



Parcel Map Review Committee Staff Report

Meeting Date: May 12, 2022

Agenda Item: 7A

TENTATIVE PARCEL MAP CASE NUMBER: WTPM22-0004 (ETL Investments)

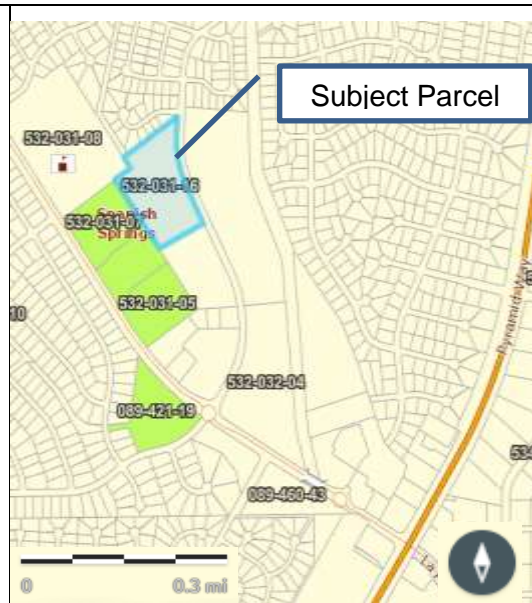
BRIEF SUMMARY OF REQUEST: Tentative parcel map dividing an 11.21-acre parcel into 2 parcels.

STAFF PLANNER: Planner's Name: Courtney Weiche
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 an 11.21-acre parcel into 2 parcels; parcel 1 would be 6.06 acres and parcel 2 would be 5.16 acres.

Applicant: Silverado Homes, NV Inc.
Property Owner: ETL Investments, LLC
Location: 401 Neighborhood Way, Washoe County, NV 89441
APN: 532-031-16
Parcel Size: 11.214 acres
Master Plan: Commercial
Regulatory Zone: Neighborhood Commercial
Area Plan: Spanish Springs
Development Code: Authorized in Article 606, Parcel Maps
Commission District: 4 – Commissioner Hartung



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 WTM22-0004 for ETL Investments, LLC, subject to the conditions of approval included as Exhibit A with the staff report, and make the determination that the following criteria is or will be adequately provided for pursuant to Washoe County Code, Section 110.606.30(e)(1).

(Motion with Findings on Page 9)

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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 WTPM22-0004 (ETL Investments) are attached to this staff report and will be included with the action order if approved by the Parcel Map Review Committee.

Tentative Parcel Map Evaluation

Requirement	Evaluation
Area Plan	Spanish Springs
TMSA	Inside TMSA
Regulatory Zone	Neighborhood Commercial (NC)
Maximum Lot Potential	48 parcels
Number of Lots on Parcel Map	2
Minimum Lot Size Required	10,000 square feet
Minimum Lot Size on Parcel Map	5.16 acres
Minimum Lot Width Required	75 feet
Minimum Lot Width on Parcel Map	125 feet
Development Suitability Map	Most suitable for development
Hydrographic Basin	Spanish Springs Hydrographic Basin

The tentative parcel map meets all minimum requirements for the Neighborhood Commercial (NC) 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 11.2-acre site is a vacant, relatively flat parcel and covered with native shrubs and grasses. The parcel has a master plan land use designation of Commercial (C) as are the parcels to the east and south; the parcels to the west and north are designated Suburban Residential (SR).

The parcel's regulatory zone is Neighborhood Commercial (NC) as are the parcels to the east and south the parcels. The parcels to the west have Parks and Recreation (PR) and Public and Semi-Public Facilities (PSP) regulatory zones and the parcels to the north are zoned Medium Density Suburban (MDS). To the east of the parcel is Neighborhood Way, a two-lane arterial street with a center median and sidewalks on both sides. Shaw Middle School and Eagle Canyon Park are located to the west, the Eagle Canyon Ranch housing development is located to the north and Cascades of the Sierras, assisted living and memory care facility is located to the south.

The required setbacks for the Neighborhood Commercial (NC) regulatory zone are 15 feet for the front, 20 feet for the rear and 15 ft for the side yard. Access to "Parcel 4b" will be through a 20-foot access easement through "Parcel 4a" as noted in the proposed alignment.

On December 3, 2020, Special Use Permit WSUP20-0019 was approved to allow for the use of Continuum of Care Facilities - Seniors, for a 157-unit continuum of care rental community on the parcel. Future development of the project area will be subject to the conditions of approval associated with WSUP22-0019. See Figure 1 below for proposed new parcel line (in green) overlaid with the continuum of care site plan.

