



# Parcel Map Review Committee Staff Report

Meeting Date: August 8, 2024

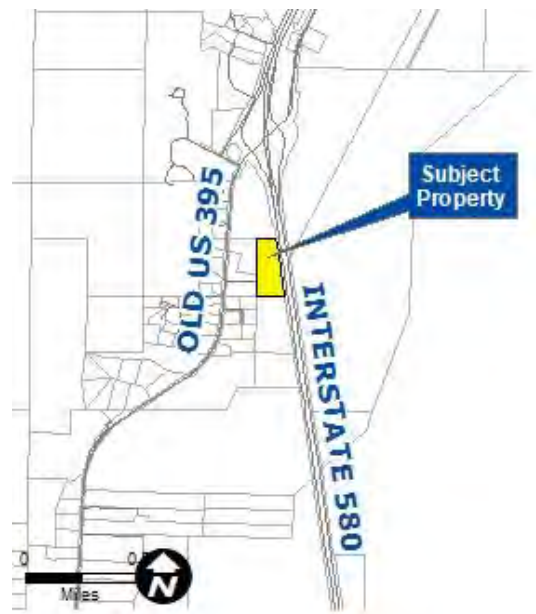
Agenda Item: 7A

|                                   |   |
|-----------------------------------|---|
| TENTATIVE PARCEL MAP CASE NUMBER: | WTPM24-0002 (Makayla)   |
| BRIEF SUMMARY OF REQUEST:         | Division of a parcel of land into three parcels of land                                   |
| STAFF PLANNER:                    | Julee Olander, Planner<br>Phone Number: 775.328.3627<br>E-mail: jolander@washoecounty.gov |

### CASE DESCRIPTION

For hearing, discussion, and possible action to approve a tentative parcel map dividing a 17.65 acre parcel (APN 046-042-06) into three parcels; two parcels of 5 acres and one parcel of 7.65 acres.

Applicant: Art O'Connor  
Property Owner: EGO Trust  
Location: 3180 Makayla Way  
APN: 046-042-06  
Parcel Size: 17.65 acres  
Master Plan: Rural Residential (RR)  
Regulatory Zone: Medium Density Rural (MDR)  
Area Plan: South Valleys  
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, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM24-0002 for Art O'Connor, 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 in accordance with Washoe County Code Section 110.606.30(e).

*(Motion with Findings on Page 10)*

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**Exhibits Contents**

Conditions of Approval ..... Exhibit A

Agency Comments..... Exhibit B

Project Application ..... Exhibit C

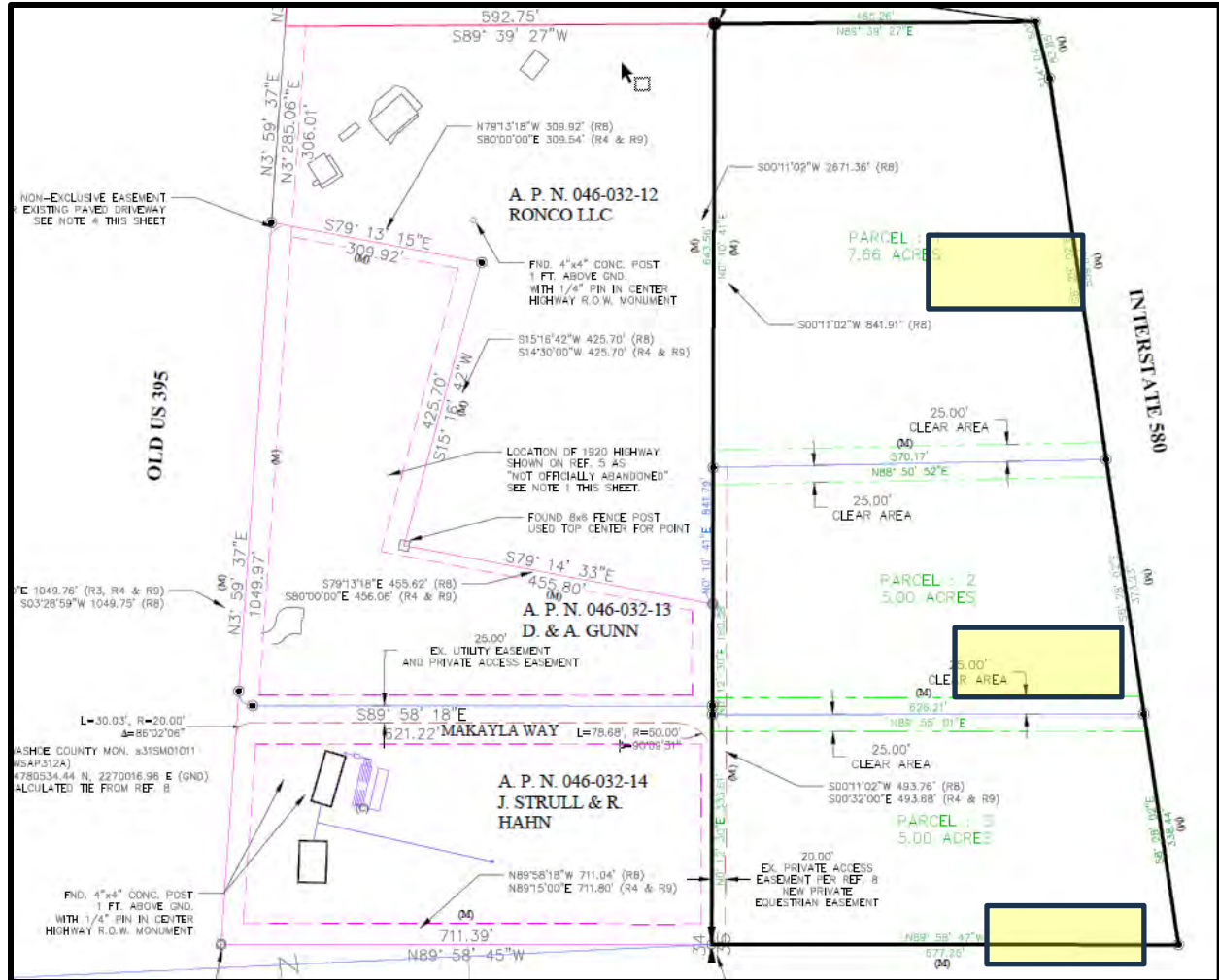
## **Parcel Map**

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 WTPM24-0002 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                           | South Valleys                     |
| Truckee Meadows Service Area (TMSA) | Outside TMSA                      |
| Regulatory Zone                     | Medium Density Rural (MDR)        |
| Maximum Lot Potential               | 4 lots                            |
| Number of Lots on Parcel Map        | 3 lots                            |
| Minimum Lot Size Required           | 4 acres                           |
| Minimum Lot Size on Parcel Map      | 5 acres                           |
| Minimum Lot Width Required          | 200 feet                          |
| Minimum Lot Width on Parcel Map     | 388.44 feet                       |
| Development Suitability             | No development concerns           |
| Hydrographic Basin                  | Washoe Valley Hydrographic Basin. |

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

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

**Development Information**

The subject parcel is undeveloped and covered with native vegetation. The parcel is relatively flat and has minimal portions with slopes between 15% and 30%. A previous tentative parcel map case number PM15-0018 includes a note that limits access to Makayla Way to no more than two single family residences. The two southern 5-acre parcels will access to Makayla Lane (See Site Plan, page 4). The applicant will need to provide access to the northern 7.66-acre parcel before the final map can be signed per the conditions of approval (See Exhibit A).

**South Valleys Area Plan Modifiers**

The subject parcel is located within the South Valleys Planning Area. The following is the pertinent policy from the South Valley’s modifiers:

**Section 110.210.05 Water Rights Dedication Requirements.**

- (a) Washoe Valley Hydrographic Basin. Dedication of sufficient certificated water rights from the Washoe Valley Hydrographic Basin, or imported water rights from an adjoining hydrographic basin when a parcel is split by the Washoe Valley Hydrographic Basin, or "will serve" letters when served by a water purveyor, shall be provided for all development in the Washoe Valley Hydrographic Basin, including maps of division into large parcels, parcel maps, and subdivision maps, and new civic, commercial and industrial use types.

The parcels are located in the Washoe Valley Hydrographic Basin. The proposed parcel map was reviewed by the Washoe County Water Rights manager who provided conditions of approval included in Exhibit A. These conditions of approval require the applicant to provide appropriate water rights and to take the required steps for domestic wells. Nevada Division of Water Resources also reviewed the project application and provided a condition included in Exhibit A.

The conditions of approval requires the applicant to provide appropriate water rights and to take the required steps for domestic wells.

