



Parcel Map Review Committee

Staff Report

Meeting Date: October 8, 2020

Agenda Item: 7A

TENTATIVE PARCEL MAP CASE NUMBER: WTPM20-0006 (Bannockburn Parcel Map)

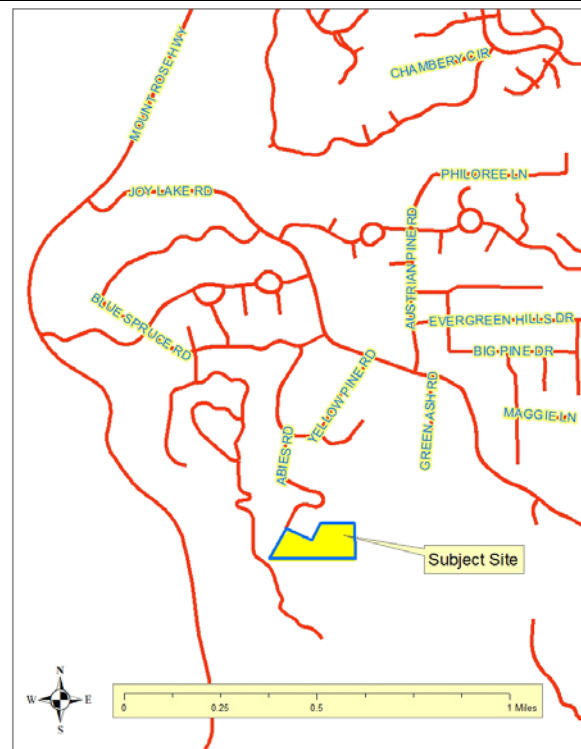
BRIEF SUMMARY OF REQUEST: Division of one parcel of approximately 10.56 acres into four parcels, three of which are proposed to be approximately 2.56 acres each and one which is proposed to be approximately 2.88 acres

STAFF PLANNER: Planner's Name: Roger Pelham, Senior Planner
Phone Number: 775.328.3622
E-mail: rpelham@washoecounty.us

CASE DESCRIPTION

For possible action, hearing, and discussion to approve a parcel map to allow the division of one parcel of approximately 10.56 acres into four parcels, three of which are proposed to be approximately 2.56 acres each and one which is proposed to be approximately 2.88 acres.

Applicant/Owner: Todd Ganos
Location: South of the southern terminus of Anies Road, approximately ½ mile south of its intersection with Yellow Pine Road
APN: 047-130-35
Parcel Size: ± 10.56
Master Plan: Rural Residential (RR)
Regulatory Zone: High Density Rural (HDR)
Area Plan: Forest Area
Development Code: Authorized in Article 606, Parcel Maps
Commission District: 2 – Commissioner Lucey



STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM20-0006 for Todd Ganos, 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.

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Exhibits Contents

Conditions of Approval	Exhibit A
Agency Comments	Exhibit B
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Parcel Map

