



Parcel Map Review Committee Staff Report

Meeting Date: January 19, 2017

Subject: Parcel Map Case Number WTPM16-0007
Applicant: Elisandro Martinez-Rodriguez
Agenda Item Number: 7B
Project Summary: Divide a 2.04 acre parcel into a 1.7 acre parcel and a 0.34 acre parcel
Recommendation: Approval with Conditions
Prepared by: Eva M. Krause - AICP, Planner
Washoe County Community Services Department
Planning and Development Division
Phone: 775.328.3628
E-Mail: ekrause@washoecounty.us

Description

Parcel Map Case Number WTPM16-0007 (Martinez-Rodriguez) – Hearing, discussion, and possible action to approve the division of a 2.04 acre parcel into a 1.7 acre parcel and a 0.34 acre parcel.

- Applicant: Elisandro (Alex) Martinez-Rodriguez
- Property Owner: Elisandro Martinez-Rodriguez
- Location: 350 W. 5th Avenue, Sun Valley, NV
- Assessor's Parcel Number: 085-750-06
- Parcel Size: 2.04 acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Sun Valley
- Citizen Advisory Board: Sun Valley
- Development Code: Authorized in Article 606, Parcel Maps
- Commission District: 3 – Commissioner Jung
- Section/Township/Range: Section 19, T20N, R20E, MDM, Washoe County, NV

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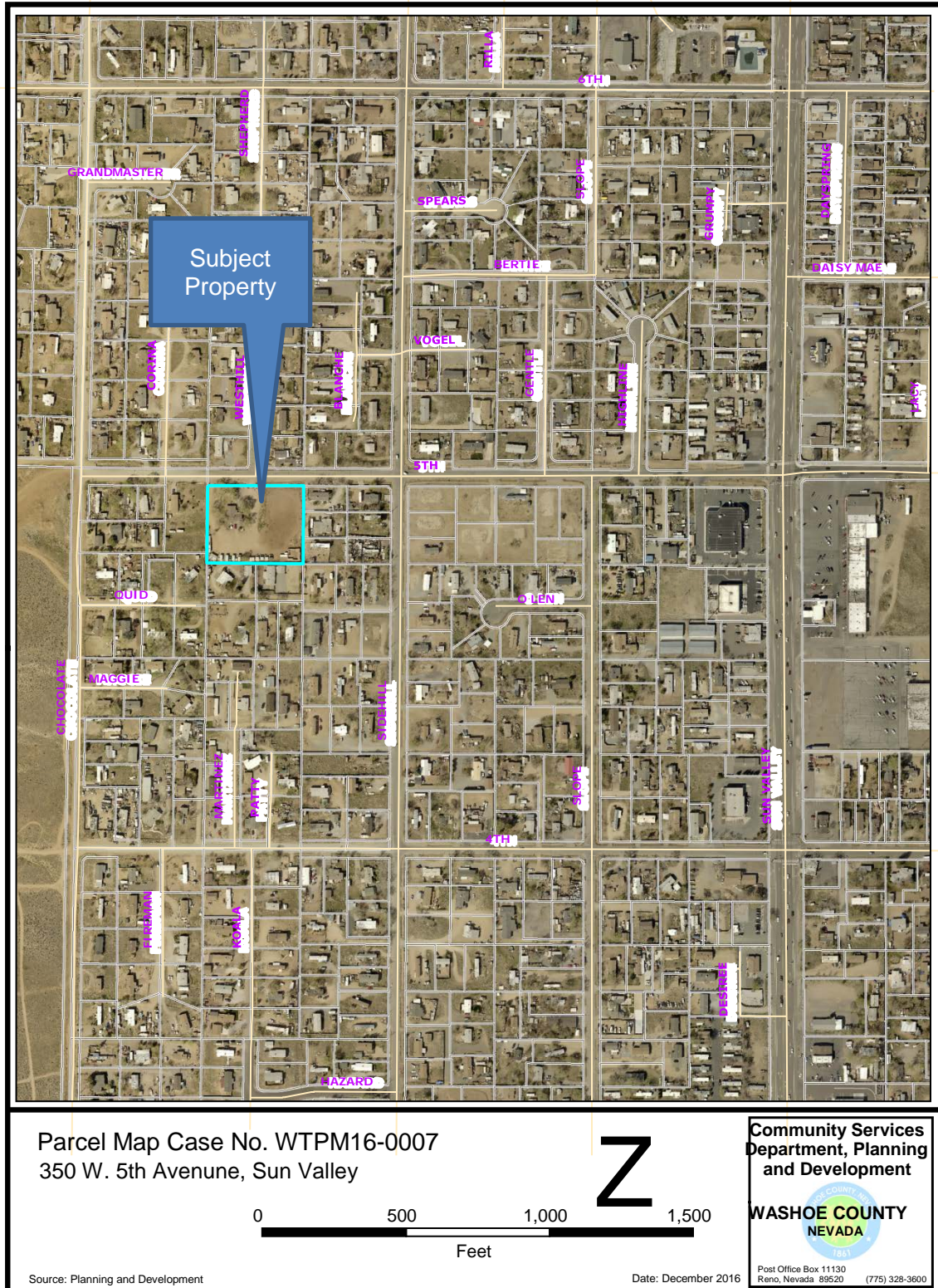
Parcel Map

