



Parcel Map Review Committee Staff Report

Meeting Date: January 10, 2019

Agenda Item: 7A

TENTATIVE PARCEL MAP CASE NUMBER: WTPM18-0014 (Smith)

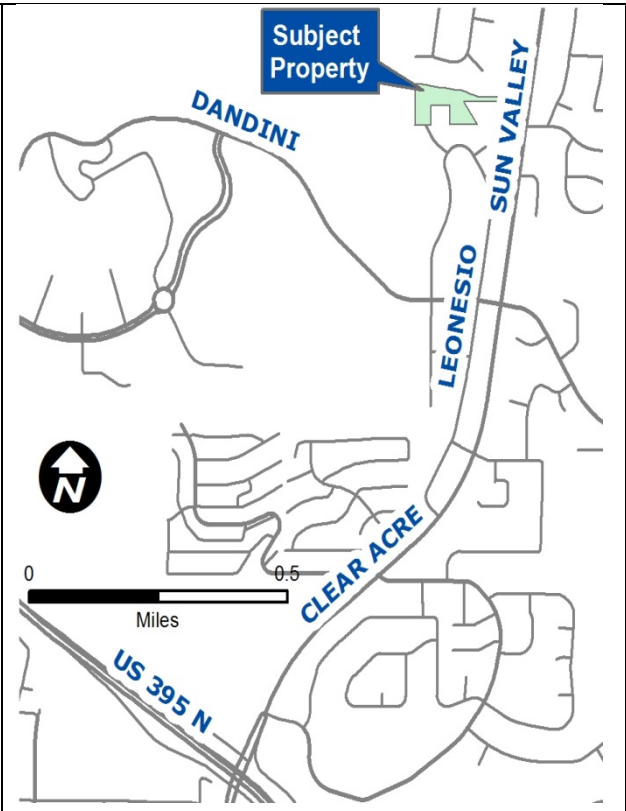
BRIEF SUMMARY OF REQUEST: To approve a parcel map dividing one 3.8 acre parcel into four parcels of 20,386 square feet, 29,250 square feet, 30,372 square feet, and 85,084 square feet.

STAFF PLANNER:	Planner's Name:	Eric Young
	Phone Number:	775.328.3613
	E-mail:	eyoung@washoecounty.us

CASE DESCRIPTION

For possible action, hearing, and discussion to approve a tentative parcel map for the creation of three new lots, and one remainder lot. The sizes of the newly created lots will consist of one 29,562 square-foot lot, one 28,619 square-foot lot, one 20,392 square-foot lot, and one 86,646 square-foot remainder lot.

Applicant:	Cherise Benetti-Smith
Property Owner:	Cherise Benetti-Smith
Location:	0 Sun Valley Blvd.
APN:	035-120-28
Parcel Size:	3.79 acres
Master Plan:	Suburban Residential
Regulatory Zone:	Medium Density Suburban
Area Plan:	Sun Valley
Citizen Advisory Board:	Sun Valley
Development Code:	Authorized in Article 606 Parcel Maps
Commission District:	5 - Herman



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 WTPM18-0014 for Cherise Benetti-Smith, 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.

(Motion with Findings on Page 9)

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Parcel Map

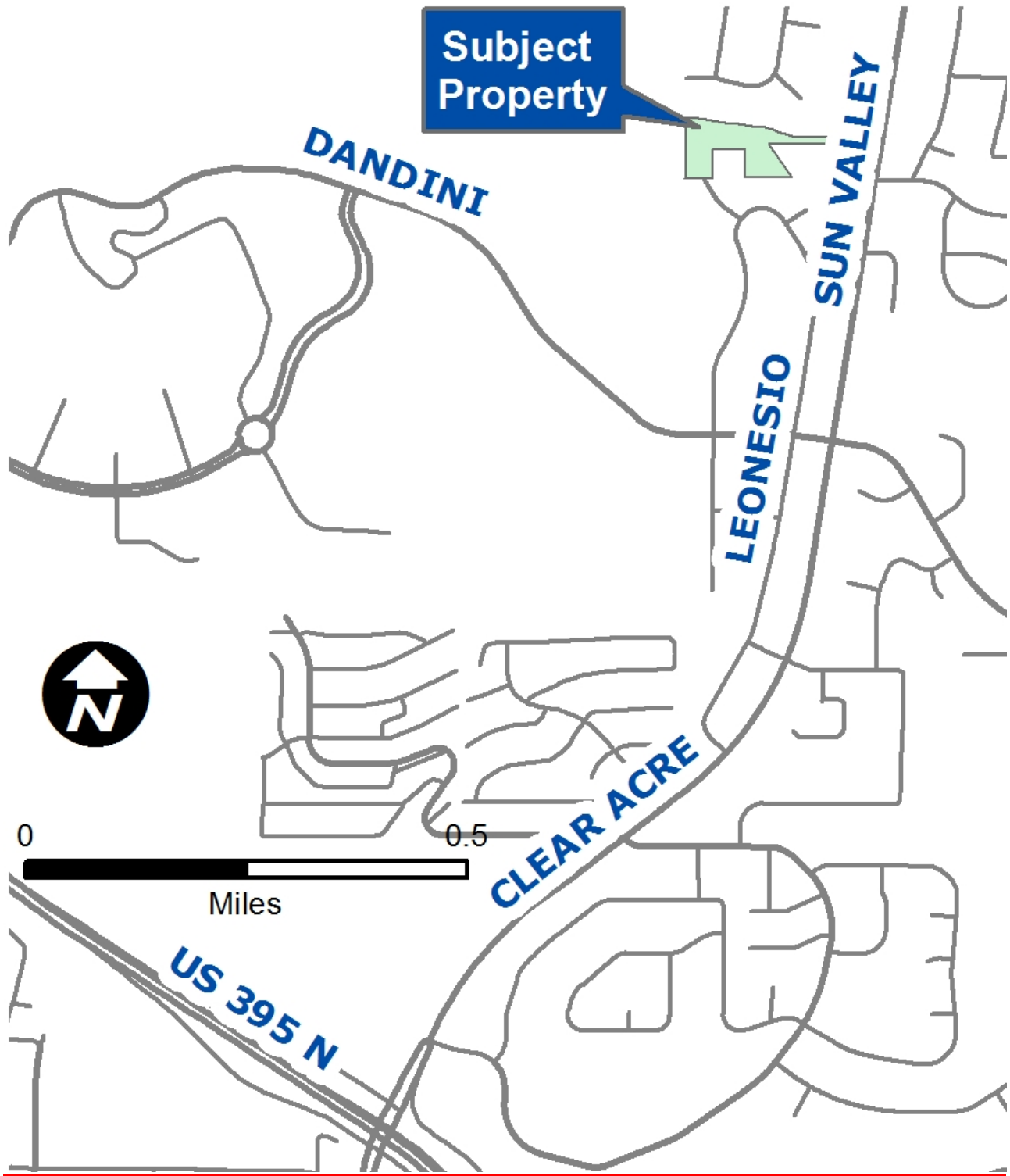
The purpose of a parcel map is to allow for the creation of subdivisions, merger and re-subdivision of existing lots, and common-interest communities consisting of four or fewer parcels pursuant to Washoe County Code Chapter 110, Article 606, *Parcel Maps*. A tentative parcel map must be submitted to the Planning and Building 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.

