



Parcel Map Review Committee Staff Report

Meeting Date: October 8, 2015

Subject: Parcel Map Case Number PM15-011, REVISED
Applicant: Washoe Vineyards and Estates, LLC
Agenda Item Number: 7A
Project Summary: divide a 28.37 acre parcel into 3 parcels of 2.8 acres each and a remainder of 20 acres
Recommendation: Approval with Conditions
Prepared by: Roger D. Pelham, MPA, Senior Planner
Washoe County Community Services Department
Division of Planning and Development
775.328.3622
Phone: 775.328.3622
E-Mail: rpelham@washoecounty.us

Description

Parcel Map Case Number PM15-011 (Steidley and Levie REVISED) – Hearing, discussion, and possible approval of a parcel map to divide a 28.37 acre property into 3 parcels of 2.8 acres each and a remainder parcel of 20 acres.

- Applicant: Washoe Vineyards and Estates, LLC
- Property Owner: Duane Steidley and Mary Ann Levie
- Location: 2150 Rhodes Road, Washoe Valley, NV
- Assessor's Parcel Number: 017-390-15
- Parcel Size: 28.37 acres
- Master Plan Category: Rural (R), Rural Residential (RR), and Suburban Residential (SR)
- Regulatory Zone: General Rural (GR), Low Density Suburban (LDS), and Medium Density Rural (MDR)
- Area Plan: South Valleys
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 606, Parcel Map
- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Section 03, T17N, R20E, MDM, Washoe County, NV

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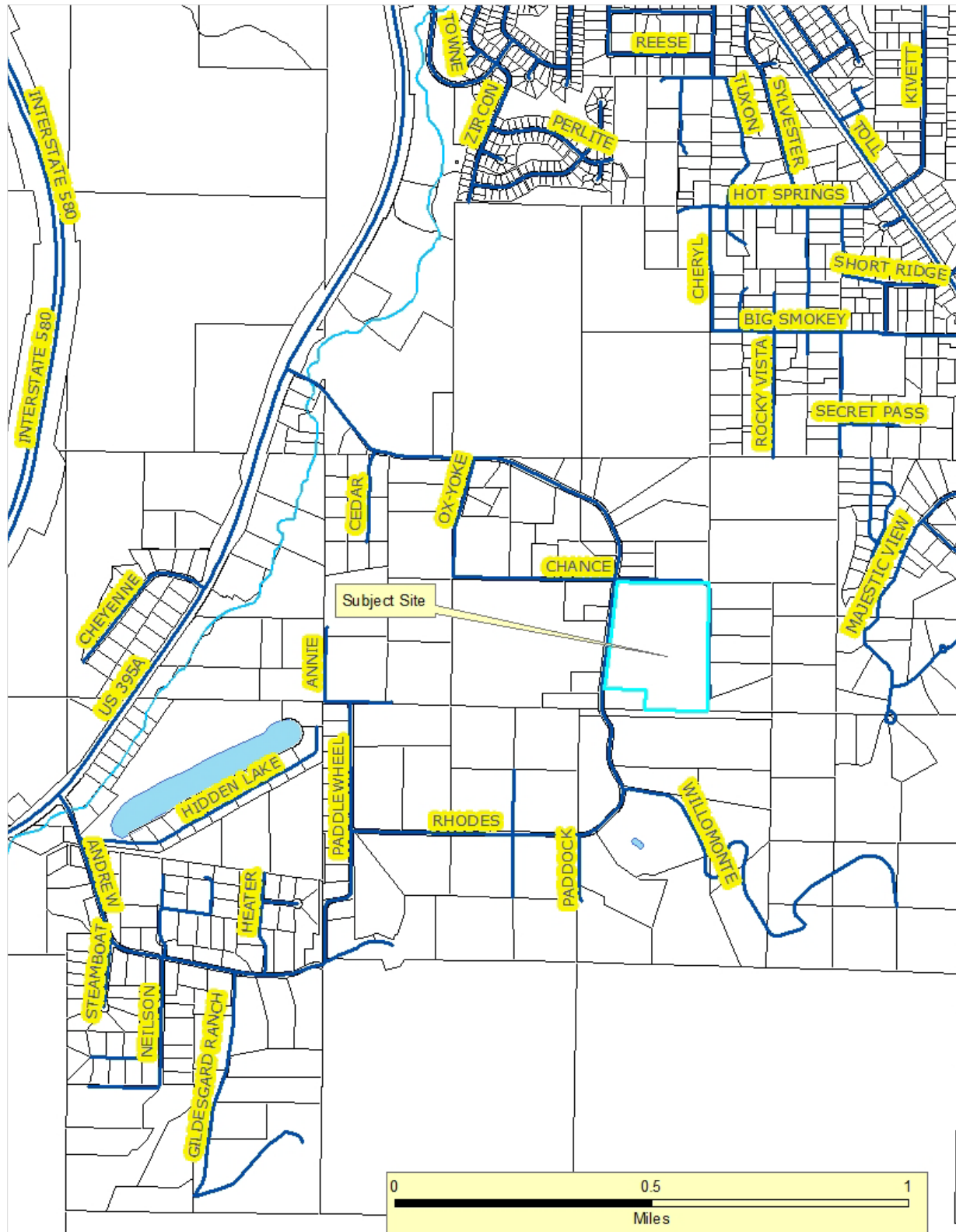
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Parcel Map

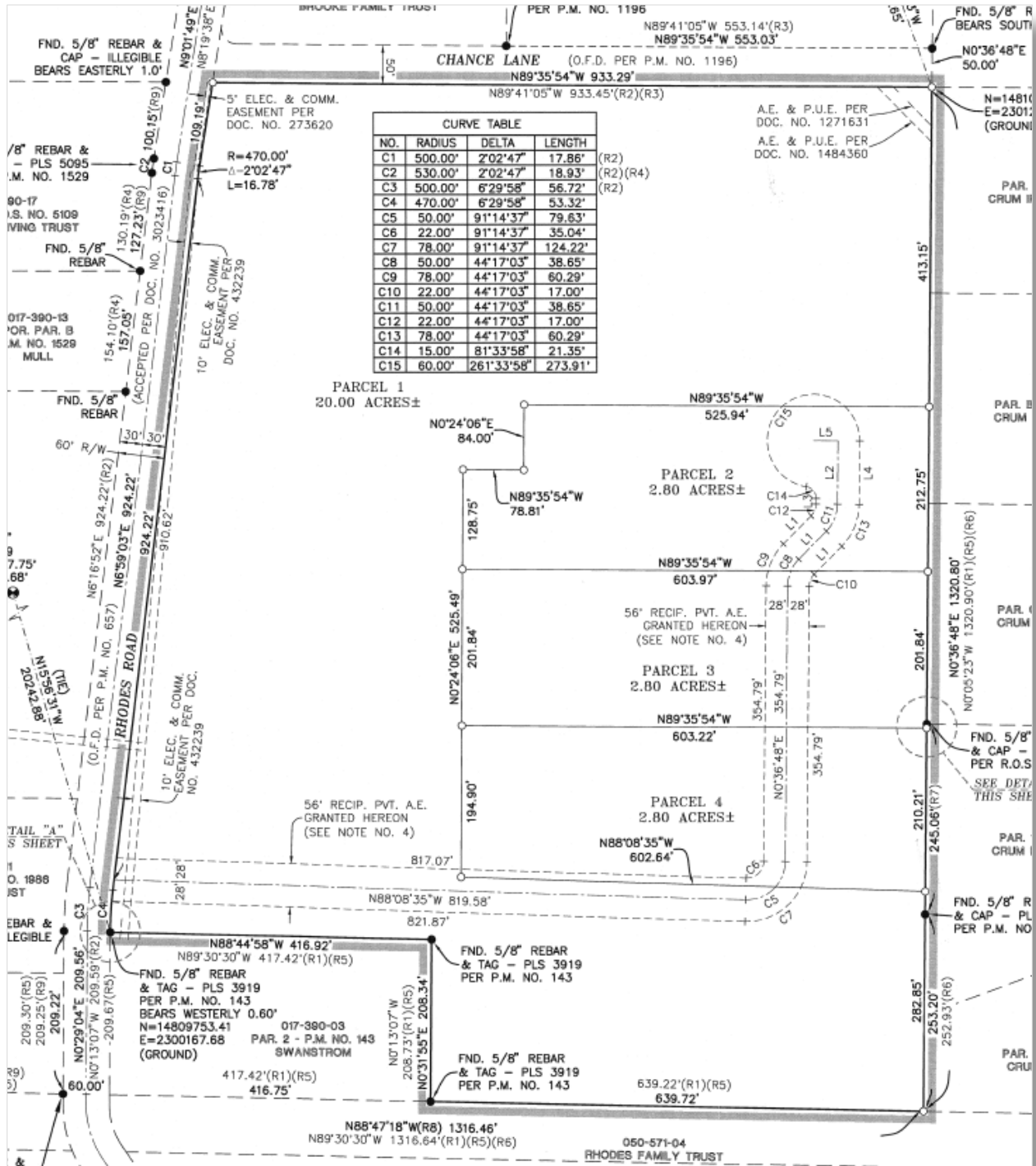
The purpose of a parcel map is to allow for the creation of subdivisions, merger and re-subdivision of existing lots, and common-interest communities consisting of four or fewer parcels pursuant to Article 606, *Parcel Maps*, of the Washoe County Development Code. A tentative parcel map must be submitted 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 PM15-011 is attached to this staff report and will be included with the Action Order.



