



Parcel Map Review Committee Staff Report

Meeting Date: April 13, 2017

Subject: Parcel Map Case Number WTPM17-0002
Applicant: Christy Corporation
Agenda Item Number: 7A
Project Summary: Request to divide one parcel of ± 1.164 acres ($\pm 50,721$ square feet) into two parcels of 19,733 square feet and 30,988 square feet.
Recommendation: **Approval with Conditions**
Prepared by: Kelly Mullin, Planner
Washoe County Community Services Department
Planning and Development Division
775.328.3608
kmullin@washoecounty.us

Description

Tentative Parcel Map Case Number WTPM17-0002 (Christy Corporation) – Hearing, discussion, and possible action to approve a parcel map dividing one parcel of ± 1.164 acres ($\pm 50,721$ square feet) into two parcels of: 19,733 square feet and 30,988 square feet.

- Applicant: Christy Corporation
- Property Owner: C4 Holdings, LLC
- Location: At the southeast corner of Sanctuary Trail and Inspiration Point, immediately north of Mount Rose Highway

- Assessor's Parcel Number: 142-343-01
- Parcel Size: ± 1.164 acres
- Master Plan Category: Suburban Residential (SR) and Rural (R)
- Regulatory Zones: Medium Density Suburban (MDS) (Maximum density: 3 dwelling units per acre) and General Rural (GR) (Maximum density: 1 dwelling unit per 40 acres)

- Area Plan: Southwest
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 606, *Parcel Maps*
- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Section 30, T18N, R20E, MDM, Washoe County, NV

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Parcel Map

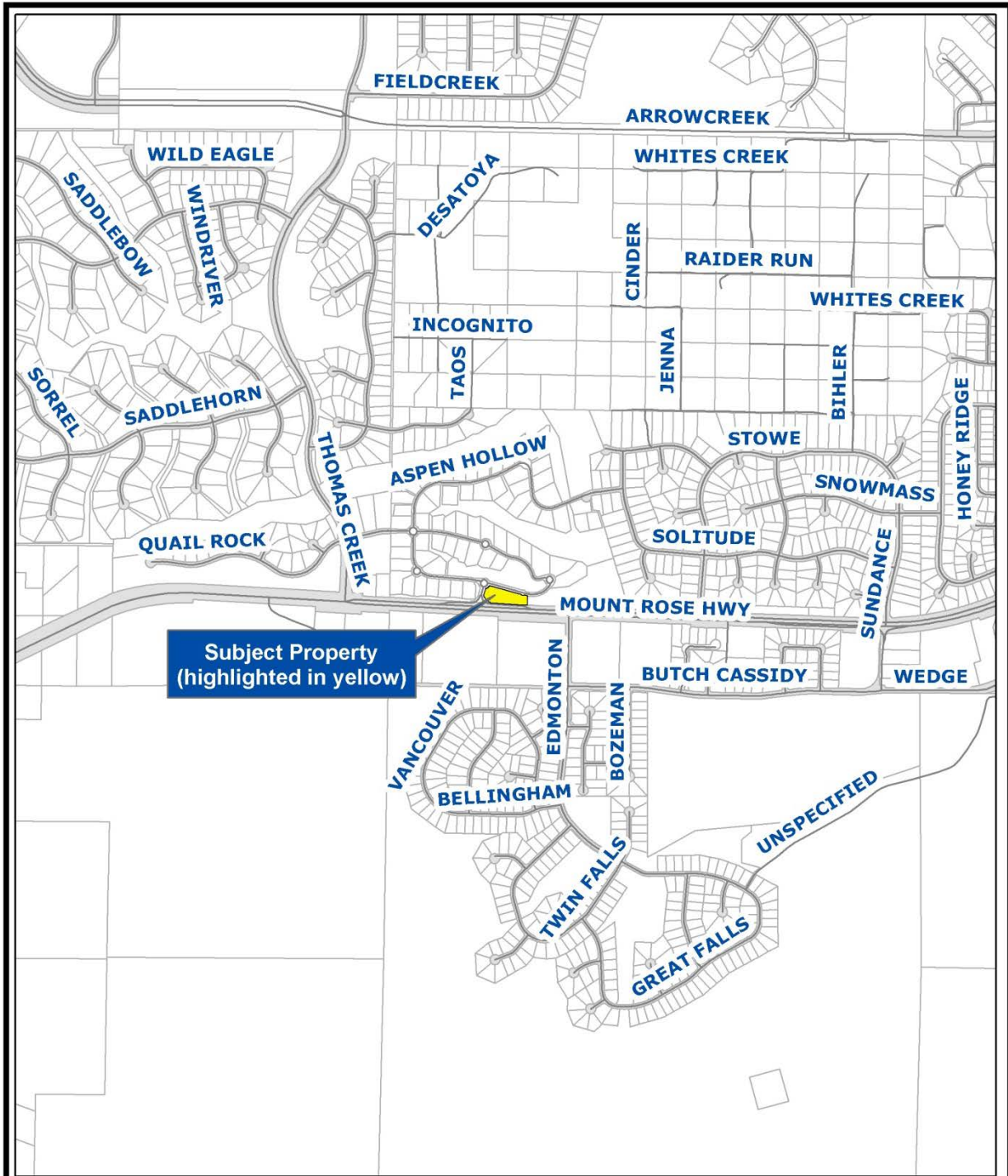
The purpose of a parcel map is to allow for the creation of subdivisions, merger and re-subdivision of existing lots, and common-interest communities consisting of four or fewer parcels pursuant to Washoe County Code Chapter 110, Article 606, *Parcel Maps*. A tentative parcel map must be submitted to 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.
- 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 the Planning and Development Division or the Washoe County Board of 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 WTPM17-0002 are attached to this staff report and will be included with the Action Order, if approved by the Parcel Map Review Committee.

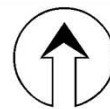
The subject property is ±1.164 acres in size and has regulatory zones of Medium Density Suburban (MDS) and General Rural (GR). The minimum lot size for the MDS regulatory zone is 12,000 square feet. The applicant is seeking approval from the Parcel Map Review Committee for a tentative parcel map that would allow for the property to be divided into two residential lots.



Subject Property
(highlighted in yellow)