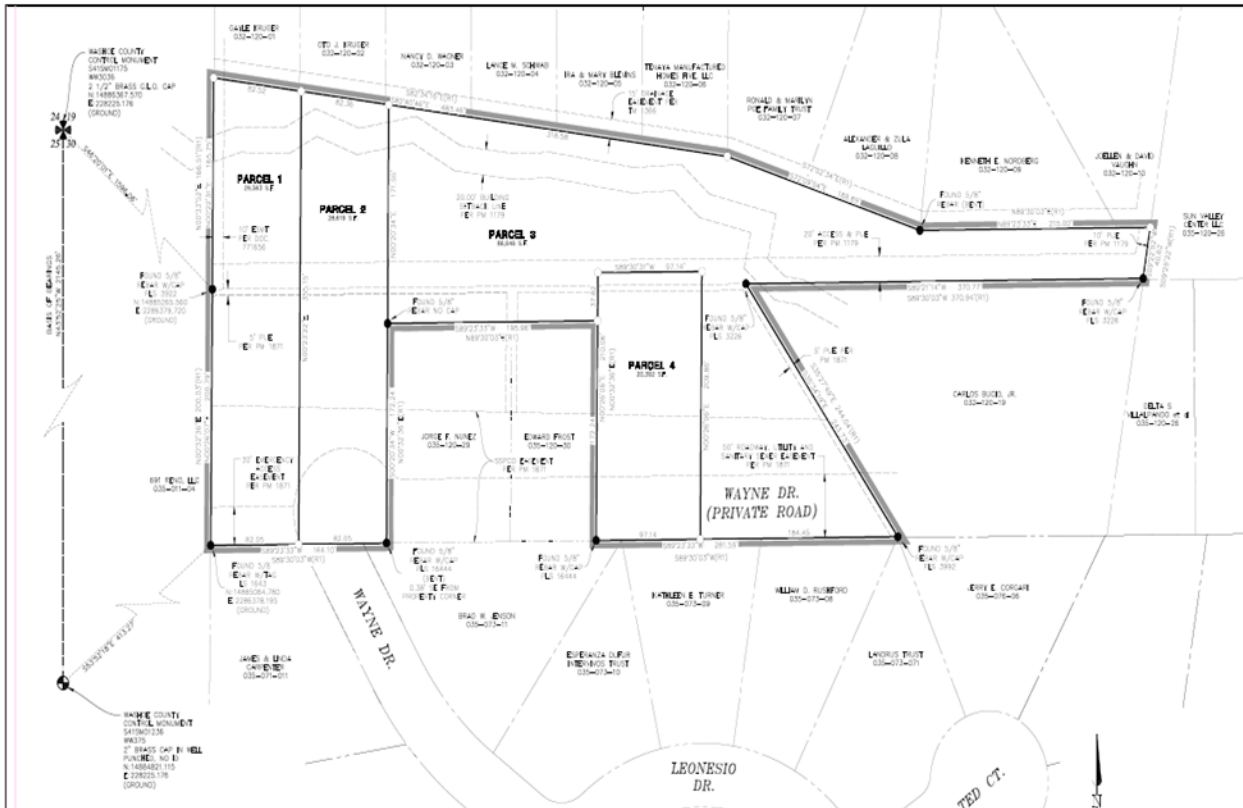
Within 22 months from the date of approval of the tentative parcel map, the applicant must file a final parcel map along with any required supporting materials with the Planning and Building Division and the County Engineer showing that all conditions imposed by the Washoe County Parcel Map Review Committee have been met. Approval or conditional approval of a tentative parcel map imposes no obligation on the part of the Director of the Planning and Building Division or the Washoe County 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 WTPM18-0014 is attached to this staff report and will be included with the Action Order if approved by the Parcel Map Review Committee.

The subject property has a regulatory zone of Medium Density Suburban (MDS) which includes a maximum density of three dwelling units per acre. The proposed parcel map conforms to maximum density, lot size, and width requirements of the regulatory zone.



Vicinity Map



Site Plan

Tentative Parcel Map Evaluation

- Regulatory Zone: Medium Density Suburban (MDS)
- Maximum Lot Potential: 8 lots
- Number of Lots on Parcel Map: 4 lots
- Minimum Lot Size Required: 12,000 sq. ft.
- Minimum Lot Size on Parcel Map: 20,386 sq. ft.
- Minimum Lot Width Required: 80 feet
- Minimum Lot Width on Parcel Map: 82.05 feet

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

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

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

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

The proposed subdivision is not a second or subsequent division of a parcel map approved within the last five years.

