



# **Parcel Map Review Committee Staff Report**

**Meeting Date: March 12, 2015**

**Subject:** Parcel Map Case Number PM15-002  
**Applicant(s):** Eric and Rebecca Swanson  
**Agenda Item Number:** 7A  
**Project Summary:** Divide a 13.99 acre parcel into three  $\pm 1.47$  acre parcels and one  $\pm 9.57$  acre parcel.  
**Recommendation:** **Approval with Conditions**  
**Prepared by:** Eva M. Krause - AICP, Planner  
Washoe County Community Services Department  
Division of Planning and Development  
Phone: 775.328.3796  
E-Mail: ekrause@washoecounty.us

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## **Description**

**Parcel Map Case Number PM15-002 (Swanson Family Trust)** – To divide a  $\pm 13.99$  acre parcel into three  $\pm 1.47$  acre parcels and one  $\pm 9.57$  acre parcel.

- Applicant: Eric and Rebecca Swanson
- Property Owner: Eric and Rebecca Swanson
- Location: 7820 La Posada Drive
- Assessor's Parcel Number: 084-270-25
- Parcel Size: 13.99 acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Spanish Springs Area Plan
- Citizen Advisory Board: Spanish Springs
- Development Code: As authorized in Article 606 Parcel Maps
- Commission District: 4 – Commissioner Hartung
- Section/Township/Range: Section 6, T20N, R21E, MDM, Washoe County, NV

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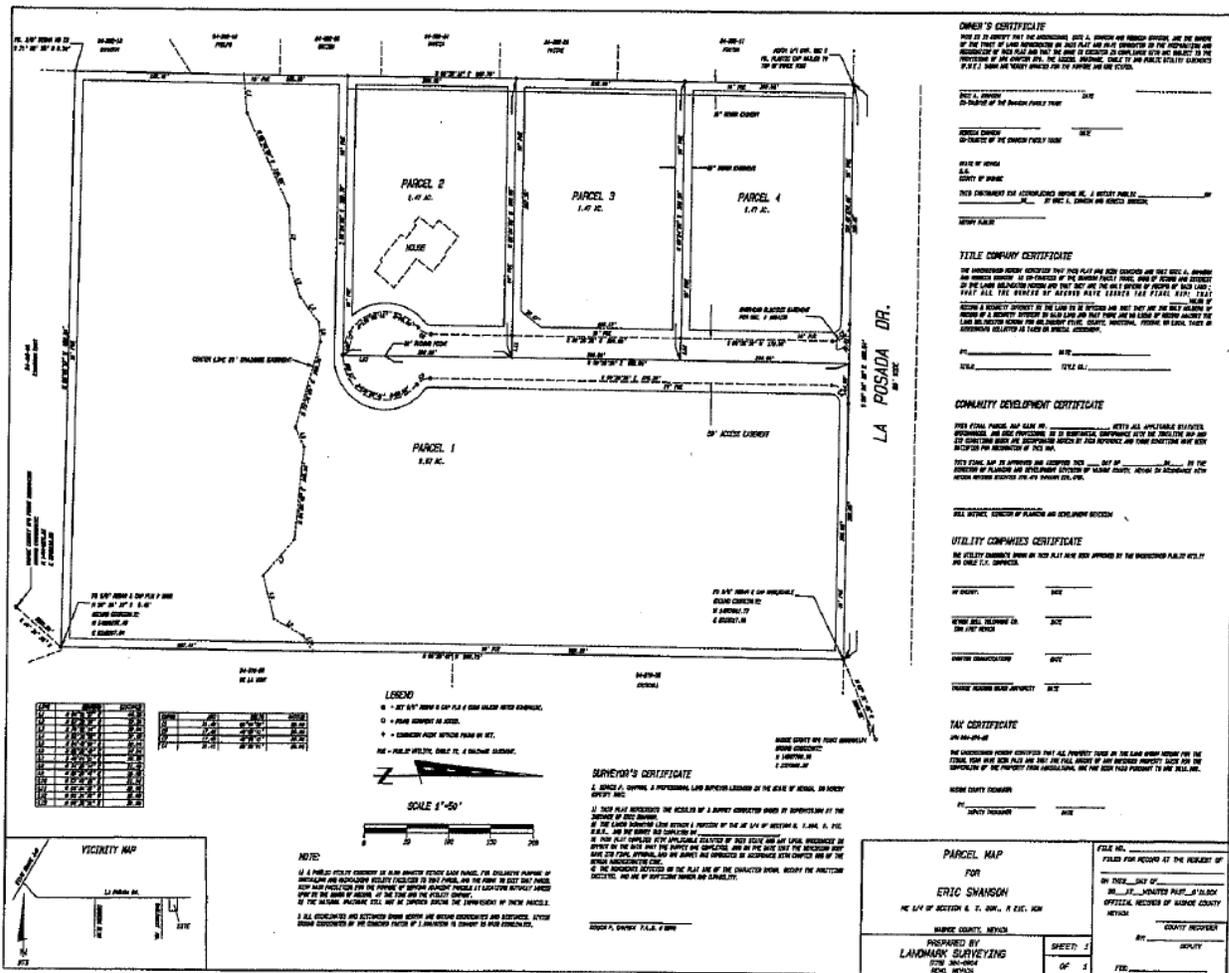
## **Parcel Map**