Vicinity Map



Site Plan

Tentative Parcel Map Evaluation

Zonings:	General Rural (GR), Medium Density Rural (MDR) and Low Density Suburban (LDS)
Maximum Lot Potential:	16
Number of Lots on Parcel Maps:	4
Minimum Lot Size Required:	35,000 square feet (LDS)
Minimum Lot Size on Parcel Map:	2.8 acres (191,968 square feet)
Minimum Lot Width Required:	120 feet
Minimum Lot Width on Parcel Map:	195 feet

The tentative parcel map meets all minimum requirements for the Low Density Suburban regulatory zone.

Development Suitability Constraints: The South Valleys Development Suitability Map, a part of the South Valleys Area Plan, identifies the subject parcel as containing slopes greater than 15 and 30%.

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

Development InformationThe subject parcel is undeveloped. The required setbacks for the Low Density Suburban zone are 30 feet for front and rear yard setbacks and 12 feet for the side yard setbacks.

Reviewing Agencies

The following agencies received a copy of the project application for review and evaluation. Washoe County Planning and Development Division

- Planning and Development
- Engineering and Capitol Projects
- Parks and Open Spaces
- Utilities
- Surveyor
- Truckee Meadows Water Authority (TMWA)
- Washoe County Health District
 - Vector-Borne Diseases Program
 - Air Quality Management Division
 - Environmental Health Services
- Truckee Meadows Fire Protection District
- Nevada Department of Environmental Protection (NDEP)
- Regional Transportation Commission (RTC)
- South Truckee Meadows / South Valleys Citizen Advisory Board
- Washoe County School District

Five out of the fourteen 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 if granted approval. Washoe County Planning and Development requires that the final map be in substantial compliance with all plans and documents submitted with the tentative parcel map, and with Development Code standards for subdivisions.

Contact: Roger Pelham, 328-3622, rpelham@washoecounty.us

- Washoe Water Management requires that appropriate water rights be provided to serve the new parcels.

Contact: Vahid Behmaram, 954-4647, vbehmaram@washoecounty.us

- Truckee Meadows Fire Protection requires that the final maps be in compliance with Chapter 60 of the Washoe County Code.

Contact: Amy Ray, 326-6005, aray@tmfpd.us

- Washoe County Health District required certain standards to ensure that mosquito habitat is minimized and that septic systems will function properly.

Contact: Chris Anderson, 328-2434, canderson@washoecounty.us

- Washoe County Engineering required certain technical corrections to the map, identification of appropriate building sites and snow storage easements.

Contact: Mike Gump, 775.328.2041, mgump@washoecounty.us

Staff Comment on Required Findings

Section 110.606.30 (i) of Article 606, *Parcel Maps*, within the Washoe County Development Code, 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: The proposed maps have been reviewed by the relevant agencies and no recommendations for denial were received.
 - b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision.
Staff Comment: The proposed maps have been reviewed by the relevant agencies and appropriate conditions of approval have been included with the recommendation for approval.
 - c) The availability and accessibility of utilities.
Staff Comment: The proposed maps have been reviewed by the relevant agencies and no recommendations for denial were received.

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

Staff Comment: The proposed maps have been reviewed by the relevant agencies and no recommendations for denial were received.

- e) Conformity with the zoning ordinances and master plan.

Staff Comment: The proposed density and lot size meet all applicable standards.

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

Staff Comment: The proposed maps have been reviewed by the relevant agencies and no recommendations for denial were received.

- 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 maps have been reviewed by the relevant agencies and no recommendations for denial were received.

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

Staff Comment: evaluation of the physical characteristics of the land has been done and conditions of approval to limit disturbance on steep slopes have been included in the recommendation for approval.

- 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 proposed maps have been reviewed by the relevant agencies and no recommendations for denial were received.

- 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 proposed maps have been reviewed by the relevant fire agency and recommended conditions of approval have been included with the recommendations for approval.

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

Staff Comment: Appropriate utility easements are proposed.

- l) Recreation and trail easements.

Staff Comment: No recreation or trail easements are proposed.

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, Parcel Map Case Number PM15-011 is being recommended for approval with conditions. Staff offers the following motion for the Parcel Map Review Committee's consideration.

Motions

I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, the Washoe County Parcel Map Review Committee approve Parcel Map Case Number PM15-011 for Duane Stidley et al, having 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

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 Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Development Division within 10 calendar days after the written decision is filed with the Secretary to the Parcel Map Review Committee.

xc:	Applicant:	Washoe Vineyards and Estates, LLC 3636 Mayberry Drive Reno, NV 89509
	Property Owner:	Duane Steidley, st. al 2205 J S Bar Ranch Road Washoe Valley, NV 89704
	Representatives:	Wood Rodgers Attn: Kevin Almeter 5440 Reno Corporate Drive Reno, NV 89511



Conditions of Approval

Parcel Map Case Number PM15-011 REVISED

The tentative parcel map approved under Parcel Map Case Number PM15-011 shall be carried out in accordance with the Conditions of Approval granted by the Washoe County Parcel Map Review Committee on October 8, 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 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 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 Health District must be appealed to the District Board of Health.

- **The RENO-TAHOE AIRPORT AUTHORITY is directed and governed by its own Board. Therefore, any conditions set by the Reno-Tahoe Airport Authority must be appealed to their Board of Trustees.**
- **The REGIONAL TRANSPORTATION COMMISSION (RTC) is directed and governed by its own Board. Conditions recommended by the RTC may be required, at the discretion of Washoe County.**
- **The NEVADA DEPARTMENT OF TRANSPORTATION (NDOT) is directed and governed by its own board. Therefore, any conditions set by the Nevada Department of Transportation must be appealed to that Board.**

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 Development

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

Contact: Roger Pelham, Senior Planner, 775.328.3622, rpelham@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. PM15-011 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.

WILLIAM WHITNEY, DIRECTOR, PLANNING AND DEVELOPMENT DIVISION

- d. Any regulations, procedures, and conditions adopted by the Washoe County Health District must be met prior to recordation of a final map.
 - e. The applicant shall provide verification to the Planning and Development Division that all conditions from the Truckee Meadows Fire Protection District have been satisfied.
 - f. The applicant has indicated that the proposed improvements will not exceed the major grading thresholds that require a special use permit. If the final construction drawings for the map include grading that exceeds the *Major Grading Permit Thresholds* listed in Article 438, Grading Standards, the applicant shall apply for a special use permit for grading; 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.
 - g. The approval for this tentative parcel map does not include improvements for driveways to building pads. Grading for access to building pads, if they exceed the criteria stated in the previous condition, shall require a special use permit. Compliance shall be determined by the Planning and Development Division.
 - h. The final map shall indicate building envelopes for each parcel. Building envelopes shall not include any area that is zoned General Rural (GR).
 - i. Building setbacks shall be noted on the final map. Building setbacks shall be a minimum of 30 feet in the front and rear and 15 feet on the sides, which are standard setbacks for the Medium Density Rural Zone.
2. The following conditions are requirements of Washoe County Water Management, which shall be responsible for determining compliance with these conditions.

Contact: Vahid Behmaram, 775.954.4647, vbehemaram@washoecounty.us

- 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 policy 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 with the County Recorder's office and submit a recorded copy to Washoe County as a pre-requisite to approval of their parcel map.

- c. 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.
 - d. The ground water rights subject to relinquishment MAY NOT be supplemental ground water which supplement primary surface water rights.
 - 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.
 - f. 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.
3. The following conditions are requirements of Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions.

Contact: Amy Ray, 775.326.6005, aray@tmfpd.us

- a. Plans and/or permits for all structures shall be obtained and approved prior to construction in accordance with Washoe County Code 60.
 - b. Use on the property shall be in accordance with Washoe County Code 60.
 - c. Access shall be provided to the parcels and shall be in accordance with WCC 60 for the use of each parcel.
4. The following conditions are requirements of the Washoe County Health District, which shall be responsible for determining compliance with these conditions.

Contact: Chris Anderson, 775.328.2434, canderson@washoecounty.us

- a. If a road side ditch system is proposed the Health District will require 4-6 inch cobble rock in the flow line of the channel and ditches to reduce the transport of sediment (Vector 040.0211).
- b. Prior to the sign off of the building plans the above detail designs are required on the plans and a scheduled compliance inspection with the Vector-Borne Diseases Program is required for the above condition(s).
- c. Each proposed parcel must be assessed for the suitability of onsite sewage disposal systems (OSDS). Test trench permit(s) must be obtained from this Division to determine the suitability of the proposed Parcels for OSDS.

¹ District Board of Health Regulations Governing the Prevention of Vector-Borne Diseases.

