



Parcel Map Review Committee Staff Report

Meeting Date: December 8, 2016

Subject: Parcel Map Case Number WTPM16-0001
Applicant: Montreux Development Group, LLC
Agenda Item Number: 7A
Project Summary: Divide a 32.76 acre parcel into a 24.51 acre parcel and 8.25 acre parcel
Recommendation: Approval with Conditions
Prepared by: Eva M. Krause - AICP, Planner
Washoe County Community Services Department
Planning and Development Division
Phone: 775.328.3628
E-Mail: ekrause@washoecounty.us

Description

Parcel Map Case Number WTMP16-0001 (Montreux Golf and Country Club, Inc.) – Hearing, discussion, and possible action to approve a parcel map dividing a 32.76 acre parcel into a 24.51 acre parcel and 8.25 acre parcel.

- Applicant: Montreux Development Group, LLC
- Property Owner: Montreux Development Group, LLC
- Location: Adjacent to Bordeaux Drive; approximately 1200 feet South of the intersection of Mount Rose Highway and Bordeaux Drive
- Assessor's Parcel Number: 148-010-57
- Parcel Size: 32.76 acres
- Master Plan Category: Suburban Residential (SR) and Rural (R)
- Regulatory Zone: Low Density Suburban (LDS) and General Rural (GR)
- Area Plan: Forest
- 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, R19E, MDM, Washoe County, NV

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Exhibits Contents

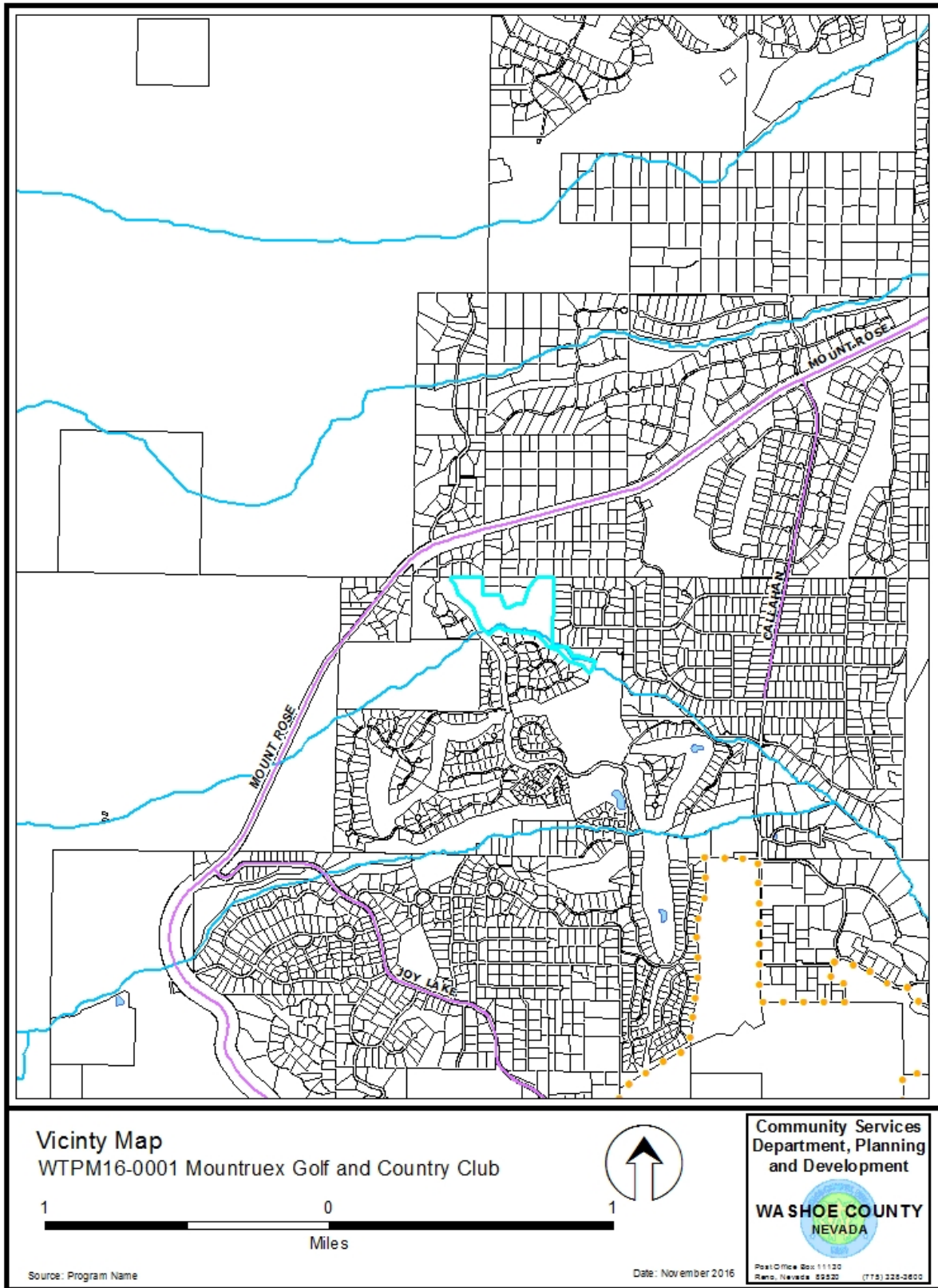
Conditions of Approval..... Exhibit A
Engineering and Capital Projects Memo Exhibit B
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Parcel Map

