



Parcel Map Review Committee Staff Report

Meeting Date: November 12, 2015

Subject: Parcel Map Case Number PM15-018
Applicant: GTS, LLC
Agenda Item Number: 7D
Project Summary: Division of a vacant 11.48 acre parcel into two new vacant parcels of 5.56 acres and 5.92 acres
Recommendation: Approval with Conditions
Prepared by: Chad Giesinger, AICP, Senior Planner
Washoe County Community Services Department
Division of Planning and Development
Phone: 775.328.3626
E-Mail: cgiesinger@washoecounty.us

Description

Tentative Parcel Map Case Number PM15-018 (GTS, LLC) – Hearing, discussion, and possible action to approve the division of a vacant 11.48 acre parcel into two new vacant parcels of 5.56 acres and 5.92 acres. The property is located in West Washoe Valley at 3150 Old Highway 395, approximately 2,500 feet south of the intersection of Interstate 580 and Old Highway 395.

- Applicant/Property Owner: GTS, LLC
Attn: George Thiel
2801 Tamara Court
Minden, NV 89423
- Location: 3150 Old Highway 395, Washoe Valley, NV
- Assessor's Parcel Number: 046-032-11
- Parcel Size: ±11.48 acres
- Master Plan Category: Rural Residential (RR)
- Regulatory Zone: High Density Rural (HDR)
- Area Plan: South Valleys
- Development Code: Authorized in Article 606, Parcel Maps
- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Section 34, T17N, R19E, MDM,
Washoe County, NV

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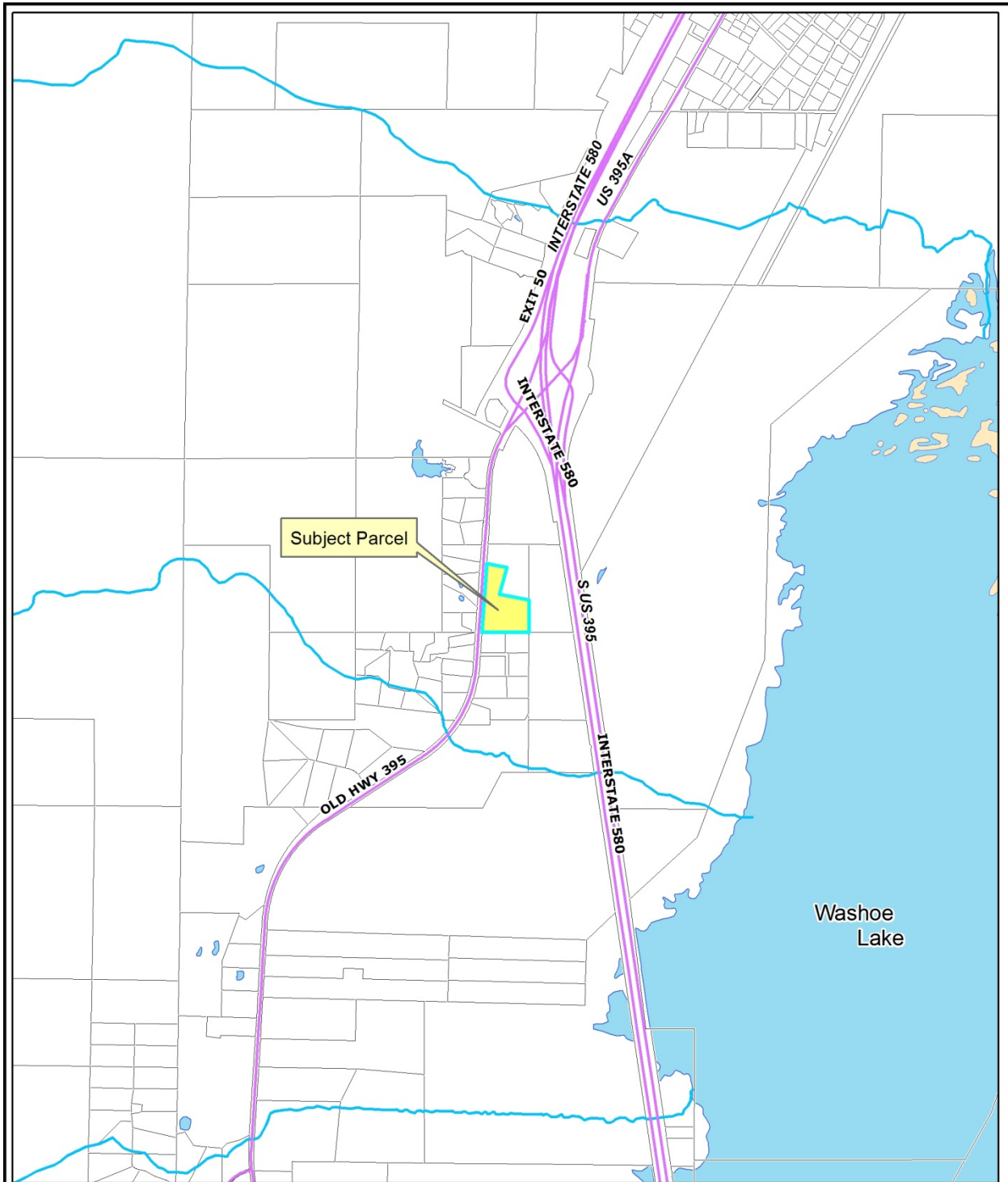
Conditions of Approval..... Exhibit A
Agency Comment Letters..... Exhibit B
Project Application Exhibit C

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 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 & 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.

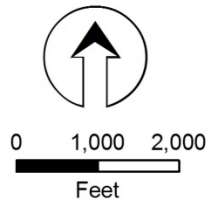
The Conditions of Approval for Parcel Map Case Number PM15-018 are attached to this staff report and will be included with the Action Order.