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 Code Chapter 110, 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:

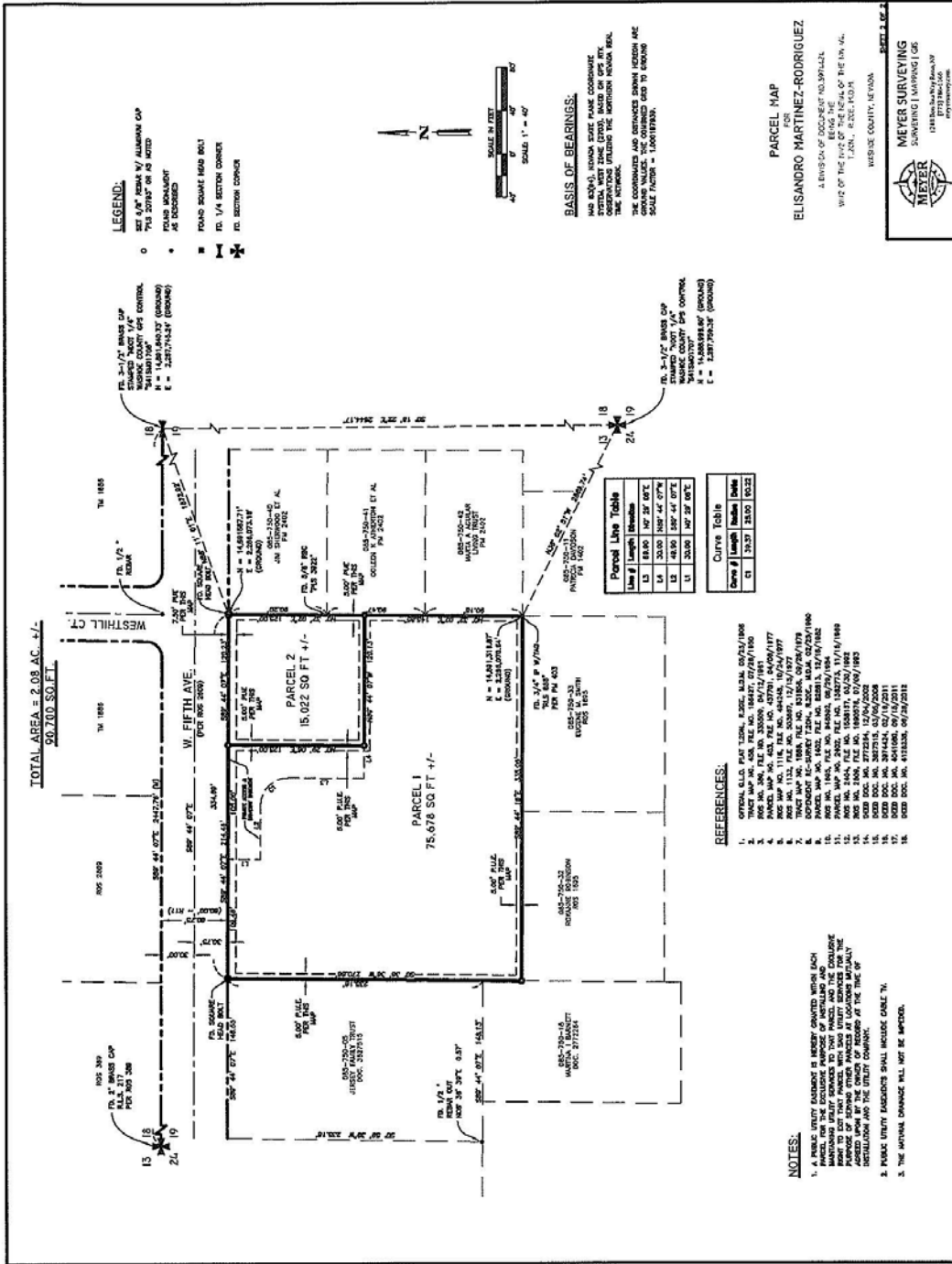
- Prior to recordation of a final map.
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure.