Tentative Parcel Map Case No. WTM17-0002
Christy Corporation

Source: Planning & Development



0 500 1,000
Feet

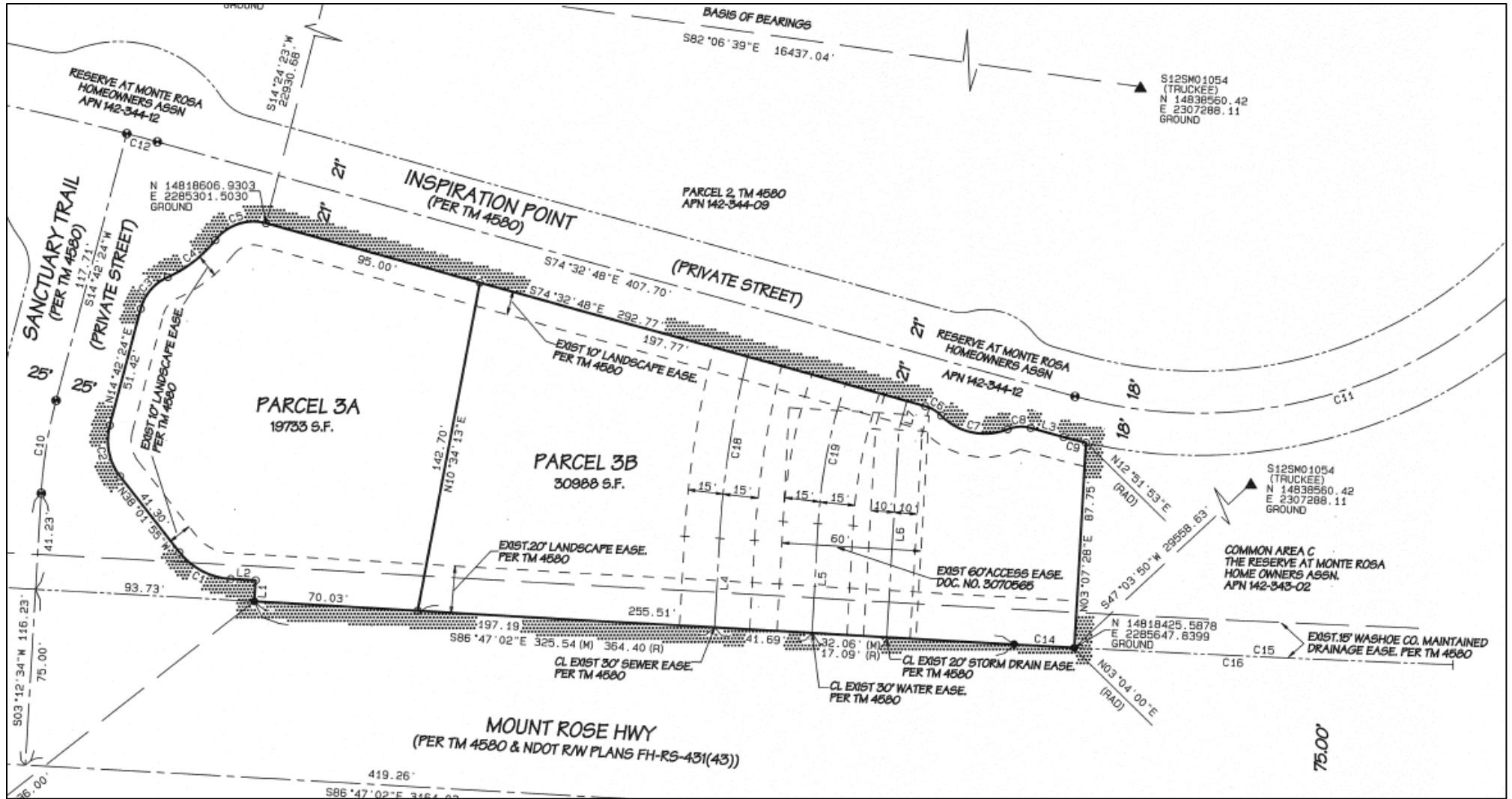
Date: February 14, 2017

Community Services
Department, Planning
and Development



Post Office Box 11130
Reno, Nevada 89520 (775) 328-3600

Vicinity Map



Site Plan

Tentative Parcel Map Evaluation

Regulatory Zones:	±0.995-acres of Medium Density Suburban (MDS) and ±0.17-acres of General Rural (GR)
Maximum Lot Potential:	3
Number of Lots on Parcel Map:	2
Minimum Lot Size Required:	12,000 square feet of MDS-zoned area per parcel
Minimum Lot Size on Parcel Map:	19,733 square feet of MDS (Parcel 3A)
Minimum Lot Width Required:	80-feet (MDS)
Minimum Lot Width on Parcel Map:	Meets minimum requirements

The tentative parcel map meets all minimum requirements for the Medium Density Suburban regulatory zone. The small portion of General Rural on the existing parcel is already sub-standard and is not being further subdivided to create Lot 3B. Since Lots 3A and 3B both meet the minimum standards for the MDS regulatory zone, General Rural minimums are not required to be met for this division of land.

Development Suitability Constraints: The Southwest Development Suitability Map, a part of the Southwest Truckee Meadows Area Plan, identifies the subject parcel as containing slopes greater than 15% and slopes greater than 30%. However, much of the property was graded flat as part of the development of the Reserve at Monte Rosa subdivision. Some slope remains along Mt. Rose Highway and on the southeast portion of the property.

Hydrographic Basin: The subject parcel is within the Truckee Meadows Hydrographic Basin.

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

Southwest Truckee Meadows Area Plan Modifiers

Development on the property will be subject to the Mt. Rose Highway Scenic Roadway Corridor Standards found in WCC Section 110.214.05, including the requirement for a 30-foot-setback from the property line abutting the highway.

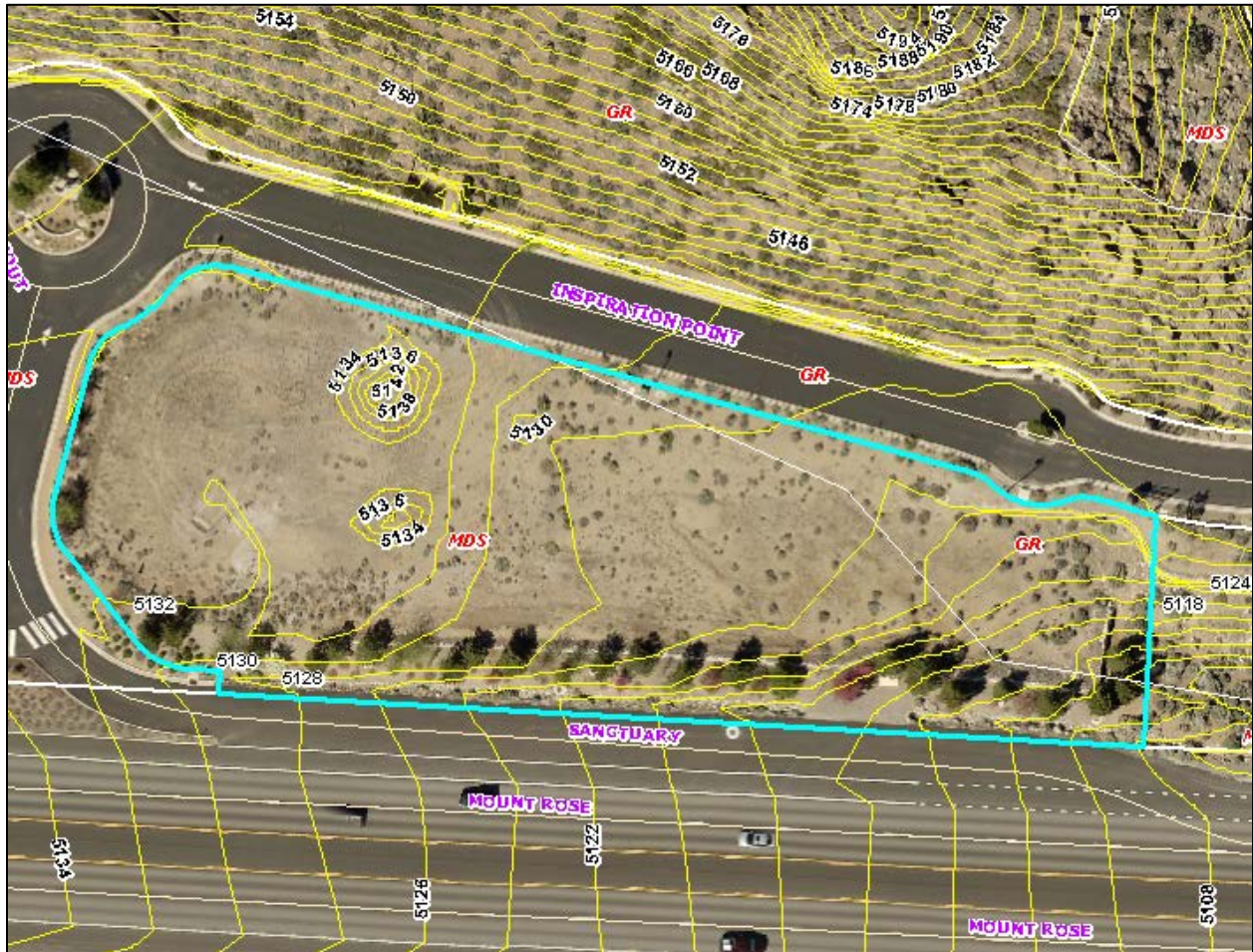
Development Information

The subject parcel is currently vacant. It was initially created in 2005 as part of the Reserve at Monte Rosa subdivision, and designated as an area called "The Sanctuary." The area was intended to be developed into a venue displaying mounted wildlife trophies, with access for the general public. However, this facility was never constructed, and the current property owner is now seeking to divide the property into two residential lots.

The southern portion of the property, adjacent to Mt. Rose Highway, contains a landscape buffer that was constructed with development of the Reserve at Monte Rosa subdivision. There is also a retaining wall located within the southeastern portion of the property.

The required setbacks for residential lots at this location would be 20-feet from the front property lines, 8-feet from the sides, and 30-feet from Mt. Rose Highway. Parcel 3B contains numerous

easements that would constrain development on the property; however, there is sufficient room for a building envelope to the west of these easements.



