



Parcel Map Review Committee Staff Report

Meeting Date: October 13, 2022

Agenda Item: 7A

AMENDMENT OF CONDITIONS CASE NUMBER: WAC22-0009 (Longview Lane) for WTPM21-0018

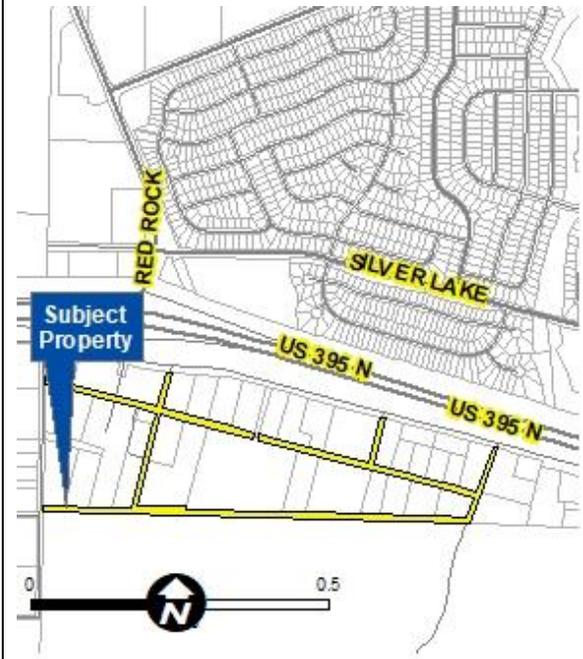
BRIEF SUMMARY OF REQUEST: To create a fourth parcel for WTPM21-0018

STAFF PLANNER: Julee Olander, Planner
Phone Number: 775.328.3627
Email: jolander@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to amend the approved tentative parcel map for Parcel Map Case Number WTPM21-0018 in order to create a fourth parcel from a portion of APN: 081-031-50 that was not identified in the approved WTPM21-0018 map.

Applicant: Panattoni Development
Property Owner: Peavine Investor LLC
Location: 23,686 SF of Longview Ln. east of intersection with Copperfield Dr.
APN: 081-031-50
Parcel Size: 23,686 SF of a 9.43 acre parcel
Master Plan: Open Space (OS)
Regulatory Zone: Public & Semi Public Facility (PSP)
Area Plan: North Valleys
Development Code: Authorized in Article 804
Commission District: 5 – Commissioner Herman



Vicinity Map

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 Amendment of Conditions Case Number WAC22-0009 for Panattoni Development, with the conditions 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(e).

(Motion with Findings on Page 7)

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Amendment of Conditions

An amendment of conditions application is necessary in order to change a condition(s) of an approved discretionary permit, such as a special use permit, a variance, an abandonment of an easement or a tentative subdivision map. Some examples of why an amendment of conditions application is submitted are listed below:

- Change in operating hours
- Physical expansion
- Extend the expiration date of the discretionary permit
- Extend the time to complete phases of the approved project

The amendment of conditions request is required to be heard by the same board that approved the original application and only the specific amendment may be discussed and considered for approval. The amendment of conditions application is processed in the same manner as the original discretionary permit application, including a public hearing, review and analysis, and satisfying the required findings. If the Parcel Map Review Committee grants an approval of the amendment of conditions request, an amended Action Order is created along with amended conditions of approval.

The amended conditions of approval for Tentative Parcel Map Case Number WTPM21-0018 (Lenco Avenue) are attached to this staff report and will be included with the action order if approved by the Parcel Map Review Committee.