PM15-018 (GTS, LLC)
VICINITY MAP

Source: Planning and Development

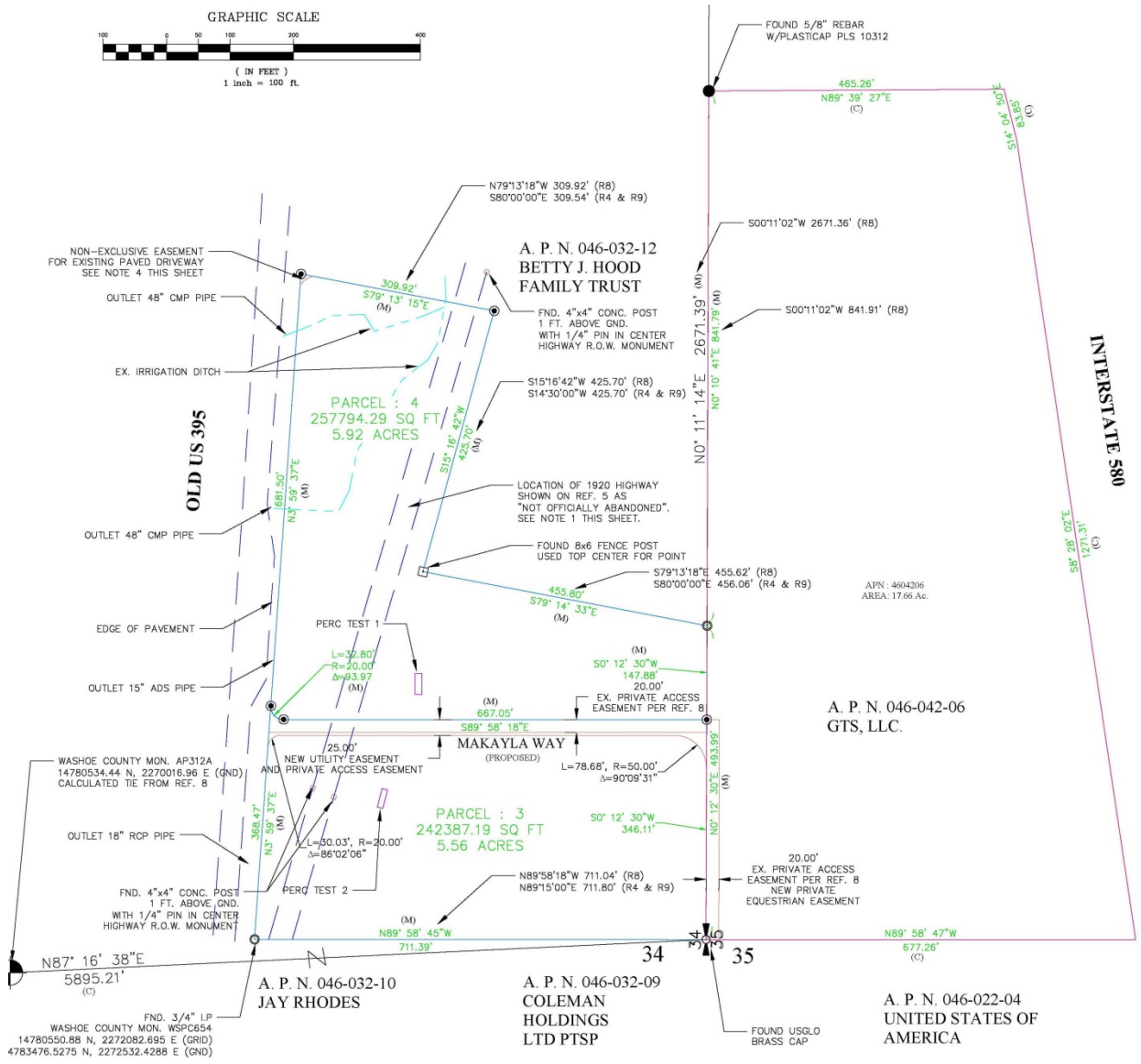
Date: October, 2015



Community Services
Department, Planning
and Development



Post Office Box 11130
Reno, Nevada 89520 (775) 328-3600



Site Plan

Tentative Parcel Map Evaluation

Regulatory Zone: High Density Rural

Maximum Lot Potential: 4

Number of Lots on Parcel Map: 2

Minimum Lot Size Required: 2 acres

Minimum Lot Size on Parcel Map: 5.56 acres

Minimum Lot Width Required: 150 feet

Minimum Lot Width on Parcel Map: 225 feet

The tentative parcel map meets all minimum requirements for the High Density Rural regulatory zone.

Development Suitability Constraints: The South Valleys Area Plan Development Suitability Map, a part of the South Valleys Area Plan, identifies the subject parcel as most suitable for development.

Hydrographic Basin: The subject parcel is within the Washoe Valley Hydrographic Basin.

South Valleys Area Plan Modifiers

The tentative parcel map is subject to the following South Valleys Area Plan Modifier:

Section 110.210.05 Water Rights Dedication Requirements.

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

The tentative parcel map would create one new parcel. Therefore, the applicant will be required to dedicate two acre feet of certificated Washoe Valley Hydrographic Basin groundwater. The applicant has indicated they have obtained sufficient water rights to satisfy this requirement.

Development Information

The subject parcel is undeveloped and currently used for livestock grazing.

Reviewing Agencies

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

- Nevada State Water Resources
- Washoe County Community Services Department

- Planning and Development Division
- Planning and Development Division – Water Rights
- Engineering and Capital Projects – Land Development
- Engineering and Capital Projects – Roads
- Engineering and Capital Projects – Street Naming
- Engineering and Capital Projects – County Surveyor
- Washoe County Health District
 - Environmental Health Services Division
 - Vector Control
- Truckee Meadows Fire Protection District
- Regional Transportation Commission
- State Historic Preservation

8 out of the 12 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 (Exhibit A) is attached to this staff report.

- Nevada State Water Resources requires that any water used on the described lands should be provided by an established utility or under permit issued by the State Engineer's Office.
Contact: Steve Shell, 775-684-2836, sshell@water.nv.gov
- Washoe County Planning and Development – Water Rights requires dedication of required water rights and compliance with the standards of the Nevada State Engineers office.
Contact: Vahid Behmaram, 775-954-4647, VBehmaram@washoecounty.us
- 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.
Contact: Chad Giesinger, 775-328-3626, cgiesinger@washoecounty.us
- Washoe County Engineering requires street improvements, NDOT driveway permit, drainage plans, and other items required by code as well as technical corrections to the tentative parcel map.
Contact: Mike Gump, 775-328-2041, mgump@washoecounty.us
- Washoe County Health District, Vector Control requires certain design criteria for any roadside ditches, the placement of a culvert for any driveways, and maintenance of the drainage channel.
Contact: Jim Shaffer, 775-328-2434, jshaffer@washoecounty.us
- Washoe County Health District, Environmental Health requires compliance with conditions relating to the individual onsite sewage disposal systems.
Contact: Chris Anderson, 775-328-2632, canderson@washoecounty.us

- Truckee Meadows Fire Protection District requires that the tentative parcel map meet all requirements of Washoe County Code 60, including International Wildland Urban Interface and the International Fire Code.
Contact: Amy Ray, 775-326-6000, aray@fmfpd.us
- Regional Transportation Commission requires compliance with the 2035 Regional Transportation Plan and associated access management standards.
Contact: Debra Goodwin, 775-335-1918, dgoodwin@RTC.org

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: The proposed map has been reviewed by Health District and appropriate conditions of approval have been provided.
 - b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision.
Staff Comment: The resultant parcels will be served by individual domestic wells. The applicant has obtained the water rights necessary for these wells.
 - c) The availability and accessibility of utilities.
Staff Comment: Utility infrastructure is available either on or adjacent to the site.
 - d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks.
Staff Comment: These applications were reviewed by all interested agencies and appropriate conditions of approval from those agencies have been included with the recommendation.
 - e) Conformity with the zoning ordinances and master plan.
Staff Comment: Lot size and residential density of the proposed map is in conformance with the zoning and master plan.
 - f) General conformity with the governing body's master plan of streets and highways.
Staff Comment: The proposed development will be served by existing paved public roadways.
 - 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 development will be served by existing paved public roadways.

