



Parcel Map Review Committee Staff Report

Meeting Date: July 14, 2022

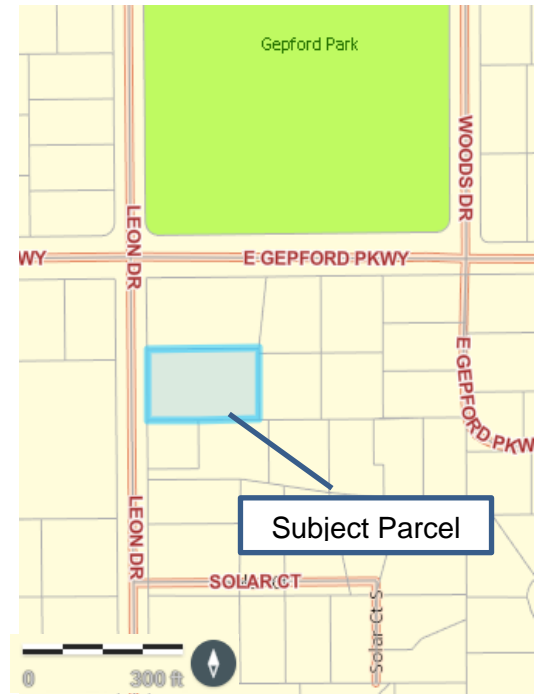
Agenda Item: 7A

TENTATIVE PARCEL MAP CASE NUMBER:	WTPM21-0025 (Leon Drive)
BRIEF SUMMARY OF REQUEST:	Divide a 29,054 square foot parcel into 2 parcels
STAFF PLANNER:	Courtney Weiche, Senior Planner Phone Number: 775.328.3608 E-mail: cweiche@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve a tentative parcel map dividing a 29,054 square foot parcel into 2 parcels, 15,688 square feet and 13,455 square feet.

Applicant: Star West Homes
Property Owner: Jumbled Hills, LLC
Location: 5290 Leon Drive
APN: 085-071-24
Parcel Size: .667 acres / 29,054 square feet
Master Plan: Suburban Residential
Regulatory Zone: Medium Density Suburban
Area Plan: Sun Valley
Development Code: Authorized in Article 606, Parcel Maps
Commission District: 3 – Commissioner Jung



Vicinity Map

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM21-0025, 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(e)(1).

(Motion with Findings on Page 8)

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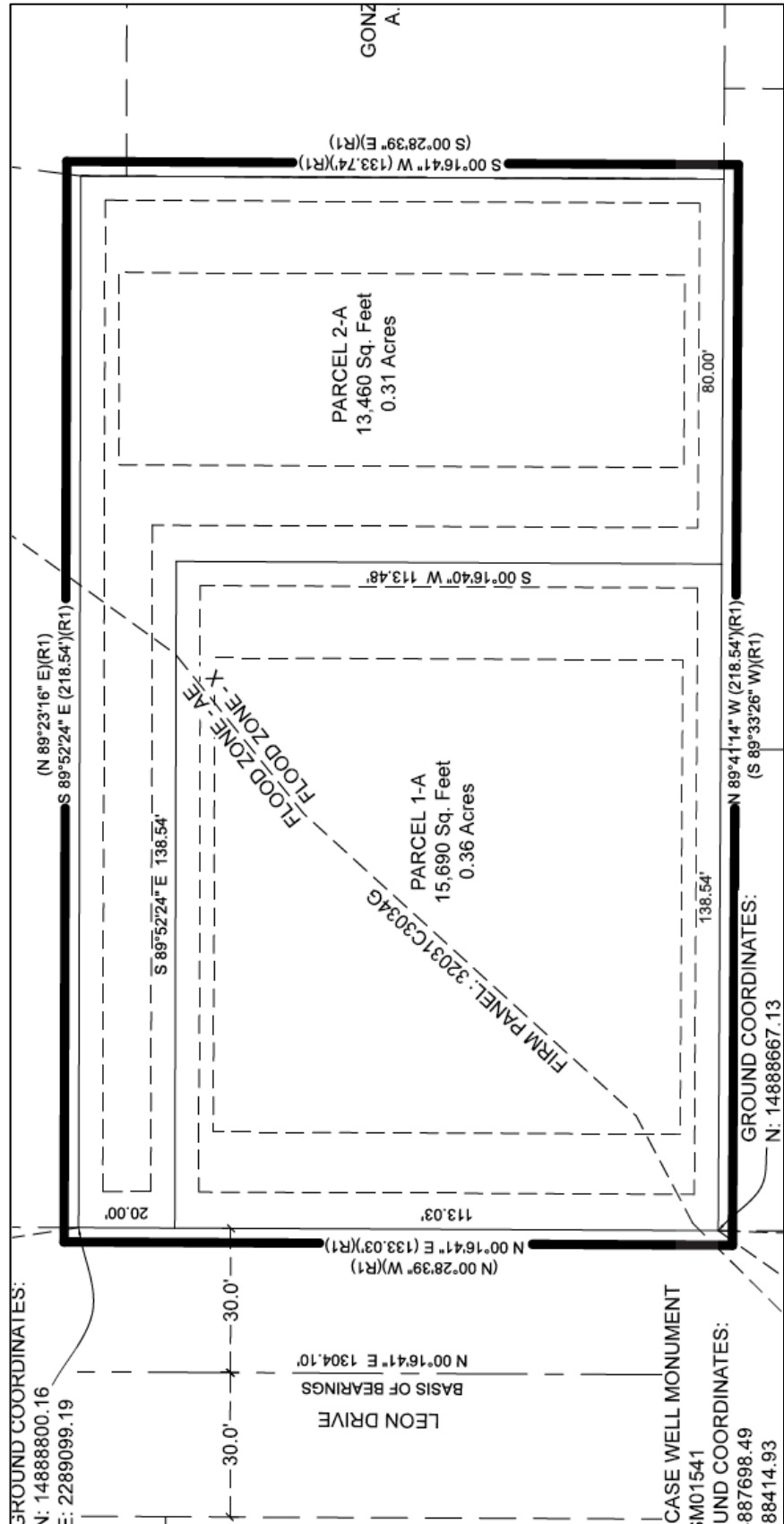
Parcel Map

The purpose of a parcel map is to allow for divisions of land into four lots or less, merger and re-division 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 dividing land in order to further the orderly layout and use of land and ensure proper legal descriptions and monumenting of divided 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 22 months from the date of approval and record the map 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 WTPM21-0025 are attached to this staff report and will be included with the action order if approved by the Parcel Map Review Committee.