Subject Property

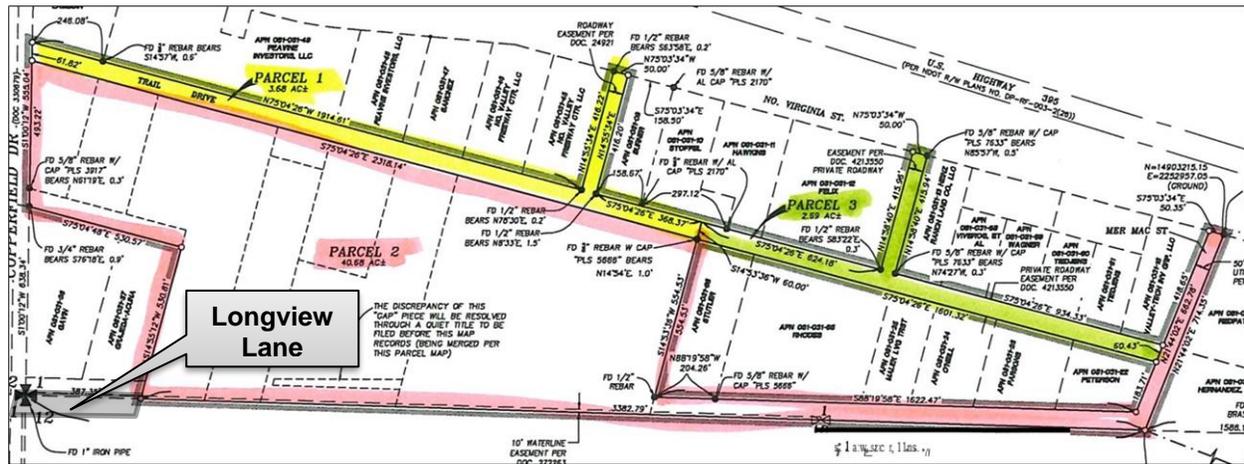
Background

The tentative parcel map WTPM21-0018 was approved on December 9, 2021 for the merger and subsequent re-division of ten existing parcels totaling 44.05 acres of land into 3 parcels. The application created three parcels; parcel one consisting of 3.67 acres, parcel two consisting of 40.68 acres and parcel three consisting of 2.69 acres.

Evaluation of Amendment Request

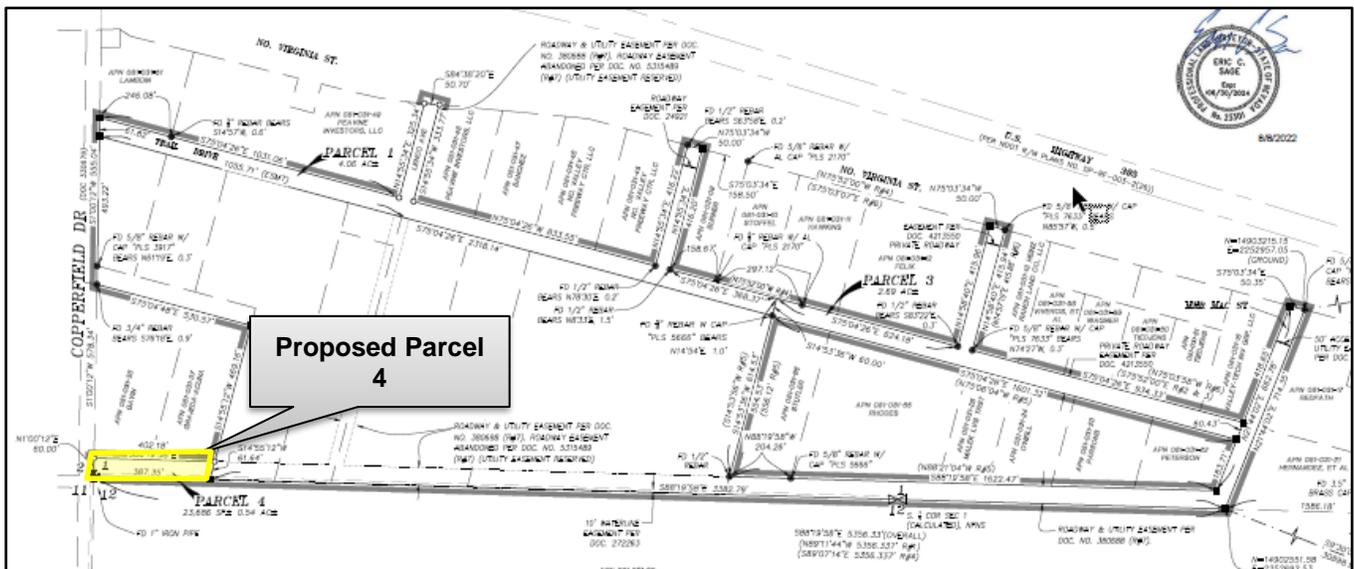
A 23,686 SF portion of a 9.4 acre parcel (APN: 081-031-50), Longview Lane, was not identified in the Parcel Map case WTPM21-0018 and was not included in one of the 3 proposed parcels (see the WTPM21-0018 map below, page 4). The 3 parcels are outlined in color, showing the

