



Parcel Map Review Committee Staff Report

Meeting Date: June 9, 2016

Subject: Tentative Parcel Map Case Number PM16-007
Applicant: Chris and Freda Kurtz Trust
Agenda Item Number: 7A
Project Summary: Divide one parcel of ± 28.37 acres into four parcels of ± 3.41 , ± 5.00 , ± 5.00 and ± 15.00 acres.
Recommendation: Approval with Conditions
Prepared by: Roger Pelham, MPA, Senior Planner
Washoe County Community Services Department
Division of Planning and Development
Phone: 775.328.3622
E-Mail: rpelham@washoecounty.us

Description

Tentative Parcel Map Case Number PM16-007 (Chris and Freda Kurtz Trust) – Hearing, discussion, and possible action to approve a parcel map to divide one parcel of ± 28.37 acres into four parcels of ± 3.41 , ± 5.00 , ± 5.00 and ± 15.00 acres.

- Applicant/Property Owner: Chris and Freda Kurtz Trust
PO Box 19434
Reno, NV 89511
- Location: 2150 Rhodes Road, Washoe Valley, NV
- Assessor's Parcel Number: 017-390-15
- Parcel Size: ± 28.37
- 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 Maps
- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Section 03, T17N, R20E, MDM
Washoe, NV

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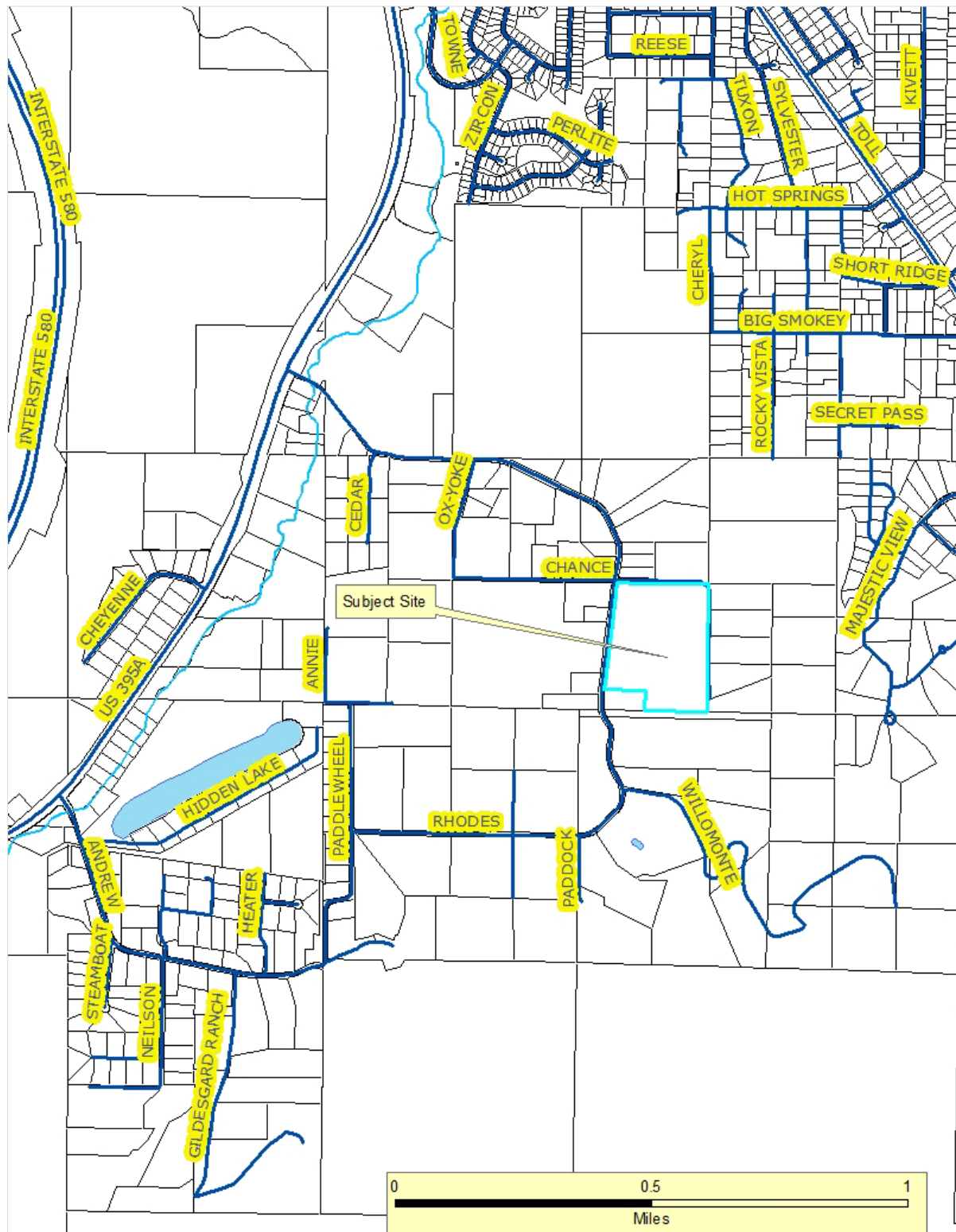
Project Application Exhibit C