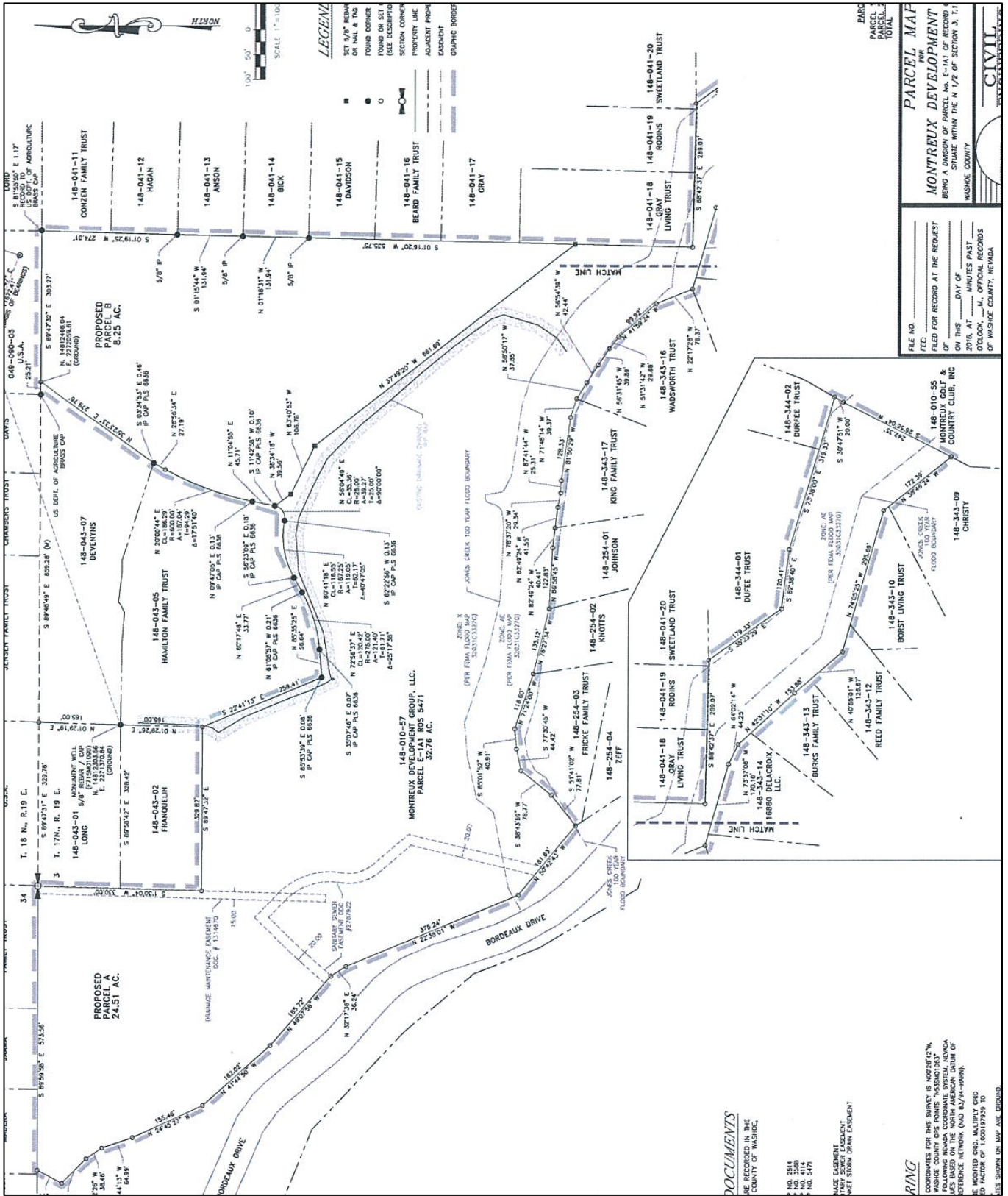
The purpose of a parcel map is to allow for the creation of subdivisions, merger and re-subdivision of existing lots, and common-interest communities consisting of four or fewer parcels pursuant to Article 606, *Parcel Maps*, of the Washoe County Development Code. A tentative parcel map must be submitted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

- Prior to recordation of a final map.
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure.
- Prior to the issuance of a business license or other permits/licenses.
- Some Conditions of Approval are referred to as “Operational Conditions.” These conditions must be continually complied with for the life of the project.
- Within 22 months from the date of approval of the tentative parcel map, the applicant must file a final parcel map along with any required supporting materials with the Planning and Development Division and the County Engineer showing that all conditions imposed by the Washoe County Parcel Map Review Committee have been met. Approval or conditional approval of a tentative parcel map imposes no obligation on the part of the Director of Planning and Development Division or the Board of County Commissioners to approve the final parcel map or to accept any public dedication shown on the tentative or final parcel map. Failure to submit a complete final parcel map and pay the required fees within the two year time period shall cease any further action on the map and shall render the tentative parcel map as expired.

The Conditions of Approval for Tentative Parcel Map Case Number WTPM16-0001 is attached to this staff report and if approved will be included with the Action Order.



Vicinity Map



PARCEL MAP FOR
MONTEUX DEVELOPMENT
 BEING A DIVISION OF PARCEL No. C-141 OF RECORD 6
 SITUATE WITHIN THE N 1/2 OF SECTION 3, T.1,
 WASHOE COUNTY

FILE NO. _____
 FEE: _____
 FILED FOR RECORD AT THE REQUEST
 OF _____ DAY OF _____
 2016, AT _____ O'CLOCK, _____M., OFFICIAL RECORDS
 OF WASHOE COUNTY, NEVADA

CIVIL
 ENGINEERING

Site Plan

DOCUMENTS
 ARE RECORDED IN THE
 COUNTY OF WASHOE.