boundaries of the 3 parcels (in pink, yellow and green). The applicant is now requesting to amend the approved map for WTPM21-0018 and create a fourth parcel (see the proposed map below). The fourth parcel is a roadway, Longview Lane and the applicant is now proposing to create a fourth parcel for the 23,686 SF section that was not included in the WTPM21-0018. The proposed fourth parcel will allow the roadway to continue to provide the necessary roadway access to the adjacent parcels. The applicant is not requesting any other changes to the approved conditions of approval (see Exhibit A).



WTPM21-0018 Submitted Map

The applicant also submitted a Director's Modification (WDMOD22-0009) to modify the parcel width. The parcel has the regulatory zone of Public & Semi Public Facilities (PSP) and the width requirement for PSP is 100 feet. However, the width of the proposed fourth parcel is only 60 feet. The Director's Modification application was reviewed and approved on August 19, 2022 to allow the 60 foot width.



Proposed Map

Reviewing Agencies

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

Agencies	Sent to Review	Responded	Provided Conditions	Contact
Washoe County Land Development (All Apps)	X			
Washoe County Surveyor (PMs Only)	X	X		Matthew Pilumalee; mpilumalee@washoecounty.gov
Washoe County Water Rights Manager (All Apps)	X			
WCHD Environmental Health	X	X		James English; jenglish@washoecounty.gov
TMFPD	X	X		Brittany Lemon; blemon@TMFPD.org
Regional Transportation Commission (All Apps)	X			
Washoe-Storey Conservation District (All Apps)	X			

All conditions required by the contacted agencies can be found in Exhibit A, Conditions of Approval.

Staff Comment on Required Findings

WCC Section 110.606.30(e) 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:
 - i. Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal.

Staff Comment: The proposal is to add a 4th parcel to a previously approved Parcel Map, case WTPM21-0018. The proposed parcel will not significantly impact environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, or sewage disposal, particularly since this 4th parcel is merely a roadway parcel for a roadway that is already in existence. The application was reviewed by the appropriate agencies and no comments of concern were received.
 - ii. The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the parcels of land being created.

Staff Comment: The proposed parcel is used as a roadway and has no water service.
 - iii. The availability and accessibility of utilities.

Staff Comment: The proposed parcel is used as a roadway and has no utilities.
 - iv. The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks.

Staff Comment: *The proposed parcel is used as a roadway and does not have a need for public services.*

- v. Conformity with the zoning ordinances and master plan.

Staff Comment: *The parcel has the regulatory zone of PSP and has been approved through a Director's Modification to be 60 feet in width. The requirement for PSP is 100 feet wide, however given the fact that this is a roadway, WDMOD22-0009 was approved to modify the width to 60 feet. The parcel conforms with the requirements and the applicable provisions of the Washoe County Master Plan and North Valley Area Plan*

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

Staff Comment: *The application was reviewed by the appropriate agencies and no comments of concern were received. The proposal is in conformance with the area plan and master plan.*

- vii. The effect of the proposed division of land on existing public streets and the need for new streets or highways to serve the parcels of land being created.

