



Parcel Map Review Committee Staff Report

Meeting Date: September 8, 2022

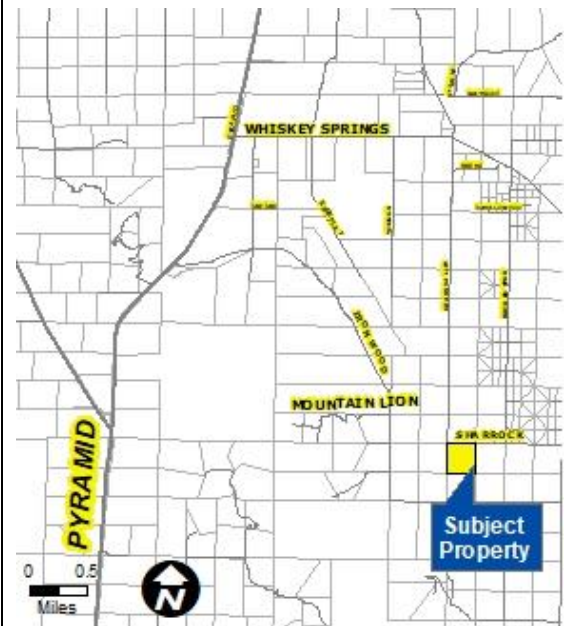
Agenda Item: 7A

TENTATIVE PARCEL MAP CASE NUMBER:	WTPM22-0009 (Murphy)
BRIEF SUMMARY OF REQUEST:	Division of a parcel of land into three parcels of land
STAFF PLANNER:	Julee Olander, Planner Phone Number: 775.328.3627 E-mail: jolander@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve a tentative parcel map dividing a 40.23-acre parcel into a 30.23-acre parcel and two 5.0 acre parcels within the Warm Springs Specific Plan.

Applicant / Owner: David & Joanna Murphy
 Location: 1555 Sharrock Rd.
 APN: 077-140-03
 Parcel Size: 40.23 acres
 Master Plan: 62% (24.94 acres) Suburban Residential (SR) & 38% (15.28 acres) Rural (R)
 Regulatory Zone: 62% (24.94 acres) Low Density Suburban (LDS) & 38% (15.28 acres) General Rural (GR)
 Area Plan: Warm Springs
 Development Code: Authorized in Article 606, Parcel Maps
 Commission District: 5 – Commissioner Herman



Vicinity Map

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained 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 WTPM22-0009 for David & Joanna Murphy, 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).

(Motion with Findings on Page 10)

Staff Report Contents

Parcel Map.....3

Site Plan4

Tentative Parcel Map Evaluation.....5

Development Information6

Warm Springs Area Plan Modifiers6

Area Plan Evaluation.....7

Reviewing Agencies.....7

Recommendation.....10

Motion.....10

Appeal Process.....11

.....