NO. 2584
 NO. 4174
 NO. 5471

THIS DOCUMENT
 MAY BE REPRODUCED
 WITHOUT PERMISSION
 FROM THE ENGINEER

RMG

COMPARISONS FOR THIS MAP ARE NECESSARY TO
 WASHOE COUNTY GIS POINTS IN ACCORDANCE WITH
 FOLLOWING NEVADA COORDINATE SYSTEM, NEVADA
 DEPARTMENT OF METROLOGY AND SURVEYING, NEVADA
 STATEMENT OF THE (NAD 83) (4747-0000).
 UNITS: METERS
 SCALE FACTOR OF 1.000197939 TO
 FEET SHOWN ON MAP ARE CORRECT.

Tentative Parcel Map Evaluation

Land Use Designation:	Low Density Suburban
Maximum Lot Potential:	N/A – density based on approved Montreux subdivision
Number of Lots on Parcel Map:	2
Minimum Lot Size Required:	N/A (Common Open Space subdivision)
Minimum Lot Size on Parcel Map:	±8.25 acres
Minimum Lot Width Required:	N/A
Minimum Lot Width on Parcel Map:	N/A

The tentative parcel map meets all minimum requirements for a common open space development.

Development Suitability Constraints: Jones Creek, a significant hydrologic resource, runs along the southern portion of the property. The Forest Area Plan's Development Suitability Map identifies a large portion of the subject parcel as most suitable for development, with the exception of some slopes over 15%, plus potential wetlands and a FEMA flood hazard area adjacent to the creek.

Hydrographic Basin: The subject parcel is situated within the Pleasant Valley Hydrographic Basin.

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

Applicable Forest Area Plan Policies

F.10.6 Access to existing trails will be protected and improved whenever possible. During the process of development review, the Washoe County Departments of Community Development [*Planning and Development*] and Regional Parks and Open Space will request dedication of property and/or easements when appropriate trail alignments have been identified that link significant nodes within the Forest planning area or connect existing trails or otherwise implement Goal Ten. Proposed trails easements must be fielded checked to determine if the slope and landscape will allow the construction of the trail. The location of driveways, drain covers, or other utilities shall not impede the trail construction or pose a hazard to the user.

Staff Comment: Washoe County Parks and Open Space has included a condition of approval requiring a trail easement that provides access from area trailheads.

Development Information

The subject parcel is an undeveloped portion of the Montreux Golf and Country Club residential development.

Reviewing Agencies

The following agencies received a copy of the project application for review and evaluation. Washoe County Community Services Department

- Planning and Development Division

- Engineering and Capital Projects Division
- Parks and Open Spaces
- Utilities
- Water Management Planner Coordinator
- Truckee Meadows Water Authority (TMWA)
- Washoe County Health District
 - Vector-Borne Diseases Program
 - Environmental Health Services
- Truckee Meadows Fire Protection District
- Regional Transportation Commission (RTC)

4 out of the 10 above listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A **summary** of each agency's comments and/or recommended conditions of approval and their contact information is provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order if granted approval.

- Planning and Development requires that the final map be in substantial compliance with all plans and documents submitted with the tentative parcel map. In addition, parcel B shall be labeled "Common Open Space, to remain in perpetuity". Parcel B is "landlocked". The applicant shall provide an access to parcel B, to the satisfaction of both Fire and Engineering.
Contact: Eva Krause, 328-3628, ekrause@washoecounty.us
- Water Management Planner Coordinator requires that the map acknowledge TMWA's conditions for provision of water.
Contact: Vahid Behmaram, 954.4647, vbehmaram@washoecounty.us
- Parks and Open Space notes that the proposed subdivision lies within Park District 1B. The subject parcel includes a critical regional trail connector component that has been identified within the Washoe County Regional Open Space & Natural Resource Management Plan. A trail easement on this property is required to provide a continual access from the Obrien Trailhead (Pleasant Valley) to Timberline Drive and the Thomas Creek Trailhead.
Contact: Dennis Troy, 328.2059, dtroy@washoecounty.us

Staff Comment on Required Findings

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

- 1) General improvement considerations for all parcel maps including, but not limited to:
 - a) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal.

Staff Comment: Parcel A is connected to water and sewer, parcel B shall remain common open space in perpetuity.

- b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision.

Staff Comment: the property is serviced by Truckee Meadows Water Authority. The applicant shall abide by TMWA rules and regulations.

- c) The availability and accessibility of utilities.

Staff Comment: Utilities are available.

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

Staff Comment: The proposed parcels do not increase need for public services.

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

Staff Comment: The parcels are part of an approved Common Opens Space development.

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

Staff Comment: The parcel map does not change to the approved streets or highway plan.

- 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 parcel map will not affect the existing streets or highway.

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

Staff Comment: Regional Parks and Opens Space division has requested a trial easement along Jones creek. The easement will prevent development in the identified flood plain.

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

Staff Comment: staff has included all comments and conditions submitted by the reviewing agencies.

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

Staff Comment: The water and access is available to both parcels.

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

Staff Comment: public utility easements are available.

- l) Recreation and trail easements.

Staff Comment: Regional Parks and Open Space required a trail easement along Jones creek and connecting to the regional trail system.

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 WTPM16-0001 is being recommended for approval with conditions. Staff offers the following motion for the Parcel Map Review Committee's consideration.