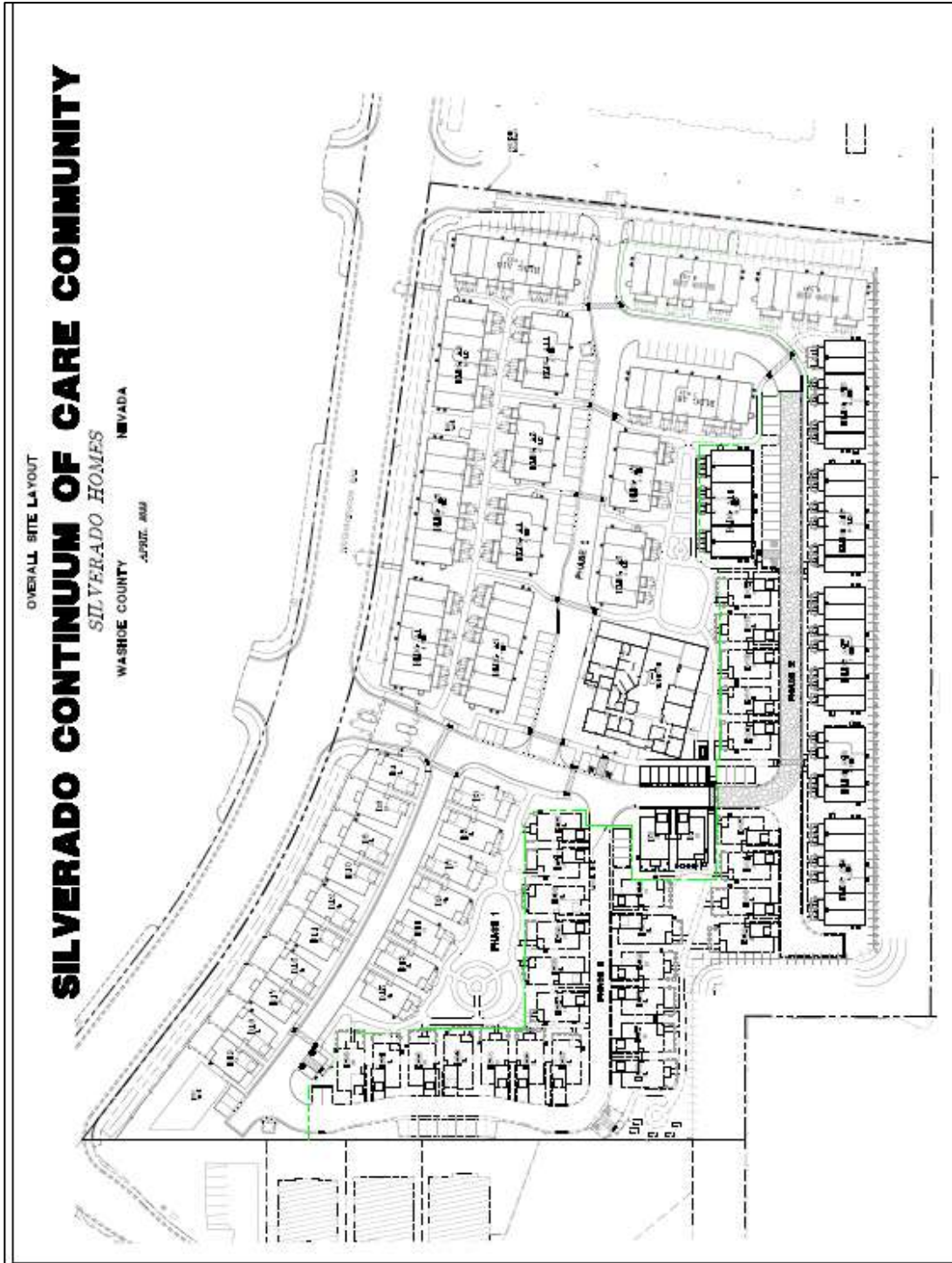


Figure 1
Continuum of Care Site Plan with Parcel Line

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
Army Corps of Engineers	X			
Natural Resources Conservation Service	X			
BLM - NV State Office	X			
BLM - US Fish & Wildlife	X			
Environmental Protection	X			
NDF - Endangered Species	X			
NDOT (Transportation)	X			
NDOW (Wildlife)	X			
NV State Parks	X			
NV Water Resources	X	X		
Washoe County Operations Division Director	X	X	X	Matthew Philumalee, mphilumalee@washoecounty.us
Washoe County Planning & Building Director	X			
Washoe County Traffic	X			
Washoe County Water Resource Planning	X			
Washoe County Water Rights Manager	X	X	X	Vahid Behmaram, vbehmaram@washoecounty.gov; Timber
WCSO Law Enforcement	X			
WCHD Air Quality	X	X		
WCHD EMS	X	X		
WCHD Environmental Health	X			
TMFPD	X	X	X	Dale Way, dway@tmfpc.us; Brittany Lemon,
Regional Transportation Commission (All Apps)	X			
Truckee Meadows Regional Planning	X			
Washoe County School District (All TMs)	X			
Washoe-Storey Conservation District (All Apps)	X			
AT&T	X			
NV Energy	X			
Truckee Meadows Water Authority	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)(1) 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: There are no active water rights appurtenant to the described lands in this proposed project. The lands of the proposed project lie within the Truckee Meadows Water Authority service area. Any water used on the described lands should be provided by an established utility or under permit issued by the State Engineer's Office. A Will Serve from Truckee Meadows Water Authority and mylar map of the proposed project must be presented to the State Engineer for approval and signed through his office prior to development.
 - (iii) The availability and accessibility of utilities.
Staff Comment: The existing and proposed lot will be served by extension of existing, adjacent infrastructure.
 - (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 two additional lots, which is anticipated to have minimal impacts on local services. There are existing public services such as schools, police and fire protection, transportation, recreation and parks available to the Spanish Springs 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 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.
 - (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, including Washoe County Engineering and Capital Projects Division, and no recommendation for new streets or highways was received.

- (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" by the Spanish Springs Area Plan Development Suitability Map.
- (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 WTPM22-0004 (ETL Investments) 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 WTPM22-0004 (ETL Investments) for ETL Investments, LLC, subject to the conditions of approval included as Exhibit A with the staff report, and make the determination that the following criteria is or will be adequately provided for pursuant to Washoe County Code, Section 110.606.30(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: Silverado Homes, NV Inc., Mike Evans
5525 Kietzke Lane, Suite 102
Reno, NV 89511

Property Owner: ETL Investments, LLC
5525 Kietzke Lane, Suite 102
Reno, NV 89511

Representatives: Kevin Almeter
kalmeter@WoodRodgers.com



Conditions of Approval

Tentative Parcel Map Case Number WTPM22-0004

