusty@odysseyreno.com
Fax	
Nevada PLS #	16444

Assessor's Map Number

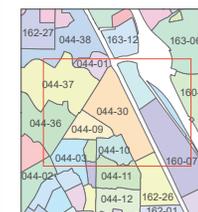
044-30

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE

1001 East Ninth Street, Building D
Reno, Nevada 89512
(775) 328-2231



1 inch = 300 feet

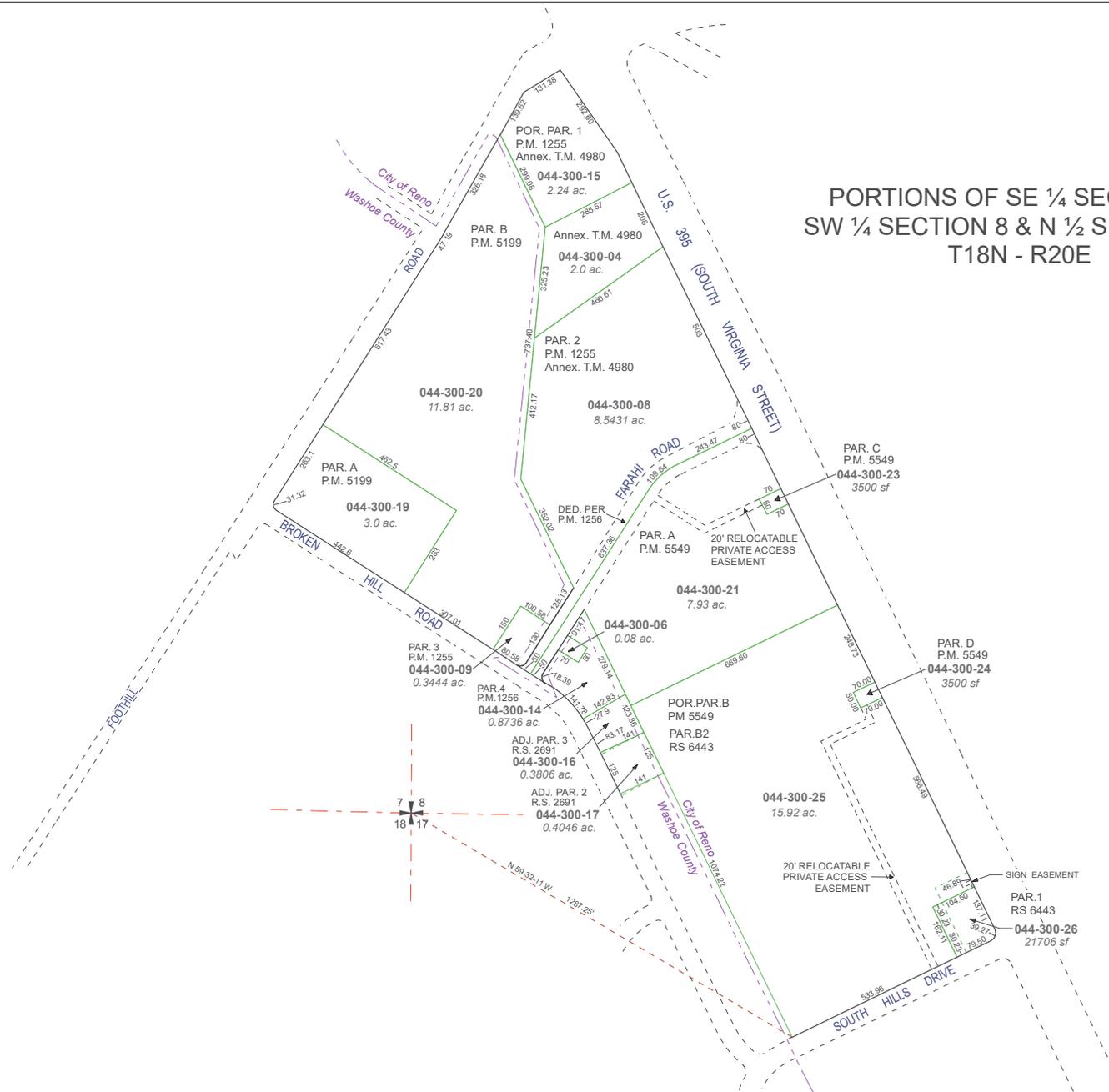


created by: CFB 01/21/2011
updated: NLH 07/18/11 CFB 01/13/16
JKF 08/30/21 SR 01/12/23

area previously shown on map(s):

NOTE: This map was 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 accuracy of the data delineated herein.