Site Plan

Tentative Parcel Map Evaluation

Requirement	Evaluation
Area Plan	Sun Valley
TMSA	Inside TMSA
Regulatory Zone	Medium Density Suburban (MDS)
Maximum Lot Potential	2
Number of Lots on Parcel Map	2
Minimum Lot Size Required	12,000sf
Minimum Lot Size on Parcel Map	13,460sf
Minimum Lot Width Required	80'
Minimum Lot Width on Parcel Map	80'
Development Suitability Map	Most Suitable
Hydrographic Basin	Sun Valley Hydrographic Basin.

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

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

Development Information

The master plan designation is Suburban Residential, and the regulatory zone is Medium Density Suburban (MDS), as are all the surrounding parcels. The subject parcel is developed with a single-family house and a detached accessory structure. The required setbacks for the Medium Density Suburban (MDS) regulatory zone are 20 ft from the front and rear yard property lines and 8 ft from the side yard property lines. The single-family dwelling and accessory structure will meet the above-mentioned setbacks.

Access for both parcels would be from Leon Drive; Parcel 2-A gains access paralleling the northern parcel line along 1-A designed as a 'flag lot'. Parcel 1-A is split between Flood Zone AE and Flood Zone X. A condition of approval requires a note be added to the final map indicating structures within a FEMA flood zone must comply with the Washoe County Development Code Article 416.

Area Plan Evaluation

The subject parcel is located within the Sun Valley Area Plan. There are no policies in the Sun Valley Area Plan applicable to parcel maps.

Reviewing Agencies

The following agencies/individuals received a copy of the project application for review and evaluation. All conditions required by the contacted agencies can be found in Exhibit A, Conditions of Approval.

Agencies	Sent to Review	Responded	Provided Condition	Contact
Army Corps of Engineers	X			
Washoe County Engineering & Capital Projects	X	X	X	Matt Philumalee
Washoe County Land Development	X			
Washoe County Operations Division	X			
Washoe County Parks & Open Space	X	X		
Washoe County Planning & Building Director	X			
Washoe County Surveyor (PMs Only)	X			
Washoe County Water Rights Manager	X	X		
TMFPD	X	X		
Regional Transportation Commission (All Apps)	X			
Truckee Meadows Regional Planning	X			
Washoe-Storey Conservation District (All Apps)	X	X		
Nevada State Historic Preservation	X			
Sun Valley GID	X	X	X	Chris Melton
AT&T	X	X		
NV Energy	X			
Truckee Meadows Water Authority	X			

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: Compliance with 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 will be ensured, as appropriate, with the recordation of the map and/or upon development on each parcel of land. The application was reviewed by the appropriate agencies and no recommendation for denial was 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 lots will be served by Sun Valley General Improvement District. Conditions of approval require the applicant to provide a will serve letter in support of the proposed project, or an acknowledgment letter from SVGID, the water supplier,

indicating that sufficient water rights are available to the proposed project prior to the approval of the final parcel map.

- (iii) The availability and accessibility of utilities.

Staff Comment: *Adequate utility infrastructure is available to the site as the subject property is surrounded by existing development. Water and sewer infrastructure is available from Sun Valley General Improvement District.*

- (iv) 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 one additional lot, which is anticipated to have minimal impacts on local services. There are existing public services such as police and fire protection, transportation, recreation and parks available to the Sun Valley Planning Area.*

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

Staff Comment: *The proposed division of land conforms with the applicable provisions of the Washoe County Development Code and Master Plan and with the regulatory zoning on the property.*

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

Staff Comment: *The proposed division of land conforms with the applicable provisions of the Washoe County Development Code and Master Plan and with the regulatory zoning on the property. No new streets are proposed as part of this parcel map.*

- (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 application was reviewed by the appropriate agencies and no recommendation for denial was received, the proposal is in conformance with the area plan and master plans for streets and highways.*

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

Staff Comment: *The project area for division is identified as "most suitable for development."*

- (ix) 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 recommended conditions of approval from the reviewing agencies have been included with the staff report.*

- (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 the Truckee Meadows Fire Protection District, and no recommendation for denial was received.*

- (xi) 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.

- (xii) Recreation and trail easements.

Staff Comment: The application was reviewed by Washoe County Regional Parks and Open Space (Parks) staff, and no conditions or recommendation for denial were received.

Recommendation

After a thorough analysis and review, Parcel Map Case Number WTPM21-0025 is being recommended for approval with conditions. Staff offers the following motion for the Parcel Map Review Committee's consideration.

Motion

I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM21-0025 Star West Homes, 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(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.
 - (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 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: Star West Homes
 kevin@starwesthomes.com

Property Owner: Jumbled Hills, LLC
 6770 S. McCarran Blvd.
 Reno, NV 85909



Conditions of Approval

Tentative Parcel Map Case Number WTPM21-0025

The tentative parcel map approved under Parcel Map Case Number WTPM21-0025 shall be carried out in accordance with the conditions of approval granted by the Washoe County Parcel Map Review Committee on July 14, 2022. 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.**

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 Name – Courtney Weiche, Senior Planner, 775.325.3608,
cweiche@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. WTPM22-0005 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.

KELLY MULLIN, DIRECTOR, PLANNING AND BUILDING DIVISION

- 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; 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.

- 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 the Engineering and Capital Projects, which shall be responsible for determining compliance with these conditions.

Contact Name – Matthew Philumalee, PLS, 775.328.2315
mphilumalee@washoecounty.us

- a. Comply with the conditions of the Washoe County technical check for this map.
- b. Add a Water Rights Dedication Certificate.
- c. Add the following note to the map: Any structures within a FEMA flood zone must comply with the Washoe County Development Code Article 416.
- d. Add the following note to the final map; “For each parcel created by this final map, access and drainage improvements meeting the requirements of Washoe County Development Code are required with said improvements to be included within an approved residential building permit.
- e. All boundary corners must be set.
- f. 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.
- g. Add a Security Interest Holder’s Certificate to the map if applicable.
- h. Provide driveway culverts of reinforced concrete pipe or poly-vinyl chloride. No corrugated metal pipes allowed.
- i. Engineered septic systems or connection to community sewer is required for each of these parcels as approved by the Washoe County District Health Department.
- 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.”

Washoe County Water Rights Manager

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

Contact Name – Timber Weiss, Licensed Engineer, 775.954.4626,
tweiss@washoecounty.gov

- a. The proposed parcels will be served by Sun Valley General Improvement District (SVGID). Applicant must provide a will serve letter in support of the proposed project, or an acknowledgment letter from SVGID, the water supplier, indicating that sufficient water rights are available to the proposed project prior to the approval of the parcel map.