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 the Planning and Development 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 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 WTPM16-0007 are attached to this staff report and will be included with the Action Order if approved by the Parcel Map Review Committee.



Vicinity Map



Site Plan

Tentative Parcel Map Evaluation

Land Use Designation:	Medium Density Suburban
Maximum Lot Potential:	7
Number of Lots on Parcel Map:	2
Minimum Lot Size Required:	12,000 square feet
Minimum Lot Size on Parcel Map:	14,810 square feet
Minimum Lot Width Required:	80 feet
Minimum Lot Width on Parcel Map:	120 feet

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

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

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

The subject parcel is within the Sun Valley General Improvement District Service Area (SVGID).

Development InformationThe subject parcel is developed with a single family house and several detached accessory structures. The required setbacks for Medium Density Suburban zone are 20 feet for front and rear yard setbacks and 8 feet for the side yard setbacks. Accessory structures 12 feet or less in height are required to maintain a 5 foot side and rear yard setback. The single family dwelling and all structures meet the above-mentioned setbacks.

Reviewing Agencies

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

- Washoe County Community Services Department
 - Planning and Development Division
 - Engineering and Capital Projects Division
 - Parks and Open Spaces
 - Utilities
- Sun Valley General Improvement District
- Washoe County Health District
 - Vector-Borne Diseases Program
 - Environmental Health Services Division
- Truckee Meadows Fire Protection District
- Regional Transportation Commission (RTC)
- Washoe-Storey Conservation District

4 out of the 10 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.

- Planning and Development Division requires the final map to be in substantial compliance with all plans and documents submitted with the tentative parcel map. Staff also noted that the parcel map shall comply with all Health, Fire and County Surveyor requirements.

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

- Engineering and Capital Projects Division provide conditions related to the drainage, access, fire and mapping requirements.

Contact: Mike Gump, 328.2315, mgump@washoecounty.us

- Environmental Health Services Department requires any new development be served by municipal sewer and water.

Contact: Wes Rubio, 328.2635, wrubio@washoecounty.us

- Sun Valley General Improvement District (SVGID) is the water and sewer provider. As such all development shall conform to SVGID policies and requirements.

Contact: Jon Combs, 673-2253, jcombs@svgid.com

Staff Comment on Required Findings

Washoe County Code Section 110.606.30 (i) 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 property shall be connected to SVGID water and sewer. All County health regulations shall apply.
 - b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision.
Staff Comment: SVGID state that water rights may be required. If required, the water rights shall be dedicated to SVGID prior to development of the parcel.
 - c) The availability and accessibility of utilities.
Staff Comment: Utilities are available to serve the new parcel.
 - d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks.
Staff Comment: The noted public services are available in Sun Valley and available to the new parcel.
 - e) Conformity with the zoning ordinances and master plan.
Staff Comment: The proposed parcel conforms to the adopted Washoe County regulatory zone and master plan category for the parcel.
 - f) General conformity with the governing body's master plan of streets and highways.
Staff Comment: The new parcel is located on an existing residential street.

- 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: No new streets are required to serve the new parcel.

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

Staff Comment: The site is identified as being most suitable for development. The lot has a slope less than 15%, is not located in a floodplain, and no other known natural hazards exist.

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

Staff Comment: The property shall conform to all Washoe County development regulations. Review agencies may add conditions during the Parcel Map Review Committee meeting.