Aerial photo of subject site, outlined in blue and shown with 2-foot contours

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
 - Utilities
- Truckee Meadows Water Authority (TMWA)
- Washoe County Health District
- Truckee Meadows Fire Protection District
- Nevada Department of Transportation (NDOT)
- Regional Transportation Commission (RTC)
- Washoe-Storey Conservation District
- NV Energy

Several of the 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.

- Washoe County Planning and Development requires that the final map be in substantial compliance with all plans and documents submitted with the tentative parcel map, and included conditions related to recordation, grading, and provision of water service.
Contact: Kelly Mullin, 775.328.3608, kmullin@washoecounty.us and Vahid Behmaram, 775.954.4647, vbehmaram@washoecounty.us
- Washoe County Engineering and Capital Projects Division provided several technical requirements for easements, access and recordation of the final map.
Contact: Mike Gump, 775.328.2315, mgump@washoecounty.us
- Washoe County Utility Services provided conditions for fees and utility easements.
Contact: Tim Simpson, 775.954.4648, tsimpson@washoecounty.us
- Washoe County Health District added conditions for the provision of water and sewer service.
Contact: Wes Rubio, 775.328.2635, wrubio@washoecounty.us
- Truckee Meadows Fire Protection District included conditions for meeting WCC Chapter 60, including driveway access and turn-arounds.
Contact: Amy Ray, 775.326.6005, aray@tmfcpd.us
- Nevada Department of Transportation (NDOT) provided requirements related to occupancy permits, grading adjacent to NDOT right-of-way, and access.
Contact: Jae Pullen, 775.834.8300, jpullen@dot.state.nv.us
- The Regional Transportation Commission, Truckee Meadows Water Authority, and the Health District's Emergency Medical Services Program reviewed the application and indicated they had neither comments nor conditions of approval.

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 proposed map was provided to all relevant public health and safety agencies. No recommendations of denial were received. Conditions of approval were received and incorporated into the proposed Conditions of Approval for the parcel map.
 - b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision.
Staff Comment: Water service will be provided by the Truckee Meadows Water Authority (TMWA). Conditions of approval require the applicant to obtain sign-off from TMWA on the final map, or to obtain a valid will-serve commitment letter from TMWA prior to recordation.
 - c) The availability and accessibility of utilities.

Staff Comment: Existing and proposed utility easements to serve the newly created parcels are shown on the submitted application. Conditions of approval have also been provided from reviewing agencies related to utilities and associated easements.

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

Staff Comment: The proposed map was provided to relevant reviewing agencies. No recommendations for denial specific to these public services were received. The Truckee Meadows Fire Protection District provided conditions related to access and code requirements.

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

Staff Comment: The proposed division of land is less than the maximum allowable density for the Medium Density Suburban (MDS) regulatory zone and meets all minimum dimensional requirements for the MDS regulatory zone.

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

Staff Comment: The proposed division of land complies with the policies of the Land Use and Transportation Element of the Washoe County 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: Conditions of approval are included from the Engineering and Capital Projects Division, as well as the Nevada Department of Transportation regarding access and necessary permits to be obtained prior to conducting any work that may impact Mt. Rose Highway.

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

Staff Comment: The Southwest Development Suitability Map, a part of the Southwest Truckee Meadows Area Plan, identifies the subject parcel as containing slopes greater than 15% and slopes greater than 30%. However, much of the property was graded flat as part of the development of the Reserve at Monte Rosa subdivision. Some slope remains along Mt. Rose Highway and on the southeast portion of the property. Any grading on the property will be required to conform to the standards of Washoe County Development Code Article 438.

- 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 proposed map was provided to relevant reviewing agencies. No recommendations for denial were received. Conditions of approval were received and incorporated into the proposed Conditions of Approval for the parcel map.

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

Staff Comment: The proposed map was provided to the Truckee Meadows Fire Protection District for review, and conditions of approval are included with Exhibit A.

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

Staff Comment: Existing easements which could provide for CATV conduit and pull wire to serve the newly created parcel are shown on the submitted application.

- l) Recreation and trail easements.

Staff Comment: No recreation or trail easements are proposed for this division of land.

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 WTPM17-0002 is being recommended for approval with conditions. Staff offers the following motion for the Parcel Map Review Committee's consideration.

Possible Motion

I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM17-0002 for Christy Corporation, 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 Development 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 Commissioners, in which case the outcome of the appeal shall be determined by that Board. 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.

Applicant: Christy Corporation
Attn: Scott Christy
1000 Kiley Parkway
Sparks, NV 89436

Property Owner: C4 Holdings, LLC
Attn: Scott Christy
1000 Kiley Parkway
Sparks, NV 89436

Representatives: Harlan King
7490 Longley Lane, Suite B
Reno, NV 89570



Conditions of Approval

Parcel Map Case Number WTPM17-0002

The tentative parcel map approved under Parcel Map Case Number WTPM17-0002 shall be carried out in accordance with the Conditions of Approval granted by the Washoe County Parcel Map Review Committee on April 13, 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.
- Prior to the issuance of a business license or other permits/licenses.

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.**

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

Washoe County Planning and Development Division

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

General Conditions - Contact: Kelly Mullin, 775.328.3608, kmullin@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. WTPM17-0002 MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, INCLUDING THOSE FOR CASE NO. TM04-011 (THE RESERVE AT MONTE ROSA), 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.

MOJRA HAUENSTEIN, DIRECTOR, PLANNING AND DEVELOPMENT DIVISION

- d. Prior to recordation of the final map, the applicant shall provide verification to the Planning and Development Division that all conditions from the Truckee Meadows Fire Protection District have been satisfied.
- e. The applicant has indicated that the proposed improvements will not exceed the major grading thresholds that require a special use permit. If the final construction drawings for the map include grading that exceeds the *Major Grading Permit Thresholds* listed in Article 438 Grading Standards, the applicant shall apply for a special use permit for

grading; 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.

- 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.
- h. Any regulations, procedures, and conditions adopted by Washoe County Health District must be met prior to recordation of a final map.
- i. This parcel map is also subject to the Conditions of Approval for Subdivision Map Case No. TM04-11 (The Reserve at Monte Rosa). Prior to recordation of the final map for WTPM17-0002, the applicant shall provide evidence that the relevant conditions of approval from TM04-011 have also been satisfied.
- j. Development on the site is subject to the Mt. Rose Highway Scenic Roadway Corridor Standards found in WCC Section 110.214.05.

Water Rights Condition – Contact: Vahid Behmaram, 775.954.4647, vbehmaram@washoecounty.us

- k. The Parcel Map shall contain Truckee Meadows Water Authority's (TMWA's) note and acknowledgement regarding all conditions necessary for provision of water service to these 2 parcels. A valid will-serve from TMWA for the newly created parcels is also acceptable.

Washoe County Engineering and Capital Projects Division

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

General Conditions - Contact: Mike Gump, 775.328.2315, mgump@washoecounty.us

- a. Comply with the conditions of the Washoe County technical check for this map.
- b. Add utility and signage easement along Inspiration Point right of way.
- c. Abandonment of the 60 foot access easement is required. The applicant may potentially abandon other easements if appropriate.
- d. Provide a note on the map that the parcels shall not have any access off Mt. Rose Highway or Sanctuary Trail.
- e. All Boundary corners must be set.
- f. Add a Security Interest Holder's Certificate to the map if applicable.

Traffic Conditions - Contact: Clara Lawson, 775.328.3603, clawson@washoecounty.us

- g. Place a no egress/ingress along Mt. Rose Highway and Sanctuary Trail.

Utilities Conditions - Contact: Tim Simpson, 775.954.4648, tsimpson@washoecounty.us

- h. Each lot shall have paid all fees before certificate of occupancy will be issued.
- i. No permanent structures (including rockery or retaining walls, buildings, etc.) shall be allowed within or upon any County maintained utility easement.
- j. A sewer lateral has been placed on the existing parcel as part of the previous subdivision project. If this sewer lateral will be used to serve Parcel 3A, a private sanitary

sewer easement shall be dedicated over any portion of Parcel 3B that the sewer lateral crosses, to the benefit of Parcel 3A.