PORTIONS OF SE ¼ SECTION 7, SW ¼ SECTION 8 & N ½ SECTION 17 T18N - R20E



7 8
18 17

N 59.32-11 W
1287.25'

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, TRUCKEE MEADOWS FIRE PROTECTION DISTRICT, 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.E.S. CHAPTER 278, THE IRRIGATION EASEMENT AND 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.

TRUCKEE MEADOWS FIRE PROTECTION DISTRICT DATE _____
BY: _____
TITLE: _____

STATE OF _____ } S.S.
COUNTY OF _____ }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____

BY _____ AS _____ OF
TRUCKEE MEADOWS FIRE PROTECTION DISTRICT, PERSONALLY APPEARED
BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT THEY EXECUTED
THE ABOVE INSTRUMENT.

NOTARY PUBLIC
(MY COMMISSION EXPIRES _____)

UTILITY COMPANY'S CERTIFICATE:

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

SIERRA PACIFIC POWER COMPANY d/b/a NV ENERGY DATE _____
BY: _____
TITLE: _____

NEVADA BELL d/b/a AT&T NEVADA DATE _____
BY: _____
TITLE: _____

CHARTER COMMUNICATIONS DATE _____
BY: _____
TITLE: _____

TRUCKEE MEADOWS WATER AUTHORITY DATE _____
BY: _____
TITLE: _____

TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT TRUCKEE MEADOWS FIRE PROTECTION DISTRICT, OWNER OF RECORD AN INTEREST IN THE LAND DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNER OF THE RECORD OF SAID LAND; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS EXCEPT AS SHOWN BELOW THAT THERE ARE NO LIENS OF RECORD AGAINST THE LAND DELINEATED HEREON, OR ANY PART THEREOF FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL, OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS, AS OF _____, 2004.

STEWART TITLE GUARANTY COMPANY

BY: _____
TITLE: _____

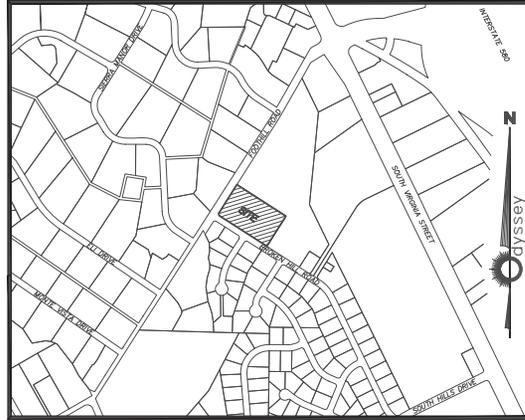
WATER AND SEWER RESOURCE REQUIREMENTS:

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

NAME: _____

TITLE: _____



VICINITY MAP
NOT TO SCALE

NOTES:

1. PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED, TEN FEET IN WIDTH CENTERED ABOUT ALL INTERIOR LOT LINES, FIVE FEET IN WIDTH COINCIDENT WITH THE REAR LOT LINE AND FIVE FEET IN WIDTH COINCIDENT WITH THE EXTERIOR BOUNDARIES AND TEN FEET ALONG FOOTHILL ROAD AND BROKEN HILL ROAD.
2. A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES AND CATV TO THAT PARCEL AND THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME, AND THE UTILITY COMPANY.
3. THE UTILITY EASEMENTS SHOWN AND NOTED ON THIS PLAT SHALL INCLUDE USE FOR THE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES.
4. THIS SUBDIVISION IS ENTIRELY WITHIN ZONE X(UNSHADED) AS SHOWN ON FEMA FIRM MAP NO. 32031C32450, HAVING AN EFFECTIVE DATE OF MARCH 16, 2009.
5. THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.
6. EACH PARCEL CREATED BY THIS MAP IS REQUIRED TO HAVE A SEPARATE WATER METER AND WATER SERVICE LINE. TRUCKEE MEADOWS WATER AUTHORITY SHALL HAVE THE RIGHT TO INSTALL A WATER METER WITHIN THE PUBLIC UTILITY EASEMENTS SHOWN HEREIN FOR THE PURPOSE TO SERVE EACH PARCEL RESPECTIVELY.
7. WASHOE COUNTY WILL PRE-ASSIGN ADDRESSES TO BE RELEASED ONCE AN ASSESSOR'S PARCEL NUMBER HAS BEEN ESTABLISHED. IF STRUCTURE PLACEMENT DOES NOT REFLECT THE STREET ON WHICH THE PRE-ASSIGNED ADDRESS IS ISSUED, THE DEVELOPER WILL REQUEST A NEW ADDRESS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
8. NO HABITABLE STRUCTURE SHALL BE LOCATED ON A FAULT THAT WAS ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGICAL TIME.
9. ALL PROPERTIES, REGARDLESS IF THEY ARE LOCATED WITHIN OR OUTSIDE OF 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. THE 20-FOOT PRIVATE AND EMERGENCY ACCESS EASEMENT GRANTED HEREIN SHALL BE FOR THE BENEFIT OF THE PARCELS CREATED BY THIS MAP AND THE TRUCKEE MEADOWS FIRE PROTECTION DISTRICT.
11. FIRE HYDRANTS SHALL BE INSTALLED AS PER FIRE DEPARTMENT REQUIREMENTS WITH THE ISSUANCE OF BUILDING PERMITS.

SURVEYOR'S CERTIFICATE:

I, KELLY R. COMBEST, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AGENT FOR ODYSSEY ENGINEERING, INC., CERTIFY THAT:

- 1) THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF THE TRUCKEE MEADOWS FIRE PROTECTION DISTRICT.
- 2) THE LANDS SURVEYED LIE WITHIN THE SE 1/4 OF SECTION 07 AND THE SW 1/4 OF SECTION 08, T.18 N., R.20 E., M.D.M., AND THE SURVEY WAS COMPLETED ON APRIL 23, 2024.
- 3) THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE NEVADA ADMINISTRATIVE CODE, CHAPTER 625.
- 4) THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

KELLY R. COMBEST, P.L.S.
NEVADA CERTIFICATE NO. 16444



WASHOE COUNTY HEALTH DISTRICT CERTIFICATE:

THIS MAP IS APPROVED BY THE WASHOE COUNTY HEALTH DISTRICT. 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.

BY: _____ FOR THE WASHOE COUNTY HEALTH DISTRICT DATE _____

TAX CERTIFICATE:

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

A.P.N. 044-300-19
WASHOE COUNTY TREASURER

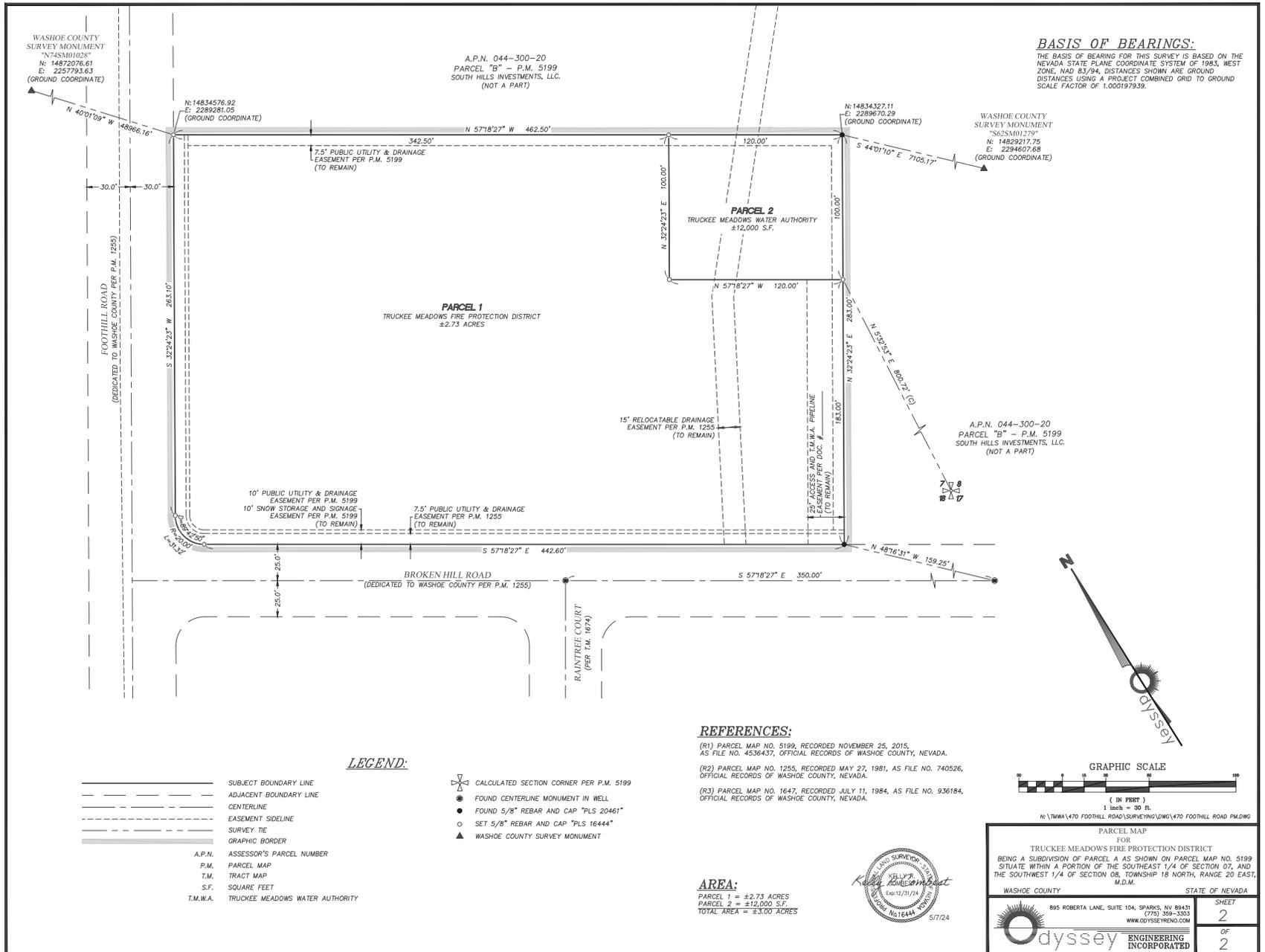
BY: NAME: _____ DATE: _____

COUNTY SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT CONSISTING OF TWO SHEETS, AND THAT I AM SATISFIED SAID PLAT IS TECHNICALLY CORRECT.

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

PARCEL MAP FOR TRUCKEE MEADOWS FIRE PROTECTION DISTRICT BEING A SUBDIVISION OF PARCEL A AS SHOWN ON PARCEL MAP NO. 5199 SITUATE WITHIN A PORTION OF THE SOUTHEAST 1/4 OF SECTION 07, AND THE SOUTHWEST 1/4 OF SECTION 08, TOWNSHIP 18 NORTH, RANGE 20 EAST, M.D.M.	
WASHOE COUNTY STATE OF NEVADA	SHEET 1 OF 2
895 ROBERTA LANE, SUITE 104, SPARKS, NV 89431 (775) 358-3203 www.odysseyreno.com odyssey ENGINEERING INCORPORATED	



OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, TRUCKEE MEADOWS FIRE PROTECTION DISTRICT, 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.E.S. CHAPTER 278, THE IRRIGATION EASEMENT AND 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.