Sun Valley Area Plan Modifiers

The subject parcel is located within the Sun Valley Area Plan. The following is the pertinent policy from the Area Plan:

- Section 110.218.05, *Community Water and Sewer*, requires that residential development of one dwelling unit or more per acre be served by community water and sewer facilities. The proposed lots will be served by the Sun Valley General Improvement District, which provides community water and sewer.
- Section 110.218.25, *New Parcel Restrictions*, requires newly created parcels to be in areas within the service area of recognized water purveyors. The proposed parcels are within the service area of the Sun Valley General Improvement District.

Development InformationThe request is to divide a ±3.79 acre parcel into four parcels. Three of the new parcels will be approximately 30,000 square feet while the fourth will be approximately 85,084 square feet. The parcel has a regulatory zone of Medium Density Suburban (MDS). There are residential properties surrounding the site with a regulatory zoning of Medium Density Suburban (MDS). The minimum lot size requirement for MDS is 12,000 square-feet and the maximum density for MDS is 3 units per acre. The setback standards for MDS are 20 feet for the front yard, 20 feet for the rear yard, and 8 feet for the side yards. There is sufficient area within each proposed parcel to meet the required standards.

The access for the site is from Wayne Drive, a private road that intersects with Sun Valley Blvd., approximately 400 feet to the east and connects with West Leonesio Drive via a cul-de-sac on the southwest side of the subject parcel. Along the southern property boundary there is a large power company easement (See Proposed Parcel Plan on page 6).

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
- Water Rights Coordinator Manager
- Washoe County Health District
 - Emergency Medical Services
 - Environmental Health Services Division
- Truckee Meadows Fire Protection District
- Regional Transportation Commission (RTC)
- Sun Valley General Improvement District

Five out of the ten 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 Program requires that the final map be in substantial compliance with all plans and documents submitted with the tentative parcel map.
Contact: Eric Young, 328-3613, eyoung@washoecounty.us
- Washoe County Engineering and Capital Projects Division provided comments related to easements, condition of the property and technical map requirements.
Contact: Mike Gump, 775.328.2041, mgump@washoecounty.us
- Washoe County Planning and Building Division, Building Program provided comments related to building on the parcels.
Contact: Dan Holly, 775.328.2017, dholly@washoecounty.us
- Washoe County Water Management Planner Coordinator provided comments related to obtaining a will-serve letter from the Truckee Meadows Water Authority
Contact: Vahid Behmaram, 775.328.3600, vbehmaram@washoecounty.us
- Truckee Meadow Fire Protection District provided comments related to the wildland urban interface and fire truck access.
Contact: Don Coon, 775-326-6077, dcoon@tmfpd.us

Staff Comment on Required Findings

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 appropriate agencies and no recommendation for denial was received.
 - b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision.
Staff Comment: The proposed lots are within the Sun Valley General Improvement District (SVGID) and SVGID has indicated that water service will be provided.
 - c) The availability and accessibility of utilities.
Staff Comment: The existing and proposed lot will be served by extension of the existing, adjacent, infrastructure to serve the newly created parcel.
 - d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks.
Staff Comment: The proposed parcel map would create two additional lots within a previously developed area that is currently served by community services. The application

was reviewed by the appropriate agencies and no recommendation for denial was received.

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

Staff Comment: The proposed division of land is in conformity with the existing Medium Density Suburban Regulatory Zone and the applicable provisions of the Washoe County Development Code and Master Plan.

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

Staff Comment: The proposed division of land is in conformity with the existing Medium Density Suburban Regulatory Zone and the applicable provisions of the Washoe County Development Code and Master 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 application was reviewed by the appropriate agencies, including Washoe County Engineering and Capital Projects Division, no recommendation for denial was received, and no recommendation for new streets or highways to serve the subdivision was received.

- 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 of tentative maps. All recommend conditions of approval from the 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. All appropriate easements shall be provided prior to approval of the final map.

- l) Recreation and trail easements.

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

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 WTPM18-0014 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, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM18-0014 for Cherise Benetti-Smith, 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 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 from the date the written decision is filed with and signed by the Secretary of the Parcel Map Review Committee and mailed to the applicant.

Applicant/Owner: Cherise Benetti-Smith

Representatives: Jerry Juarez
241 Ridge St. Ste. 400
Reno, NV 89501



Conditions of Approval

Tentative Parcel Map Case Number WTPM18-0014

The tentative parcel map approved under Parcel Map Case Number WTPM18-0014 shall be carried out in accordance with the Conditions of Approval granted by the Washoe County Parcel Map Review Committee on January 10, 2019. 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.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District.**

Any conditions set by the Health District must be appealed to the District Board of Health.

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

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and 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: Eric Young, Senior Planner, 775.328.3613, eyoung@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. WTPM18-0014 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 PLANNING AND BUILDING OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

MOJRA HAUENSTEIN, DIRECTOR, PLANNING AND BUILDING 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 Building Division that all conditions from the Truckee Meadows Fire Protection District have been satisfied.
- f. The applicant has indicated that the proposed improvements will not exceed the major grading thresholds that require a special use permit. If the final construction drawings for the map include grading that exceeds the *Major Grading Permit Thresholds* listed in Article 438 Grading Standards, the applicant shall apply for a special use permit for grading; and if approved, may be delayed up to three months processing time. In addition, all related standards within the Washoe County Development Code shall be met on the construction drawings.
- 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.

Washoe County Engineering and Capital Projects

- 2. The following conditions are requirements of Engineering and Capital Projects, which shall be responsible for determining compliance with these conditions.

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

- a. Comply with the conditions of the Washoe County technical check for this map.
- b. Remove debris/trash from the proposed subdivision.
- c. Place a note on the map stating that the natural drainage will not be impeded.
- d. Add a note to the map stating: No habitable structures shall be located on a fault that was active during the Holocene Epoch of geological time.
- e. Add a Security Interest Holder's Certificate to the map, if applicable.
- f. Add the following note to the map; "All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."
- g. Add a signature block for Washoe County Community Services Department to the Utility Companies' Certificate.