Parcel Map

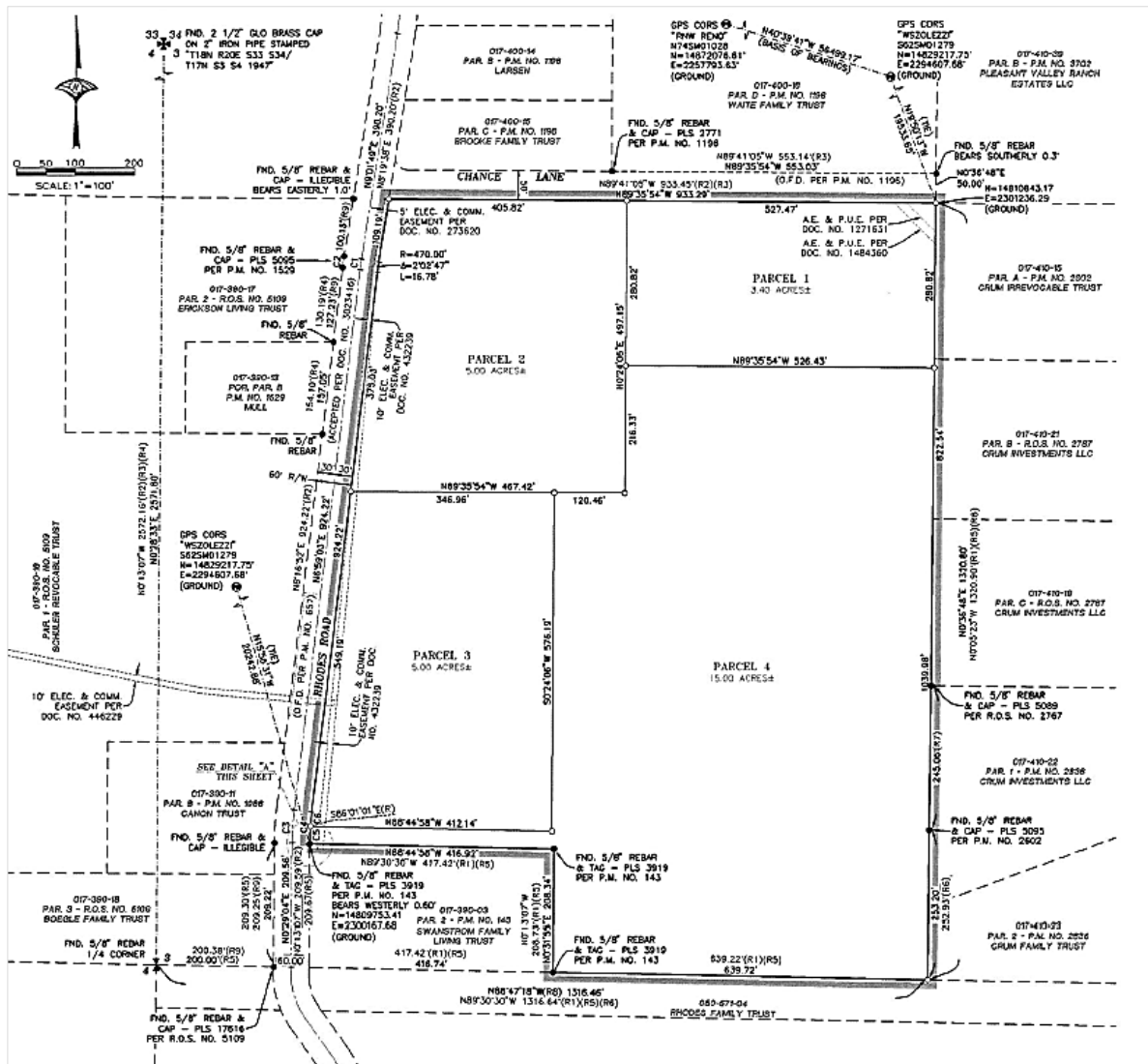
The purpose of a parcel map is to allow for the creation of subdivisions, merger and re-subdivision of existing lots, and common-interest communities consisting of four or fewer parcels pursuant to Article 606, *Parcel Maps*, of the Washoe County Development Code. A tentative parcel map must be submitted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

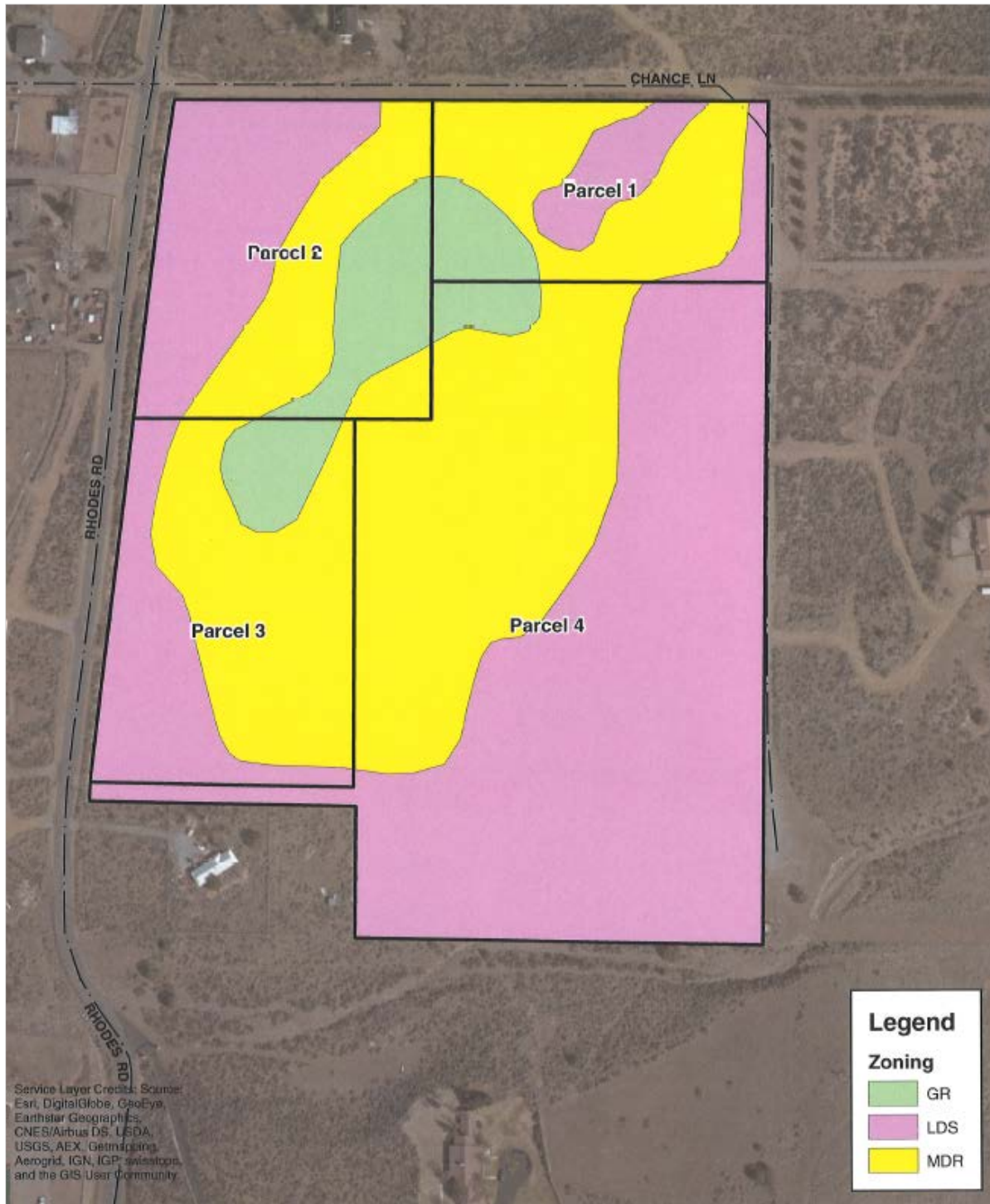
The Conditions of Approval for Tentative Parcel Map Case Number PM16-007 are attached to this staff report and will be included with the Action Order.