The tentative parcel map approved under Parcel Map Case Number WTPM22-0004 shall be carried out in accordance with the conditions of approval granted by the Washoe County Parcel Map Review Committee on May 12, 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.**

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

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

Washoe County Planning and Building Division

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

**Contact 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. WTPM22-0004 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 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, Engineering and Capital Projects Division, mphilumalee@washoecounty.us

- a. Comply with the conditions of the Washoe County technical check for this map.
- b. Complete the Surveyor's Certificate.
- c. All boundary corners must be set.
- d. Place a note on the map stating that the natural drainage will not be impeded.
- e. 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.
- f. Add a Security Interest Holder's Certificate to the map if applicable.
- g. 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 – 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/>

Washoe County Water Management Planner Coordinator

4. The following conditions are requirements of Washoe County Water Management Planner Coordinator, who shall be responsible for determining compliance with these conditions.

Contact: Contact: Timber Weiss, PE, 775.954.4626, tweiss@washoecounty.gov

- a. The Parcel Map shall contain TMWA's note regards all conditions necessary for provision of water service to the parcels. TMWA's note requires that all water rights and water service conditions to be met prior to approval of building permits on the resulting parcels. Or a valid water will serve letter from TMWA for the resulting parcels is also acceptable at any time before or after the approval the Parcel Map but prior to granting of any Building Permits.

Nevada Division of Water Resources

5. The following conditions are requirements of Nevada Division of Water Resources, who shall be responsible for determining compliance with these conditions.

Contact: Contact: Steve Shell, Water Resource Specialist II, 775.954.4626, sshell@water.nv.gov

- a. There are no active water rights appurtenant to the described lands in this proposed project. The lands of the proposed project lie within the Truckee Meadows Water Authority service area. Any water used on the described lands should be provided by an established utility or under permit issued by the State Engineer's Office.
- b. All waters of the State belong to the public and may be appropriated for beneficial use pursuant to the provisions of Chapters 533 and 534 of the Nevada Revised Statutes (NRS), and not otherwise.
- c. Any water or monitor wells, or boreholes that may be located on either acquired or transferred lands are the ultimate responsibility of the owner of the property at the time of the transfer and must be plugged and abandoned as required in Chapter 534 of the Nevada Administrative Code. If artesian water is encountered in any well or borehole it shall be controlled as required in NRS § 534.060(3).
- d. Municipal water service is subject to Truckee Meadows Water Authority rules and regulations and approval by the Office of the State Engineer regarding water quantity and availability.
- b) A Will Serve from Truckee Meadows Water Authority and mylar map of the proposed project must be presented to the State Engineer for approval and signed through his office prior to development.