- 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: Sun Valley is served by the Truckee Meadows Fire Protection District. Any new construct shall comply with Washoe County Code Chapter 60.

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

Staff Comment: CATV is available in Sun Valley and to the new parcel.

- l) Recreation and trail easements.

Staff Comment: There are no recreation or trail easements on the property.

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 WTPM16-0007 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 WTPM16-0007 for Martinez-Rodriguez, 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:

- 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;
 - 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 Board of County Commissioners. Any appeal must be filed in writing within 10 calendar days after the written decision is filed with and signed by the Secretary of the Parcel Map Review Committee and mailed to the applicant.

xc: Owner/Applicant: Eilsandro Martinez-Rodrigues
 350 W. 5th Street
 Sun Valley NV, 89433

Consultant: Randy Meyer, Meyer Surveying
 1248Bon Rea Way
 Reno NV 89503

Staff Report xc: Sun Valley GID



Conditions of Approval

Parcel Map Case Number WTPM16-0007

The tentative parcel map approved under Parcel Map Case Number WTPM16-0007 shall be carried out in accordance with the Conditions of Approval granted by the Washoe County Parcel Map Review Committee on January 12, 2017. 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.

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.

Planning and Development Division

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

Contact: Eva M. 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. WTPM16-0007 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 H. 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. All conditions, correction or requirements of the technical map check shall be made to the satisfaction of the County Surveyor prior to final approval of the map.
- g. 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.

Engineering and Capital Projects Division

2. The following conditions are requirements of the Engineering and Capital Project Division, which shall be responsible for determining compliance with these conditions.

Contact: Mike Gump, 775.328.2315, MGump@washoecounty.us

- a. Identify Westhill Ct. on Vicinity Map
- b. The applicant shall submit a letter from a PLS certifying that the roadway improvements are within the documented access.
- c. 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.
- d. Comply with the conditions of the Washoe County technical check for this map.
- e. Add a Security Interest Holder's Certificate to the map if applicable.
- f. Grant 7.5 foot easements for snow storage, drainage and signage.

Environmental Health Services Division

3. The following condition is the requirement of the Environmental Health Division, which shall be responsible for deterring compliance with these conditions.

Contact: Wes Rubio, 775.328.2635 wrubio@washoecounty.us

- a. All new construction shall be served by municipal sewer and water.

Sun Valley General Improvement District

4. The following conditions are requirements of the Sun Valley General Improvement District, which shall be responsible for determining compliance with these conditions.

Contact: Jon Combs, 775.673.2253, jcombs@svgid.com

- a. Sun Valley GID shall be the water and waste water provider.
- b. Any water rights that may be required for development shall be dedicated to Sun Valley GID.
- c. Sun Valley GID shall be a signature on the Jurat.
- d. Compliance with applicable regulations and policies of the Sun Valley GID shall be required.

*** End of Conditions ***



Washoe County
COMMUNITY SERVICES DEPARTMENT
Engineering and Capital Projects

INTEROFFICE MEMORANDUM

PARCEL MAP REVIEW

DATE: 12/15/2016
TO: Department of Community Services, Eva Krause
FROM: Mike Gump, PLS, Engineering Division
SUBJECT: *Parcel Map for: Martinez-Rodriguez, Elisandro*
Parcel Map Case No.: WTPM16-0007
APN: 085-750-06
Review Date: 12/15/2016
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. Identify Westhill Ct. on Vicinity Map
2. The applicant shall submit a letter from a PLS certifying that the roadway improvements are within the documented access.
3. 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.
4. Comply with the conditions of the Washoe County technical check for this map.
5. Add a Security Interest Holder's Certificate to the map if applicable.
6. Grant 7.5' easements for snow storage, drainage and signage.

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

December 21, 2016

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

RE: Elisandro Martinez-Rodriguez Parcel Map; APN 085-750-06
Parcel Map; WTPM16-0007

Dear Ms. Krause:

The Washoe County Health District, Environmental Health Services Division (Division) Engineering has reviewed the above referenced project. Approval by this Division is subject to the following conditions:

1. The WCHD Environmental Services Division has no objections to the approval of the proposed parcel map. The parcel is currently served by municipal sewer and water and any new construction must be served by sewer and water as well.

