



Parcel Map Review Committee Staff Report

Meeting Date: October 8, 2015

Subject: Parcel Map Case Number PM15-015
Applicant: Reeves Business Ventures
Agenda Item Number: 7D
Project Summary: Divide a 16.78 acre parcel into four parcels of varying sizes
Recommendation: Approval with Conditions
Prepared by: Eva M. Krause - AICP, Planner
Washoe County Community Services Department
Division of Planning and Development
775.328.3628
Phone: 775.328.3628
E-Mail: EKrause@washoecounty.us

Description

Parcel Map Case Number PM15-015 (Reeves Business Venture) – Hearing, discussion, and possible action to approve the division of a 16.78 acre parcel into a 3.23 acres parcel with a commercial building (parcel 1), a 7.92 acre vacant parcel (parcel 2), a 4.11 acre vacant lot (parcel 3) and a 1.52 acre lot with a single family residence (parcel 4). The property is located 2000 feet north of the intersection of Parker Ranch Road and US highway 395 South.

- Applicant: Reeves Business Venture
- Property Owner: Reeves Business Venture
- Location: 275 US Highway 395 South
- Assessor's Parcel Number: 046-080-04
- Parcel Size: 16.78 acres
- Master Plan Category: Commercial (C)
- Regulatory Zone: General Commercial (GC)
- Area Plan: South Valleys
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 606, Parcel Map
- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Section 23, T17N, R19E, MDM, Washoe County, NV

Staff Report Contents

Parcel Map..... 3
Vicinity Map 4
Site Plan 5
Tentative Parcel Map Evaluation..... 6
Excerpt of South Valleys Development Suitability Map 6
South Valleys Area Plan Modifiers 6
Development Information 7
Reviewing Agencies..... 7
Staff Comment on Review Criteria 8
Recommendation..... 10
Motion 10
Appeal Process..... 10

Exhibits Contents

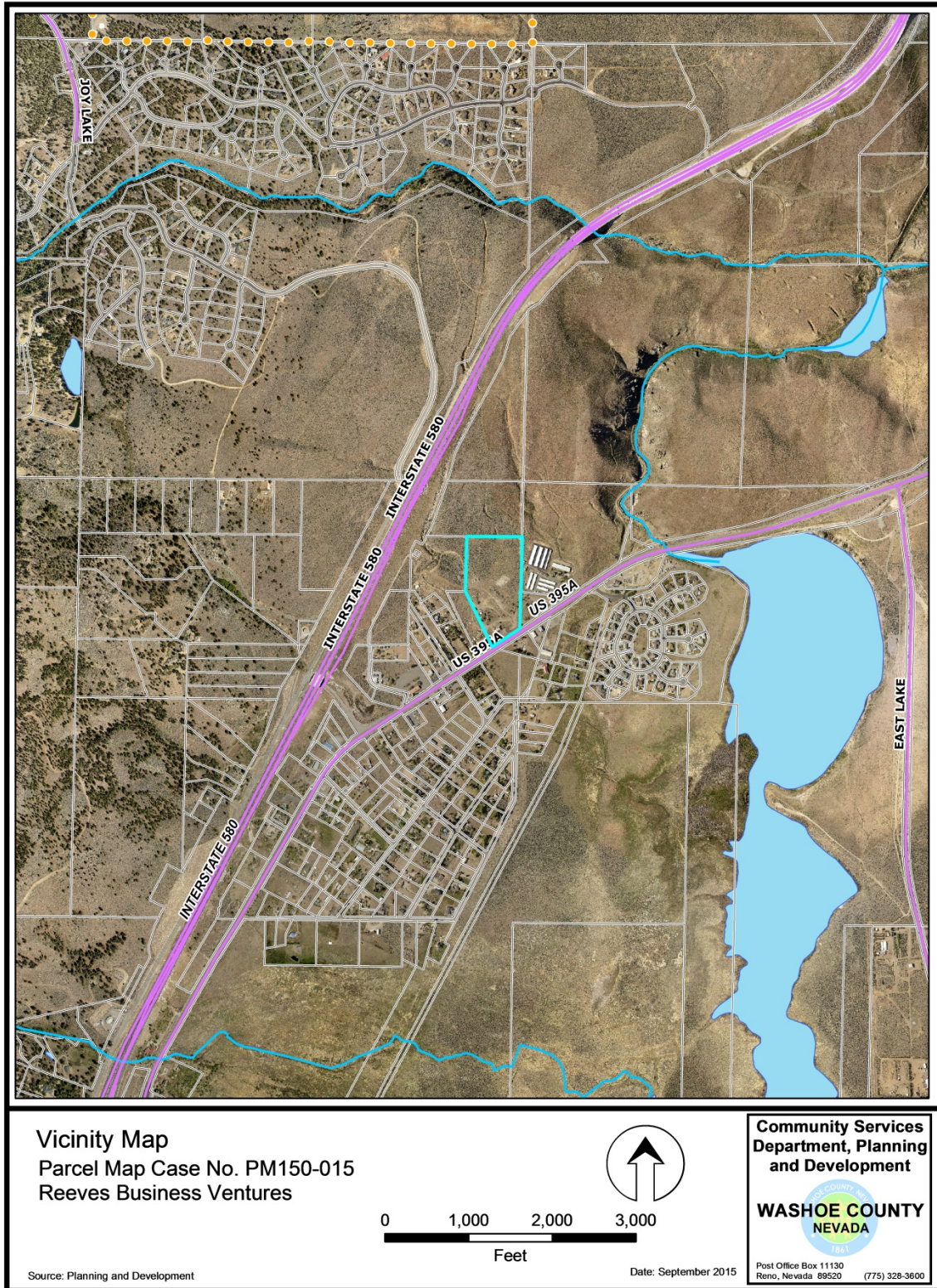
Conditions of Approval..... Exhibit A
Health District Letter..... Exhibit B
Nevada Department of Transportation Letter Exhibit C
Parks and Open Space Memo Exhibit D
County Surveyor Exhibit E
Project Application Exhibit F

