



Parcel Map Review Committee Staff Report

Meeting Date: November 9, 2017

Agenda Item: 7A

STAFF REPORT CASE NUMBER: Tentative Parcel Map Case WTPM17-0014 (SW & WW Eccles, LLC)

BRIEF SUMMARY OF REQUEST: To approve a parcel map dividing one parcel of ±1.11 acres into three parcels. All three parcels will be the same size of ±16,133 square feet.

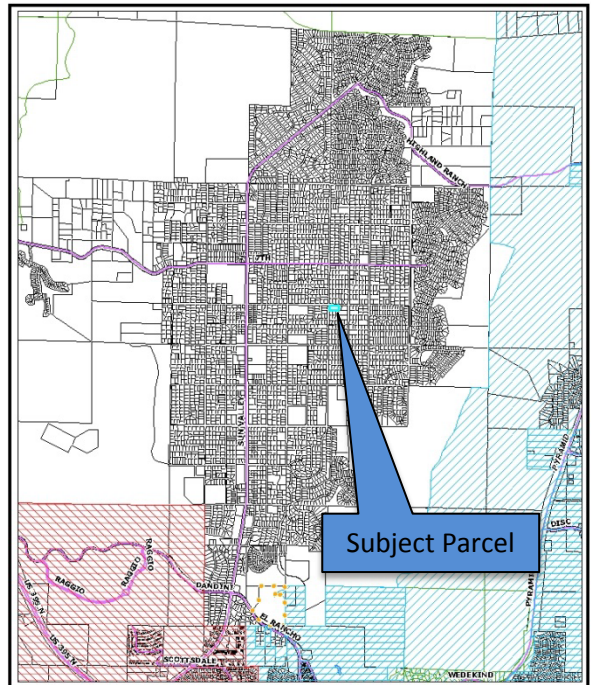
STAFF PLANNER: Planner's Name: Julee Olander
Phone Number: 775.328.3627
E-mail: jolander@washoecounty.us

APPLICANT: Summit Engineering Corporation
PROPERTY OWNER: SF & WW Eccles, LLC

CASE DESCRIPTION:

For possible action, hearing, and discussion by the Washoe County Parcel Map Review Committee to approve a parcel map dividing one parcel of ±1.11 acres into three parcels. All three parcels will be the same size of ±16,133 square feet.

- ◆ Applicant: Summit Engineering Corp.
- ◆ Property Owner: SF & WW Eccles, LLC
- ◆ Location: 330 East 6th Avenue
- ◆ APN: 085-561-01
- ◆ Parcel Size: ±1.11 acres
- ◆ Master Plan: Suburban Rural (SR)
- ◆ Regulatory Zone: Medium Density Suburban (MDS)
- ◆ Area Plan: Sun Valley
- ◆ CAB: Sun Valley
- ◆ Dev Code: Authorized in Article 606, Parcel Maps
- ◆ Comm. District: 3 – Commissioner Jung
- ◆ Sec/Town/Range: Section 17, T20N, R20E, MDM, Washoe County, NV



STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

Possible Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM17-0014 for SF & WW Eccles, LLC, subject to the conditions of approval included as Exhibit A with the staff report, and make the determination that the following criteria is or will be adequately provided for pursuant to Washoe County Code Section 110.606.30.

(See Page 6 for Motion)