*** End of Conditions ***

Weiche, Courtney

From: Rosa, Genine
Sent: Friday, March 18, 2022 8:56 AM
To: Weiche, Courtney
Subject: Review of Applications Submitted March 2022 – Memo III

Tentative Parcel Map Case Number WTPM22-0004 (ETL Investments) –

No comments

P.S. – Please be sure to click the link below and sign up to receive air quality news, updates, public notices and more via e-mail.

Genine Rosa

Environmental Engineer II | Air Quality Management Division | Washoe County Health District
grosa@washoecounty.gov | O: (775) 784-7204 | 1001 E. Ninth St., Bldg. B, Reno, NV 89512

*My work hours are M – Th 7am – 4:30 pm and Friday 7-11 am

www.OurCleanAir.com | [Subscribe to get Air Quality Updates!](#)



Please take our customer satisfaction survey by clicking [here](#)

Weiche, Courtney

From: Program, EMS
Sent: Wednesday, March 16, 2022 4:52 PM
To: Weiche, Courtney
Cc: Program, EMS
Subject: FW: March Agency Review Memo III - ETL Investments
Attachments: March Agency Review Memo III.pdf

Good afternoon,

The EMS Program has reviewed March Agency Review Memo III for Tentative Parcel Map Case Number WTPM22-0004 (ETL Investments) and has no concerns or questions at this time based on the information provided.

Thank you,

Jackie Lawson

Office Support Specialist | Division of Epidemiology & Public Health Preparedness | [Washoe County Health District](#)
Jlawson@washoecounty.gov | O: (775) 326-6051 | 1001 E. Ninth St., Bldg B, Reno, NV 89512

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



From: Albarran, Adriana <AAlbarran@washoecounty.gov>
Sent: Tuesday, March 15, 2022 5:06 PM
To: Rosa, Genine <GRosa@washoecounty.gov>; English, James <JEnglish@washoecounty.gov>; Rubio, Wesley S <WRubio@washoecounty.gov>; Kelly, David A <DAKelly@washoecounty.gov>; Program, EMS <EMSProgram@washoecounty.gov>; Restori, Joshua <JRestori@washoecounty.gov>
Cc: EHS Plan Review <EHSPlanReview@washoecounty.gov>
Subject: March Agency Review Memo III

Good afternoon,

Please find the attached [Agency Review Memo III](#) with cases received in March by the Washoe County Community Services Department, Planning and Building Division.

You've been asked to review the following applications:

- Genine / Joshua - Item #2
- Jim / Wes / David - Item #1 - #2

Weiche, Courtney

From: Lemon, Brittany
Sent: Tuesday, March 22, 2022 12:28 PM
To: Weiche, Courtney
Cc: Way, Dale
Subject: WTPM22-0004 (ETL Investments) Conditions of Approval

Categories: WTPM22-0004 ETL

Hi Courtney,

“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"

- EMS - Item #2

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The item descriptions and links to the applications are provided in the memo. Comments are due by April 4, 2022.

Please remember to send any agency review responses/comments directly to the Planner for the case, rather than replying to me.

Regards,



Adriana Albarran

Office Support Specialist, Planning & Building Division | Community Services Department

aalbarran@washoecounty.gov | Direct Line: 775.328.2721

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

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

Planning Division: 775.328.6100 | Planning@washoecounty.gov

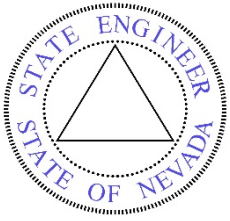
CSD Office Hours: Monday-Friday 8:00am to 4:00pm

1001 East Ninth Street, Reno, NV 89512



Have some kudos to share about a Community Services Department employee or experience?

[Submit a Nomination](#)



Nevada Division of
WATER RESOURCES

STATE OF NEVADA
Department of Conservation and Natural Resources
Steve Sisolak, Governor
Bradley Crowell, Director
Adam Sullivan, P.E., State Engineer

March 18, 2022

To: Courtney Weiche
Washoe County Community Services Department
Building and Planning
1001 East 9th Street
Reno, NV 89512

Re: Comments on 21227-T, WTPM22-0004

Name: **ETL Investments, LLC**

County: Washoe County – Spanish Springs Valley, Pyramid Highway and Eagle Canyon Drive

Location: A portion of Sections 34 & 35, Township 21 North, Range 20, East, MDB&M.