Staff Comment: *The proposed parcel is a roadway and will remain as roadway providing access to adjacent parcels.*

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

Staff Comment: *The proposed parcel is used as a roadway and has no significant physical characteristics. The application was reviewed by the appropriate agencies, including Washoe County Engineering and Capital Projects Division, and no comments of concern were received.*

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

Staff Comment: *All recommended conditions of approval have been included with the staff report. These sections of Nevada Revised Statutes deal with technical review of the map and were reviewed by appropriate agencies for health and utility considerations.*

- x. 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 Truckee Meadows Fire District (TMFPD) and no comments or concerns were received.*

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

Staff Comment: *The proposed parcel is used as a roadway and has no community antenna television (CATV) conduit and pull wire services.*

- xii. Recreation and trail easements.

Staff Comment: *The proposed parcel is used as a roadway and has no access to recreation or trail easements.*

Recommendation

Those agencies which reviewed the application recommended conditions in support of approval of the Amendment of Conditions request. Therefore, after a thorough review and analysis, Amendment of Conditions Case Number WAC22-0009 is being recommended for approval with conditions. Staff offers the following motion for the Washoe County Parcel Map Review Committee's consideration.

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 Amendment of Conditions Case Number WAC22-0009 for Panattoni Development, with the conditions 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(e):

- 1) General improvement considerations for all parcel maps including, but not limited to:
 - i. 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;
 - ii. The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the parcels of land being created;
 - iii. The availability and accessibility of utilities;
 - iv. The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks;
 - v. Conformity with the zoning ordinances and master plan;
 - vi. General conformity with the governing body's master plan of streets and highways;
 - vii. The effect of the proposed division of land on existing public streets and the need for new streets or highways to serve the parcels of land being created;
 - viii. Physical characteristics of the land such as floodplain, slope and soil;
 - ix. The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive;
 - x. 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;
 - xi. Community antenna television (CATV) conduit and pull wire; and
 - xii. 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 Planning Commission and mailed to the applicant(s), unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Planning Commission and mailed to the applicant(s).

Applicant: Lindy Deller, Panattoni Development,
ldeller@panattoni.com

Property Owner: Teresa Maloney, Peavine Investors, LLC
teresaemaloney@gmail.com

Representatives: Stacey Huggins & Eric Sage, Wood Rodgers,
shuggins@woodrogers.com, esage@woodrogers.com



Amended Conditions of Approval

Amendment of Conditions Case Number WAC22-0009 for Parcel Map Permit Case Number WTPM21-0018

The project approved under Amendment of Conditions Case Number WAC22-0009 for Parcel Map Permit Case Number WTPM21-0018 shall be carried out in accordance with the Amended Conditions of Approval granted by the Washoe County Parcel Map Review Committee on October 13, 2022 in addition to the Conditions of Approval approved by the Washoe County Parcel Map Review Committee in case number WTPM21-0018 on December 9, 2021. 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 amendment of conditions approval regarding the Parcel Map shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. 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 amended conditions of approval related to the 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 amended conditions imposed regarding the approved Parcel Map may result in the initiation of revocation procedures.

Washoe County reserves the right to review and revise the amended conditions of approval related to this 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 permit issuance (i.e., grading permits, building permits, etc.).
- 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 or business.

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 Planning and Building, which shall be responsible for determining compliance with these conditions.

Contact Name – Julee Olander, Planner, 775.328.3627, jolander@washoecounty.gov

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this approval.**
- b. The applicant shall demonstrate substantial conformance with the amended map approved as part of the amendment of conditions (WAC22-0009) for parcel map WTPM21-0018 (Lenco Lane).
- c. The applicant shall also meet all conditions of approval previously approved on December 9, 2021 by parcel map WTPM21-0018 (Lenco Lane).

*** End of Amended Conditions ***

From: [Philumalee, Matthew](#)
To: [Olander, Julee](#); [Heeran, Jennifer](#); [Way, Dale](#); [Lemon, Brittany](#); [Handrock, Wayne](#); [English, James](#); [Rubio, Wesley S](#); [Kelly, David A](#)
Cc: [Albarran, Adriana](#)
Subject: RE: WAC22-0009 Longview lane- due 9/2
Date: Thursday, August 18, 2022 9:20:43 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Julee,

I have no additional comments.