**Master Plan Evaluation**

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

**Table 1: Master Plan Conformance**

| Vision Statement   | Explanation of Conformance with Vision Statement   |
|--|--|
| <p><i>“Future residential and development should mirror the existing development pattern and density...”</i></p> | <p>The proposal will promote the desired pattern for the orderly physical growth of the County by allowing for residential and rural use of the subject property, as is intended by the South Valleys Planning Area.</p> |

The Project is consistent with the applicable Envision Washoe 2040 Priority Principles & Policies 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  |
|---|--------------------------------|---|
| <p><b>Land Use Principle 1.</b> Facilitate partnerships to ensure land use decisions are based on the best available information.</p>   |                                |   |
| <p><b>LU1.3</b> - Continue to coordinate land use policies and decisions with the public health goals of the Northern Nevada Public Health (NNPH).</p>  |                                | <p>Northern Nevada Public Health received a notice of the application and provided comments stating that in any future division of land, the well and septic system must remain on the same parcel as the house they serve.</p> |
| <p><b>Population &amp; Housing Principle 3.</b> Use a balanced set of tools to increase and maintain the diversity of housing types across all income levels and to facilitate more affordable and workforce housing.</p> |                                |   |
| <p><b>PH3.1</b> - Allow for more flexibility in the zoning and land use regulations to enable more housing types to be built throughout the community where adequate infrastructure exists.</p>                           |                                | <p>The proposal will allow for additional low density housing stock, while maintaining the character and development patterns within the South Valleys Planning Area.</p>   |

The Project is consistent with the applicable Envision Washoe 2040 Priority Principles & Policies for the South Valleys Planning Area, as described in Table 4.

**Table 3: Master Plan Conformance with South Valleys Priority Principles & Policies**

| Priority Principles & Policies   | Explanation of Conformance with Priority Principles & Policies |
|--|--|
| <p><b>Land Use Principle 5.</b> Maintain the rural character of communities in the Rural Area.</p> |  |

|  |  |
|--|--|
| <p><b>LU Policy 5.1</b> - Maintain large lot sizes outside of the TMSA and prohibit land use changes that would result in a parcel less than 5 acres in size</p>         | <p>The minimum lot size for MDR is 4 acres. The density standard is .2du/ac (or 1 dwelling unit per 5 acres) allowing for a maximum of 3 dwelling units for the 17.65-acre project area.</p>   |
| <p><b>LU Policy 5.2</b> - Limit growth in the Rural Area (RA) to no more than 2% of the Region's 20-year residential growth.</p>   | <p>The proposal will only minimally increase the density (maximum of two additional parcels), which will provide more low-density housing in the area and conforms with this requirement.</p>  |
| <p><b>Public Facilities and Services Principle 2.</b> Provide sufficient water to meet the current and future needs of County residents.</p>                             |  |
| <p><b>PFS Policy 2.1</b> Balance new water supply commitments with existing commitments at or below perennial yield to achieve a long-term sustainable water supply.</p> | <p>The subject parcel is not near any municipal, quasi-municipal or private water delivery infrastructure; therefore, future division of the subject parcel will rely on individual domestic wells as their source of domestic water supply and individual septic tanks for sewage. The Washoe County Water Rights Manager and the Nevada Division of Water Resources reviewed this application and provided conditions (See Exhibit A).</p> |

**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              |           |                     |  |
| NDOW (Wildlife)   | X              |           |                     |  |
| NV Water Resources                                      | X              | X         | X                   | Steve Shell, sshel@water.nv.gov  |
| Washoe County Parks & Open Space                        | X              | X         |                     | Faye-Marie L. Pekar, fpekar@washoecounty.gov   |
| Washoe County Sewer                                     | X              |           |                     |  |
| Washoe County Surveyor (PMs Only)                       | X              |           |                     |  |
| Washoe County Traffic                                   | X              |           |                     |  |
| Washoe County Water Resource Planning                   | X              |           |                     |  |
| Washoe County Water Rights Manager (All Apps)           | X              | X         | X                   | Timber Weiss, tweiss@washoecounty.gov  |
| WCSO Law Enforcement                                    | X              |           |                     |  |
| Washoe County Engineering (Land Development) (All Apps) | X              | X         | X                   | Katherine Hyde, kdhyde@washoecounty.gov; Janelle K. Thomas, jkthomas@washoecounty.gov; & Robert Wimer, rwimer@washoecounty.gov |
| WCHD Air Quality  | X              |           |                     |  |
| WCHD EMS  | X              | X         |                     | April Miller, amiller@nnph.org   |
| WCHD Environmental Health                               | X              | X         | X                   | James English, jenglish@nnjph.org  |
| TMFPD   | X              | X         | X                   | Brittany Lemon, blemon@tmfpd.us  |
| Nevada State Historic Preservation                      | X              |           |                     |  |
| AT&T  | X              | X         |                     | Cliff Cooper, cc2132@att.com   |

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 the appropriate agencies and no recommendation for denial was received. Washoe County Water Rights, Nevada Division of Water Resources, and Washoe County*



*Health District, Environmental Health Division, reviewed the proposed parcel map and provided conditions related to water supply and sewage disposal. 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:* *Water will be supplied by individual domestic wells. Washoe County Water Rights, Nevada Division of Water Resources, and Northern Nevada Public Health, Environmental Health Division, reviewed the proposed parcel map and provided conditions related to water rights and water supply. Appropriate ground water rights must be relinquished. These conditions are included in Exhibit A.*

- (iii) The availability and accessibility of utilities.

*Staff Comment:* *The proposed parcels will receive water from individual domestic wells. Sewage disposal will occur via septic systems on each parcel. Washoe County Water Rights, Nevada Division of Water Resources, and Northern Nevada Public Health, Environmental Health Division, reviewed the proposed parcel map and provided conditions related to water supply and septic systems. These conditions are included in Exhibit A. Power will be provided through NV Energy.*

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

*Staff Comment:* *The proposed parcel map would create two additional lots, which are anticipated to have a minimal impact on local services. There are existing public services such as schools, police and fire protection, transportation, recreation and parks available to the South Valleys Planning Area.*

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

*Staff Comment:* *The proposed division of land conforms with the applicable provisions of the Washoe County Development Code and Master Plan, 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 South Valleys Planning Area and Envision 2040.*

- (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 and Washoe County Engineering has included in the conditions of approval a requirement to provide access for the northern 7.66-acre parcel. No other recommendations for new streets or highways was received.*

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

*Staff Comment:* *The subject parcel has no development concerns. It is relatively flat and is not within the FEMA flood zones.*

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

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

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

*Staff Comment: The application was reviewed by the Truckee Meadows Fire Protection District, and no recommendation for denial was received.*

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

*Staff Comment: 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 WTPM24-0002 is being recommended for approval with conditions. Staff offers the following motion for the Parcel Map Review Committee's consideration.

### **Motion**

I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM24-0002 for Art O'Connor, 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/ Property Owner: Art O'Connor; [Art@oceng.com](mailto:Art@oceng.com)

Other: Sarah O'Connor, [Sarah@renocadd.com](mailto:Sarah@renocadd.com)



# Conditions of Approval

Tentative Parcel Map Case Number WTPM24-0002

The tentative parcel map approved under Parcel Map Case Number WTPM24-0002 shall be carried out in accordance with the conditions of approval granted by the Washoe County Parcel Map Review Committee on August 8, 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 – Julee Olander, Planner, 775.328.3627, [jolander@washoecounty.gov](mailto: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 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. WTPM24-0002 MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. THE OFFER(S) OF DEDICATION IS (ARE) REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278.