Truckee Meadows Fire Protection District

4. 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 – Brittany Lemon, Fire Captain, 775.326.6079, 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/>

Sun Valley General Improvement District

5. 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 – Chris Melton, General Manager, 775-673-7700, CMelton@svgid.com

- a. Water rights that may be required for parcel will need to be dedicated to SVGID for this project via TMWA Wholesale Will Serve.
- b. SVGID to be signature on the Jurat.
- c. Compliance with applicable regulations and policies of the Sun Valley General Improvement District shall be required.
- d. Parcel will be subject to SVGID water and wastewater facility fees.
- e. Parcel will be subject to construction cost to bring services to property line (Water/Wastewater).

*** End of Conditions ***



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects

1001 EAST 9TH STREET
RENO, NEVADA 89512
PHONE (775) 328-3600
FAX (775) 328.3699

INTEROFFICE MEMORANDUM

PARCEL MAP REVIEW

DATE: June 6, 2022

TO: Courtney Weiche, Planner - Department of Community Services

FROM: Matthew Philumalee, PLS, Engineering and Capital Projects Division

SUBJECT: Parcel Map for: JUMBLED HILLS, LLC (LEON DRIVE)
Parcel Map Case No.: WTPM21-0025
APN: 085-071-24
Review Date: 5/16/2022

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. Add a Water Rights Dedication Certificate.
3. Add the following note to the map: Any structures within a FEMA flood zone must comply with the Washoe County Development Code Article 416.
4. Add the following note to the final map; "For each parcel created by this final map, access and drainage improvements meeting the requirements of Washoe County Development Code are required with said improvements to be included within an approved residential building permit.
5. All boundary corners must be set.
6. 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.
7. Add a Security Interest Holder's Certificate to the map if applicable.
8. Provide driveway culverts of reinforced concrete pipe or poly-vinyl chloride. No corrugated metal pipes allowed.



Memo to: Courtney Weiche, Planner
Subject: Parcel Map Case No.: WTPM21-0025
Date: June 6, 2022
Page: 2

9. Engineered septic systems or connection to community sewer is required for each of these parcels as approved by the Washoe County District Health Department.
10. 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."

Weiche, Courtney

From: cmelton@svgid.com
Sent: Monday, May 16, 2022 9:03 AM
To: Weiche, Courtney
Cc: Merritt, Jennifer (External Contact)
Subject: FW: WTPM21-0025 Leon Drive

Follow Up Flag: Follow up
Flag Status: Flagged

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Courtney,

This email is in response to WTPM21-0025 5290 Leon Drive. APN: 085-071-24 .667 Acres into 2 parcels.

Sun Valley GID comments on parcel map case number WTPM21-0025 5290 Leon Drive.

1. The parcel is located on 5200 block of Leon Dr. and in SVGID service area.
2. SVGID will be the water and wastewater provider.
3. Water rights that may be required for parcel will be need to be dedicated to SVGID for this project via TMWA Wholesale Will Serve.
4. SVGID to be signature on the Jurat.
5. Compliance with applicable regulations and policies of the Sun Valley General Improvement District shall be required.
6. Parcel will subject to SVGID water and wastewater facility fees.
7. Parcel will subject to construction cost to bring services to property line (Water/ Wastewater).

Let me know if you have any questions or concerns regarding my comments.

Thanks,

Chris Melton
General Manager
Sun Valley General Improvement District
5000 Sun Valley Blvd.
Sun Valley, NV 89433
Phone: 775-673-7700
Fax: 775-673-7707
CMelton@svgid.com
Website: www.svgid.com

Weiche, Courtney

From: GORDON, BRYSON <BG1853@att.com>
Sent: Monday, May 16, 2022 8:25 AM
To: Weiche, Courtney
Subject: Tentative Parcel Map Case Number WTPM21-0025 (Leon Drive)

Follow Up Flag: Follow up
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Hello Courtney,
AT&T has no conflict with proposed Parcel Map WTPM21-0025 (Leon Drive).

Thank you,

Bryson Gordon
MGR OSP PLNG & ENGRG DESIGN
AT&T NEVADA
ROW Office: 775-683-5223
Cell: 775-343-6655
E-mail: bg1853@att.com

Weiche, Courtney

From: Lemon, Brittany
Sent: Monday, May 23, 2022 8:49 AM
To: Weiche, Courtney
Cc: Way, Dale
Subject: WTPM21-0025 (Leon Drive) Conditions of Approval

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Good Morning Courtney,

We have no specific comments on this request beyond adopted codes and amendments.

Thank you.

Brittany Lemon

Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue

blemon@tmfpr.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-Storey Conservation District

Bret Tyler Chairmen
Jim Shaffer Treasurer
Cathy Canfield Storey app
Jean Herman Washoe app

1365 Corporate Blvd.
Reno NV 89502
775 857-8500 ext. 131
nevadaconservation.com

May 21, 2022

Washoe County Community Services Department

C/O Courtney Weiche, Senior Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WTPM21-0025 Leon Drive

Dear Courtney,

In reviewing the tentative map dividing 29,054 square foot parcel into 2 parcels, the Conservation District has the following comment.

In our review if the seed mix, we recommend 30 pls/acre instead of 25 and prefer the compost to be used instead of straw. This will support better seed germination.

Thank you for providing us the opportunity to review the project that may have impacts on our natural resources and if there are any questions call us at (775) 750-8272.

Sincerely,

Jim Shaffer

Weiche, Courtney

From: Kirschenman, Sophia
Sent: Friday, May 27, 2022 9:18 AM
To: Weiche, Courtney
Subject: Parks Comments Re: WTPM21-0025


Follow Up Flag: Follow up
Flag Status: Flagged

Hi Courtney,

I have reviewed WTPM21-0025 (Leon Drive) on behalf of Washoe County Regional Parks and Open Space and have no comments or conditions.

Have a great weekend,



Sophia Kirschenman
Park Planner | Community Services Department
775.328.3623 | 1001 E. 9th Street, Reno, NV 89512

[My working hours: Monday-Friday 8 am to 5 pm](#)

Please consider the environment before printing this e-mail.



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

1001 East 9th Street
Reno, Nevada 89520-0027
Phone: (775) 328-3600
Fax: (775) 328-3699

May 26, 2022

TO: Courtney Weiche, Senior Planner, CSD, Planning & Development Division

FROM: Timber Weiss, PE, Licensed Engineer, CSD

SUBJECT: Tentative Parcel Map Case Number WTPM21-0025 (Leon Drive)

Project description:

The applicant is proposing to approve a tentative parcel map dividing a 29,054 square foot parcel into 2 parcels. Parcel A is proposed to be 15,688 square feet and Parcel B is proposed to be 13,455 square feet..