Plat: Tentative: Two lots, common areas, and rights-of-way totaling approximately 11.21 acres and being Washoe County Assessor’s Parcel Number 532.031-16.

Water Service Commitment

Allocation: No water has been allocated for this project. No estimate of demand is available.

Owner-Developer: ETL Investments, LLC
5525 Kietzke Lane, Suite 102
Reno, NV 89511

Engineer: Wood Rodgers, Inc.
1361 Corporate Boulevard
Reno, NV 89502

Water Supply: Truckee Meadows Water Authority

General: There are no active water rights appurtenant to the described lands in this proposed project. The lands of the proposed project lie within the Truckee Meadows Water Authority service area. Any water used on the described lands should be provided by an established utility or under permit issued by the State Engineer's Office.

All waters of the State belong to the public and may be appropriated for beneficial use pursuant to the provisions of Chapters 533 and 534 of the Nevada Revised Statutes (NRS), and not otherwise.

Any water or monitor wells, or boreholes that may be located on either acquired or transferred lands are the ultimate responsibility of the owner of the property at the time of the transfer and must be plugged and abandoned as required in Chapter 534 of the Nevada Administrative Code. If artesian water is encountered in any well or borehole it shall be controlled as required in NRS § 534.060(3).

Municipal water service is subject to Truckee Meadows Water Authority rules and regulations and approval by the Office of the State Engineer regarding water quantity and availability.

A Will Serve from Truckee Meadows Water Authority and mylar map of the proposed project must be presented to the State Engineer for approval and signed through his office prior to development.

Action: Approval of ETL Investments, LLC will be based on acceptance of Water Will Serve by Truckee Meadows Water Authority.

Best regards,

Steve Shell

Steve Shell
Water Resource Specialist II



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: 03/30/2022
TO: Courtney Weiche, Planner - Department of Community Services
FROM: Matthew Philumalee, PLS, Engineering and Capital Projects Division
SUBJECT: *Parcel Map for: ETL INVESTMENTS*
Parcel Map Case No.: WTPM22-0004
APN: 532-031-16
Review Date: 3/21/2022

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. Complete the Surveyor’s Certificate.
3. All boundary corners must be set.
4. Place a note on the map stating that the natural drainage will not be impeded.
5. 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.
6. Add a Security Interest Holder’s Certificate to the map if applicable.
7. 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
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

1001 E. 9th St.
Reno, Nevada 89512
Phone: (775) 328-3600
Fax: (775) 328-3699

March 24, 2022

TO: Courtney Weiche, Planner, CSD, Planning & Development Division
FROM: Timber Weiss, Licensed Engineer, CSD
SUBJECT: Tentative Parcel Map Case Number WTPM22-0004 (ETL Investments)

Project description:

The applicant is proposing to approve a tentative parcel map dividing a 11.21-acre parcel into 2 parcels; parcel 1 would be 6.06 acres and parcel 2 would be 5.16 acres.

Project located at 401 Neighborhood Way, APN: 532-031-16.

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

Comments:

The application indicates that Municipal water service will be provided by the Truckee Meadows Water Authority (TMWA).

Conditions:

The Parcel Map shall contain TMWA's note regards all conditions necessary for provision of water service to the parcels. TMWA's note requires that all water rights and water service conditions to be met prior to approval of building permits on the resulting parcels. Or a valid water will serve letter from TMWA for the resulting parcels is also acceptable at any time before or after the approval the Parcel Map but prior to granting of any Building Permits

Noticing Map



52 Parcels Notified

Parcel Map

ETL Investments, LLC



PREPARED FOR

ETL Investments, LLC
5525 Kietzke Ln, Ste 102
Reno, NV 89511

Submitted to Washoe County
March 8, 2022

Prepared By



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

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.
 - 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.
 - 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.
 - 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.
 - k. Location of snow storage areas sufficient to handle snow removed from public and private streets, if applicable.
 - 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