The purpose of a parcel map is to allow for the creation of subdivisions, merger and re-subdivision of existing lots, and common-interest communities consisting of four or fewer parcels pursuant to the Washoe County Development Code Article 606, Parcel Maps. A tentative parcel map must be submitted to the Planning and Development Division for the purpose of review prior to or concurrent with the final parcel map. Every tentative parcel map must be prepared by a professional land surveyor. The parcel map process exists to establish reasonable standards of design and procedures for subdividing in order to further the orderly layout and use of land and insure proper legal descriptions and monumenting of subdivided land. Additionally, the process helps to safeguard the public health, safety and general welfare by establishing minimum standards of design and development for any land division platted in the unincorporated area of Washoe County. If the Washoe County Parcel Map Review Committee grants an approval of the tentative parcel map, that approval is subject to Conditions of Approval. Conditions of Approval are requirements that may need to be completed during different stages of the proposed project. Those stages are typically:

- Prior to recordation of a final map.
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure.
- Prior to the issuance of a business license or other permits/licenses.
- Some Conditions of Approval are referred to as “Operational Conditions”. These conditions must be continually complied with for the life of the project.
- Within 22 months from the date of approval of the tentative parcel map, the applicant must file a final parcel map along with any required supporting materials with the Planning and Development 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 Planning and Development Division or the Board of County Commissioners to approve the final parcel map or to accept any public dedication shown on the tentative or final parcel map. Failure to submit a complete final parcel map and pay the required fees within the two year time period shall cease any further action on the map and shall render the tentative parcel map as expired.

The Conditions of Approval for Tentative Parcel Map Case Number PM15-002 are attached to this staff report and will be included with the Action Order.





Site Plan

### **Tentative Parcel Map Evaluation**

Land Use Designation:	Medium Density Suburban
Maximum Lot Potential:	41
Number of Lots on Parcel Map:	4
Minimum Lot Size Required:	12,000 square feet ( $\pm$ 0.28 acres)
Minimum Lot Size on Parcel Map:	$\pm$ 1.47 acres
Minimum Lot Width Required:	80 feet
Minimum Lot Width on Parcel Map:	200 feet

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

Development Suitability Constraints: The Spanish Springs Development Suitability Map, a part of the Spanish Springs Area Plan, identifies the subject parcel as unconstrained.

Hydrographic Basin: The subject parcel is within the Spanish Springs Hydrographic Basin.

The subject parcel is inside the Truckee Meadows Service Area (TMSA).

### **Spanish Springs Area Plan Modifiers**

**Section 110.216.10 Buffers.** A minimum twenty-five (25) foot open space/scenic view buffer shall be provided on parcels along all arterial rights-of-way (La Posada), measured in from the street edge property line. No fences, walls or structures shall be permitted in the buffer areas. Such buffer areas shall be included in the calculation of allowable density.

**Section 110.216.55 Spanish Springs Water Detention Facility.** All proposed development in the Spanish Springs planning area shall evaluate and develop storm drainage improvements which ensure the Spanish Springs Water Detention Facility remains hydraulically equivalent to the design parameters of the facility existing at the time of adoption of this section.

### **Development Information**

The subject parcel is developed with a single family house. The required setbacks for Medium Density Suburban are 20 feet for front and rear yard setbacks and 8 feet for the side yard setbacks. The single family dwelling and all structures meet the above-mentioned setbacks.

### **Reviewing Agencies**

The following agencies received a copy of the project application for review and evaluation:

- Washoe County Community Services Department
  - Planning and Development Division
  - Engineering and Capital Projects Division
- Washoe County Health District
  - Environmental Health Division
  - Vector-Borne Diseases Division
- Truckee Meadows Fire Protection District

- Truckee Meadows Water Authority
- Regional Transportation Commission
- City of Sparks
- Washoe County School District

Seven out of the nine above listed agencies/departments provided comments and/or recommended Conditions of Approval in response to their evaluation of the project application. A **summary** of each agency's comments and/or recommended conditions of approval and their contact information is provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order.

- Planning and Development requires that the new lot created around the existing house shall conform to MDS setbacks, and the final map be in substantial compliance with all plans and documents submitted with the tentative parcel map.  
Contact: Eva Krause, 775.328.3796, [ekrause@washoecounty.us](mailto:ekrause@washoecounty.us)
- Engineering and Capital Projects Division provided conditions addressing the final parcel map, easements and street improvements.  
Contact: Mike Gump, PLS, 775.325.8033, [mgump@washoecounty.us](mailto:mgump@washoecounty.us)
- Environmental Health Division stated that parcel 1 cannot be divided to less than five acre parcels until sewer service is provided.  
Contact: Chris Anderson, PE, 775.328.2632, [canderson@washoecounty.us](mailto:canderson@washoecounty.us)
- Truckee Meadows Fire Protection District stated that WUI fire codes apply and homes may require a fire suppression system.  
Contact: Amy Ray, Fire Marshal, 775.326.6005, [ARay@tmfpd.us](mailto:ARay@tmfpd.us)
- Truckee Meadows Water Authority stated that water rights are required at time of development.  
Contact: Levi Kleiber, Supervisor, Land and Mapping Services, 775.834.8069, [lkleiber@tmwa.com](mailto:lkleiber@tmwa.com)
- City of Sparks Community Services/Planning Division placed limits and conditions for access to La Posada and drainage from the property.  
Contact: Karen Melby, 775.353.7878, [Kmelby@cityofsparks.us](mailto:Kmelby@cityofsparks.us)
- Washoe County School District stated that the property is in the School Districts service area, but they cannot guarantee that residents of the parcel map will be assigned to schools in the Spanish Springs area.  
Contact: Mike Boster, School Planner, 775.789.3810, [MBoster@washoeschools.net](mailto:MBoster@washoeschools.net)

### **Staff Comment on Required Findings**

Washoe County Development Code Section 110.606.30 (i) of Article 606, Parcel Maps, requires that all of the following findings be made to the satisfaction of the Washoe County Parcel Map Review Committee before granting approval of the request. Staff has completed an analysis of the application and has determined that the proposal is in compliance with the required findings as follows.