Assessor's Parcel Number: 085-071-24.

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

The proposed parcels will be served by Sun Valley General Improvement District (SVGID). Applicant must provide a will serve letter in support of the proposed project, or an acknowledgment letter from SVGID, the water supplier, indicating that sufficient water rights are available to the proposed project prior to the approval of the parcel map.

Please email a copy of the SVGID will-serve or approval to: tweiss@washoecounty.gov

Tentative Parcel Map

Washoe County Code (WCC) Chapter 110, Article 606, Tentative Parcel Map, prescribes the requirements for and waiver of, parcel maps. A parcel map shall be required for all subdivisions, merger, and re-subdivision of existing lots, and common-interest communities consisting of four (4) or fewer units. The Parcel Map Review Committee shall approve, conditionally approve, or deny the tentative parcel map within sixty (60) days of the date that the application is determined to be complete. See WCC 110.606, for further information.

Development Application Submittal Requirements

This sheet must accompany the original application and be signed by the Professional Land Surveyor.

1. **Fees:** See Master Fee Schedule. **Bring payment with your application to Community Services Department (CSD). Make check payable to Washoe County.** There may also be a fee due to the Engineering Department for Technical Plan Check.
2. **Development Application:** A completed Washoe County Development Application form.
3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
4. **Proof of Property Tax Payment:** The applicant must provide a written statement from the Washoe County Treasurer's Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.
5. **Application Materials:** The completed Tentative Parcel Map Application materials.
6. **Title Report:** A preliminary title report, with an effective date of no more than one hundred twenty (120) days of the submittal date, by a title company which provides the following information:
 - Name and address of property owners.
 - Legal description of property.
 - Description of all easements and/or deed restrictions.
 - Description of all liens against property.
 - Any covenants, conditions and restrictions (CC&Rs) that apply.

Submit Title Report with "Original Packet" only. You may be requested to provide additional copies, but do not include Title Report in other copies of the packet.

7. **Development Plan Specifications:** (If the requirement is "Not Applicable," please check the box preceding the requirement.)
 - a. Map to be drawn using engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500' unless a prior approval is granted by the County Surveyor) showing all streets and ingress/egress to the property and must meet NRS standards as specified in NRS 278.466.
 - b. Property boundary lines, distances and bearings.
 - c. Contours at five (5) foot intervals or two (2) foot intervals where, in the opinion of the County Engineer, topography is a major factor in the development.
 - n/a d. The cross sections of all right-of-ways, streets, alleys or private access ways within the proposed development, proposed name and approximate grade of each, and approximate radius of all curves and diameter of each cul-de-sac.
 - e. The width and approximate location of all existing or proposed easements, whether public or private, for roads, drainage, sewers, irrigation, or public utility purposes.
 - n/a f. If any portion of the land within the boundary of the development is subject to inundation or storm water overflow, as shown on the adopted Federal Emergency Management Agency's Flood Boundary and Floodway Maps, that fact and the land so affected shall be clearly

shown on the map by a prominent note on each sheet, as well as width and direction of flow of each water course within the boundaries of the development.

- g. The location and outline to scale of each existing building or structure that is not to be moved in the development.
 - n/a h. Existing roads, trails or rights-of-way within the development shall be designated on the map.
 - i. Vicinity map showing the proposed development in relation to the surrounding area.
 - j. Date, north arrow, scale, and number of each sheet in relation to the total number of sheets.
 - n/a k. Location of snow storage areas sufficient to handle snow removed from public and private streets, if applicable.
 - n/a l. All known areas of potential hazard including, but not limited to, earth slide areas, avalanche areas or otherwise hazardous slopes, shall be clearly designated on the map. Additionally, active fault lines (post-Holocene) shall be delineated on the map.
8. **Street Names:** A completed "Request to Reserve New Street Name(s)" form (included in application packet). Please print all street names on the Tentative Map. Note whether they are existing or proposed.
9. **Packets:** Four (4) packets and a flash drive – any digital documents need to have a resolution of 300 dpi. One (1) packet must be labeled "Original" and contain a signed and notarized Owner Affidavit. Each packet shall include an 8.5" x 11" reduction of any large format sheets included in the application. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ x 11" display. Each packet shall include: one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

- Notes:
- (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.
 - (ii) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies to clarify the potential impacts and potential conditions of development to minimize or mitigate impacts resulting from the project. No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Building.
 - (iii) All oversized maps and plans must be folded to a 9" x 12" size.

I hereby certify, to the best of my knowledge,, all information contained in this application is correct and meets all Washoe County Development Code requirements.



Professional Land Surveyor

Parcel Map Waiver

Washoe County Code (WCC) Chapter 110, Article 606, Tentative Parcel Map, prescribes the requirements for and waiver of, parcel maps. A parcel map shall be required for all subdivisions, merger, and re-subdivision of existing lots, and common-interest communities consisting of four (4) or fewer units. The Parcel Map Review Committee shall approve, conditionally approve, or deny the tentative parcel map within sixty (60) days of the date that the application is determined to be complete. See WCC 110.606, for further information.

Development Application Submittal Requirements

1. **Fees:** See Master Fee Schedule. **Bring payment with your application to Community Services Department (CSD). Make check payable to Washoe County.** There may also be a fee due the Engineering Department for Technical Plan Check.
2. **Development Application:** A completed Washoe County Development Application form.
3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
4. **Application Materials:** The completed Parcel Map Waiver Application materials.
5. **Title Report:** A preliminary title report, with an effective date of no more than one hundred twenty (120) days of the submittal date, by a title company which provides the following information:
 - Name and address of property owners.
 - Legal description of property.
 - Description of all easements and/or deed restrictions.
 - Description of all liens against property.
 - Any covenants, conditions and restrictions (CC&Rs) that apply.

Submit Title Report with "Original Packet" only. You may be requested to provide additional copies, but do not include Title Report in other copies of the packet.
6. **Development Plan Specifications:**
 - a. Record of Survey.
7. **Packets:** Four (4) packets and flash drive or DVD - any digital documents need to have a resolution of 300 dpi. One (1) packet must be labeled "Original" and contain a signed and notarized Owner Affidavit. Each packet shall include one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ x 11" display. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

-
- Notes:
- (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.
 - (ii) Appropriate map engineering and building architectural scales are subject to the approval of Planning and Building and/or Engineering and Capital Projects.
 - (iii) All oversized maps and plans must be folded to a 9" x 12" size.
 - (iv) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies to clarify the potential impacts and potential conditions of development to minimize or mitigate impacts resulting from the project. No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Building.