Washoe County Health District

3. The following condition is a requirement of the Washoe County Health District's Environmental Health Services Division, which shall be responsible for determining compliance with this condition.

Contact: - Wes Rubio, 775.328.2635, wrubio@washoecounty.us

- a. All proposed parcels are to be served by municipal sewer and water.

Truckee Meadows Fire Protection District

4. The following conditions are requirements of the Truckee Meadows Fire Protection District (TMFPD), which shall be responsible for determining compliance with these conditions.

Contact: - Amy Ray, 775.326.6005, aray@tmfpd.us

- a. Any development on the property shall meet the requirements of Washoe County Code Chapter 60. This may include, but is not limited to:
- i. Driveway access at 12 feet shall be provided to all buildings per the Wildland Urban Interface Code; and
 - ii. Turn-arounds may be required to be placed on property for emergency vehicle access.
- b. Access to all parcels shall be shown on the final map. Turn-arounds and access shall be reviewed by TMFPD for compliance.

Nevada Department of Transportation

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

Contact: - Jae Pullen, 775.834.8300, jpullen@dot.state.nv.us

- a. The Nevada Department of Transportation will require an occupancy permit for any work performed within the State's right-of-way. Please see the Terms and Conditions Relating to Right of Way Occupancy Permits booklet available on the nevadadot.com website. Contact the Permit Office at 775.834.8330 for more information regarding the occupancy permit.
- i. For non-permanent work or activities within the State's right-of-way, please submit a temporary permit application to the Permit Office. Temporary traffic control such as placement of cones, signs, and portable electronic sign message within State right-of-way will require a temporary permit.
- b. Prior to any grading adjacent to the Nevada Department of Transportation right-of-way, a Drainage Information Form, including a grading plan, must be submitted to the Permit office.
- i. A Drainage Report shall be submitted for any development or construction that impacts flow to or within State right-of-way.
 - ii. Please contact the Permit Office to coordinate with NDOT's Hydraulics Division. It is beneficial to the developer to work with the Hydraulics Division early in the design process to answer questions and give guidance.

- iii. The Drainage Information Form shall be stamped by a professional engineer, unless waived at the discretion of the District Engineer. To request for a waiver, please submit the following:
- Submit a signed letter addressed to the District Engineer on official letterhead describing the development or construction activities and provide supporting reasons to approve the waiver.
 - Include FEMA flood maps pertaining to the proposed project location.
 - Include construction plans or any other supporting documentation.
- c. Access from the proposed parcels shall only be provided to Inspiration Point (a private street which this parcel adjoins). The entire frontage of this parcel is located within a right turn and deceleration lane that accesses the Reserve at Monte Rosa from Mount Rose Highway (SR 431). Providing any access to SR 431 at this location would introduce a conflicting driveway (within a dedicated right turn lane), and violate access management standards (see NDOT Access Management System and Standards, Table 4.5 – Class II driveway requires 450 feet separation from the nearest intersecting street – Sanctuary Trail).

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



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

P.O. Box 11130
Reno, Nevada 89520-0027
Phone: (775) 328-3600
Fax: (775) 328-3699

March 3, 2017

TO: Kelly Mullen, Planner, CSD, Planning & Development Division
FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD
SUBJECT: Parcel Map Case Number PM 17-0002 (Christy Corporation)

Project description:

This application is proposing to divide Washoe County APN 142-343-01, being a 1.164 acre parcel of land located in South Reno on Mt. Rose Highway, into 2 residential parcels. Domestic water service is to be provided by the Truckee Meadows Water Authority (TMWA).

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

- 1) The Parcel Map shall contain TMWA's note and acknowledgement regards all conditions necessary for provision of water service to these 2 parcels. Or a valid will serve from TMWA for the 2 newly created parcel is also acceptable.



Washoe County
COMMUNITY SERVICES DEPARTMENT
Engineering and Capital Projects

INTEROFFICE MEMORANDUM

PARCEL MAP REVIEW

DATE: February 8, 2017
TO: Department of Community Services, Kelly Mullin
FROM: Mike Gump, PLS, Engineering Division
SUBJECT: *Parcel Map for: C4 Holdings, LLC*
Parcel Map Case No.: WTPM17-002
APN: 142-343-01
Review Date: 2/02/17
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. Comply with the conditions of the Washoe County technical check for this map.
2. Add utility and signage easement along Inspiration Point right of way.
3. Parcel 3C appears to be very limited for a building site given the access and other easements. Provide a site detail showing all easements, required setbacks, slopes, walls and the resulting buildable site for further review by Engineering and Planning. Abandonment of the 60 foot access easement is required. The applicant may abandon other easements if appropriate.
4. Provide a note on the map that the parcels shall not have any access off Mt. Rose Highway or Sanctuary Trail.
5. All Boundary corners must be set.
6. Add a Security Interest Holder's Certificate to the map if applicable.



Washoe County
COMMUNITY SERVICES DEPARTMENT
Engineering and Capital Projects

February 14, 2017

To: Kelly Mullin, Community Development
From: Timothy Simpson, P.E., Licensed Engineer
Subject: WTPM17-0002

The Community Services Department (CSD) has reviewed the subject application and has the following comments:

1. The applicant is proposing to parcel APN 142-343-01 into three parcels.
2. Sanitary sewer will be provided by Washoe County and treatment will be at the Washoe County owned South Truckee Meadows Water Reclamation Facility.

The Community Services Department (CSD) recommends approval provided the following conditions are met:

1. Each lot shall have paid all fees before certificate of occupancy will be issued.
2. No permanent structures (including rockery or retaining walls, building's, etc.) shall be allowed within or upon any County maintained utility easement.
3. A sewer lateral has been placed on the existing parcel as part of the previous subdivision project. If this sewer lateral will be used to serve Parcel 3A a private sanitary sewer easement shall be dedicated over any portion of Parcel 3B that the sewer lateral crosses to the benefit of Parcel 3A.

From: [Lawson, Clara](#)
To: [Mullin, Kelly](#)
Cc: [Corbridge, Kimble](#)
Subject: WTP17-0002
Date: Tuesday, February 07, 2017 2:17:44 PM
Attachments: [image001.png](#)
[image003.png](#)

Parcel Map. My recommended conditions of approval are

1. Abandon the access easement
2. Place a no egress/ingress along Mt. Rose Highway and Sanctuary Trail.

Clara Lawson, PE, PTOE, Licensed Engineer

Washoe County | Community Services Dept | **Engineering Division** 1001 E. Ninth St., Reno NV
89520

clawson@washoecounty.us | o 775-328-3603 | fax 775-328-3699

Connect with us: [cMail](#) | [Twitter](#) | [Facebook](#) | www.washoecounty.us

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

February 13, 2017

Kelly Mullin, Planner
Washoe County Community Services
Planning and Development Division
PO Box 11130
Reno, NV 89520-0027

RE: Christy Corporation; APN 142-343-01
Tentative Parcel Map; WTPM17-0002

Dear Ms. Mullin:

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

1. The WCHD has reviewed the proposed Parcel Map. All proposed parcels are to be served by municipal sewer and water. The WCHD has no objections to the approval of the Parcel Map as proposed.

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

Amy Ray
Fire Marshal



Tim Leighton
Division Chief

Charles A. Moore
Fire Chief

February 8, 2017

Washoe County Community Services Department
1001 East Ninth Street
Reno, NV 89512

Re: Tentative Parcel Map WTPM17-0003 (Caleb Parcel Map)

The Truckee Meadows Fire Protection District (TMFPD) will approve the above Tentative Parcel Map WTPM17-0003 (Caleb Parcel Map) with the following conditions and requires additional information:

- Any developments on the property shall meet the requirements of WCC 60. This may include, but is not limited to. Driveway access at 12 feet shall be provided to all buildings per the WUI and turn-arounds may be required to be placed on property for emergency vehicle access.
- Access to all parcels shall be shown on the final map. Turnarounds and access shall be approved by TMFPD for compliance.

Please contact me with any questions at (775) 326-6005.