- 1) General improvement considerations for all parcel maps including, but not limited to:
  - a) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal.  
*Staff Comment:* This is the first parcel map for this property, therefore Environment Heath regulations will permitted the four parcels to have septic systems.
  - b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision.  
*Staff Comment:* The property is within the Truckee Meadows Water Authority's service area. Water rights for the new parcels are required to be dedicated prior to development of the properties.
  - c) The availability and accessibility of utilities.  
*Staff Comment:* Utility services are available and accessible.
  - d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks.  
*Staff Comment:* The area is served by police and fire. There are recreation and park facilities within the Spanish Springs area. The area is serviced by the Washoe County School District (WCSD). Due to WCSD funding and maintenance issues and school overcrowding, students may not be able to attend the schools zoned for this area.
  - e) Conformity with the zoning ordinances and master plan.  
*Staff Comment:* The proposed parcel map does conform to zoning and master plan standard.
  - f) General conformity with the governing body's master plan of streets and highways.  
*Staff Comment:* The proposed parcel map provides street access to the regional street network.
  - g) The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision.  
*Staff Comment:* The proposed parcel map's private street does not adversely affect the existing street network and does not create a need for more public streets or highways.
  - h) Physical characteristics of the land such as floodplain, slope and soil.  
*Staff Comment:* The site is relatively flat and is not located in a flood plain, and does not have any development constraints.
  - i) The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive.  
*Staff Comment:* The Conditions of Approval include the conditions submitted by the reviewing agencies.
  - j) The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands.

Staff Comment: The Truckee Meadows Fire Protection District requires that development conform to the International Wildland and Urban Interface codes and that residential structures may require fire suppression systems.

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

Staff Comment: A 10-foot public utility easement is dedicated on all sides of each parcel.

- l) Recreation and trail easements.

Staff Comment: The parcels are surrounded by residential development on three sides. There are no opportunities for recreational activities adjacent to the project therefore, no trail easements are included or required.

### **Recommendation**

Those agencies which reviewed the application, recommended conditions in support of approval of the tentative parcel map. Therefore, after a thorough analysis and review of Parcel Map Case Number PM15-002, it is recommended for approval with conditions. Staff offers the following motion for the Parcel Map Review Committee's consideration.

### **Review Criteria**

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 PM15-002 for Eric and Rebecca Swanson which has determined that the following criteria is or will be adequately provided for pursuant to Washoe County Development Code, Section 110.606.30: General improvement considerations for all parcel maps including, but not limited to:

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

- k) Community antenna television (CATV) conduit and pull wire; and
- l) Recreation and trail easements.

**Appeal Process**

For 30 days following the notification of decision, the decision of the Parcel Map Review Committee may be appealed to the Board of County Commissioners.

xc: Applicant/Property Owner: Eric and Rebecca Swanson  
Representatives: Dennis Chapman, Landmark Surveying  
Staff Report xc: Parcel Map Review Committee; Karen Melby, City of Sparks Planning; Levi Kleiber, Truckee Meadows Water Authority, [lkeiber@tmwa.com](mailto:lkeiber@tmwa.com)



# Conditions of Approval

Parcel Map Case Number PM15-002

The tentative parcel map approved under Parcel Map Case Number PM15-002 shall be carried out in accordance with the Conditions of Approval granted by the Washoe County Parcel Map Review Committee on March 12, 2015. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

**Unless otherwise specified**, all conditions related to the approval of this tentative 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 Development Division.

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

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

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

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

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

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

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the District Health Department must be appealed to the District Board of Health.**
- **The City of Sparks has jurisdiction over matters that affect properties within the City’s boundaries and Spark’s Sphere of Influence. Any conditions set by the City of Sparks must be appealed to the City.**

- **Truckee Meadows Water Authority has jurisdiction over water service matters. Any conditions set by TMWA must be appealed to TMWA.**

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

**Planning and Development**

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

**Contact: Eva M. Krause, AICP, Planner, 775.328.3796, [ekrause@washoecounty.us](mailto:ekrause@washoecounty.us)**

- a. 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 Development Division.
- b. 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 Development 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.
- c. The final map shall contain the following jurat:

**DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE**

THE FINAL PARCEL MAP CASE NO. PM15-002 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 DEVELOPMENT OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

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WILLIAM WHITNEY (OR LEAGEL SUCCESSOR), DIRECTOR, PLANNING AND DEVELOPMENT DIVISION

- d. The Final Parcel Map shall contain the following note:

The property owner(s) of parcels 1, 3 and 4 shall be responsible for providing water rights sufficient to serve the use proposed for the parcel, as

determined by TMWA. All parcels are required to comply with TMWA requirements at the time of applying for a building permit.