If you have any questions or would like clarification regarding the foregoing, please contact Wes Rubio, Senior Environmental Health Specialist at wrubio@washoecounty.us regarding all Health District comments.

Sincerely,

Bob Sack, Division Director
Environmental Health Services Division
Washoe County Health District

BS:wr

Cc: File - Washoe County Health District





From: Jon Combs
To: [Krause, Eva](#)
Cc: [Jennifer](#)
Subject: RE: parcel map WTMP16-0007
Date: Tuesday, December 13, 2016 7:59:46 AM

Good Morning Eva! I removed the confidential statement as requested (please see below). please let me know if you need anything else.

Thank you,
Jon Combs
Public Works Director
Sun Valley G.I.D.
5000 Sun Valley Blvd.,
Sun Valley, NV 89433
Ph: (775)673-2253 Fx: (775) 673-7708
www.svgid.com

From: Jon Combs [<mailto:jcombs@svgid.com>]
Sent: Monday, December 12, 2016 01:38 PM
To: Krause, Eva
Cc: Jennifer
Subject: parcel map WTMP16-0007

Eva,
Sun Valley comments on Parcel Map case number WTMP16-0007 (Martinez-Rodriguez).

1. APN 085-750-06 for 2.04 acres is within Sun Valley GID service boundary.
2. Sun Valley GID will be the water and waste water provider.
3. Any water rights that may be required for development will be required to be dedicated to Sun Valley GID.
4. Sun Valley GID to be signature on the Jurat.
5. Compliance with applicable regulations and policies of the Sun Valley GID shall be required.

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

Project Information		Staff Assigned Case No.: <u>WTPM16-0007</u>	
Project Name: Parcel Map for Elisandro Martinez-Rodriguez			
Project Description: A division of APN 085-750-06			
Project Address: 350 W 5th Ave			
Project Area (acres or square feet): 2.04 Ac. +/-			
Project Location (with point of reference to major cross streets AND area locator): Sun Valley - Approx. 1,800' West of the W. 5th Ave x Sun Valley Blvd. intersection and 600' East of Chocolate Dr.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
085-750-06	2.04 Ac.		
Section(s)/Township/Range: NW 1/4 Sec. 19 T20N, R20E			
Indicate any previous Washoe County approvals associated with this application: Case No.(s). N/A			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Elisandro (Alex) Martinez-Rodriguez		Name: Meyer Surveying	
Address: 350 W. 5TH AVE Sun Valley, NV		Address: 1248 Bon Rea Way Reno, NV	
Zip: 89433		Zip: 89503	
Phone: (775) 351-7367 Fax: N/A		Phone: (775) 786-1166 Fax:	
Email: N/A		Email: rmeyer@meyersurvey.com	
Cell: (775) 351-7367 Other: N/A		Cell: (775) 830-3690 Other:	
Contact Person: Alex Martinez		Contact Person: Randy Meyer	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Elisandro (Alex) Martinez-Rodriguez		Name:	
Address: 350 W.5TH AVE Sun Valley, NV		Address:	
Zip: 89433		Zip:	
Phone: (775) 351-7367 Fax: N/A		Phone: Fax:	
Email: N/A		Email:	
Cell: (775) 351-7367 Other:		Cell: Other:	
Contact Person: Alex Martinez		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: ELISANDRO MARINEZ-RODRIGUEZ

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, ELISANDRO MARTINEZ-RODRIGUEZ
(please print name)

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

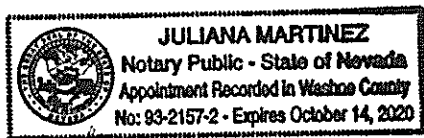
(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 085-750-06

Printed Name ELISANDRO MARTINEZ-RODRIGUEZ

Signed *Elisandro Martinez-Rodriguez*

Address 350W. 5TH AVE. SUN VALLEY, NV



Juliana Martinez
(Notary Stamp)

Subscribed and sworn to before me this 10 day of November, 2016

Washoe County
Notary Public in and for said county and state

My commission expires: Oct 14, 2020

*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

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)?

350 W. 5th Ave Sun Valley. 1,800 W of Sun Valley Blvd.

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
085-750-06	200 SFR	2.04

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

Their is an existing Single Family Residence.

