



# Parcel Map Review Committee Staff Report

Meeting Date: April 9, 2015

Subject: Parcel Map Case Number: PM15-008  
Applicant: Dynamic Diversified Development Enterprises, Inc.  
**Agenda Item Number: 6B**  
Project Summary: Divide one  $\pm 5.344$  acre parcel into four parcels consisting of  $\pm 1.158$  acres,  $\pm 1.047$  acres,  $\pm 1.047$  acres and  $\pm 2.1$  acres.  
**Recommendation: Approval with Conditions**  
Prepared by: Trevor Lloyd, Senior Planner  
Washoe County Community Services Department  
Division of Planning and Development  
Phone: 775.328.3620  
E-Mail: tlloyd@washoecounty.us

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## Description

**Parcel Map Case Number PM15-008 (First Parcel Map for Dynamic Diversified Development Enterprises, Inc.)** - To divide one  $\pm 5.344$  acre parcel into four parcels consisting of  $\pm 1.158$  acres,  $\pm 1.047$  acres,  $\pm 1.047$  acres and  $\pm 2.1$  acres. This is first of two parcel maps to create a total of five parcels from a 5.344 acre parcel.

- Applicant/Property Owner: Dynamic Diversified Dev. Enterprises, Inc.
- Consultant: Melissa Lindell, Wood Rodgers
- Location: Along the east side of Callahan Ranch Road, north of Cross Creek Lane
- Assessor's Parcel Number: 045-712-18
- Parcel Size:  $\pm 5.344$  acres
- Regulatory Zone: Low Density Suburban (LDS)
- Master Plan Land Use: Suburban Residential (SR)
- Area Plan: Forest Area Plan
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 606, Parcel Maps
- Commission District: 2- Commissioner Lucey
- Section/Township/Range: Within Section 2, T17N, R19E, MDM , Washoe County, NV

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[http://www.washoecounty.us/csd/planning\\_and\\_development/board\\_commission/parcel\\_map\\_review\\_committee/index.php](http://www.washoecounty.us/csd/planning_and_development/board_commission/parcel_map_review_committee/index.php)

**PM15-008**  
**DYNAMIC DIVERSIFIED DEVELOPMENT ENTERPRISES, INC.**

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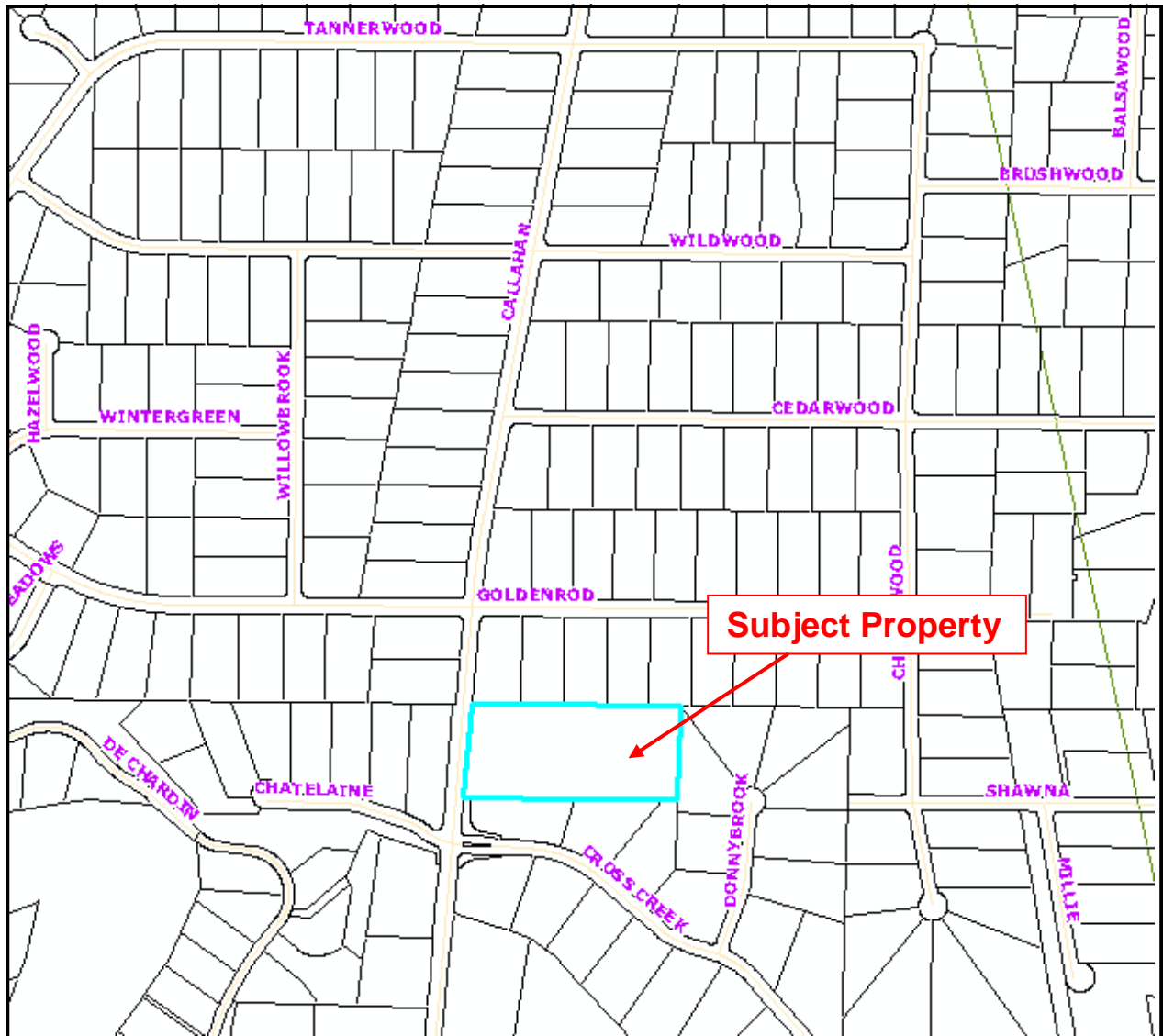
Conditions of Approval ..... Exhibit A  
Agency Comment Letters..... Exhibit B