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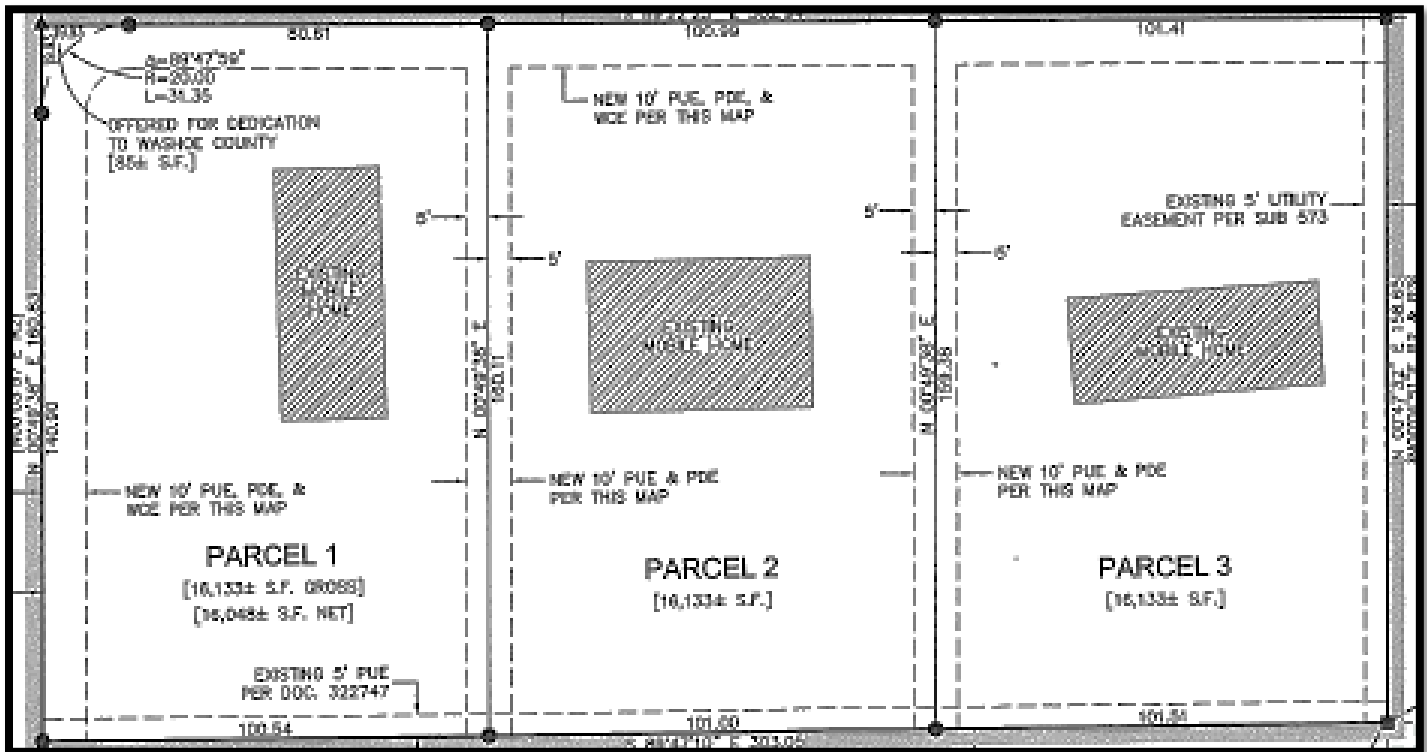
Exhibit Contents

Conditions of Approval Exhibit A

Agency Review Comments Exhibit B

Public Notice Map Exhibit C

Project Application Exhibit D



Site Plan

Tentative Parcel Map Evaluation

- Land Use Designation: Medium Density Suburban (MDS)
- Maximum Lot Potential: 3 lots
- Number of Lots on Parcel Map: 3 lots
- Minimum Lot Size Required: 12,000 square feet
- Minimum Lot Size on Parcel Map: 16,133 square feet
- Minimum Lot Width Required: 80 feet
- Minimum Lot Width on Parcel Map: Approximately 100.54 feet

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

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

Sun Valley Area Plan Modifiers

Section 110.218.25 New Parcel Restrictions. The creation of additional parcels in any regulatory zone within the Sun Valley planning area is restricted to areas within the service area of recognized water purveyors.

Staff Comment: The subject property is located within the Sun Valley General Improvement District service territory, which provides community water service to the majority of Sun Valley.

Development Information

There are currently three modular homes on the parcel and two are occupied. The parcel is surrounded by single family residential developed properties in each direction. The required

setbacks for Medium Density Suburban (MDS) are 20 feet for front and rear yard setbacks and 8 feet for the side yard setbacks. There is sufficient area within each proposed parcel to meet these standards.

Sun Valley Citizen Advisory Board (SV CAB)

Parcel Map permits are not required by Washoe County Code to be presented at a Citizen Advisory Board meeting. The Citizen Advisory Board was provided notice and a copy of the case application, and was given an opportunity to comment. No comments were received.

Reviewing Agencies

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

- Washoe County Community Services Department
 - Planning and Building Division
 - Engineering and Capital Projects Division
 - Parks and Open Spaces
 - Utilities
- Sun Valley General Improvement District
- Washoe County Health District
 - Air Quality Management Division
 - Environmental Health Services Division
- Truckee Meadows Fire Protection District
- Nevada Department of Transportation (NDOT)
- Regional Transportation Commission (RTC)
- Washoe-Storey Conservation District

4 out of the 11 above listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A summary of each agency's comments and/or recommended conditions of approval and their contact information is provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order if granted approval.