Motion

I move that after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM16-001 for Montreux Golf and Country Club, Inc. 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.

Applicant: Montreux Development Group, LLC
500 Damonte Ranch Parkway
Reno NV 89521
Representative: TEC Engineering Consultants
9480 Double Diamond Parkway
Reno NV 89521
Others: Jessica Clayton



Conditions of Approval

Parcel Map Case Number WTPM16-0001

The tentative parcel map approved under Parcel Map Case Number WTPM16-0001 shall be carried out in accordance with the Conditions of Approval granted by the Washoe County Parcel Map Review Committee on December 8, 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.

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: Eva Krause, Planner, 775.328.3628, ekrause@washoecounty.us
 - a. The final map shall be in substantial compliance with all plans and documents submitted as part of this tentative parcel map application, and with any amendments imposed by the Parcel Map Review Committee. All documentation necessary to satisfy the conditions noted below shall accompany the final map when submitted to the County Engineer and the Planning and Development Division.
 - b. The applicant shall provide an access to Parcel B, to the satisfaction of both the Truckee Meadows Fire Protection District and the Engineering and Capital Projects Division.
 - c. Parcel B shall be labeled "Common Open Space, to remain in perpetuity."
 - d. Prior to recordation of the final map, provide evidence of whether the area identified as Parcel A on the proposed map was intended to serve as common open space as part of the approval for any portion of the Montreux subdivision. If so, Parcel A shall also be labeled "Common Open Space, to remain in perpetuity."
 - e. 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.
 - f. The final map shall contain the following jurat:

DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE

THE FINAL PARCEL MAP CASE NO. WTPM16-0001 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

- g. Any regulations, procedures, and conditions adopted by the Washoe County Health District must be met prior to recordation of a final map.
- h. The applicant shall provide verification to the Planning and Development Division that all conditions from the Truckee Meadows Fire Protection District have been satisfied.
- i. 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.
- j. 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.

Washoe County Regional Parks and Open Space

- 2. The following condition is a requirement of Regional Parks and Open Space, who shall be responsible for determining compliance with the condition.
Contact: Dennis Troy, 775.328.2059, dtroy@washoecounty.us
 - a. The applicant shall provide a 30-foot wide relocatable trail easement to Washoe County for the purposes of a non-motorized trail. The County and the applicant will work together to identify the final location that best fits with the natural topography of the site and existing constraints. Please see the attached exhibit for a preliminary location. The relocatable trail easement shall be deeded to the County prior to recordation of the Final Map.

Washoe County Water Management Planner Coordinator

- 3. The following condition is a requirement of the Water Management Planner Coordinator, who shall be responsible for determining compliance with the condition.
Contact: Vahid Behmaram, 775.954.4647, vbehmaram@washoecounty.us
 - a. The parcel map shall contain TMWA's note and acknowledgement regarding all conditions necessary for provision of water service to the newly created parcels.

Washoe County Engineering and Capital Projects

- 4. The following conditions are requirements of the Engineering and Capital Projects Division, which shall be responsible for determining compliance with these conditions.
Contact: Mike Gump, PLS, 775.328.2315, mgump@washoecounty.us
 - a. Give Title Block new unique name "2nd Montreux Development Group"
 - b. Provide Technical Map Check Fee.

*** End of Conditions ***



Washoe County
COMMUNITY SERVICES DEPARTMENT
Engineering and Capital Projects

INTEROFFICE MEMORANDUM

PARCEL MAP REVIEW

DATE: 11/17/2016
TO: Department of Community Services, Kelly Mullin
FROM: Mike Gump, PLS, Engineering Division
SUBJECT: 20th Parcel Map for: Montreux Development Group
Parcel Map Case No.: WTPM16-01
APN: 148-010-57
Review Date: 11/17/2016
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. Give Title Block new unique name “2nd Montreux Development Group.”
2. Provide Technical Map Check Fee.