## **Parcel Map**

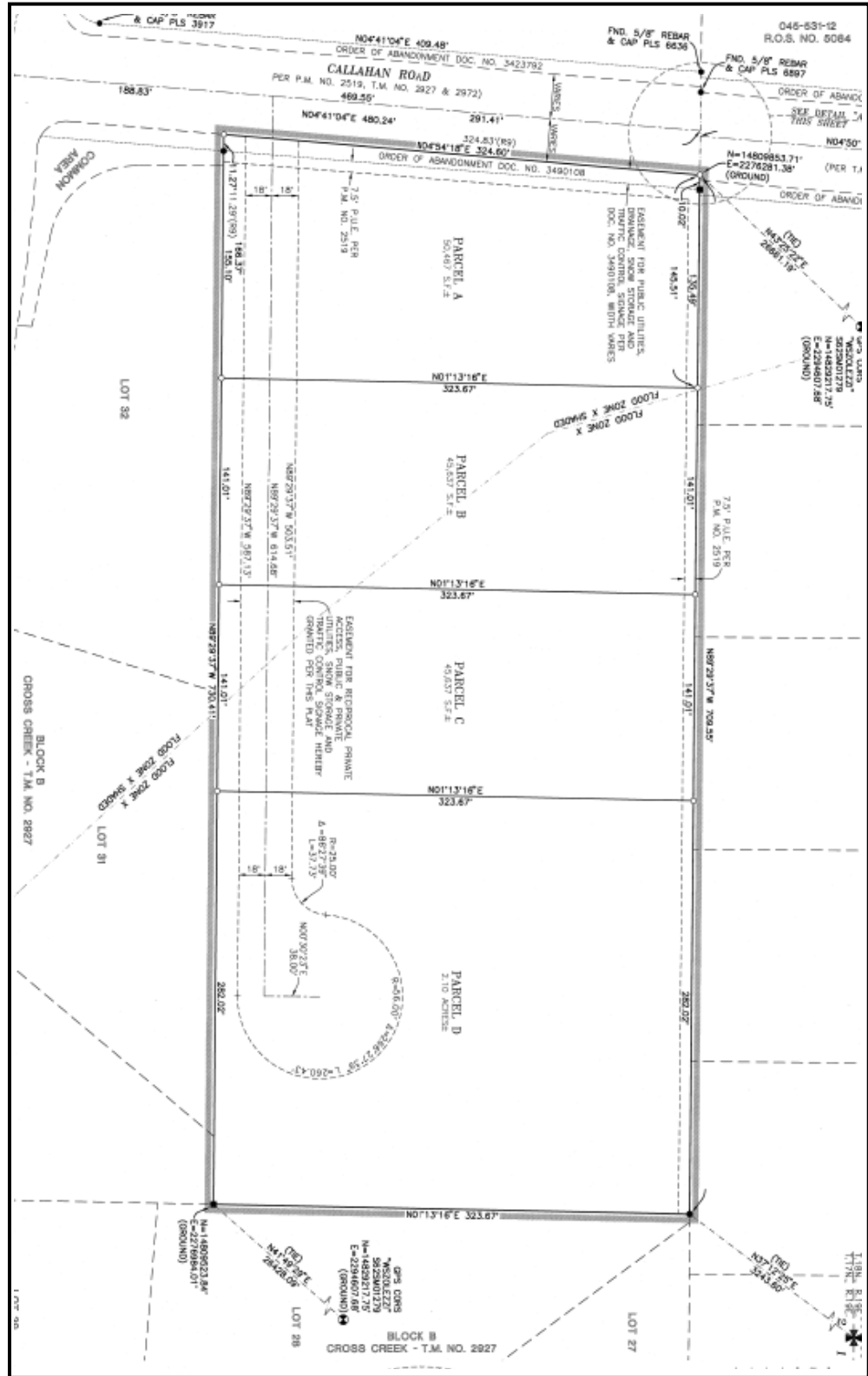
The purpose of a parcel map is to allow for the creation of subdivisions, merger and re-subdivision of existing lots, and common-interest communities consisting of four or fewer parcels pursuant to Washoe County Development Code, Article 606, Parcel Maps. A tentative parcel map must be submitted to the Planning and Development Division for the purpose of review prior to or concurrent with the final parcel map. Every tentative parcel map must be prepared by a professional land surveyor. The parcel map process exists to establish reasonable standards of design and procedures for subdividing in order to further the orderly layout and use of land and insure proper legal descriptions and monumenting of subdivided land. Additionally, the process helps to safeguard the public health, safety and general welfare by establishing minimum standards of design and development for any land division platted in the unincorporated area of Washoe County. If the Washoe County Parcel Map Review Committee grants an approval of the tentative parcel map, that approval is subject to Conditions of Approval. Conditions of Approval are requirements that may need to be completed during different stages of the proposed project. Those stages are typically:

- Prior to recordation of a final map.
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure.
- Prior to the issuance of a business license or other permits/licenses.
- Some Conditions of Approval are referred to as “Operational Conditions”. These conditions must be continually complied with for the life of the project.
- Within 22 months from the date of approval of the tentative parcel map, the applicant must file a final parcel map along with any required supporting materials with the Planning and Development 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 Planning & Development Division or the Board of County Commissioners to approve the final parcel map or to accept any public dedication shown on the tentative or final parcel map. Failure to submit a complete final parcel map and pay the required fees within the two year time period shall cease any further action on the map and shall render the tentative parcel map as expired.

The Conditions of Approval for Parcel Map Case Number PM15-008 is attached to this staff report and will be included with the Action Order.



Vicinity Map



Site Plan

### **Tentative Parcel Map Evaluation**

Regulatory Zone:	Low Density Suburban
Maximum Lot Potential:	5
Number of Lots on Parcel Map:	4
Minimum Lot Size Required:	35,000 square feet
Minimum Lot Size on Parcel Map:	45,607 square feet
Minimum Lot Width Required:	120 feet
Minimum Lot Width on Parcel Map:	141 feet

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

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

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

The subject parcel is inside the Truckee Meadows Regional Plan (TMRP).

### **Forest Area Plan Modifiers**

There are no Forest Area Plan modifiers that are particularly applicable to the parcel map request.

### **Development Information**

The subject parcel is currently vacant. The required setbacks for the Low Density Suburban zone are 30 feet for front and rear yard setbacks and twelve (12) feet for the side yard setbacks.

### **Reviewing Agencies**

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

- Nevada State Environmental Protection
- Washoe County Community Services Department
  - Planning and Development Division
  - Engineering
  - Sewer
  - County Surveyor
- Washoe County Health District
  - Environmental Health Services Division
- Truckee Meadows Fire Protection District
- Regional Transportation Commission

Four out of the eight above listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A **summary** of each agency's comments and/or recommended conditions of approval and their

contact information is provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order.