Parcel Map

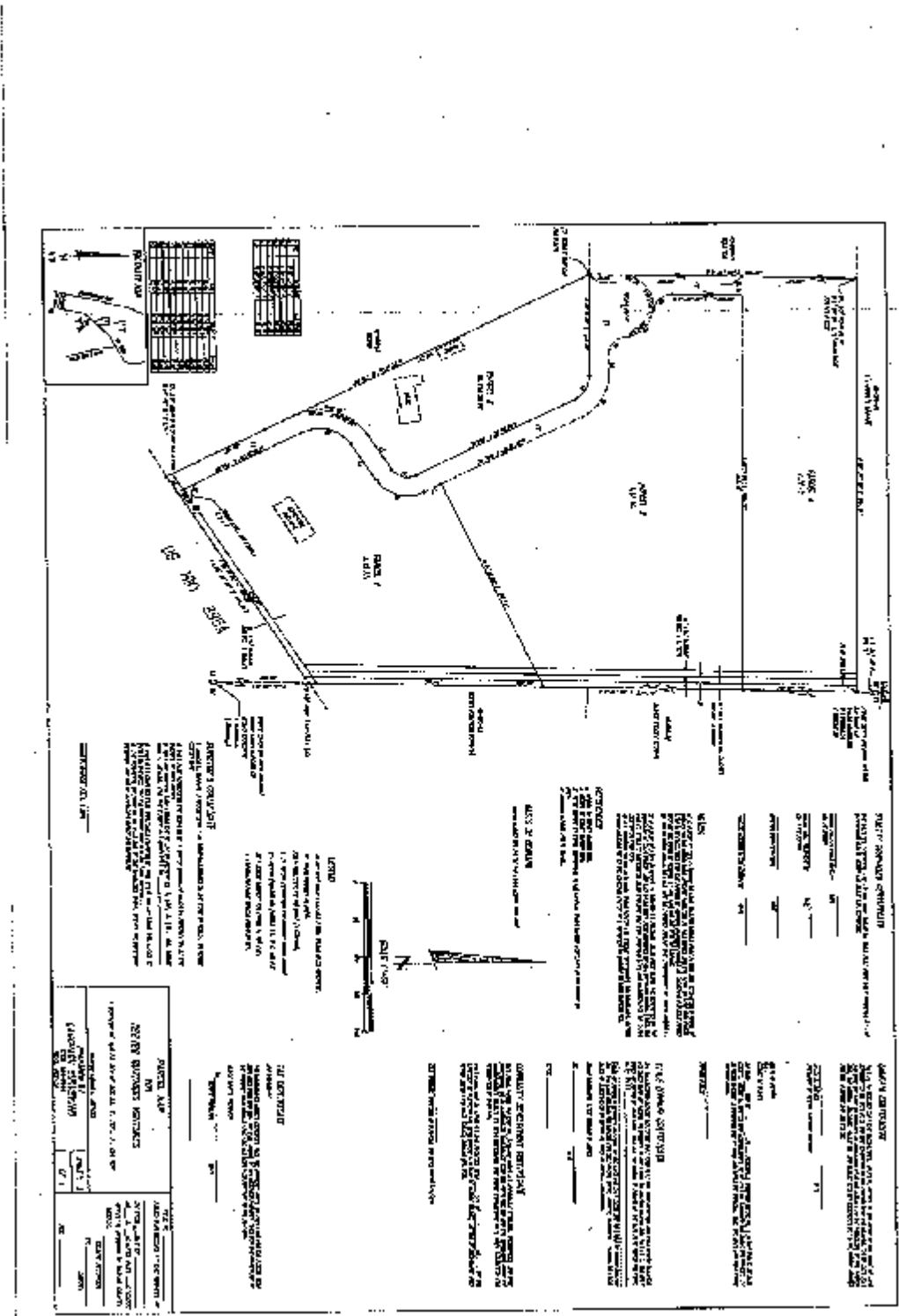
The purpose of a parcel map is to allow for the creation of subdivisions, merger and re-subdivision of existing lots, and common-interest communities consisting of four or fewer parcels pursuant to Article 606, *Parcel Maps*, of the Washoe County Development Code. A tentative parcel map must be submitted 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 and 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 Tentative Parcel Map Case Number PM15-015 is attached to this staff report and will be included with the Action Order.