- **Washoe County Planning and Building Division (Planning)** requires the final map be in substantial compliance with all plans and documents submitted with the tentative parcel map.
Contact: Julee Olander, 775.328-3627, jolander@washoecounty.us
- **Sun Valley General Improvement District (SVGID)** requires that the project meet the requirements SVGID water and sanitary sewer service.
Contact: Jon Combs, 775.673.2253, jcombs@svgid.com

Staff Comment on Required Findings

Washoe County Code Section WCC Section 110.606.30 (i) 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: Compliance with all applicable environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, and sewage disposal will be ensured prior to recordation of the final map or prior to approval of a development permit on the subject site. The application was reviewed by the Sun Valley General Improvement District and recommended conditions of approval were provided.
- b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision.
- Staff Comment: All parcels are within the Sun Valley General Improvement District service area. 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: The 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: The proposed division is in conformance with the adopted regulatory zone of Medium Density Suburban (MDS) and the Sun Valley Area Plan.
- f) General conformity with the governing body's master plan of streets and highways.
- Staff Comment: The proposed division will provide appropriate access to streets and highways in accordance with the adopted Sun Valley Streets and Highways System 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: This subdivision of land (i.e., parcel map) will have no significant impact to public streets and highways.
- h) Physical characteristics of the land such as floodplain, slope and soil.
- Staff Comment: The application was reviewed by the appropriate agencies, including Washoe County Engineering and Capital Projects Division, and no recommendation for denial was received.
- i) The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive.
- Staff Comment: These provisions of statute refer to the preparation and distribution of tentative maps. All recommended conditions of approval from reviewing agencies have been included with the staff report.
- 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 application was reviewed by the appropriate agencies, including the Truckee Meadows Fire Protection District, and no recommendation for denial was received.

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

Staff Comment: The application was reviewed by the appropriate agencies and no recommendation for denial was received.

- l) Recreation and trail easements.

Staff Comment: The application was reviewed by the appropriate agencies, including Washoe County Parks and Open Spaces program within the Planning and Building Division, and no recommendation for denial was received.

Recommendation

Those agencies which reviewed the application recommended conditions in support of approval of the project. Therefore, after a thorough analysis and review, Parcel Map Case Number WTPM17-0014 is being recommended for approval with conditions. Staff offers the following motion for the Parcel Map Review Committee's consideration.

Possible Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM17-0014 for SF & WW Eccles, LLC, subject to the conditions of approval included as Exhibit A with the staff report, and make the determination that the following criteria is or will be adequately provided for pursuant to Washoe County 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.

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 Commissioners, in which case the outcome of the appeal shall be determined by that Board. 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/Property Owner: SF & WW Eccles, LLC
PO Box 4370
Incline Village, NV 89450

Representatives: Summit Engineering Corporation
5405 Mae Anne Avenue
Reno, NV 89523



Conditions of Approval

Tentative Parcel Map Case Number WTPM17-0014

The tentative parcel map approved under Tentative Parcel Map Case Number WTPM17-0014 shall be carried out in accordance with the Conditions of Approval granted by the Washoe County Parcel Map Review Committee on November 9, 2017. 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 Building 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 Building Division

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

Contact: Julee Olander, Planner, 775.328.3627, jolander@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 Building 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 Building 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 BUILDING CERTIFICATE

THE FINAL PARCEL MAP CASE NO. WTPM17-0014 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 THE PLANNING AND BUILDING DIVISION OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

MOJRA HAUENSTEIN, DIRECTOR, PLANNING AND BUILDING DIVISION

- d. 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 Building Division.
- e. 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 Building Division.

Sun Valley General Improvement District

2. The following conditions are requirements of Sun Valley General Improvement District (SVGID), which shall be responsible for determining compliance with these conditions.

Contact: Jon Combs, 775.673.2253, jcombs@svgid.com

- a. Parcel number 085-561-01 for 1.11 acres is within Sun Valley GID service boundary.
- b. Sun Valley GID will be the water and waste water provider.
- c. Any water rights that may be required for development will be required to be dedicated to Sun Valley GID.
- d. Sun Valley GID to be signature on the Jurat.
- e. Compliance with applicable regulations and policies of the Sun Valley General Improvement District shall be required.
- f. Utilities are in place for the three lots, Sun Valley GID requires a dedicated easement for utilities if they run through other parcels.