- Washoe County Planning and Development requires that the final map be in substantial compliance with all plans and documents submitted with the tentative parcel map.

**Contact: Trevor Lloyd, 328-3620, [tlloyd@washoecounty.us](mailto:tlloyd@washoecounty.us)**

- Washoe County Engineering and Capital Projects requires several technical corrections to the tentative parcel map.

**Contact: Mike Gump, 328-2041, [mgump@washoecounty.us](mailto:mgump@washoecounty.us)**

- Washoe County Health District requires submittal of a water system plan and water project submittal and a commitment of water service letter from the water purveyor.

**Contact: Chris Anderson, 328-2434, [canderson@washoecounty.us](mailto:canderson@washoecounty.us)**

- Washoe County Health District – Vector Borne Diseases requires certain maintenance on the drainage and that the tentative parcel map be served by public water and sewer systems.

**Contact: Jim Shaffer, 328-2434, [jshaffer@washoecounty.us](mailto:jshaffer@washoecounty.us)**

- Truckee Meadows Fire Protection District requires that the tentative parcel map meet all requirements of the Fire Code.

**Contact: Amy Ray, 326-6000, [aray@fmfpd.us](mailto:aray@fmfpd.us)**

- Truckee Meadows Water Authority requires the dedication of water rights

**Contact: Levi Kleiber, 834-6000, [lkleiber@tmwa.com](mailto:lkleiber@tmwa.com)**

### **Staff Comment on Required Findings**

Washoe County Development Code, Section 110.606.30 (i) of Article 606, Parcel Maps, requires that all of the following findings be made to the satisfaction of the Washoe County Parcel Map Review Committee before granting approval of the request. Staff has completed an analysis of the application and has determined that the proposal is in compliance with the required findings as follows.

- 1) General improvement considerations for all parcel maps including, but not limited to:
  - a) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal.  
*Staff Comment:* The proposed map has been reviewed by Health District and appropriate conditions of approval have been provided.
  - b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision.  
*Staff Comment:* The resultant parcels will be served by a community water system.
  - c) The availability and accessibility of utilities.  
*Staff Comment:* Utility infrastructure is available on, and adjacent to, the site.
  - d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks.

Staff Comment: These applications were reviewed by all interested agencies and appropriate conditions of approval from those agencies have been included with the recommendation.

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

Staff Comment: Lot size and residential density of the proposed map is in conformance with the zoning and master plan.

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

Staff Comment: The proposed development will be served by existing paved public roadways.

- g) The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision.

Staff Comment: The proposed development will be served by existing paved public roadways.

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

Staff Comment: The land is designated as "most suitable" for development in the master plan.

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

Staff Comment: All recommended conditions of approval have been included in the proposed conditions of approval.

- j) The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands.

Staff Comment: *The map has been reviewed by the Truckee Meadows Fire Protection District and conditions of approval have been included*

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

Staff Comment: Utility easements are proposed to service all lots.

- l) Recreation and trail easements.

Staff Comment: Recreation and trail easements are not proposed to be established as part of the proposed map.

## **Recommendation**

Those agencies which reviewed the application, recommended conditions in support of approval of the tentative parcel map. Therefore, after a thorough analysis and review, Parcel Map Case Number PM15-008 is being recommended for approval with conditions. Staff offers the following motion for the Parcel Map Review Committee's consideration.

## **Review Criteria**

I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number PM15-008 for Dynamic Diversified, which has determined that the following criteria is or will be adequately provided for pursuant to



Washoe County Development Code, Section 110.606.30: General improvement considerations for all parcel maps including, but not limited to:

- a) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal;
- b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision;
- c) The availability and accessibility of utilities;
- d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks;
- e) Conformity with the zoning ordinances and master plan;
- f) General conformity with the governing body's master plan of streets and highways;
- g) The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision;
- h) Physical characteristics of the land such as floodplain, slope and soil;
- i) The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive;
- j) The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands;
- k) Community antenna television (CATV) conduit and pull wire; and
- l) Recreation and trail easements.

**Appeal Process**

For 30 days following the notification of decision, the decision of the Parcel Map Review Committee may be appealed to the Board of County Commissioners.