Washoe County Building Division

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

Contact: Dan Holly, Plans Examiner Supervisor, 775.328.2610, dholly@washoecounty.us

- a. Prior to approval, all existing structures located on or across property lines comply with current set backs.

Truckee Meadows Fire Protection District

4. The following conditions are requirements of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions.

Contact: Don Coon, 775.326-6077, Dcoon@tmfpd.us

- a. Fire protection of the use shall be as required by the current adopted International Fire Code, Wildland Urban Interface Code and associated amendments; and the requirements of the appropriate NFPA standard(s).
- b. Provide a “Fire Apparatus Access Road” to these new subdivision parcels as required in the Wildland Urban Interface Code, section 402, and the referenced International Fire Code section 503. It should be designed to meet the requirements of Appendix #D.
- c. The area has a “Moderate Fire Hazard Rating” in accordance with the 2012 WUIC standards
- d. Fire Protection systems shall be provided for existing buildings that will have added area and additional uses.
- e. A detailed housekeeping plan shall be provided to indicate provisions that alleviate the accumulation of combustible dust and metal in the existing interior building areas. A house keeping plan is required at an agreed schedule to mitigate additional fire protection requirements for the existing buildings that currently have no fire protection. This is only for those buildings that remain as currently used without modification by the proposed project scope.
- f. New vegetation proposed shall be in compliance with the requirements of the adopted International Wildland and Urban Interface Code Section 603 for Defensible Space Modified Fuel areas.

Washoe County Water Manager

5. The following conditions are requirements of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions.

Contact: Vahid Behmaram, Water Management Planner Coordinator, 775.954.4647, vbehmaram@washoecounty.us

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

*** End of Conditions ***



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Engineering and Capital Projects

1001 EAST 9TH STREET
 PO BOX 11130
 RENO, NEVADA 89520-0027
 PHONE (775) 328-3600
 FAX (775) 328.3699

INTEROFFICE MEMORANDUM

PARCEL MAP REVIEW

DATE: December 3, 2018
TO: Eric Young, Senior Planner - Department of Community Services
FROM: Mike Gump, PLS, Engineering and Capital Projects Division
SUBJECT: *Parcel Map for: Cherise Benetti-Smith*
Parcel Map Case No.: WTPM18-0014
APN: 035-120-28
Review Date: December 3, 2018

The Engineering and Capital Projects Division has reviewed the subject parcel map and the following conditions must be successfully completed prior to final approval of this application by the Division.

1. Comply with the conditions of the Washoe County technical check for this map.
2. Remove debris/trash from the proposed subdivision.
3. Place a note on the map stating that the natural drainage will not be impeded.
4. Add a note to the map stating: No habitable structures shall be located on a fault that was active during the Holocene Epoch of geological time.
5. Add a Security Interest Holder’s Certificate to the map if applicable.
6. Add the following note to the map; “All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties.”
7. Add a signature block for Washoe County Community Services Department to the Utility Companies’ Certificate.



INTEGRITY



EFFECTIVE COMMUNICATION



QUALITY PUBLIC SERVICE

From: [Holly, Dan](#)
To: [Young, Eric](#)
Subject: Tentative Parcel Map Case Number WTPM18-0014
Date: Tuesday, November 20, 2018 12:14:56 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hello Eric: I have reviewed the above referenced parcel map on behalf of Building. Prior to approval I would recommend that all existing structures located on or across property lines comply with current set backs. Additionally, this newly created map may cause access issues to the already existing parcel (035-120-30) These are my concerns. Thank You,



Dan Holly
Plans Examiner Supervisor, Planning and Building Division |Community Services Department

dholly@washoecounty.us | Office: (775) 328-2027

1001 E. Ninth St., Bldg. A, Reno, NV 89512



Truckee Meadows Fire Protection District (TMFPD)

1. The following conditions are requirements of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions. Unless otherwise stated, these conditions shall be met prior to the issuance of any building or grading permit or on an ongoing basis as determined by TMFPD.

Contact Name – Don Coon, 775.326-6077, Dcoon@TMFPD.US

- a. Fire protection of the use shall be as required by the current adopted International Fire Code, Wildland Urban Interface Code and associated amendments; and the requirements of the appropriate NFPA standard(s).
- b. Provide a “Fire Apparatus Access Road” to these new subdivision parcels as required in the Wildland Urban Interface Code, section 402, and the referenced International Fire Code section 503. It should be designed to meet the requirements of Appendix #D.
- c. The area has a “Moderate Fire Hazard Rating” in accordance with the 2012 WUIIC. standards. Fire Protection systems shall be provided for existing buildings that will have added area and additional uses.
- d. A detailed housekeeping plan shall be provided to indicate provisions that alleviate the accumulation of combustible dust and metal in the existing interior building areas. A house keeping plan is required at an agreed schedule to mitigate additional fire protection requirements for the existing buildings that currently have no fire protection. This is only for those buildings that remain as currently used without modification by the proposed project scope.
- e. New vegetation proposed shall be in compliance with the requirements of the adopted International Wildland and Urban Interface Code Section 603 for Defensible Space Modified Fuel areas.



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

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

November 21, 2018

TO: Eric Young, Senior Planner, CSD, Planning & Development Division

FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD

SUBJECT: Tentative Parcel Map Case Number WTPM18-0014 (Smith Parcel Map)

Project description:

The applicant is proposing a parcel map to approve the creation of three new lots, and one remainder lot. The sizes of the newly created lots will consist of one 29,562 square foot lot, one 28,619 square foot lot, one 20,392 square foot lot, and one 86,646 square foot remainder lot. The property is located at 0 Sun Valley Blvd, Assessor's Parcel Number: 035-120-28. Water service is to be provided by TMWA and sewage disposal will be provided by Washoe County.

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

Comments:

- 1) This application indicates the project will annex to and receive water service from TMWA.