Thank you,

Amy Ray
Fire Marshal

TRUCKEE MEADOWS FIRE PROTECTION DISTRICT

1001 E. Ninth St. Bldg D 2nd Floor • Reno, Nevada 89512 • PO Box 11130 • Reno, Nevada 89520
Office 775.326.6000 Fax 775.326.6003

WTPM17-0002
EXHIBIT B



STATE OF NEVADA
DEPARTMENT OF TRANSPORTATION

District II
310 Galletti Way
Sparks, Nevada 89431
(775) 834-8300 FAX (775) 834-8319

February 15, 2017

BRIAN SANDOVAL
Governor

RUDY MALFABON, P.E., Director

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

WTPM17-0001, 2 & 3
Varies
Varies

Attention: Mr. Roger Pelham, Ms. Kelly Mullin & Mr. Trevor Lloyd:

The Nevada Department of Transportation (NDOT), District II has reviewed the following project applications:

- (1) WTPM17-001 - Hearing, discussion, and possible action to approve a parcel map dividing one parcel of ± 1.164 acres ($\pm 50,721$ square feet) into three parcels of: 18,301 square feet; 18,955 square feet; and 13,466 square feet. This is located at 600 Mile Circle Drive.
- (2) WTPM17-002 (Christy Corporation) - Hearing, discussion, and possible action to approve a parcel map dividing one parcel of ± 1.164 acres ($\pm 50,721$ square feet) into three parcels of: 18,301 square feet; 18,955 square feet; and 13,466 square feet. This is located adjacent to Mont Rose Highway and Sanctuary Trail.
- (3) WTPM17-003 (Caleb Parcel Map) - Hearing, discussion, and possible action to approve the merger and re-parceling of two parcels totaling 4.18 acres into four parcels of approximately ± 1.047 acres each. This is located at the intersection of Nectar and Chesapeake and Nectar and Birch, east of Lemmon Drive.

The Nevada Department of Transportation will require an occupancy permit for any work performed within the State's right-of-way. Please see the *Terms and Conditions Relating to Right of Way Occupancy Permits* booklet available on the nevadadot.com website. Contact the Permit Office at (775) 834-8330 for more information regarding the occupancy permit.

- For non-permanent work or activities within the State's right-of-way, please submit a temporary permit application to the Permit Office. Temporary traffic control such as placement of cones, signs, and portable electronic sign message within State right-of-way will require a temporary permit.

Prior to any grading adjacent to the Nevada Department of Transportation right-of-way, a Drainage Information Form, including a grading plan, must be submitted to the Permit office.

- a. A Drainage Report shall be submitted for any development or construction that impacts flow to or within State right-of-way.
- b. Please contact the Permit Office to coordinate with NDOT's Hydraulics Division. It is

beneficial to the developer to work with the Hydraulics Division early in the design process to answer questions and give guidance.

- c. The Drainage Information Form shall be stamped by a professional engineer, unless waived at the discretion of the District Engineer. To request for a waiver, please submit the following:
 - i. Submit a signed letter addressed to the District Engineer on official letterhead describing the development or construction activities and provide supporting reasons to approve the waiver.
 - ii. Include FEMA flood maps pertaining to the proposed project location.
 - iii. Include construction plans or any other supporting documentation.

NDOT has reviewed the subject application WTPM17-002 and recommends that access only be provided to Inspiration Point (a private street which this parcel adjoins). The entire frontage of this parcel is located within a right turn and deceleration lane that accesses the Reserve at Monte Rosa from Mount Rose Highway (SR 431). Providing any access to SR 431 at this location would introduce a conflicting driveway (within a dedicated right turn lane), violate access management standards (see *NDOT Access Management System and Standards*, Table 4.5 – Class II driveway requires 450 feet separation from the nearest intersecting street – Sanctuary Trail).

NDOT has no immediate concerns with development application WTPM17-001 and WTPM17-003.

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 municipal land use development 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. NDOT reserves the right to incorporate further changes and/or comments as the design review advances. I look forward to working with you and your team, and completing a successful project. Please feel free to contact me at (775)834-8300, if you have any further questions or comments.

Sincerely,

DocuSigned by:

 DC6D2FB6D946439...

Jae Pullen, PE, PTOE

2/15/2017

District II Engineering Services

JEP:rmo

cc: Thor Dyson, District Engineer
 Richard Oujevolk, Traffic
 File

DS




REGIONAL TRANSPORTATION COMMISSION

Metropolitan Planning • Public Transportation & Operations • Engineering & Construction

Metropolitan Planning Organization of Washoe County, Nevada

February 13, 2017

FR: Chrono/PL 183-17

Mr. Roger Pelham, Senior Planner
Community Services Department
Washoe County
P.O. Box 11130
Reno, NV 89520

RE: WTPM17-0001 (600 Mile Circle Drive)
WTPM17-0002 (Christy Corporation)
WTPM17-0003 (Caleb Parcel Map)

Dear Mr. Young,

We have reviewed the above applications and have no comments at this time.

Thank you for the opportunity to comment on these applications. Please feel free to contact me at 775-332-0174 or email me at rkapuler@rtcwashoe.com if you have any questions or comments.

Sincerely,

Rebecca Kapuler
Planner

RK/jm

Copies: Bill Whitney, Washoe County Community Services
Kelly Mullin, Washoe County Community Services
Trevor Lloyd, Washoe County Community Services
Jae Pullen, Nevada Department of Transportation, District II
Daniel Doenges, Regional Transportation Commission
Tina Wu, Regional Transportation Commission
Julie Masterpool, Regional Transportation Commission
David Jickling, Regional Transportation Commission

/Washoe County no comment 02142017

Community Services Department

Planning and Development

TENTATIVE PARCEL MAP

(see page 5)

PARCEL MAP WAIVER

(see page 15)

APPLICATION



Community Services Department
Planning and Development
1001 E. Ninth St., Bldg. A
Reno, NV 89520

Telephone: 775.328.3600

WTPM17-0002
EXHIBIT C

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.: _____	
Project Name:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
Section(s)/Township/Range: Section 30, Township 18 North, Range 20 East, MDM			
Indicate any previous Washoe County approvals associated with this application:			
Case No.(s). The Reserve at Monte Rosa Unit 1, TM04-11			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax: 775-502-8553	Phone:	Fax: 775-502-8553
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person: Scott Christy	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Christy Corporation		Name:	
Address: 1000 Kiley Parkway		Address:	
Sparks NV	Zip: 89436	Zip:	
Phone: 775-502-8552	Fax: 775-502-8553	Phone:	Fax:
Email: scott@christynv.com		Email: king@mail.pyramid.net	
Cell:	Other:	Cell:	Other:
Contact Person: Scott Christy		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

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)?

a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres

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

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area				
Minimum Lot Width				

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 type="checkbox"/> No
------------------------------	-----------------------------

5. Utilities:

a. Sewer Service	
b. Electrical Service/Generator	
c. Water Service	

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 type="checkbox"/> Public water	Provider:	

- b. Available:

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

- c. Washoe County Capital Improvements Program project?

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

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

- a. Sewage System Type:

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

- b. Available:

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

- c. Washoe County Capital Improvements Program project?

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

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	
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other, #		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):

--

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

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

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

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 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?

--

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 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?

--

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 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?

--

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?

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?

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?

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?

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?

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

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?

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

--

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

--

27. Surveyor:

Name	
Address	
Phone	
Cell	
E-mail	king@mail.pyramid.net
Fax	
Nevada PLS #	

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.
 - n/a 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.

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

- n/a 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

Request to Reserve New Street Name(s)

The Applicant is responsible for all sign costs.

Applicant Information

Name: _____
Address: _____

Phone : _____ Fax: _____
% Private Citizen % Agency/Organization

Street Name Requests

(No more than 14 letters or 15 if there is an "i" in the name. Attach extra sheet if necessary.)

If final recordation has not occurred within one (1) year, it is necessary to submit a written request for extension to the coordinator prior to the expiration date of the original

Location

Project Name: _____
% Reno % Sparks % Washoe County
Parcel Numbers: _____
% Subdivision % Parcelization % Private Street

Please attach maps, petitions and supplementary information.

Approved: _____ Date: _____
Regional Street Naming Coordinator
% Except where noted
Denied: _____ Date: _____
Regional Street Naming Coordinator

Washoe County Geographic Information Services

Post Office Box 11130 - 1001 E. Ninth Street
Reno, NV 89520-0027

Phone: (775) 328-2325 - Fax: (775) 328-6133

Parcel Map Waiver 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 parcel maps may be found in Article 606, Parcel Maps.