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area	73,853 SF	15,009 SF		
Minimum Lot Width	214.5'	120'		

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	SV GID
b. Electrical Service/Generator	NV Energy
c. Water Service	SV GID

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:	SV GID

- b. Available:

<input checked="" 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 checked="" type="checkbox"/> Yes	<input checked="" 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 type="checkbox"/> Individual septic		
<input checked="" type="checkbox"/> Public system	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
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- c. Washoe County Capital Improvements Program project?

<input checked="" 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 #	N/A	acre-feet per year	
b. Certificate #	N/A	acre-feet per year	
c. Surface Claim #	N/A	acre-feet per year	
d. Other, #	N/A	acre-feet per year	

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

N/A

9. 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.
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10. 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.
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11. 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.
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12. 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.
------------------------------	--	---

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

N/A

14. 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.
------------------------------	--	---

15. 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

16. 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.

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

N/A

18. 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

19. 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

20. 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

21. 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

22. 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

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

N/A

24. 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

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

N/A

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

N/A

27. Surveyor:

Name	John Randolph Meyer (Randy)
Address	1248 Bon Rea Way Reno, NV 89503
Phone	(775) 786-1166
Cell	(775) 830-3690
E-mail	rmeyer@meyersurvey.com
Fax	N/A
Nevada PLS #	20793

Tentative Parcel Map 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.**
 - A separate \$299.00 check for the engineering technical review fee is required upon submittal.
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 proceeding 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.

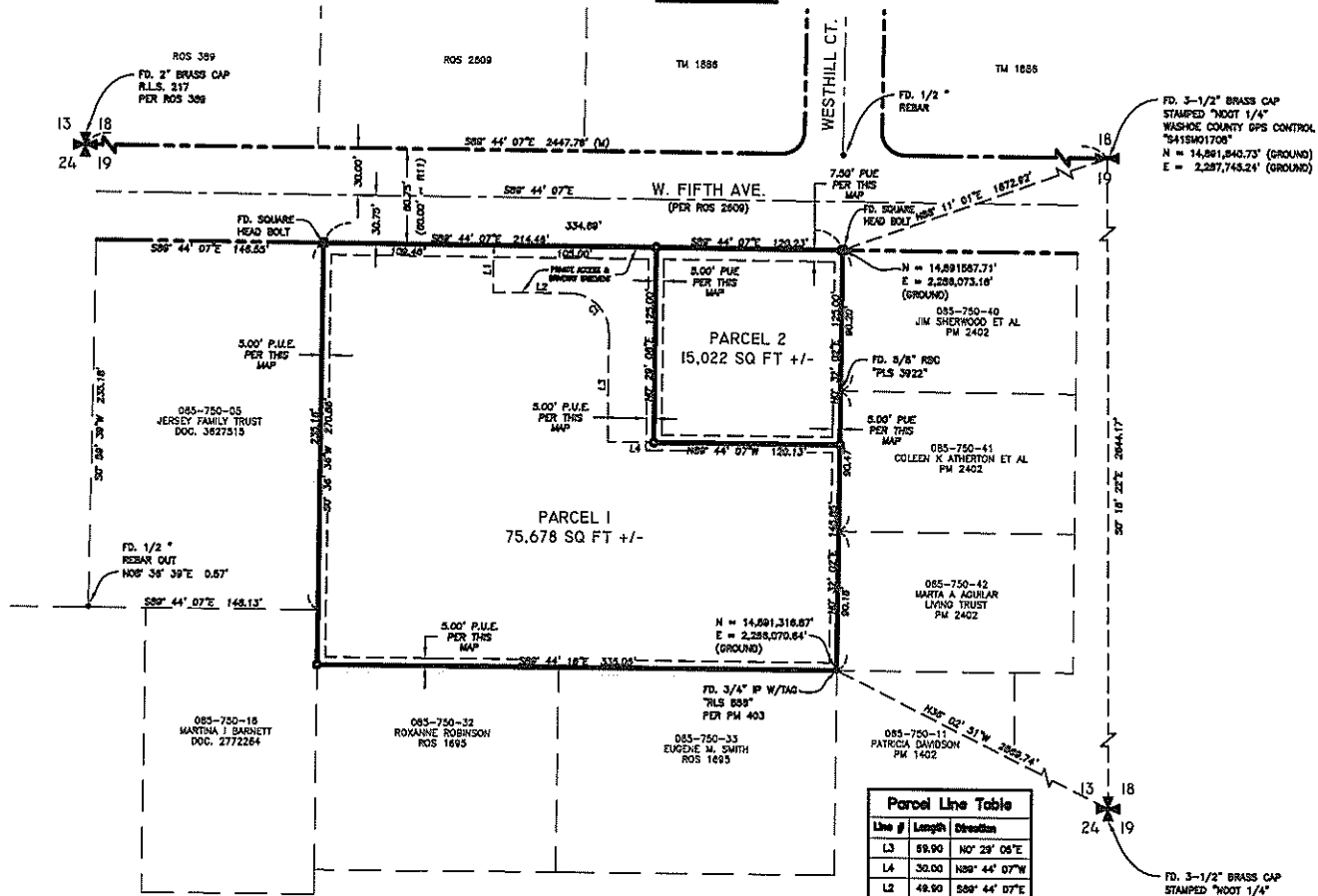
- g. The location and outline to scale of each existing building or structure that is not to be moved in the development.
 - h. Existing roads, trails or rights-of-way within the development shall be designated on the map.
 - i. Vicinity map showing the proposed development in relation to the surrounding 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 flash drive or DVD. One (1) packet must be labeled "Original" and must include the fee schedule (including the appropriate fees) and the original signed and notarized Owner Affidavit. Each packet shall include an 8.5" x 11" reduction of any large format sheets included in the application. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ x 11" display. Each packet shall include: one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