Conditions:

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

Community Services Department

Planning and Building

TENTATIVE PARCEL MAP

(see page 5)

PARCEL MAP WAIVER

(see page 15)

APPLICATION



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

Telephone: 775.328.6100

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name: Smith Parcel Map			
Project Description: Tentative Parcel Map to create four (4) new parcels			
Project Address: 0 Sun Valley Blvd. Sun Valley, NV 89433			
Project Area (acres or square feet): 4.248 Acres			
Project Location (with point of reference to major cross streets AND area locator):			
<small>Project area is approximately 680 feet east of the intersection of Sun Valley Blvd. and Rampion Way and Approximately 450 feet north of Wayne Dr. and E. Leonesio Dr. in Sun Valley, Nevada.</small>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
035-120-28	3.79		
Section(s)/Township/Range: 30-20-20			
Indicate any previous Washoe County approvals associated with this application:			
Case No.(s). N/A			
Applicant Information (attach additional sheets if necessary)			
Property Owner: Cherise Benetti-Smith		Professional Consultant: Manhard Consulting	
Name: Cherise Benetti-Smith		Name: Jerry Juarez	
Address:		Address: 241 Ridge St. Ste. 400	
Zephyr Cove, NV	Zip: 89448	Reno, NV	Zip: 89501
Phone:	Fax:	Phone: 775-321-6528	Fax:
Email:		Email: jjvarez@manhard.com	
Cell:	Other:	Cell:	Other:
Contact Person: Cherise Benetti-Smith		Contact Person: Jerry Juarez	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
	Zip:		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

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

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

Project area is approximately 680 feet east of the intersection of Sun Valley Blvd. and Rampion Way and Approximately 450 feet north of Wayne Dr. and E. Leonesio Dr. in Sun Valley, Nevada.

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
035-120-28	110	3.79

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

035-120-28 - Vacant with no existing structures.

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area	+/- 30,372 sf	+/- 29,250 sf	+/- 85,084	+/- 20,386 sf
Minimum Lot Width	82.05'	82.05'	184.45'	97.14'

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 Planning and Building staff for additional materials that are required to be submitted.)

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

5. Utilities:

a. Sewer Service	Municipal
b. Electrical Service/Generator	Municipal
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:	Truckee Meadows Water Authority

- 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:	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 #	N/A	acre-feet per year	N/A
b. Certificate #	N/A	acre-feet per year	N/A
c. Surface Claim #	N/A	acre-feet per year	N/A
d. Other, #	N/A	acre-feet per year	N/A

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

15. 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

16. 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.

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

N/A - Grading is not proposed or required. After subdividing, each of the four (4) new parcels will be accessible from the existing Rampion Way.
--

18. 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 - Grading is not proposed or required. After subdividing, each of the four (4) new parcels will be accessible from the existing Rampion Way.

19. 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 - Grading is not proposed or required. After subdividing, each of the four (4) new parcels will be accessible from the existing Rampion Way.

20. 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 - Grading is not proposed or required. After subdividing, each of the four (4) new parcels will be accessible from the existing Rampion Way.

21. 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 - Grading is not proposed or required. After subdividing, each of the four (4) new parcels will be accessible from the existing Rampion Way.

22. 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 - Grading is not proposed or required. After subdividing, each of the four (4) new parcels will be accessible from the existing Rampion Way.

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

N/A - Grading is not proposed or required. After subdividing, each of the four (4) new parcels will be accessible from the existing Rampion Way.

24. 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 - Grading is not proposed or required. After subdividing, each of the four (4) new parcels will be accessible from the existing Rampion Way.

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

N/A - Grading is not proposed or required. After subdividing, each of the four (4) new parcels will be accessible from the existing Rampion Way.

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

N/A - Grading is not proposed or required. After subdividing, each of the four (4) new parcels will be accessible from the existing Rampion Way.

27. Surveyor:

Name	Jerry Juarez
Address	241 Ridge Street Suite 400. Reno, NV 89501
Phone	775-321-6528
Cell	775-313-3357
E-mail	jjuarez@manhard.com
Fax	
Nevada PLS #	12140

Property Owner Affidavit

Applicant Name: CHERISE BENETTI-SMITH

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.

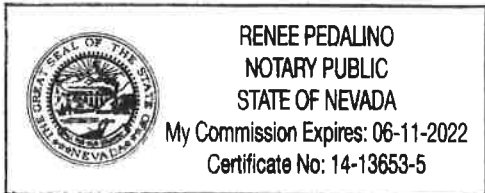
STATE OF NEVADA)
) *DOUGLAS*
COUNTY OF WASHOE)

I, CHERISE BENETTI-SMITH
(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): 035-120-28



Printed Name CHERISE BENETTI-SMITH

Signed Cherise Benetti-Smith

Address 129 Willow Dr

ZEPHYR COVE, NV 89448

(Notary Stamp)

Subscribed and sworn to before me this 13 day of NOVEMBER, 2018.

Renee Pedalino
Notary Public in and for said county and state

My commission expires: 6-11-2022

*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

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED ARE THE OWNER(S) OF THE TRACT OF LAND REPRESENTED ON THIS PLAT, AND HAVE 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. CHAPTERS 278.010 TO 278.630 INCLUSIVE, AND THAT THEY ARE THE ONLY PARTIES HAVING ANY RECORD INTEREST IN THE LANDS SHOWN HEREON, AND DO HEREBY GRANT PUBLIC UTILITY EASEMENTS AS NOTED HEREON.

BY: _____ DATE: _____

PRINTED NAME: _____ TITLE: _____

NOTARY CERTIFICATE:

STATE OF _____ S.S.

COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, ACKNOWLEDGED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____ PERSONALLY KNOWN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSES HEREIN STATED.

NOTARY PUBLIC _____

TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT THE OWNER SHOWN HEREON IS THE OWNER 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:

BY: _____
FIRST AMERICAN TITLE INSURANCE COMPANY DATE

PRINTED NAME: _____

UTILITY COMPANIES' CERTIFICATE:

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY COMPANIES, TRUCKEE MEADOWS WATER AUTHORITY AND CABLE TV COMPANIES.