- e. Any regulations, procedures, and conditions adopted by the Washoe County District Health Department must be met prior to recordation of a final map.
- f. The applicant shall provide verification to the Planning and Development 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; and if approved, may be delayed up to three months processing time. In addition, all related standards within the Washoe County Development Code shall be met on the construction drawings. Compliance shall be determined by the Planning and Development Division.
- 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. Compliance shall be determined by the Planning and Development Division.
- i. Any regulations, procedures, and conditions adopted by Washoe County Health District must be met prior to recordation of a final map.
- j. Per the Spanish Springs Area regulations, Section 110.216.10 Buffers, a minimum twenty-five (25) foot open space/scenic view buffer shall be provided on parcels along all arterial rights-of-way (La Posada), measured in from the street edge property line. No fences, walls or structures shall be permitted in the buffer areas. Such buffer areas shall be included in the calculation of allowable density.
- k. Per the Spanish Springs Area regulations, Section 110.216.55 Spanish Springs Water Detention Facility, all proposed development in the Spanish Springs planning area shall evaluate and develop storm drainage improvements which ensure the Spanish Springs Water Detention Facility remains hydraulically equivalent to the design parameters of the facility existing at the time of adoption of this section.

### **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: Mike Gump, PLS, 775.325.8033, [mgump@washoecounty.us](mailto:mgump@washoecounty.us)**

- a. Provide approval from City of Sparks for access off of La Posada right of way.
- b. Add Drainage to all new easements.
- c. Increase the 20' Drainage Easement in Parcel 1 to 60'.
- d. Add a 20' wide Access Easement on Parcel 1 from the end of the cul-de-sac over the gravel road to the 20' PUE and Access Easement on Lot 17 of Tract Map 2226.
- e. Remove structures from the map.
- f. Add a Water Rights Dedication Certificate.

- g. Street improvement is a condition of this map. Prior to final approval and recordation provide construction drawings, including profile grades, street cross-sections, culvert locations, drainage patterns and improvements. Street signs and centerline street monuments must be installed. An asphalt roadway with curb and gutter shall be constructed (per Standard Details for Public Works Construction under "Washoe Drawing No. W-1.3, W-1.4"). The plans shall include sufficient drainage improvements to provide for runoff. Upon approval of the aforementioned construction drawings, a bond or letter of credit for 140% of the estimated cost must be submitted to Washoe County to insure the completion of the proposed plans. The applicant must also complete a Parcel Map Improvement Agreement (Subdivision Improvement Agreement) with Washoe County prior to final approval and recordation of the map.
- h. Provide a plan for surface drainage for review and approval. Provide engineering design of culvert crossing.
- i. Add a drainage easement for surface drainage.
- j. Show parcel areas in square feet when under 2 acres.
- k. Comply with the conditions of the Washoe County technical check for this map.
- l. Add a Security Interest Holder's Certificate to the map if applicable.
- m. Grant easements for snow storage and signage along La Posada Drive.

### **Truckee Meadow Water Authority**

3. The following conditions are requirements of Truckee Meadows Water Authority, which shall be responsible for determining compliance with these conditions.

**Contact: Levi Kleiber, Supervisor, Land and Mapping Services, 775.834.8069, [lkleiber@tmwa.com](mailto:lkleiber@tmwa.com)**

- a. With the development of each parcel and prior to the issuance of any building permit for said parcel, the owner shall dedicate water rights to the servicing utility sufficient to serve the development and shall provide Washoe County with a Will Serve letter.

### **Washoe County District Health**

4. The following conditions are requirements of Washoe County District Health, which shall be responsible for determining compliance with these conditions. The District Board of Health has jurisdiction over all public health matters in Washoe County District Health. Any conditions set by Washoe County District Health must be appealed to the District Board of Health.

**Contact: Chris Anderson, PE, 775.328.2632, [canderson@washoecounty.us](mailto:canderson@washoecounty.us)**

- a. The following note shall be added to the Parcel Map:

Parcel 1 is a remainder parcel and shall not be further divided at less than 5 acres until such time as Public Water and Public Sewer are available.

**City of Sparks Community Services/Planning Division**

5. The following conditions are requirements of the City of Sparks Community Services/Planning division, which shall be responsible for determining compliance with these conditions.

**Contact: Karen L. Melby, AICP, Senior Planner, 775.353.7878, [kmelby@cityofsparks.us](mailto:kmelby@cityofsparks.us)**

- a. The access of the lots is restricted to the cul-de-sac and there is no direct access off La Posada. The cul-de-sac is either private or county maintained.
- b. The access of the cul-de-sac off La Posada shall comply with the RTP Control of Access standards.
- c. Any access to the services in La Posada requires a street cut permit.
- d. The site drainage must meet the minimum for the Washoe County Drainage Manual.

**Truckee Meadows Fire Protection District**

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

**Contact: Amy Ray, Fire Marshal, 775.326.6005, [ARay@tmfpd.us](mailto:ARay@tmfpd.us)**

- a. All parcels are subject to the requirements of Washoe County Code 60, including all requirements under the *International Wildland Urban Interface Code*.
- b. Residences built on these lots may require the installation of a residential fire suppression system dependent on square footage and water supply provided.