*** End of Conditions ***

From: [Fagan, Donna](#)
To: [Olander, Julie](#)
Subject: FW: September Agency Review Memo II.pdf
Date: Monday, September 25, 2017 10:17:51 AM

FYI~

Donna Fagan

Office Support Specialist ½Washoe County Community Services Department ½Planning and Building Division
dfagan@washoecounty.us ½o 775.328.3616 ½f 775.328.6133 ½1001 E. Ninth St., Bldg. A, Reno, NV 89520



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From: Jon Combs [<mailto:jcombs@svgid.com>]
Sent: Monday, September 25, 2017 10:14 AM
To: Fagan, Donna
Cc: Jennifer
Subject: RE: September Agency Review Memo II.pdf

Donna,

Good morning, this email is in response to WTPM – 17-0014 1.11 acres divided into 16,133 square feet.

Sun Valley GID comments on Parcel map case number WTPM -17-0014 (SF & WW Eccles)

- 1.APN 085-561-01 for 1.11 acres is within Sun Valley GID service boundary.
- 2.Sun Valley GID will be the water and waste water provider.
- 3.Any water rights that may be required for development will be required to be dedicated to Sun Valley GID.
- 4.Sun Valley GID to be signature on the Jurat.
- 5.Compliance with applicable regulations and policies of the Sun Valley General Improvement District shall be required.
- 6.Utilities are in place for the three lots, Sun Valley GID requires a dedicated easement for utilities if they run through other parcels.

Thank you,
Jon Combs
Public Works Director
Sun Valley G.I.D.
5000 Sun Valley Blvd.,
Sun Valley, NV 89433
Ph: (775)673-2253 Fx: (775) 673-7708
www.svgid.com

From: Fagan, Donna [<mailto:DFagan@washoecounty.us>]
Sent: Friday, September 22, 2017 2:26 PM
To: Jon Combs ; Sun Valley GID (jmerritt@svgid.com)
Subject: September Agency Review Memo II.pdf

Please find the attached Agency Review Memo with a case received this month by CSD, Planning and Building.

You've been asked to review item #1. Click on the highlighted item descriptions for a link to the application.

Please send any comments or conditions to the planner for that item.

Thank you,
Donna

Donna Fagan

Office Support Specialist ½Washoe County Community Services Department ½Planning and Building Division
dfagan@washoecounty.us ½o 775.328.3616 ½f 775.328.6133 ½1001 E. Ninth St., Bldg. A, Reno, NV 89520



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WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

P.O. Box 11130
Reno, Nevada 89520-0027
Phone: (775) 328-3600
Fax: (775) 328-3699

September 27, 2017

TO: Julee Olander, Planner, CSD, Planning & Development Division

FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD

SUBJECT: Tentative Parcel Map Case Number WTPM17-0014 (SF & WW Eccles, LLC)
APN 085-561-01, 330 East 6th Avenue, Sun Valley

Project description:

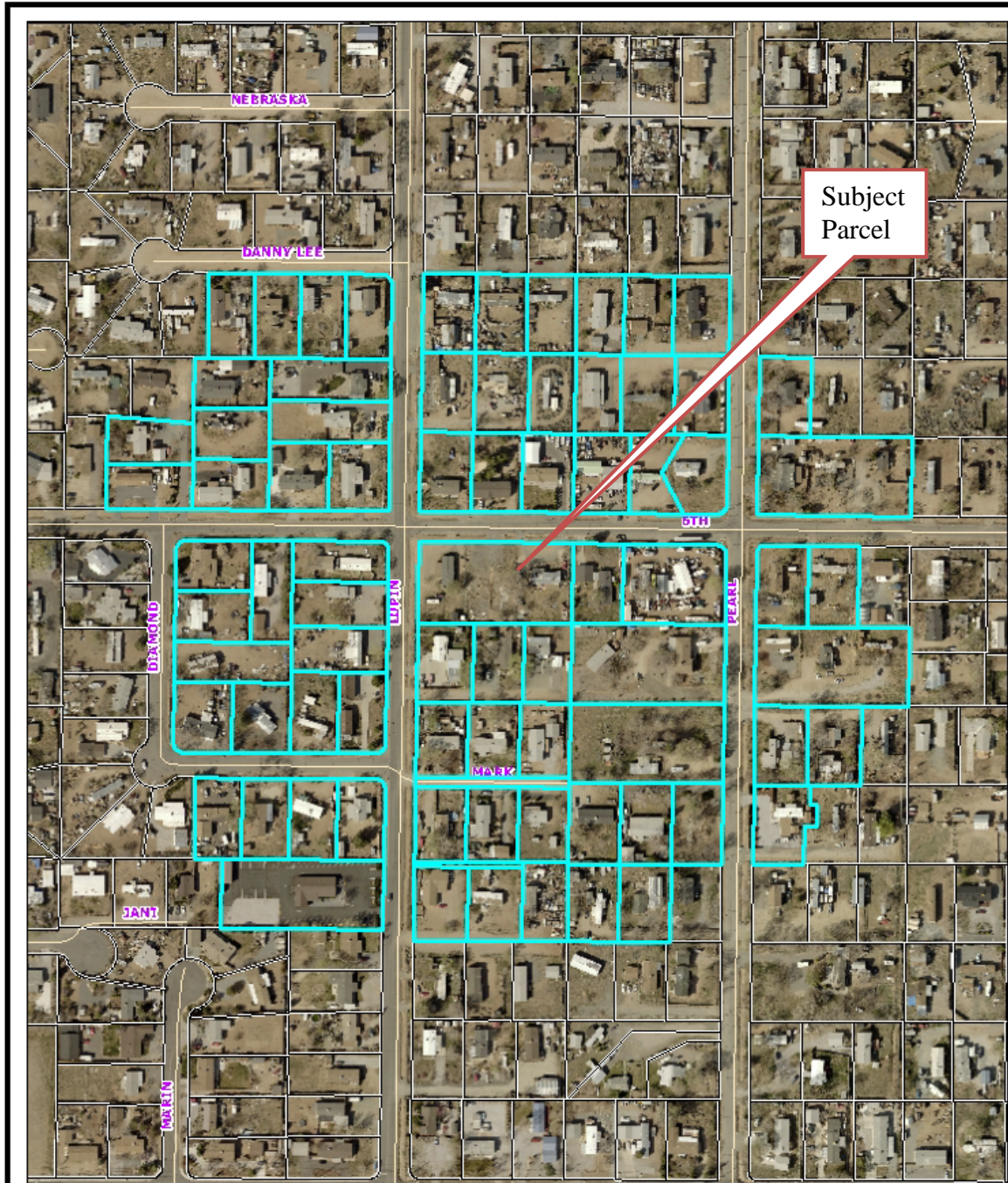
The applicant is proposing a tentative a parcel map dividing one parcel of ± 1.11 acres into three parcels. All three parcels will be the same size of $\pm 16,133$ square feet. Water service is to be provided by the Sun Valley General Improvement District (SVGID) and Sanitary Sewer service to be provided by SVGID.

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

- 1) The Parcel Map shall contain SVGID's note and acknowledgement regards all conditions necessary for provision of water service to these parcels. Or a valid will serve from SVGID for the newly created parcel is also acceptable.



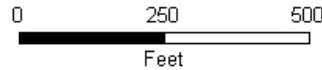
NOTICING MAP



Tentative Parcel Map
WTPM17-0014 (SF & WW Eccles)

Noticing Map (500 feet and
79 properties owners notice)

Source: Program Name



Date: October 1, 2017

Community Services
Department, Planning
and Building Division



Post Office Box 11190
Reno, Nevada 89520 (775) 223-2800

S F and W W ECCLES, LLC
Application to Washoe County for a:
Tentative Parcel Map

Prepared by:



Ryan Cook, PLS, WRS, CFedS
VP & Surveying Department Manager

Summit Engineering Corp.