Vicinity Map



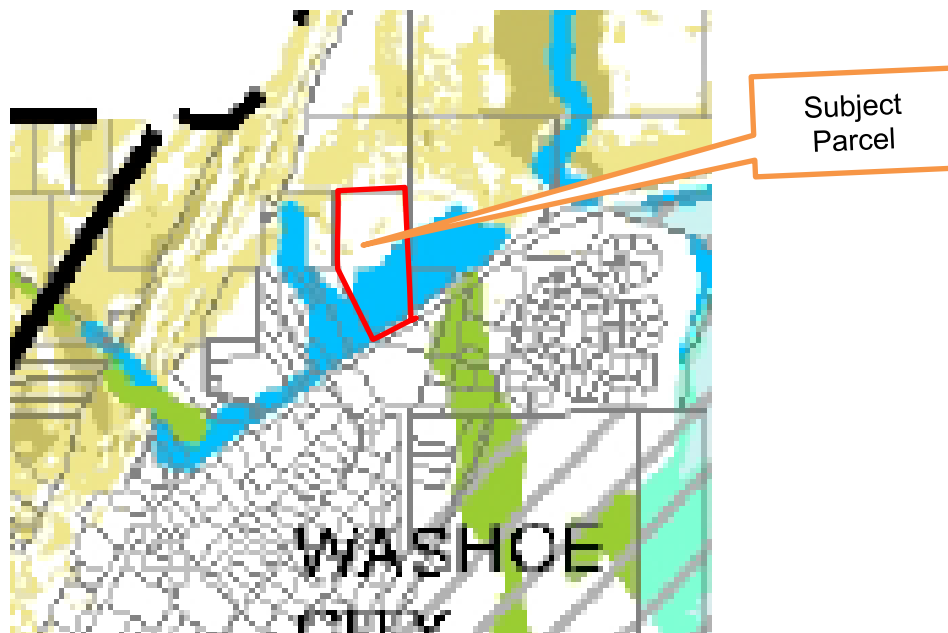
Site Plan

Tentative Parcel Map Evaluation

Land Use Designation: General Commercial
 Maximum Lot Potential: 73
 Number of Lots on Parcel Map: 4
 Minimum Lot Size Required: 10,000 square feet
 Minimum Lot Size on Parcel Map: 1.52 acres (66,232 sq. ft.)
 Minimum Lot Width Required: 75 feet
 Minimum Lot Width on Parcel Map: 170 feet

The tentative parcel map meets all minimum requirements for the *General Commercial* regulatory zone.

Development Suitability Constraints: The South Valleys Development Suitability Map, a part of the South Valleys Area Plan, identifies the northern half of the subject parcel as most suitable for development, and the southern half (closest to highway 395) as being located in the 100 year flood plain.