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

**Washoe County**  
**COMMUNITY SERVICES DEPARTMENT**  
*Engineering and Capital Projects*

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**INTEROFFICE MEMORANDUM**

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**PARCEL MAP REVIEW**

DATE: February 17, 2015

TO: Department of Community Services, Eva Krause

FROM: Mike Gump, PLS, Engineering Division

**SUBJECT:** *Parcel Map for: Swanson, Eric*  
*Parcel Map Case No.: PM15-002*  
*APN: 084-270-25*  
*Review Date: 02/13/2015*  
*Existing Zoning/Land Use Designation:*

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

1. Provide approval from City of Sparks for access off of La Posada right of way.
2. Add Drainage to all new easements.
3. Increase the 20' Drainage Easement in Parcel 1 to 60'.
4. Add a 20' wide Access Easement on Parcel 1 from the end of the cul-de-sac over the gravel road to the 20' PUE and Access Easement on Lot 17 of Tract Map 2226.
5. Remove structures from the map.
6. Add a Water Rights Dedication Certificate.
7. Street improvement is a condition of this map. Prior to final approval and recordation provide construction drawings, including profile grades, street cross-sections, culvert locations, drainage patterns and improvements. Street signs and centerline street monuments must be installed. An asphalt roadway with curb and gutter shall be constructed (per Standard Details for Public Works Construction under "Washoe Drawing No. W-1.3, W-1.4"). The plans shall include sufficient drainage improvements to provide for runoff. Upon approval of the aforementioned construction drawings, a bond or letter of credit for 140% of the estimated cost must be submitted to Washoe County to insure the completion of the proposed plans. The applicant must also complete a Parcel Map Improvement Agreement (Subdivision Improvement Agreement) with Washoe County prior to final approval and recordation of the map.
8. Provide a plan for surface drainage for review and approval. Provide engineering design of culvert crossing.
9. Add a drainage easement for surface drainage.

10. Show parcel areas in square feet when under 2 acres.
11. Comply with the conditions of the Washoe County technical check for this map.
12. Add a Security Interest Holder's Certificate to the map if applicable.
13. Grant easements for snow storage and signage along La Posada Drive.



July 18, 2015

## WASHOE COUNTY HEALTH DISTRICT



**Public Health**  
Prevent. Promote. Protect.

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

RE: Parcel Map for Swanson Family Trust; APN 084-270-25  
Parcel Map PM15-002

Dear Mrs. Krause:

The Washoe County Health District, Environmental Health Services Division has reviewed the above referenced project. Approval by this Division is subject to the following condition:

1. The following note shall be added to the Parcel Map:
  - a. Parcel 1 is a remainder parcel and shall not be further divided at less than 5 acres until such time as Public Water and Public Sewer are available.

If you have any questions regarding the foregoing, please call me at 328-2632.

Sincerely,

Chris Anderson, P.E.  
Registered Engineer  
Environmental Health Services

CA/WR:ca

Cc: Dennis Chapman, PLS – Landmark Surveying

**PM15-002**  
**EXHIBIT B**

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Amy Ray  
*Fire Marshal*



Tim Leighton  
*Deputy Fire Chief*

Charles A. Moore  
*Fire Chief*

- Re: Parcel Map Case No. PM15-002- Swanson Family Trust

The Truckee Meadows Fire Protection District (TMFPD) will approve the parcel map, providing the following information and conditions:

- All parcels are subject to the requirements of Washoe County Code 60, including all requirements under the *International Wildland Urban Interface Code*.
- Residences built on these lots may require the installation of a residential fire suppression system dependent on square footage and water supply provided.

Please contact me with any questions at (775) 326-6005.

Thank you,

Amy Ray  
Fire Marshal

**From: Melby, Karen <kmelby@cityofsparks.us>**

Sent: Wednesday, February 11, 2015 1:37 PM

To: Krause, Eva

Subject: Parcel Map Case PM15-002

Eva,

The City of Sparks has the following comments on the above referenced parcel map:

1. The access of the lots is restricted to the cul-de-sac and there is no direct access off La Posada. The cul-de-sac is either private or County maintained.
  2. The access of the cul-de-sac off La Posada comply with the RTP Control of Access standards.
  3. Any access to the services in La Posada requires a street cut permit.
  4. The site drainage must meet the minimum for the Washoe County Drainage Manual.
- This concludes the City's comments. Thanks for the opportunity to commenting. Any questions, do not hesitate to contact me.

Karen L. Melby, AICP / Senior Planner  
City of Sparks Community Services / Planning Division  
431 Prater Way, Sparks, NV 89431  
Tel: 775.353.7878 Fax: 775.353.1635  
Email: kmelby@cityofsparks.us

**From: Boster, Mike <MBoster@washoeschools.net>**

Sent: Tuesday, February 17, 2015 4:14 PM

To: Krause, Eva

Subject: FW: February Agency Review Memo-Swanson Family Trust PM15-002

Attachments: February Agency Review Memo.pdf

Hi Eva,

This property is zoned for the following schools:

Spanish Springs ES  
Base Capacity = 772  
2014-2015 Enrollment = 713

Shaw MS  
Base Capacity = 1072  
2014-2015 Enrollment = 1008

Spanish Springs HS  
Base Capacity = 2160  
2014-2015 Enrollment = 2315

Due to an uncertain funding source for school maintenance and new construction, WCSD cannot guarantee that students assigned to a particular school will be able to attend that school due to overcrowding. We hope to have additional information after the 2015 Nevada Legislature completes this session.

I hope this is helpful.

Thank you for the opportunity to comment.

Mike

Michael S. Boster  
School Planner  
Washoe County School District Capital Projects  
14101 Old Virginia Road  
Reno NV 89521  
775.789.3810

**From: Kleiber, Levi (TMWA)**

Sent: Wednesday, February 18, 2015 10:27 AM

To: Krause, Eva

Cc: Crook, Elizabeth; Edmunson, Heather

Subject: Water Right Dedication verbiage for non-subdvsn maps

Eva,

As discussed, we do not require the dedication of water rights on parcel maps, only at the time of development of the parcel. Below is the language we require on parcel maps.