Vicinity Map



Site Plan



Zoning Map

Tentative Parcel Map Evaluation

Land Use Designation:	General Rural (GR), Medium Density Rural (MDR) and Low Density Suburban (LDS)
Maximum Lot Potential:	16
Number of Lots on Parcel Map:	4
Minimum Lot Size Required:	35,000 square feet (LDS)
Minimum Lot Size on Parcel Map:	±3.41 acres
Minimum Lot Width Required:	120 feet (LDS)
Minimum Lot Width on Parcel Map:	±208.25 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 inside the Truckee Meadows Service Area (TMSA).

South Valleys Area Plan Modifiers

There are no South Valleys Area Plan Modifiers in Article 210 of the Washoe County Development Code that are particularly applicable to the proposed division of land.

Development Information

The subject parcel is currently undeveloped.

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 Capital Projects
 - Parks and Open Spaces
 - Utilities
 - Geographic Information Systems
 - Traffic
 - Surveyor
 - Roads
- Truckee Meadows Water Authority (TMWA)
- Washoe County Health District
 - Vector-Borne Diseases Program
 - Environmental Health Services
 - Air Quality Management
- Washoe County Regional Animal Services
- Truckee Meadows Fire Protection District

- Washoe-Storey Conservation District
- Regional Transportation Commission (RTC)

Three out of the sixteen above listed agencies/departments provided substantive 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.
Contact: Roger Pelham, 328-3622, rpelham@washoecounty.us
- Washoe County Water Management Planning noted the type and quantity of water rights that are required for new parcels.
Contact: Vahid Behmaram, 954-4647, vbehmaram@washoecounty.us
- Truckee Meadows Fire Protection noted that all new development will be required to comply with Washoe County Code Chapter 60.
Contact: Amy Ray, 326-6005, aray@tmfcpd.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: This proposal has been reviewed by the Health District and will meet all applicable codes prior to the recordation of a final map.
 - b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision.
Staff Comment: Appropriate water rights are required to be provided prior to the recordation of a final map.
 - c) The availability and accessibility of utilities.
Staff Comment: Appropriate utilities are available on site or will be provided prior to development.
 - d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks.
Staff Comment: All appropriate agencies have reviewed the proposed parcel map and no recommendation of denial was made.
 - e) Conformity with the zoning ordinances and master plan.
Staff Comment: As noted in the staff report the proposed division 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 division will be provided with appropriate access to 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.

Staff Comment: This division will have no significant impact.

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

Staff Comment: Physical characteristics have been taken into consideration and conditions of approval have been included to prohibit development of slopes greater than 30%.

- 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 substantive comments have been addressed.

- 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 Fire District has reviewed the proposed division and has recommended approval subject to conditions.

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

Staff Comment: Utility easements will be required.

- l) Recreation and trail easements.

Staff Comment: The subject parcel does not abut regional trails.

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 PM16-007 is being recommended for approval with conditions. Staff offers the following motion for the Parcel Map Review Committee's consideration.

Review Criteria

I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, the Washoe County Parcel Map Review Committee approve Parcel Map Case Number PM16-007 for Chris and Freda Kurtz, subject to the conditions of approval as listed in the staff report and make the determination 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.
- 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 Board of County Commissioners. Any appeal must be filed in writing within 10 calendar days after the written decision is filed with and signed by the Secretary of the Parcel Map Review Committee and mailed to the applicant.

xc: Applicant/Property Owner: Chris and Freda Kurtz Trust
PO Box 19434
Reno, NV 89511

Representatives: Wood Rodgers
Attn: Melissa Lindell
5440 Reno Corporate Drive
Reno, NV 89511



Conditions of Approval

Parcel Map Case Number PM16-007

The tentative parcel map approved under Parcel Map Case Number PM16-007 shall be carried out in accordance with the Conditions of Approval granted by the Washoe County Parcel Map Review Committee on June 9, 2016. 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 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.**

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. PM16-007 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 H. 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 three months or more for 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. Any regulations, procedures, and conditions adopted by Washoe County Health District must be met prior to recordation of a final map.
 - i. The final map shall include building envelopes on each parcel. Building envelopes shall not include any areas with slopes greater than 30%. Development shall occur only on areas of slopes of less than 30%.
2. The following conditions are requirements of the Water Management Planner Coordinator, which shall be responsible for determining compliance with these conditions.

Contact: Vahid Behmaram, 775.954-4647, vbehmaram@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 code requires that the applicant for a parcel map with parcels served by an individual domestic well, to bring forth an approved and recorded "Affidavit of Relinquishment for Domestic Wells" by the Nevada State Engineer's office. The applicant shall complete the relinquishment process with the State Engineer's office and record the approved form with the County Recorder's office and submit a recorded copy to Washoe County as a 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 the Washoe County Engineering Division, which shall be responsible for determining compliance with these conditions.

Contact: Mike Gump, 775.328.2315, mgump@washoecounty.us

- a. 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.
- b. 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.
- c. Comply with the conditions of the Washoe County technical check for this map.
- d. 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.
- e. Dedicate a 10 foot easement for snow storage and signage along Rhodes Road and grant the easement in the owner's certificate.

*** End of Conditions ***



Washoe County COMMUNITY SERVICES DEPARTMENT

May 9, 2016

TO: Roger Pelham, Senior Planner, CSD, Planning & Development Division

FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD

SUBJECT: PM16-007 (Chris & Freda Kurtz Trust), APN: 017-390-15

Project description:

The applicant is proposing the division of a ±28.37 acre parcel into four (4) parcels. The property is located at 2150 Rhodes Road, in Pleasant Valley. 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 code requires that the applicant for a parcel map with parcels served by an individual domestic well, to bring forth an approved and recorded "Affidavit of Relinquishment for Domestic Wells" by the Nevada State Engineer's office. The applicant shall complete the relinquishment process with the State Engineer's office and record the approved form with the County Recorder's office and submit a recorded copy to Washoe County as a 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.