Excerpt of South Valleys Development Suitability Map

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

The subject parcel is outside the Truckee Meadows Service Area (TMSA).

South Valleys Area Plan Modifiers

Washoe Valley Hydrographic Basin. Dedication of sufficient certificated water rights from the Washoe Valley Hydrographic Basin, or imported water rights from an adjoining hydrographic basin when a parcel is split by the Washoe Valley Hydrographic Basin, or "will serve" letters

when served by a water purveyor, shall be provided for all development in the Washoe Valley Hydrographic Basin, including maps of division into large parcels, parcel maps, and subdivision maps, and new civic, commercial and industrial use types.

Development Information

The subject parcel is developed with a single family house and a detached garage, as well as one commercial building. The required setbacks for *General Commercial zoning* are 10 feet from all property lines. The single family dwelling and commercial structure both meet the above-mentioned setbacks. The garage is considered a legal nonconforming structure because it does not meet the required setback. The parcel map does not affect the nonconformance of the structure.

Standard Development Code regulations do not allow residential uses in General Commercial zoning. Normally the subdivision of this property would result in a legal non-conforming use, but because the subject parcel is located in the South Valleys Area Plan, Old Washoe City Historic District, the use of the house may be reinstated through a special use permit. Appendix A, Table Two: *Old Washoe City Historic Commercial District Character Management Area* allows, with a special use permit, attached accessory dwellings as a live/work use. Therefore the existing residences may remain on the property, but may not be occupied as a residence until a special use permit is approved.

Reviewing Agencies

The following agencies received a copy of the project application for review and evaluation Truckee Meadows Fire Protection District

- Nevada Department of Transportation (NDOT)
- Regional Transportation Commission (RTC)
- Truckee Meadows Water Authority (TWMA)
- Washoe County Community Services Department
 - Planning and Development
 - Engineering and Capitol Projects
 - Parks and Open Spaces
 - Building and Safety
- Washoe County Health District
 - Air Quality
 - Environmental Health Services

Seven out of the ten 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 if granted approval.

- Nevada Department of Transportation requires grading plans and drainage reports for work done in NDOT right-of-way. They also address driveway accesses, and the requirements for occupancy permits.

Contact: Anita Lyday, Urban Traffic Engineer, 775.834.8320, alyday@dot.state.nv.us

- Truckee Meadows Water Authority stated property owner must provide water rights prior to development of the property.

Contact: Levi Kleiber, Supervisor, Land and Mapping Services, 775.834.8069,

- Planning and Development requires that the final map be in substantial compliance with all plans and documents submitted with the tentative parcel map. Approval of the parcel map does not grant approval for grading.

Contact: Eva Krause, 328-3628, ekrause@washoecounty.us

- County Surveyor requires the inclusion of FEMA floodplains and a drainage easement to the parcel map, the addition of a note to the map, a separate letter certifying roadway improvements, conditions on the access road, and other matters pertaining to the final map.

Contact: Mike Gump, PLS, 775.325.8033, mgump@washoecounty.us

- Environmental Health Division requires that water service be provided by a public water service and that existing wells be abandon. Also address the requirements for on-site sewage disposal systems.

Contact: Chris Anderson, PE, 775.328.2632, canderson@washoecounty.us

- Vector-Borne Disease addressed the requirements for the design of channel and ditch systems.

Contact: J.L. Shaffer, 775.785.4525, jshaffer@washoecounty.us

- Parks and Open Space discussed the need for grading plans and the use of "certified weed free" fill dirt and management practices to prevent the spread of noxious weeds.

Contact: Dennis Troy, 775.328.2059, dtroy@washoecounty.us

Staff Comment on Review Criteria

Section 110.606.30 (i) of Article 606, *Parcel Maps*, within the Washoe County Development Code, 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 Health Department requires that each parcel be attached to public water service and abandon exiting wells. On-site sewage disposal systems are required.
 - b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision.

Staff Comment: Prior to development of the property, the property owner must provide sufficient water rights to support the development to the Truckee Meadows Water Authority.

- c) The availability and accessibility of utilities.

Staff Comment: Utilities are provided to the existing structures on parcels 1 and 3. Utility easements along the eastern property line of parcels 1, 2 and 4 provide accessibility to obtain utility services.

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

Staff Comment: The subject parcels have a regulatory zone of General Commercial, therefore schools, parks and recreation services are not impacted. There are adequate police, fire and transportation services in the area.