“With the development of each parcel and prior to the issuance of any building permit for said parcel, the owner shall dedicate water rights to the servicing utility sufficient to serve the development and shall provide the City of Reno with a Will Serve letter.”

I have copied Elizabeth Crook, Water Right Administrator and Heather Edmunson, Land Agent on this email. We've been fielding several questions on this issue. If needed, It may be beneficial to meet and discuss.

Thank you

Levi Kleiber  
Supervisor, Lands & Mapping Services  
Truckee Meadows Water Authority  
1355 Capital Blvd. | Reno, NV 89502  
O: (775) 834-8069, M: (775) 843-2664  
lkleiber@tmwa.com | www.tmwa.com

## Washoe County Development Application

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

<b>Project Information</b>		Staff Assigned Case No.: <u>PM 15-002</u>	
Project Name (commercial/industrial projects only): SWANSON FAMILY TRUST PARCEL MAP			
Project Description:			
Project Address: 7820 LA POSADA DR. SPARKS, NV. 89436			
Project Area (acres or square feet): 13.99 AC.			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): 700 FEET EAST OF THE INTERSECTION OF LA POSADA AND EAGLENEST RD.			
Assessor's Parcel No(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
084-270-25	13.99 AC.		
Section(s)/Township/Range: SECTION 6, T. 20N., R. 21E MDM			
<b>Indicate any previous Washoe County approvals associated with this application:</b> Case Nos.			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: ERIC AND REBECCA SWANSON		Name: LANDMARK SURVEYING	
Address: 8710 EAGLENEST RD.		Address: 2548 RAMPART TERRACE	
SPARKS, NV	Zip: 89436	RENO, NV.	Zip: 89519
Phone: 775-336-3366	Fax:	Phone: 775-324-0904	Fax: 324-0904
Email: ESWANSON@WORKIN.COM		Email: HUBTAC@SBCGLOBAL.NET	
Cell:	Other:	Cell: 775-772-6058	Other:
Contact Person: ERIC SWANSON		Contact Person: DENNIS CHAPMAN	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: SAME AS OWNER		Name:	
Address:		Address:	
	Zip:		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
Date Received: <u>01/26/15</u>	Initial: <u>C.G.</u>	Planning Area: <u>Spanish Springs</u>	
County Commission District: <u>4</u>		Master Plan Designation(s): <u>SR</u>	
CAB(s): <u>SP. SPRINGS</u>		Regulatory Zoning(s): <u>MDS</u>	

July 1, 2012

**PM15-002  
EXHIBIT C**

## Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to tentative parcel maps may be found in Article 606, Parcel Maps.

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

7820 LA POSADA RD.

700 FEET EAST FROM THE INTERSECTION OF LA POSDA DR. & EAGLENEST RD.

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
084-270-25	MDS	13.99 AC.

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

PROPOSED PARCEL 2 HAS A SINGLE FAMILY RESIDENCE ON IT.

PROPOSED PARCEL 1,3, & 4 IS VACANT LAND.

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area	9.57 AC.	1.47 AC	1.47AC	1.47 AC
Minimum Lot Width				

4. 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 Community Development staff for additional materials that are required to be submitted.)

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

5. Utilities:

a. Sewer Service	SEPTIC
b. Electrical Service/Generator	NV ENERGY
c. Water Service	TMWA

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

- a. Water System Type:

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

- b. Available:

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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7. 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 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. 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	

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

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9. 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.
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10. 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.
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11. 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.
------------------------------	--	---

12. 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.
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13. If private roads are proposed, will the community be gated? If so, is a public trail system easement provided through the subdivision?

<h1>NO</h1>
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14. Is the subject property located adjacent to an existing residential subdivision? If so, describe how the tentative map complies with each additional adopted policy and code requirement of Article 434, Regional Development Standards within Cooperative Planning Areas and all of Washoe County, in particular, grading within 50 and 200 feet of the adjacent developed properties under 5 acres and parcel matching criteria:

PROJECT IS ADJACENT TO COUNTRYSIDE SUBD. # 1 WHICH HAS BEEN FURTHER PARCELED IN TO 46,650 SQ. FT. +/- PARCELS. THE PROPOSED PARCELS WILL BE A MINIMUM OF 1.47 ACRES. THERE WILL BE NO MASS GRADING ON THE PROJECT. ANY GRADING WILL BE FOR THE HOUSES AND SEPTIC SYSTEMS.

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.
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# Request to Reserve New Street Name(s)

The Applicant is responsible for all sign costs.

## Applicant Information

Name: Eric Swanson

Address: 8710 Eaglenest Rd.  
Sparks, Nv. 89436

Phone : 775-336-3366 Fax: \_\_\_\_\_

Private Citizen  Agency/Organization

## Street Name Requests

(No more than 14 letters or 15 if there is an "i" in the name. Attach extra sheet if necessary.)