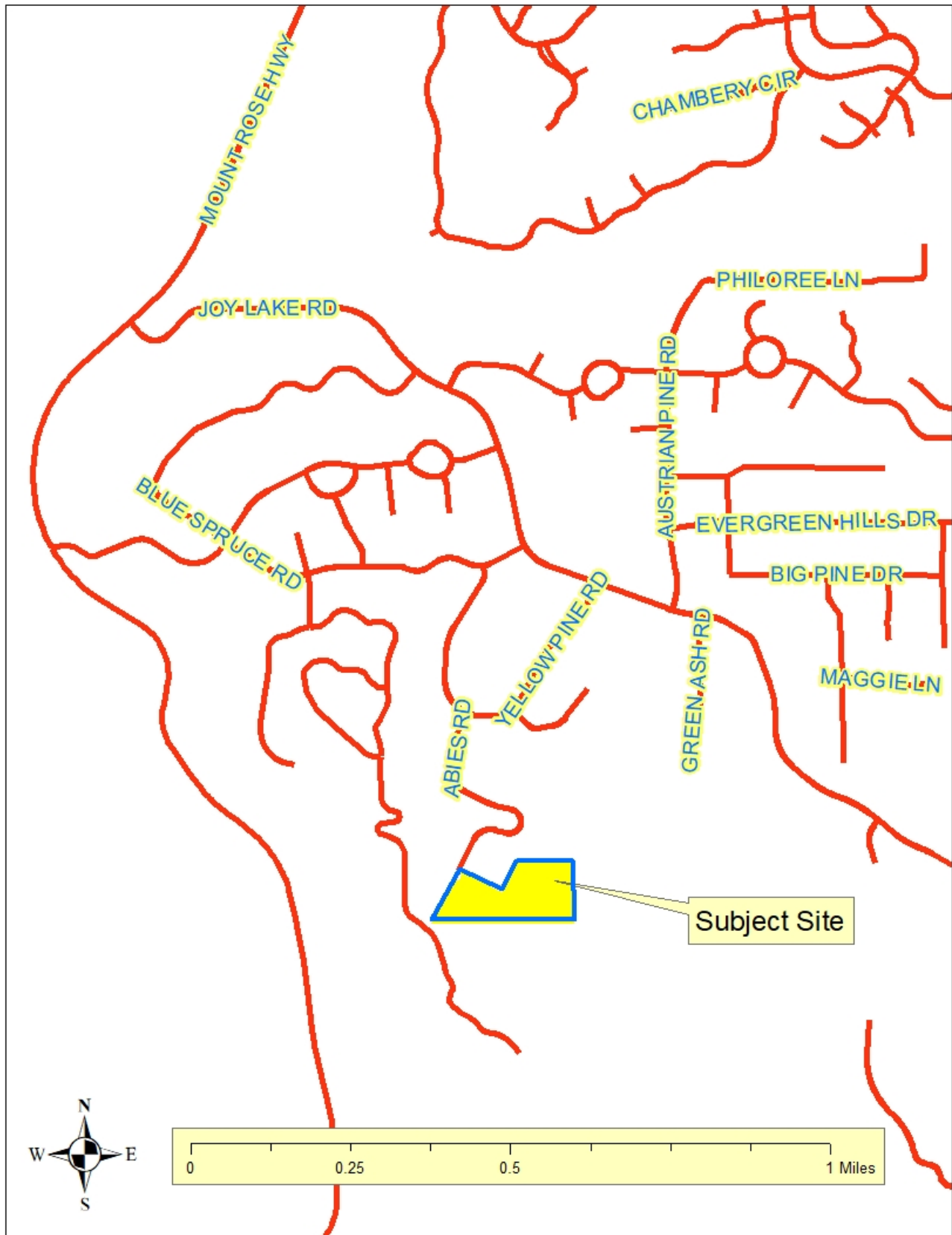
The purpose of a parcel map is to allow for the creation of subdivisions, merger and re-subdivision of existing lots, and common-interest communities consisting of four or fewer parcels pursuant to Washoe County Code Chapter 110, Article 606, *Parcel Maps*. A tentative parcel map must be submitted to the Planning and Building Division for the purpose of review prior to or concurrent with the final parcel map. Every tentative parcel map must be prepared by a professional land surveyor. The parcel map process exists to establish reasonable standards of design and procedures for 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.