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:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email: <small>permits@robisoneng.com</small>	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person: <small>Nathan Robison</small>	
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):	

Property Owner Affidavit

Applicant Name: JUMBLED HILLS 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, Brett Nelson / MANAGER OF JUMBLED HILLS, LLC
(please print name)

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

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

Assessor Parcel Number(s): 085 - 071 - 29

Printed Name Brett Nelson

Signed [Signature]

Address 5290 LEON DR.

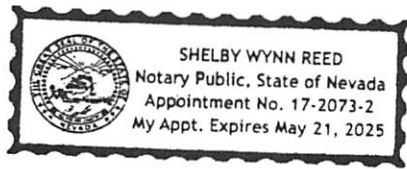
sun valley, NV 89435

Subscribed and sworn to before me this
15th day of November, 2021.

(Notary Stamp)

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

My commission expires: 05/21/2025



*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

Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

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

--

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres

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

--

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area				
Proposed Minimum Lot Width				

4. For parcel with split zoning what is the acreage/square footage of each zoning in the new parcels?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Zoning Area				
Proposed Zoning Area				

5. 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 type="checkbox"/> No
------------------------------	-----------------------------

6. Utilities:

a. Sewer Service	
b. Electrical Service/Generator	
c. Water Service	

7. 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 type="checkbox"/> Public water	Provider:	

b. Available:

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

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

a. Sewage System Type:

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

b. Available:

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

9. For most uses, the Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County when creating new parcels. Please indicate the type and quantity of water rights you have available should dedication be required:

a. Permit #		acre-feet per year	
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other, #		acre-feet per year	

a. Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources):

--

10. 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 type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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11. 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 type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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12. 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 type="checkbox"/> No	If yes, include a separate set of attachments and maps.
------------------------------	-----------------------------	---

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

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

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15. Are there any applicable policies of the adopted area plan in which the project is located that require compliance? If so, which policies and how does the project comply.

<input type="checkbox"/> Yes	<input type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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16. Are there any applicable area plan modifiers in the Development Code in which the project is located that require compliance? If so, which modifiers and how does the project comply?

--

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

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

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

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

280cyds

19. How many cubic yards of material are you exporting or importing? If exporting of material is anticipated, where will the material be sent? If the disposal site is within unincorporated Washoe County, what measures will be taken for erosion control and revegetation at the site? If none, how are you balancing the work on-site?

280cyds, balanced

20. Can the disturbed area be seen from off-site? If yes, from which directions, and which properties or roadways? What measures will be taken to mitigate their impacts?

21. What is the slope (Horizontal/Vertical) of the cut and fill areas proposed to be? What methods will be used to prevent erosion until the revegetation is established?

22. Are you planning any berms and, if so, how tall is the berm at its highest? How will it be stabilized and/or revegetated?

23. Are retaining walls going to be required? If so, how high will the walls be, will there be multiple walls with intervening terracing, and what is the wall construction (i.e. rockery, concrete, timber, manufactured block)? How will the visual impacts be mitigated?

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

25. What type of revegetation seed mix are you planning to use and how many pounds per acre do you intend to broadcast? Will you use mulch and, if so, what type?

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

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

28. Surveyor:

Name	
Address	
Phone	
Cell	
E-mail	
Fax	
Nevada PLS #	

OWNERS CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, JUMBLED HILLS, LLC, IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT, THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278, AND THAT THE EASEMENTS AS SHOWN FOR PUBLIC UTILITIES ARE HEREBY GRANTED.

JUMBLED HILLS, LLC

BRETT NELSON, OWNER

NOTARY PUBLIC ACKNOWLEDGMENT

STATE OF NEVADA } S.S.
COUNTY OF WASHOE }

ON THIS _____ DAY OF _____, 2021, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, KNOWN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSE HEREIN STATED.

NOTARY PUBLIC

TITLE COMPANY'S CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT JUMBLED HILLS, LLC, OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT IT IS THE ONLY OWNER OF RECORD OF SAID LANDS; THAT ALL THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS TO BE DIVIDED AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON FOR THE DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OF THE COUNTY OF WASHOE, STATE OF NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

TOIYABE TITLE

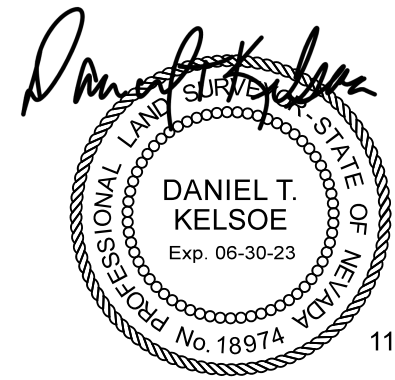
BY: _____ DATE: _____

PRINT NAME AND TITLE

SURVEYOR'S CERTIFICATE:

I, DANIEL T. KELSOE, 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 JUMBLED HILLS, LLC.
- 2. THE LANDS SURVEYED LIE WITHIN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19, T. 20 N., R. 20 E., M.D.M., COUNTY OF WASHOE, STATE OF NEVADA, AND THE SURVEY WAS COMPLETED ON JULY 30, 2021.
- 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 AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE NEVADA ADMINISTRATIVE CODE, CHAPTER 625.
- 4. THE MONUMENTS DEPICTED ON THIS PLAT ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



DANIEL T. KELSOE, PLS 18974
EXP. 8/30/23
FOR AND ON BEHALF OF
ROBISON ENGINEERING CO., INC.

WATER AND SEWER RESOURCE REQUIREMENTS:

THE PROJECT/DEVELOPMENT DEPICTED ON THIS MAP IS IN CONFORMANCE WITH THE PROVISIONS OF ARTICLE 422 OF WASHOE COUNTY CHAPTER 110 DEVELOPMENT CODE.

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT

DISTRICT BOARD OF HEALTH CERTIFICATE:

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

FOR THE DISTRICT BOARD OF HEALTH

TAX CERTIFICATE:

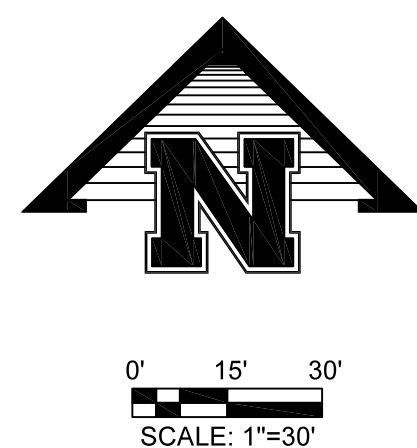
THE UNDERSIGNED HEREBY CERTIFIES THAT ALL THE PROPERTY TAXES ON ASSESSOR'S PARCELS NUMBER 085-620-23 FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO NRS 361A.265.