- i. The test trenches performed by this Division on March 13, 2008 for PM07-002 shall be plotted on the proposed 1st and 2nd parcel maps for PM15-011.
 - ii. Additional test trenches shall be performed for proposed parcels where prior test trenches are not on the same parcel being created.
 - d. Per SWS 040.0302, a second or subsequent parcel map from the original parcel as it existed on October 23, 2001, proposing to use on-site sewage disposal, shall be 5.0 acres. Therefore, the remainder parcel of 20.00 acres per this application shall only be divided into minimum 5.0 acre lots where OSDS and individual domestic wells are proposed.
 - e. The above conditions do not preclude nor supersede any future administrative review requirements per District Board of Health Regulations.
5. The following conditions are requirements of the Washoe County Engineering Division, which shall be responsible for determining compliance with these conditions.

Contact: Mike Gump, 775.328.2041, mgump@washoecounty.us

- a. Provide slope easement wide enough to include slopes required for the access road.
- b. The applicant shall submit a letter from a PLS certifying that the roadway improvements are within the documented access and do not exceed a 14% gradient.
- c. Any access way shall be upgraded to a gravel road that will allow emergency vehicle travel, issuance of a building permit, and take drainage into consideration. Submit plans for review and approval.
- d. The drainage easements, house setbacks, and difference in elevation across some of these parcels appear inappropriate for proposed density on this proposed division. The applicant must submit a two-foot (2') contoured topographical map that will allow appropriate decisions to be made concerning location and density of this proposed division. Construct or bond to construct buildable sites before approval or recordation of this map.
- e. Comply with the conditions of the Washoe County technical check for this map.
- f. All private driveway approaches onto County roadways for two (2) residences or less shall be constructed in accordance with Washoe County Standard Details Drawings W-5.1, W-5.2, or W-5.3 whichever applies.
- g. Dedicate easements for snow storage and signage along Rhodes Road on the map and grant the easement in the owner's certificate.

*** End of Conditions ***

² District Board of Health Regulations Governing Sewage, Wastewater and Sanitation.

WASHOE COUNTY HEALTH DISTRICT

ENHANCING QUALITY OF LIFE

July 13, 2015

Roger Pelham MPA, Senior Planner
Washoe County Community Services
Planning and Development Division
PO Box 11130
Reno, NV 89520-0027

RE: Steidley and Levie; 2150 Rhodes Road, WCTY, APN 017-390-15
1st Parcel Map; PM15-011

Dear Mr. Pelham:

The Washoe County Health District, Environmental Health Services Division (Division) Engineering and Vector have reviewed the above referenced project. This 1st Parcel Map proposes to create three (3) parcels, Parcels 2 through 4, of 2.88 acres each with a remainder parcel of 20.00 acres. The proposed parcels are to be served by individual wells and onsite sewage disposal systems. The existing parcel has previously had five (5) test trenches inspected by this Division with regards to PM07-002. These test trenches were located with respect to the proposed division per PM07-002.

Approval by Vector of this Division is subject to the following conditions:

1. If a road side ditch system is proposed the Health District will require 4-6 inch cobble rock in the flow line of the channel and ditches to reduce the transport of sediment (Vector 040.021¹).
2. Prior to the sign off of the building plans the above detail designs are required on the plans and a scheduled compliance inspection with the Vector-Borne Diseases Program is required for the above condition(s).

Prior to approval of a Final Parcel Map, consent by Engineering of this Division is dependent to the following conditions being performed and re-submitted for review:

1. Each proposed parcel must be assessed for the suitability of onsite sewage disposal systems (OSDS). Test trench permit(s) must be obtained from this Division to determine the suitability of the proposed Parcels for OSDS.
 - a. The test trenches performed by this Division on March 13, 2008 for PM07-002 shall be plotted on the proposed 1st and 2nd parcel maps for PM15-011.
 - b. Additional test trenches shall be performed for proposed parcels where prior test trenches are not on the same parcel being created.
2. Per SWS 040.030², a second or subsequent parcel map from the original parcel as it existed on October 23, 2001, proposing to use on-site sewage disposal, shall be 5.0 acres. Therefore, the remainder parcel of 20.00 acres per this application shall only be divided into minimum 5.0 acre lots where OSDS and individual domestic wells are proposed.

¹ District Board of Health Regulations Governing the Prevention of Vector-Borne Diseases.

² District Board of Health Regulations Governing Sewage, Wastewater and Sanitation.

ENVIRONMENTAL HEALTH SERVICES

1001 East Ninth Street | P.O. Box 11130 | Reno, Nevada 89520

775-328-2434 | Fax: 775-328-6176 | washoecounty.us/health

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Steidley and Levie; 2150 Rhodes Road, WCTY, APN 017-390-15
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The above conditions do not preclude nor supersede any future administrative review requirements per District Board of Health Regulations.

If you have any questions regarding the foregoing, please call Chris Anderson at 328-2632 or Jim Shaffer 785-4599 regarding engineering or vector comments, respectively.

Sincerely,

Chris Anderson, P.E.
Registered Engineer
Land Development Program
Environmental Health Services

J.L. Shaffer
Program Coordinator/Planner
Vector-Borne Diseases Program
Environmental Health Services

CA/JS:ca

Cc: File - Washoe County Health District

Amy Ray
Fire Marshal



Tim Leighton
Deputy Fire Chief

Charles A. Moore
Fire Chief

July 7, 2015

Washoe County Community Services Department
1001 East Ninth Street
Reno, NV 89512

Re: Parcel Map Case Number PM 15-011 (Steidley and Levie)

The Truckee Meadows Fire Protection District (TMFPD) will approve the above Parcel Map with the following conditions:

- Plans and/or permits for all structures shall be obtained and approved prior to construction in accordance with Washoe County Code 60.
- Use on the property shall be in accordance with Washoe County Code 60.
- Access shall be provided to the parcels and shall be in accordance with WCC 60 for the use of each parcel.

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

Thank you,

Amy Ray
Fire Marshal

TRUCKEE MEADOWS FIRE PROTECTION DISTRICT
1001 E. Ninth St. Bldg D 2nd Floor • Reno, Nevada 89512 • PO Box 11130 • Reno, Nevada 89520
Office 775.326.6000 Fax 775.326.6003

PM15-011
EXHIBIT B



Washoe County
COMMUNITY SERVICES DEPARTMENT
Engineering and Capital Projects

INTEROFFICE MEMORANDUM

PARCEL MAP REVIEW

DATE: September 8, 2015
TO: Department of Community Services, Roger Pelham
FROM: Mike Gump, PLS, Engineering Division
SUBJECT *Parcel Map for: Steidley, Duane and Levie, Mary*
Parcel Map Case No.: PM15-011
APN: 017-390-15
Review Date: 9/8/2015
Existing Zoning/Land Use Designation:

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 slope easement wide enough to include slopes required for the access road.
2. The applicant shall submit a letter from a PLS certifying that the roadway improvements are within the documented access and do not exceed a 14% gradient.
3. Any access way shall be upgraded to a gravel road that will allow emergency vehicle travel, issuance of a building permit and take drainage into consideration. Submit plans for review and approval.
4. The drainage easements, house setbacks and difference in elevation across some of these parcels appear inappropriate for proposed density on this proposed division. The applicant must submit a two-foot (2') contoured topographical map that will allow appropriate decisions to be made concerning location and density of this proposed division. Construct or bond to construct buildable sites before approval or recordation of this map.
5. Comply with the conditions of the Washoe County technical check for this map.
6. All private driveway approaches onto County roadways for two (2) residences or less shall be constructed in accordance with Washoe County Standard Details Drawings W-5.1, W-5.2, or W-5.3 whichever applies.
7. Dedicate easements for snow storage and signage along Rhodes Road on the map and grant the easement in the owners certificate.

PM15-011_water_Rights_comment

From: Behmaram, Vahid
Sent: Tuesday, September 15, 2015 1:52 PM
To: Pelham, Roger
Subject: PM Case # 15-011 & 012

Roger: the conditions of approval provided previously for the above cases are still valid with no change necessary.