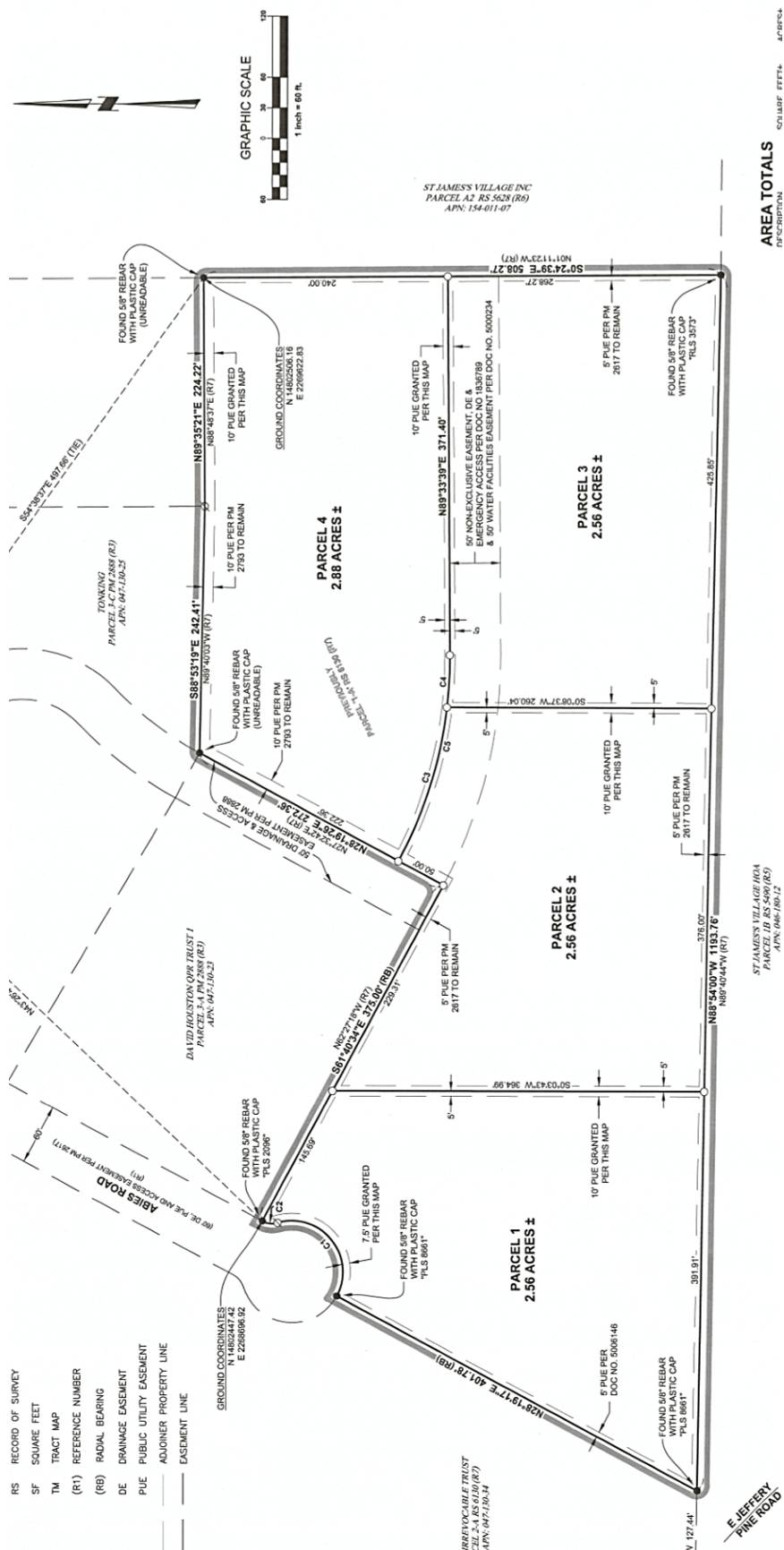
Within 22 months from the date of approval of the tentative parcel map, the applicant must file a final parcel map along with any required supporting materials with the Planning and Building Division and the County Engineer showing that all conditions imposed by the Washoe County Parcel Map Review Committee have been met. Approval or conditional approval of a tentative parcel map imposes no obligation on the part of the Director of the Planning and Building Division or the Washoe County Board of County Commissioners to approve the final parcel map or to accept any public dedication shown on the tentative or final parcel map. Failure to submit a complete final parcel map and pay the required fees within 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 WTPM20-0006 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 has a regulatory zone of High Density Rural (HDR) which allows one dwelling per 2.5 acres. The applicant is proposing to create 4 parcels of approximately 2.5 acres each.



Vicinity Map



Site Plan

Tentative Parcel Map Evaluation

Regulatory Zone: High Density Rural (HDR)