Thanks,

Matt



Matthew Philumalee, P.L.S.
Geomatics Specialist
CSD-Engineering and Capital Projects
MPhilumalee@washoecounty.gov | Office: 775.328.2315
1001 E. 9th Street, Reno, NV 89512



Have some kudos to share about a Community Services Department employee or experience? email; csdallstars@washoecounty.us

From: Olander, Julee <JOlander@washoecounty.gov>
Sent: Wednesday, August 17, 2022 1:04 PM
To: Heeran, Jennifer <JHeeran@washoecounty.gov>; Philumalee, Matthew <MPhilumalee@washoecounty.gov>; Way, Dale <DWay@tmfpc.us>; Lemon, Brittany <BLemon@tmfpc.us>; Handrock, Wayne <WHandrock@washoecounty.gov>; English, James <JEnglish@washoecounty.gov>; Rubio, Wesley S <WRubio@washoecounty.gov>; Kelly, David A <DAKelly@washoecounty.gov>
Cc: Albarran, Adriana <AAlbarran@washoecounty.gov>
Subject: WAC22-0009 Longview lane- due 9/2

A late application was received for amendment of conditions for WTPM21-0018. We missed a small portion of APN: 081-031-50 for Longview Lane. The applicant is requesting that another parcel- parcel 4 – be created to resolve this issue. It was recommended to amend the approved map from WTPM21-0018 and to add parcel 4.

Have attached the application for WAC22-0009 with the map showing parcel 4. Have also attached the original WTPM21-0018 application (Exhibit C). Would like to schedule this to be heard by PMRC on 10/13 and your comments/conditions are **due 9/2**.

Let me know if you need anything else.



Julee Olander

Planner, Planning & Building Division | Community Services Department

jolander@washoecounty.gov | Direct Line: 775.328.3627

My working hours: Monday-Friday 8:00 am to 4:30 pm

Visit us first online: www.washoecounty.gov/csd

Planning Division: 775.328.6100 | Planning@washoecounty.gov

CSD Office Hours: Monday-Friday 8:00am to 4:00pm

1001 East Ninth Street, Reno, NV 89512



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From: [Lemon, Brittany](#)
To: [Olander, Julee](#)
Cc: [Way, Dale](#)
Subject: WAC22-0009 (Longview Lane) Conditions of Approval
Date: Tuesday, August 23, 2022 8:29:45 AM
Attachments: [image001.png](#)

Good Morning Julee,

“This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply.”

<https://tmfpd.us/fire-code/>.

Thank you,

Brittany Lemon

Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue

blemon@tmfpd.us | Office: 775.326.6079 | Cell: 775.379.0584

3663 Barron Way, Reno, NV 89511



“Committed to excellence, service, and the protection of life and property in our community”

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

September 5, 2022

Washoe County Community Services
Planning and Development Division

RE: Amendment of Conditions for WTPM21-0018; Portion of 081-031-50
Amendment of Conditions; WAC22-0009

Dear Washoe County Staff:

The following conditions are requirements of the Washoe County Health District, Environmental Health Division, which shall be responsible for determining compliance with these conditions.

Contact Name – James English - jenglish@washoecounty.us

- a) Condition #1: It is noted WCHD did not complete a previous review of WTPM21-0018.
- b) Condition #2: Application does not address how the parcels will be served for water or for sewage disposal. WCHD does not object to the application, but future development of the parcels will have to address these items and meet the current regulations of the Washoe County District Board of Health.

If you have any questions or would like clarification regarding the foregoing, please contact Choose an item. regarding all Health District comments.