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

Staff Comment: The proposed parcel map conforms to General Commercial uses. The Old Washoe City Historic Commercial District Character Management Area Plan permits live/work uses by special use permit.

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

Staff Comment: The proposed parcel map conforms to the streets and highways master plan.

- 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 parcel map does not impact public streets or the need for new streets or highways. The opening of I-580 has significantly reduced traffic on Highway 395 South.

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

Staff Comment: Portions of Parcels 1, 2 and 3 are within the 100 year flood plain. New developments are required to conform to Washoe County standards for development in a flood plain.

- 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 recommendations and conditions submitted by the reviewing agencies are included in the Conditions of Approval (Exhibit A).

- 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: Truckee Meadows Fire Protection District shall determine the availability and accessibility of fire protection at the time new development is proposed. The TMFPD shall require fire protection as required by the fire districts applicable codes.

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

Staff Comment: Public utility easements are available.

- l) Recreation and trail easements.

Staff Comment: No recreational or trail easements are created, and none are impacted by the parcel 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 PM15-015 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 PM15-015 for Reeves Business Venture 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

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 Washoe County Board of County Commissioners. Any



Conditions of Approval

Parcel Map Case Number PM15-015

The tentative parcel map approved under Parcel Map Case Number PM15-015 shall be carried out in accordance with the Conditions of Approval granted by the Washoe County Parcel Map Review Committee on October 8, 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 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 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 Health District must be appealed to the District Board of Health.**
- **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.**
- **The TRUCKEE MEADOWS WATER AUTHORITY (TMWA) is directed and governed by its own board. Therefore, any conditions set by the Truckee Meadows Water Authority 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: Eva Krause, AICP, Planner, 775.328.3628, ekrause@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. PM15-015 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.

WILLIAM WHITNEY, DIRECTOR, PLANNING AND DEVELOPMENT DIVISION

- d. Any regulations, procedures, and conditions adopted by the Washoe County Health District 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 exceed the major grading thresholds; therefore a special use grading permit is required.
 - g. The approval for this tentative parcel map does not include improvements for driveways to building pads. Grading for access to building pads shall be included as part of the special use permit application.
 - h. The existing residence shall not be used as a residence unless and until a Special Use Permit is issued for a commercial use with an attached accessory dwelling (Live/Work) as permitted by the Old Washoe City Commercial Historic District CMA.
2. The following conditions are requirements of the Parks and Open Space Program, which shall be responsible for determining compliance with these conditions.

Contact: Dennis Troy, 775.328.2059, dtroy@washoecounty.us

- a. The project identifies that 48,750 cubic yards of dirt will be disturbed on the on the site but fill and export amounts are not identified, nor does it mention if it is a balanced site. Please include the following notes on future plan sets:
 - i. All fill dirt imported as part of the project is required to be “certified weed free.”
 - ii. Best management practices will be used to prevent the spread of noxious and invasive weeds during construction activities. At minimum, the highlighted portion in the attached document provided will be included on future construction plans and specifications.
3. The following conditions are requirements of the Engineering and Capital Projects Division, which shall be responsible for determining compliance with these conditions.

Contact: Mike Gump, PLS, 775.325.8033, mgump@washoecounty.us

- a. There appears to be a power pole and business sign within the access easement off of highway 395.
- b. Add a graphic border around the proposed division.
- c. Remove structures from the map.
- d. An NDOT driveway permit is required.
- e. The applicant shall submit a letter from a PLS certifying that the roadway improvements are within the documented access and do not exceed a 14% gradient
- 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 drainage easement for surface drainage.
- i. Remove debris from the proposed division.
- j. 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.
- k. Comply with the conditions of the Washoe County technical check for this map.
- l. Add a Security Interest Holder's Certificate to the map if applicable.

Washoe County Health District

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

Contact: J.L. Shaffer, 775.785.4525, jshaffer@washoecounty.us

Approval by Vector Borne Disease Program of this Division is subject to the following conditions:

- a. If a road side ditch system is proposed the Health District will require 4-6 inch cobble rock in the flow line of the channel and ditches to reduce the transport of sediment (Vector 040.021¹).
- b. Prior to the sign off of the building plans the above detail designs are required on the plans and a scheduled compliance inspection with the Vector-Borne Diseases Program is required for the above condition(s).