Staff Report xc:	Applicant/Property Owner:	Dynamic Diversified Dev. Enterprises, Inc. Attn: Gene Lepire PO Box 2811 Carson City, NV 89702
	Representatives:	Wood Rodgers Attn: Melissa Lindell 5440 Reno Corporate Drive Reno, NV 89511



# Conditions of Approval

Parcel Map Case Number PM15-008

The tentative parcel map approved under Parcel Map Case Number PM15-008 shall be carried out in accordance with the Conditions of Approval granted by the Washoe County Parcel Map Review Committee on April 9, 2015. 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.

**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 Development 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 District Health Department 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. Therefore, any conditions set by the Regional Transportation Commission must be appealed to that Board.**
- **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 Community Services Department**

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

**Contact: Trevor Lloyd, Senior Planner, 775.328.3620, tlloyd@washoecounty.us**

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

**DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE**

THE FINAL PARCEL MAP CASE NO. PM15-008 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 DEVELOPMENT OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

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WILLIAM WHITNEY, DIRECTOR, PLANNING AND DEVELOPMENT DIVISION

- d. Any regulations, procedures, and conditions adopted by the Washoe County District Health Department must be met prior to recordation of a final map.
  - e. The applicant shall provide verification to the Planning and Development Division that all conditions from the Truckee Meadows Fire Protection District have been satisfied.
  - f. The applicant has indicated that the proposed improvements will not exceed the major grading thresholds that require a special use permit. If the final construction drawings for the map include grading that exceeds the *Major Grading Permit Thresholds* listed in Article 438 Grading Standards, the applicant shall apply for a special use permit for grading; and if approved, may be delayed up to three months processing time. In addition, all related standards within the Washoe County Development Code shall be met on the construction drawings. Compliance shall be determined by the Planning and Development Division.
  - 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. Compliance shall be determined by the Planning and Development Division.
  - h. Any regulations, procedures, and conditions adopted by Washoe County District Health must be met prior to recordation of a final map.
2. The following conditions are requirements of the Engineering and Capital Projects, which shall be responsible for determining compliance with these conditions.

**Contact: Mike Gump, PLS, 775.325.8033, [mgump@washoecounty.us](mailto:mgump@washoecounty.us)**

- a. Add the following note to the map: ***The Owner, buyers, assigns, or any interest holder of any lots or parcels shown hereon, hereby agree that all existing irrigation flows crossing these parcels shall be perpetuated. Any legal rights to water from these ditches shall be honored and the right of access for maintenance and operation will not be denied to valid holders of those rights.***
- b. Add the FEMA floodplains to the map.
- c. Add the following note to the map: ***Any structures within a FEMA flood zone must comply with the Washoe County Development Code Article 416.***

- d. Any access way shall be upgraded to a gravel road that will allow emergency vehicle travel, issuance of a building permit and take drainage into consideration. Submit plans for review and approval.
- e. Comply with the conditions of the Washoe County technical check for this map.
- f. Provide driveway culverts of reinforced concrete pipe or poly-vinyl chloride. No corrugated metal pipes allowed.

### **Washoe County District Health**

3. The following conditions are requirements of Washoe County District Health, which shall be responsible for determining compliance with these conditions. The District Board of Health has jurisdiction over all public health matters in Washoe County District Health. Any conditions set by Washoe County District Health must be appealed to the District Board of Health.

**Contact: Chris Anderson, 775.328.2362, canderson@washoecounty.us**

- a. The notes on Sheet 1 of 2 for each Parcel Map must be revised to include the exclusive provision of water service from public water for each parcel created.
- b. This project includes the construction of a public water system main in excess of 500 feet. Prior to any grading or other site improvements, a complete water system plan and Water Project submittal for the referenced proposal must be submitted to this Division. The plan must show that the water system will conform to the State of Nevada Public Water Supply Regulations, NAC Chapter 445A.
  - i. The application for a Water Project shall conform to the requirements of NAC 445A.66695.
  - ii. Two copies of complete construction plans are required for review.
- c. A General Environmental Health Services Construction Plan Review must be submitted to and approved by the Washoe County Health District, Environmental Health Services Vector Borne-Disease and Engineering Programs.
- d. Prior to Final Parcel Map approval, a “Commitment for Service” letter from the sewage purveyor committing sewer service for the entire proposed development must be submitted to this Division. The letter must indicate that the community facility for treatment will not be caused to exceed its capacity and the discharge permit requirements by this added service, or the facility will be expanded to provide for the added service. A copy of this letter must be included with the Final Parcel Map submittal.
- e. Prior to Final Parcel Map approval, a “Commitment for Water Service” letter from the water purveyor committing adequate water service for all the parcels must be submitted to this Division. A copy of this letter must be included with the Final Parcel Map submittal.
- f. The development of the subdivision must be carried on in a manner which will minimize water pollution.