Exhibits Contents

Conditions of Approval.....Exhibit A

Agency Comments.....Exhibit B

Project Application Exhibit C

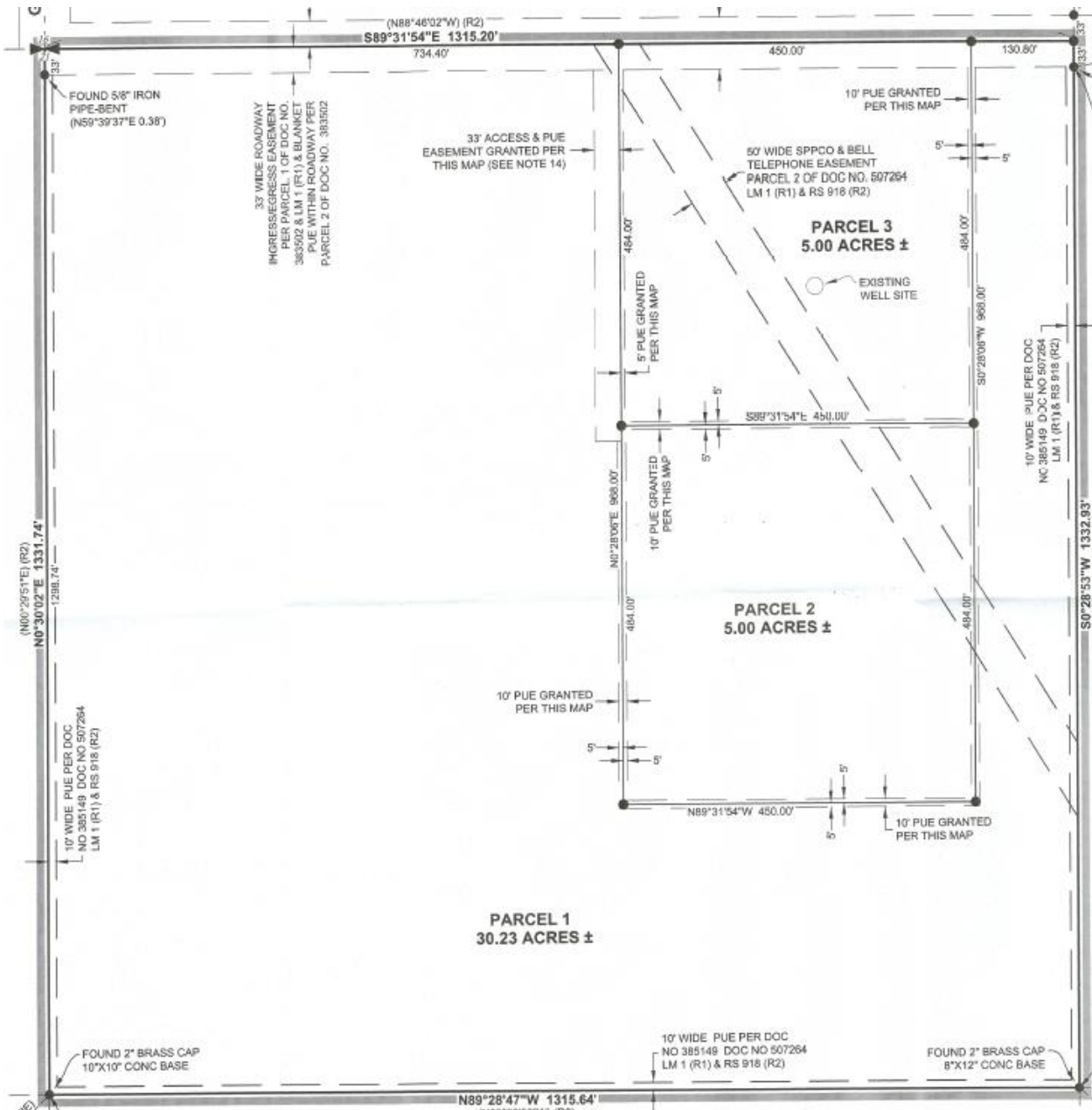
Parcel Map

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 WTPM22-0009 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	Warm Springs
Truckee Meadows Service Area (TMSA)	Outside TMSA
Regulatory Zone	Low Density Suburban (LDS) & General Rural (GR)
Maximum Lot Potential	24 lots for LDS portion & 1 lot for GR portion
Number of Lots on Parcel Map	3 lots
Minimum Lot Size Required	35,000 SF for LDS portion & 40 acres for GR portion
Minimum Lot Size on Parcel Map	5 acres for LDS portion & 15.28 for GR portion
Minimum Lot Width Required	120 & 660 feet
Minimum Lot Width on Parcel Map	450 & 130 feet
Development Suitability Map	1% FEMA Flood Hazard
Hydrographic Basin	Warm Springs Hydrographic Basin.

The parcel is 40.23 acre, 24.94 acres have a regulatory zoning of Low-Density Suburban (LDS) and 15.28 acres have a regulatory zoning of General Rural (GR) (see the map below). The 24.94-acre LDS regulatory zoning portion meets all minimum requirements for tentative parcel map. However, the 15.28-acre GR regulatory zoning portion does not meet the minimum lot size requirement of 40 acres. The 15.28-acre GR portion is currently non-conforming, and the application is not proposing to alter the GR parcel size and it will remain a non-conforming parcel. The application is proposing to combine 14.94 acres of LDS with 15.28 acres of GR to create a 30.23-acre parcel.

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



Regulatory Zoning Map

Development Information

The applicant is requesting to divide a 40.23-acre parcel into 3 parcels; to create two five acre LDS parcels and a 30.23 acre parcel made up of 15.28 acres of GR and 14.94 acres of LDS. The proposed LDS parcels will meet the minimum lot size of 35,000 SF, with a maximum density of 1 dwelling unit per acre. The parcels will also meet the required setbacks of 30 ft from the front and rear yard property lines and 12 ft from the side yard property lines. The GR requirements are a minimum lot size of 40 acres and required setbacks are 30 ft from the front and rear yard property lines and 50 ft from the side yard property lines. The existing 15.29-acre GR portion does not meet minimum lot size of 40 acres. The GR portion is non-conforming, and the applicant is not requesting to alter the existing size of this parcel.

There is a 50-foot utility easement that will cross where the two new proposed 5-acre parcels are proposed to be located. Correspondence was received from AT&T, which had no comments or conditions. No other correspondence was received from the electric utilities.