1001 E. 9TH Street • P.O. Box 11130, Reno, Nevada 89520-0027
Phone (775) 328-2039 • Fax (775) 328-3699

From: Corbridge, Kimble
Sent: Monday, May 09, 2016 8:43 AM
To: Pelham, Roger
Cc: Searcy, Adam; Vesely, Leo
Subject: PM 16-007 Rhodes Road

Roger,
I have reviewed the parcel map and have no comments from a Roads perspective.
Mike Gump and I will be reviewing it for the parcel map and Leo will look at it for the engineering conditions.
Thx,
Kimble

From: Emerson, Kathy
Sent: Friday, May 06, 2016 2:54 PM
To: Pelham, Roger
Cc: Stark, Katherine
Subject: FW: May Agency Review Memo

Roger,
See Bobby Smith's agency review comment for PM16-007.

Kathy

From: Smith, Robert A.
Sent: Friday, May 06, 2016 2:44 PM
To: Stark, Katherine
Cc: Emerson, Kathy
Subject: RE: May Agency Review Memo

This property is within the Animal Congested area, no additional requests or requirements

From: Emerson, Kathy
Sent: Friday, May 06, 2016 3:33 PM
To: Pelham, Roger
Cc: Stark, Katherine; Fagan, Donna
Subject: FW: May Agency Review Memo

Roger - Comments from Matt Lawton

From: Lawton, Matthew
Sent: Friday, May 06, 2016 3:32 PM
To: Stark, Katherine; Jeppson, Don C; Giesinger, Chad; Troy, Dennis V; Vesely, Leo; Corbridge, Kimble; Simpson, Tim; Gump, Mike; Lawson, Clara
Cc: Emerson, Kathy; StreetNames
Subject: RE: May Agency Review Memo

All street names presented in Item 2 (Tentative Parcel Map Application - Parcel Map for Chris and Freda Kurtz Trust) appear to be as recorded. No new or unreserved street names were found.

Thank you,

Matthew F. Lawton, CAPM, GISP
Regional Street Naming Coordinator
Sr. Business Systems Analyst - GIS | Washoe County Technology Services
mlawton@washoecounty.us | o 775.328.2341 | 1001 E. Ninth St., Bldg. C, Reno, NV 89512

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

May 10, 2016

Katy Stark
Washoe County Community Services Department
1001 E. Ninth Street, Bldg. A
Reno, NV 89512

Dear Ms. Stark:

I received your email dated May 6, 2016, requesting a review of the May Agency Review Memo regarding the tentative parcel map case number PM16-007 (Item 2).

Based on the submitted documentation, it is anticipated that there will be minimal impacts concerning EMS responses to the residential parcel. Additionally, it is not anticipated that there will be impacts concerning access to healthcare services and facilities. Should you need a complete Environmental Impact Assessment, please contact the Washoe County Health District's Division of Environment Health Services at (775) 328-2434.

Advanced Life Support (ALS) fire services are provided by Truckee Meadows Fire Protection District and ALS ambulance services are provided by REMSA through a Franchise agreement with the Washoe County Health District. For the proposed location of the four parcels, REMSA's Franchise response requirement for life-threatening calls is 20 minutes and 59 seconds for 90 percent of calls.

There is also a hospital within proximity to the Rhodes Road site, should residents require such services. The Renown South Meadows Medical Center is approximately 5.7 miles away from the residence. There are also several other acute care hospitals and healthcare resources available in Washoe County.

I recommend, should structures be built on the parcels, that all residences have the house numbers clearly marked on the curb and the dwellings so the individuals can be quickly located by public safety agencies.

Please feel free to contact me if you have any questions.

Sincerely,



Christina Conti
EMS Program Manager
cconti@washoecounty.us
(775) 326-6042



Amy Ray
Fire Marshal

Tim Leighton
Division Chief

Charles A. Moore
Fire Chief

May 10, 2016

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

Re: Tentative Parcel Map PM16-007 (Chris and Freda Kurtz)

The Truckee Meadows Fire Protection District (TMFPD) will approve the above Tentative Parcel Map PM16-007 (Chris and Freda Kurtz) with the following conditions and requires additional information:

- Any developments on the property shall meet the requirements of WCC 60. This may include, but is not limited to, the requirements for exterior construction and defensible space/open space planning in accordance with the *Wildland Urban Interface Code*, access requirements, and water for fire suppression. Driveway access at 12 feet shall be provided to all buildings per the WUI and turn-arounds may be required to be placed on property for emergency vehicle access.
- Plans for development of parcels shall be submitted for review and approval to TMFPD.
- Access to all parcels shall be shown on the final map. Turnarounds and access shall be approved by TMFPD for compliance.

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



REGIONAL TRANSPORTATION COMMISSION

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

May 11, 2016

FR: Chrono/PL 183-16

Ms. Eva Krause, Planner
Community Services Department
Washoe County
P.O. Box 11130
Reno, NV 89520

RE: DADAR16-02 (Spangler)
PM16-007 (Chris and Freda Kurtz)

Dear Ms. Krause,

We have reviewed the above applications and have no comments at this time.

Thank you for the opportunity to comment on these applications. Please feel free to contact me at 332-0174 if you have any questions or comments.

Sincerely,

Rebecca Kapuler
Planner

RK/jm

Copies: Roger Pelham, Planner, Washoe County Community Services Department
Bill Whitney, Division Director, Washoe County Community Services Department
Amy Cummings, Regional Transportation Commission
Julie Masterpool, Regional Transportation Commission
Tina Wu, Regional Transportation Commission
David Jickling, Regional Transportation Commission
Daniel Doenges, Regional Transportation Commission

Washoe County no comment 051216

Tentative Parcel Map Application

Parcel Map for Chris and Freda Kurtz Trust

Submitted to Washoe County

May 2, 2016

Prepared for

Chris and Freda Kurtz

P.O. Box 19434

Reno, Nevada 89511

Prepared by



WOOD RODGERS

DEVELOPING INNOVATIVE DESIGN SOLUTIONS

5440 Reno Corporate Drive Tel: 775.223.4068

Reno, NV 89511 Fax: 775.223.0066

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 Chris and Freda Kurtz Trust			
Project Description: A Parcel Map application to divide a 28.37 acre property into 4 parcels. Parcel 1 - 3.4ac, Parcel 2 - 5.00ac, Parcel 3 - 5.00ac, and Parcel 4 - 15ac			
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: Chris and Freda Kurtz Trust		Name: Wood Rodgers, Inc.	
Address: P.O. Box 19434		Address: 5440 Reno Corporate Drive	
Reno, NV	Zip: 89511	Reno, NV	Zip: 89511
Phone: (775) 747-6001	Fax:	Phone: (775) 823-5251	Fax: 823-4066
Email: ckurtz@cistechnology.com		Email: mlindell@woodrodgers.com	
Cell: 775-771-9607	Other:	Cell: (775) 690-1047	Other:
Contact Person: Chris Kurtz		Contact Person: Melissa Lindell, AICP	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Same as owner		Name: Wood Rodgers, Inc.	
Address:		Address: 5440 Reno Corporate Drive	
	Zip:	Reno, NV	Zip: 89511
Phone:	Fax:	Phone: (775) 828-5687	Fax: 823-4066
Email:		Email: kalmeter@woodrodgers.com	
Cell:	Other:	Cell: (775) 690-0452	Other:
Contact Person:		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):	