Sincerely,



James English, REHS, CP-FS
EHS Supervisor
Environmental Health Services
Washoe County Health District





WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Planning and Building

1001 EAST 9TH STREET
 RENO, NEVADA 89512-2845
 PHONE (775) 328-6100
 FAX (775) 328.6133

Parcel Map Review Committee Action Order

Tentative Parcel Map Case Number WTPM21-0018

Decision: Approval with Conditions
 Decision Date: December 09, 2021
 Mailing/Filing Date: December 13, 2021
 Applicant: Lenco Avenue
 Assigned Planner: Julee Olander, Planner
 Washoe County Community Services Department
 Planning and Building Division
 Phone: 775.328.3627
 E-Mail: jolander@washoecounty.gov

Tentative Parcel Map Case Number WTPM21-0018 (Lenco Avenue) – For hearing, discussion, and possible action to approve a tentative parcel map to allow the merger and subsequent re-division of ten existing parcels totaling 44.05 acres of land into 3 parcels: parcel one consisting of 3.67 acres, parcel two consisting of 40.68 acres and parcel three consisting of 2.69 acres.

- Applicant: Panattoni Development
- Property Owner: Peavine Investors LLC
- Location: Lenco Drive and portion of Trail Drive
- APN: 081-031-27, 28, 29, 30, 31, 32, 33, 34, 35, & 50
- Parcel Size: ±9.43 acres
- Master Plan: Residential Rural (RR) & OpenSpace (OS)
- Regulatory Zone: High Density Rural (HDR) & Public & Semi Public Facility (PSP)
- Area Plan: North Valleys
- Development Code: Authorized in Article 606, Parcel Maps
- Commission District: 5 – Commissioner Herman

Notice is hereby given that the Washoe County Parcel Map Review Committee granted approval with conditions for the above referenced case number based on the findings in accordance with Washoe County Development Code Article 606, Parcel Maps. If no appeals have been filed within 10 calendar days from the Mailing/Filing Date shown on this Action Order, the approval by the Washoe County Parcel Map Review Committee is final. If filed, an appeal stays any further action on the decision until final resolution of the appeal. An appeal shall be filed in accordance with the provisions found in Article 912 of the Washoe County Development Code.

The action was based on the Committee’s review of the following criteria in accordance with Washoe County Development Code Article 606, Parcel Maps:



INTEGRITY



EFFECTIVE COMMUNICATION



QUALITY PUBLIC SERVICE

To: Peavine Investors LLC
Subject: WTPM21-0018 (Lenco Avenue)
Date: December 09, 2021
Page: Page 2 of 3

- 1) General improvement considerations for all parcel maps including, but not limited to:
- i. 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;
 - ii. The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the parcels of land being created;
 - iii. The availability and accessibility of utilities;
 - iv. The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks;
 - v. Conformity with the zoning ordinances and master plan;
 - vi. General conformity with the governing body's master plan of streets and highways;
 - vii. The effect of the proposed division of land on existing public streets and the need for new streets or highways to serve the parcels of land being created;
 - viii. Physical characteristics of the land such as floodplain, slope and soil;
 - ix. The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive;
 - x. 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;
 - xi. Community antenna television (CATV) conduit and pull wire; and
 - xii. Recreation and trail easements.

This Action Order is issued subject to the attached conditions and Washoe County development standards. Please contact the planner assigned to your project at the above-referenced phone number within 7 days of receipt of this Order to review the steps necessary to satisfy the Conditions of Approval. Any business license, certificate of occupancy, or final approval shall not be issued until all of the Conditions of Approval are satisfied. Additionally, compliance shall be required with all federal, state, and local statutes, ordinances, and regulations applicable to the approved project.

This Action Order does not authorize grading or building without issuance of the necessary permits from the Washoe County Planning and Building Division.