Warm Springs Area Plan Modifiers

The subject parcel is located within the Warm Springs Area Plan. The following is the pertinent policy from the Area Plan Regulations:

Section 110.226.10 Water Resources. The applicant shall demonstrate, at the time of application for amendment to the Master Plan, projects of regional significance, tentative subdivision maps, parcel maps, and division of land maps, that the following water resources criteria can be met:

- (a) Existing certificated and permitted agricultural and stockwater groundwater rights, issued as of July 31, 1990, are utilized in a proportional amount to serve proposed residential development. In order to balance the existing, issued groundwater rights with the planning perennial yield of the basin, two-and-one half (2-1/2) acre feet of groundwater rights per dwelling unit will be dedicated to Washoe County. A maximum of three thousand ninety-seven (3,097) residential dwelling units on individual wells may be developed in the Warm Springs Valley Hydrographic Basin based on the planning perennial yield of groundwater. Additional water rights will be dedicated to Washoe County for such purposes as common landscaped areas, community swimming pools, and pastures within residential developments.
- (d) Water rights for all development in the Warm Springs planning area will be dedicated to Washoe County at the time of parcel map filing or project recordation. These water rights will be irrevocably tied to the Warm Springs Valley Hydrographic Basin.
- (e) The creation of parcels and lots in the Warm Springs Valley Hydrographic Basin shall require dedication of water rights to Washoe County in quantities that are consistent with Article 422, Water and Sewer Resource Requirements of this Development Code and the policies adopted in the Warm Springs Area Plan.
- (f) Residential, commercial and industrial development shall be based upon perennial yield groundwater resources without reliance upon groundwater mining or recharge from agricultural uses. The Washoe County Board of County Commissioners shall not approve these types of development if the demands upon the proposed permanent source of water supply exceed the perennial yield of the

hydrographic basin or exceed artificial recharge as authorized by the State Engineer under a recharge/recovery permit.

***Staff Comment:** Washoe County Engineering has reviewed the permit and provided conditions of approval to address these requirements (See Exhibit A). The applicant will be required to adhere to the standards outlined in WCC Section 110.226.10 (a), (d), (e) and (f).*

Area Plan Evaluation

The subject parcel is located within the Warm Springs Area Plan and in the Warm Springs Specific Plan (WSSP). The WSSP has specific policies that must be met for a parcel map application. The staff, along with the applicant have reviewed the policies. One of these policies requires the applicant to record a Development Agreement in order to develop any property in the WSSP more densely than General Rural (GR- 1 dwelling unit/40 acres), regardless of the regulatory zone applied to the parcel. The Development Agreement must include CC&Rs that implement the standards identified in the WSSP's Development Standards Handbook Framework and/or specific development standards which implement the WSSP's Development Standards Handbook Framework. The Development Agreement must also provide for the participation of future property owners in any assessment district that provides services, facilities and/or maintenance for the mutual benefit of WSSP residents and property owners. The applicant has submitted a Development Agreement which will be reviewed by staff, and which is required to go before the Board of County Commissioners for approval and adoption via ordinance. The specific policies are listed below in the Relevant Area Plan Policies table. A condition of approval has been provided with Exhibit A that the final parcel map cannot be recorded unless a Development Agreement that comports with WSSP 8.1.2 is adopted by the Board and recorded.

Relevant Specific Plan Policies Reviewed

Policy	Brief Policy Description	Complies	Condition of Approval
Water Resources WSSP (page 7)	Demonstrate that elevated building pads will be constructed on all parcels within the floodplain	Yes	Yes
WSSP.1.4	Consult with the State Archaeological and Historical Society	Yes	Yes
WSSP.2.1	Ensure that landscaping and revegetation are an integral part of the project design and conform to the water budget	Yes	Yes
WSSP.3.5	Ensure that applications meet the water resource criteria and provide water use calculations that conform to the WSSP water budget	Yes	Yes
WSSP.5.2	Ensure that new development designs, building material, colors, finishes and total site development blend with the surrounding rural character of the WSSP	Yes	Yes
WSSP.5.10	Prohibit off premise signs	Yes	Yes
WSSP.8.1.	Shall obtain approval of a Development Agreement meeting criteria in WSSP 8.1.2(b) and (c)	Yes	Yes

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
NDOT (Transportation)	X			
NDOW (Wildlife)	X			
Washoe County Land Development	X			
Washoe County Parks & Open Space	X	X		Joanne Lowden, jlowden@washoecounty.gov
Washoe County Surveyor (PMs Only)	X	X	X	Matthew Philumalee, mphilumalee@washoecounty.gov
Washoe County Water Rights Manager	X	X	X	Timber Weiss, tweiss@washoecounty.gov
WCHD Environmental Health	X	X	X	Wesley Rubio, wrubio@washoecounty.gov
TMFPD	X	X	X	Brittany Lemon, blemon@tmfpd.us
Regional Transportation Commission (All Apps)	X			
Washoe-Storey Conservation District (All Apps)	X	X		Jim Shaffer
Palomino Valley GID	X	X	X	Greg Dennis, palvalgid@gmail.com
AT&T	X	X		Bryson Gordon, bg1853@att.com
NV Energy	X			
NDEP	X			

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

Staff Comment on Required Findings

WCC Section 110.606.30(e) requires that all of the following findings be made to the satisfaction of the Washoe County Parcel Map Review Committee before granting approval of the request. Staff has completed an analysis of the application and has determined that the proposal is in compliance with the required findings as follows.