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

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

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

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

a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres

3. Please describe:

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

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

North	
South	
East	
West	

4. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area				
Minimum Lot Width				

5. Utilities:

a. Sewer Service	
b. Electrical Service/Generator	
c. Water Service	

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

- a. Water System Type:

<input type="checkbox"/> Individual wells		
<input type="checkbox"/> Private water	Provider:	
<input type="checkbox"/> Public water	Provider:	

- b. Available:

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

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

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

a. Sewage System Type:

<input 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
------------------------------	------------------------------------	------------------------------------	-----------------------------------

c. Washoe County Capital Improvements Program project?

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

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

--

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

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

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

Explanation:

--

- b. Does property contain wetlands? (If yes, please attach a preliminary delineation map and describe the impact the proposal will have on the wetlands. Impacts to the wetlands may require a permit issued from the U.S. Army Corps of Engineers.)

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

Explanation:

- c. Does property contain slopes or hillsides in excess of 15 percent and/or significant ridgelines? (If yes, and this is the second parcel map dividing this property, Article 424, Hillside Development of the Washoe County Development Code will apply.)

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

Explanation:

9. Surveyor:

Name	
Address	
Phone	
Fax	
Nevada PLS #	

OWNER'S CERTIFICATE

This is to certify that the undersigned, C4 Holdings, LLC are the owners of the tract of land represented on this plat and have consented to the preparation and recordation of this plat, and that the same is executed in compliance with and subject to the provisions of NRS CHAPTER 278. The drainage, cable tv, and public utility easements (P.U.E.) shown are hereby granted for the purpose and use stated together with the right of ingress thereto and egress therefrom forever. The water facilities and associated appurtenances are hereby dedicated to Truckee Meadows Water Authority. The owners and its assigns agree to the use of residential water meters.

C4 Holdings, LLC

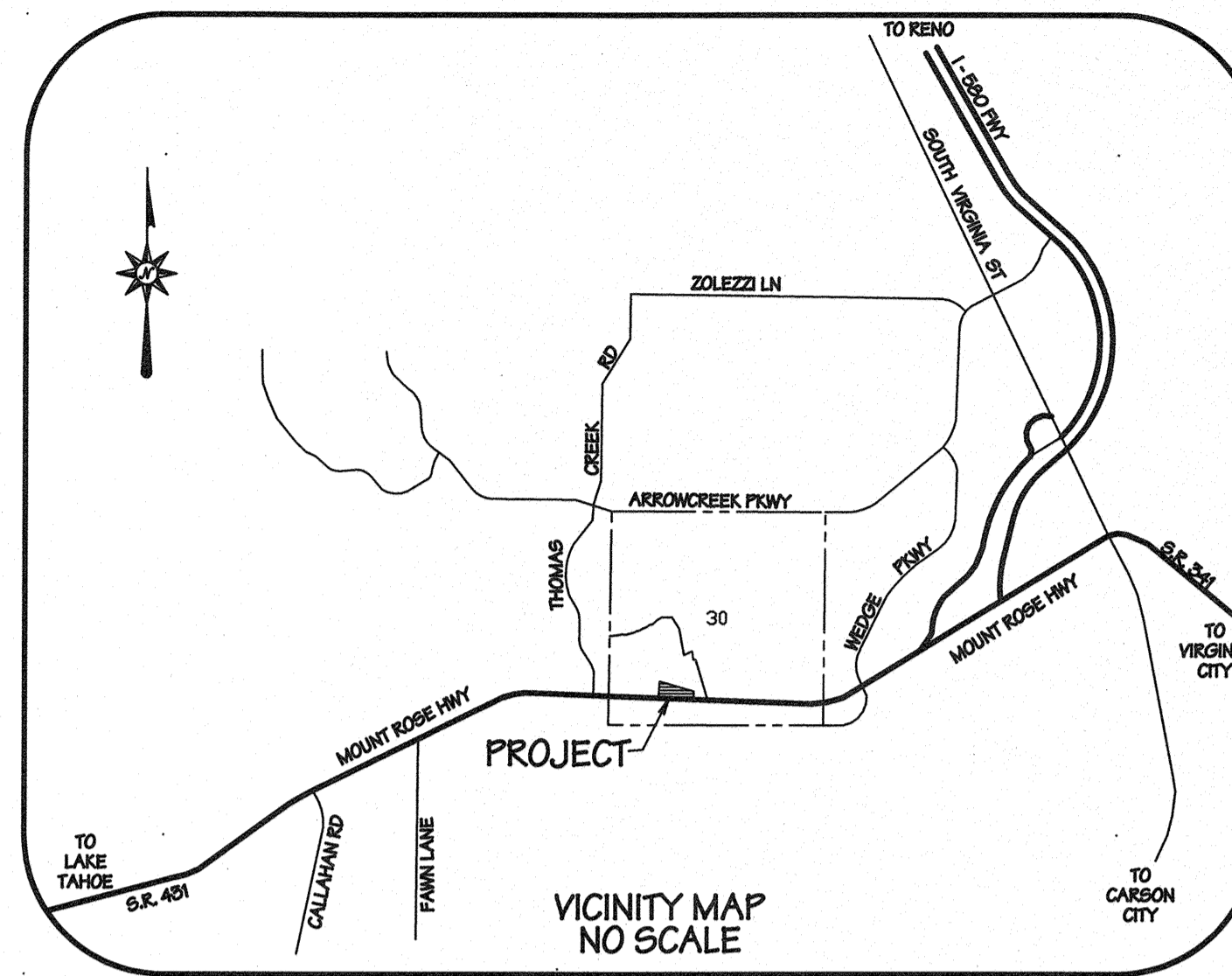
Scott Christy, Managing Member

NOTARY PUBLIC CERTIFICATE

STATE OF NEVADA }
COUNTY OF WASHOE } SS:

This instrument was acknowledged before me on _____, 2017 by Scott Christy as Managing Member of C4 Holdings, LLC, a Nevada Limited Liability Company.

Notary Public



SURVEYOR'S CERTIFICATE

I, Harlan K. King, a Professional Land Surveyor licensed in the State of Nevada, certify that:

1. This plat represents the results of a survey conducted under my direct supervision at the instance of C4 Holdings, LLC.
2. The lands surveyed lie within the SW1/4 Section 30, T.18N, R.20E, M.D.M., and the survey was completed on December 10, 2016.
3. This plat complies with the applicable state statutes and any local ordinances in effect on the date that the governing body gave its final approval.
4. The monuments depicted on the plat are of the character shown and occupy the positions indicated and are of sufficient number and durability.

Harlan K. King



P.L.S. 5665

DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE

The final parcel map Case No. _____ 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 _____, 2017, 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 of Planning and Development Division

Date

DISTRICT BOARD OF HEALTH CERTIFICATE

This Final Map is approved by the Washoe County District Board of Health. This approval concerns sewage disposal, water pollution, water quality and water supply facilities, and is predicated upon plans for a public water supply and a community system for disposal of sewage.

For The District Board of Health

Date

TITLE COMPANY'S CERTIFICATE

The undersigned hereby certifies that this plat has been examined and that C4 Holdings, LLC, a Nevada Limited Liability Company owns of record an interest in the lands delineated hereon and that they are the only owners of record of said land, that all the owners of record have signed the map, and that there are no liens of record against the lands delineated hereon for delinquent state, county, municipal, federal or local taxes or assessments collected as taxes or special assessments as of _____, 2017.

Western Title Company

By: _____ Date _____

Printed Name & Title

UTILITY COMPANIES CERTIFICATE

The utility easements shown on this plat have been checked and approved by the undersigned public utility and cable t.v. companies, and the Truckee Meadows Water Authority.