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

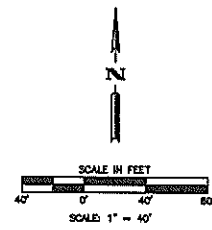
I hereby certify, to the best of my knowledge,, all information contained in this application is correct and meets all Washoe County Development Code requirements.

Professional Land Surveyor

TOTAL AREA = 2.08 AC. +/-
90,700 SQ.FT.



- LEGEND:**
- SET 5/8" REBAR W/ ALUMINUM CAP
"PLS 20793" OR AS NOTED
 - FOUND MONUMENT
AS DESCRIBED
 - FOUND SQUARE HEAD BOLT
 - ⊕ FD. 1/4 SECTION CORNER
 - ⊗ FD. SECTION CORNER



BASIS OF BEARINGS:

NAD 83(84), NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE (2703), BASED ON GPS RTK OBSERVATIONS UTILIZING THE NORTHERN NEVADA REAL TIME NETWORK.

THE COORDINATES AND DISTANCES SHOWN HEREON ARE GROUND VALUES. THE CONVERSION GRID TO GROUND SCALE FACTOR = 1.000187939.

Line #	Length	Direction
L3	59.90	N0° 29' 06"E
L4	30.00	S89° 44' 07"W
L2	48.90	S89° 44' 07"E
L1	30.00	N0° 29' 06"E

Curve #	Length	Station	Delta
C1	38.37	28.00	80.22

- REFERENCES:**
- OFFICIAL G.L.O. PLAT T.20N., R.20E., M.D.M. 03/23/1908
 - TRACT MAP NO. 408, FILE NO. 188427, 07/28/1950
 - ROS NO. 389, FILE NO. 335509, 04/12/1961
 - PARCEL MAP NO. 403, FILE NO. 437701, 04/04/1977
 - ROS NO. 1118, FILE NO. 494248, 10/24/1977
 - ROS NO. 1132, FILE NO. 503897, 12/15/1977
 - TRACT MAP NO. 1858, FILE NO. 831858, 09/28/1979
 - DEPENDENT RE-SURVEY T.20N., R.20E., M.D.M. 02/25/1980
 - PARCEL MAP NO. 1402, FILE NO. 838813, 12/18/1982
 - ROS NO. 1868, FILE NO. 948592, 08/29/1984
 - PARCEL MAP NO. 2402, FILE NO. 1382773, 11/15/1989
 - ROS NO. 2404, FILE NO. 1558157, 03/30/1992
 - ROS NO. 2009, FILE NO. 1690378, 07/09/1993
 - DEED DOC. NO. 2772284, 12/04/2002
 - DEED DOC. NO. 3827515, 03/05/2008
 - DEED DOC. NO. 3874424, 02/18/2011
 - DEED DOC. NO. 4041090, 09/15/2011
 - DEED DOC. NO. 4128238, 08/28/2012