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

\_\_\_\_\_  
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 –**

**Katherine Hyde, Geomatics Technician, 775.328.2297, [kdhyde@washoecounty.gov](mailto:kdhyde@washoecounty.gov)**

**Janelle K. Thomas, P.E., C.F.M., 775.328.3603, [jkthomas@washoecounty.gov](mailto:jkthomas@washoecounty.gov)**

**Robert Wimer, P.E., 775.328.2059, [rwimer@washoecounty.gov](mailto:rwimer@washoecounty.gov)**

- a. Comply with the conditions of the Washoe County technical check for this map.
- b. Add a graphic border around the proposed division.
- c. Ensure that bearings and distances are identified on all linework.
- d. Dash all lines that are not a part of the division.
- e. Complete the Surveyor's Certificate.
- f. Remove structures, trees, poles, and hydrants from the map.
- g. 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."
- h. Add FEMA floodplain delineation to the map.
- i. 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."
- j. All boundary corners must be set.
- k. Add a Security Interest Holder's Certificate to the map if applicable.
- l. Engineered septic systems or connection to community sewer is required for each of these parcels as approved by Northern Nevada Public Health.
- m. 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."
- n. Follow **NAC 625.611 Plans, maps and specifications submitted to public authority: Contents; stamps and signatures.**
  - (1) If the plans or maps submitted to a public authority are:

- a. Original plans or maps, each sheet of the plans or maps must be dated, stamped and signed by each licensee who had responsible charge of the work indicated on the sheet. If the licensee is a licensed professional engineer, the licensee must date, stamp, and sign the plans for each discipline of engineering for which the licensee is licensed that is related to the work for which the licensee is responsible.
- o. Prior to approval and recordation of the proposed parcel map to create the three lots on APN 046-042-06, the applicant shall show compliance with Note 3 on Parcel Map 5207, recorded in the Washoe County Recorder's Office as Document No. 4545568 on December 28, 2015. The note reads as follows:

"3. MAKAYLA WAY IS A PRIVATE ACCESS AND UTILITIES (PUBLIC AND PRIVATE) EASEMENT FOR THE BENEFIT OF A.P.N. 046-042-06 AND THE TWO PARCELS BEING CREATED BY THIS MAP, ONLY. MAKAYLA WAY WILL USE THE EXISTING DRIVEWAY ACCESS FROM OLD HIGHWAY 395. USE OF THIS EASEMENT BY A.P.N. 046-042-06 IS LIMITED TO NOT MORE THAN TWO SINGLE FAMILY RESIDENCES. NO COMMERCIAL USE IS ALLOWED. MAINTENANCE OF MAKAYLA WAY SHALL BE THE RESPONSIBILITY OF THE OWNER OF A.P.N. 046-042-06."

- p. Access to the northern parcel shall be established separately from Makayla Way prior to the approval and recordation of the proposed parcel map to the approval of the County Engineer.

**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@nnph.org](mailto:jenglish@nnph.org)**

- a. EHS has reviewed the application as submitted and notes any future development would be private domestic wells and onsite sewage disposal systems.
- b. Prior to EHS signing the final parcel map, the applicant must provide documentation test trenches have been dug and evaluated under permit by EHS.

**Washoe County Water Management Planner Coordinator**

- 4. 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](mailto:tweiss@washoecounty.gov)**

- a. The subject parcel is not near any municipal, quasi-municipal or private water delivery infrastructure; therefore, resulting parcels will rely on Individual Domestic wells as their source of domestic water supply.
- b. Washoe County code requires that the applicant for a parcel map with parcels served by an individual domestic well, to bring forth an approved and recorded "Affidavit of Relinquishment for Domestic Wells" by the Nevada State Engineer's office. The applicant shall complete the relinquishment process with the State Engineer's office and record the approved form with the County Recorder's office and submit a recorded copy to Washoe County as a prerequisite to approval of their parcel map.

- c. The Relinquishment form is available at the following site:  
[https://water.nv.gov/forms/forms20/Waiver\\_Drilling/4041F%20Affidavit-Relinquishment%20for%20Domestic%20Wells.pdf](https://water.nv.gov/forms/forms20/Waiver_Drilling/4041F%20Affidavit-Relinquishment%20for%20Domestic%20Wells.pdf)
- d. Washoe County retains the authority to impose its own review and reject water rights which do not comply with Washoe County code and planning areas. Therefore, a preview of water rights intended to support the project (prior to relinquishment process) will be helpful for both the applicant and Washoe County staff.
- e. The amount of water rights necessary is 2.00 acre-feet of ground water rights per newly created parcel. The original parcel is deemed exempt from the relinquishment process. In the way of an example, if one parcel is subdivided into a total of 4, there are 3 newly created parcels and one existing or remains thereof. The proposed parcel map under WTPM24-0002 will create 2 newly created parcels which will require the relinquishment of 4.00 acre-feet of ground water rights.
- f. The ground water rights subject to relinquishment MAY NOT be supplemental to primary surface water rights.
- g. The water rights must be in good standing with the State of Nevada, with current title. The water rights must be from the same hydrographic basin as the lands subject to the parcel map and comply with the appropriate area plan.

**Truckee Meadows Fire Protection District**

5. 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](mailto:blemon@tmfpd.us)**

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

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





Date: **July 27, 2024**

To: Julee Olander, 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 **WTPM24-0002**  
APN: 046-042-06

---

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 a graphic border around the proposed division.
3. Ensure that bearings and distances are identified on all linework.
4. Dash all lines that are not a part of the division.
5. Complete the Surveyor's Certificate.
6. Remove structures, trees, poles, and hydrants from the map.
7. 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."
8. Add FEMA floodplain delineation to the map.
9. 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."
10. All boundary corners must be set.
11. Add a Security Interest Holder's Certificate to the map if applicable.

12. Engineered septic systems or connection to community sewer is required for each of these parcels as approved by the Washoe County District Health Department.
13. 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."
14. Please follow **NAC 625.611 Plans, maps and specifications submitted to public authority: Contents; stamps and signatures.**
  - a. If the plans or maps submitted to a public authority are:
    - 1) Original plans or maps, each sheet of the plans or maps must be dated, stamped and signed by each licensee who had responsible charge of the work indicated on the sheet. If the licensee is a licensed professional engineer, the licensee must date, stamp, and sign the plans for each discipline of engineering for which the licensee is licensed that is related to the work for which the licensee is responsible.
15. Prior to approval and recordation of the proposed parcel map to create the three lots on APN 046-042-06, the applicant shall show compliance with Note 3 on Parcel Map 5207, recorded in the Washoe County Recorder's Office as Document No. 4545568 on December 28, 2015. The note reads as follows:

"3. MAKAYLA WAY IS A PRIVATE ACCESS AND UTILITIES (PUBLIC AND PRIVATE) EASEMENT FOR THE BENEFIT OF A.P.N. 046-042-06 AND THE TWO PARCELS BEING CREATED BY THIS MAP, ONLY. MAKAYLA WAY WILL USE THE EXISTING DRIVEWAY ACCESS FROM OLD HIGHWAY 395. USE OF THIS EASEMENT BY A.P.N. 046-042-06 IS LIMITED TO NOT MORE THAN TWO SINGLE FAMILY RESIDENCES. NO COMMERCIAL USE IS ALLOWED. MAINTENANCE OF MAKAYLA WAY SHALL BE THE RESPONSIBILITY OF THE OWNER OF A.P.N. 046-042-06."

Access to the northern parcel shall be established separately from Makayla Way prior to the approval and recordation of the proposed parcel map to the approval of the County Engineer.



Date: June 24, 2024

To: Julee Olander, Planner

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

Re: Tentative Parcel Map Case Number WTPM24-0002 (Makayla)

## GENERAL PROJECT DISCUSSION

For hearing, discussion, and possible action to approve a tentative parcel map dividing a 17.65-acre parcel into three parcels; two parcels of 5 acres and one parcel of 7.65 acres.

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

- 1) The subject parcel is not near any municipal, quasi-municipal or private water delivery infrastructure; therefore, resulting parcels will rely on Individual Domestic wells as their source of domestic water supply.
- 2) Washoe County code requires that the applicant for a parcel map with parcels served by an individual domestic well, to bring forth an approved and recorded "Affidavit of Relinquishment for Domestic Wells" by the Nevada State Engineer's office. The applicant shall complete the relinquishment process with the State Engineer's office and record the approved form with the County Recorder's office and submit a recorded copy to Washoe County as a prerequisite to approval of their parcel map.
- 3) The Relinquishment form is available at the following site: [https://water.nv.gov/forms/forms20/Waiver\\_Drilling/4041F%20Affidavit-Relinquishment%20for%20Domestic%20Wells.pdf](https://water.nv.gov/forms/forms20/Waiver_Drilling/4041F%20Affidavit-Relinquishment%20for%20Domestic%20Wells.pdf)
- 4) Washoe County retains the authority to impose its own review and reject water rights which do not comply with Washoe County code and area plans. Therefore, a preview of water rights intended to support the project (prior to relinquishment process) will be helpful for both the applicant and Washoe County staff.
- 5) The ground water rights subject to relinquishment MAY NOT be supplemental to primary surface water rights.
- 6) The amount of water rights necessary is 2.00 acre-feet of ground water rights per newly created parcel. The original parcel is deemed exempt from the relinquishment process. In the way of an example, if one parcel is subdivided into a total of 4, there are 3 newly created parcels and one existing or remains thereof. The proposed parcel map under WTPM24-0002 will create 2 newly created parcels which will require the relinquishment of 4.00 acre-feet of ground water rights.
- 7) The water rights must be in good standing with the State of Nevada, with current title. The water rights must be from the same hydrographic basin as the lands subject to the parcel map and comply with the appropriate area plan.