Washoe County Community Services Department Date _____

Sierra Pacific Power Company dba NV Energy Date _____

Nevada Bell Telephone dba AT&T Nevada Date _____

Charter Communications Date _____

Truckee Meadows Water Authority Date _____

NOTES:

1. Public utility, cable tv, traffic control signage and plowed snow easements are hereby granted 10' in width adjacent to all dedicated and private street right-of-ways, public utility, cable tv and private drainage easements are hereby granted 5' in width adjacent to all other exterior boundaries, and 10' in width centered on all interior lot lines.
2. A public utility easement is hereby granted within each lot for the exclusive purpose of installing and maintaining utility service facilities to that lot and the right to exit that lot with said utility service facilities for the purpose of serving adjacent lots at locations mutually agreed upon by the owner of record, at that time, and the utility company.
3. All public utility easements shall include cable television.
4. A private drainage easement, 5' in width coincident with all rear lot lines and 10' in width centered on all interior lot lines is also hereby granted for the exclusive purpose of providing drainage for the mutual benefit of adjoining lot owners. Said easement to be relocateable with the adjustment of boundary lines as agreed upon by the adjoining lot owners.
5. The drainage easements delineated on this plat are permanent, private and reciprocal easements for the perpetuation of natural drainage and the mutual benefit of adjacent property owners said easements are to be relocateable with the adjustment of boundary lines only with approval of the county engineer.
6. To convert to grid coordinates, divide ground coordinates by the combined scale factor of 1.000197939.
7. A 10' plowed snow storage easement is for plowed snow from the street right-of-way only.
8. Drainage facilities outside the dedicated street right-of-way are to be private and maintained by the home owners, unless they are in a minimum 15' easement and are piped with concrete pipe.
9. No fences or structures are allowed within or across drainage easements or sewer easements maintained by Washoe County.
10. No habitable structure shall be located on a fault that has been active during the holocene epoch of geologic time.
11. Washoe County will pre-assign addresses to be released once an assessor's parcel number has been established. If structure placement does not reflect the street on which the pre-assigned address is issued, the developer will request a new address prior to issuance of a building permit.

WATER AND SEWER RESOURCE REQUIREMENTS CERTIFICATE

The project/development depicted on this map is in conformance with the provisions of Article 442 of the Washoe County Development Code (Chapter 110).

By: _____
Washoe County Community Services Department Date _____

TAX CERTIFICATE

The undersigned hereby certifies that all property taxes on this land for the fiscal year have been paid and that the full amount of any deferred property taxes for the conversion of the property from agricultural use have been paid pursuant to NRS 361A.265.

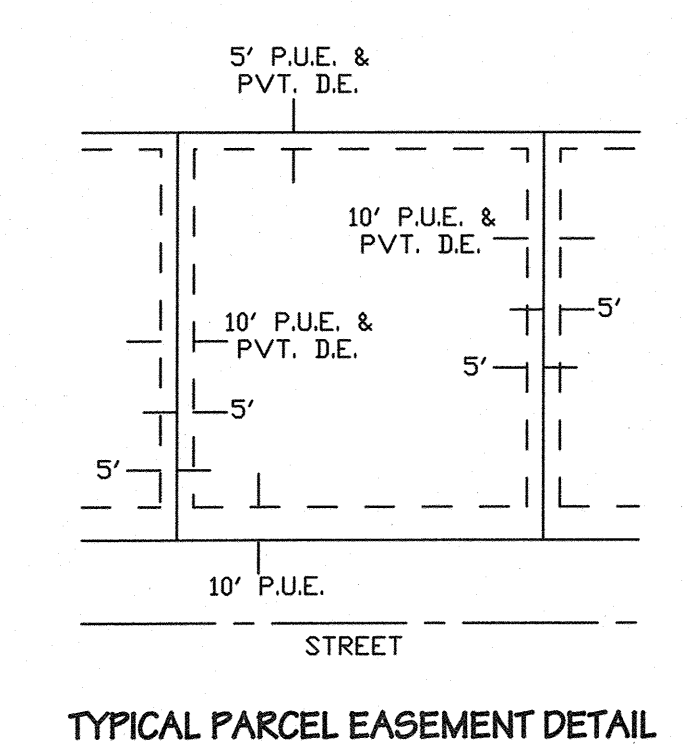
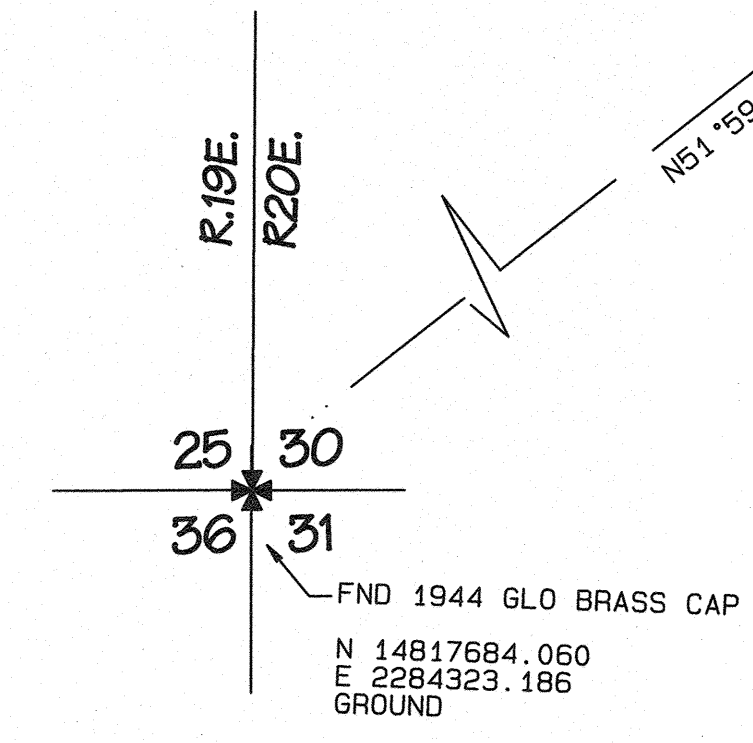
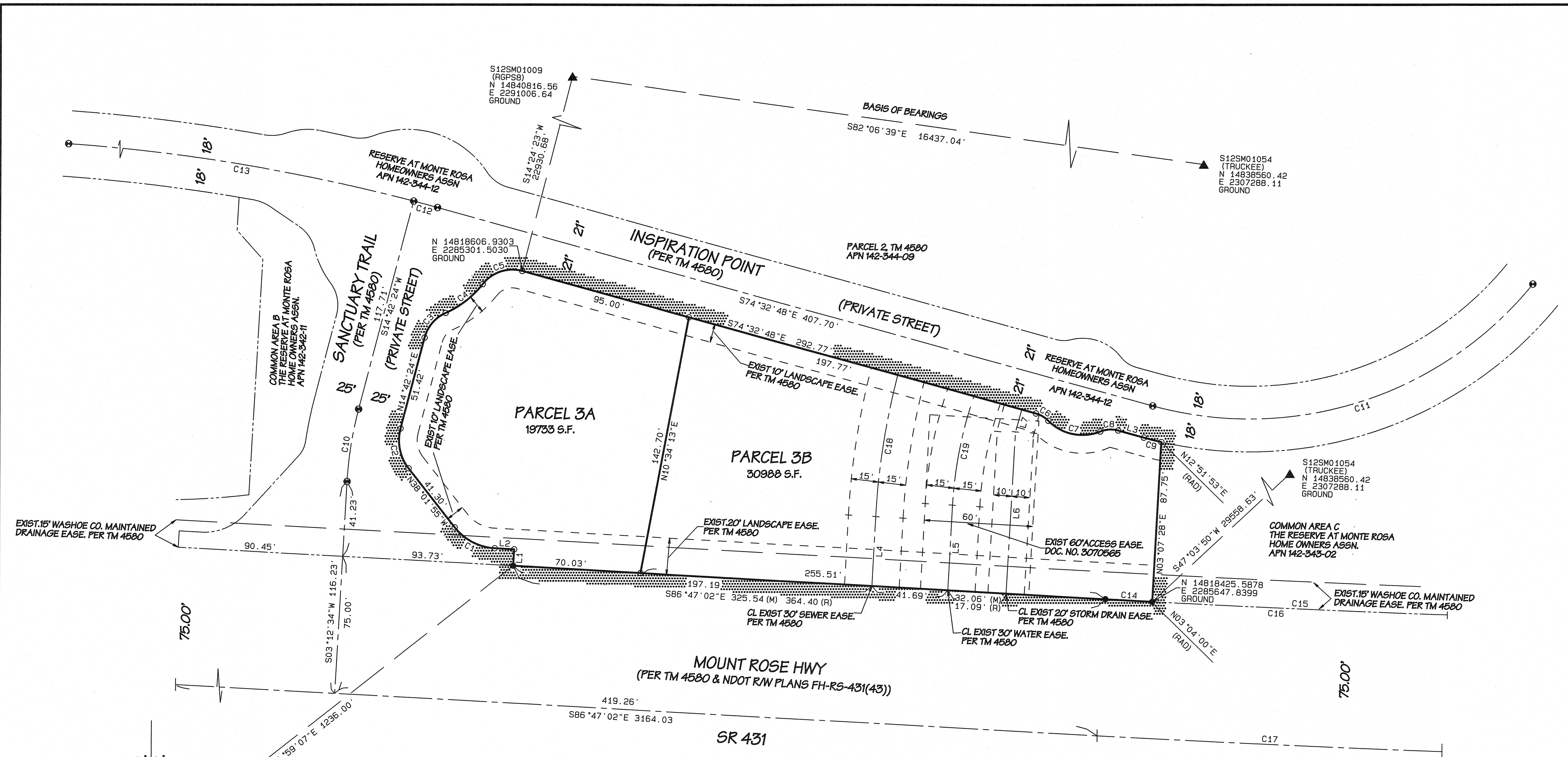
APN: 142-343-01