- NOTES:**
- A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICES TO THAT PARCEL AND THE EXCLUSIVE RIGHT TO DOT THAT PARCEL WITH SAID UTILITY SERVICES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
 - PUBLIC UTILITY EASEMENTS SHALL INCLUDE CABLE TV.
 - THE NATURAL DRAINAGE WILL NOT BE IMPEDED.

PARCEL MAP
FOR
ELISANDRO MARTINEZ-RODRIGUEZ

A DIVISION OF DOCUMENT NO. 397442Z
BEING THE
W1/2 OF THE NW/2 OF THE NE1/4 OF THE NW 1/4,
T.20N., R.20E., M.D.M.

WASHOE COUNTY, NEVADA

MEYER SURVEYING
SURVEYING | MAPPING | GIS

1248 Bon Bon Way Reno, NV
(775) 786-1166
meyer@meysurvey.com

WASHOE COUNTY TREASURER

PO BOX 30039
 RENO, NV 89520-3039
 775-328-2510

Received By: kbozman Receipt Number: U16.14894
 Location: Treasurer's Office Receipt Year: 2016
 Session: kboz-0-12012016 Date Received: 12/01/2016

PAYMENT RECEIPT

Type	Description	Balance	Net Tax	Interest	Fees Penalties	Current Due	Current Paid	Balance Remaining
Real	Bill Number: 2016090234 Bill Year: 2016 PIN: 08575006 Primary Owner: ELISANDRO MARTINEZ-RODRIGUEZ Property Addr: 350 W 5TH AVE Property Desc: Section 19 Township 20 SubdivisionName _UNSPECIFIED Range 20	187.50	187.50	0.00	0.00	187.50	187.50	0.00
Totals:		187.50	187.50	0.00	0.00	187.50	187.50	0.00

W. C. T. O. 37

DEC 01 2016

PAID

Tender Information:		Charge Summary:	
Cash	200.00	Real	187.50
Total Tendered	200.00	Total Charges	187.50

WASHOE COUNTY TREASURER PO BOX 30039 RENO, NV 89520-3039

By Whom Paid:

ELISANDRO MARTINEZ-RODRIGUEZ
 350 W 5TH AVE
 SUN VALLEY NV 89433

BALANCE REMAINING	0.00
CHARGES	187.50
PAID	200.00
CHANGE	-12.50

WTPM16-0007
EXHIBIT E

WASHOE COUNTY TREASURER

PO BOX 30039
 RENO, NV 89520-3039
 775-328-2510

Received By: kbozman Receipt Number: U16.14893
 Location: Treasurer's Office Receipt Year: 2016
 Session: kboz-0-12012016 Date Received: 12/01/2016

PAYMENT RECEIPT

Type	Description	Balance	Net Tax	Interest	Fees Penalties	Current Due	Current Paid	Balance Remaining
Real	Bill Number: 2016090234 Bill Year: 2016 PIN: 08575006 Primary Owner: ELISANDRO MARTINEZ-RODRIGUEZ Property Addr: 350 W 5TH AVE Property Desc: Section 19 Township 20 SubdivisionName _UNSPECIFIED Range 20	786.58	571.97	0.00	27.11	599.08	599.08	187.50

W. C. T. O. 37
 DEC 01 2016
 PAID

Totals:	786.58	571.97	0.00	27.11	599.08	599.08	187.50
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Tender Information:		Charge Summary:	
Cash	600.00	Real	599.08
Total Tendered	600.00	Total Charges	599.08

WASHOE COUNTY TREASURER PO BOX 30039 RENO, NV 89520-3039

By Whom Paid:

ELISANDRO MARTINEZ-RODRIGUEZ
 350 W 5TH AVE
 SUN VALLEY NV 89433

Due March 6, 2017

BALANCE REMAINING	187.50
CHARGES	599.08
PAID	600.00
CHANGE	-0.92

**WTPM16-0007
 EXHIBIT E**