Contact: Chris Anderson, PE, 775.328.2632, canderson@washoecounty.us

Prior to approval of a Final Parcel Map, consent by Engineering of this Division is dependent to the following conditions being performed and submitted for review and approval prior to Final Parcel Map approval:

- c. The notes on the Final Parcel Map must be revised to include the exclusive provision of water service from public water for each parcel created.
- d. Any existing wells must be abandoned and a Well Abandonment Permit must be applied for prior to connection of any improvements to the public water system.
- e. Each proposed parcel must be assessed for the suitability of onsite sewage disposal systems (OSDS). Test trench permit(s) must be obtained from this Division to determine the suitability of the proposed Parcels for OSDS.
- f. The test trenches shall be plotted on the proposed Parcel Map.
- g. Any commercial building on proposed Parcel 1 shall be served by an approved commercial OSDS system to be obtained from the Nevada Bureau of Water Pollution Control. The Final Parcel Map shall incorporate this in a note on the Final Parcel Map.

¹ District Board of Health Regulations Governing the Prevention of Vector-Borne Diseases.

Nevada Department of Transportation

5. The following conditions are requirements of the Nevada Department of Transportation, which shall be responsible for determining compliance with these conditions.

Contact: Anita Lyday, 775.834.8320, alyday@dot.state.nv.us

- a. Prior to any grading adjacent to the Nevada Department of Transportation right-of-way, a Drainage Report, including a grading plan, and a Drainage Form must be submitted to the Permits office. Please contact the Permits Office at 775.834.8330 for more information.
- b. The Nevada Department of Transportation requires an occupancy permit for any work performed within the State's right-of-way. Please contact the Permits Office at 775.834.8330 for more information regarding the occupancy permit.
- c. Existing approaches are personal and not transferable with the sale of the property. All driveway accesses to the state highway system will be required to comply with the NDOT access management guidelines current at the time of the application.
- d. The state defers to municipal government for land use development decisions. Public involvement for development related improvements within the NDOT right-of-way should be considered during the municipal land use development public involvement process. Significant public improvements within the NDOT right-of-way, developed after the public involvement process, may require additional public involvement. It is the responsibility of the permit applicant to perform such additional public involvement. We would encourage such public involvement to be part of the municipal land use development process.

Truckee Meadows Water Authority

6. The following conditions are requirements of the Truckee Meadows Water Authority (TMWA), which shall be responsible for determining compliance with these conditions.

Contact: Levi Kleiber, 775.834.8069, LKleiber@tmwa.com

- a. The property owner must provide water rights to the Truckee Meadows Water Authority sufficient to support the proposed development prior to the finalization of any building permits on the property.

*** End of Conditions ***

WASHOE COUNTY
HEALTH DISTRICT
ENHANCING QUALITY OF LIFE

September 16, 2015

Eva Krause AICP, Planner
Washoe County Community Services
Planning and Development Division
PO Box 11130
Reno, NV 89520-0027

RE: Reeves Business Venture; APN 046-080-04
Parcel Map; PM15-015

Dear Ms. Krause:

The Washoe County Health District, Environmental Health Services Division (Division) Engineering and Vector have reviewed the above referenced project. This Parcel Map proposes to create four (4) parcels, Parcels 1 through 4, of 3.23 acres, 7.92 acres, 1.52 acres and 4.12 acres, respectively. The proposed parcels are to be served by public water provided by Truckee Meadows Water Authority and onsite sewage disposal systems.

Approval by Vector of this Division is subject to the following conditions:

1. If a road side ditch system is proposed the Health District will require 4-6 inch cobble rock in the flow line of the channel and ditches to reduce the transport of sediment (Vector 040.021¹).
2. Prior to the sign off of the building plans the above detail designs are required on the plans and a scheduled compliance inspection with the Vector-Borne Diseases Program is required for the above condition(s).

Prior to approval of a Final Parcel Map, consent by Engineering of this Division is dependent to the following conditions being performed and submitted for review and approval prior to Final Parcel Map approval:

1. The notes on the Final Parcel Map must be revised to include the exclusive provision of water service from public water for each parcel created.
2. Any existing wells must be abandoned and a Well Abandonment Permit must be applied for prior to connection of any improvements to the public water system.
3. Each proposed parcel must be assessed for the suitability of onsite sewage disposal systems (OSDS). Test trench permit(s) must be obtained from this Division to determine the suitability of the proposed Parcels for OSDS.
 - a. The test trenches shall be plotted on the proposed Parcel Map.
4. Any commercial building on proposed Parcel 1 shall be served by an approved commercial OSDS system to be obtained from the Nevada Bureau of Water Pollution Control. The Final Parcel Map shall incorporate this in a note on the Final Parcel Map.