- 1) General improvement considerations for all parcel maps including, but not limited to:
 - (i) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal.

Staff Comment: Compliance with all applicable environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, and sewage disposal will be ensured prior to recordation of the final map or prior to approval of a development permit on the subject site. The application was reviewed by the appropriate agencies and no comments of concern were received.
 - (ii) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the parcels of land being created.

Staff Comment: Water service will be provided by individual wells on each parcel. Washoe County Engineering has reviewed the permit and provided conditions to address availability of water.
 - (iii) The availability and accessibility of utilities.

Staff Comment: The applicant indicates that NV Energy will provide electric service. Wells and septic systems will be required for each lot. The application was sent to the local utilities and no conditions were received, including AT&T.

- (vi) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks.

Staff Comment: The application was reviewed by the appropriate agencies and no comments of concern were received. Additionally, when future development occurs the availability and accessibility of public services will be reviewed and will be addressed.

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

Staff Comment: The proposed division of land of the existing Low Density Suburban (LDS) regulatory zoning is in conformity with the minimum lot size. However, the 15.28 portion of the parcel that is GR zoned does not meet minimum lots size of 40 acres required for GR. The 15.28 acre is existing and non-conforming and the applicant is not proposed to change the 15.28 acre size. The proposed parcel will include the 15.25 acres of GR and 14.94 acres of LDS for a total acreage of 30.23. The GR and LDS parcel will be required to meet all setbacks and all other applicable provisions per Washoe County Development Code. The applicant will also be required to conform with all applicable provisions of the Washoe County Master Plan. The applicant has submitted a Development Agreement per the Warm Spring Specific Plan, a part of the Warm Springs Area Plan that will be heard by the Washoe County Board of County Commissioners (BCC). The Development Agreement is required and must be adopted by the BCC and recorded before the tentative parcel map can be recorded.

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

Staff Comment: The application was reviewed by the appropriate agencies and no comments of concern were received, the proposal is in conformance with the area plan and master 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, no comments of concern were received. No recommendation for new streets or highways to serve the parcel map was received.

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

Staff Comment: The site is relatively flat with no slope and 1% of the site is within the floodplain. The application was reviewed by the appropriate agencies, including Washoe County Engineering and Capital Projects Division, and no comments of concern were received.

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

Staff Comment: 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 Truckee Meadows Fire Protection District and no comments of concern were received.

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

Staff Comment: The application was reviewed by the appropriate agencies and no comments of concern were 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 the appropriate agencies and no comments of concern were received, including Washoe County Parks and Open Space.

Recommendation

After a thorough analysis and review, Parcel Map Case Number WTPM22-0009 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 WTPM22-0009 for David & Joanna Murphy, 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/Owner: David & Joanna Murphy
winebarrel707@gmail.com

Representatives: CFA Reno Attn: David Snelgrove, Robert O. LaRiviere, Deane Scheiber
dsnelgrove@cfareno.com
blariviere@cfareno.com
dscheiber@cfareno.com



Conditions of Approval

Tentative Parcel Map Case Number WTPM22-0009

The tentative parcel map approved under Parcel Map Case Number WTPM22-0009 shall be carried out in accordance with the conditions of approval granted by the Washoe County Parcel Map Review Committee on September 8, 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 – Julee Olander, Planner, 775.328.3627, jolander@washoecounty.gov

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this tentative parcel map.**
- b. The final map shall be in substantial compliance with all plans and documents submitted as part of this tentative parcel map application, and with any amendments imposed by the Parcel Map Review Committee. All documentation necessary to satisfy the conditions noted below shall accompany the final map when submitted to the County Engineer and the Planning and Building Division.
- c. The applicant shall comply with all the conditions of approval and shall submit a final map for signature by the Director of the Planning and Building Division within 22 months from the date of approval by the Parcel Map Review Committee. Each agency responsible for imposing conditions may determine whether its conditions must be fully completed or whether the applicant shall be offered the option of providing financial assurances as a means of assuring compliance.
- d. The final map shall contain the following jurat:

DIRECTOR OF PLANNING AND BUILDING CERTIFICATE

THE FINAL PARCEL MAP CASE NO. WTPM22-0009 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 has indicated that the proposed improvements will not exceed the major grading thresholds that require a special use permit. If the final construction drawings for the map include grading that exceeds the *Major Grading Permit Thresholds* listed in Article 438 Grading Standards, the applicant shall apply for a special use permit for grading; this approval may take up to three months to process. In addition, all related

standards within the Washoe County Development Code shall be met on the construction drawings.