WASHOE COUNTY TREASURER

BY: _____ DEPUTY TREASURER

AREAS:

PARCEL 1-A: 15,690 SQ. FT.
PARCEL 2-A: 13,460 SQ. FT.
TOTAL AREA: 29,150 SQ. FT.

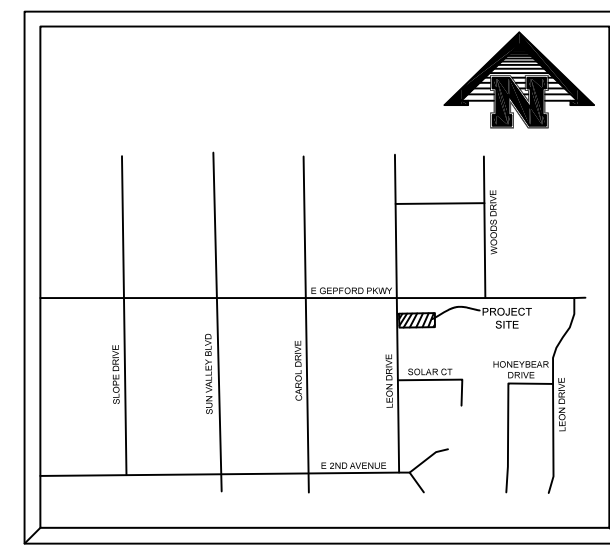


REFERENCES:

- 1. DOCUMENT No. 5149799
- 2. PARCEL MAP No. 519

BASIS OF BEARINGS:

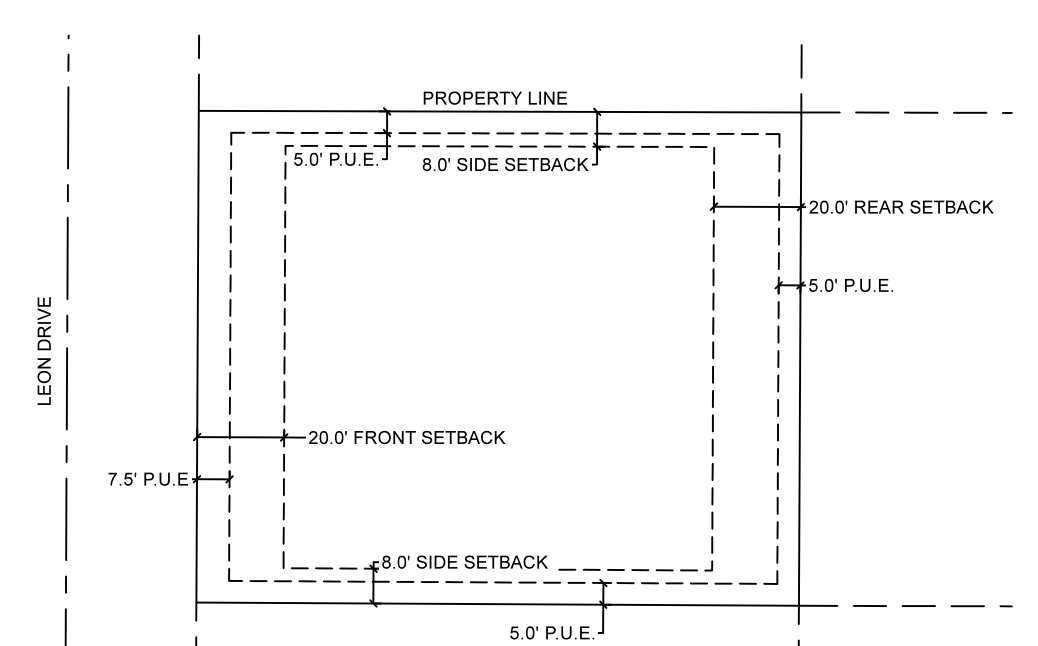
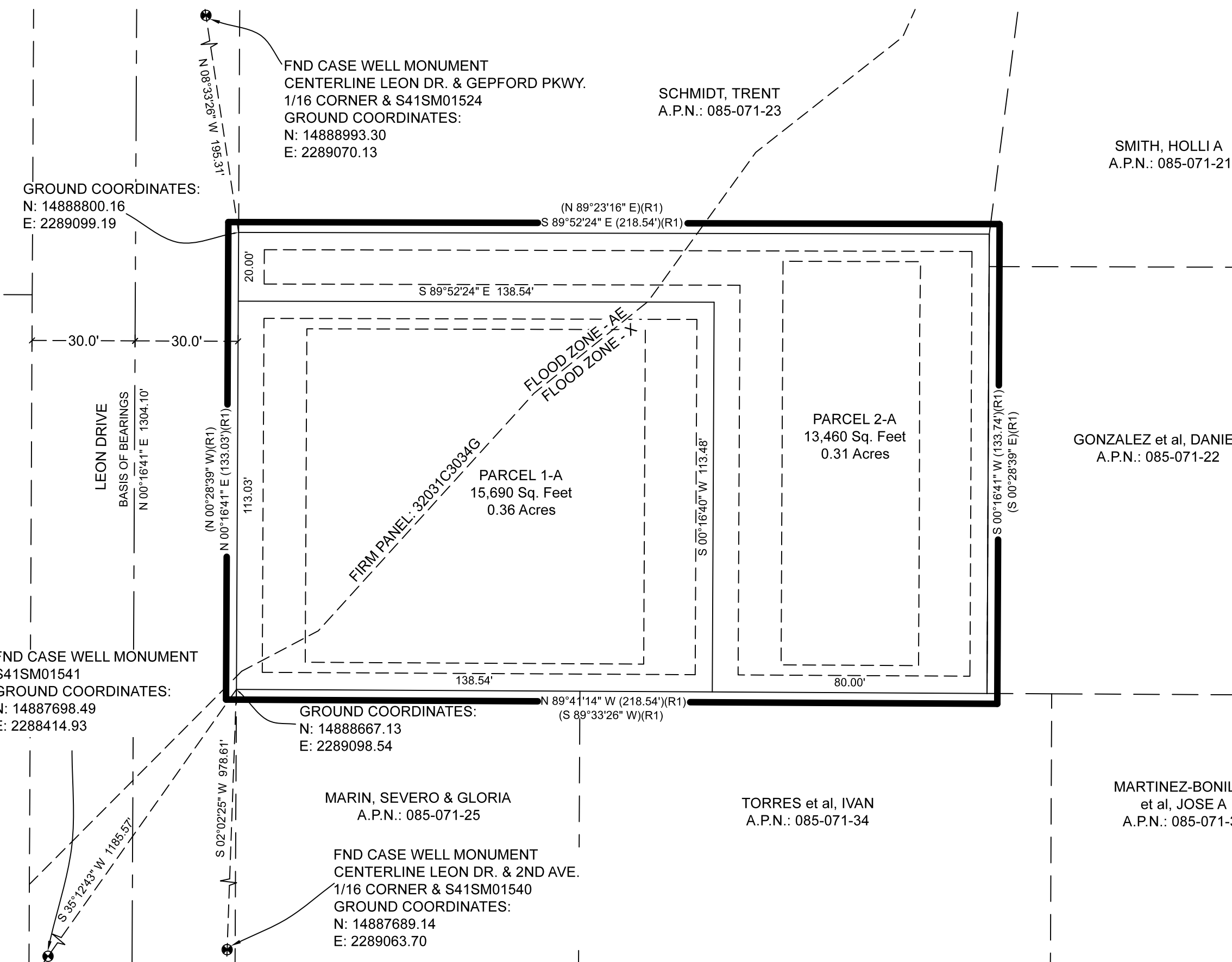
THE BASIS OF BEARINGS FOR THIS PLAT IS NAD 83/94, NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, BASED ON TIES TO THE WASHOE COUNTY CONTROL POINTS SHOWN HEREON. A COMBINED GRID TO GROUND FACTOR OF 1.000197939 WAS USED. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE GROUND.