TRUCKEE MEADOWS FIRE PROTECTION DISTRICT DATE _____
 BY: _____
 TITLE: _____

STATE OF _____ } S.S.
 COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____

BY _____ AS _____ OF
 TRUCKEE MEADOWS FIRE PROTECTION DISTRICT, PERSONALLY APPEARED
 BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT THEY EXECUTED
 THE ABOVE INSTRUMENT.

NOTARY PUBLIC
 (MY COMMISSION EXPIRES _____)

UTILITY COMPANY'S CERTIFICATE:

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

SIERRA PACIFIC POWER COMPANY d/b/a NV ENERGY DATE _____
 BY: _____
 TITLE: _____

NEVADA BELL d/b/g AT&T NEVADA DATE _____
 BY: _____
 TITLE: _____

CHARTER COMMUNICATIONS DATE _____
 BY: _____
 TITLE: _____

TRUCKEE MEADOWS WATER AUTHORITY DATE _____
 BY: _____
 TITLE: _____

TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT TRUCKEE MEADOWS FIRE PROTECTION DISTRICT, OWNER OF RECORD AN INTEREST IN THE LAND DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNER OF THE RECORD OF SAID LAND; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS EXCEPT AS SHOWN BELOW THAT THERE ARE NO LIENS OF RECORD AGAINST THE LAND DELINEATED HEREON, OR ANY PART THEREOF FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL, OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS, AS OF _____, 2024.

STEWART TITLE GUARANTY COMPANY

BY: _____
 TITLE: _____

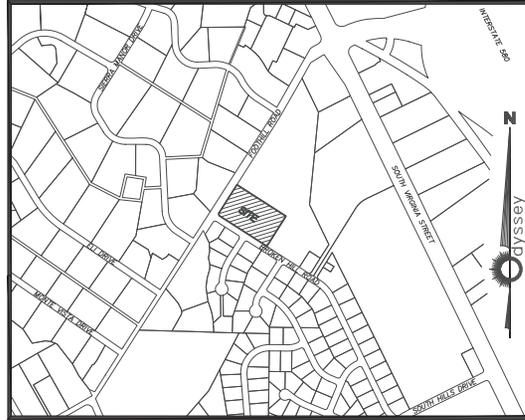
WATER AND SEWER RESOURCE REQUIREMENTS:

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

NAME: _____

TITLE: _____



VICINITY MAP
 NOT TO SCALE

NOTES:

- PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED, TEN FEET IN WIDTH CENTERED ABOUT ALL INTERIOR LOT LINES, FIVE FEET IN WIDTH COINCIDENT WITH THE REAR LOT LINE AND FIVE FEET IN WIDTH COINCIDENT WITH THE EXTERIOR BOUNDARIES AND TEN FEET ALONG FOOTHILL ROAD AND BROKEN HILL ROAD.
- A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES AND CATV TO THAT PARCEL AND THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME, AND THE UTILITY COMPANY.
- THE UTILITY EASEMENTS SHOWN AND NOTED ON THIS PLAT SHALL INCLUDE USE FOR THE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES.
- THIS SUBDIVISION IS ENTIRELY WITHIN ZONE X(UNSHADED) AS SHOWN ON FEMA FIRM MAP NO. 32031C32450, HAVING AN EFFECTIVE DATE OF MARCH 16, 2009.
- THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.
- EACH PARCEL CREATED BY THIS MAP IS REQUIRED TO HAVE A SEPARATE WATER METER AND WATER SERVICE LINE. TRUCKEE MEADOWS WATER AUTHORITY SHALL HAVE THE RIGHT TO INSTALL A WATER METER WITHIN THE PUBLIC UTILITY EASEMENTS SHOWN HEREIN FOR THE PURPOSE TO SERVE EACH PARCEL RESPECTIVELY.
- WASHOE COUNTY WILL PRE-ASSIGN ADDRESSES TO BE RELEASED ONCE AN ASSESSOR'S PARCEL NUMBER HAS BEEN ESTABLISHED. IF STRUCTURE PLACEMENT DOES NOT REFLECT THE STREET ON WHICH THE PRE-ASSIGNED ADDRESS IS ISSUED, THE DEVELOPER WILL REQUEST A NEW ADDRESS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- FOR EACH PARCEL CREATED BY THIS MAP, ACCESS AND DRAINAGE IMPROVEMENTS MEETING THE REQUIREMENTS OF WASHOE COUNTY DEVELOPMENT CODE ARE REQUIRED WITH SAID IMPROVEMENTS TO BE INCLUDED WITH AN APPROVED RESIDENTIAL BUILDING PERMIT.
- NO HABITABLE STRUCTURE SHALL BE LOCATED ON A FAULT THAT WAS ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGICAL TIME.
- ALL PROPERTIES, REGARDLESS IF THEY ARE LOCATED WITHIN OR OUTSIDE OF 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.
- THE 20-FOOT PRIVATE AND EMERGENCY ACCESS EASEMENT GRANTED HEREIN SHALL BE FOR THE BENEFIT OF THE PARCELS CREATED BY THIS MAP AND THE TRUCKEE MEADOWS FIRE PROTECTION DISTRICT.
- FIRE HYDRANTS SHALL BE INSTALLED AS PER FIRE DEPARTMENT REQUIREMENTS WITH THE ISSUANCE OF BUILDING PERMITS.