Property Owner Affidavit

Applicant Name: The Chris and Freda Kurtz Trust

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, Freda Kurtz _____
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Development.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 017-390-15

Printed Name Freda Kurtz

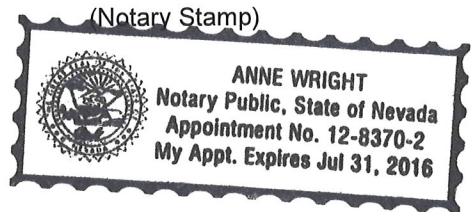
Signed Freda Kurtz

Address 202 Paddington Ct
Reno, NV 89511

Subscribed and sworn to before me this
20th day of April, 2016

Anne Wright
Notary Public in and for said county and state

My commission expires: 7/31/2016



*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of recorded document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

Property Owner Affidavit

Applicant Name: The Chris and Freda Kurtz Trust

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, Chris P. Kurtz
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Development.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 017-390-15

Printed Name Chris P. Kurtz

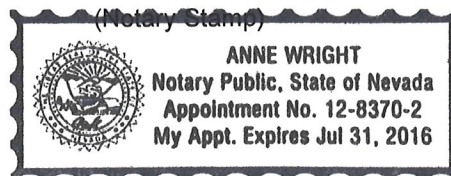
Signed [Signature]

Address 202 Paddington Ct
Reno, NV 89511

Subscribed and sworn to before me this
20th day of April, 2016

Anne Wright
Notary Public in and for said county and state

My commission expires: 7/31/2016



*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of recorded document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

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	3.41 acres	5.00 acres	5.00 acres	15.00 acres
Minimum Lot Width	208.25 feet	405.82 feet	346.96 feet	527.47 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

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

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

No

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

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

Grading

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

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

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?

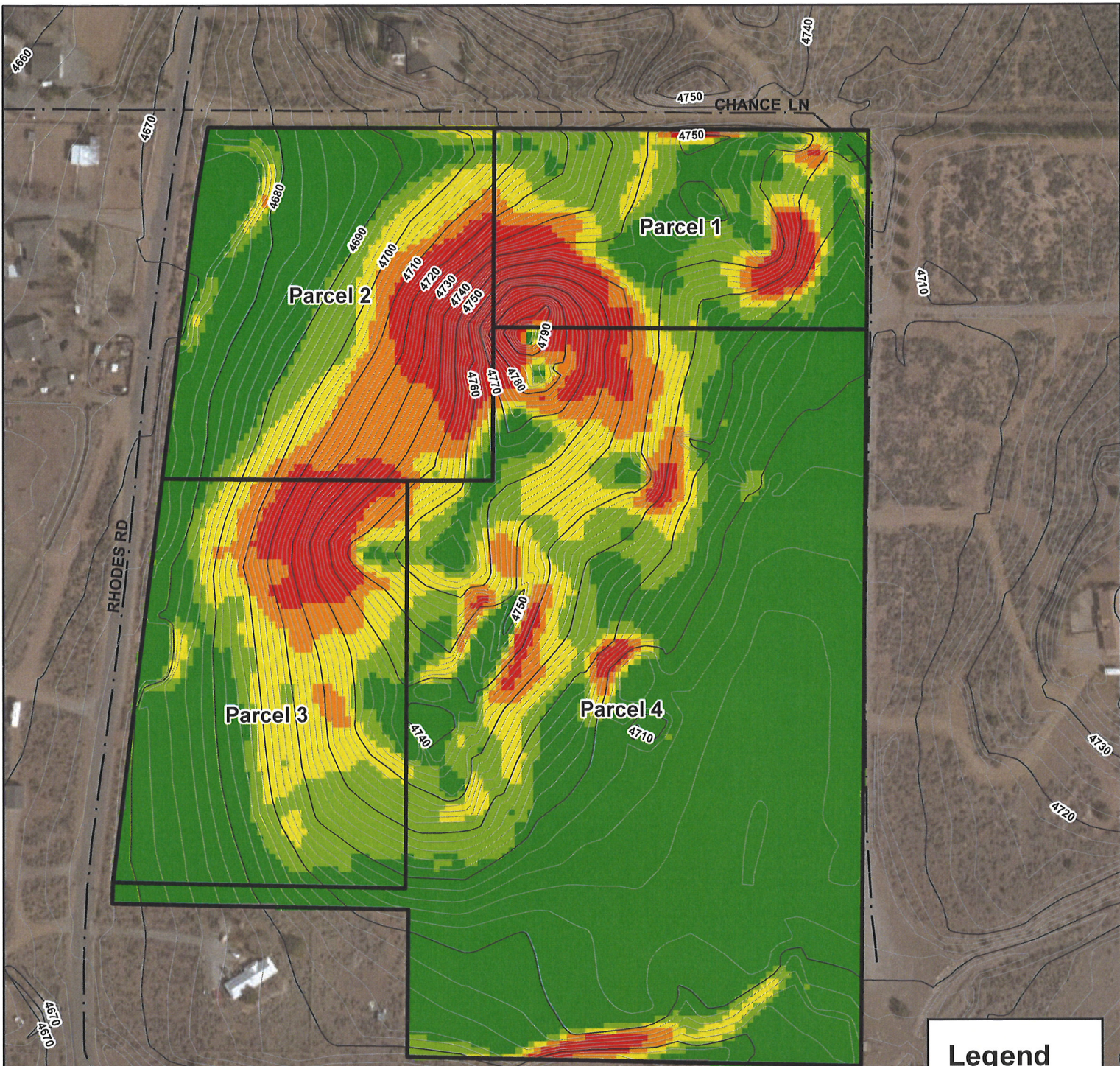
N/A

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

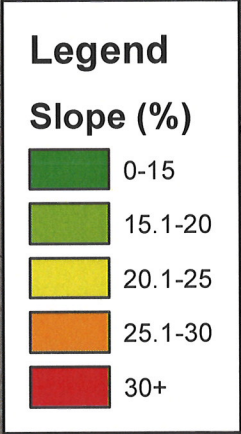
N/A

28. Surveyor:

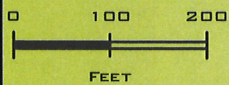
Name	Kevin M. Almeter, PLS
Address	Wood Rodgers, 5440 Reno Corporate Drive Reno, NV 89511
Phone	(775) 828-5687
Cell	(775) 690-0452
E-mail	kalmeter@woodrogers.com
Fax	(775) 823-4066
Nevada PLS #	19052