**From:** [COOPER, CLIFFORD E](#)  
**To:** [Olander, Julee](#)  
**Subject:** Tentative Parcel Map Case Number WTPM24-0002 (Makayla)  
**Date:** Monday, June 17, 2024 2:30:07 PM

---

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Julee,

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](mailto:cc2132@att.com)  
***TEXTING and DRIVING...It Can Wait***

**From:** [Program, EMS](#)  
**To:** [Olander, Julee](#)  
**Cc:** [Program, EMS](#)  
**Subject:** FW: June Agency Review Memo I - Tentative Parcel Map Case Number WTPM24-0002 (Makayla)  
**Date:** Monday, July 1, 2024 11:55:05 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[June Agency Review Memo I.pdf](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)

---

Good Morning,

The EMS Program has reviewed the June Agency Review Memo I Tentative Parcel Map Case Number WTPM24-0002 (Makayla) - and has no concerns or questions at this time based on the information provided.

Thank you,



**April Miller**  
*Sr. Office Specialist*  
*Epidemiology and Public Health Preparedness*

O: [775-326-6049](tel:775-326-6049)  
1001 E Ninth St. Bldg. B Reno, NV 89512

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

[Click here to take our customer satisfaction survey](#)

**From:** [Lemon, Brittany](#)  
**To:** [Olander, Julee](#)  
**Cc:** [Way, Dale](#)  
**Subject:** WTPM24-0002 (Makayla)  
**Date:** Thursday, June 27, 2024 1:13:18 PM  
**Attachments:** [image001.png](#)

---

Hi Julee,

When the parcels are developed, they are required to “meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply.”

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

Thank you!

**Brittany Lemon**

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

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

3663 Barron Way, Reno, NV 89511



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

June 24, 2024

Washoe County Community Services  
Planning and Development Division

RE: Makayla; 046-042-06  
Tentative Parcel Map; WTPM24-0002

Dear Washoe County Staff:

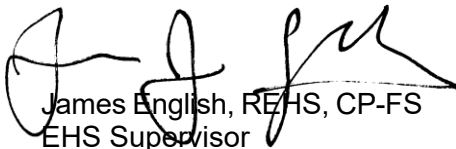
The following conditions are requirements of Northern Nevada Public Health (NNPH), Environmental Health Division, (EHS) which shall be responsible for determining compliance with these conditions.

**Contact Name – James English - [jenglish@washoecounty.us](mailto:jenglish@washoecounty.us)**

- a) Condition #1: EHS has reviewed the application as submitted and notes any future development would be private domestic wells and onsite sewage disposal systems.
- b) Condition #2: Prior to EHS signing the final parcel map, the applicant must provide documentation test trenches have been dug and evaluated under permit by EHS.

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

Sincerely,



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



**From:** [Steve Shell](#)  
**To:** [Olander, Julee](#)  
**Subject:** RE: WTPM24-0002  
**Date:** Friday, July 26, 2024 12:25:51 PM  
**Attachments:** [image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[image010.png](#)  
[image011.png](#)  
[image014.png](#)  
[image019.png](#)  
[image009.png](#)

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[Report Suspicious](#)

Our mapping shows that it is, but that doesn't mean that they actually serve.  
It just means it will one day be served.  
So since they "do not intend to serve," we'll just leave it at this.

Permit 91849 is associated with this property. The permit is held in the name of Arthur C. O'Conner Share of the Elizabeth G. O'Conner Trust and GTS, LLC. Each own a 7.0 acre-foot portion of water for irrigation purposes.  
The property does not qualify for a Credit for Domestic Well. Each lot will require a dedication of 2.0 acre-feet.

Please address all correspondence for Subdivisions to [NDWR-Subdivisions@water.nv.gov](mailto:NDWR-Subdivisions@water.nv.gov)

**Steve Shell**  
Nevada Division of Water Resources  
775-684-2836

---

**From:** Olander, Julee <[Jolander@washoecounty.gov](mailto:Jolander@washoecounty.gov)>  
**Sent:** Friday, July 26, 2024 11:23 AM  
**To:** Steve Shell <[sshell@water.nv.gov](mailto:sshell@water.nv.gov)>  
**Subject:** RE: WTPM24-0002

**WARNING** - This email originated from outside the State of Nevada. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Steve,  
This parcel is outside the TMSA and TMWA's service area. do you want to change your comments/conditions?  
Thanks.



**Julee Olander, Planner**  
[jolander@washoecounty.gov](mailto:jolander@washoecounty.gov) | Direct Line: 775.328.3627  
My working hours: Monday-Friday 8:00am to 4:30pm  
Visit us first online: [www.washoecounty.gov/csd](http://www.washoecounty.gov/csd)  
Planning Division: 775.328.6100 | [Planning@washoecounty.gov](mailto:Planning@washoecounty.gov)  
CSD Office Hours: Monday-Friday 8:00am to 4:00pm  
1001 East Ninth Street, Reno, NV 89512





**From:** Steve Shell <[sshell@water.nv.gov](mailto:sshell@water.nv.gov)>  
**Sent:** Friday, June 14, 2024 2:22 PM  
**To:** Olander, Julee <[JOlander@washoecounty.gov](mailto:JOlander@washoecounty.gov)>  
**Subject:** WTPM24-0002

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

The subject property lies within the Truckee Meadows Water Authority service area. Municipal water service is subject to Truckee Meadows Water Authority rules and regulations and approval by the Office of the State Engineer regarding water quantity and availability. A Will Serve from Truckee Meadows Water Authority and a mylar map of the proposed project must be presented to the State Engineer for approval and signed through his office prior to development. Permit 91849 is associated with this property. The permit is held in the name of Arthur C. O'Conner Share of the Elizabeth G. O'Conner Trust and GTS, LLC. Each own a 7.0 acre-foot portion of water for irrigation purposes. The property does not qualify for a Credit for Domestic Well. Each lot will require a dedication of 2.0 acre-feet.

*"May the forces of evil become confused on the way to your house." – George Carlin*

Steve Shell  
Water Rights Specialist II  
Department of Conservation and Natural Resources  
Nevada Division of Water Resources  
901 S. Stewart St., Suite 2002  
Carson City, NV 89701  
[sshell@water.nv.gov](mailto:sshell@water.nv.gov)  
(O) 775-684-2836 | (F) 775-684-2811

**From:** [Pekar, Faye-Marie L.](#)  
**To:** [Olander, Julee](#)  
**Subject:** RE: Agency review  
**Date:** Wednesday, July 3, 2024 2:54:27 PM  
**Attachments:** [image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)  
[image013.png](#)  
[image014.png](#)  
[image015.png](#)

---

Hi Julee,

I looked over Tentative Parcel Map Case Number WTPM24-0002 (Makayla) and do not have comments.

Thank you,



**Faye-Marie L. Pekar, MPA, CPRP**  
**Park Planner**  
**Community Services Department | Regional Parks and Open Space**  
[fpekar@washoecounty.gov](mailto: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](#)

---

**From:** Olander, Julee <[JOlander@washoecounty.gov](mailto:JOlander@washoecounty.gov)>  
**Sent:** Tuesday, July 2, 2024 4:14 PM  
**To:** Pekar, Faye-Marie L. <[FPekar@washoecounty.gov](mailto:FPekar@washoecounty.gov)>  
**Subject:** RE: Agency review

Thank you.



**Julee Olander, Planner**  
[jolander@washoecounty.gov](mailto:jolander@washoecounty.gov) | Direct Line: 775.328.3627  
**My working hours: Monday-Friday 8:00am to 4:30pm**  
Visit us first online: [www.washoecounty.gov/csd](http://www.washoecounty.gov/csd)  
Planning Division: 775.328.6100 | [Planning@washoecounty.gov](mailto:Planning@washoecounty.gov)  
CSD Office Hours: Monday-Friday 8:00am to 4:00pm  
1001 East Ninth Street, Reno, NV 89512



---

**From:** Pekar, Faye-Marie L. <[FPEkar@washoecounty.gov](mailto:FPEkar@washoecounty.gov)>  
**Sent:** Tuesday, July 2, 2024 4:11 PM  
**To:** Olander, Julee <[JOlander@washoecounty.gov](mailto:JOlander@washoecounty.gov)>  
**Subject:** RE: Agency review

Hi Julee,

Parks does not have comments for WMPA24-0003 & WRZA24-0005 York. I see that WTPM24-0002 Makayla is on the June Agency Review Memo 1 that Adriana sent out, but it was not called out for my review. I can look at it for you and see if parks have comments especially since it's a TM.