VICINITY MAP

N.T.S.

PARCEL MAP FOR JUMBLED HILLS, LLC



TYPICAL PARCEL EASEMENT/SETBACK LAYOUT

LEGEND:

- FOUND WASHOE COUNTY CONTROL MONUMENT AS NOTED
- FOUND MONUMENT AS NOTED
- ⊥ NOTHING FOUND OR SET
- ⊥ SET 5/8 REBAR AND PLASTIC CAP PLS 18974
- ⊥ SET NAIL AND TAG PLS 18974
- DIMENSION POINT, NOTHING FOUND OR SET
- P.U.E. PUBLIC UTILITY EASEMENT

DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE:

THE FINAL PARCEL MAP CASE NO. _____ 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 _____, 2021, BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

MOJRA HAUENSTEIN, DIRECTOR, PLANNING AND DEVELOPMENT

UTILITY COMPANIES CERTIFICATE:

THE UTILITY EASEMENTS SHOWN ON THIS PLAT TO BE GRANTED, OR TO REMAIN HAVE BEEN APPROVED BY THE UNDERSIGNED PUBLIC UTILITY AND CABLE TV COMPANIES AND SUN VALLEY GENERAL IMPROVEMENT DISTRICT.

SIERRA PACIFIC POWER COMPANY, dba NV ENERGY DATE BY: _____

NEVADA BELL TELEPHONE COMPANY dba AT&T NEVADA DATE BY: CLIFF COOPER, MGR-OSP PLANNING AND ENGINEERING DESIGN

CHARTER COMMUNICATIONS DATE BY: _____

SUN VALLEY GENERAL IMPROVEMENT DISTRICT DATE BY: _____

NOTES:

- 1. PUBLIC UTILITY AND CABLE TV EASEMENTS ARE HEREBY GRANTED, 7.5 FEET IN WIDTH COINCIDENT WITH ALL STREET RIGHTS-OF-WAY, 5 FEET IN WIDTH COINCIDENT WITH THE SIDE LINES, AND THE REAR LINES OF ALL PARCELS.
- 2. A PUBLIC UTILITY AND CABLE TV EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY AND CABLE TV FACILITIES TO SAID PARCEL AND THE RIGHT TO EXIT SAID PARCEL WITH SAID FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME, AND THE UTILITY AND CABLE TV COMPANIES.
- 3. PARCELS ARE FOR RESIDENTIAL USE.
- 4. THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.
- 5. ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 416.
- 6. WITH THE DEVELOPMENT OF EACH PARCEL AND PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL DEDICATE WATER RIGHTS TO SUN VALLEY GENERAL IMPROVEMENT DISTRICT SUFFICIENT TO SERVE THE DEVELOPMENT AND SHALL PROVIDE WASHOE COUNTY WITH A WILL SERVE LETTER.
- 7. FEES FOR IMPROVEMENT PLAN CHECKING AND CONSTRUCTION INSPECTION SHALL BE IN ACCORDANCE WITH WASHOE COUNTY ORDINANCE AND SHALL BE PAID PRIOR TO THE ISSUANCE OF BUILDING PERMIT.
- 8. EACH PARCEL CREATED BY THIS MAP IS REQUIRED TO HAVE A SEPARATE WATER METER AND WATER SERVICE LINE. SUN VALLEY GENERAL IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT TO INSTALL A WATER METER IN THE 7.5' PUBLIC UTILITY EASEMENT ADJACENT TO THE STREET TO SERVE EACH PARCEL RESPECTIVELY.
- 9. WASHOE COUNTY WILL PRE-ASSIGN ADDRESSES TO BE RELEASED ONCE AN ASSESSOR'S PARCEL NUMBER HAS BEEN ESTABLISHED. IF STRUCTURE PLACEMENT DOES NOT REFLECT THE STREET ON WHICH THE PRE-ASSIGNED ADDRESS IS ISSUED, THE DEVELOPER WILL REQUEST A NEW ADDRESS PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- 10. ALL PROPERTIES, REGARDLESS IF THEY ARE LOCATED WITHIN OR OUTSIDE OFF 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.
- 11. ACCESS TO THE PARCELS CREATED BY THIS MAP SHALL BE PROVIDED AT THE TIME OF BUILDING PERMIT APPROVAL WITH A DRIVEWAY APPROACH MEETING WASHOE COUNTY STANDARDS.
- 12. ALL THE PARCELS CREATED BY THIS MAP SHALL HAVE SEPARATE SEWER LINES TO BE CONNECTED AND SERVED BY SUN VALLEY GENERAL IMPROVEMENT DISTRICT.