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

Staff Comment: The land is designated as “most suitable” for development in the master plan. Environmental Health has imposed conditions of approval regarding onsite sewage disposal systems to address high groundwater conditions present on one of the parcels.

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

Staff Comment: All recommended conditions of approval have been included in the proposed conditions of approval.

- 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 map has been reviewed by the Truckee Meadows Fire Protection District and conditions of approval have been included.

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

Staff Comment: Utility easements are proposed to service all lots.

- l) Recreation and trail easements.

Staff Comment: Recreation and trail easements are not proposed to be established as part of the proposed map.

- 2) Subdivision improvement considerations for second or subsequent parcel maps pursuant to Section 110.606.30(d) and which are in addition to the criteria listed above.

Staff Comment: The tentative map is not a second or subsequent parcel map pursuant to Section 110.606.30(d).

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 PM15-018 is being recommended for approval with conditions as listed in Exhibit A. 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 PM15-018 for GTS, LLC, which has determined that the following criteria is or will be adequately provided for pursuant to Washoe County Development Code, Section 110.606.30:

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;
 - 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; and
2. Subdivision improvement considerations for second or subsequent parcel maps pursuant to Section 110.606.30(d) and which are in addition to the criteria listed above.

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 and signed by the Secretary to the Parcel Map Review Committee, and mailed to the applicant.

Staff Report xc:	Applicant/Property Owner:	GTS, LLC Attn: George Thiel 2801 Tamara Court Minden, NV 89423
	Representatives:	Art O'Connor PO Box 10307 Reno, NV 89510



Conditions of Approval

Tentative Parcel Map Case Number PM15-018

The tentative parcel map approved under Parcel Map Case Number PM15-018 shall be carried out in accordance with the Conditions of Approval granted by the Washoe County Parcel Map Review Committee on November 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 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 Board of County Commissioners 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: Chad Giesinger, Senior Planner, 775.328.3626,
cgiesinger@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. PM15-018 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. The applicant shall provide verification to the Planning and Development Division that all conditions from the Truckee Meadows Fire Protection District have been satisfied.
 - e. Any regulations, procedures, and conditions adopted by the Washoe County Health District must be met prior to recordation of a final map.
 - 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.
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**
- a. Add a graphic border around the proposed division.
 - b. Remove parcel areas that are identified in square feet.
 - c. Dash all lines that are not part of the division.
 - d. Remove structures, pipes, edge of pavement and irrigation ditches from the map.
 - e. An NDOT driveway permit is required.
 - f. 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.
 - g. Comply with the conditions of the Washoe County technical check for this map.
3. The following conditions are requirements of Environment Health Services, which shall be responsible for determining compliance with these conditions.
- Contact: Chris Anderson, 775.328.2632, canderson@washoecounty.us
Jim Shaffer 775.785.4599 jshaffer@washoecounty.us**
- a. Test trenches were performed by this Division on August 27, 2015 and documented in a letter to the applicant dated August 27, 2015 (enclosed).

- (i). Parcel 4: It was determined that the test trench #1 (Perc test 1) site is not suitable for a standard OSDS due to probable high groundwater at eight (8) feet below ground surface (bgs). This location is a candidate for a shallow chamber system set at four (4) feet bgs or an engineered sand filter set at six (6) feet bgs.
- (ii). Parcel 3: The location of test trench 2 (perc test 2) is suitable for a standard OSDS sized per the letter from this Division.
- b. If any new access roads will be constructed, this Division will require that any roadside drainage/ditch system will require 4-6 inch cobble rock in the low-flow section or flow line of the channel and ditches to reduce the downstream transport of sediment per the District Board of Health Regulations Governing the Prevention of Vector-Borne Diseases Section 040.021.
- c. Prior to the sign off of the building plans the above detail design is required on the plans and a scheduled compliance inspection with the Vector-Borne Diseases program is required for the above condition.

*** End of Conditions ***



Washoe County
COMMUNITY SERVICES DEPARTMENT
Engineering and Capital Projects

INTEROFFICE MEMORANDUM

PARCEL MAP REVIEW

DATE: October 7, 2015
TO: Department of Community Services, Trevor Lloyd
FROM: Mike Gump, PLS, Engineering Division
SUBJECT: Parcel Map for: GTS, LLC
Parcel Map Case No.: PM15-018
APN: 046-032-11
Review Date: 10/5/2015
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. Add a graphic border around the proposed division.
2. Remove parcel areas that are identified in square feet.
3. Dash all lines that are not part of the division.
4. Remove structures, pipes, edge of pavement and irrigation ditches from the map.
5. An NDOT driveway permit is required.
6. 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.
7. Comply with the conditions of the Washoe County technical check for this map.

WASHOE COUNTY HEALTH DISTRICT

ENHANCING QUALITY OF LIFE

October 15, 2015

Chad Giesinger AICP, Senior Planner
Washoe County Community Services
Planning and Development Division
PO Box 11130
Reno, NV 89520-0027

RE: GTS LLC; APN 046-032-11
Parcel Map; PM15-018

Dear Mr. Giesinger:

The Washoe County Health District, Environmental Health Services Division (Division) Engineering and Vector have reviewed the above referenced project. The proposed parcels will be served by residential domestic wells and onsite sewage disposal systems (OSDS). Approval by this Division is subject to the following conditions:

1. Test trenches were performed by this Division on August 27, 2015 and documented in a letter to the applicant dated August 27, 2015 (enclosed).
 - a. Parcel 4: It was determined that the test trench #1 (Perc test 1) site is not suitable for a standard OSDS due to probable high groundwater at eight (8) feet below ground surface (bgs). This location is a candidate for a shallow chamber system set at four (4) feet bgs or an engineered sand filter set at six (6) feet bgs.
 - b. Parcel 3: The location of test trench 2 (perc test 2) is suitable for a standard OSDS sized per the letter from this Division.
2. If any new access roads will be constructed, this Division will require that any roadside drainage/ditch system will require 4-6 inch cobble rock in the low-flow section or flow line of the channel and ditches to reduce the downstream transport of sediment per the District Board of Health Regulations Governing the Prevention of Vector-Borne Diseases Section 040.021.
3. Prior to the sign off of the building plans the above detail design is required on the plans and a scheduled compliance inspection with the Vector-Borne Diseases program is required for the above condition.