Thank you,



**Faye-Marie L. Pekar, MPA, CPRP**  
**Park Planner**  
**Community Services Department | Regional Parks and Open Space**  
[fpekar@washoecounty.gov](mailto: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](#)

---

**From:** Olander, Julee <[JOlander@washoecounty.gov](mailto:JOlander@washoecounty.gov)>  
**Sent:** Tuesday, July 2, 2024 11:44 AM  
**To:** Pekar, Faye-Marie L. <[FPEkar@washoecounty.gov](mailto:FPEkar@washoecounty.gov)>  
**Subject:** Agency review

Do you have any comments/conditions for WMPA24-0003 & WRZA24-0005 York or WTPM24-0002 Makayla? They are smal projects but wanted to check.

Thanks,



**Julee Olander, Planner**  
[jolander@washoecounty.gov](mailto:jolander@washoecounty.gov) | Direct Line: 775.328.3627  
**My working hours: Monday-Friday 8:00am to 4:30pm**  
Visit us first online: [www.washoecounty.gov/csd](http://www.washoecounty.gov/csd)  
Planning Division: 775.328.6100 | [Planning@washoecounty.gov](mailto:Planning@washoecounty.gov)  
CSD Office Hours: Monday-Friday 8:00am to 4:00pm  
1001 East Ninth Street, Reno, NV 89512



## Washoe County Development Application

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

|   |                 |                                       |                 |
|---|-----------------|---------------------------------------|-----------------|
| <b>Project Information</b>  |                 | Staff Assigned Case No.: _____        |                 |
| Project Name: <b>O C Parcel Map 1</b>   |                 |                                       |                 |
| Project Description: First parcel map to create two 5 ac. parcels and one 7.65 ac. parcel from an original 17.65 ac. parcel   |                 |                                       |                 |
| Project Address: 3180 MAKAYLA WAY   |                 |                                       |                 |
| Project Area (acres or square feet): 17.65 ac.  |                 |                                       |                 |
| Project Location (with point of reference to major cross streets <b>AND</b> area locator):<br>3180 Makayla Way, which is a private access easement off Old US 395 in west Washoe Valley, located near Davis Creek Park. |                 |                                       |                 |
| Assessor's Parcel No.(s):   | Parcel Acreage: | Assessor's Parcel No.(s):             | Parcel Acreage: |
| 046-042-06  | 17.65 ac.       |                                       |                 |
| Indicate any previous Washoe County approvals associated with this application:<br>Case No.(s). WMPA23-0005, WRZA23-0007  |                 |                                       |                 |
| <b>Applicant Information (attach additional sheets if necessary)</b>  |                 |                                       |                 |
| <b>Property Owner:</b>  |                 | <b>Professional Consultant:</b>       |                 |
| Name: EGO Trust   |                 | Name: Art O'Connor, PE/PLS 5650       |                 |
| Address: POB 19640  |                 | Address: POB 19640                    |                 |
| Reno, NV  | Zip: 89511      | Reno, NV                              | Zip: 89511      |
| Phone: 775-851-7335   | Fax: None       | Phone: 775-851-7335                   | Fax: None       |
| Email: art@oceng.com  |                 | Email: Art@oceng.com                  |                 |
| Cell:   | Other:          | Cell:                                 | Other:          |
| Contact Person: Art O'Copnnor   |                 | Contact Person: Art O'Connor          |                 |
| <b>Applicant/Developer:</b>   |                 | <b>Other Persons to be Contacted:</b> |                 |
| Name: Same  |                 | Name: Sarah O'Connor                  |                 |
| Address:  |                 | Address: POB 19640                    |                 |
|   | Zip:            | Reno, NV                              | Zip: 89511      |
| Phone:  | Fax:            | Phone: 775-224-6062                   | Fax:            |
| Email:  |                 | Email: sarah@renocadd.com             |                 |
| Cell:   | Other:          | Cell:                                 | Other:          |
| Contact Person:   |                 | Contact Person: Sarah O'Connor        |                 |
| <b>For Office Use Only</b>  |                 |                                       |                 |
| Date Received:  | Initial:        | Planning Area:                        |                 |
| County Commission District:   |                 | Master Plan Designation(s):           |                 |
| CAB(s):   |                 | Regulatory Zoning(s):                 |                 |

February 2024

## 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)?

**3180 MAKAYLA WAY, 700 ft. east of intersection with Old US 395**

- a. Please list the following:

| APN of Parcel | Land Use Designation | Existing Acres |
|---------------|----------------------|----------------|
| 046-042-06    | MDA                  | 7.65           |
|               |                      |                |

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

**Former cattle pasture, currently vacant but irrigated, no structures**

3. What are the proposed lot standards?

|                            | Parcel 1 | Parcel 2 | Parcel 3 | Parcel 4 |
|----------------------------|----------|----------|----------|----------|
| Proposed Minimum Lot Area  | 7.65 ac. | 5 ac.    | 5 ac.    |          |
| Proposed Minimum Lot Width |          |          |          |          |

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

|                      | Parcel 1 | Parcel 2 | Parcel 3 | Parcel 4 |
|----------------------|----------|----------|----------|----------|
| Proposed Zoning Area | NA       | NA       | NA       |          |
| 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                | IDS                     |
| b. Electrical Service/Generator | Solar (off grid) or NVE |
| c. Water Service                | Individual wells        |

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

- a. Water System Type:

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

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

b. Available:

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

c. Washoe County Capital Improvements Program project?

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

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

|                    |       |                    |     |
|--------------------|-------|--------------------|-----|
| a. Permit #        | 75139 | acre-feet per year | 7.0 |
| 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):

|                  |
|------------------|
| <b>EOC Trust</b> |
|------------------|

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

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

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

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

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

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

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

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

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

|                             |
|-----------------------------|
| No public access, not gated |
|-----------------------------|

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

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

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

|    |
|----|
| NO |
|----|

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

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

## Grading

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

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

|      |
|------|
| None |
|------|

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?

None

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?

Future construction can be seen from I-580. No construction proposed at this time

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

No grading

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?

No grading

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?

None

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

Only one small fir (30") o entire property and it will not be disturbed.

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?

NO grading A private access and public utility easement, Makaya Way, is existing all the way to the site.



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

No disturbed areas.

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

No disturbed areas.

28. Surveyor:

|              |                              |
|--------------|------------------------------|
| Name         | Arthur C. O'Connor Jr.       |
| Address      | PO Box 19640, Reno, NV 89511 |
| Phone        | 775-851-7335                 |
| Cell         |                              |
| E-mail       | art@oceng.com                |
| Fax          |                              |
| Nevada PLS # | 5650                         |



6-10-24

**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:

NA

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

Yes  No

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

3180 MAKAYLA WAY, 700 ft. east of intersection with Old US 395

a. Please list the following:

| APN of Parcel | Land Use Designation | Existing Acres |
|---------------|----------------------|----------------|
| 046-042-06    | MDR                  | 17.65          |
|               |                      |                |
|               |                      |                |

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 | Vacant (NDOT)       |
| South | Vacant (BLM)        |
| East  | Interstate I-580    |
| West  | Single Family Homes |

4. What are the proposed lot standards?

|                            | Parcel 1 | Parcel 2 | Parcel 3 | Parcel 4 |
|----------------------------|----------|----------|----------|----------|
| Proposed Minimum Lot Area  | 7.65 ac  | 5 ac     | 5 ac     |          |
| Proposed Minimum Lot Width | 465.26'  | 570.17'  | 626.21'  |          |

5. Utilities:

|                                 |                         |
|---------------------------------|-------------------------|
| a. Sewer Service                | IDS                     |
| b. Electrical Service/Generator | Solar (off grid) or NVE |
| c. Water Service                | Individual wells        |

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

a. Water System Type:

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

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:

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

a. Sewage System Type:

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

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:

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:

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:

[Empty rectangular box for explanation]

- 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.