4. The following conditions are requirements of Washoe County District Health – Vector Borne Diseases, which shall be responsible for determining compliance with these conditions. The District Board of Health has jurisdiction over all public health matters in Washoe County District Health. Any conditions set by Washoe County District Health must be appealed to the District Board of Health.

**Contact: Jim Shaffer, 775.328.2362, [jshaffer@washoecounty.us](mailto:jshaffer@washoecounty.us)**

- a. The proposed V ditch system for PM15-008 will require 4-6 inch cobble rock in the flow line section of the ditch to reduce the downstream transport of sediment (040.021).
- b. The detention/retention basins for PM15-008 and PM15-009 will require our standard design of excavating an infiltration trench 2 feet wide and 3 feet deep the length of the basin to reduce storm water runoff. In addition, 4-6 inch rock is required in the bottom of the basin to a depth of two feet (040.023).
- c. An inspection is required during the construction of the detention/retention basins and V ditch and at its completion that our standards have been met prior to the sign off on the project.

#### **Truckee Meadows Water Authority**

5. The following conditions are requirements of Truckee Meadows Water Authority, which shall be responsible for determining compliance with these conditions.

**Contact: Levi Kleiber, 775.834.8069, [lkleiber@tmwa.com](mailto:lkleiber@tmwa.com)**

- a. With the development of each parcel and prior to the issuance of any building permit for said parcel, the owner shall dedicate water rights to the servicing utility sufficient to serve the development and shall provide the city of Reno with a will serve letter.

#### **Truckee Meadows Fire Protection District**

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

**Contact: Amy Ray, 775.326.6005, [aray@washoecounty.us](mailto:aray@washoecounty.us)**

- a. The parcels will be required to meet all requirements of Washoe County Code 60, which includes the requirements of the *International Wildland Urban Interface Code* and *International Fire Code* and amendments.

\*\*\* End of Conditions \*\*\*



**Washoe County**  
**COMMUNITY SERVICES DEPARTMENT**  
*Engineering and Capital Projects*

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**INTEROFFICE MEMORANDUM**

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**PARCEL MAP REVIEW**

DATE: March 18, 2015

TO: Department of Community Services, Sandy Monsalve

FROM: Mike Gump, PLS, Engineering Division

**SUBJECT:** *1st Parcel Map for: Dynamic Diversified Development Enterprises, Inc.*  
*Parcel Map Case No.: PM15-008*  
*APN: 045-712-18*  
*Review Date: 3/13/2015*  
*Existing Zoning/Land Use Designation:*

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

1. Add the following note to the map: *The Owner, buyers, assigns, or any interest holder of any lots or parcels shown hereon, hereby agree that all existing irrigation flows crossing these parcels shall be perpetuated. Any legal rights to water from these ditches shall be honored and the right of access for maintenance and operation will not be denied to valid holders of those rights.*
2. Add the FEMA floodplains to the map.
3. Add the following note to the map: *Any structures within a FEMA flood zone must comply with the Washoe County Development Code Article 416.*
4. Any access way shall be upgraded to a gravel road that will allow emergency vehicle travel, issuance of a building permit and take drainage into consideration. Submit plans for review and approval.
5. Comply with the conditions of the Washoe County technical check for this map.
6. Provide driveway culverts of reinforced concrete pipe or poly-vinyl chloride. No corrugated metal pipes allowed.



**Washoe County**  
**COMMUNITY SERVICES DEPARTMENT**  
*Engineering and Capital Projects*

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**INTEROFFICE MEMORANDUM**

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**PARCEL MAP REVIEW**

DATE: March 18, 2015

TO: Department of Community Services, Sandy Monsalve

FROM: Mike Gump, PLS, Engineering Division

**SUBJECT: *2nd Parcel Map for: Dynamic Diversified Development Enterprises, Inc.***  
***Parcel Map Case No.: PM15-009***  
***APN: 045-712-18***  
***Review Date: 3/13/2015***  
***Existing Zoning/Land Use Designation:***