5405 Mae Anne Avenue

(775)747-8550

Fax 747-8559

www.summitnv.com

Prepared for:

S F and W W ECCLES, LLC

Attn: Samuel & William Eccles

PO Box 4370

Incline Village, NV 89450

September 15, 2017

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: TENTATIVE PARCEL MAP FOR S W and W W ECCLES, LLC | | | |
| Project Description: DIVIDE THE EXISTING PARCEL INTO THREE PARCELS. | | | |
| Project Address: 330 EAST 6TH AVENUE | | | |
| Project Area (acres or square feet): 1.11 ACRES | | | |
| Project Location (with point of reference to major cross streets AND area locator): SOUTHEAST INTERSECTION OF LUPIN DR & EAST SIXTH AVE IN SUN VALLEY | | | |
| Assessor's Parcel No.(s): | Parcel Acreage: | Assessor's Parcel No(s): | Parcel Acreage: |
| 085-561-01 | 1.11 | | |
| Section(s)/Township/Range: SW1/4 SECTION 17, TOWNSHIP 20 NORTH, RANGE 20 EAST, MDM | | | |
| 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: S F & W W ECCLES, LLC | | Name: SUMMIT ENGINEERING CORPORATION | |
| Address: PO BOX 4370 | | Address: 5405 MAE ANNE AVENUE | |
| INCLINE VILLAGE, NV | Zip: 89450 | RENO, NV | Zip: 89523 |
| Phone: 775-747-6771 | Fax: | Phone: 775-787-4316 | Fax: 747-8559 |
| Email: sfeccles@yahoo.com | | Email: ryan@summitnv.com | |
| Cell: N/A | Other: | Cell: 775-223-7432 | Other: |
| Contact Person: SAM ECCLES | | Contact Person: RYAN COOK, PLS | |
| Applicant/Developer: | | Other Persons to be Contacted: | |
| Name: SUMMIT ENGINEERING CORPORATION | | Name: N/A | |
| Address: 5405 MAE ANNE AVENUE | | Address: | |
| | Zip: 89523 | | Zip: |
| Phone: 775-787-4316 | Fax: 747-8559 | Phone: | Fax: |
| Email: ryan@summitnv.com | | Email: | |
| Cell: 775-223-7432 | Other: | Cell: | Other: |
| Contact Person: RYAN COOK, PLS | | Contact Person: | |
| For Office Use Only | | | |
| Date Received: | Initial: | Planning Area: | |
| County Commission District: | | Master Plan Designation(s): | |
| CAB(s): | | Regulatory Zoning(s): | |

Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

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

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

330 EAST 6TH AVENUE

SOUTHEAST OF THE INTERSECTION OF LUPIN DR & EAST SIXTH AVE IN
SUN VALLEY

- a. Please list the following:

| APN of Parcel | Land Use Designation | Existing Acres |
|---------------|----------------------|----------------|
| 085-561-01 | 320 | 1.11 |
| | | |

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

3 MODULAR HOMES; 2 OF WHICH ARE CURRENTLY OCCUPIED.

3. What are the proposed lot standards?

| | Parcel 1 | Parcel 2 | Parcel 3 | Parcel 4 |
|-------------------|-----------|-----------|-----------|----------|
| Minimum Lot Area | 16,133 SF | 16,133 SF | 16,133 SF | |
| Minimum Lot Width | 100.54 | 101.00 | 101.51 | |

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 | SUN VALLEY GENERAL IMPROVEMENT DISTRICT (SVGID) |
| b. Electrical Service/Generator | NV ENERGY |
| c. Water Service | SUN VALLEY GENERAL IMPROVEMENT DISTRICT (SVGID) |

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: | SUN VALLEY GENERAL IMPROVEMENT DISTRICT (SVGID) |

- 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 type="checkbox"/> Individual septic | | |
| <input checked="" type="checkbox"/> Public system | Provider: | SUN VALLEY GENERAL IMPROVEMENT DISTRICT (SVGID) |

- 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):

| |
|-----|
| N/A |
|-----|

9. Does the property contain wetlands? (If yes, please attach a preliminary delineation map and describe the impact the proposal will have on the wetlands. Impacts to the wetlands may require a permit issued from the U.S. Army Corps of Engineers.)

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

10. Does property contain slopes or hillsides in excess of 15 percent and/or significant ridgelines? (If yes, and this is the second parcel map dividing this property, Article 424, Hillside Development of the Washoe County Development Code will apply.)

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

11. Does property contain geologic hazards such as active faults; hillside or mountainous areas; is it subject to avalanches, landslides, or flash floods; is it near a water body, stream, Significant Hydrologic Resource as defined in Article 418, or riparian area such as the Truckee River, and/or an area of groundwater recharge

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

12. Does the tentative parcel map involve common open space as defined in Article 408 of the Washoe County Development Code? (If so, please identify all proposed non-residential uses and all the open space parcels.)?

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

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

| |
|-----|
| N/A |
|-----|

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?