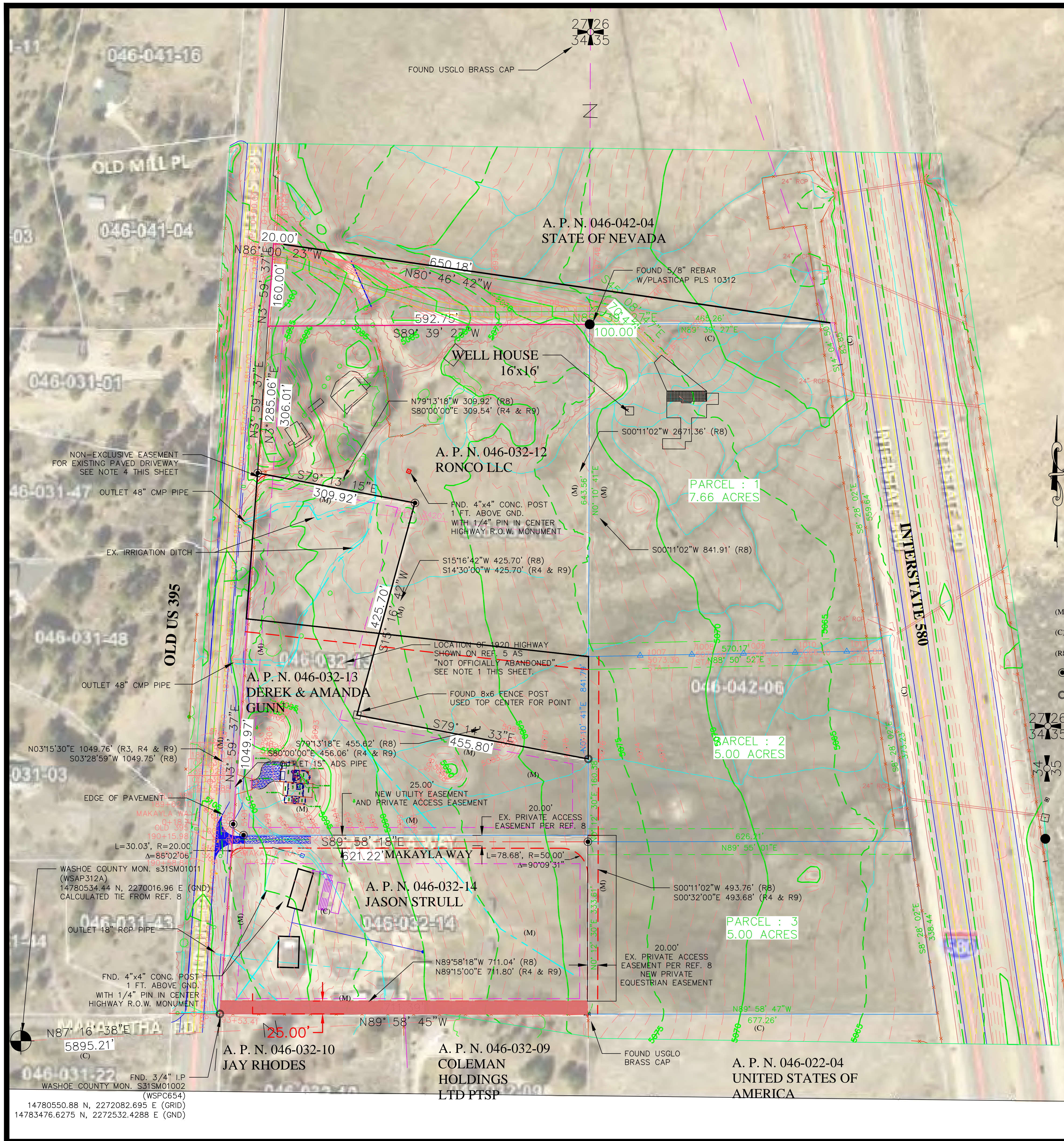
Explanation:

[Empty rectangular box for explanation]

9. Surveyor:

|              |                              |
|--------------|------------------------------|
| Name         | Arthur C. O'Connor Jr.       |
| Address      | PO Box 19640, Reno, NV 89511 |
| Phone        | 775-851-7335                 |
| Fax          | None                         |
| Nevada PLS # | 5650                         |





**REFERENCES**

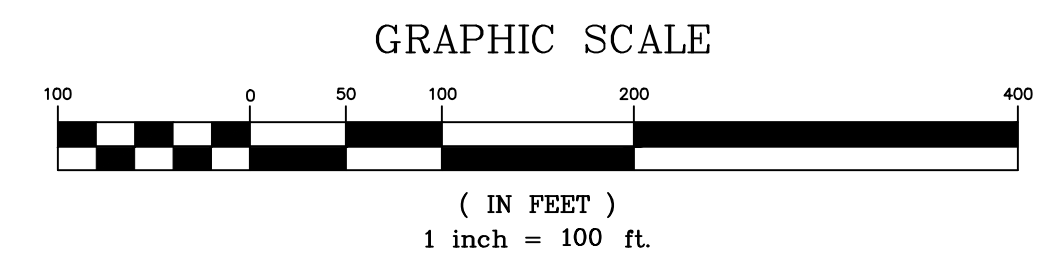
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- RECORD OF SURVEY NO. 4217 FOR FALCON CAPITAL, L.L.C., FILED 24 MARCH 2003, WASHOE COUNTY RECORDS.
- DEED TO VIRGINIA AND GOLD HILL WATER COMPANY, FILED 25 JUNE 1872 IN BOOK 4, PAGE 178, WASHOE COUNTY RECORDS.
- PARCEL MAP NO. 5207 FOR GTS, L.L.C., FILED 28 DECEMBER 2015 AS DOCUMENT NO. 4545568, WASHOE COUNTY RECORDS.

**NOTES**

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- ALL NEW UTILITIES SHALL BE UNDERGROUND.

**LEGEND**

- (M) MEASURED INFORMATION
- (C) CALCULATED INFORMATION
- (R8) REFERENCED INFORMATION - NUMBER REFERS TO ITEM IN REFERENCE LIST ON THIS SHEET
- SET 5/8" REBAR WITH PLASTICAP PLS 5650
- FOUND 3/4" IRON PIPE
- FOUND USGLO BRASS CAP SECTION CORNER
- FOUND USGLO BRASS CAP QUARTER CORNER
- FOUND 4" X 4" CONCRETE HIGHWAY RIGHT-OF-WAY MONUMENT WITH 1/4" STEEL PIN IN TOP CENTER AS NOTED
- FOUND 8x6 FENCE POST
- FOUND 5/8" REBAR WITH PLASTICAP PLS 10312
- DIMENSION POINT - NOTHING FOUND, NOTHING SET



SHEET 2 OF 2

**OC ENGINEERING**

P. O. BOX 19640  
 RENO, NEVADA 89511  
 TEL: 775-785-7335  
 FAX: 775-785-7335  
 WWW.OCENGINEERING.COM  
 RENO OFFICE: 10995 DRYDEN DRIVE

**SITE PLAN FOR EGO'C TRUST**  
 3150 OLD HIGHWAY 395  
 WEST WASHOE VALLEY, NEVADA

BEING A DIVISION OF A PARCEL ORIGINALLY CREATED BY DEED PRIOR TO 1872 AND WHOSE CURRENT LEGAL DESCRIPTION IS THE SAME AS IN REFERENCE 9.

POR. W 1/2 NW 1/4 SEC. 35, T. 17 N., R.19 E., M. D. B. & M.

WASHOE COUNTY

NEVADA

**OWNER'S CERTIFICATE**

THIS IS TO CERTIFY THAT THE UNDERSIGNED, ARTHUR C. O'CONNOR JR. SHARE OF THE ELIZABETH G. O'CONNOR TRUST, IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N. R. S. CHAPTER 278. AND THE PUBLIC UTILITY, ACCESS AND DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY GRANTED.

ARTHUR C. O'CONNOR JR. SHARE OF THE ELIZABETH G. O'CONNOR TRUST

BY: \_\_\_\_\_  
ARTHUR C. O'CONNOR JR., TRUSTEE

STATE OF NEVADA }  
                                  } SS  
COUNTY OF WASHOE }

ON THIS \_\_\_\_ DAY OF JANUARY 2023, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, ARTHUR C. O'CONNOR JR., AS TRUSTEE OF THE ARTHUR C. O'CONNOR JR. SHARE OF THE ELIZABETH G. O'CONNOR TRUST, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSES THEREIN STATED.