FILE NO: _____
FILED FOR RECORD AT THE REQUEST OF: _____
ON THIS _____ DAY OF _____, 2021, AT _____ MINUTES PAST _____ O'CLOCK _____ M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
COUNTY RECORDER
BY: _____ DEPUTY
FEE: _____

PARCEL MAP JUMBLED HILLS, LLC
SITUATE WITHIN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE OF SECTION 19, T. 20 N., R. 20 E., M.D.M.
WASHOE COUNTY NEVADA
DRAWN BY: A.J.K.
DATE: 11-07-2021
PROJ. CODE: LEON-PM
PROJ. #: 1-1137-07.001
1 SHEET OF 1
Robison Engineering COMPANY, INC.
846 VICTORIAN AVENUE
SPARKS, NV 89431
www.robisoneng.com
775-852-2251

“EXHIBIT A”

ORIGINAL PARCELS:

Commencing at the East Quarter corner (E ¼) of Section 19, T. 20 N., R. 20 E., M.D.M., Washoe County, Nevada,
Thence S89°23'16"W, a distance of 655.38 feet;
Thence S00°11'33"E, a distance of 60.00 feet, to a point on the South line of Third Ave;
Thence along said line S89°23'16"W, a distance of 390.02 feet;
Thence S06°34'21"W, a distance of 134.05 feet, to the **Point of Beginning**;
Thence S00°28'39"E, a distance of 133.74 feet;
Thence S89°33'26"W, a distance of 218.54 feet, to a point on the East line of Leon Drive, 60.00 feet wide;
Thence along said East line, N00°28'39"W, a distance of 133.03 feet;
Thence N89°23'16"E, a distance of 218.54 feet, to the **Point of Beginning**.

The above legal description appeared previously in that certain document recorded on March 5, 2021, as Document No. 5149799, Official Records of Washoe County, Nevada, pursuant to Section 6, NRS 111.312.

ADJUSTED PARCELS:

PARCEL 1-A

Commencing at the East Quarter corner (E ¼) of Section 19, T. 20 N., R. 20 E., M.D.M., Washoe County, Nevada,
Thence S89°23'16"W, a distance of 655.38 feet;
Thence S00°11'33"E, a distance of 60.00 feet, to a point on the South line of Third Ave;
Thence along said line S89°23'16"W, a distance of 390.02 feet;
Thence S06°34'21"W, a distance of 134.05 feet;
Thence N89°41'14"W, a distance of 80.00 feet, to the **Point of Beginning**;
Thence N00°16'40"E, a distance of 113.03 feet;
Thence S89°52'24"E, a distance of 138.54 feet, to a point on the East line of Leon Drive;
Thence along said East line of Leon Drive, S00°16'40"W, a distance of 113.48 feet;
Thence leaving said East line, N89°41'14"W, a distance of 138.54 feet, to the **Point of Beginning**.

Containing: 15,690 Square Feet, more or less

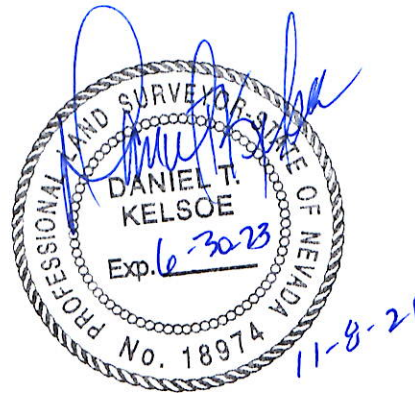
Robison Engineering Co.
846 Victorian Ave, Suite 20
Sparks, NV 89431

PARCEL 2-A

Commencing at the East Quarter corner (E ¼) of Section 19, T. 20 N., R. 20 E., M.D.M., Washoe County, Nevada,
Thence S89°23'16"W, a distance of 655.38 feet;
Thence S00°11'33"E, a distance of 60.00 feet, to a point on the South line of Third Ave;
Thence along said line S89°23'16"W, a distance of 390.02 feet;
Thence S06°34'21"W, a distance of 134.05 feet, to the **Point of Beginning**;
Thence N89°41'14"W, a distance of 80.00 feet;
Thence N00°16'40"E, a distance of 113.48 feet;
Thence N89°52'24"W, a distance of 138.54 feet, to a point on the East line of Leon Drive;
Thence along the East line of Leon Drive, N00°16'41"E, a distance of 20.00 feet;
Thence S89°52'24"E, a distance of 218.54 feet;
Thence N00°16'40"E, a distance of 133.74 feet, to the **Point of Beginning**.

Containing: 13,460 Square Feet, more or less

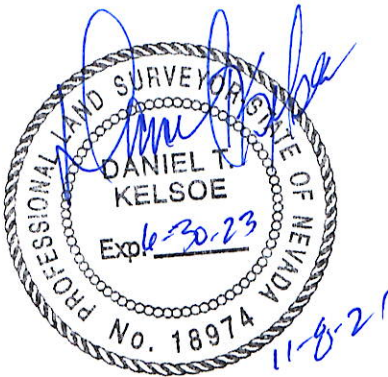
Daniel T. Kelsoe, PLS
Prepared by: Robison Engineering
846 Victorian Ave., Suite 20
Sparks, Nevada 89431



JUMBLED HILLS, LLC.
PARCEL MAP
A.P.N. 085-620-23

PARCEL MAP
CLOSURE CALCULATIONS

TOTAL ACREAGE = 0.67 ACRES
NUMBER OF PARCELS = 2



PREPARED BY: ROBISON ENGINEERING Co.
846 VICTORIAN AVE. SUITE 20
SPARKS, NEVADA 89431
775-852-2251
SURVEYOR: DANIEL T. KELSOE, PLS 18974



PARCEL 1-A

PNT#	Bearing	Distance	Northing	Easting
7			14888667.134	2289098.542
	N 00°16'41" E	113.03		
3			14888780.162	2289099.091
	S 89°52'24" E	138.54		
8			14888779.856	2289237.631
	S 00°16'40" W	113.48		
1			14888666.377	2289237.080
	N 89°41'14" W	138.54		
7			14888667.134	2289098.542

Closure Error Distance > 0.0000
 Total Distance > 503.59
 Area: 15690 Sq. Feet, 0.3602 Acres

PARCEL 2-A

PNT#	Bearing	Distance	Northing	Easting
1			14888666.377	2289237.080
	N 00°16'40" E	113.48		
8			14888779.856	2289237.631
	N 89°52'24" W	138.54		
3			14888780.162	2289099.091
	N 00°16'41" E	20.00		
4			14888800.162	2289099.188
	S 89°52'24" E	218.54		
9			14888799.679	2289317.728
	S 00°16'41" W	133.74		
6			14888665.941	2289317.079
	N 89°41'14" W	80.00		
1			14888666.377	2289237.080

Closure Error Distance > 0.0000
 Total Distance > 704.30
 Area: 13460 Sq. Feet, 0.3090 Acres