Slope (%)	Area (ac.)	% of Total
0-15	15.3	54.0
15.1-20	4.7	16.4
20.1-25	3.7	13.0
25.1-30	2.2	7.7
30+	2.5	8.9
TOTAL	28.4	100

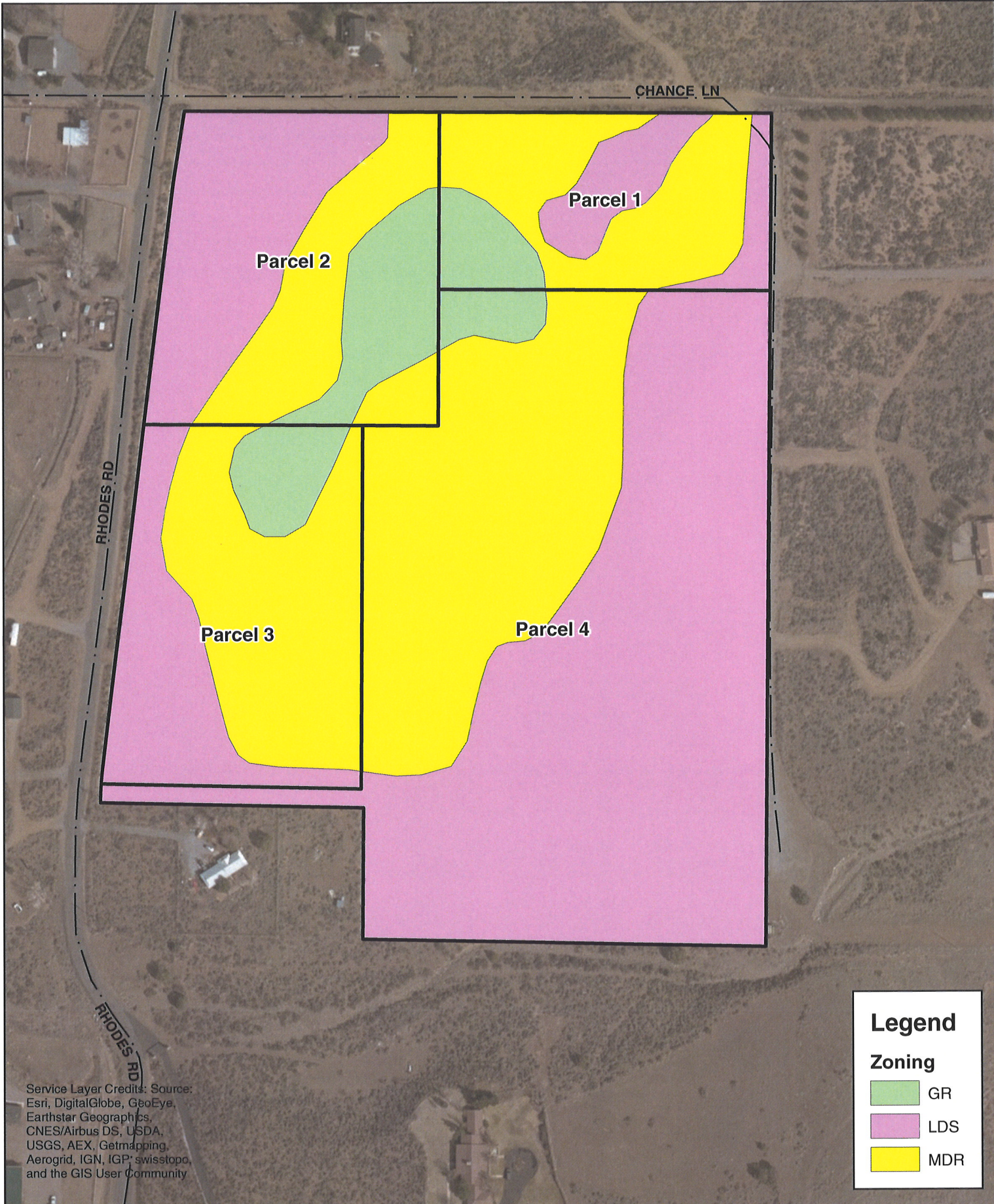


Service Layer Credits: Source:
 Esri, DigitalGlobe, GeoEye,
 Earthstar Geographics,
 CNES/Airbus DS, USDA,
 USGS, AEX, Getmapping,
 Aerogrid, IGN, IGP, swisstopo,
 and the GIS User Community



Slope Map
Chris and Frieda Kurtz Trust
 Washoe County, NV
 April, 2016




WOOD RODGERS
 DEVELOPING INNOVATIVE DESIGN SOLUTIONS
 5440 Reno Corporate Drive
 Reno, NV 89511
 Tel: 775.823.4088
 Fax: 775.823.4066

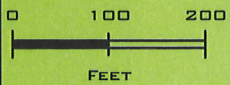


Service Layer Credits: Source:
 Esri, DigitalGlobe, GeoEye,
 Earthstar Geographics,
 CNES/Airbus DS, USDA,
 USGS, AEX, Getmapping,
 Aerogrid, IGN, IGP, swisstopo,
 and the GIS User Community

Legend

Zoning

-  GR
-  LDS
-  MDR



Zoning
Chris and Frieda Kurtz Trust
 Washoe County, NV
 April, 2016


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

PM 16-00
EXHIBIT C

OWNERS' CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, CHRIS P. KURTZ AND FREDIA KURTZ, TRUSTEES OF THE CHRIS AND FREDIA FURTZ TRUST DATED AUGUST 18, 2005, 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 DRAINAGE, PUBLIC UTILITY, PLOWED SNOW STORAGE AND TRAFFIC CONTROL SIGNAGE EASEMENTS AS SHOWN AND NOTED HEREON ARE HEREBY GRANTED TOGETHER WITH THE RIGHT OF ACCESS FOREVER;

CHRIS P. KURTZ AND FREDIA KURTZ, TRUSTEES OF THE CHRIS AND FREDIA FURTZ TRUST
DATED AUGUST 18, 2005

CHRIS P. KURTZ _____ DATE _____

FREDIA KURTZ _____ DATE _____

NOTARY'S CERTIFICATE:

STATE OF NEVADA }
COUNTY OF WASHOE } SS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 2016,
BY CHRIS P. KURTZ AND FREDIA KURTZ, TRUSTEES OF THE CHRIS AND FREDIA FURTZ TRUST DATED
AUGUST 18, 2005.