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

**TITLE COMPANY CERTIFICATE**

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THE SUBDIVIDER OFFERING THIS PLAT IS THE LAST TITLE HOLDER OF RECORD FOR ALL THE LANDS DELINEATED HEREON AND THAT THE LANDS ARE FREE FROM RECORDED LIENS OR ENCUMBRANCES, WITH THE EXCEPTION OF:

AS OF \_\_\_\_\_, 2023, AND THAT A GUARANTEE DATED \_\_\_\_\_ FOR THE BENEFIT OF THE COUNTY OF WASHOE, STATE OF NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

FIRST CENTENNIAL TITLE COMPANY OF NEVADA

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

TITLE OF OFFICER: \_\_\_\_\_

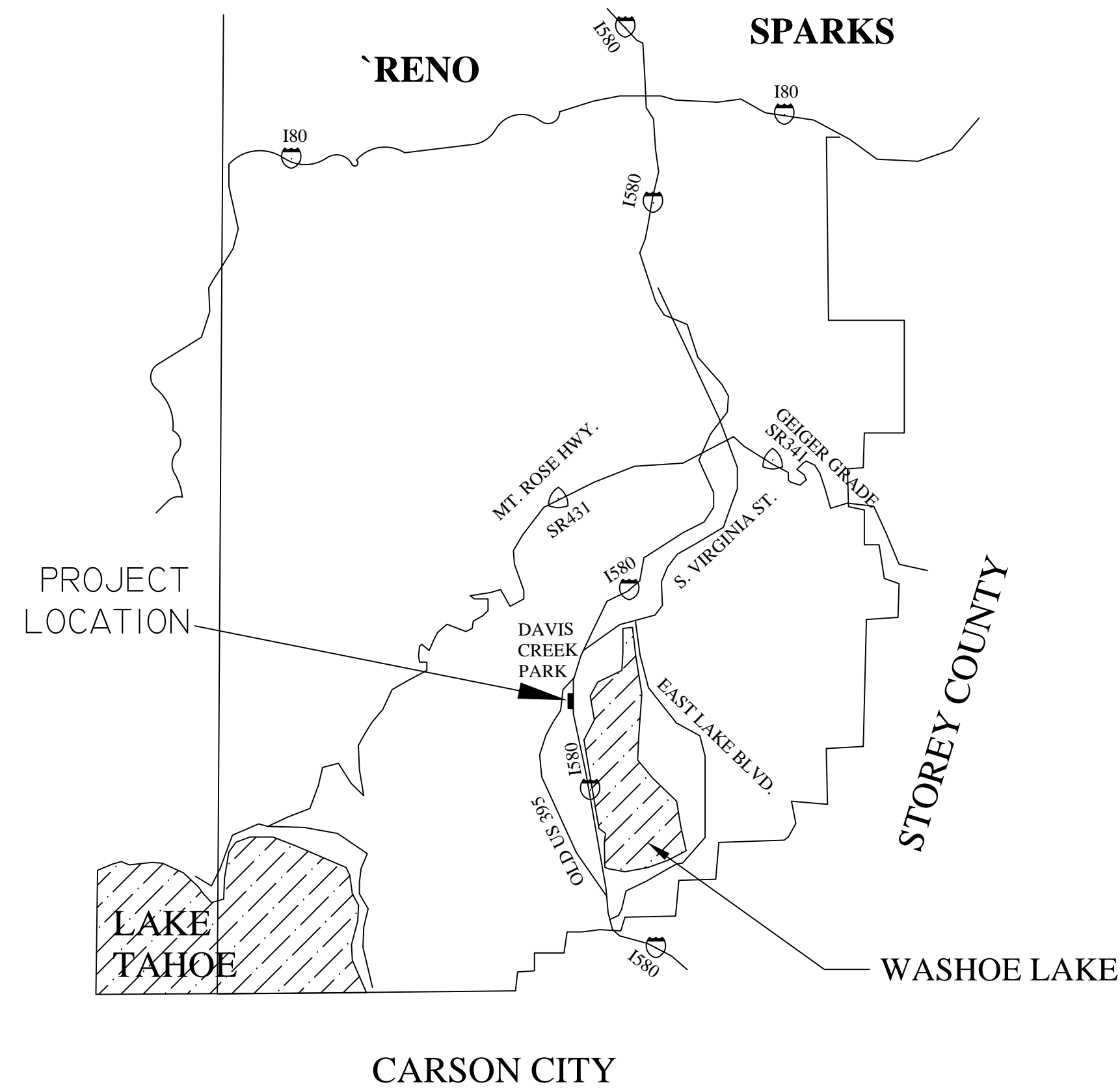
**SURVEYOR'S CERTIFICATE**

I, ARTHUR C. O'CONNOR JR., A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF THE ARTHUR C. O'CONNOR JR. SHARE OF THE ELIZABETH G. O'CONNOR TRUST.
- THE LANDS SURVEYED LIE WITHIN THE W1/2 OF NW1/4 OF SECTION 35, TOWNSHIP 17 NORTH, RANGE 19 EAST; MOUNT DIABLO BASE AND MERIDIAN, AND THE SURVEY WAS COMPLETED ON 17 NOVEMBER 2023.
- THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OR THE NEVADA ADMINISTRATIVE CODE.
- THE MONUMENTS DEPICTED ON THIS PLAT ARE OF THE CHARTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

ARTHUR C. O'CONNOR JR. \_\_\_\_\_ DATE \_\_\_\_\_  
PROFESSIONAL LAND SURVEYOR NO. 5650

DOCUMENT NO.:



VICINITY MAP  
N. T. S.

**NOTES:**

- A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICES TO THAT PARCEL, WITH 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 THE TIME OF INSTALLATION AND THE UTILITY COMPANY. PUBLIC UTILITY EASEMENTS SHALL INCLUDE USE BY CABLE TELEVISION PROVIDERS. ALL UTILITY SERVICE MUST BE INSTALLED UNDERGROUND.
- WITH RESPECT TO ALL EXISTING UNDERGROUND UTILITY FACILITIES, THE EASEMENTS AND RIGHTS-OF-WAY AS HEREIN GRANTED WILL BE DEEMED TO BE OVER A STRIP OF LAND TEN FEET IN WIDTH, BEING FIVE FEET ON EITHER SIDE OF THE CENTERLINE OF SAID UNDERGROUND UTILITY FACILITIES, AS INSTALLED ON THE SUBJECT PARCELS.
- A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED ALONG THE INTERIOR OF ALL PROPERTY LINES, BEING FIVE FEET IN WIDTH EXCEPT ALONG THE HIGHWAY RIGHT-OF-WAY, WHICH IS TEN FEET IN WIDTH.
- SEWAGE DISPOSAL SHALL BE BY CONNECTION TO A PUBLIC SEWER SYSTEM UNLESS INDIVIDUAL ON-SITE DISPOSAL SYSTEMS ARE OTHERWISE APPROVED AT THE TIME OF DEVELOPMENT.
- THE PARCELS ON THIS PLAT HAVE NOT BEEN REVIEWED FOR WATER AVAILABILITY OR ADEQUACY, NOR HAS SANITARY WASTE SUITABILITY BEEN DETERMINED FOR ANY OF THE PARCELS SHOWN.
- ANY PROPOSED DEVELOPMENT IN THESE AREAS, ESPECIALLY ON PARCELS IDENTIFIED AS HAVING POTENTIAL WETLANDS, WILL REQUIRE FURTHER ANALYSIS AS REQUIRED BY THE WASHOE COUNTY DEVELOPMENT CODE.
- ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 416.
- NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT WAS ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGICAL TIME.
- THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS. A BLANKET DRAINAGE EASEMENT IS HEREBY ESTABLISHED OVER ALL PARCELS FOR EXISTING SURFACE DRAINAGE.

**BASIS OF BEARINGS**

NAD83 (94 HARN), NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, BASED ON WASHOE COUNTY COUNTY G.P.S. CONTROL POINTS SHOWN HEREON.

COORDINATES AND DISTANCES SHOWN HEREON ARE GROUND VALUES.

GRID TO GROUND SCALE FACTOR IS 1.000197939

TOTAL AREA BEING PARCELED IS 17.65 ACRES.

TOTAL NUMBER OF PARCELS IS 3.

**UTILITY COMPANIES' CERTIFICATE**

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY COMPANIES. ACCEPTANCE BY ANY UTILITY COMPANY OF THE PUBLIC UTILITIES EASEMENTS DELINEATED HEREON DOES NOT PROVIDE ANY OBLIGATION BY THE RESPECTIVE UTILITY COMPANIES TO PROVIDE THEIR RESPECTIVE SERVICE NOR DOES IT GUARANTEE THAT UTILITY SERVICE IS OR WILL BE AVAILABLE.

SIERRA PACIFIC POWER COMPANY D/B/A NV ENERGY \_\_\_\_\_ DATE: \_\_\_\_\_

NEVADA BELL TELEPHONE COMPANY D.B.A. AT&T NEVADA \_\_\_\_\_ DATE: \_\_\_\_\_

CHARTER COMMUNICATIONS \_\_\_\_\_ DATE: \_\_\_\_\_

**TAX CERTIFICATE**

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

WASHOE COUNTY TREASURER

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

TITLE: \_\_\_\_\_

**WATER RIGHT DEDICATION CERTIFICATE**

THE WATER AND SEWER REQUIREMENTS SET FORTH IN ARTICLE 442 OF THE WASHOE COUNTY DEVELOPMENT CODE, RELATED TO THE DEDICATION OF WATER RESOURCES, HAVE BEEN SATISFIED.