Washoe County Treasurer

By: _____
Date: _____ Title: _____

TOTAL AREA SURVEYED = 50721 SQUARE FEET +/-

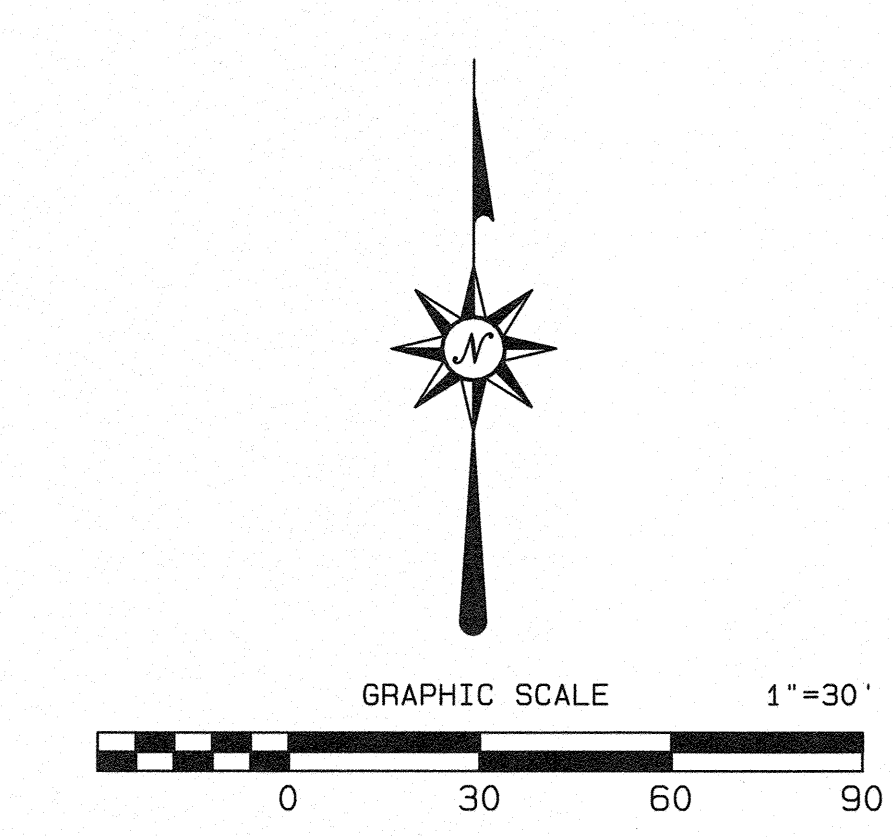
<p>FILE NO. _____ FILED FOR RECORD AT THE REQUEST OF HARLAN KING & ASSOC. ON THIS _____ DAY OF _____ 2017, AT _____ MIN PAST _____ O' CLOCK, _____ M OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA</p> <p>COUNTY RECORDER BY: _____ DEPUTY FEE: _____</p>	<p>PARCEL MAP FOR C4 HOLDINGS, LLC. BEING PARCEL 3 OF TRACT MAP 4580 LOCATED WITHIN A PORTION OF THE SW1/4 OF SECTION 30, T.18N., R.20E., M.D.M. NEVADA</p> <p>WASHOE COUNTY NEVADA</p> <p>HK HARLAN KING & ASSOCIATES LAND SURVEYING 7490 LONGLEY LANE #B, RENO, NEVADA 89570 (775) 852-1777</p>
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- LEGEND:**
- FOUND 5/8" REBAR & CAP PLS 12140
 - ▲ FOUND GPS CONTROL MONUMENT
 - ⊙ FOUND STANDARD STREET MONUMENT PER TM 4580
 - ✱ TYPICAL SECTION CORNER
 - ⊕ SET 5/8" REBAR AND CAP PLS 5665 OR SCRIBED CURB ON PROPERTY LINE EXTENSION.
 - + DIMENSION POINT
 - (RAD) RADIAL BEARING
 - P.U.E. PUBLIC UTILITY EASEMENT
 - P.V.T. D.E. PRIVATE DRAINAGE EASEMENT
 - S.F. SQUARE FEET
 - C.A.T.V. CABLE T.V.
 - (R) RECORD INFORMATION PER TM 4580
 - (M) MEASURED INFORMATION THIS SURVEY
 - EASEMENT LINE AS NOTED
 - CENTERLINE
 - RIGHT OF WAY OR PROPERTY LINE
 - GPS OR SECTION TIE
 - NEW PROPERTY LINE

LINE	BEARING	DISTANCE
L1	N03°12'58"E	9.00'
L2	N86°47'02"W	10.63'
L3	N74°32'48"W	14.67'
L4	N03°04'49"E	38.22'
L5	N03°04'49"E	46.65'
L6	N03°12'58"E	88.68'
L7	N15°34'20"E	12.93'

LINE	DELTA	RADIUS	ARC
C1	48°45'07"	30.00'	25.53'
C2	52°44'19"	25.00'	23.01'
C3	51°26'37"	20.50'	18.41'
C4	28°21'43"	52.50'	25.99'
C5	67°39'55"	20.50'	24.21'
C6	29°39'05"	15.50'	8.02'
C7	66°44'52"	26.50'	30.87'
C8	37°05'47"	15.50'	10.04'
C9	2°35'20"	218.00'	9.85'
C10	11°29'50"	200.00'	40.13'
C11	66°21'50"	200.00'	231.65'
C12	0°44'48"	1040.00'	13.56'
C13	11°21'09"	1040.00'	206.06'
C14	0°08'58"	9925.00'	25.88'
C15	0°56'10"	9925.00'	162.17'
C16	1°05'08"	9925.00'	188.04'
C17	1°05'08"	10000.00'	189.47'
C18	11°15'12"	400.00'	78.56'
C19	15°52'01"	221.00'	61.20'



REFERENCES:

- TRACT MAP NO. 4580, FILE NO. 3323026 OFFICIAL RECORDS OF WASHOE COUNTY
- NDOT R/W PLANS FH-RS-431(4), FEBRUARY, 1991

BASIS OF BEARINGS:
 Nevada State Plane coordinate system, West Zone, North American Datum 1983/1994 (NAD 83/94). the bearing between Washoe County gps control points S12SM0154 (TRUCKEE) and S12SM01009 (RGPSB) taken as N82°06'39"W. All coordinates shown are ground coordinates. Combined grid-to-ground factor = 1.000197939.

PARCEL MAP
FOR
C4 HOLDINGS, LLC.

BEING PARCEL 3 OF TRACT MAP 4580
LOCATED WITHIN A PORTION OF THE SW1/4 OF
SECTION 30, T.18N., R.20E., M.D.M.

WASHOE COUNTY NEVADA

HK HARLAN KING & ASSOCIATES
LAND SURVEYING
7490 LONGLEY LANE #8, RENO, NEVADA 89570 (775) 852-1777