NOTARY PUBLIC

TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT CHRIS P. KURTZ AND FREDIA KURTZ, TRUSTEES OF THE CHRIS AND FREDIA FURTZ TRUST DATED AUGUST 18, 2005, OWN 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.

TICOR TITLE OF NEVADA, INC.

BY: _____ DATE _____

NAME / TITLE (PRINT) _____

TAX CERTIFICATE:

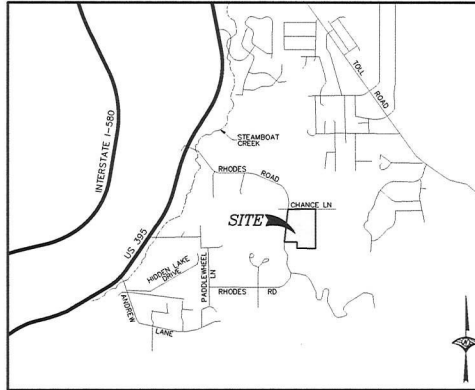
THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THIS LAND FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO N.R.S. 361A.265.

APN: 017-390-15

WASHOE COUNTY TREASURER

BY: _____ DATE _____

NAME / TITLE (PRINT) _____



VICINITY MAP

NOT TO SCALE

DISTRICT BOARD OF HEALTH CERTIFICATE:

THIS MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY, AND WATER SUPPLY FACILITIES. THIS MAP HAS BEEN FOUND TO MEET ALL APPLICABLE REQUIREMENTS AND PROVISIONS OF THE ENVIRONMENTAL HEALTH SERVICES DIVISION OF THE WASHOE COUNTY HEALTH DISTRICT.

FOR THE DISTRICT BOARD OF HEALTH _____ DATE _____

UTILITY COMPANIES' CERTIFICATE:

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED CABLE TV AND PUBLIC 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. PM16 - _____ 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 _____, 2016, 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, 10 FEET IN WIDTH COINCIDENT WITH ANY PUBLIC RIGHT-OF-WAYS, 3 FEET IN WIDTH COINCIDENT WITH ALL OTHER EXTERIOR BOUNDARIES, AND 10 FEET IN WIDTH CENTERED ON ALL INTERIOR PROPERTY LINES.
3. PUBLIC UTILITY EASEMENTS SHALL INCLUDE CABLE TELEVISION.
4. A SNOW STORAGE & TRAFFIC CONTROL SIGNAGE EASEMENT IS HEREBY GRANTED 10 FEET IN WIDTH ALONG ALL PUBLIC RIGHT-OF-WAYS.
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 18, 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 SERVING UTILITY SUFFICIENT TO SERVE THE DEVELOPMENT AND SHALL PROVIDED THE COUNTY OF WASHOE WITH A MILL SERVE LETTER.
9. BUILDING SETBACKS SHALL BE A MINIMUM OF 30 FEET IN THE FRONT AND REAR YARDS, AND 15 FEET IN THE SIDE YARDS PER MEDIUM DENSITY RURAL (MDR) ZONING REQUIREMENTS, AS SHOWN IN ARTICLE 408 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 CHRIS P. KURTZ AND FREDIA KURTZ, TRUSTEES OF THE CHRIS AND FREDIA FURTZ TRUST DATED AUGUST 18, 2005.
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 APRIL 7, 2016.
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: _____

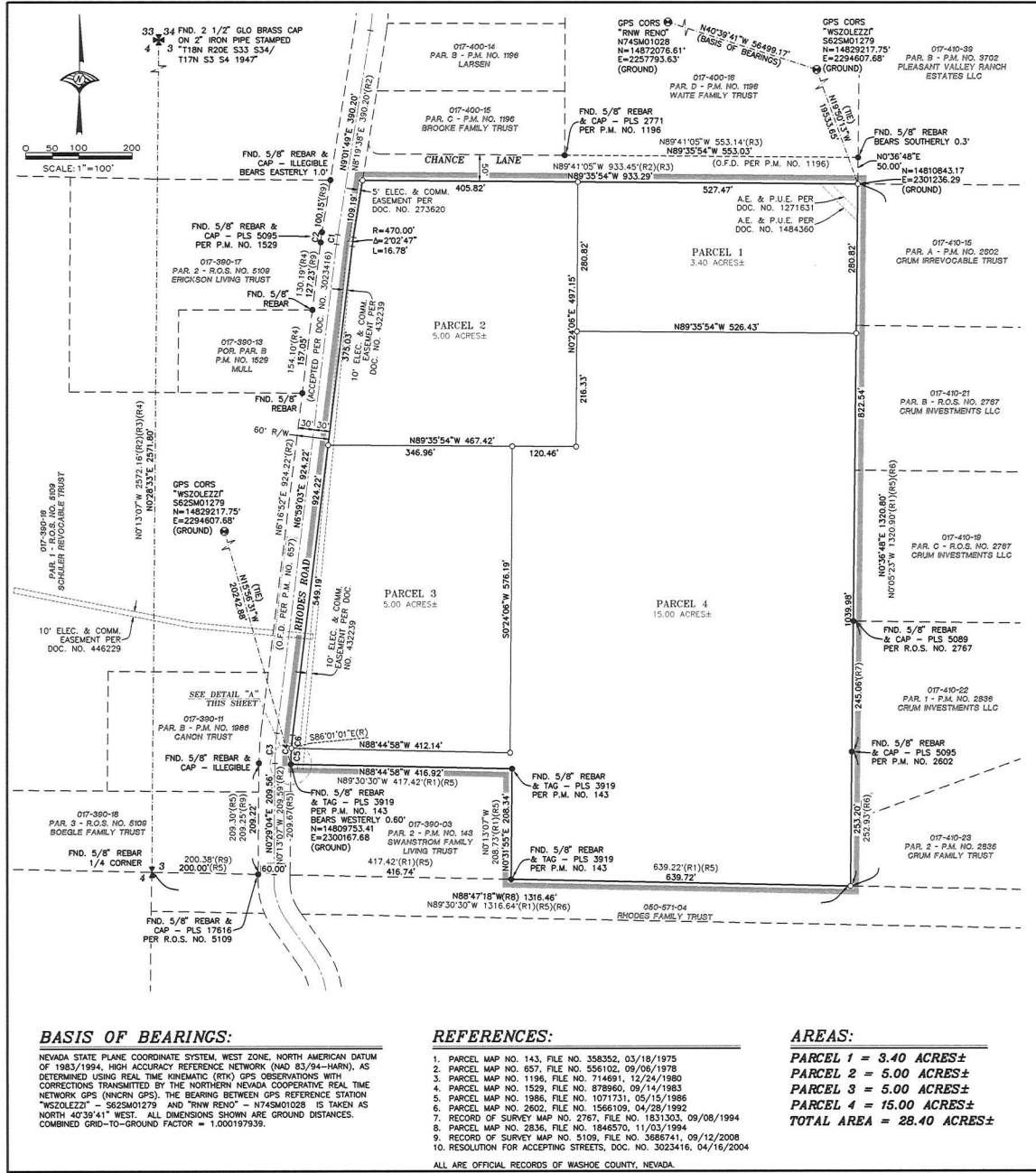
PARCEL MAP
FOR
THE CHRIS AND FREDIA KURTZ TRUST