SIERRA PACIFIC POWER COMPANY D/B/A/ NV ENERGY

BY: _____ DATE: _____

PRINTED NAME: _____ TITLE: _____

NEVADA BELL D/B/A/ AT&T NEVADA

BY: _____ DATE: _____

PRINTED NAME: _____ TITLE: _____

CHARTER COMMUNICATIONS

BY: _____ DATE: _____

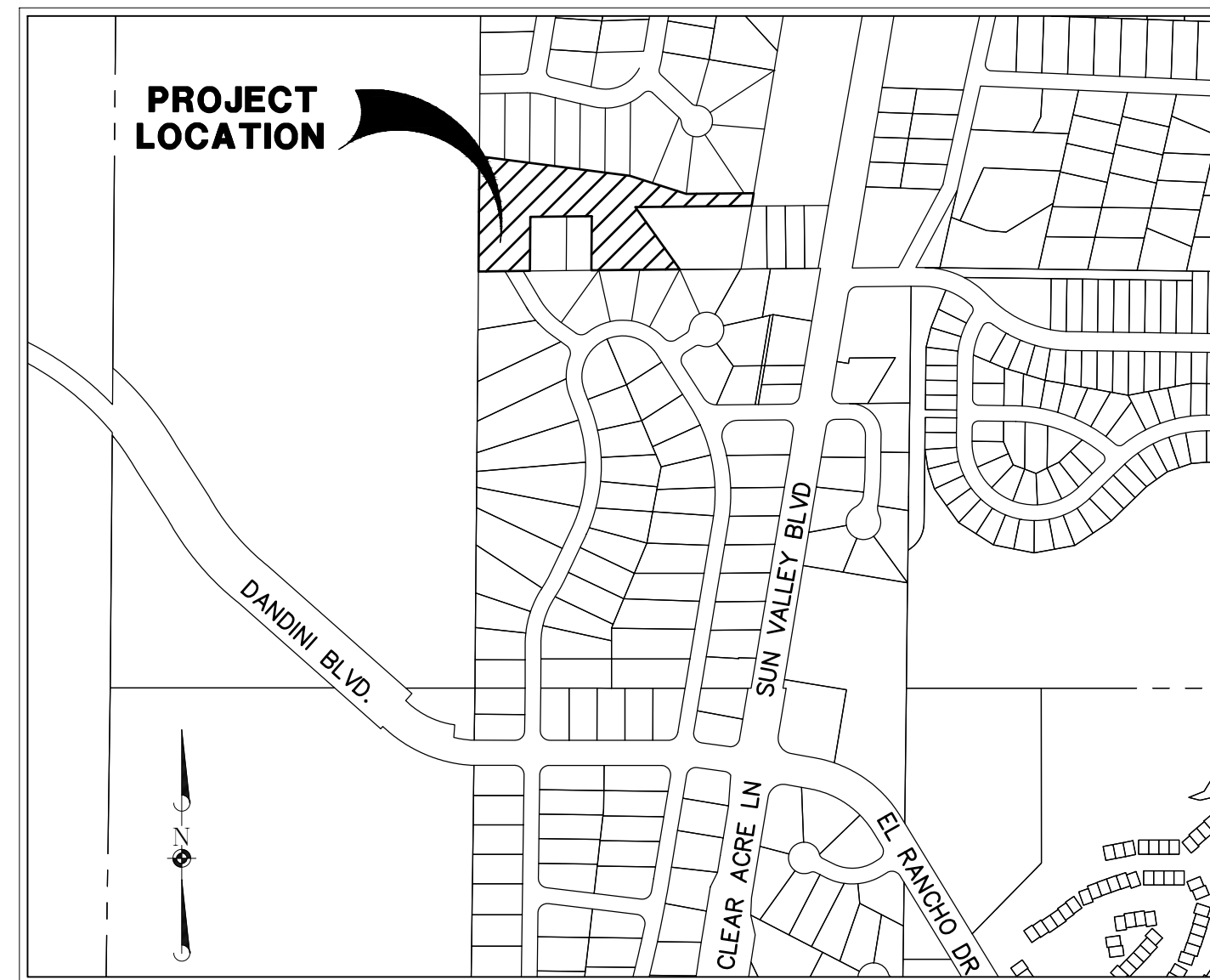
PRINTED NAME: _____ TITLE: _____

TRUCKEE MEADOWS WATER AUTHORITY

BY: _____ DATE: _____

PRINTED NAME: _____ TITLE: _____

DOCUMENT NO: _____

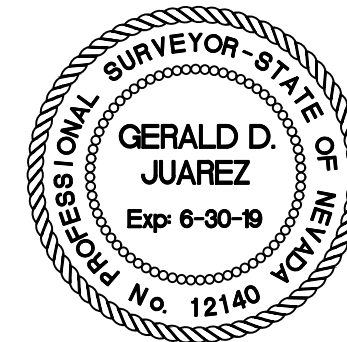


VICINITY MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATE:

I, GERALD D. JUAREZ, 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 CHERISE BENETTI-SMITH.
2. THE LANDS SURVEYED LIE WITHIN THE NW 1/4 OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 20 EAST, M.D.M., AND THE SURVEY WAS COMPLETED ON _____
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
4. THE MONUMENTS DEPICTED ON THIS PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY _____, AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.



GERALD D. JUAREZ P.L.S.
NEVADA CERTIFICATE NO. 12140

DISTRICT BOARD OF HEALTH CERTIFICATE:

THIS PARCEL MAP IS APPROVED BY WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES AND IS PREDICATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

BY: _____ DATE: _____

PRINTED NAME: _____ TITLE: _____

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 PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO N.R.S. 361A.265

APN 035-120-28

BY: _____ DATE: _____

PRINTED NAME: _____ TITLE: _____

CITY CERTIFICATE:

APPROVED AND ACCEPTED BY THE COMMUNITY DEVELOPMENT DEPARTMENT OF THE CITY OF RENO, WASHOE COUNTY, NEVADA. THIS _____ DAY OF _____, 20____,