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

1. Add the FEMA floodplains to the map.
2. Add the following note to the map: ***Any structures within a FEMA flood zone must comply with the Washoe County Development Code Article 416.***
3. Street improvement is a condition of this map. Prior to final approval and recordation provide construction drawings, including profile grades, street cross-sections, culvert locations, drainage patterns and improvements. Street signs and centerline street monuments must be installed. An asphalt roadway shall be constructed (per Standard Details for Public Works Construction under "Washoe Drawing No. W-1.41") or the access shall be limited to only four lots. The plans shall include sufficient drainage improvements to provide for runoff. Upon approval of the aforementioned construction drawings, a bond or letter of credit for 140% of the estimated cost must be submitted to Washoe County to insure the completion of the proposed plans. The applicant must also complete a Parcel Map Improvement Agreement (Subdivision Improvement Agreement) with Washoe County prior to final approval and recordation of the map.
4. Comply with the conditions of the Washoe County technical check for this map.



# WASHOE COUNTY HEALTH DISTRICT

ENHANCING QUALITY OF LIFE

March 20, 2015

Trevor Lloyd, Senior Planner  
Washoe County Community Services  
Planning and Development Division  
PO Box 11130  
Reno, NV 89520-0027

RE: First and Second Parcel Maps for Dynamic Diversified Development Enterprises, Inc.; APN 045-712-18; Tentative Parcel Map Mountain Creek Estates; PM15-008 & PM15-009

Dear Mr. Lloyd:

The Washoe County Health District, Environmental Health Services Division (Division) has reviewed the above referenced projects with regard to sewage disposal, domestic water supply, solid waste and water quality. The Tentative Parcel Maps proposed by PM15-008 & PM15-009 will result in a total of five (5) single-family residential lots ranging from 1.047 acres to 1.158 acres. All lots created from this process are proposed to be served by public water and public sewer.

Approval by this Division is subject to the following conditions:

- 1) The notes on Sheet 1 of 2 for each Parcel Map must be revised to include the exclusive provision of water service from public water for each parcel created.
- 2) This project includes the construction of a public water system main in excess of 500 feet. Prior to any grading or other site improvements, a complete water system plan and Water Project submittal for the referenced proposal must be submitted to this Division. The plan must show that the water system will conform to the State of Nevada Public Water Supply Regulations, NAC Chapter 445A.
  - a) The application for a Water Project shall conform to the requirements of NAC 445A.66695.
  - b) Two copies of complete construction plans are required for review.
- 3) A General Environmental Health Services Construction Plan Review must be submitted to and approved by the Washoe County Health District, Environmental Health Services Vector Borne-Disease and Engineering Programs.
- 4) Prior to Final Parcel Map approval, a "Commitment for Service" letter from the sewage purveyor committing sewer service for the entire proposed development must be submitted to this Division. The letter must indicate that the community facility for treatment will not be caused to exceed its capacity and the discharge permit requirements by this added service, or the facility will be expanded to provide for the added service.
  - a) A copy of this letter must be included with the Final Parcel Map submittal.
- 5) Prior to Final Parcel Map approval, a "Commitment for Water Service" letter from the water purveyor committing adequate water service for all the parcels must be submitted to this Division.
  - a) A copy of this letter must be included with the Final Parcel Map submittal.

## ENVIRONMENTAL HEALTH SERVICES

1001 East Ninth Street | P.O. Box 11130 | Reno, Nevada 89520  
775-328-2434 | Fax: 775-328-6176 | [washoecounty.us/health](http://washoecounty.us/health)  
Serving Reno, Sparks and all of Washoe County, Nevada | Washoe County is an Equal Opportunity Employer



- 6) The development of the subdivision must be carried on in a manner which will minimize water pollution.

If you have any questions regarding the foregoing, please call me at 328-2632.