Thank you,

Vahid Behmaram
Water Management Planner Coordinator
Washoe County Community Services Department
P.O. Box 11130, Reno NV 89520-0027
1001 East Ninth Street, Reno NV 89512
Telephone (775)954-4647, Fax (775)328-6133
vbehmaram@washoecounty.us

Tentative Parcel Map Application 1st Parcel Map for Duane Steidley & Mary Ann Levie

Resubmitted to Washoe County

September 3, 2015

PM15-011 Exhibit C

Prepared for

Duane Steidley et al

2205 J S Bar Ranch Road

Washoe Valley, NV 89704

Prepared by



WOOD RODGERS

DEVELOPING INNOVATIVE DESIGN SOLUTIONS
5440 Reno Corporate Drive
Reno, NV 89511

Tel: 775.323.4068
Fax: 775.323.4066

PM15-011
EXHIBIT C

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

Project Information		Staff Assigned Case No.: _____	
Project Name: Parcel Map for Duane Steidley and Mary Ann Levie			
Project Description: A Parcel Map application to divide a 28.37 acre property into 3 parcels of 2.80 acres each and a remainder parcel of 20.00 acres.			
Project Address: 2150 Rhodes Road			
Project Area (acres or square feet): 28.37 acres			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
017-390-15	28.37 acres		
Section(s)/Township/Range: NW 1/4 of Section 3, Township 17N, Range 20 East			
Indicate any previous Washoe County approvals associated with this application:			
Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Duane Steidly et al		Name: Wood Rodgers, Inc.	
Address: 2205 J S Bar Ranch Road		Address: 5440 Reno Corporate Drive	
Washoe Valley, NV	Zip: 89704	Reno, NV	Zip: 89511
Phone:	Fax:	Phone: (775) 823-5251	Fax: 823-4066
Email:		Email: mlindell@woodrodgers.com	
Cell: 775-771-9607	Other:	Cell: (775) 690-1047	Other:
Contact Person: Duane Steidley		Contact Person: Melissa Lindell, AICP	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Washoe Vineyards & Estates, LLC		Name: Wood Rodgers, Inc.	
Address: 3636 Mayberry Drive		Address: 5440 Reno Corporate Drive	
Reno, NV	Zip: 89509	Reno, NV	Zip: 89511
Phone: (775) 303-3789	Fax: 448-6200	Phone: (775) 828-5687	Fax: 823-4066
Email: ron@salmonpoint.net		Email: kalmeter@woodrodgers.com	
Cell:	Other:	Cell: (775) 690-0452	Other:
Contact Person: Ron Bath		Contact Person: Kevin Almeter, PLS	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

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)?

The property is located at the southeast intersection of Rhodes Road and Chance Lane in the Steamboat Valley Rural Transition Mixed Use Character Management Area in the South Valleys Plan Area.

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
017-390-15	ZONING: LDS (2.3 acres); MDR (11.40 acres), GR (14.6 acres)	28.37

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

The site is undeveloped and is characterized by native vegetation and varied topography. Numerous informal dirt roads and disturbed areas exist on the property.

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area	5.00 acres	5.00 acres	5.00 acres	5.00 acres
Minimum Lot Width	208.25 feet	128.75 feet	201.84 feet	194.90 feet

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

6. 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
------------------------------	--

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 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. 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, #	TBD	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):

Water rights to serve the newly created parcels will be dedicated to the appropriate entity as required.

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.
------------------------------	--	---

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

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.
------------------------------	--	---

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

NO

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:

No

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

Yes 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.

Yes No If yes, include a separate set of attachments and maps.

Grading

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

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

No, there are no trees located on the property.

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

N/A

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

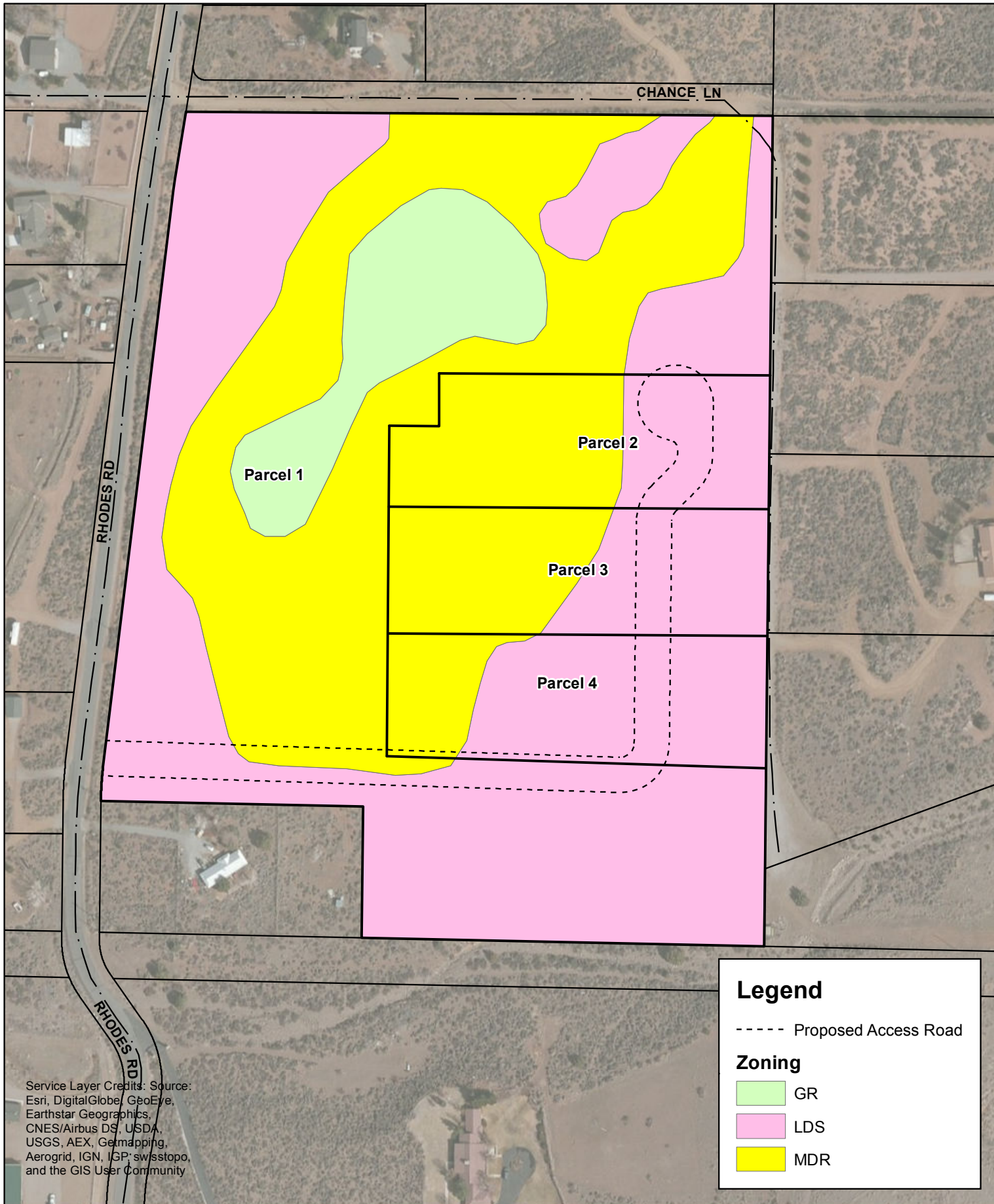
N/A

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

N/A

28. Surveyor:

Name	Kevin M. Almeter, PLS
Address	Wood Rodgers, 5440 Reno Corporate Drive Reno, NV 89511
Phone	(775) 828-5687
Cell	(775) 690-0452
E-mail	kalmeter@woodrogers.com
Fax	(775) 823-4066
Nevada PLS #	19052