¹ District Board of Health Regulations Governing the Prevention of Vector-Borne Diseases.

5. Per Washoe County Health District Regulations Governing Sewage, Wastewater and Sanitation 040.030, a second or subsequent parcel map from this original parcel as it existed on October 23, 2001, proposing to use on-site sewage disposal, shall be 5.0 acres. Therefore, the parcels per this application shall not be further divided unless public sewer is provided.
6. Prior to and as a requirement for recordation, Washoe County District Board of Health shall be a signatory and have a jurat block for said signature on the Final Parcel Map.

The above conditions do not preclude nor supersede any future administrative review requirements per District Board of Health Regulations.

If you have any questions regarding the foregoing, please call Chris Anderson at 328-2632 or Jim Shaffer 785-4599 regarding engineering or vector comments, respectively.

Sincerely,

Chris Anderson, P.E.
Registered Engineer
Land Development Program
Environmental Health Services

J.L. Shaffer
Program Coordinator/Planner
Vector-Borne Diseases Program
Environmental Health Services

CA/JS:ca

Cc: File - Washoe County Health District



STATE OF NEVADA
DEPARTMENT OF TRANSPORTATION

RECEIVED

SEP 21 2015

BRIAN SANDOVAL, Governor

District II
310 Galletti Way
Sparks, Nevada 89431
(775) 834-8300 FAX (775) 834-8390

RUDY MALFABON, P.E., Director

September 16, 2015

Washoe County Community Service Department
Planning and Development Division
P.O. Box 11130
Reno, NV 89520-0027

PM15-015
Reeves Business Ventures
Old US395 South

Attention: Eva M. Krause, AICP

Dear Ms. Eva Krause:

I have reviewed the division of the 16.78 acre parcel located 2000 feet north of the intersection of Parker Ranch Road and US395 South and have the following comments.

1. Prior to any grading adjacent to the Nevada Department of Transportation right-of-way, a Drainage Report, including a grading plan, and a Drainage Form must be submitted to the Permit office. A Drainage Information Form is attached. Please contact the Permit Office at (775) 834-8330 for more information.
2. The Nevada Department of Transportation will require an occupancy permit for any work performed within the State's right-of-way. Please contact the Permit Office at (775) 834-8330 for more information regarding the occupancy permit.
3. Existing approaches are personal and not transferable with the sale of property. All driveway accesses to the state highway system will be required to comply with the NDOT access management guidelines current at the time of application.
4. The state defers to municipal government for land use development decisions. Public involvement for development related improvements within the NDOT right-of-way should be considered during the municipal land use development public involvement process. Significant public improvements within the NDOT right-of-way, developed after the public involvement process, may require additional public involvement. It is the responsibility of the permit applicant to perform such additional public involvement. We would encourage such public involvement to be part of a municipal land use development process.

Thank you for the opportunity to review this development proposal. The Department reserves the right to incorporate further changes and/or comments as the design review advances. Please feel free to contact me at (775)834-8320, if you have any further questions or comments.

Sincerely,

Anita Lyday, PE, PTOE
Urban Traffic Engineer

cc: File



MEMORANDUM

DEPARTMENT OF REGIONAL PARKS AND OPEN SPACE

PLANNING DIVISION



TO: Eva Krause, AICP, Planner

FROM: Dennis Troy, Park Planner

DATE: September 9, 2015

SUBJECT: PM15-015 – Reeves Business Venture

Corrections

1. The project identifies that 48,750 cubic yards of dirt will be disturbed on the on the site but fill and export amounts are not identified, nor does it mention if it is a balanced site. Please include the following notes on future plan sets:
 - a. All fill dirt imported as part of the project is required to be "certified weed free."
 - b. Best management practices will be used to prevent the spread of noxious and invasive weeds during construction activities. At minimum, the highlighted portion in the attached document provided will be included on future construction plans and specifications.