Maximum Lot Potential: 4

Number of Lots on Parcel Map: 4

Minimum Lot Size Required: 2.0 acres

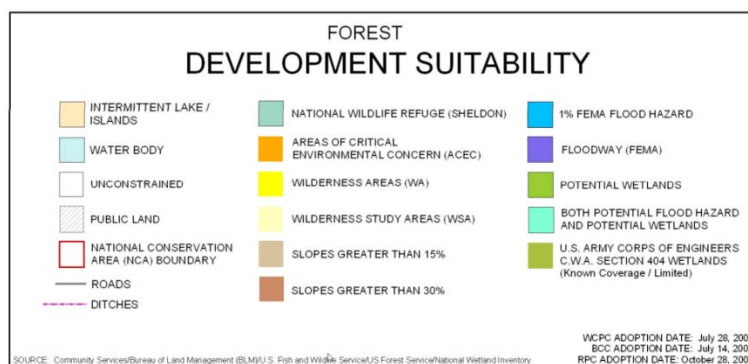
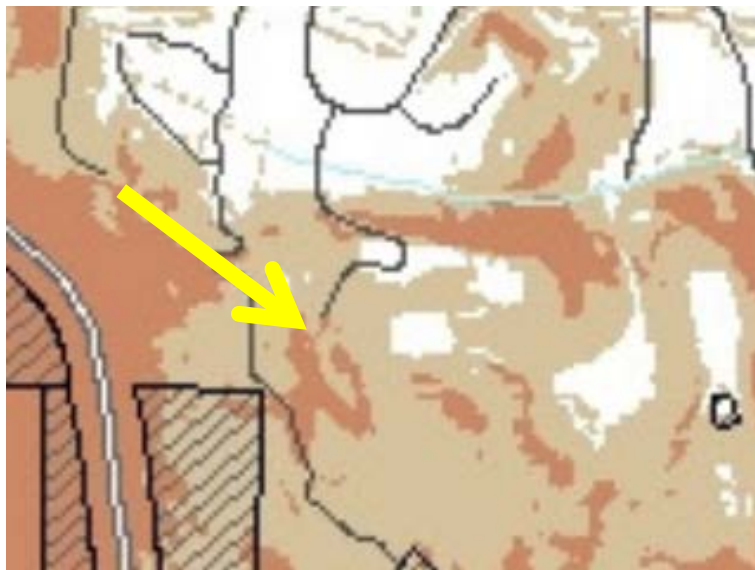
Minimum Lot Size on Parcel Map: 2.56 acres

Minimum Lot Width Required: 150 feet

Minimum Lot Width on Parcel Map: 222.36 feet

The tentative parcel map meets all minimum requirements for the High Density Rural (HDR) regulatory zone.

Development Suitability Constraints: The Forest Area Development Suitability Map, a part of the Forest Area Plan, identifies the subject parcel as having slopes of 15% or greater over the entire parcel and slopes of 30% or greater over some of the parcel.