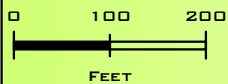


Legend

----- Proposed Access Road

Zoning

- GR
- LDS
- MDR

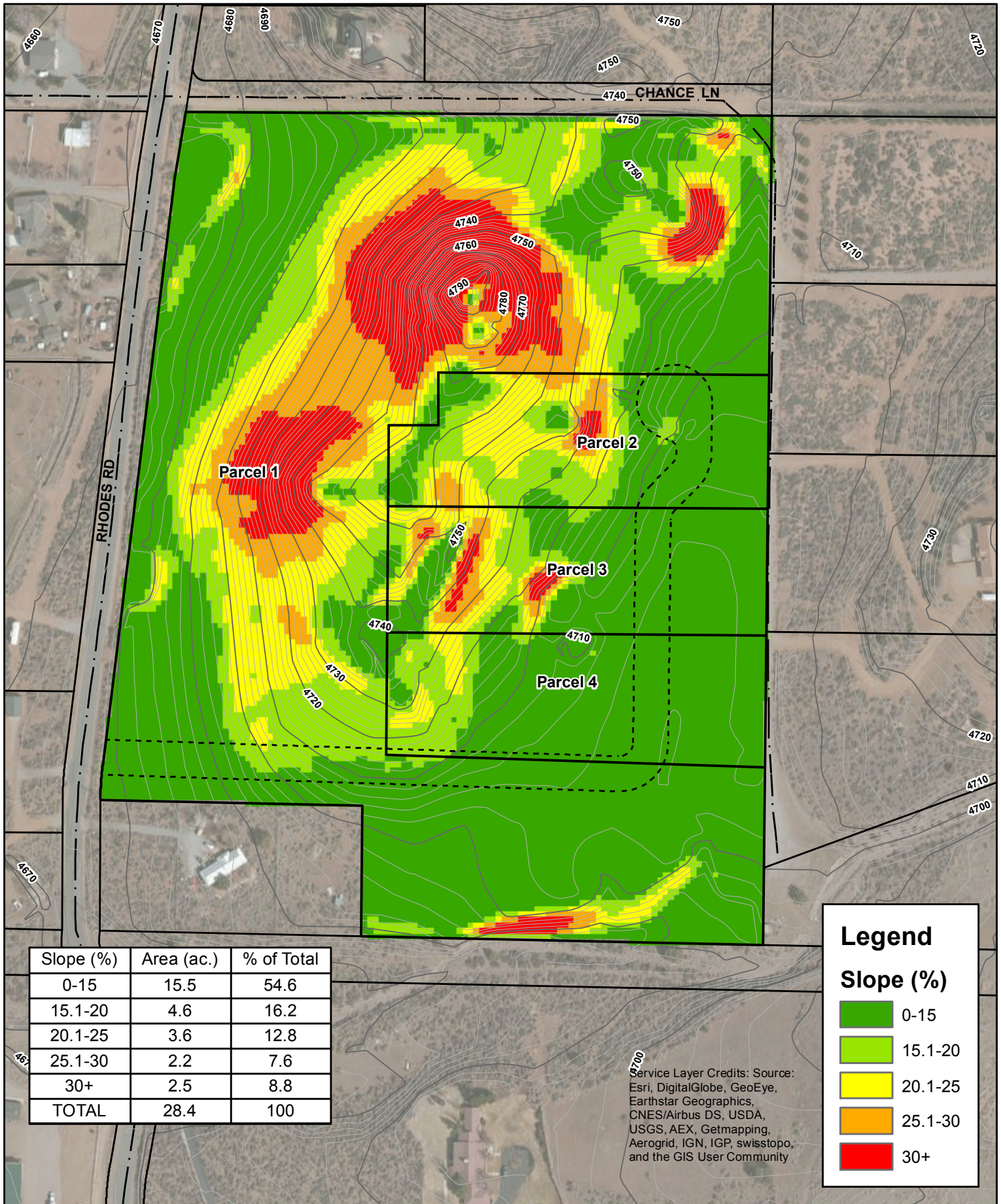


Parcel 1 Zoning

Duane Steidley and Mary Ann Levie
 Washoe County, NV
 September, 2015


WOOD RODGERS
 DEVELOPING INNOVATIVE DESIGN SOLUTIONS
 5440 Reno Corporate Drive Tel: 775.823.4068
 Reno, NV 89511

PM15-011
EXHIBIT C



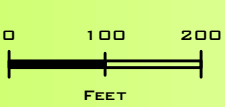
Slope (%)	Area (ac.)	% of Total
0-15	15.5	54.6
15.1-20	4.6	16.2
20.1-25	3.6	12.8
25.1-30	2.2	7.6
30+	2.5	8.8
TOTAL	28.4	100

Legend

Slope (%)

- 0-15
- 15.1-20
- 20.1-25
- 25.1-30
- 30+

Service Layer Credits: Source:
 Esri, DigitalGlobe, GeoEye,
 Earthstar Geographics,
 CNES/Airbus DS, USDA,
 USGS, AEX, Getmapping,
 Aerogrid, IGN, IGP, swisstopo,
 and the GIS User Community



Parcel 1 Slope Map
Duane Steidley and Mary Ann Levie
 Washoe County, NV
 September, 2015

WOOD ROGERS
 DEVELOPING INNOVATIVE DESIGN SOLUTIONS
 5440 Reno Corporate Drive Tel: 775.823.4068
 Reno, NV 89511
PM15-011
EXHIBIT C

OWNERS' CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, DUANE STEIDLEY, A SINGLE MAN AND MARY ANN LEVIE, A SINGLE WOMAN, AS JOINT TENANTS, ARE THE OWNERS 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 THAT THE PRIVATE ACCESS, PRIVATE DRAINAGE, PUBLIC AND PRIVATE UTILITY EASEMENTS SHOWN AND NOTED HEREON ARE HEREBY GRANTED TOGETHER WITH THE RIGHT OF ACCESS FOREVER;

DUANE STEIDLEY, A SINGLE MAN AND MARY ANN LEVIE, A SINGLE WOMAN, AS JOINT TENANTS

DUANE STEIDLEY DATE _____

MARY ANN LEVIE DATE _____

NOTARY'S CERTIFICATE:

STATE OF NEVADA }
COUNTY OF WASHOE } SS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 2015,
BY DUANE STEIDLEY, A SINGLE MAN AND MARY ANN LEVIE, A SINGLE WOMAN, AS JOINT TENANTS..

NOTARY PUBLIC

TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT DUANE STEIDLEY, A SINGLE MAN AND MARY ANN LEVIE, A SINGLE WOMAN, AS JOINT TENANTS, OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNERS OF RECORD OF SAID LANDS; THAT ALL OWNERS OF RECORD OF THE LANDS HAVE SIGNED THE FINAL MAP; AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSIGNMENTS, EXCEPT DEED OF TRUST DOCUMENT NO. 3616416, 3672690 & 4078190.

TICOR TITLE OF NEVADA, INC.

BY: _____ DATE _____

NAME / TITLE (PRINT) _____

SECURITY INTEREST HOLDER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE FOLLOWING HAVE CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT BY SEPARATE DOCUMENT.

BENEFICIARIES BY DOCUMENT NO. _____, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA (REFERENCE DEED OF TRUST DOCUMENT NO. 3616416)

WHITWORTH LAND COMPANY, LLC, A NEVADA LIMITED LIABILITY COMPANY, BY DOCUMENT NO. _____, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA (REFERENCE DEED OF TRUST DOCUMENT NO. 3672690)

CFRSO, LLC, A NEVADA LIMITED LIABILITY COMPANY, BY DOCUMENT NO. _____, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA (REFERENCE DEED OF TRUST DOCUMENT NO. 4078190)

TAX CERTIFICATE:

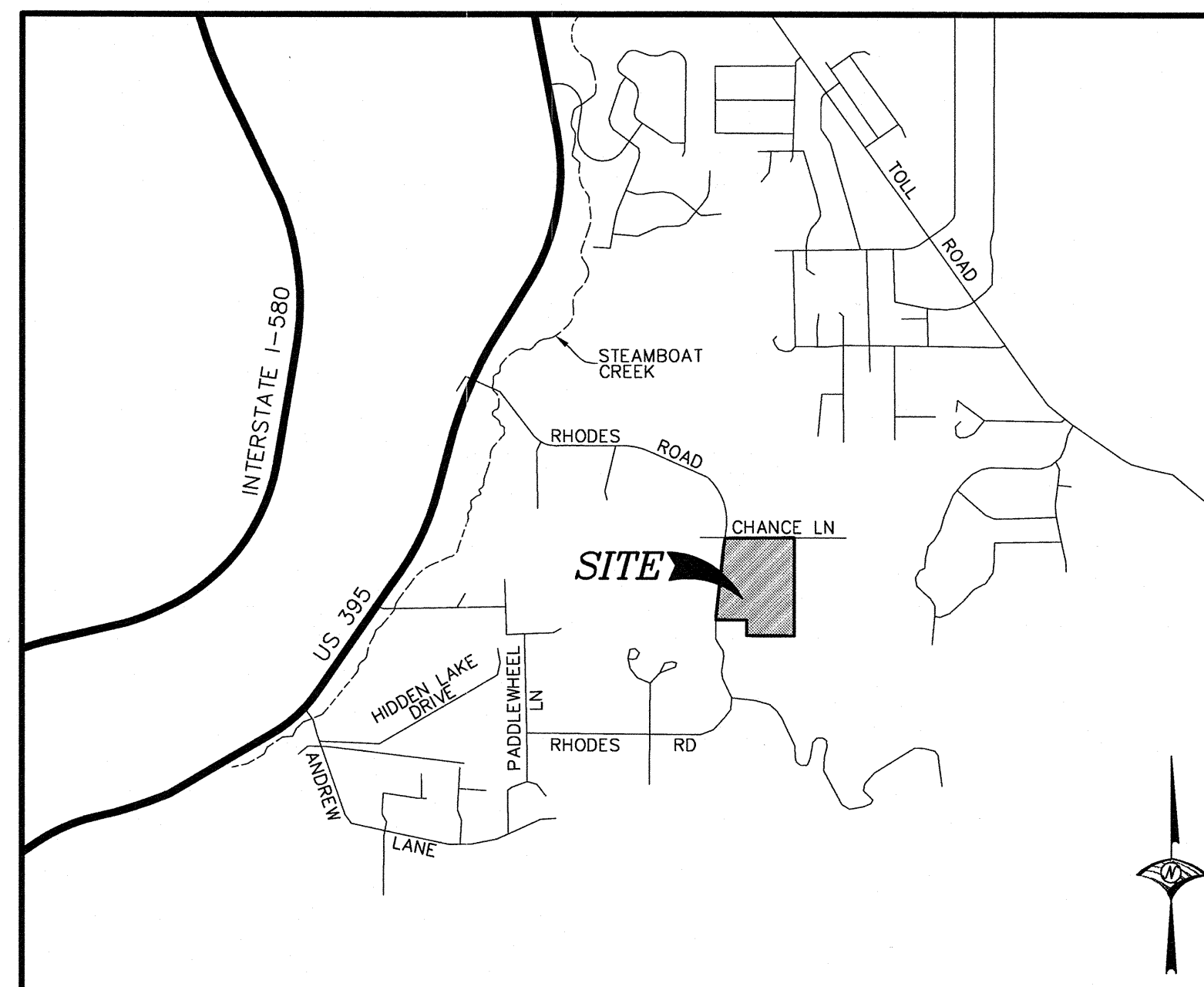
THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THIS LAND FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO N.R.S. 361A.265.