Washoe County

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects

INTEROFFICE MEMORANDUM

PARCEL MAP REVIEW

DATE: September 29, 2015

TO: Department of Community Services

FROM: Mike Gump, PLS, Engineering Division

SUBJECT: *Parcel Map for: Eva Krause*
Parcel Map Case No.: PM15-015
APN: 046-080-04
Review Date: 09/24/2015
Existing Zoning/Land Use Designation:

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. There appears to be a power pole and business sign within the access easement off of highway 395.
2. Add a graphic border around the proposed division.
3. Remove structures from the map.
4. An NDOT driveway permit is required.
5. The applicant shall submit a letter from a PLS certifying that the roadway improvements are within the documented access and do not exceed a 14% gradient
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 drainage easement for surface drainage.
9. Remove debris from the proposed division.
10. 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.
11. Comply with the conditions of the Washoe County technical check for this map.
12. Add a Security Interest Holder's Certificate to the map if applicable.
- 13.

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Community Development staff at 775.328.6100.

Project Information		Staff Assigned Case No.: <u>PM15-015</u>	
Project Name (commercial/industrial projects only): REEVES BUSINESS VENTURES			
Project Description: PARCEL MAP OF APN 046-080-04			
Project Address: 275 US HIGHWAY 395 SOUTH			
Project Area (acres or square feet): 16.78 AC.			
Project Location (with point of reference to major cross streets AND area locator): 4900 FEET SOUTH OF THE INTERSECTION OF US HIGHWAY 395 SOUTH AND EAST LAKE BLVD.			
Assessor's Parcel No(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
046-080-04	16.78 AC.		
Section(s)/Township/Range: SECTION 23, T 17N., R 19E MDM			
Indicate any previous Washoe County approvals associated with this application: Case Nos.			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: REEVES BUSINESS VENTURES		Name: LANDMARK SURVEYING	
Address: 3451 LISBON COURT		Address: 2548 RAMPART TERRACE	
SPARKS, NV	Zip: 89436	RENO, NV.	Zip: 89519
Phone: 775-530-5510	Fax:	Phone: 775-324-0904	Fax: 775-324-0904
Email: bd.reeves@yahoo.com		Email: hubtac@sbcglobal.net	
Cell:	Other:	Cell: 775-772-6058	Other:
Contact Person: BRUCE REEVES		Contact Person: DENNIS CHAPMAN	
Applicant/Developer:		Other Persons to be Contacted:	
Name: SAME AS OWNER		Name:	
Address:		Address:	
	Zip:		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

July 1, 2012

Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to tentative parcel maps may be found in Article 606, Parcel Maps.

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

680 FEET NORTH EAST OF THE INTERSECTION OF US HIGHWAY 395 SOUTH AND WASHOE DRIVE

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
046-080-04	GENERAL COMMERCIAL	16.78 ACRES

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

THERE IS A RESIDENTIAL BUILDING THAT WILL BE ON PARCEL 3 AND A COMMERCIAL BUILDING THAT WILL BE ON PARCEL 1. PARCELS 2 AND 4 WILL BE VACANT LAND.

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area	3.23 AC.	7.92 AC.	1.52 AC.	4.12C
Minimum Lot Width	400'	600'	170'	664'

4. 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 Community Development staff for additional materials that are required to be submitted.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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5. Utilities:

a. Sewer Service	SEPTIC
b. Electrical Service/Generator	NV ENERGY
c. Water Service	TRUCKEE MEADOWS WATER AUTHORITY

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

- a. Water System Type:

<input type="checkbox"/> Individual wells		
<input type="checkbox"/> Private water	Provider:	
<input checked="" type="checkbox"/> Public water	Provider:	TRUCKEE MEADOWS WATER AUTHORITY

- b. Available:

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

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

- a. Sewage System Type:

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

- b. Available:

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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8. 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	8.08 ACRE FEET
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other, #		acre-feet per year	

14. Is the subject property located adjacent to an existing residential subdivision? If so, describe how the tentative map complies with each additional adopted policy and code requirement of Article 434, Regional Development Standards within Cooperative Planning Areas and all of Washoe County, in particular, grading within 50 and 200 feet of the adjacent developed properties under 5 acres and parcel matching criteria:

NA

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

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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.
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Grading

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

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

48,750 cubic yards

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?

NO

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?

NO

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?

3:1 SLOPE NATURAL VEGETATION

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?

NO

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?

NO

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

NO

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?

NO

28. Surveyor:

Name	DENNIS CHAPMAN
Address	2548 RAMPART TERRACE RENO, NV 89519
Phone	775-324-0904
Cell	775-772-6058
E-mail	hubtac@sbcglobal.net
Fax	775-324-0904
Nevada PLS #	pls # 5506