BY: _____ DATE: _____

PRINTED NAME: _____ TITLE: _____

GENERAL 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) A FIVE FOOT (5') WIDE PUBLIC UTILITY EASEMENT IS HEREBY GRANTED ALONG THE EXTERIOR BOUNDARY AND TEN FOOT (10') IN WIDTH CENTERED ON THE INTERIOR PARCEL LINES CREATED HEREON.
- 3) PUBLIC UTILITY EASEMENTS SHALL INCLUDE CABLE TELEVISION.
- 4) FIRE HYDRANTS SHALL BE INSTALLED AS PER FIRE DEPARTMENT REQUIREMENTS WITH THE ISSUANCE OF BUILDING PERMITS.
- 5) WITH THE DEVELOPMENT OF THE PARCELS SHOWN HEREON, SEWAGE DISPOSAL SHALL BE BY CONNECTION TO A PUBLIC SEWER SYSTEM.
- 6) WITH DEVELOPMENT OF EACH PARCEL AND PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL DEDICATE WATER RIGHTS TO THE SERVICING UTILITY SUFFICIENT TO SERVE THE DEVELOPMENT AND SHALL PROVIDE THE CITY OF RENO WITH A WILL SERVE LETTER.
- 7) EACH PARCEL CREATED BY THIS MAP IS REQUIRED TO HAVE A SEPARATE WATER METER AND WATER SERVICE LINE. THE WATER PURVEYOR SHALL HAVE THE RIGHT TO INSTALL A WATER METER IN THE 5' PUBLIC UTILITY EASEMENT ADJACENT TO THE STREET TO SERVE EACH PARCEL RESPECTIVELY.

RECORDER'S CERTIFICATE:

FILED FOR RECORD THIS _____ DAY OF _____, 20____, AT _____
IN BOOK _____, PAGE _____ OF THE OFFICIAL RECORDS OF LYON COUNTY, NEVADA AT THE REQUEST OF CHERISE BENETTI-SMITH.

RECORDING FEE: \$ _____

FILE NO: _____

CLERK RECORDER _____ DATE _____

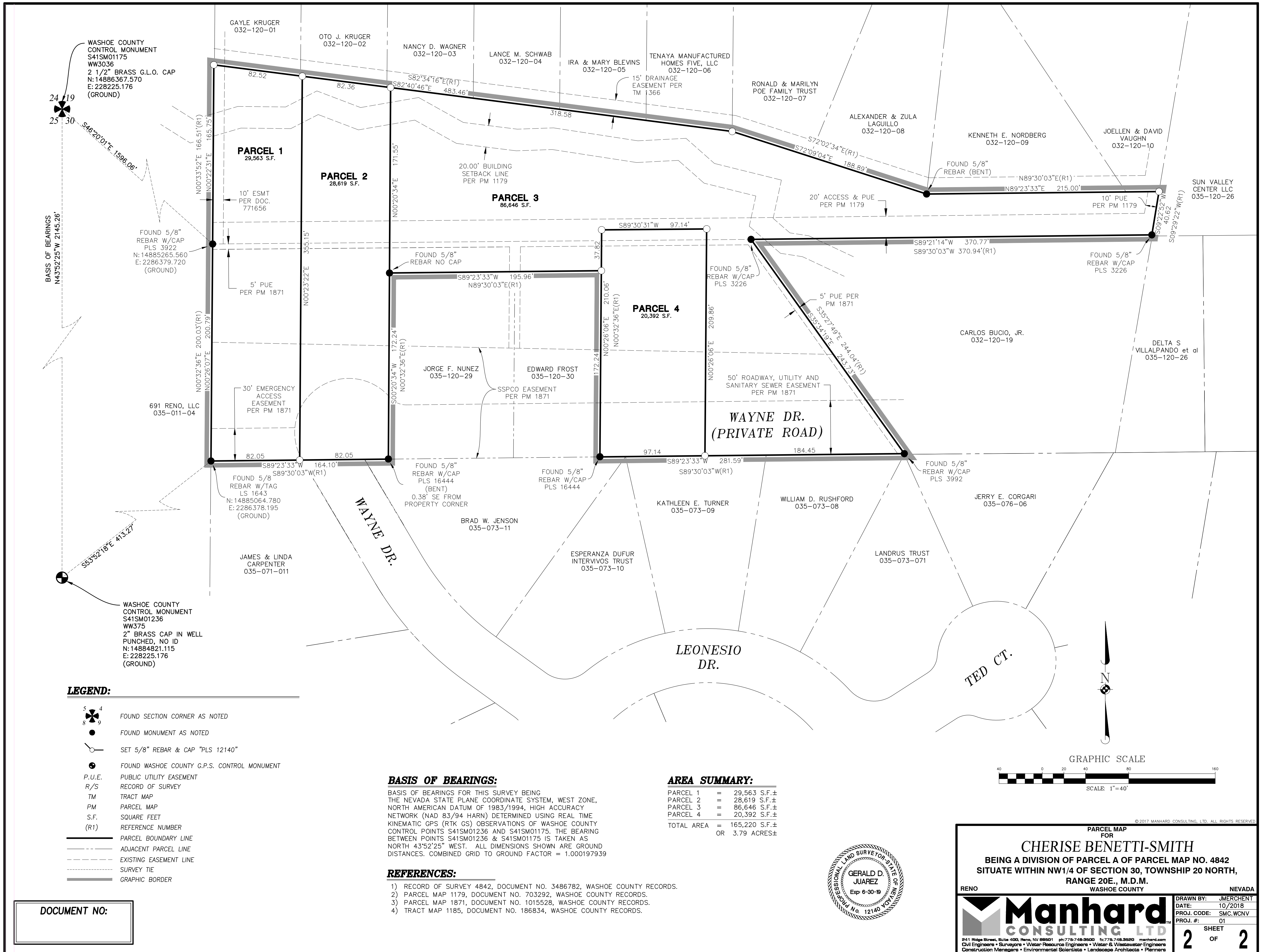
© 2017 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

PARCEL MAP FOR
CHERISE BENETTI-SMITH
BEING A DIVISION OF PARCEL A OF PARCEL MAP NO. 4842
SITUATE WITHIN NW1/4 OF SECTION 30, TOWNSHIP 20 NORTH,
RANGE 20E., M.D.M.
RENO WASHOE COUNTY NEVADA