MEMORANDUM

DEPARTMENT OF REGIONAL PARKS AND OPEN SPACE

PLANNING DIVISION



TO: Eva Krause, AICP, Planner

FROM: Dennis Troy, Park Planner

DATE: November 15, 2016

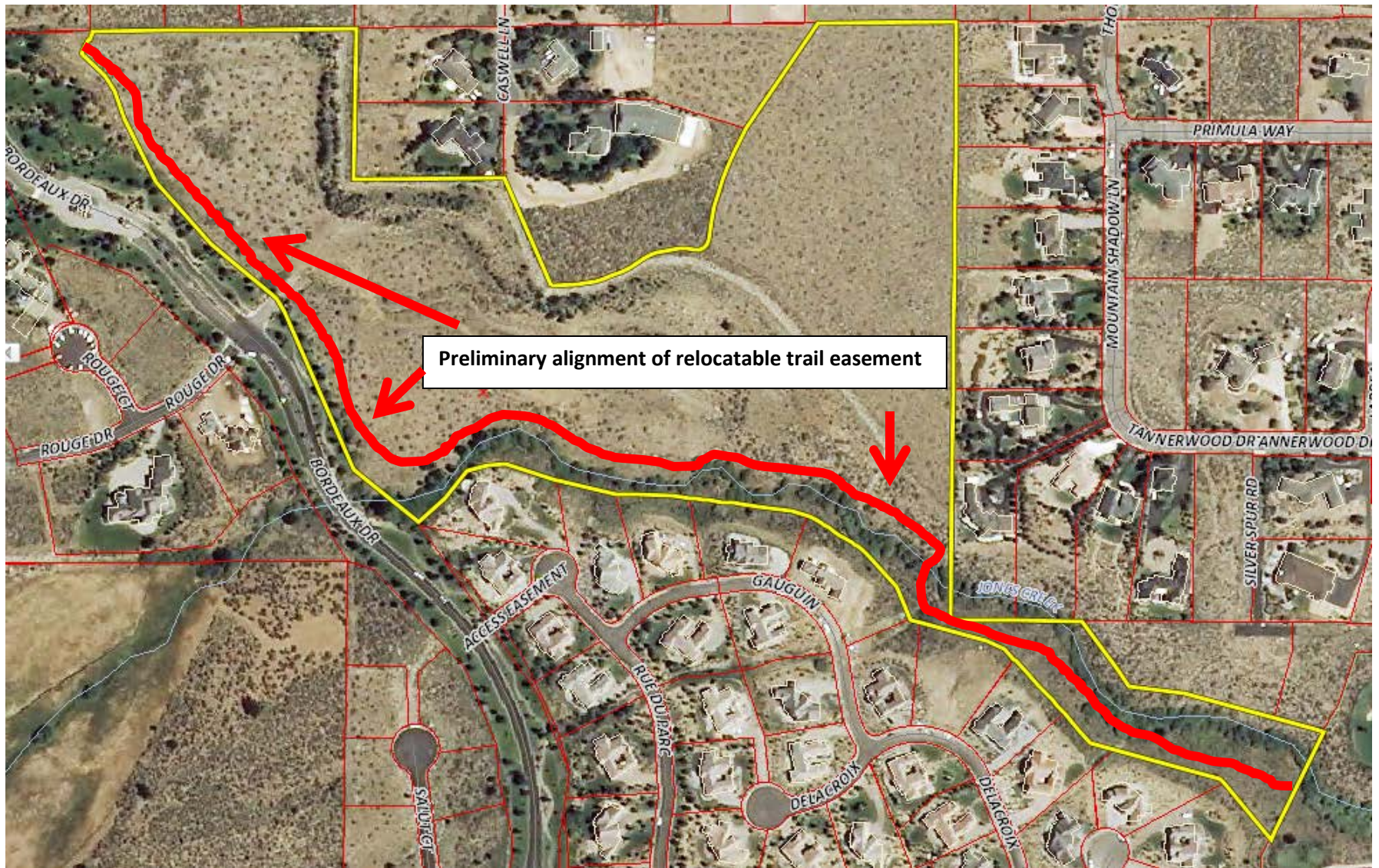
SUBJECT: **TM16-001 – Tentative Map (Montreux Golf)**

Tentative Subdivision Case No. TM16-001 – Montreux Golf

The proposed subdivision lies within Park District 1B. This parcel includes a critical regional trail connector component that has been identified within the Washoe County Regional Open Space & Natural Resource Management Plan. This section will help provide access from the Obrien Trailhead (Pleasant Valley) to Timberline Drive and the Thomas Creek Trailhead.

Conditions/Comments

1. The applicant shall provide a 30-foot wide relocatable trail easement to Washoe County for the purposes of a non-motorized trail. The County and the applicant will work together to identify the final location that best fits with the natural topography of the site and existing constraints. Please see the attached exhibit for a preliminary location. The relocatable trail easement shall be deeded to the county prior to recordation of the Final Map.



Preliminary alignment of relocatable trail easement



Washoe County COMMUNITY SERVICES DEPARTMENT

November 14, 2016

TO: Eva M. Krause, Planner, CSD, Planning & Development Division

FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD

SUBJECT: Tentative Parcel Map Case # WTMP-0001 (Montreux Golf)

V.B.

Project description:

This application is proposing to divide Washoe County APN 148-010-57, being a 32.76 acre parcel of land, into 2 parcels.

This land is within both the Montreux Subdivision and the Water Service Territory of the Truckee Meadows water Authority (TMWA).

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

- 1) The Parcel Map shall contain TMWA's note and acknowledgement regards all conditions necessary for provision of water service to the newly created parcels.

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:			
Project Description: Subdivision of parcel into two parcels. Parcel no. 2 is to become an open space for Montreux Golf & Country Club, Inc.			
Project Address: Bordeaux Drive			
Project Area (acres or square feet): 32.76 ac.			
Project Location (with point of reference to major cross streets AND area locator): Adjacent to Bordeaux Dr, approx. 1,200 ft south from the intxn. of Mt. Rose HWY& Bordeaux Dr.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
148-010-57	32.76		
Section(s)/Township/Range: S03, T17N, R19E			
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: MONTREUX DEVELOPMENT GRP., LLC		Name: TEC ENGINEERING CONSULTANTS	
Address: 500 DAMONTE RANCH PKWY STE 980 RENO, NV		Address: 9480 DOUBLE DIAMOND PKWY RENO, NV	
Zip: 89521		Zip: 89521	
Phone: 775.825.1888	Fax:	Phone: 775.652.7800 Ex.226	Fax:
Email: ssj3232@aol.com		Email: jgilles@tecreno.com	
Cell:	Other:	Cell:	Other:
Contact Person: Stanley Jaksick		Contact Person: Jason Gilles	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name: Jessica Clayton	
Address:		Address:	
	Zip:		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email: jtclaytone@aol.com	
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):	

February 2014

**WTPM16-0001
EXHIBIT E**

Property Owner Affidavit

Applicant Name: STANLEY JAKSICK

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, STANLEY JAKSICK (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): 148-010-57

Printed Name STANLEY JAKSICK

Signed [Signature]

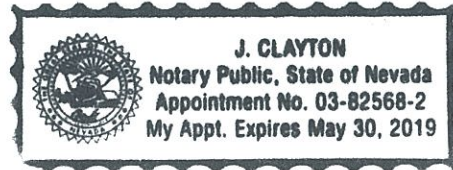
Address 500 DAMONTE RANCH PKWY SUITE 980 RENO NV 89521

Subscribed and sworn to before me this 14th day of SEPTEMBER, 2016

[Signature] Notary Public in and for said county and state

My commission expires: 5.30.2019

(Notary Stamp)



*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)?