APN: 017-390-15

WASHOE COUNTY TREASURER

BY: _____ DATE _____

NAME / TITLE (PRINT) _____



VICINITY MAP

NOT TO SCALE

UTILITY COMPANIES' CERTIFICATE:

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED UTILITY COMPANIES.

SIERRA PACIFIC POWER COMPANY D.B.A. AS NV ENERGY DATE _____

NEVADA BELL TELEPHONE COMPANY D.B.A. AT&T NEVADA DATE _____

CHARTER COMMUNICATIONS DATE _____

WATER RIGHTS DEDICATION CERTIFICATE:

THE WATER AND SEWER RESOURCE REQUIREMENTS SET FORTH IN ARTICLE 422 OF THE WASHOE COUNTY DEVELOPMENT CODE RELATED TO THE DEDICATION OF WATER RESOURCES HAVE BEEN SATISFIED.

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT DATE _____

DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE:

THE FINAL PARCEL MAP CASE NO. PM15-011 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 THE NEVADA REVISED STATUTES CHAPTER 278.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS ____ DAY OF _____, 2015, BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

WILLIAM WHITNEY, DIRECTOR, PLANNING AND DEVELOPMENT DIVISION DATE _____

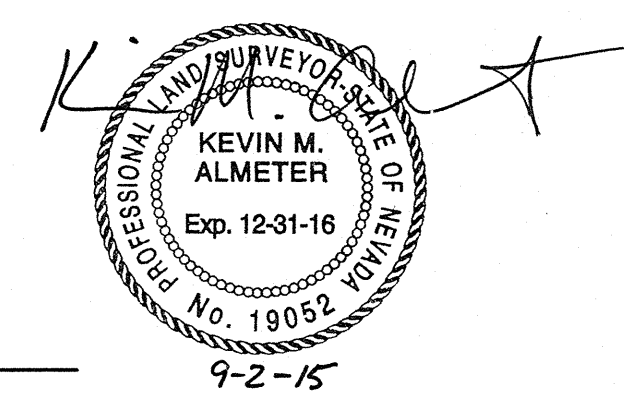
NOTES:

1. A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICES TO THAT PARCEL AND THE EXCLUSIVE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY SERVICES 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.
2. PUBLIC UTILITY EASEMENTS AND PRIVATE DRAINAGE EASEMENTS ARE HEREBY GRANTED, 5' IN WIDTH COINCIDENT WITH ALL OTHER EXTERIOR BOUNDARIES, AND 10' IN WIDTH CENTERED ON ALL INTERIOR PROPERTY LINES, UNLESS OTHERWISE SHOWN.
3. PUBLIC UTILITY EASEMENTS SHALL INCLUDE CABLE TELEVISION.
4. A RECIPROCAL PRIVATE ACCESS EASEMENT IS HEREBY GRANTED FOR THE MUTUAL BENEFIT OF THE PARCELS AS SHOWN HEREON, AND FOR ANY FUTURE PARCELS CREATED WITHIN THE EXTERIOR BOUNDARY AS SHOWN HEREON.
5. THE SUBJECT PARCELS ARE LOCATED WITHIN FEMA FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FIRM MAP NO. 32031C3351G, DATED MARCH 16, 2009. THE FLOOD ZONE LIMITS AS SHOWN HEREON ARE APPROXIMATE LOCATIONS ONLY AS OBTAINED FROM THE NATIONAL FLOOD HAZARD LAYER DATABASE PROVIDED BY FEMA.
6. ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 416.
7. THE NATURAL DRAINAGE SHALL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.
8. WITH THE DEVELOPMENT OF EACH PARCEL AND PRIOR TO 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 PROVIDED THE COUNTY OF WASHOE WITH A WILL SERVE LETTER.
9. WASHOE COUNTY WILL PRE-ASSIGN ADDRESSES TO BE RELEASED UPON MAP RECORDATION. IF A PLANNED STRUCTURE WILL NOT FACE THE ADDRESS STREET, TYPICALLY ON CORNER LOTS, THE DEVELOPER MUST REQUEST A NEW ADDRESS PRIOR TO ISSUANCE OF A BUILDING PERMIT.
10. BUILDING SETBACKS SHALL BE A MINIMUM OF THIRTY (30) FEET IN THE FRONT AND REAR YARDS, AND FIFTEEN (15) FEET IN THE SIDE YARDS PER MEDIUM DENSITY RURAL (MDR) ZONING REQUIREMENTS, AS SHOWN IN ARTICLE 406 OF THE WASHOE COUNTY DEVELOPMENT CODE.

SURVEYOR'S CERTIFICATE:

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

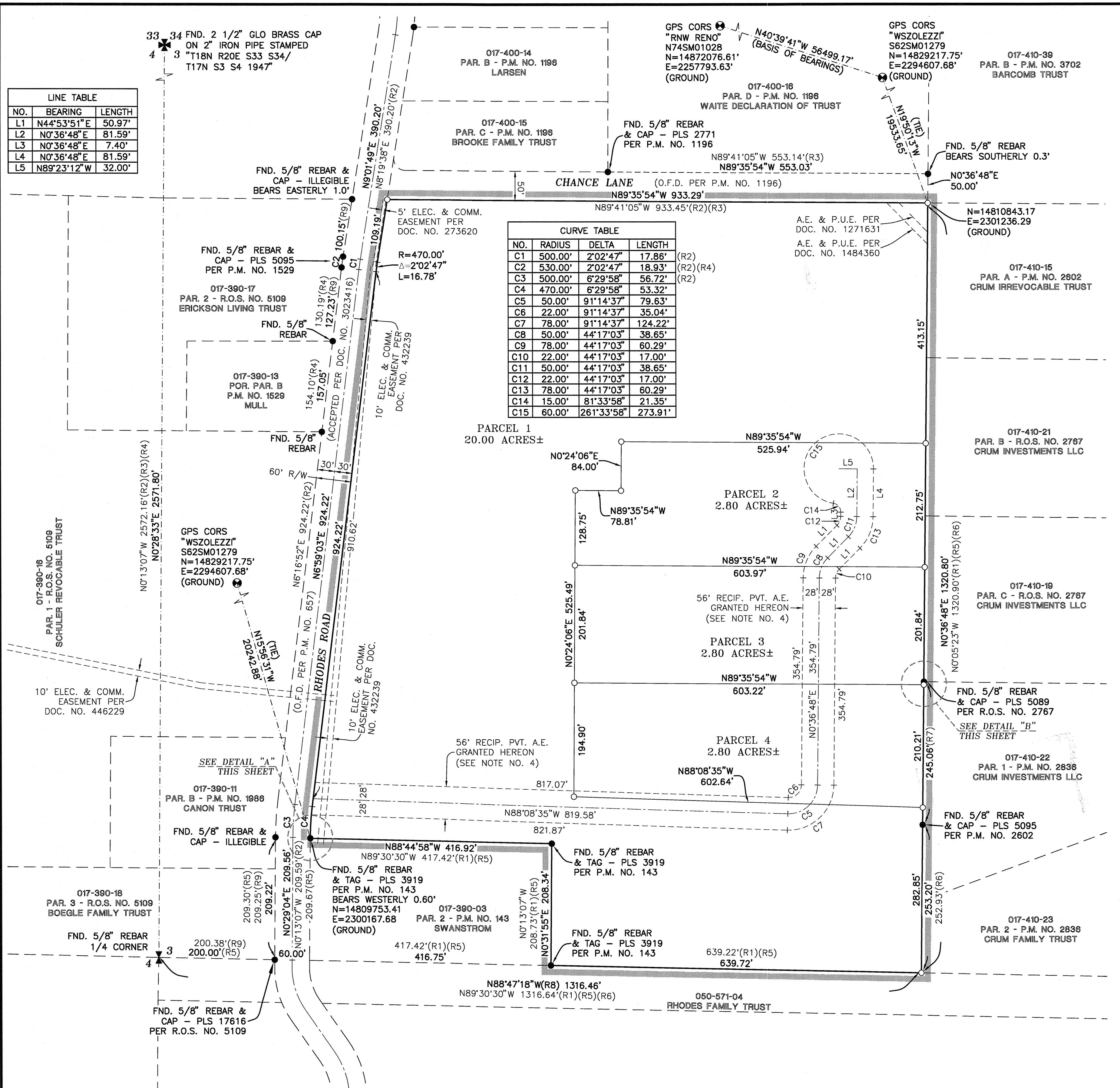
1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF DUANE STEIDLEY, A SINGLE MAN AND MARY ANN LEVIE, A SINGLE WOMAN, AS JOINT TENANTS.
2. THE LANDS SURVEYED LIES WITHIN THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 17 NORTH, RANGE 20 EAST, M.D.M., WASHOE COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON _____
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