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

Enclosure (1)



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

August 27, 2015

George Thiel, PE
2801 Tamara Court
Minden, NV 89423

RE: Test Trench Inspection for APN #046-032-11/3150 US Hwy 395 S, WCTY

Dear Mr. Thiel:

On Monday, August 24, 2015; staff from the Washoe County Health District evaluated two (2) test trenches for suitability of a standard onsite sewage disposal system (OSDS) at the above referenced address and parcel. The following summarizes the findings for each test trench. The enclosed figure shows the location of each trench.

Test Trench 1

It was determined that the test trench #1 site is not suitable for a standard OSDS due to probable high groundwater at eight (8) feet below ground surface (bgs). This location is a candidate for a shallow chamber system set at four (4) feet bgs or an engineered sand filter set at six (6) feet bgs. See the enclosed test trench inspection form for additional information.

Test Trench 2

It was determined that the test trench #1 site is suitable for a standard OSDS with the following specifications:

- A 1-3 bedroom house requires a 1,000 gal. tank with 2 leach lines, 2 feet wide by 7 feet deep by 55 feet long.
- A 4 bedroom house requires a 1,200 gallon tank with 2 leach lines, 2 feet wide by 7 feet deep by 65 feet long.
- A 5-6 bedroom house requires a 1,500 gal. tank with 2 leach lines, 2 feet wide by 7 feet deep by 80 feet long.
- Perforated pipe is to be set at 2 feet below grade. The sizing information above is based on 20 minutes per inch and 20% non-percable rock in the soil profile.
- The septic system disposal fields (primary and reserve) must be constructed within 100 feet of the test hole.

Any change in the location of the proposed system will require another payment for a new test hole to be evaluated in the new location. Please provide contour lines (topography) with your plot plan and include a copy of this letter with your plot plan submittal.

ENVIRONMENTAL HEALTH SERVICES
1001 East Ninth Street | P.O. Box 11130 | Reno, Nevada 89520
775-328-2434 | Fax: 775-328-6176 | washoecounty.us/health
Serving Reno, Sparks and all of Washoe County, Nevada | Washoe County is an Equal Opportunity Employer



Public Health
Prevent. Promote. Protect.

**PM15-018
EXHIBIT B**

August 27, 2015

Test Hole Inspection for APN #046-032-11/3150 US Hwy 395 S, WCTY

Page 2 of 2

Please contact me at (775) 328-2632 or canderson@washoecounty.us with any questions or concerns you may have.

Sincerely,

A handwritten signature in black ink, appearing to read 'C. Anderson', with a long horizontal flourish extending to the right.

Chris Anderson, PE
Licensed Engineer
Environmental Health Services
Washoe County Health District

Cc: Wes Rubio, R.E.H.S. – Senior Environmental Health Specialist

Enclosures (3)

WASHOE COUNTY HEALTH DISTRICT ENHANCING QUALITY OF LIFE	WASHOE COUNTY HEALTH DISTRICT ENVIRONMENTAL HEALTH SERVICES DIVISION 1001 East Ninth Street • PO Box 11130 • Reno, NV 89520 Telephone (775) 328-2434 • Fax (775) 328-6176 www.washoecounty.us/health	Office Use Only Fee Paid \$166
	SWS TEST TRENCH INSPECTION	Date Paid 7/20/2015 Cash/CC/Check check 2116 Receipt No. 104080

APN: 046-032-11 Permit #: 4124 Date of Inspection: 8/24/2015 Time of Inspection: 9 AM
 Site Address: 3150 US Hwy 395 S, WCTY
 Inspection Requestor: George Thiel Phone #: 775-722-5380
 Mail to: George Thiel, 2801 Tamara Ct, Minden, NV 89423

Attach map or plot plan showing property, vicinity map and location of proposed test trench location.

Trench GPS Coordinates: Latitude: 39.296487 Longitude: -119.828409

Soil Log: Trench #: 1 Depth: 10 Engineered / Estimated Perc. Rate (mpi): Estimated at 15 mpi for sizing

Log Comments:
 0 to 1 feet; sandy loam topsoil, loose
 1 to 4 feet; Loamy sand, low compaction, prolific roots, some streaky vertical mottling from flood irr.
 4 to 7 feet; Sandy loam, low compaction, 40% cobble and small boulder; some streaky vertical mottling from flood irr.
 7 to 10 feet; Loamy sand, low compact, 40% cobble and small boulder; moisture line present at 8 feet bgs, no mottling, no roots

Ground Water: Yes No Depth: _____ Bedrock: Yes No Depth: _____

Fractured Rock: Yes No Depth/Range: _____

Standard Septic System Allowed Soil not Suitable for Standard System

A 1-3 bedroom house requires a 1,000 gal. tank with:
 • _____ leach line(s), _____ feet wide, by _____ feet deep, by _____ feet long or

A 4 bedroom house requires a 1,200 gal. tank with:
 • _____ leach line(s), _____ feet wide, by _____ feet deep, by _____ feet long or

A 5-6 bedroom house requires a 1,500 gal. tank with:
 • _____ leach line(s), _____ feet wide, by _____ feet deep, by _____ feet long or

Other: Possible application for chamber system set at 4 feet bgs. Otherwise, sand filter set at 6 feet bgs. Possible shallow standard trench but set at 4 feet bgs would only allow 2 foot sidewall height.

Perforated pipe is to be set at n/a feet below grade.

Comments: Probable high groundwater at 8 feet bgs. Pasture is flood irrigated.

Inspected by: Chris Anderson #506 Date: 8/24/2015

WASHOE COUNTY
HEALTH DISTRICT
ENHANCING QUALITY OF LIFE

WASHOE COUNTY HEALTH DISTRICT
ENVIRONMENTAL HEALTH SERVICES DIVISION
1001 East Ninth Street • PO Box 11130 • Reno, NV 89520
Telephone (775) 328-2434 • Fax (775) 328-6176
www.washoecounty.us/health

SWS TEST TRENCH INSPECTION

Office Use Only

Fee Paid \$166

Date Paid 7/20/2015

Cash/CC/Check check 2116

Receipt No. 104060

APN: 046-032-11 Permit #: 4124 Date of Inspection: 8/24/2015 Time of Inspection: 9 AM

Site Address: 3150 US Hwy 395 S, WCTY

Inspection Requestor: George Thiel Phone #: 775-722-5380

Mail to: George Thiel, 2801 Tamara Ct, Minden, NV 89423

Attach map or plot plan showing property, vicinity map and location of proposed test trench location.