Bordeaux Dr - approx. 1,200 ft south from the intersection of Mt. Rose Hwy & Bordeaux Dr.

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
148-010-57	LDS 93% / GR 7%	32.76

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

Undeveloped parcel.

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area	24.51 ac	8.25 ac		
Minimum Lot Width				

4. Was the parcel or lot that is proposed for division created (recorded) within the last 5 years? (If yes, public review of the parcel map will be required. See Community Development staff for additional materials that are required to be submitted.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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5. Utilities:

a. Sewer Service	Municipal
b. Electrical Service/Generator	NV Energy
c. Water Service	Municipal

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

- a. Water System Type:

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

- b. Available:

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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7. What sewer services are necessary to accommodate the proposed tentative parcel map?

- a. Sewage System Type:

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

- 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, #		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):

--

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 checked="" type="checkbox"/> Yes	<input 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 checked="" type="checkbox"/> Yes	<input 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 roads proposed.

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:

Subject parcel is a part of an existing subdivision (Montreux).

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?

N/A

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?

No grading / improvements anticipated.

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?

N/A

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	Randal L. Briggs
Address	9480 Double Diamond Pkwy, Ste. 200 Reno, NV. 89521
Phone	775.352.7800 ex. 226
Cell	
E-mail	randalbriggs@gmail.com
Fax	
Nevada PLS #	7998

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, MONTREUX DEVELOPMENT GROUP, LLC IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278 AND TITLE 17 OF THE CITY OF SPARKS AND THAT THE EASEMENTS SHOWN HEREON TO BE GRANTED PER THIS MAP ARE HEREBY GRANTED.

BY: STANLEY S. JAKSICK, MONTREUX DEVELOPMENT GROUP, LLC DATE _____

STATE OF _____ S.S.
COUNTY OF _____

ON THIS _____ DAY OF _____, 2016, STANLEY S. JAKSICK, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT IN WITNESS WHEREOF, I HERETO SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THE OWNERS SHOWN HEREON ARE THE OWNERS OF RECORD OF SAID LAND, THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS AND THERE ARE NO LIENS OF RECORD AGAINST THE OWNERS FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES COLLECTED AS TAXES OR SPECIAL ASSESSMENTS EXCEPT AS SHOWN BELOW:

TICOR TITLE OF NEVADA, INC.

BY _____ DATE _____

NAME _____

TITLE _____

TAX CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THE LAND SHOWN HEREON 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 361A.205.

APN: 148-010-57
WASHOE COUNTY TREASURER

BY: _____ DEPUTY DATE _____

BY: _____ NAME _____

BY: _____ TITLE _____

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.

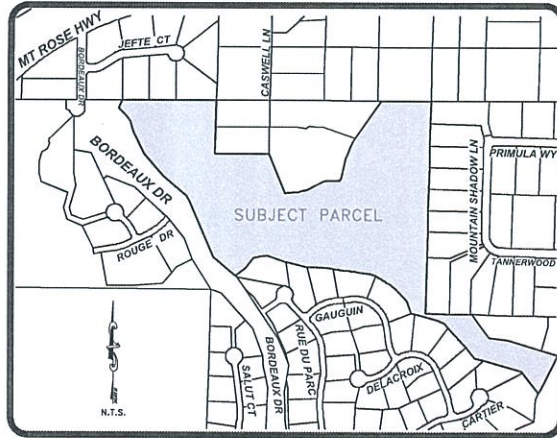
FOR THE DISTRICT BOARD OF HEALTH _____ DATE _____

DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE

THE FINAL PARCEL MAP CASE PM-_____ MEETS ALL THE 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 OF DISPOSITION IS 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 _____, 2017, BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH THE NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

BY: BILL WHITNEY DIRECTOR OF PLANNING AND DEVELOPMENT DIVISION DATE _____



VICINITY MAP
N.T.S.

SURVEYOR'S CERTIFICATE

I, RANDAL L. BRIGGS, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, DO HEREBY CERTIFY THAT:

- 1) THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF MONTREUX DEVELOPMENT GROUP, LLC.
- 2) THE LANDS SURVEYED LIE WITHIN THE SE 1/4 OF SECTION 3 AND THE NE 1/4 OF SECTION 10, T. 17 N., R. 19E, M.D.M. AND THE SURVEY WAS COMPLETED ON MAY 5th, 2016.
- 3) THIS PLAT COMPLIES WITH THE APPLICABLE STATUTES OF THIS STATE 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 DURABILITY.



COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND PERFORMED A TECHNICAL MAP CHECK OF THE GEOMETRIC DATA SHOWN HEREON, PURSUANT TO THAT INTERLOCAL AGREEMENT RECORDED AS DOC. NO. 223306 RECORDED IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

BY: MICHAEL E. GUMP, P.L.S. 13927 DATE _____
WASHOE COUNTY SURVEYOR

UTILITY COMPANIES' CERTIFICATES

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

SIERA PACIFIC POWER COMPANY, D.B.A. NV ENERGY DATE _____

NOTARY NV ENERGY

STATE OF NEVADA }
COUNTY OF _____ } S.S.