Washoe County Community Services Department
Planning and Building Division


Roger Pelham, Parcel Map Review Committee Chair
Senior Planner, Planning and Building Division

RP/JO/AA



To: Peavine Investors LLC
Subject: WTPM21-0018 (Lenco Avenue)
Date: December 09, 2021
Page: Page 3 of 3

Enclosure: Conditions of Approval

Applicant: Panattoni Development, ldeller@panattoni.com

Property Owner: Peavine Investors LLC, teresaemaloney@gmail.com

Representatives: Wood Rodgers, shuggins@woodrodgers.com





Conditions of Approval

Tentative Parcel Map Case Number WTPM21-0018

The tentative parcel map approved under Parcel Map Case Number WTPM21-0018 shall be carried out in accordance with the conditions of approval granted by the Washoe County Parcel Map Review Committee on December 9, 2021. 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.gov

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this tentative parcel map.**
- b. 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.
- c. 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.
- d. The final map shall contain the following jurat:

DIRECTOR OF PLANNING AND BUILDING CERTIFICATE

THE FINAL PARCEL MAP CASE NO. WTPM21-0018 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

- e. 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; this approval may take up to three months to process. In addition, all related standards within the Washoe County Development Code shall be met on the construction drawings.
- f. 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.
- g. Any future development of the parcels will need to be identified water service per Section 110.208.35 Water Rights Dedication Requirements.

Washoe County Engineering and Capital Projects

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

Contact: Matt Philumalee, PLS, 775.328.2315, Mphilumalee@washoecounty.gov

- a. Comply with the conditions of the Washoe County technical check for this map.
- b. Add the names of the adjacent property owners.
- c. Complete the Surveyor's Certificate.
- d. Add a Water Rights Dedication Certificate.
- e. All boundary corners must be set.
- f. Place a note on the map stating that the natural drainage will not be impeded.
- g. 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.
- h. Add a Security Interest Holder's Certificate to the map if applicable.
- i. An Order of Abandonment to abandon portions of Lenco Ave. shall record concurrently with this parcel map.
- j. 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."

Truckee Meadows Fire Protection District

3. The following condition is a requirement of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with this condition.

Contact Name – Dale Way/Brittany Lemon, 775.326.6000, dway@tmfpd.us / blemon@tmfpd.us

- a. This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply. <https://tmfpd.us/fire-code/>

*** End of Conditions ***

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: Parcel Map 5613 Amendment			
Project Description: Amend parcel map 5613 to include a new Parcel 4, specifically 911 LF of Longview Lane east of its intersection with Copperfield Drive. The applicant is also seeking modification of standards to reduce the required lot width within the PSP zoning district.			
Project Address: n/c			
Project Area (acres or square feet): new parcel 4 = 23,686 sqft or 0.54 acres			
Project Location (with point of reference to major cross streets AND area locator): Amendment specifically impacts 911 LF of Longview Lane east of its intersection with Copperfield Drive.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
a portion of 081-031-50			
Indicate any previous Washoe County approvals associated with this application: Case No.(s). WTPM21-0018 (Lenco Avenue)			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Peavine Investors LLC		Name: Wood Rodgers, Inc	
Address: 9432 Double R Blvd		Address: 1361 Corporate Blvd	
Reno, NV	Zip: 89521	Reno, NV	Zip: 89502
Phone: 775-786-4800	Fax:	Phone: 775-823-5258	Fax:
Email: teresaemaloney@gmail.com		Email: shuggins@woodrodgers.com	
Cell:	Other:	Cell:	Other:
Contact Person: Teresa Maloney		Contact Person: Stacie Huggins	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Panattoni Development		Name: Wood Rodgers, Inc	
Address: 980 Sandhill Road		Address: SAME AS ABOVE	
Reno, NV	Zip: 89521		Zip:
Phone: 775-327-6280	Fax:	Phone: 775-823-4068	Fax:
Email: ldeller@panattoni.com		Email: esage@woodrodgers.com	
Cell:	Other:	Cell:	Other:
Contact Person: Lindy Deller		Contact Person: Eric Sage	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: Peavine Investors LLC

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, TERESA MALONEY
(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): a portion of 081-031-50

Printed Name TERESA MALONEY
Signed Teresa Maloney
Address 9432 DOUBLE R BLVD
RENO, NV 89521

Subscribed and sworn to before me this
5th day of AUGUST, 2022

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

My commission expires: April 21, 2025

(Notary Stamp)