Manhard CONSULTING LTD
241 Ridge Street, Suite 400, Reno, NV 89501 ph: 775-748-3500 fx: 775-748-3520 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DRAWN BY:	JMERCHENT
DATE:	10/2018
PROJ. CODE:	SMC.WCNV
PROJ. #:	01
SHEET	1
OF	2

November 5, 2018 - 13:30 Date Name: F:\smc\smc01\wdr\Sur\3\Final Drawings\Parcel Map\SMC\WCV01_P.M.dwg Updated By: Jmerchent



DOCUMENT NO:

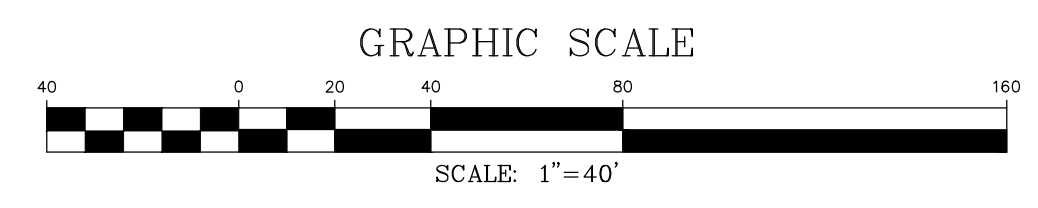
- LEGEND:**
- FOUND SECTION CORNER AS NOTED
 - FOUND MONUMENT AS NOTED
 - SET 5/8" REBAR & CAP "PLS 12140"
 - FOUND WASHOE COUNTY G.P.S. CONTROL MONUMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - R/S RECORD OF SURVEY
 - TM TRACT MAP
 - PM PARCEL MAP
 - S.F. SQUARE FEET
 - (R1) REFERENCE NUMBER
 - PARCEL BOUNDARY LINE
 - ADJACENT PARCEL LINE
 - EXISTING EASEMENT LINE
 - SURVEY TIE
 - GRAPHIC BORDER

BASIS OF BEARINGS:
 BASIS OF BEARINGS FOR THIS SURVEY BEING THE NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994, HIGH ACCURACY NETWORK (NAD 83/94 HARN) DETERMINED USING REAL TIME KINEMATIC GPS (RTK GS) OBSERVATIONS OF WASHOE COUNTY CONTROL POINTS S41SM01236 AND S41SM01175. THE BEARING BETWEEN POINTS S41SM01236 & S41SM01175 IS TAKEN AS NORTH 43°52'25" WEST. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. COMBINED GRID TO GROUND FACTOR = 1.000197939

- REFERENCES:**
- RECORD OF SURVEY 4842, DOCUMENT NO. 3486782, WASHOE COUNTY RECORDS.
 - PARCEL MAP 1179, DOCUMENT NO. 703292, WASHOE COUNTY RECORDS.
 - PARCEL MAP 1871, DOCUMENT NO. 1015528, WASHOE COUNTY RECORDS.
 - TRACT MAP 1185, DOCUMENT NO. 186834, WASHOE COUNTY RECORDS.

AREA SUMMARY:

PARCEL 1	=	29,563 S.F.±
PARCEL 2	=	28,619 S.F.±
PARCEL 3	=	86,646 S.F.±
PARCEL 4	=	20,392 S.F.±
TOTAL AREA	=	165,220 S.F.± OR 3.79 ACRES±



PARCEL MAP FOR
CHERISE BENETTI-SMITH
 BEING A DIVISION OF PARCEL A OF PARCEL MAP NO. 4842
 SITUATE WITHIN NW1/4 OF SECTION 30, TOWNSHIP 20 NORTH,
 RANGE 20E., M.D.M.
 WASHOE COUNTY NEVADA

DRAWN BY: JMERCHENT
 DATE: 10/2018
 PROJ. CODE: SMC.WCNV
 PROJ. #: 01
 SHEET 2 OF 2

841 Ridge Street, Suite 400, Reno, NV 89501 ph: 775-748-3500 fx: 775-748-3500 manhard.com
 Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

PARCEL MAP

Washoe County Treasurer
Tammi Davis

Washoe County Treasurer
P.O. Box 30039, Reno, NV 89520-3039
ph: (775) 328-2510 fax: (775) 328-2500
Email: tax@washoecounty.us

Bill Detail

[Back to Account Detail](#)
[Change of Address](#)
[Print this Page](#)
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

Washoe County Parcel Information

Parcel ID	Status	Last Update
03512028	Active	10/10/2018 2:07:34 AM
Current Owner: BENETTI-SMITH, CHERISE PO BOX 11056 ZEPHYR COVE, NV 89448		SITUS: 0 SUN VALLEY BLVD WASHOE COUNTY NV
Taxing District 4000		Geo CD:
Legal Description		
Township 20 Section 30 Lot A Block Range 20 SubdivisionName _UNSPECIFIED		

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/20/2018	2018	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/1/2018	2018	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/7/2019	2018	\$171.58	\$0.00	\$0.00	\$171.58
INST 4	3/4/2019	2018	\$171.58	\$0.00	\$0.00	\$171.58
Total Due:			\$343.16	\$0.00	\$0.00	\$343.16

Tax Detail

	Gross Tax	Credit	Net Tax
State of Nevada	\$112.46	(\$76.45)	\$36.01
Truckee Meadows Fire Dist	\$357.21	(\$242.83)	\$114.38
Washoe County	\$920.63	(\$625.84)	\$294.79
Washoe County Sc	\$753.12	(\$511.98)	\$241.14
TRUCKEE MDWS/SUN VALLEY WATER BASIN	\$0.03	\$0.00	\$0.03
Total Tax	\$2,143.45	(\$1,457.10)	\$686.35

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2018	2018155428	B18.106184	\$171.61	9/27/2018
2018	2018155428	B18.77234	\$171.61	8/28/2018

The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.