ON THIS _____ DAY OF _____, 2016, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN THE COUNTY OF _____ AS A REPRESENTATIVE OF NV ENERGY, WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE ABOVE INSTRUMENT. IN WITNESS WHEREOF, I HERETO SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC _____

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

NOTARY NEVADA BELL

STATE OF NEVADA }
COUNTY OF _____ } S.S.

ON THIS _____ DAY OF _____, 2016, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN THE COUNTY OF _____ AS A REPRESENTATIVE OF NEVADA BELL TELEPHONE CO., DBA AT&T, WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE ABOVE INSTRUMENT. IN WITNESS WHEREOF, I HERETO SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC _____

CHARTER COMMUNICATIONS DATE _____

NOTARY CHARTER COMMUNICATIONS

STATE OF NEVADA }
COUNTY OF _____ } S.S.

ON THIS _____ DAY OF _____, 2016, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN THE COUNTY OF _____ AS A REPRESENTATIVE OF CHARTER COMMUNICATIONS, WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE ABOVE INSTRUMENT. IN WITNESS WHEREOF, I HERETO SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC _____

TRUCKEE MEADOWS WATER AUTHORITY DATE _____

NOTARY TRUCKEE MEADOWS WATER AUTHORITY

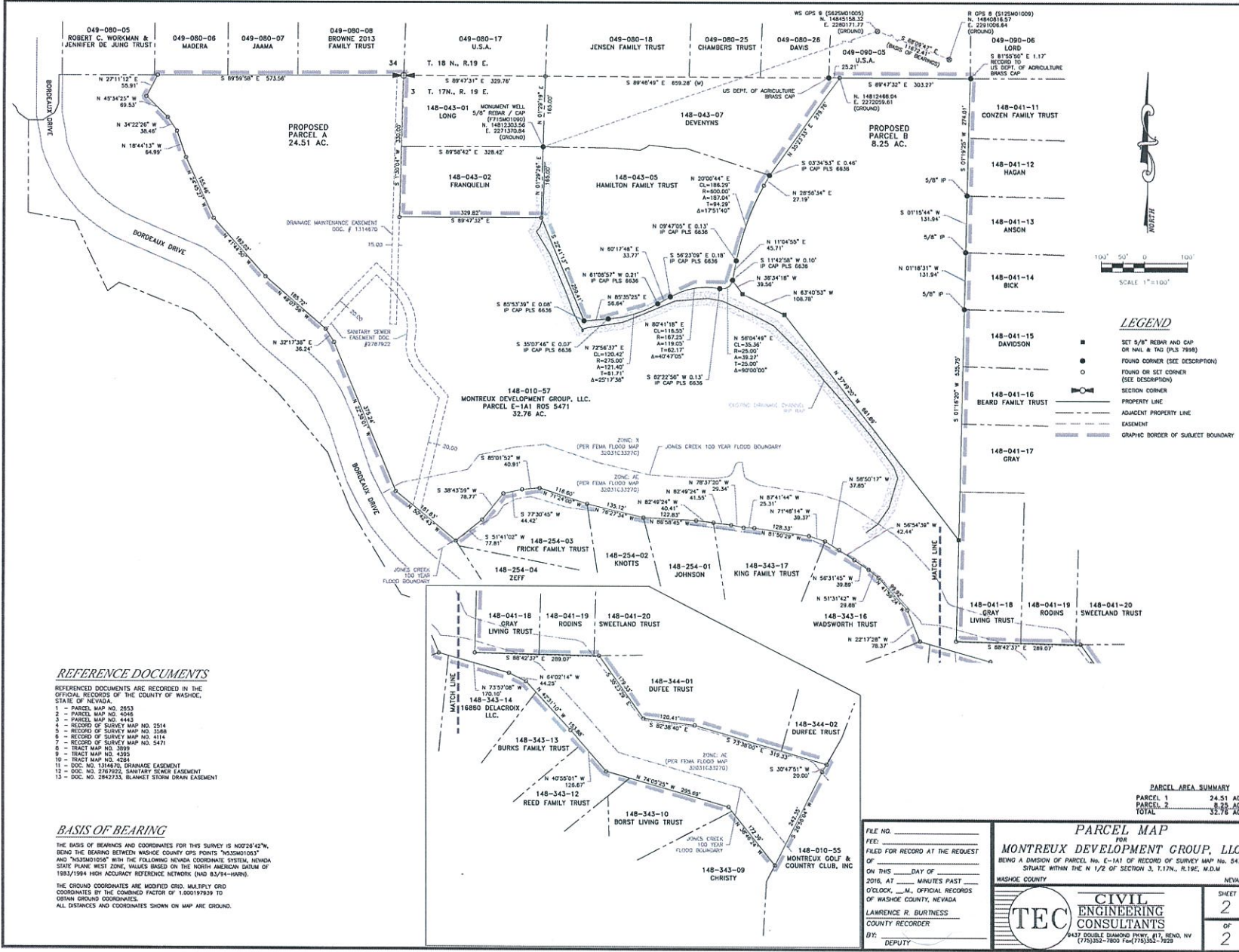
STATE OF NEVADA }
COUNTY OF _____ } S.S.