Trench GPS Coordinates: Latitude: 39.295897 Longitude: -119.828457

Soil Log: Trench #: 2 Depth: 11 Engineered / Estimated Perc. Rate (mpi): Estimated at 20 mpi for sizing

Log Comments:

0 to 1 feet; Sandy loam topsoil, loose

1 to 4.5 feet; Sandy(DG) clay loam, compacted, roots, some streaky vertical mottling from flood irr.; est 20 mpi

4.5 to 10.5 feet; Sandy/silty loam, moderate compaction, 40% small cobble to med. boulder, no mottling; est. 15 mpi

Roots to 5 feet. No moisture line.

Ground Water: Yes No Depth: _____ Bedrock: Yes No Depth: _____

Fractured Rock: Yes No Depth/Range: _____

Standard Septic System Allowed

Soil not Suitable for Standard System

A 1-3 bedroom house requires a 1,000 gal. tank with:

- 2 leach line(s), 2 feet wide, by 7 feet deep, by 55 feet long or

A 4 bedroom house requires a 1,200 gal. tank with:

- 2 leach line(s), 2 feet wide, by 7 feet deep, by 65 feet long or

A 5-6 bedroom house requires a 1,500 gal. tank with:

- 2 leach line(s), 2 feet wide, by 7 feet deep, by 81 feet long or

Other: 4 bedroom at 7 feet deep and 3 lines 44 feet long; 5 to 6 bedroom at 7 feet deep and 3 lines 54 feet long

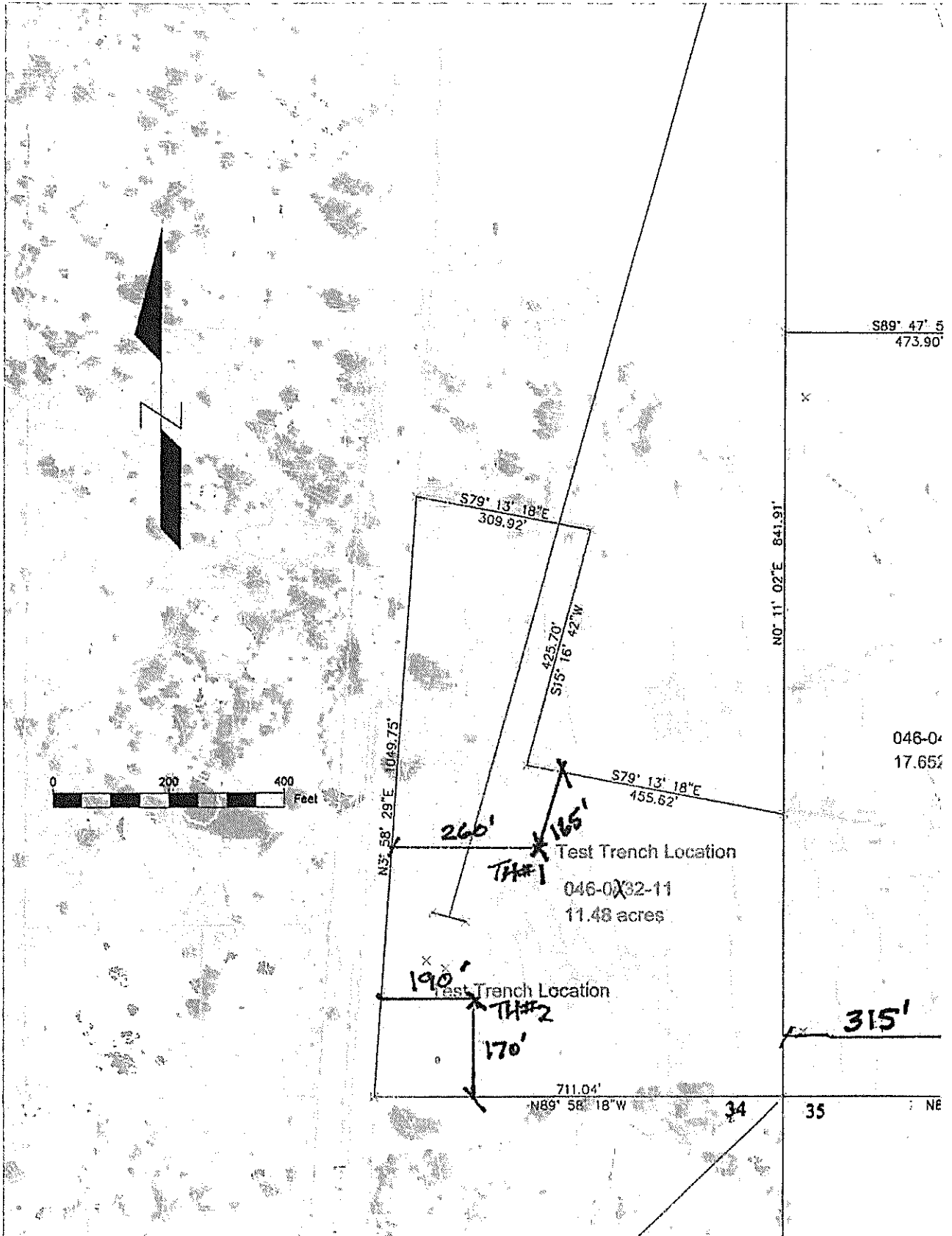
Maximum trench depth at 7 feet bgs. Estimate trench sidewall using 20% non-percable material.

Perforated pipe is to be set at 2 feet below grade.

Comments: Pasture is flood irrigated. Possible candidate for chamber system.

Inspected by: Chris Anderson #506 Date: 8/24/2015

H-713-19 (Rev. 4/15)





Washoe County COMMUNITY SERVICES DEPARTMENT

October 12, 2015

TO: Chad Giesinger, AICP, Senior Planner, CSD, Planning & Development Division
FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD
SUBJECT: PM15-018 (GTS, LLC), APN: 046-032-11

V. Behmaram

Project description:

The applicant is proposing the division of a vacant 11.48 acre parcel into two new vacant parcels of 5.56 acres and 5.92 acres. The property is located in West Washoe Valley at 3150 Old Highway 395, approximately 2,500 feet south of the intersection of Interstate 580 and Old Highway 395. Water will be provided by individual domestic wells, and sewage disposal will be by individual septic systems.

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

- 1) The subject parcel is not near any municipal, quasi-municipal or private water delivery infrastructure; therefore, resulting parcels will rely on Individual Domestic wells as their source of domestic water supply.
- 2) Washoe County 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.
- 3) 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.*
- 4) The ground water rights subject to relinquishment MAY NOT be supplemental ground water which supplement primary surface water rights.
- 5) 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.

- 6) 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.