APPLICATIONS	COMMUNITY SERVICES DEPARTMENT FEES										HEALTH FEES		
	Planning			Engineering			Parks		Health District		ENVIRON.	VECTOR	TOTAL
	PLANNING	NOTICING	RTF	ENGINEERING	UTILITIES	RTF	PARKS	RTF	Health District				
TENTATIVE PARCEL MAP/PARCEL MAP WAIVER													
No System	\$803	\$200	\$40.12	\$345	\$68	\$16.52	-	-	-	\$1,943	-	\$3,415.64	
1 System (Sewer)	\$803	\$200	\$40.12	\$345	\$153	\$19.92	-	-	-	\$832	-	\$2,393.04	
1 System (Water)	\$803	\$200	\$40.12	\$345	\$153	\$19.92	-	-	-	\$1,943	-	\$3,504.04	
2 Systems (Water and Sewer)	\$803	\$200	\$40.12	\$345	\$203	\$21.92	-	-	-	\$832	-	\$2,445.04	
Tahoe (Sewer)	\$803	\$200	\$40.12	\$345	-	\$13.80	-	-	-	\$832	-	\$2,233.92	
Sun Valley (No WC Utilities)	\$803	\$200	\$40.12	\$345	\$51	\$15.84	-	-	-	\$832	-	\$2,286.96	
TENTATIVE SUBDIVISION MAP (See Note 5)													
No System	\$2,422	\$200	\$104.88	\$1,299	-	\$51.96	\$129	\$5.16	\$400	\$2,552	-	\$7,164.00	
1 System (Sewer)	\$2,422	\$200	\$104.88	\$1,299	\$2,039	\$133.52	\$129	\$5.16	\$400	\$939	-	\$7,671.56	
1 System (Water)	\$2,422	\$200	\$104.88	\$1,299	\$1,019	\$92.72	\$129	\$5.16	\$400	\$2,552	-	\$8,223.76	
2 Systems (Water and Sewer)	\$2,422	\$200	\$104.88	\$1,299	\$3,059	\$174.32	\$129	\$5.16	\$400	\$939	-	\$8,732.36	
Tahoe (Sewer)	\$2,422	\$200	\$104.88	\$1,299	-	\$51.96	\$129	\$5.16	\$400	\$939	-	\$5,551.00	
With Hillside Ordinance - ADD	\$2,422	-	\$96.88	-	-	-	-	-	-	-	-	\$2,518.88	
With Significant Hydrologic Resource - ADD	\$2,422	-	\$96.88	-	-	-	-	-	-	-	-	\$2,518.88	
With Common Open Space - ADD	\$2,422	-	\$96.88	-	-	-	-	-	-	-	-	\$2,518.88	
TRUCKEE MEADOWS REGIONAL PLANNING AGENCY													
NOTICING FEE													
See Note 4													
VARIANCE - RESIDENTIAL/COMMERCIAL/INDUSTRIAL													
Not Tahoe	\$1,060	\$200	\$50.40	\$65	\$26	\$3.64	-	-	-	\$187	-	\$1,592.04	
Tahoe	\$1,060	\$200	\$50.40	\$65	-	\$2.60	-	-	-	\$187	-	\$1,565.00	

NOTE 1: \$5,000 deposit on time and materials. Additional \$5,000 increments may be required.
 NOTE 2: \$750 fee capped by NRS for Division of Land into Large Parcels only. (Excludes RTF)
 NOTE 3: \$50 per hour after first 1/2 hour for Planner, \$20 per hour after first 1/2 hour for Clerk, Public Records Research/Copying.
 NOTE 4: Fee to be established by Truckee Meadows Regional Planning Agency.
 NOTE 5: Separate checks are required for the Nevada Departments of Environmental Health and Water Resources. See Submittal Requirements.
 NOTE 6: The following are major permit applications: bed and breakfast inns; commercial animal slaughtering; convention and meeting facilities; destination resorts; eating and drinking establishments; gasoline sales and service stations - convenience and full service; gaming facilities: limited and unlimited; hostels; hotels and motels; liquor sales on premises; lodging services; major public facilities; recycling centers: full service and remote collection and residential hazardous substances; vacation time shares. All other uses constitute minor permits.
 In accordance with Nevada Revised Statutes, application fees must be deposited the day of receipt. This does not guarantee the application is complete.
 Pursuant to section 110.906.10 of the Washoe County Code, no fees shall be required of a governmental entity or agency thereof.

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 for ETL Investments LLC			
Project Description:			
Project Address: 401 Neighborhood Way, Washoe County, NV 89441			
Project Area (acres or square feet): 11.214 acres			
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:
532-031-16	11.214		
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: ETL Investments LLC		Name: Wood Rodgers	
Address: 5525 Kietzke Ln, Ste 102		Address: 1361 Corporate Blvd	
Reno, NV	Zip: 89511	Reno, NV	Zip: 89511
Phone:	Fax:	Phone: 775-823-4068	Fax:
Email:		Email: kalmeter@woodrogers.com	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person: Kevin Almeter	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Silverado Homes, NV Inc		Name:	
Address: 5525 Kietzke Lane, Suite 102		Address:	
Reno, NV	Zip: 89511		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Mike Evans		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

**Tentative Parcel Map Application
Supplemental Information**
(All required information may be separately attached)

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

401 Neighborhood Way, Washoe County, NV 89441

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
532-031-16	NC	11.214

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

Land is currently undeveloped with no structures. Drainage facilities adjacent to western and eastern boundaries.