WASHOE COUNTY UTILITY DIVISION \_\_\_\_\_ DATE: \_\_\_\_\_

**WASHOE COUNTY DIRECTOR OF COMMUNITY SERVICES CERTIFICATE**

THE FINAL PARCEL MAP CASE NO. PM 23-0018 MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE PARCEL MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR THE 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 \_\_\_\_\_, 2023 BY THE DIRECTOR OF COMMUNITY SERVICES OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

TREVOR LLOYD  
DIRECTOR OF WASHOE COMMUNITY SERVICES DIVISION

**RECORDER'S CERTIFICATE**

FILE NO. \_\_\_\_\_

FEE: \_\_\_\_\_

FILED FOR RECORD AT THE REQUEST OF O C ENGINEERING ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023 AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_

O'CLOCK, \_\_\_\_ . M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

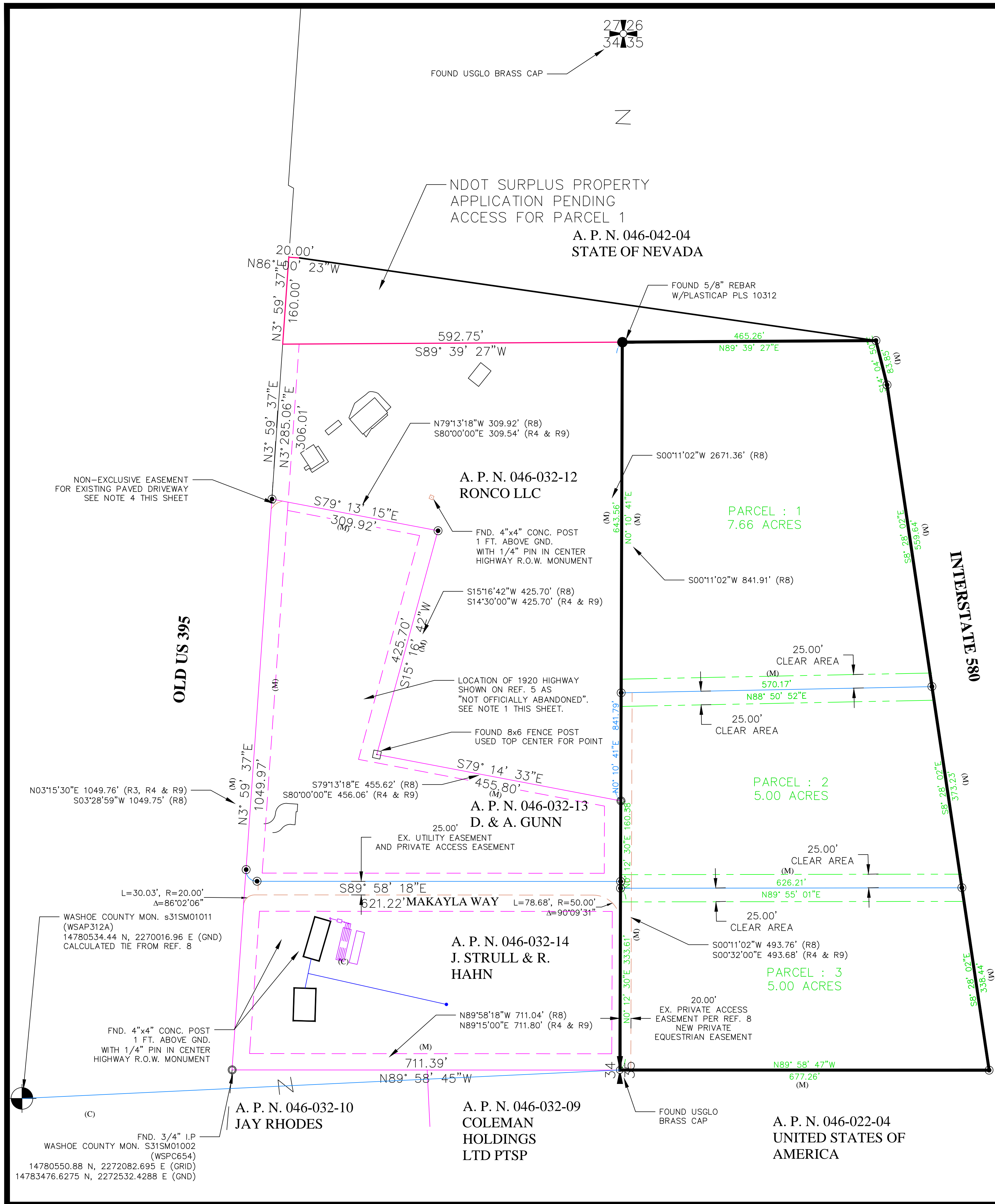
KALIE WORK  
COUNTY RECORDER

BY: \_\_\_\_\_  
DEPUTY

**TENTATIVE**

SHEET 1 OF 2

|  |  |
|--|--|
| <b>OC ENGINEERING</b><br>P. O. BOX 19640<br>RENO, NEVADA 89511<br>TEL: 775-851-7335<br>FAX: 775-851-7335<br>WWW: www.occeng.com<br>RENO OFFICE: 10995 DRYDEN DRIVE | <p><b>PARCEL MAP</b><br/>FOR<br/><b>EGO'C TRUST</b><br/>3150 OLD HIGHWAY 395<br/>WEST WASHOE VALLEY, NEVADA</p> <p>BEING A DIVISION OF A PARCEL ORIGINALLY CREATED BY DEED PRIOR TO 1872 AND WHOSE CURRENT LEGAL DESCRIPTION IS THE SAME AS IN REFERENCE 9.</p> <p>POR. W 1/2 NW 1/4 SEC. 35, T. 17 N., R.19 E., M. D. B. &amp; M.</p> |
|  | <p>WASHOE COUNTY</p>   |
|  | <p>NEVADA</p>  |



**REFERENCES**

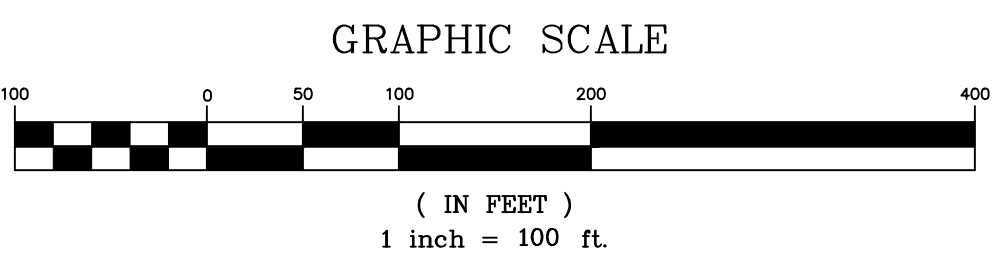
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- ALL NEW UTILITIES SHALL BE UNDERGROUND. NO P.U.E. IS BEING GRANTED OVER PARCEL 1 AT THIS TIME.
- "CLEAR AREA" IS DEFINED AS AN AREA ADJACENT TO A PROPERTY LINE THAT IS TO REMAIN CLEAR OF STRUCTURES, STORED MATERIALS, TEMPORARY STRUCTURES, VEHICLES OR OTHER OBSTRUCTIONS. THE PURPOSE OF THE CLEAR AREAS IS TO PROMOTE GOOD NEIGHBOR POLICES BY LIMITING OBJECTIONABLE ITEMS ADJACENT TO THE COMMON PROPERTY LINE. FENCES AND PLANTINGS, FOR EXAMPLE, TREES ARE PERMITTED IN THE CLEAR AREA.

**LEGEND**

- (M) MEASURED INFORMATION
- (C) CALCULATED INFORMATION
- (R8) REFERENCED INFORMATION - NUMBER REFERS TO ITEM IN REFERENCE LIST ON THIS SHEET
- SET 5/8" REBAR WITH PLASTICAP PLS 5650
- FOUND 3/4" IRON PIPE
- ⊕ FOUND USGLO BRASS CAP SECTION CORNER
- ⊕ FOUND USGLO BRASS CAP QUARTER CORNER
- ⊕ FOUND 4" X 4" CONCRETE HIGHWAY RIGHT-OF-WAY MONUMENT WITH 1/4" STEEL PIN IN TOP CENTER AS NOTED
- ⊕ FOUND 8x6 FENCE POST
- FOUND 5/8" REBAR WITH PLASTICAP PLS 10312
- DIMENSION POINT - NOTHING FOUND, NOTHING SET



**TENATIVE** SHEET 2 OF 2

**PARCEL MAP FOR EGO'C TRUST**  
 3150 OLD HIGHWAY 395  
 WEST WASHOE VALLEY, NEVADA  
 BEING A DIVISION OF A PARCEL ORIGINALLY CREATED BY DEED PRIOR TO 1872 AND WHOSE CURRENT LEGAL DESCRIPTION IS THE SAME AS IN REFERENCE 9.  
 POR. W 1/2 NW 1/4 SEC. 35, T. 17 N., R.19 E., M. D. B. & M.

WASHOE COUNTY NEVADA