- f. The approval for this tentative parcel map does not include improvements for driveways to building pads. Grading for access to building pads, if they exceed the criteria stated in the previous condition, shall require a special use permit.
- g. A development agreement shall be prepared by the applicant and approved by the Board of County Commissioners via adoption of an ordinance before approval of a final plat. The development agreement shall comply in all respects with the requirements stated in the Warm Springs Specific Plan (particularly WSSP 8.1.1 and 8.1.2(b) and (c)) and the WSSP Development Standards Handbook Framework and shall be submitted to the Planning & Building Division within the Department of Community Services within 18 months of the approval of the tentative map by Washoe County. The Department of Community Services shall determine compliance with this condition.
- n. In accordance with the Warm Springs Specific Plan (WSSP), prior to recordation of any final map, the applicant shall comply with, and shall submit appropriate documentation to the Planning and Building Division demonstrating compliance with the WSSP.

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.gov**

- a. Comply with the conditions of the Washoe County technical check for this map.
- b. Add the granting of the 33 foot access easement to the Owner’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 Security Interest Holder’s Certificate to the map if applicable.
- f. Add the FEMA floodplains to the map.
- g. Add the following note to the map: Any structures within a FEMA flood zone must comply with the Washoe County Development Code Article 416.
- h. 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.
- 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 Health District

- 3. The following conditions are requirements of Environment Health Services, which shall be responsible for determining compliance with these conditions.

Contact Name – Wesley Rubio, 775.328.2434, wrubio@washoecounty.gov

- a. The existing domestic well on proposed parcel 3, may only be utilized for any proposed structure on this parcel. Any structures proposed on adjacent parcels must have a new domestic well.
- b. The included test trench data and information does not correspond to the proposed parcel map. Please plot all test trench information on the proposed parcel map or provide updated test trench permits and inspection reports that correspond to the existing parcel map.
 - i. This will be required for WCHD to sign the map. Please provide a copy of the plot plan with all test trench and existing well(s) for the final record.
- c. The following note must be included on the Mylar for WCHD signature:
 - i. All future development will require strict conformance with the District Board of Health Regulations Governing Sewage, Wastewater, and Sanitation and the District Board of Health Regulations Governing Well Construction at the time of permit application.

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/>

Washoe County Water Management Planner Coordinator

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

Contact: Timber Weiss, 775.328.3699, tweiss@washoecounty.gov

- a. The subject parcel is not near any municipal, quasi-municipal or private water delivery infrastructure; therefore, resulting parcels will rely on Individual Domestic wells as their source of domestic water supply.
- b. The application references a well log drilled for Water Right Permit 52868, Certificate 13916, which was abrogated on December 12, 2002. The abrogation removed this water right from the original well.
- c. Washoe County code requires that the applicant for a parcel map with parcels served by an individual domestic well, to bring forth an approved and recorded "**Affidavit of Relinquishment for Domestic Wells**" by the Nevada State Engineer's office. The applicant shall complete the relinquishment process with the State Engineer's office and record the approved form with the County Recorder's office and submit a recorded copy to Washoe County as a pre-requisite to approval of their parcel map.
- d. The Relinquishment form is available at the following site: <http://water.nv.gov/forms/forms09/Relinquishment09.pdf>
- e. Washoe County retains the authority to impose its own review and reject water rights which do not comply with Washoe County code and area plans. Therefore, a preview of water rights intended to support the project (prior to relinquishment process) will be helpful for both the applicant and Washoe County staff.

- f. The ground water rights subject to relinquishment MAY NOT be supplemental ground water which supplement primary surface water rights.
- g. The amount of water rights necessary is 2.50 acre-feet of ground water rights per newly created parcel. The original parcel is deemed exempt from the relinquishment process. In the way of an example, if one parcel is subdivided into a total of 3, there are 2 newly created parcels and one existing or remains thereof. This parcel map will create 2 newly created parcels which will require the relinquishment of 5.0 acre-feet of ground water rights.
- h. Please keep in mind, the Nevada State Engineer may apply a consumptive use reduction for the relinquishment or changing manner of use from irrigation rights, per NRS. This may affect the required amount of water rights needed for relinquishment. Please contact their office at 775-684-2800 and confirm the amount of water rights required for relinquishment.
- i. The water rights must be in good standing with the State of Nevada, with current title. The water rights must be from the same hydrographic basin as the lands subject to the parcel map and comply with the appropriate area plan.

Please provide a copy of the approved Affidavit of Relinquishment for Domestic Wells to twiss@washoecounty.gov prior to the approval of this tentative parcel map.

Palomino Valley General Improvement District (PVGID)

- 6. The following conditions are requirements of Palomino Valley General Improvement District (PVGID), who shall be responsible for determining compliance with these conditions.
Contact: Greg Dennis, 775.848.6788, palvalqid@gmail.com
 - a. The private access easement, as depicted on the application map, that connects with Sharrock Road shall be designed and constructed in accordance with the procedures outlined in the attached Resolution No. F19-R1, Amendment of Resolution No. F13-R2 - Procedure for Access to District Rights-of-Way. In the case of conflict with State or County regulations, the stricter regulation shall apply.
 - b. The only access to the three parcels created by this land division will be via the private access easement, as depicted on the application map. No other direct driveway or roadway connection with Sharrock Road will be allowed.
 - c. The parcel map shall contain a waiver of protest for a roadway special assessment district or additional roadway maintenance fees assessed by the Palomino Valley General Improvement District or Washoe County.