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	6.06 ac	5.16 ac		
Proposed Minimum Lot Width	125'	105'		

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	NC - 6.06 c	NC - 5.16 ac		
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.)

Yes
 No

6. Utilities:

a. Sewer Service	Washoe County Utilities
b. Electrical Service/Generator	NV Energy
c. Water Service	Truckee Meadows Water Authority

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 checked="" type="checkbox"/> Public water	Provider:	Truckee Meadows Water Authority

b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
---	------------------------------------	------------------------------------	-----------------------------------

c. Washoe County Capital Improvements Program project?

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

8. What sewer services are necessary to accommodate the proposed tentative parcel map?

a. Sewage System Type:

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

b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
---	------------------------------------	------------------------------------	-----------------------------------

c. Washoe County Capital Improvements Program project?

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

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 #	TBD	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):

TBD

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

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

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 checked="" 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 checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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14. If private roads are proposed, will the community be gated? If so, is a public trail system easement provided through the subdivision?

Future development will be per conditions of WSUP20-0019		
--	--	--

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

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

16. Are there any applicable area plan modifiers in the Development Code in which the project is located that require compliance? If so, which modifiers and how does the project comply?

No		
----	--	--

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

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

Grading

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

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

Future development will be per conditions of WSUP20-0019		
--	--	--

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?

See 18

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?

See 18

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?

See 18

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?

See 18

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?

See 18

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

See 18

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?

See 18

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

See 18

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

See 18

28. Surveyor:

Name	Kevin Almeter
Address	1361 Corporate Blvd, Reno, NV 89502
Phone	775-823-4068
Cell	
E-mail	kalmeter@woodrogers.com
Fax	775-823-4066
Nevada PLS #	19052

**Parcel Map Waiver Application
Supplemental Information**
(All required information may be separately attached)

1. Identify the public agency or utility for which the parcel is being created:

--

a. If a utility, is it Public Utility Commission (PUC) regulated?

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

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

401 Neighborhood Way, Washoe County, NV 89441
--

a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
532-031-16	NC	11.214

3. Please describe:

a. The existing conditions and uses located at the site:

--

b. The existing conditions and uses in the vicinity to the north, south, east and west (i.e. vacant land, roadways, buildings, etc.):

North	
South	
East	
West	

4. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	6.06 ac	5.16 ac		
Proposed Minimum Lot Width	125'	105'		

5. Utilities:

a. Sewer Service	Washoe County Utilities
b. Electrical Service/Generator	NV Energy
c. Water Service	Truckee Meadows Water Authority

6. Please describe the source and timing of the water facilities necessary to serve the proposed waiver.

a. Water System Type:

<input type="checkbox"/> Individual wells		
<input type="checkbox"/> Private water	Provider:	
<input checked="" type="checkbox"/> Public water	Provider:	Truckee Meadows Water Authority

b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
---	------------------------------------	------------------------------------	-----------------------------------

c. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of water service:

--

7. What is the nature and timing of sewer services necessary to accommodate the proposed waiver?

a. Sewage System Type:

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

b. Available:

<input type="checkbox"/> Now	<input checked="" 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
------------------------------	-----------------------------

d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of sewer service. If a private system is proposed, please describe the system and the recommended location(s) for the proposed facility:

--

8. Please describe whether any of the following natural resources are related to the proposed waiver:

a. Property located in the FEMA 100-year floodplain?

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

Explanation:

--

b. Does 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
------------------------------	-----------------------------

Explanation:

--

- c. 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, the Hillside Ordinance applies.	<input type="checkbox"/> No, it does not.
---	---

Explanation:

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9. Surveyor:

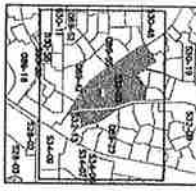
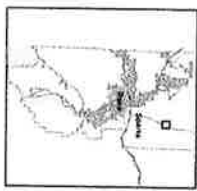
Name	Kevin Almeter
Address	1361 Corporate Blvd, Reno, NV 89502
Phone	775-823-4068
Fax	775-823-4066
Nevada PLS #	19052