<u>RUMBLE COURT</u>	
<u>EAGLE LANDING</u>	
<u>SWANSON COURT</u>	

**If final recordation has not occurred within one (1) year, it is necessary to submit a written request for extension to the coordinator prior to the expiration date of the original approval request.**

## Location

Project Name: SWANSON FAMILY TRUST PARCEL MAP

Reno  Sparks  Washoe County

Parcel Numbers: 084-270-25

Subdivision  Parcelization  Private Street

**Please attach maps, petitions and supplementary information.**

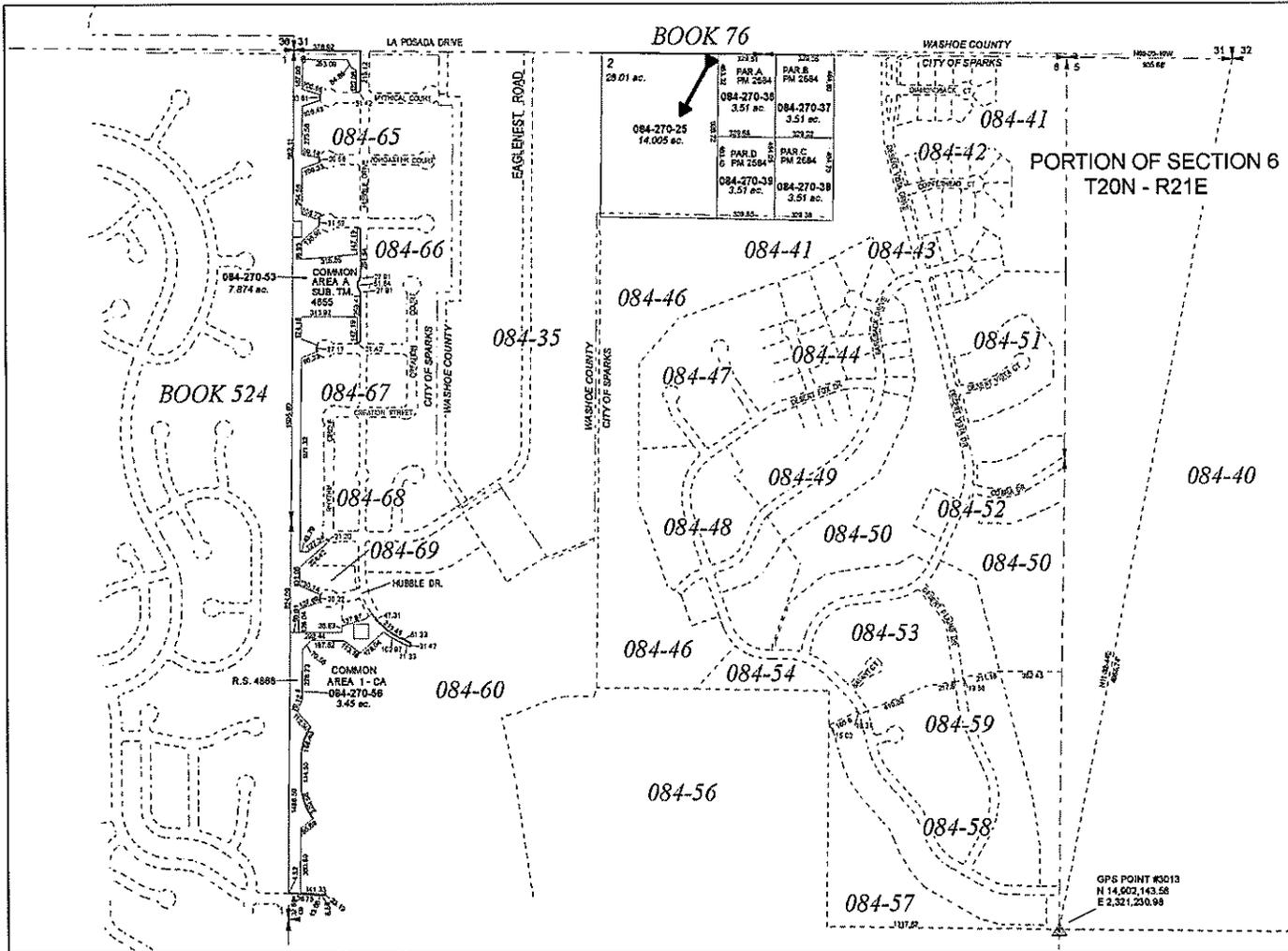
Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
Regional Street Naming Coordinator

Except where noted

Denied: \_\_\_\_\_ Date: \_\_\_\_\_  
Regional Street Naming Coordinator

## Washoe County Department of Public Works

Post Office Box 11130 - 1001 E. Ninth Street  
Reno, NV 89520-0027  
Phone: (775) 328-3667 - Fax: (775) 328-3699



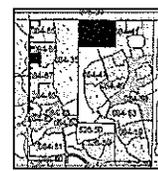
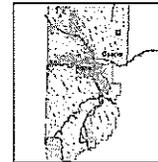
Assessor's Map Number  
**084-27**

STATE OF NEVADA  
**WASHOE COUNTY**  
ASSESSOR'S OFFICE  
Joshua G. Wilson, Assessor