State_Water_Resources_Comments.txt

From: Fagan, Donna
Sent: Thursday, October 08, 2015 4:18 PM
To: Giesinger, Chad
Subject: FW: October Agency Review Memo

Chad

FYI

~ Donna ~

From: Steve Shell [mailto:sshell@water.nv.gov]
Sent: Thursday, October 08, 2015 4:00 PM
To: Fagan, Donna
Subject: RE: October Agency Review Memo

Washoe County Assessor's Parcel Number 046-032-11 lies in Hydrographic Basin 89, Washoe Valley. There are twelve active water rights appurtenant to the described lands in this proposed project. These water rights are described as being for irrigation purposes. Some of these rights are held in the name of GTS, LLC. There is one well located on the property which is described as the point of diversion of six of the water rights.

Any water used on the described lands should be provided by an established utility or under permit issued by the State Engineer's Office. All waters of the State belong to the public and may be appropriated for beneficial use pursuant to the provisions of Chapters 533 and 534 of the Nevada Revised Statutes (NRS), and not otherwise. Any water or monitor wells, or boreholes that may be located on either acquired or transferred lands are the ultimate responsibility of the owner of the property at the time of the transfer and must be plugged and abandoned as required in Chapter 534 of the Nevada Administrative Code. If artesian water is encountered in any well or borehole it shall be controlled as required in NRS § 534.060(3).

Steve Shell
Water Resources Specialist II
Division of Water Resources
775-684-2836

From: Fagan, Donna [mailto:DFagan@washoecounty.us]
Sent: Thursday, October 08, 2015 11:54 AM
To: Steve Shell
Subject: October Agency Review Memo

Mr. Shell,

Please find the attached Agency Review Memo with the cases received this month by Washoe County Planning and Development.

You've been asked to review item #3. Click on the blue highlighted case description for a link to the application.



REGIONAL TRANSPORTATION COMMISSION

Metropolitan Planning • Public Transportation & Operations • Engineering & Construction
Metropolitan Planning Organization of Washoe County, Nevada

October 14, 2015

FR: Chrono/PL 183-15

Mr. Chad Giesinger, Senior Planner
Community Services Department
Washoe County
P.O. Box 11130
Reno, NV 89520

RE: PM15-018 (GTS LLC)

Dear Chad,

The applicant is requesting approval of the division of a parcel of 11.48 acres into two parcels of 5.56 acres and 5.92 acres. The property is located at 3150 Old Highway 395, approximately 2,500 feet south of the intersection of Interstate 580 and Old Highway 395.

The 2035 Regional Transportation Plan (RTP) identifies this section of Old Highway 395 as an arterial with moderate access control. To maintain arterial capacity, the following RTP access management standards need to be adhered to.

Access Management Standards-Arterials ¹ and Collectors							
Access Management Class	Posted Speeds	Signals Per Mile and Spacing ²	Median Type	Left From Major Street? (Spacing from signal)	Left From Minor Street or Driveway?	Right Decel Lanes at Driveways?	Driveway Spacing ³
Moderate Access Control	40-45 mph	3 or less Minimum spacing 1590 feet	Raised or painted w/turn pockets	Yes 500 ft. minimum	No, on 6 or 8-lane roadways w/o signal	Yes ⁴	200 ft./300 ft.

¹ On-street parking shall not be allowed on any new arterials. Elimination of existing on-street parking shall be considered a priority for major and minor arterials operating at or below the policy level of service.

² Minimum signal spacing is for planning purposes only; additional analysis must be made of proposed new signals in the context of planned signalized intersections, and other relevant factors impacting corridor level of service.

³ Minimum spacing from signalized intersections/spacing other driveways.

⁴ If there are more than 60 inbound, right-turn movements during the peak hour.

A site plan identifying potential access was not included with this application. All spacing should be based on the parcel prior to subdividing and may require cross access easements.

The policy Level of Service (LOS) standard for Old Highway 395 is D. This project should be required to meet all the conditions necessary to complete road improvements to maintain policy LOS standards.

Thank you for the opportunity to comment on this project. If you have any questions or comments please feel free to contact me at 335-1918 or dgoodwin@rtcwashoe.com.

Sincerely,



Debra Goodwin
Planning Administrator

DG/jm

Copies: Bill Whitney, Washoe County Community Services Department
Marchon Miller, Regional Transportation Commission
Julie Masterpool, Regional Transportation Commission
Tina Wu, Regional Transportation Commission
David Jickling, Regional Transportation Commission

/459 GTS LLC

Community Services Department
Planning and Development
TENTATIVE PARCEL MAP APPLICATION



Community Services Department
Planning and Development
1001 E Ninth St., Bldg A.
Reno, NV 89520

Telephone: 775.328.3600

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 GTS, LLC.			
Project Description: Parcel existing 11.48 ac. parcel into two new parcels of 5.92 ac. and 5.56 ac.			
Project Address: 3150 Old Highway 395, Washoe Valley, NV			
Project Area (acres or square feet): 11.48 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:
046-032-11	11.48		
Section(s)/Township/Range: NE 1/4 Section 34, T. 17 N., R. 19 E.			
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: GTS, LLC.		Name: Art O'Connor	
Address: 2801 Tamara Court		Address: POB 10307	
Minden, NV	Zip: 89423	Reno, NV	Zip: 89510
Phone: 775-772-5380	Fax: None	Phone: 775-851-7335	Fax: None
Email: georget@water4nv.com		Email: art@oceng.com	
Cell: 775-772-5380	Other:	Cell:	Other:
Contact Person: George Thiel		Contact Person: Art O'Connor	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Same as owner		Name:	
Address:		Address:	
	Zip:		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

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)?

Old Highway 395, 2,050 feet south of Davis Creek Park Road.

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
046-032-11	HDR	11.48

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

Currently vacant land being used for live stock grazing.

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area	5.92 ac.	5.56 ac.		
Minimum Lot Width	147.38 ft.	346.11 ft.		

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	On site
b. Electrical Service/Generator	NV Energy
c. Water Service	Individual well

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

- c. Washoe County Capital Improvements Program project?

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

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

- c. Washoe County Capital Improvements Program project?

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

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 #	49154 & 50992	acre-feet per year	1.02 + 0.98 = 2.0
b. Certificate #	12506 & 12508	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):

Deed to GTS, LLC. from John C. Serpa filed 21 July 2015 as Document No. 4494276, Washoe County Records. Report of Conveyance filed 27 July 2015 with Office of State Engineer.

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 type="checkbox"/> Yes	<input checked="" 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 public trail easement. Existing private access easement will be overlain with new private access and utilities easement.

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?

No berms.

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?

No retaining walls.

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

No grading proposed.

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	Art O'Connor
Address	POB 10307, Reno, NV 89510
Phone	775-851-7335
Cell	
E-mail	art@oceng.com
Fax	None
Nevada PLS #	5650

Request to Reserve New Street Name(s)

The Applicant is responsible for all sign costs.