KEVIN M. ALMETER, P.L.S.
NEVADA CERTIFICATE NO. 19052

FILE NO. _____ FILED FOR RECORD AT THE REQUEST OF _____ ON THIS ____ DAY OF _____ 201__ AT ____ MINUTES PAST ____ O'CLOCK, __M., OFFICIAL RECORDS OF WASHOE COUNTY NEVADA. COUNTY RECORDER BY: _____ DEPUTY FEE: _____	PARCEL MAP FOR DUANE STEIDLEY & MARY ANN LEVIE A DIVISION OF THE PARCEL OF LAND DESCRIBED IN DOCUMENT NO. 3234678 BEING A PORTION OF PARCEL A PER PARCEL MAP NO. 1988 SITUATE WITHIN A PORTION OF THE NW 1/4 OF SEC. 3 TOWNSHIP 17 NORTH, RANGE 20 EAST, M.D.M. NEVADA WASHOE COUNTY
	JOB NO. 3288.001 WOOD RODGERS DEVELOPING INNOVATIVE DESIGN SOLUTIONS 5440 Reno Corporate Drive Tel 775.823.4088 Reno, NV 89511 Fax 775.823.4066

J:\Jobs\3288_XIV_Commercial\Rhodes_Parcel_Map_9/2/2015 10:05 AM Kevin Almeter



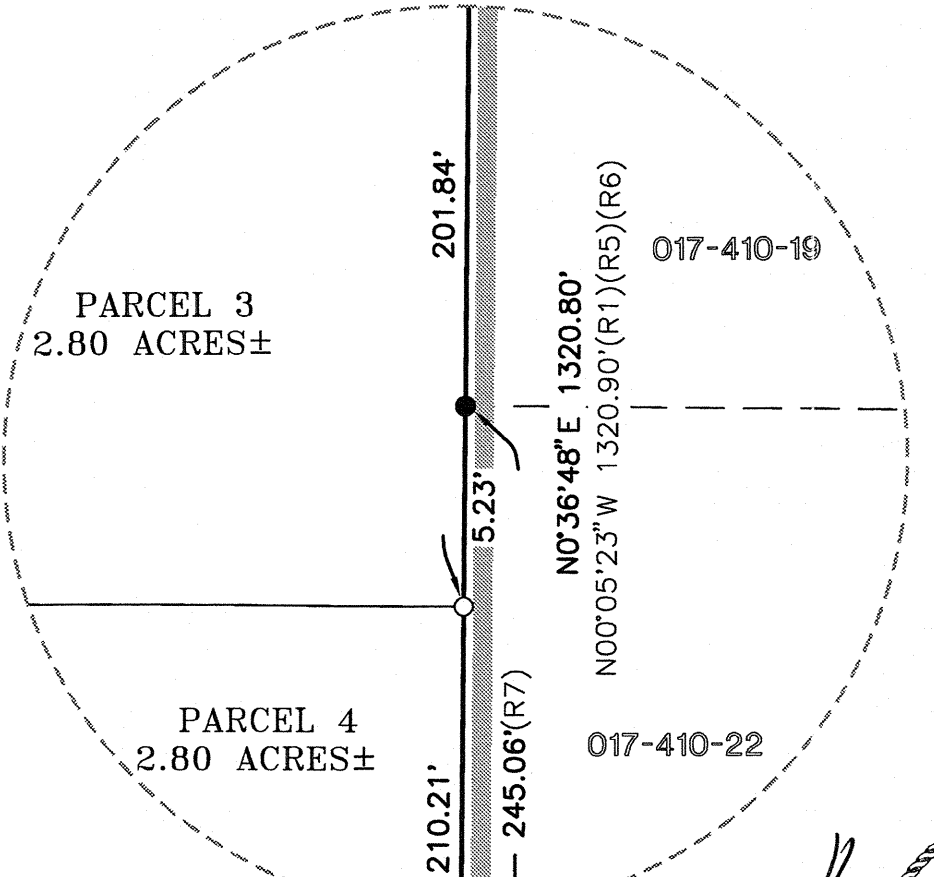
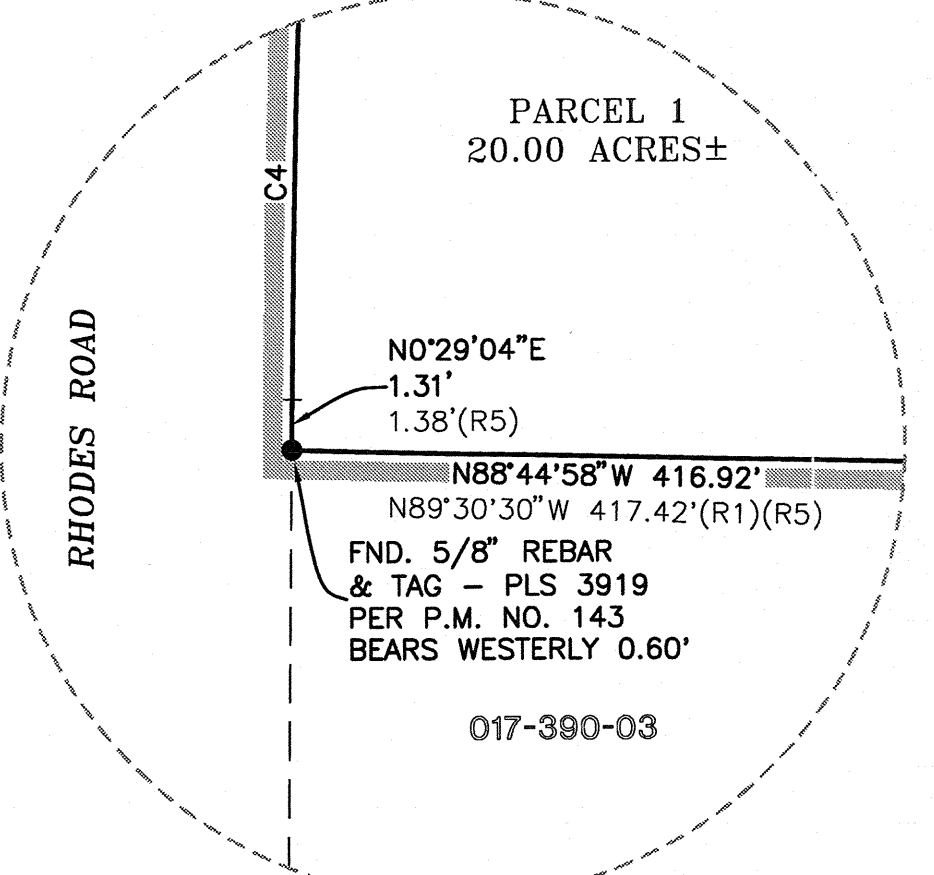
LINE TABLE

NO.	BEARING	LENGTH
L1	N44°53'51"E	50.97'
L2	N0°36'48"E	81.59'
L3	N0°36'48"E	7.40'
L4	N0°36'48"E	81.59'
L5	N89°23'12"W	32.00'

CURVE TABLE

NO.	RADIUS	DELTA	LENGTH
C1	500.00'	2°02'47"	17.88'
C2	530.00'	2°02'47"	18.93'
C3	500.00'	6°29'58"	56.72'
C4	470.00'	6°29'58"	53.32'
C5	50.00'	91°14'37"	79.63'
C6	22.00'	91°14'37"	35.04'
C7	78.00'	91°14'37"	124.22'
C8	50.00'	44°17'03"	38.65'
C9	78.00'	44°17'03"	60.29'
C10	22.00'	44°17'03"	17.00'
C11	50.00'	44°17'03"	38.65'
C12	22.00'	44°17'03"	17.00'
C13	78.00'	44°17'03"	60.29'
C14	15.00'	81°33'58"	21.35'
C15	60.00'	261°33'58"	273.91'

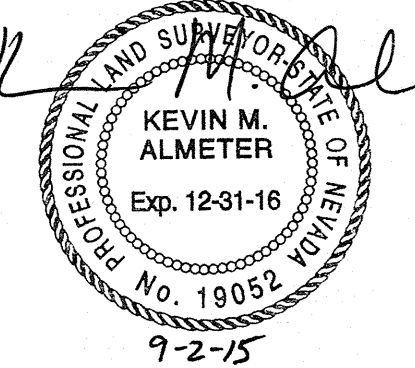
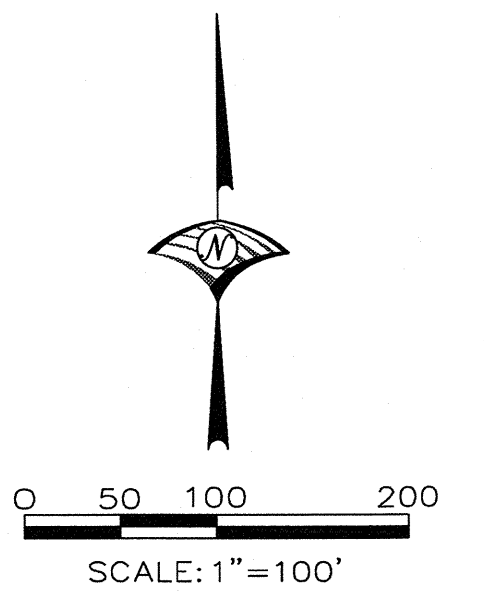
- LEGEND:**
- FND. MONUMENT AS NOTED
 - SET 5/8" REBAR & CAP OR NAIL & TAG - PLS 19052
 - + DIMENSION POINT, NOTHING FND. OR SET
 - ✕ TYPICAL PLSS CORNER, AS NOTED
 - ⊙ WASHOE COUNTY GPS REFERENCE STATION
 - O.F.D. OFFERED FOR DEDICATION
 - P.U.E. PUBLIC UTILITY EASEMENT
 - RECIP. PVT. A.E. RECIPROCAL PRIVATE ACCESS EASEMENT
 - PROJECT BOUNDARY
 - GRAPHIC BORDER
 - PARCEL LINE
 - ADJACENT PARCEL LINE
 - EASEMENT AS NOTED
 - CENTERLINE
 - TIE