SURVEYOR'S CERTIFICATE:

I, KELLY R. COMBEST, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AGENT FOR ODYSSEY ENGINEERING, INC., CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF THE TRUCKEE MEADOWS FIRE PROTECTION DISTRICT.
- THE LANDS SURVEYED LIE WITHIN THE SE 1/4 OF SECTION 07 AND THE SW 1/4 OF SECTION 08, T.18 N., R.20 E., M.D.M., AND THE SURVEY WAS COMPLETED ON APRIL 23, 2024.
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KELLY R. COMBEST, P.L.S.
 NEVADA CERTIFICATE NO. 16444

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BY: _____ DATE _____
 FOR THE WASHOE COUNTY HEALTH DISTRICT

TAX CERTIFICATE:

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

A.P.N. 044-300-19
 WASHOE COUNTY TREASURER

BY: _____ NAME: _____ DATE: _____

DIRECTOR OF PLANNING AND BUILDING CERTIFICATE

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

THE FINAL MAP IS APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2024, BY THE DIVISION DIRECTOR OF PLANNING AND BUILDING OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.472S

BY: _____ NAME: _____ DATE: _____

PARCEL MAP FOR TRUCKEE MEADOWS FIRE PROTECTION DISTRICT BEING A SUBDIVISION OF PARCEL A AS SHOWN ON PARCEL MAP NO. 5199 SITUATE WITHIN A PORTION OF THE SOUTHEAST 1/4 OF SECTION 07, AND THE SOUTHWEST 1/4 OF SECTION 08, TOWNSHIP 18 NORTH, RANGE 20 EAST, M.D.M. WASHOE COUNTY STATE OF NEVADA	
895 ROBERTA LANE, SUITE 104, SPARKS, NV 89431 (775) 358-3303 WWW.ODYSSEYREND.COM	SHEET 1 OF 2

From: [Justin Gezelin](#)
To: [Stark, Katherine](#)
Subject: Re: 470 Foothill Drive
Date: Monday, July 1, 2024 8:43:10 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[Outlook-tirthqgg.png](#)

This Message Is From an External Sender

This message came from outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.

[Report Suspicious](#)

Hi Katherine,

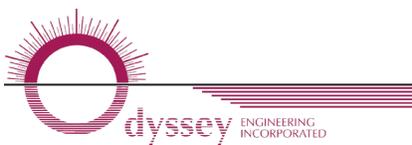
I just recieved an email from TMWA, They are planning on a new pumphouse facility, the facility will include: pump house (approximately 1100 SF), standby generator, transformer, and associated piping and conduit. The parcel will be fenced with vegetation as required through the SUP process.

The site is currently in a low spot and roadside drainage runs through the site. TMWA plans to raise the site up with fill to mitigate any nuisance drainage water. The drainage centerline sits within a 15' easement which allows the centerline to be relocated within that easement. The drainage will not be interrupted with the increased site elevation.