Applicant Information

Name: GTS, LLC.
Address: 2801 Tamara Court
Minden, NV 89423

Phone : _____ 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.)

Makayla Way	

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

Location

Project Name: Parcel Map for GTS, LLC.
 Reno Sparks Washoe County

Parcel Numbers: 046-032-11
 Subdivision Parcelization Private Street

Please attach maps, petitions and supplementary information.

Approved: _____ Date: _____
Regional Street Naming Coordinator
 Except where noted

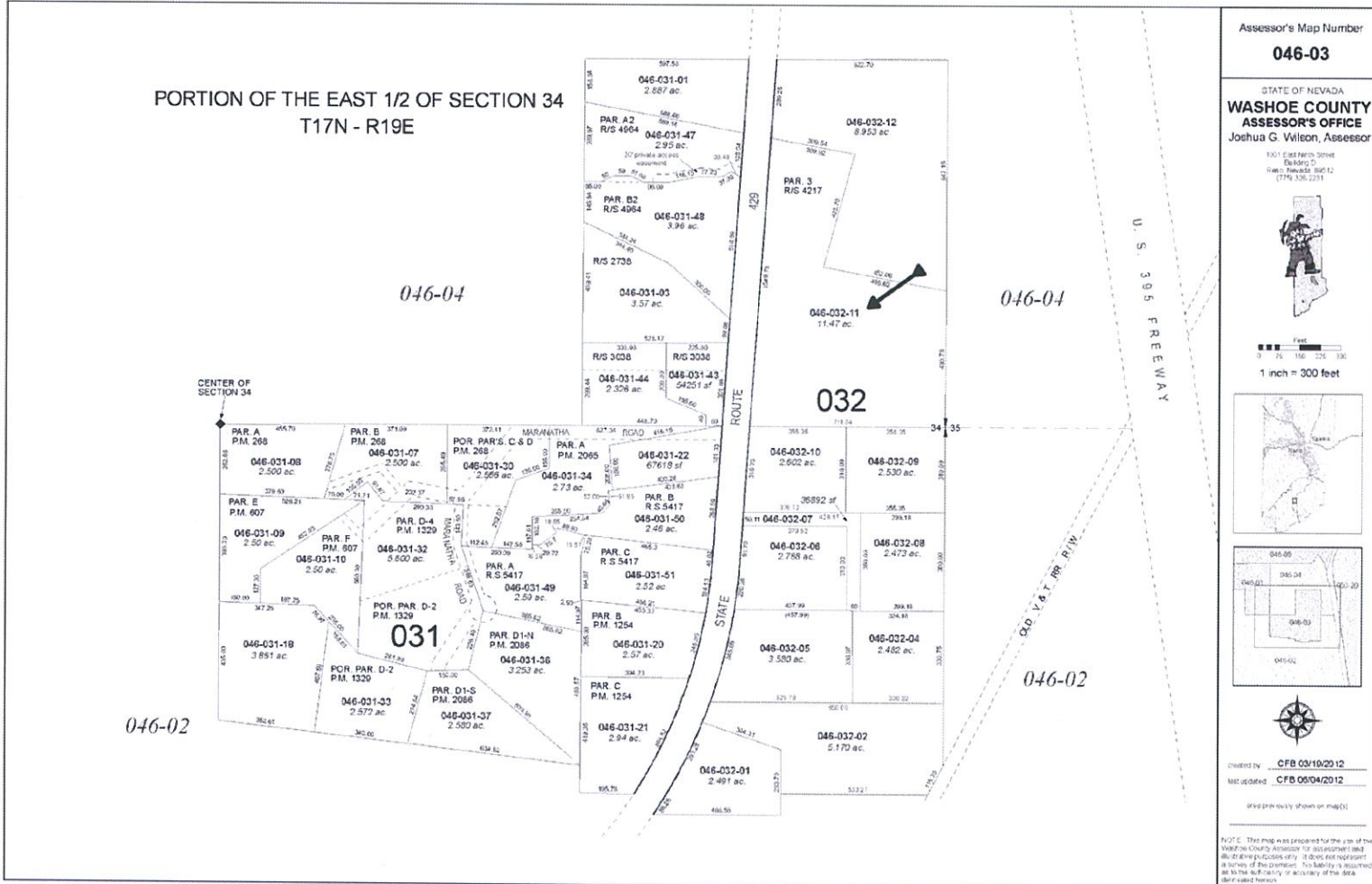
Denied: _____ Date: _____
Regional Street Naming Coordinator

Washoe County Geographic Information Services

Post Office Box 11130 - 1001 E. Ninth Street
Reno, NV 89520-0027

Phone: (775) 328-2325 - Fax: (775) 328-6133

PORTION OF THE EAST 1/2 OF SECTION 34
T17N - R19E



Assessor's Map Number
046-03

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

1301 East Ninth Street
Reno, NV 89502
Phone: 775.335.2231



Scale: 1 inch = 300 feet



Created by: CFB 03/10/2012
Last updated: CFB 06/04/2012
If not previously shown on map(s)

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

L124

OWNERS CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE AFFECTED PARCELS AS SHOWN ON THIS PLAT TO HEREBY STATE:

- WE HAVE EXAMINED THIS PLAT AND APPROVE AND AUTHORIZE ITS RECORDING.
- WE AGREE TO EXECUTE THE REQUIRED DOCUMENTS CREATING ANY EASEMENTS THAT ARE SHOWN HEREON.
- WE AGREE TO EXECUTE THE REQUIRED DOCUMENTS ABANDONING ANY EXISTING EASEMENTS PURSUANT TO THE PROVISIONS OF W.S. 27B.010 TO 27B.030.
- ALL PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID.
- ANY LENDER WITH AN INTEREST ACCOUNT FOR THE PAYMENT OF TAXES HAS BEEN NOTICED OF THE ADJUSTMENT OF THE BOUNDARY LINE OF THE TRANSFER OF THE LAND.
- THE PROPERTIES OWNERS HEREBY AGREE TO ACCEPT ANY GRABAGE AND TO THEIR PROPERTY RESULTING FROM THIS BOUNDARY LINE ADJUSTMENT.