1001 East H Street  
Building D  
Reno, Nevada 89512  
(775) 226-2231



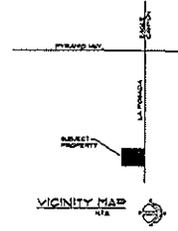
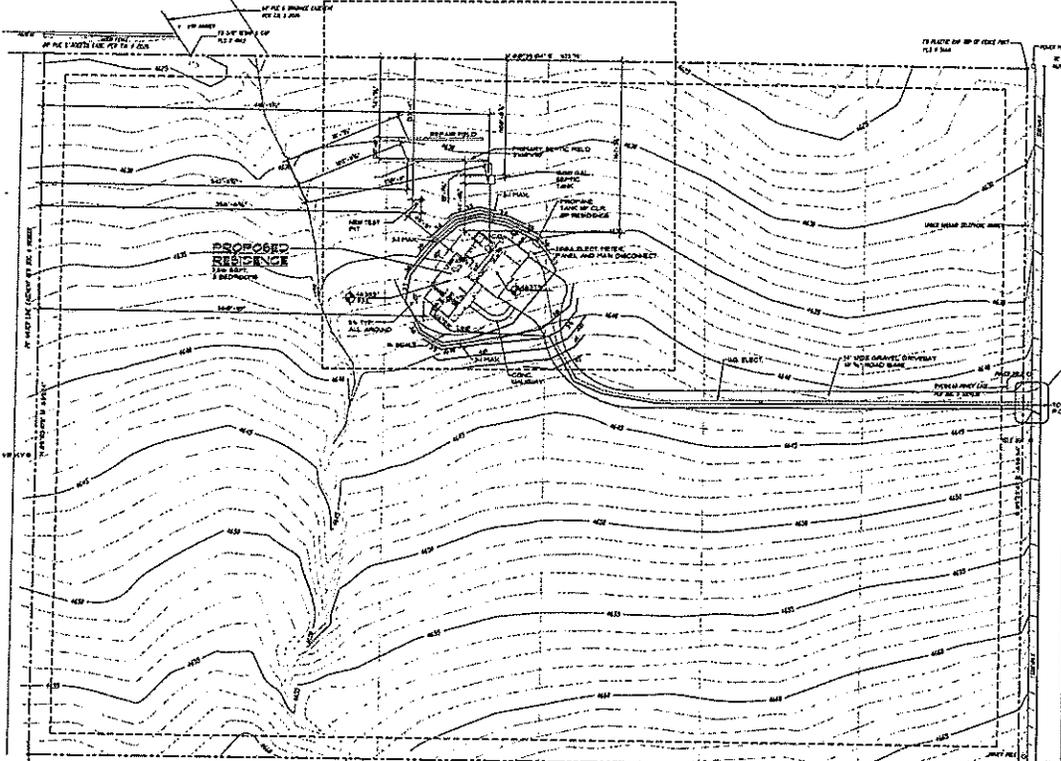
Scale: 1 inch = 500 feet



created by: CFB 10/18/2012  
last updated:  
see previously shown on maps

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

SEE ENLARGED PLAN SHEET A-11



**UTIL. NOTES:**

1. THIS PROJECT IS IN A MODERATE RATED ZONE.
2. UTILS APPLY TO BE 24" DIA. 6" DIA. FOR 12" DIA. PER BLDG. SECTION AREA.
3. PROVIDE DRIVEWAY TO STRUCTURE FOR TO ACCESS.
4. PROVIDE 10' OF CLEAR DRIVABLE SPACE AROUND STRUCTURE.

PROVIDE 10' SIDE DRIVEWAY TO STRUCTURE TO ACCESS TO THE CITY OF SPARKS PUBLIC UTILS DEPARTMENT.

OFFICE COPY

**GENERAL NOTES:**

1. PROTECTIVE SLOPE SHALL BE MAINTAINED FROM EXISTING TO NEW CONSTRUCTION.
2. BACKFILL WITH 3" DIA. OF SLOPE.
3. GRADING PLANS TO BE PROVIDED PER GRADING PERMITS.
4. SLOPE LINES SHALL BE MAINTAINED TO 1:1 PER PERMITS.
5. ALL WORK SHALL CONFORM TO LOCAL BUILDING CODES, CITY, COUNTY AND STATE ORDINANCES, SUBDIVISION REGULATIONS AND THE FACT, TRIMMED TO TOP.
6. PLACEMENT OF STRUCTURE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
7. PROVIDE DRAINAGE BASIN 10' X 10' IN FRONT PROPERTY LINES AS REQUIRED TO PREVENT DRAINAGE ONTO ADJACENT PRIVATE PROPERTY.
8. OWNER TO PROVIDE SOIL INVESTIGATION AND CORRECTION TO BE PROVIDED TO ALL ADJACENT PROPERTY.
9. NO AVAILABLE 100 YEAR FLOOD PLANE ON OR WITHIN 100 FEET OF ADJACENT PROPERTY.
10. NO AVAILABLE PUBLIC SEWER SYSTEM WITHIN 100' OF SUBJECT PROPERTY.
11. SEPTIC AND WELL INFORMATION BASED ON INFORMATION PROVIDED BY OWNER OR ENVIRONMENTAL HEALTH DEPARTMENT.

**OWNER INFORMATION**  
ERIC SWANSON  
100 W. WALKER ROAD, SPARKS, NV 89434  
775-351-8810

LOT AREA : 14.25 ACRES  
APN : 084-210-25  
ZONING - M.D.S.

ACCEPTED  
JAMES W. WARD  
REGISTERED  
RESIDENTIAL DESIGNER  
NO. 8649 STATE OF NEVADA  
JUL 11 2004

APN : 084-210-22  
SERVED BY COMMUNITY WATER SYSTEM

APN : 084-210-36  
SERVED BY COMMUNITY WATER SYSTEM

**SITE PLAN**  
SCALE 1" = 40'-0"

**JAMES W. WARD**  
RESIDENTIAL DESIGNER LLC  
100 W. WALKER ROAD, SUITE 2010  
SPARKS, NV 89434  
775-351-8810

**SWANSON RESIDENCE**  
NEW RESIDENCE  
100 W. WALKER DRIVE  
SPARKS, NV

**A-1**

9-11-13