Assessor's Map Number
532-03

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
1001 East Main Street, Building D
Reno, Nevada 89512
(775) 225-2211



Scale
0 125 250 375 500
1 inch = 500 feet

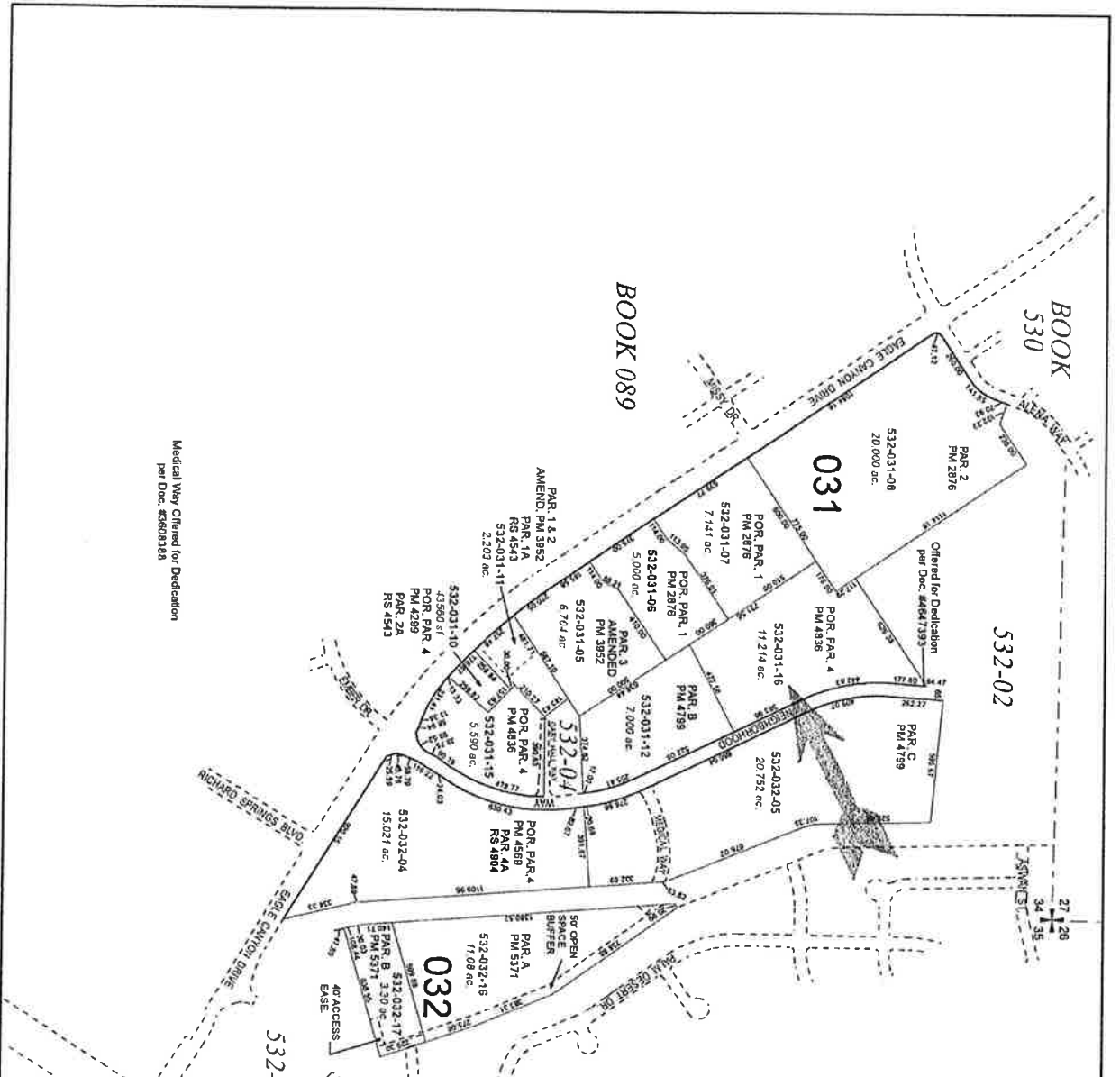


created by: **ASB 1/24/2010**
updated: **AND 1/15/10 AND 10/27/10**

see previously shown on maps:
088-15, 088-46, 530-28

NOTE: This map was prepared for the use of the Assessor's Office and is not intended to be a survey of the premises. Its liability is assumed as to the laboring in accuracy of the data furnished thereon.

**PORTION OF SECTIONS 34 & 35
T21N - R20E**



Medical Vty Offered for Dedication
Per Dec. #2809388