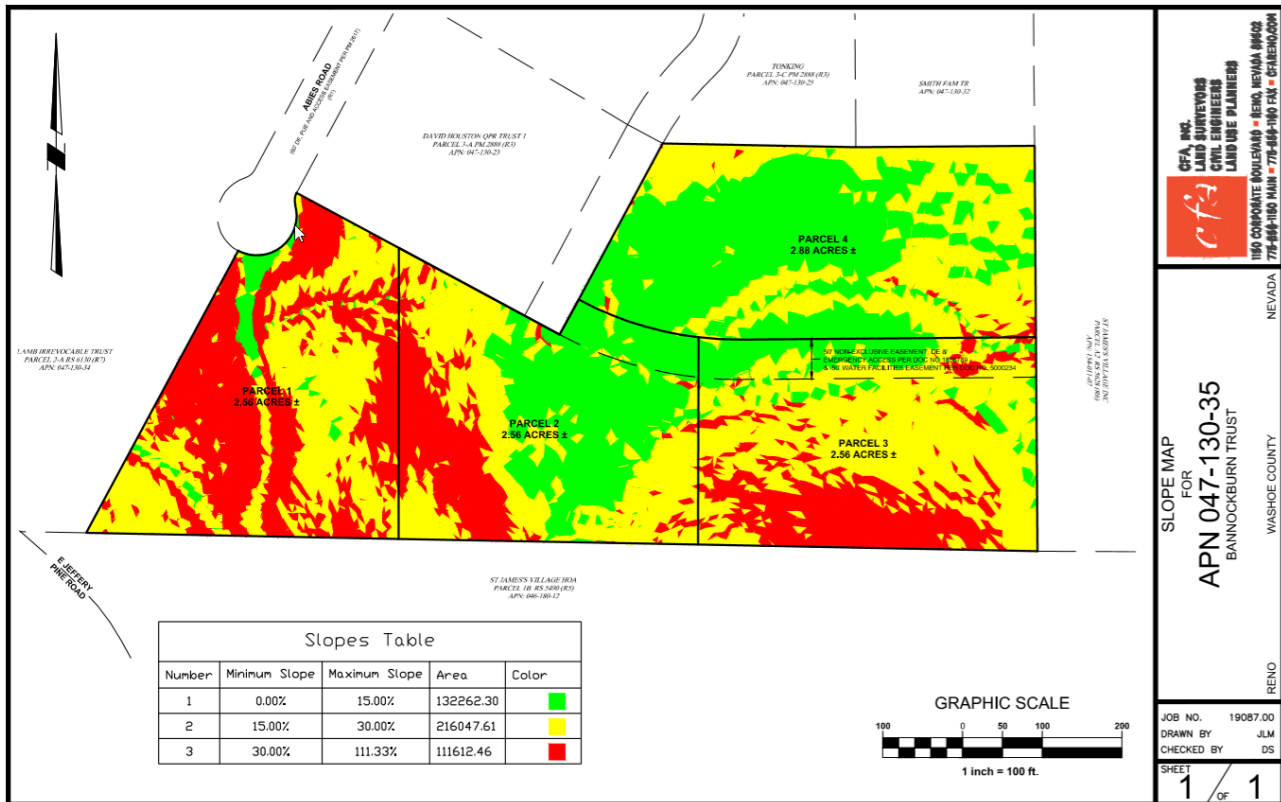


The parcel map application indicates that there are not slopes greater than 15% on the subject site.

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

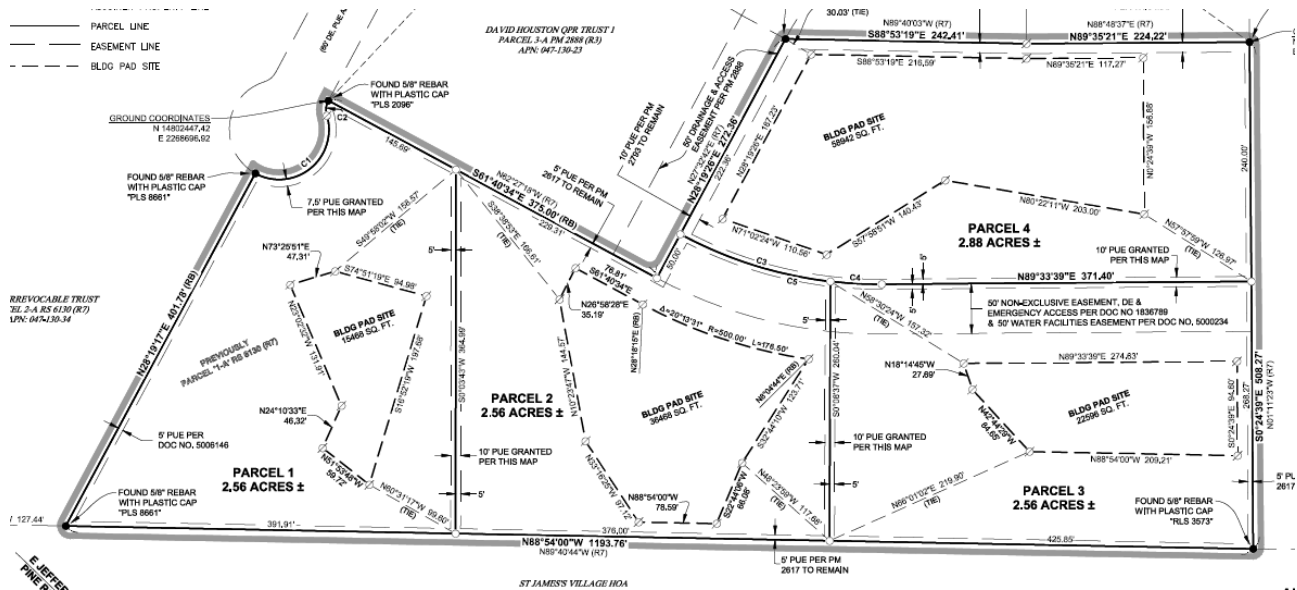
☐ Yes ☒ No If yes, include a separate set of attachments and maps.

This is incorrect. Upon a request by County Staff, the applicant's representative provided the following map, which shows the slope on the subject site, and demonstrates that there are slopes greater than 15% and greater than 30%.



In order to minimize the amount of grading necessary for development of a dwelling on each parcel, staff and the applicant worked together to develop building envelopes for each parcel. Conditions of approval have been included to require, if the parcel map is approved, a deed restriction to be recorded for each parcel, and the building envelopes will be shown on the final map. All areas outside of the building envelope, other than a driveway, must remain undisturbed.

The required building envelopes ("pad site") are as follows:



The subject parcel is inside the Truckee Meadows Service Area (TMSA – Tier 3).

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

Forest Area Plan Modifiers

The subject parcel is located within the Forest Area Plan. There are not particularly pertinent policies from the Area Plan Modifiers, Article 204 of the Washoe County Development Code.

Development Information The subject parcel is undeveloped. The required setbacks for the High Density Rural regulatory zone are 30 feet for front and rear yard setbacks and 15 feet for the side yard setbacks.