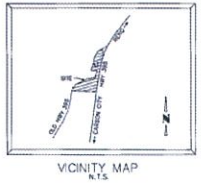
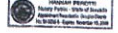
FALCON CAPITAL, LLC
A WHISKEY LIMITED LIABILITY COMPANY

[Signature] 8/15/09
G. RANDY LANE, MANAGING MEMBER DATE

STATE OF NEVADA, S.S.
COUNTY OF WASHOE

ON THIS 15th DAY OF August, 2009, G. RANDY LANE, MANAGING MEMBER DID PERSONALLY APPEAR BEFORE ME AND UNDER OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT AS HIS FREE AND VOLUNTARY ACT AND THAT HE EXECUTED THE ABOVE INSTRUMENT AS HIS FREE AND VOLUNTARY ACT MY HAND AND OFFICE, SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

[Signature] MY COMMISSION EXPIRES Nov 19, 2009
NOTARY'S SIGNATURE



- REFERENCES**
- 1) AMENDED RECORD OF SURVEY #180 DOC # 2790348
 - 2) N.D.O.T. RIGHT OF WAY MAP 08A-004
 - 3) N.D.O.T. RIGHT OF WAY MAP F-003-1613
 - 4) N.D.O.T. RIGHT OF WAY MAP SP08-43077
 - 5) RECORD OF SURVEY 131 DOC# 175865

BASIS OF BEARING

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY WERE ESTABLISHED USING THE PUBLISHED COORDINATE DATA BY THE NEVADA WEST ZONE FOR WASHOE COUNTY GPS POINTS BAHM AND AF032A MODIFIED BY A SCALE FACTOR OF 1.00097939.

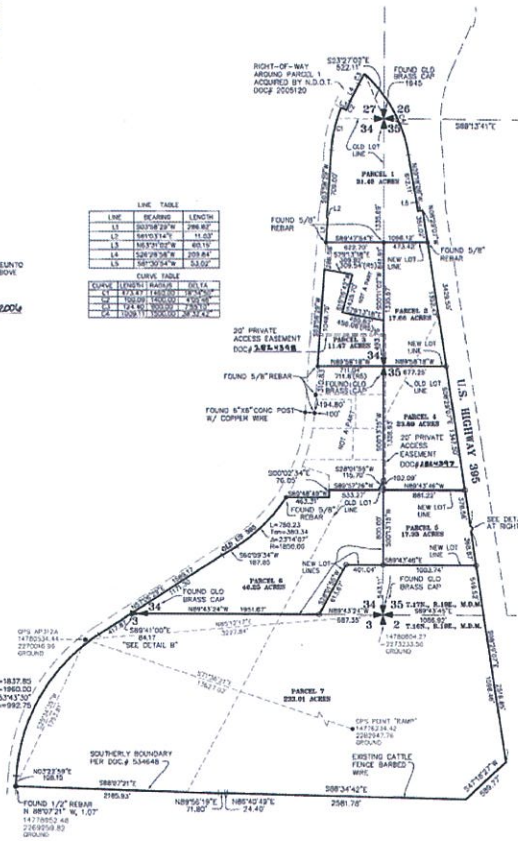
- NOTES**
1. THE TOTAL AREA OF THIS SURVEY IS 382.08 ACRES
 2. ——— INDICATES FOUND MONUMENT AS NOTED
 3. ——— INDICATES SET 5/8" REBAR WITH CAP PLUS 10348 UNLESS OTHERWISE INDICATED.
 4. (MS) INDICATES SEE MARKING REFERENCE
 5. ENGINEERED EOPIC SYSTEMS MAY BE REQUIRED UNLESS AN ALTERNATE SYSTEM IS APPROVED BY WASHOE COUNTY HEALTH DEPARTMENT.
 6. THE INTENT OF THIS MAP IS TO INDICATE A BOUNDARY LINE ADJUSTMENT AS EXECUTED BY DOCUMENT NO. 28841339
- 2874400

LINE TABLE

LINE	BEARING	LENGTH
L1	S89°52'29" W	798.87'
L2	S89°51'14" W	81.02'
L3	S89°52'29" W	871.5'
L4	S89°52'29" W	209.84'
L5	S89°52'29" W	53.09'

CURVE TABLE

CURVE	LENGTH	RADIUS	PC/LA
C1	141.74'	1180.00'	1180.00'
C2	102.00'	1020.00'	1020.00'
C3	120.00'	1200.00'	1200.00'
C4	120.00'	1200.00'	1200.00'
C5	120.00'	1200.00'	1200.00'



FILE NO. 2874400
FILED FOR RECORD AT THE
REQUEST OF THIEL ENGINEERING
AND THE CITY OF WASHINGTON,
2009, AT 2:44 MINUTES P.M.
BY C. BAVLIEY, COUNTY RECORDER
WASHOE COUNTY, NEVADA

RECORD OF SURVEY
BOUNDARY LINE ADJUSTMENT
FOR
FALCON CAPITAL, LLC.
BEING A PORTION OF SECTIONS 26, 27, 34, & 35
TOWNSHIP 17 NORTH, RANGE 19 EAST, M.D.M.
AND BEING A PORTION OF SECTIONS 2, & 3
TOWNSHIP 16 NORTH, RANGE 19 EAST, M.D.M.
WASHOE COUNTY, NEVADA

SHEET 1 OF 1

SURVEYOR'S CERTIFICATE:

I, RICHARD D. KROGLES, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, HEREBY STATE THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION AT THE INSTANCE OF FALCON CAPITAL, LLC.
- THE LANDS SURVEYED ARE WITHIN SECTIONS 26, 27, 34, & 35 TOWNSHIP 17 NORTH, RANGE 19 EAST, M.D.M., AND SECTIONS 2 & 3 TOWNSHIP 16 NORTH, RANGE 19 EAST, M.D.M., WASHOE COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON OCTOBER 14, 2009.
- THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 629 OF THE NEVADA ADMINISTRATIVE CODE.
- I HAVE PERFORMED A FIELD SURVEY SUFFICIENT TO LOCATE AND IDENTIFY PROPERLY THE PROPOSED BOUNDARY LINE ADJUSTMENT.
- ALL CORNERS AND ANGLE POINTS OF THE ADJUSTED BOUNDARY LINE HAVE BEEN DEFINED BY MONUMENTS AND ARE OF SUFFICIENT NUMBER AND QUALITY OR WILL OTHERWISE BE DEFINED ON A DOCUMENT OF RECORD AS REQUIRED BY NEV. REV. STAT.
- THIS MAP IS NOT IN CONFLICT WITH THE PROVISIONS OF NRS 278.010 TO 278.030 INCLUSIVE, AND NO NEW PARCELS HAVE BEEN CREATED.



GOVERNING AGENCY CERTIFICATE

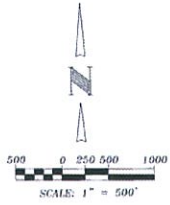
WASHOE COUNTY HAS REVIEWED AND APPROVED THIS MAP

[Signature] 8/16/09
JAN TOLMEE, PLS COUNTY SURVEYOR DATE

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 NRS 374A.060.

WASHOE COUNTY TREASURER
[Signature] 8/16/09
DEPUTY TREASURER DATE
NAME: LISA M. H. GALEY



Record of Survey Map 4217

L124