A DIVISION OF
THE PARCEL OF LAND AS DESCRIBED IN DOCUMENT NO. 4570317
& BEING A PORTION OF PARCELS A PER PARCEL MAP NO. 1898
SITUATE WITHIN A PORTION OF THE NW 1/4 OF SEC. 3
TOWNSHIP 17 NORTH, RANGE 20 EAST, M.D.M.
WASHOE COUNTY, NEVADA

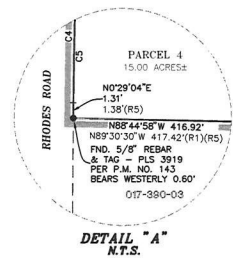
JOB NO. 3288.002

1
SHEET
OF 2

WOOD RODGERS
DEVELOPMENT ENGINEERS & SURVEYORS
5440 Reno Corporate Drive Tel 775.823.4068
Reno, NV 89511 Fax 775.823.4066



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



LINE TABLE

NO.	BEARING	LENGTH
L1	N44°35'51"E	50.97'
L2	N07°36'48"E	81.59'
L3	N07°36'48"E	7.40'
L4	N07°36'48"E	81.59'
L5	N89°23'12"W	32.00'

CURVE TABLE

NO.	RADIUS	DELTA	LENGTH	(R)
C1	500.00'	2'02.47"	17.85'	(R)
C2	530.00'	2'02.47"	18.93'	(R)
C3	500.00'	6'29.59"	56.72'	(R)
C4	470.00'	6'29.59"	53.32'	(R)
C5	470.00'	3'29.55"	28.70'	(R)
C6	470.00'	3'00.04"	24.62'	(R)

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 "WSZOLEZT" - S625M01279 AND "TRIN RENO" - N745M01028 IS TAKEN AS NORTH 40°39'41" WEST. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. COMBINED GRID-TO-GROUND FACTOR IS 1.000197939.

- REFERENCES:**
1. PARCEL MAP NO. 143, FILE NO. 358352, 03/18/1975
 2. PARCEL MAP NO. 857, FILE NO. 556102, 09/06/1978
 3. PARCEL MAP NO. 1196, FILE NO. 714691, 12/24/1980
 4. PARCEL MAP NO. 1523, FILE NO. 678860, 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. 3688741, 09/12/2008
 10. RESOLUTION FOR ACCEPTING STREETS, DOC. NO. 3023416, 04/16/2004

AREAS:
 PARCEL 1 = 3.40 ACRES±
 PARCEL 2 = 5.00 ACRES±
 PARCEL 3 = 5.00 ACRES±
 PARCEL 4 = 15.00 ACRES±
 TOTAL AREA = 28.40 ACRES±

PARCEL MAP FOR THE CHRIS AND FREDA KURTZ TRUST

A DIVISION OF
 THIS PARCEL OF LAND AS DESCRIBED IN DOCUMENT NO. 4570317 & BEING A PORTION OF PARCEL 4 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. 3288.002

WOOD RODGERS
 DEVELOPER PHOTOGRAPHIC DESIGN SOLUTIONS
 6440 Reno Corporate Drive Tel 775.823.4086
 Reno, NV 89511 Fax 775.823.4086

SHEET 2 OF 2

J:\Users\JRM\My Documents\Wood Rodgers\PM16-007\Map_04\Wood Rodgers\PM16-007.dwg 4/2/2016 12:11 PM Kevin Arner

Account Detail

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Washoe County Parcel Information

Parcel ID	Status	Last Update
01739015	Active	4/29/2016 2:10:24 AM
Current Owner: KURTZ TRUST, CHRIS & FREDA PO BOX 19434 RENO, NV 89511		SITUS: 2150 RHODES RD WCTY NV
Taxing District: 4000		Geo CD:
Legal Description		
SubdivisionName _UNSPECIFIED Lot A Township 17 Range 20		

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2015	\$3,352.06	\$3,419.10	\$0.00	\$0.00	\$0.00
2014	\$3,248.12	\$3,248.14	\$0.00	\$0.00	\$0.00
2013	\$3,153.50	\$3,185.04	\$0.00	\$0.00	\$0.00
2012	\$3,026.38	\$3,056.64	\$0.00	\$0.00	\$0.00
2011	\$2,844.34	\$2,872.78	\$0.00	\$0.00	\$0.00
Total					\$0.00

Important Payment Information

- ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See Payment Information for details.

Pay Online

No payment due for this account.

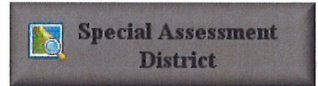
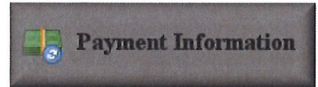
\$0.00

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
P.O. Box 30039
Reno, NV 89520-3039

Overnight Address:
1001 E. Ninth St., Ste D140
Reno, NV 89512-2845



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