*** End of Conditions ***



INTEROFFICE MEMORANDUM

PARCEL MAP REVIEW

DATE: August 2, 2022

TO: Julee Olander, Planner - Department of Community Services

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

SUBJECT: Parcel Map for: David & Joanna Murphy
Parcel Map Case No.: WTPM22-0009
APN: 077-140-03
Review Date: 7/13/2022

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 the granting of the 33 foot access easement to the Owner'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 Security Interest Holder's Certificate to the map if applicable.
6. Add the FEMA floodplains to the map.
7. Add the following note to the map: Any structures within a FEMA flood zone must comply with the Washoe County Development Code Article 416.
8. 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.
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."



QUALITY
PUBLIC SERVICE



INTEGRITY



EFFECTIVE
COMMUNICATION

WTPM22-0009
EXHIBIT B

From: [Lemon, Brittany](#)
To: [Olander, Julee](#)
Cc: [Way, Dale](#)
Subject: WTPM22-0009 (Murphy) Conditions of Approval
Date: Thursday, July 28, 2022 11:41:40 AM
Attachments: [image001.png](#)

Hi Julee,

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

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

Thank you!

Brittany Lemon

Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue

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

3663 Barron Way, Reno, NV 89511



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

Palomino **V**alley General Improvement District

9732 Pyramid Hwy #407, Sparks, NV 89441

August 1, 2022

Julee Olander, Planner
Planning and Building Division
Via Email: jolander@washoecounty.gov

Re: Tentative Parcel Map Case Number WTPM22-0009
David & Joanna Murphy, 1555 Sharrock Road, APN 077-140-03

Dear Ms. Olander,

The Palomino Valley General Improvement District (PVGID) imposes the following conditions of approval on the above referenced tentative parcel map case:

1. The private access easement, as depicted on the application map, that connects with Sharrock Road shall be designed and constructed in accordance with the procedures outlined in the attached Resolution No. F19-R1, Amendment of Resolution No. F13-R2 - Procedure for Access to District Rights-of-Way. In the case of conflict with State or County regulations, the stricter regulation shall apply.
2. The only access to the three parcels created by this land division will be via the private access easement, as depicted on the application map. No other direct driveway or roadway connection with Sharrock Road will be allowed.
3. The parcel map shall contain a waiver of protest for a roadway special assessment district or additional roadway maintenance fees assessed by the Palomino Valley General Improvement District or Washoe County.

If you should have any questions, please contact me at 775-848-6788 or email at palvalgid@gmail.com.

Sincerely,

p.p. *Catherine A. Glatthar*

Greg Dennis
President

GD/cag

Attachment

PALOMINO VALLEY GENERAL IMPROVEMENT DISTRICT

RESOLUTION NO. F19-R1

AMENDMENT OF RESOLUTION NO. F13-R2
PROCEDURE FOR ACCESS TO DISTRICT RIGHTS-OF-WAY

WHEREAS, in 1992 the Board of Trustees established a procedure to be followed when any new construction resulted in a driveway, street, or road connection to any of the rights of way of the District; and

WHEREAS, on October 17, 2013, the Board of Trustees did approve amendments to the procedure as originally adopted in 1992; and

WHEREAS, it has been determined that the existing procedure shall be amended as it relates to the minimum diameter of the culverts installed, if culverts are stipulated as the method of controlling drainage from new driveways, streets, or roads that connect with District rights of way;

NOW, THEREFORE, pursuant to the powers vested in the Board of Trustees by Chapter 318 of the Nevada Revised Statutes, the following, amended procedure shall be followed in all new construction if said construction will result in a driveway, street, or road connection to any of the rights of way of the Palomino Valley General Improvement District (PVGID):

1. Plans or engineered drawings shall be submitted to the PVGID for approval prior to any road construction that connects with PVGID rights of way whether temporary or permanent.
2. Plans shall be drawn to a scale of not less than 1" = 100' and on paper not less than 11" x 17" in size.
3. Plans shall clearly indicate the location of the proposed connection with distance from nearest property corner on District roadway.
4. Plans shall clearly indicate the difference in elevation (in feet) between the proposed crown of the access road and the flow line of the drainage ditch and the crown of the District's road.
5. Drainage from roadways or driveways shall not be allowed onto PVGID maintained roadways. Drainage shall be handled by one of the following methods:
 - a. Construct and maintain a broad, gentle swale across the new access to perpetuate flows and match the grade of the roadside V-ditch of the PVGID maintained roadway. If cross slopes create unacceptable erosion potential, the swale shall be armored with four-inch (4") deep geocell filled with concrete or other methods acceptable to the District, or

- b. Install and maintain culverts, as specified in the following chart, so as to perpetuate drainage ways and match inverts of PVGID V-ditches:

Culvert Length	Minimum Culvert Diameter
20 feet	12 inch
30 feet	16 inch
40 feet	18 inch
60 feet	24 inch

Note: Larger diameter culverts may be required if PVGID ditches carry large flows.