Sincerely,

Chris Anderson, P.E.  
Registered Engineer  
Environmental Health Services

CA/JE:ca

Cc: WCHD File  
Melissa Lindell – Wood Rodgers

**From:** Jacqueline Z. Maldonado [jmaldonado@rtcwashoe.com]  
**Sent:** Wednesday, March 11, 2015 11:25 AM  
**To:** Whitney, Bill  
**Cc:** Lloyd, Trevor; Krause, Eva; Marchon Miller; Tina Wu; Debra Goodwin  
**Subject:** RTC Letter  
**Attachments:** Washoe County no comment 031315.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good morning,

Attached is RTC letter: **AP15-002 (Gary Owens Accessory Structure)**  
**PM15-008 (First Parcel Map for Dynamic Diversified Development Enterprises, Inc.)**  
**PM15-009 (Second Parcel Map for Dynamic Diversified Development Enterprises, Inc.)**  
**PM15-007 (Jauron Family)**

Thank you

*Jacqueline Maldonado*

Administrative Associate

Regional Transportation Commission

Planning Department

775.348.0480 Ext. 6191

[jmaldonado@rtcwashoe.com](mailto:jmaldonado@rtcwashoe.com)

TMWA.txt

From: Kleiber, Levi (TMWA)  
Sent: Wednesday, March 11, 2015 7:34 AM  
To: Behmaram, Vahid  
Cc: Fagan, Donna; Lloyd, Trevor  
Subject: RE: March Agency Review Memo

Follow Up Flag: Follow up  
Flag Status: Flagged

Hi Vahid,

Here is the language we're requiring on maps:

WITH THE DEVELOPMENT OF EACH PARCEL AND PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL DEDICATE WATER RIGHTS TO THE SERVICING UTILITY SUFFICIENT TO SERVE THE DEVELOPMENT AND SHALL PROVIDE THE CITY OF RENO WITH A WILL SERVE LETTER.

Reno can be changed to Sparks or Washoe County, depending on project location.

Let me know if we need to discuss.

Thanks,

Levi Kleiber  
Supervisor, Lands & Mapping Services  
Truckee Meadows Water Authority  
1355 Capital Blvd. | Reno, NV 89502  
O: (775) 834-8069, M: (775) 843-2664  
lkleiber@tmwa.com | www.tmwa.com

From: Behmaram, Vahid [mailto:vBehmaram@washoecounty.us]  
Sent: Tuesday, March 10, 2015 5:21 PM  
To: Kleiber, Levi  
Cc: Fagan, Donna; Lloyd, Trevor  
Subject: RE: March Agency Review Memo

I just realized TMWA does not require water rights prior to approval of parcel maps, therefore you might consider providing a note to go on the official Parcel Map which will indicate water rights will be required prior to issuance of Bldg. Permit on each parcel.

Feel free to call to discuss,

Vahid Behmaram  
Water Management Planner Coordinator  
Washoe County Community Services Department  
4930 Energy Way, Reno NV 89502  
Telephone (775)954-4647, Fax (775)954-4610  
vbehmaram@washoecounty.us

From: Behmaram, Vahid  
Sent: Tuesday, March 10, 2015 5:05 PM  
To: Kleiber, Levi (TMWA)  
Cc: Fagan, Donna; Lloyd, Trevor

Page 1

**PM15-008**  
**EXHIBIT B**

TMWA.txt

Subject: FW: March Agency Review Memo

Hello Levi:

Please see items 2 & 3 on Agency review memo. 2 parcel maps creating 5 parcels out of one (1) existing parcel. These are within the Mt. Rose water system, with water lines adjacent to the property on Callahan Ranch Road.

My input for your consideration: the existing parcel may qualify for a domestic well credit. In addition, the property had two (2) Mt. Rose water rights allocation equal to 2.24 acre-feet. The applicant must provide documentation to prove their ownership interest in the 2.24 ac.ft. of water rights in the form an assignment from Barbara Davis or her heirs. The last 2 newly created parcels will need water rights dedication per your rules and regulations.

Thank you, I am available to help, if needed.

Vahid Behmaram  
Water Management Planner Coordinator  
Washoe County Community Services Department  
4930 Energy Way, Reno NV 89502  
Telephone (775)954-4647, Fax (775)954-4610  
vbehmaram@washoecounty.us

From: Fagan, Donna  
Sent: Friday, March 06, 2015 12:19 PM  
To: Behmaram, Vahid; Simpson, Tim  
Subject: March Agency Review Memo

Please find the attached Agency Review Memo with the cases received this month by Washoe County Planning and Development.

You've been asked to review the items as indicated below. The PDF file names coincide with the case numbers.

Vahid: #1, #2 and #3

Tim: #1 - #4

Thank you,  
Donna

Donna Fagan  
Office Assistant III  
Washoe County Community Services Department  
(775) 325-8050 (office)  
dfagan@washoecounty.us  
1001 E. Ninth St., Bldg. A, Reno, NV 89512

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