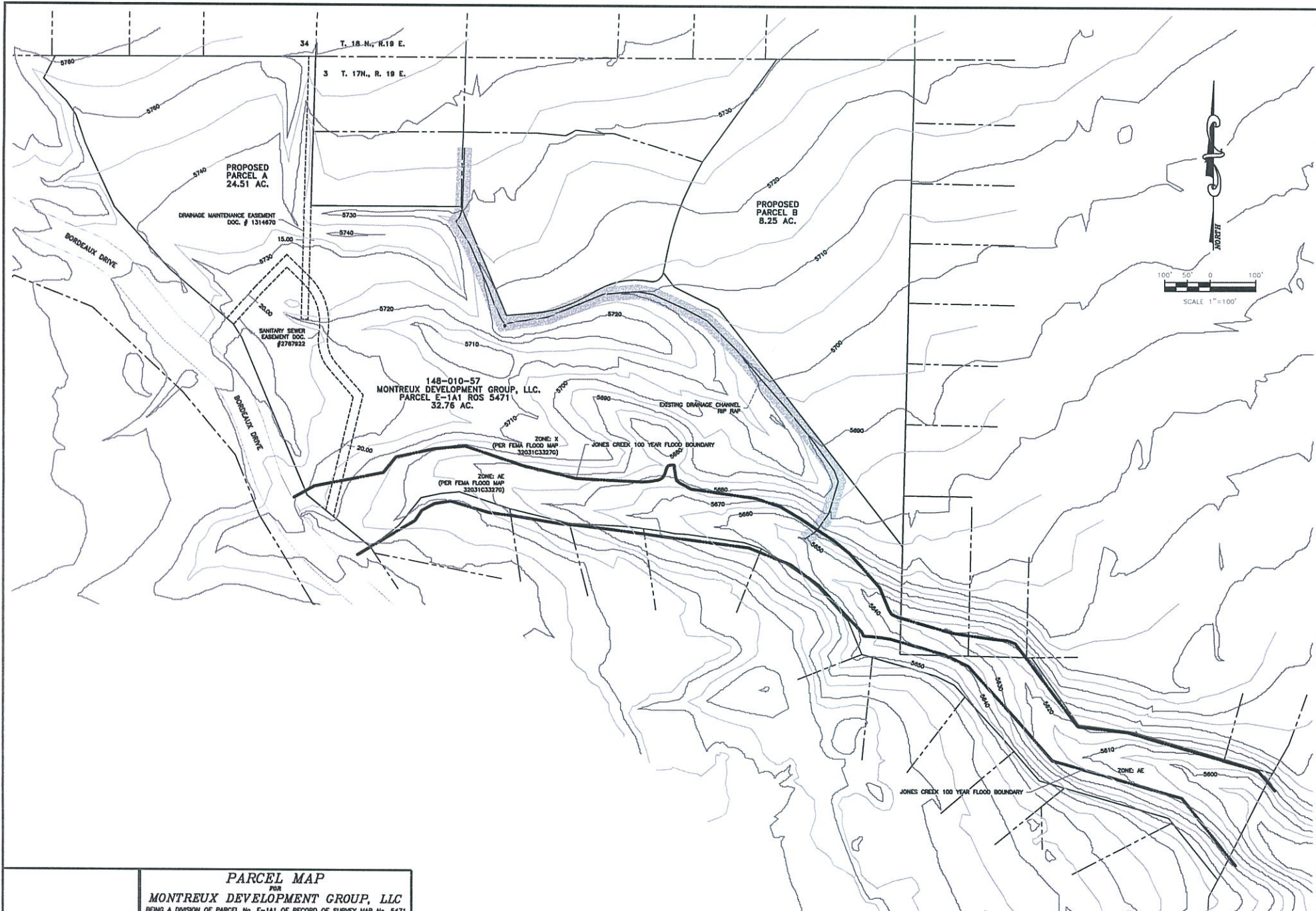
ON THIS _____ DAY OF _____, 2016, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN THE COUNTY OF _____ AS A REPRESENTATIVE OF TRUCKEE MEADOWS WATER AUTHORITY, WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE ABOVE INSTRUMENT. IN WITNESS WHEREOF, I HERETO SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC _____

TOTAL AREA ±32.76 AC

FILE NO. _____	<p>PARCEL MAP MONTREUX DEVELOPMENT GROUP, LLC BEING A DIVISION OF PARCEL No. E-141 OF RECORD OF SURVEY MAP No. 5471 SITUATE WITHIN THE N 1/2 OF SECTION 3, T.17N., R.19E, M.D.M</p>	NEVADA
FEE: _____		SHEET
FILED FOR RECORD AT THE REQUEST OF _____		1
ON THIS _____ DAY OF _____, 2016, AT _____ MINUTES PAST _____ O'CLOCK, _____ M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA		OF
LAWRENCE R. BURNESS		2
COUNTY RECORDER		
BY: _____ DEPUTY	<p>4437 DOUBLE DIAMOND BLVD., #13, HENO, NV (775)352-7800 Fax (775)363-7929</p>	





PARCEL MAP
 FOR
MONTREUX DEVELOPMENT GROUP, LLC
 BEING A DIVISION OF PARCEL No. E-1A1 OF RECORD OF SURVEY MAP No. 5471
 SITUATE WITHIN THE N 1/2 OF SECTION 3, T.17N., R.19E., M.D.M.
 WASHOE COUNTY NEVADA

	CIVIL ENGINEERING CONSULTANTS
	8437 DOUBLE DIAMOND PKWY., #17, RENO, NV (775)352-7800 Fax (775)352-7828

TOPOGRAPHIC EXHIBIT

WTPM16-001
EXHIBIT E