*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

**CONSENT RESOLUTIONS
OF THE MANAGERS AND MEMBERS OF
PEAVINE INVESTORS, LLC**

The undersigned, the sole Managers and the sole Members of **PEAVINE INVESTORS, LLC**, a Nevada limited liability company (the "Company"), having one hundred percent (100%) of the voting power of the Managers and the Members, hereby consent to and vote unanimously in favor of the adoption of the following resolutions and waive notice of the time, place, and purpose of a meeting of the Managers and/or the Members to consider and vote upon the adoption of the resolutions.

RESOLVED, that Teresa Maloney is hereby authorized and shall have full authority to execute on behalf of the Company any and all agreements, instruments, and other documents and to take any further action as may be necessary or helpful to carry out and complete the required filings with Washoe County and the City of Reno related to development applications filed on behalf of Peavine Investors with said governmental agencies.

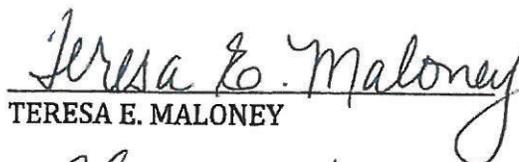
RESOLVED FURTHER that these resolutions shall be effective as of October 1, 2021.

Managers:



JOHN ECHEVERRIA

MICHAEL A. ECHEVERRIA



TERESA E. MALONEY



M. CRISTINA WELMERINK

**CONSENT RESOLUTIONS
OF THE MANAGERS AND MEMBERS OF
PEAVINE INVESTORS, LLC**

The undersigned, the sole Managers and the sole Members of PEAVINE INVESTORS, LLC, a Nevada limited liability company (the "Company"), having one hundred percent (100%) of the voting power of the Managers and the Members, hereby consent to and vote unanimously in favor of the adoption of the following resolutions and waive notice of the time, place, and purpose of a meeting of the Managers and/or the Members to consider and vote upon the adoption of the resolutions.

RESOLVED, that Teresa Maloney is hereby authorized and shall have full authority to execute on behalf of the Company any and all agreements, instruments, and other documents and to take any further action as may be necessary or helpful to carry out and complete the required filings with Washoe County and the City of Reno related to development applications filed on behalf of Peavine Investors with said governmental agencies.

RESOLVED FURTHER that these resolutions shall be effective as of October 1, 2021.

Managers:

JOHN ECHEVERRIA



MICHAEL A. ECHEVERRIA

TERESA E. MALONEY

M. CRISTINA WELMERINK

Amendment of Conditions Application Supplemental Information

(All required Information may be separately attached)

Required Information

1. The following information is required for an Amendment of Conditions:
 - a. Provide a written explanation of the proposed amendment, why you are asking for the amendment, and how the amendment will modify the approval.
 - b. Identify the specific Condition or Conditions that you are requesting to amend.
 - c. Provide the requested amendment language to each Condition or Conditions, and provide both the **existing** and **proposed condition(s)**.

The applicant is seeking to modify approved Parcel Map 5613 (WRMP21-0018) in order to add a fourth parcel to the map, specifically a segment of Longview Lane where it intersects with Copperfield Drive. When the original PM was approved, this segment of Longview Lane was missed as needing its own parcel number. To remedy the oversight, the applicant is seeking to amend condition 1(b) regarding "substantial conformance". An amended Parcel Map has been submitted reflecting the updated total number of parcels as four (4).

2. Describe any potential impacts to public health, safety, or welfare that could result from granting the amendment. Describe how the amendment affects the required findings as approved.

The proposed amendment of condition 1(b) and subsequently the approved Parcel Map will not have any impacts on public health, safety, or welfare. The addition of one parcel (approx. 911 LF of Longview Lane) will actually bring the approved parcel map into conformance with Washoe County requirements. It is worth noting that this segment of Longview Lane serves as the primary access to APN 081-031-37, via an easement from the applicant/parcel owner.