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 | RYAN COOK, PLS |
| Address | SUMMIT ENGINEERING, 5405 MAE ANNE AVENUE, RENO NV 89523 |
| Phone | 775-787-4316 |
| Cell | 775-223-7432 |
| E-mail | ryan@summitnv.com |
| Fax | 775-747-8559 |
| Nevada PLS # | 15224 |

Property Owner Affidavit

Applicant Name: SUMMIT ENGINEERING (RYAN COOK, PLS)

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, Samuel F. Eccles, SF and NW Eccles, LLC MANAGING MEMBER
(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): 085-561-01

Printed Name Samuel F. Eccles

Signed Samuel Eccles

Address PO BOX 4370
Incline Village, NV 89450

Subscribed and sworn to before me this 14 day of September, 2017.

(Notary Stamp)

Washoe County, Nevada
Notary Public in and for said county and state

My commission expires: 7-1-2021



*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: SUMMIT ENGINEERING (RYAN COOK, PLS)

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, WILLIAM W. ECCLES, MANAGING MEMBER
SF and WW Eccles, LLC
(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 Building.

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

Assessor Parcel Number(s): 085-561-01

Printed Name WILLIAM W. ECCLES

Signed William W. Eccles

Address 3848 BEXLEY SQUARE
RENO, NV 89503

Subscribed and sworn to before me this 11th day of August.

Lulu Gonzales

Notary Public in and for said county and state

My commission expires: 11/1/2018



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

- Owner
- Corporate Officer/Partner (Provide copy of record 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

Bill Detail

[Back to Account Detail](#)

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Washoe County Parcel Information

| | | |
|---|----------------|---|
| Parcel ID | Status | Last Update |
| 08556101 | Active | 9/14/2017 2:14:21 AM |
| Current Owner: S F & W W ECCLES LLC PO BOX 18628 RENO, NV 89511 | | SITUS: 330 E 6TH AVE WCTY NV |
| Taxing District | Geo CD: | |
| Legal Description | | |
| Lot 2 Township 20 SubdivisionName SUN VALLEY SUBDIVISION 5 Range 20 Block I | | |

Installments

| Period | Due Date | Tax Year | Tax | Penalty/Fee | Interest | Total Due |
|-------------------|-----------|----------|---------------|---------------|---------------|---------------|
| INST 1 | 8/21/2017 | 2017 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| INST 2 | 10/2/2017 | 2017 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| INST 3 | 1/1/2018 | 2017 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| INST 4 | 3/5/2018 | 2017 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Total Due: | | | \$0.00 | \$0.00 | \$0.00 | \$0.00 |

Tax Detail

| | Gross Tax | Credit | Net Tax |
|--|-----------------|-------------------|-----------------|
| <u>Remediation</u> | \$11.05 | \$0.00 | \$11.05 |
| <u>State of Nevada</u> | \$41.63 | (\$19.78) | \$21.85 |
| <u>Sun Valley GID</u> | \$47.21 | (\$23.61) | \$23.60 |
| <u>Truckee Meadows Fire Dist</u> | \$132.24 | (\$62.82) | \$69.42 |
| <u>Washoe County</u> | \$340.80 | (\$161.87) | \$178.93 |
| <u>Washoe County Sc</u> | \$278.80 | (\$132.44) | \$146.36 |
| <u>TRUCKEE MDWS/SUN VALLEY WATER BASIN</u> | \$0.03 | \$0.00 | \$0.03 |
| Total Tax | \$851.76 | (\$400.52) | \$451.24 |

Payment History

| Tax Year | Bill Number | Receipt Number | Amount Paid | Last Paid |
|----------|-------------|----------------|-------------|-----------|
| 2017 | 2017089640 | B17.69610 | \$121.12 | 8/23/2017 |
| 2017 | 2017089640 | B17.69614 | \$110.04 | 8/23/2017 |
| 2017 | 2017089640 | B17.85432 | \$110.04 | 9/5/2017 |
| 2017 | 2017089640 | B17.85435 | \$110.04 | 9/5/2017 |

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

Change of Address

All requests for a mailing address change must be submitted in writing, including a signature (unless using the online form).

To submit your address change online [click here](#)

Address change requests may also be faxed to: (775) 328-2500

Address change requests may also be mailed to:
Washoe County Treasurer
P O Box 30039
Reno, NV 89520-3039