The method will be selected by the District upon receipt of location information, site inspection by District personnel, and consultation with the applicant.

The new roadway shall exhibit a minimum four percent (4%) crown or cross slope and roadside V-ditches.

6. Connections to PVGID rights of way which are accomplished in the foregoing manner shall be deemed to be revocable encroachments permitted by PVGID so long as maintained by the owner thereof.

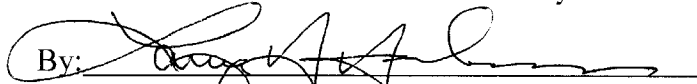
BE IT FURTHER RESOLVED that this Resolution be spread at large upon the minutes or attached thereto.

Upon motion by Trustee, Marty Breitmeyer, seconded by Trustee Don Otto, the foregoing Resolution was passed and adopted this 20th day of June, 2019 by the following vote:

AYES: 4 NAYS: 0

ABSENT: 1 ABSTAIN: 0

Board of Trustees of the Palomino Valley General Improvement District

By: 
 Larry J. Johnson, President

NOTE: This Resolution cannot be amended or cancelled without a vote of the PVGID Board of Trustees.

WASHOE COUNTY
HEALTH DISTRICT
ENHANCING QUALITY OF LIFE

August 8, 2022

Washoe County Community Services
Planning and Development Division

RE: David and Joanna Parcel Map; APN 077-140-03
Parcel Map; WTPM22-0009

Dear Washoe County Staff:


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

Contact Name – Wesley Rubio - wrubio@washoecounty.us

- a) The existing domestic well on proposed parcel 3, may only be utilized for any proposed structure on this parcel. Any structures proposed on adjacent parcels must have a new domestic well.
- b) The included test trench data and information does not correspond to the proposed parcel map. Please plot all test trench information on the proposed parcel map or provide updated test trench permits and inspection reports that correspond to the existing parcel map.
 - a. This will be required for WCHD to sign the map. Please provide a copy of the plot plan with all test trench and existing well(s) for the final record.
- c) The following note must be included on the Mylar for WCHD signature:
 - a. All future development will require strict conformance with the District Board of Health Regulations Governing Sewage, Wastewater, and Sanitation and the District Board of Health Regulations Governing Well Construction at the time of permit application.

If you have any questions or would like clarification regarding the foregoing, please contact Wesley Rubio, EHS Supervisor at wrubio@washoecounty.us regarding all Health District comments.

Sincerely,



Wesley Rubio, MPH, REHS
EHS Supervisor
Environmental Health
Washoe County Health District





WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

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

July 25, 2022

TO: Julee Olander, Planner, CSD, Planning & Development Division
FROM: Timber Weiss, Licensed Engineer, CSD
SUBJECT: Tentative Parcel Map Case Number WTPM22-0009 (Murphy)

Project description:

The applicant is proposing to approve a tentative parcel map dividing a 40.23-acre parcel into 3 parcels, one 30.23-acre parcel and two 5 acre parcels.

The property is located at 1555 Sharrock Rd., Warm Springs. Assessor's Parcel Number: 077-140-03.

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

- 1) The subject parcel is not near any municipal, quasi-municipal or private water delivery infrastructure; therefore, resulting parcels will rely on Individual Domestic wells as their source of domestic water supply.
- 2) The application references a well log drilled for Water Right Permit 52868, Certificate 13916, which was abrogated on December 12, 2002. The abrogation removed this water right from the original well.
- 3) Washoe County code requires that the applicant for a parcel map with parcels served by an individual domestic well, to bring forth an approved and recorded "**Affidavit of Relinquishment for Domestic Wells**" by the Nevada State Engineer's office. The applicant shall complete the relinquishment process with the State Engineer's office and record the approved form with the County Recorder's office and submit a recorded copy to Washoe County as a pre-requisite to approval of their parcel map.
- 4) The Relinquishment form is available at the following site: <http://water.nv.gov/forms/forms09/Relinquishment09.pdf>
- 5) Washoe County retains the authority to impose its own review and reject water rights which do not comply with Washoe County code and area plans. *Therefore, a preview of*



WASHOE COUNTY

COMMUNITY SERVICES

INTEGRITY COMMUNICATION SERVICE

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

water rights intended to support the project (prior to relinquishment process) will be helpful for both the applicant and Washoe County staff.