The pump station building and generator will be located away from the culvert to allow access if required.

Let me know if you have any more questions or need anything else.

Thank you,



Justin Gezelin, LSIT

Odyssey Engineering inc.

D: [775-343-6786](tel:775-343-6786)

O: [775-359-3303](tel:775-359-3303)

F: [775-359-3329](tel:775-359-3329)

E: jgezelin@odysseyreno.com

From: Stark, Katherine <KRStark@washoecounty.gov>

Sent: Monday, July 1, 2024 8:28 AM

To: Justin Gezelin <JGezelin@odysseyreno.com>

Cc: Stark, Katherine <KRStark@washoecounty.gov>

Subject: RE: 470 Foothill Drive

Good morning, Justin,

Have you received any follow-up information from TMWA regarding what they're putting on the new parcel? My final staff report is due to our administrative team today. If you don't anticipate hearing from TMWA today, then I'll tie up the staff report with the info I have. If you think they'll get back to you today, then I'll wait a bit so that I can incorporate the additional info into the report.

Thank you!



Katy Stark
Planner, Planning & Building Division | Community Services Department

krstark@washoecounty.gov | Direct Line: 775.328.3618

My typical working hours: Monday-Friday 7:00 am to 4:00 pm

Visit us first online: www.washoecounty.gov/csd
Planning Division: 775.328.6100 | Planning@washoecounty.gov
CSD Office Hours: Monday-Friday 8:00am to 4:00pm
1001 East Ninth Street, Reno, NV 89512



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

[Submit a Nomination](#)

From: Justin Gezelin <JGezelin@odysseyreno.com>

Sent: Thursday, June 27, 2024 4:46 PM

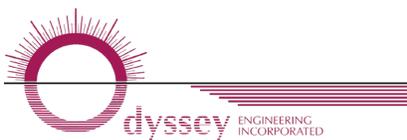
To: Stark, Katherine <KRStark@washoecounty.gov>

Subject: Re: 470 Foothill Drive

Hi Katherine,

I wanted to give you an update on the map. I talked to TMWA and the 25 foot access and pipeline easement will be created by different document before recording. This will be the access to the new parcel. I have attached the Parcel map and there is no owner on the proposed parcel. I am waiting on them to tell me what they are planning on building there, but I will let you know as soon as I can.

Thank you,



Justin Gezelin, LSIT

Odyssey Engineering inc.

D: [775-343-6786](tel:775-343-6786)

O: [775-359-3303](tel:775-359-3303)

F: [775-359-3329](tel:775-359-3329)

E: jgezelin@odysseyreno.com

From: Stark, Katherine <KRStark@washoecounty.gov>
Sent: Thursday, June 27, 2024 12:26 PM
To: Justin Gezelin <JGezelin@odysseyreno.com>
Subject: RE: 470 Foothill Drive

Hi Justin,

Thank you very much!

Regards,



Katy Stark
Planner, Planning & Building Division | Community Services Department
krstark@washoecounty.gov | Direct Line: 775.328.3618

My typical working hours: Monday-Friday 7:00 am to 4:00 pm

Visit us first online: www.washoecounty.gov/csd

Planning Division: 775.328.6100 | Planning@washoecounty.gov

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1001 East Ninth Street, Reno, NV 89512



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

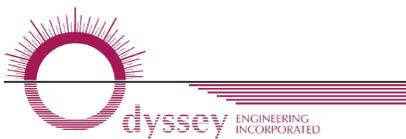
[Submit a Nomination](#)

From: Justin Gezelin <JGezelin@odysseyreno.com>
Sent: Thursday, June 27, 2024 9:37 AM
To: Stark, Katherine <KRStark@washoecounty.gov>
Subject: 470 Foothill Drive

Hi Katherine,

I have reached out to TMWA to answer your questions, I will get back to you shortly.

Thanks,



Justin Gezelin, LSIT

Odyssey Engineering inc.

D: [775-343-6786](tel:775-343-6786)

O: [775-359-3303](tel:775-359-3303)

F: [775-359-3329](tel:775-359-3329)

E: jgezelin@odysseyreno.com