BASIS OF BEARINGS:
NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994, HIGH ACCURACY REFERENCE NETWORK (NAD 83/94-HARN), AS DETERMINED USING REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS WITH CORRECTIONS TRANSMITTED BY THE NORTHERN NEVADA COOPERATIVE REAL TIME NETWORK GPS (NNCRN GPS). THE BEARING BETWEEN GPS REFERENCE STATION "WSZOLEZZI" - S62SM01279 AND "RNW RENO" - N74SM01028 IS TAKEN AS NORTH 40°39'41" WEST. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. COMBINED GRID-TO-GROUND FACTOR = 1.000197939.

- REFERENCES:**
1. PARCEL MAP NO. 143, FILE NO. 358352, 03/18/1975
 2. PARCEL MAP NO. 657, FILE NO. 556102, 09/06/1978
 3. PARCEL MAP NO. 1196, FILE NO. 714691, 12/24/1980
 4. PARCEL MAP NO. 1529, FILE NO. 878960, 09/14/1983
 5. PARCEL MAP NO. 1986, FILE NO. 1071731, 05/15/1986
 6. PARCEL MAP NO. 2602, FILE NO. 1566109, 04/28/1992
 7. RECORD OF SURVEY MAP NO. 2767, FILE NO. 1831303, 09/08/1994
 8. PARCEL MAP NO. 2836, FILE NO. 1846570, 11/03/1994
 9. RECORD OF SURVEY MAP NO. 5109, FILE NO. 3686741, 09/12/2008
 10. RESOLUTION FOR ACCEPTING STREETS, DOC. NO. 3023416, 04/16/2004

AREAS:
PARCEL 1 = 20.00 ACRES±
PARCEL 2 = 2.80 ACRES±
PARCEL 3 = 2.80 ACRES±
PARCEL 4 = 2.80 ACRES±
TOTAL AREA = 28.40 ACRES±



PARCEL MAP FOR
DUANE STEIDLEY & MARY ANN LEVIE
 A DIVISION OF
THE PARCEL OF LAND DESCRIBED IN DOCUMENT NO. 3234678 BEING A PORTION OF PARCEL A PER PARCEL MAP NO. 1986 SITUATE WITHIN A PORTION OF THE NW 1/4 OF SEC. 3 TOWNSHIP 17 NORTH, RANGE 20 EAST, M.D.M. WASHOE COUNTY NEVADA

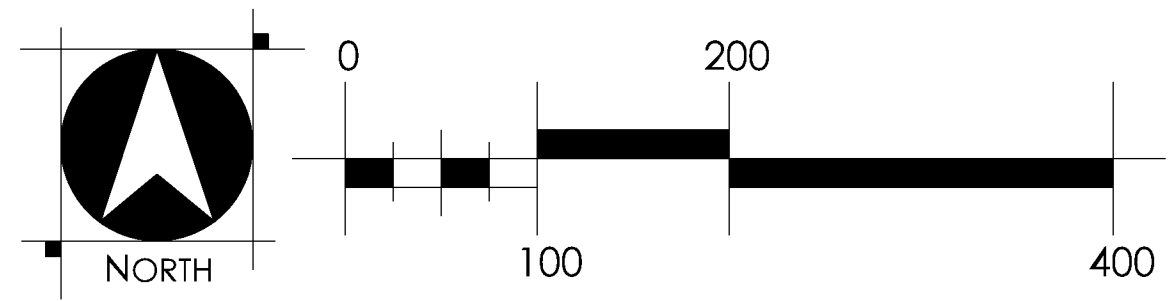
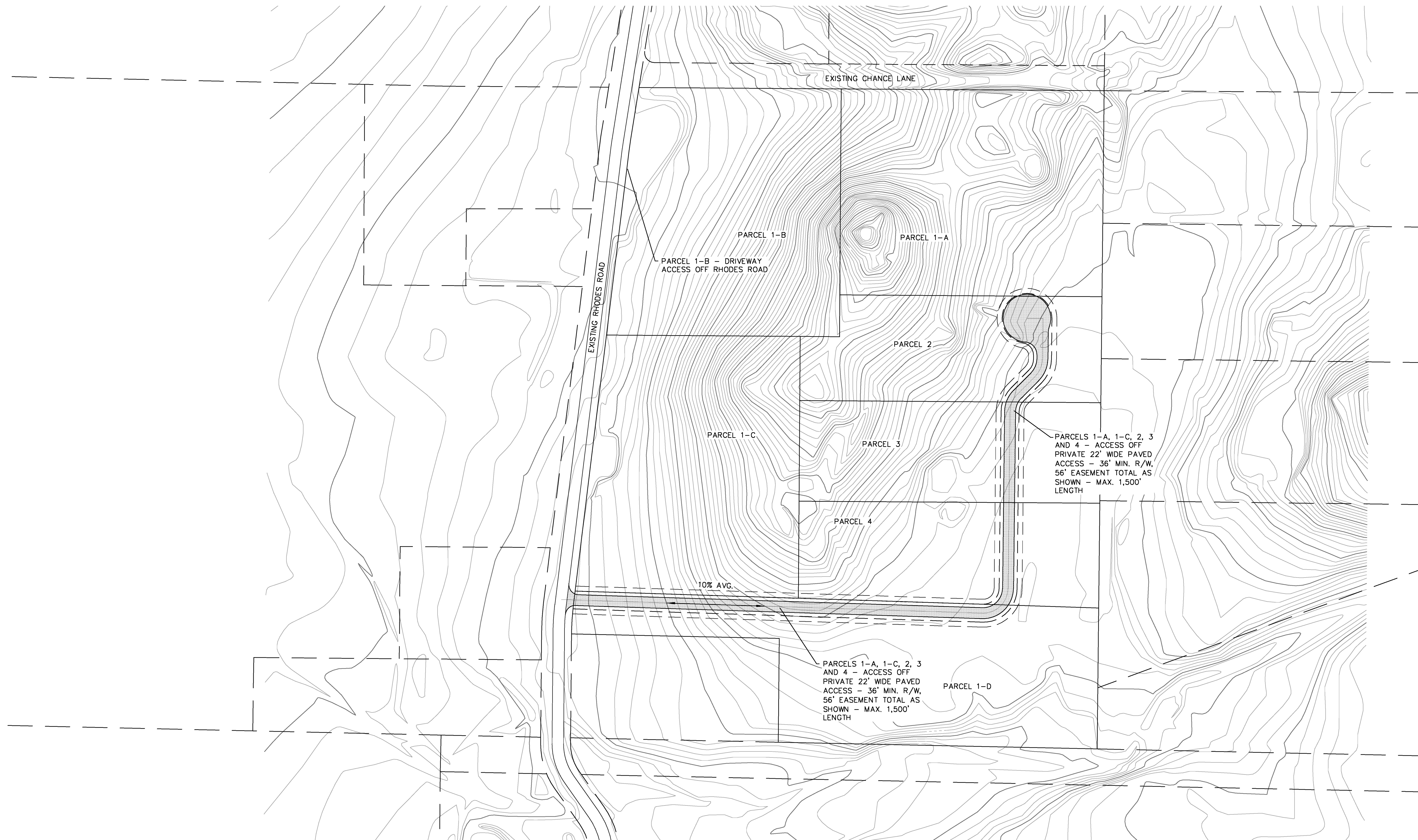
JOB NO. 3288.001
WOOD RODGERS
 DEVELOPING INNOVATIVE DESIGN SOLUTIONS
 5440 Reno Corporate Drive Tel 775.823.4088
 Reno, NV 89511 Fax 775.823.4088

SHEET 2
 OF 2

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POTENTIAL ACCESS ROAD STEIDLEY/LEVIE PARCEL MAPS

WASHOE COUNTY, NEVADA
SEPTEMBER 2015



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5440 Reno Corporate Drive Tel 775.823.4088
Reno, NV 89511 Fax 775.823.4086

STEIDLEY/LEVIE PARCEL MAP

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