- 6) The ground water rights subject to relinquishment MAY NOT be supplemental ground water which supplement primary surface water rights.
- 7) The amount of water rights necessary is 2.50 acre-feet of ground water rights per newly created parcel. The original parcel is deemed exempt from the relinquishment process. In the way of an example, if one parcel is subdivided into a total of 3, there are 2 newly created parcels and one existing or remains thereof. This parcel map will create 2 newly created parcels which will require the relinquishment of 5.0 acre-feet of ground water rights.
- 8) Please keep in mind, the Nevada State Engineer may apply a consumptive use reduction for the relinquishment or changing manner of use from irrigation rights, per NRS. This may affect the required amount of water rights needed for relinquishment. Please contact their office at 775-684-2800 and confirm the amount of water rights required for relinquishment.
- 9) The water rights must be in good standing with the State of Nevada, with current title. The water rights must be from the same hydrographic basin as the lands subject to the parcel map and comply with the appropriate area plan.

Please provide a copy of the approved Affidavit of Relinquishment for Domestic Wells to tweiss@washoecounty.gov prior to the approval of this tentative parcel map.

From: [GORDON, BRYSON](#)
To: [Olander, Julee](#)
Cc: [COOPER, CLIFFORD E](#)
Subject: WTPM22-0009 (Murphy) – Item 4
Date: Wednesday, July 13, 2022 1:54:59 PM
Attachments: [image001.png](#)

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hello Julee,

AT&T has no adverse comments regarding this tentative parcel map WTPM22-0009 (Murphy) – **Item 4**.

https://www.washoecounty.gov/csd/planning_and_development/applications/files-planning-development/comm_dist_five/2022/Files/WTPM22-0009_app.pdf

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

From: [Lowden, Joanne](#)
To: [Olander, Julee](#)
Subject: Tentative Parcel Map Case Number WTPM22-0009
Date: Tuesday, July 26, 2022 10:57:08 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hi Julee,

I reviewed #4 Tentative Parcel Map Case Number WTPM22-0009 (Murphy) on behalf of the Regional Parks and Open Space Program and there are no comments/conditions for this case.

Thanks,



Joanne Lowden
Natural Resource Planner
Community Services Department | Regional Parks and Open Space
jlowden@washoecounty.us | Office: [775-328-2039](tel:775-328-2039)
1001 E. Ninth St., Reno, NV 89512





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

July 28, 2022

Washoe County Community Services Department

C/O Julee Olander, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

Re: WDDAR22-0009 Murphy

Dear Julee,

In reviewing the amendment to amend the Washoe County code, the Conservation District has no comments.

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

Sincerely,

Jim Shaffer

ORIGINAL

Community Services Department

Planning and Building

TENTATIVE PARCEL MAP

(see page 6)

PARCEL MAP WAIVER

(see page 11)

APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Telephone: 775.328.6100

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.

DPS

- 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

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 David Murphy & Joanna Murphy			
Project Description: Being a Division of Parcel 21-2-1-3 of RS Map No 918			
Project Address: 1555 Sharrock Road Washoe County, Nevada 89510			
Project Area (acres or square feet): 40.23 acres			
Project Location (with point of reference to major cross streets AND area locator): Grass Valley Road & Sharrock Road			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
077-140-03	40.23		
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: David & Joanna Murphy		Name: Robert O. LaRiviere	
Address: 2345 Red Oak Drive		Address: 1150 Corporate Blvd	
Santa Rosa, CA	Zip: 95403	Reno, Nevada	Zip: 89502
Phone: 707-480-1559	Fax:	Phone: 775-856-7072	Fax: 856-7072
Email: winebarrel707@gmail.com		Email: blariviere@cfareno.com	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person: Bob	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Robert O. LaRiviere		Name: Deane Scheiber	
Address: 1150 Corporate Blvd		Address: 1150 Corporate Blvd	
Reno, Nevada	Zip: 89502	Reno, Nevada	Zip: 89502
Phone: 775-856-7072	Fax: 856-7072	Phone: 775-432-6601	Fax: 432-6601
Email: blariviere@cfareno.com		Email: dscheiber@cfareno.com	
Cell:	Other:	Cell: 775-336-7767	Other:
Contact Person: Bob		Contact Person: Deane	
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)?

1555 Sharrock Road (intersection Grass Valley Rd & Sharrock Rd)

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
077-140-03	120-Vacant Single Family Residential	40.23

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

This is a vacant site

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	30.23	5.0	5.0	
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	GR & LDS	LDS	LDS	
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 checked="" type="checkbox"/> No
------------------------------	--

6. Utilities:

a. Sewer Service	None
b. Electrical Service/Generator	None
c. Water Service	None

7. Please describe the source of the water facilities necessary to serve the proposed tentative parcel map:

- a. Water System Type:

<input checked="" type="checkbox"/> Individual wells	SEE ATTACHED DOCUMENTATION	
<input type="checkbox"/> Private water	Provider:	
<input type="checkbox"/> Public water	Provider:	

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	NONE
<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 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 #		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 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.
------------------------------	--	---

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

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

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?

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

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

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

Grading

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

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

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

28. Surveyor:

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