Reviewing Agencies

The following agencies received a copy of the project application for review and evaluation. Washoe County Community Services Department

- Planning and Building Division
- Engineering and Capital Projects Division
- Parks and Open Spaces
- Utilities
- Water Rights Coordinator Manager
- Truckee Meadows Water Authority (TMWA)
- Washoe County Health District
 - Vector-Borne Diseases Program
 - Environmental Health Services Division
- Washoe County Regional Animal Services
- Washoe County School District
- Truckee Meadows Fire Protection District
- Reno-Tahoe Airport Authority

- Nevada Department of Transportation (NDOT)
- Regional Transportation Commission (RTC)

Two 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 Building Division, Planning Program requires that the final map be in substantial compliance with all plans and documents submitted with the tentative parcel map, that building envelopes be created for each parcel and for appropriate water rights to be provided for the new parcels created.

Contact: Roger Pelham, 328-3622, rpelham@washoecounty.us and Vahid Behmaram, 328-3600, vbehmaram@washoecounty.us

- Truckee Meadows Fire Protection District provided extensive conditions related to compliance with current Fire code.

Contact: Dale Way, 775.326.6005, dway@tmfcpd.us

Staff Comment on Required Findings

WCC 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: All parcels are proposed to be connected to existing community water, electric and related services. Sewage disposal is proposed to be by means of individual septic systems. The areas surrounding the subject site are currently developed with single-family dwellings on parcels of land that are consistent with the proposed parcels.

- 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 is available to the subject site by the Truckee Meadows Water Authority.

- c) The availability and accessibility of utilities.

Staff Comment: All parcels are proposed to be connected to existing community water, electric and related services.

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

Staff Comment: There are existing public services such as schools, police and fire protection, transportation, recreation and parks in the Forest Area Plan.

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

Staff Comment: The subject property has a regulatory zone of High Density Rural. The HDR zone allows one dwelling for each 2.5 acres. The proposed map conforms to the relevant provisions of the Development Code and Master Plan.

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

Staff Comment: The subject site is located adjacent to existing paved accesses. No additional public street improvements are necessary to serve the proposed parcels. Individual driveways will be required to serve individual parcels of land.

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

Staff Comment: The subject site is located adjacent to existing paved accesses. No additional public street improvements are necessary to serve the proposed parcels.

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

Staff Comment: The entirety of the subject site is shown within the Forest Area Plan to be comprised of slopes in excess of 15%. A significant portion of the subject site is comprised of slopes in excess of 30%. Stringent conditions of approval have been included, with the recommendation for approval, to require thorough preliminary review of the development of each lot, in terms of grading on steep slopes, in order to allow future property owners sufficient information to evaluate the additional requirements for development on such topography.

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

Staff Comment: These provisions of statute refer to the preparation of tentative maps. All recommend conditions of approval from the reviewing agencies have been included with the staff report.

- 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 subject site is within the Truckee Meadows Fire Protection District.

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

Staff Comment: All required easements will be provided prior to the recordation of a final map.

- l) Recreation and trail easements.

Staff Comment: The proposed division is not adjacent to any existing or planned public trails.

Recommendation

After a thorough analysis and review, Parcel Map Case Number WTPM20-0006 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 WTPM20-0006 for Todd Ganos, 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 from the date the written decision is filed with and signed by the Secretary of the Parcel Map Review Committee and mailed to the applicant.

Applicant/Owner: Todd Ganos
PO Box 21389
Reno, NV 89512

Representatives: CFA Inc.
Attn: Bob LaRiviere and Dave Snelgrove
1150 Corporate Blvd
Reno, NV 89502



Conditions of Approval

Tentative Parcel Map Case Number WTPM20-0006

The tentative parcel map approved under Parcel Map Case Number WTPM20-0006 shall be carried out in accordance with the conditions of approval granted by the Washoe County Parcel Map Review Committee on October 8, 2020. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

Unless otherwise specified, all conditions related to the approval of this tentative parcel map shall be met or financial assurance must be provided to satisfy the conditions of approval prior to the recordation of a final parcel map. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the conditions of approval related to this tentative parcel map is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the tentative parcel map may result in the institution of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this tentative parcel map should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, "may" is permissive and "shall" or "must" is mandatory.

Conditions of approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to recordation of a final map.
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some "conditions of approval" are referred to as "operational conditions." These conditions must be continually complied with for the life of the project.

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

THE FINAL PARCEL MAP CASE NO. WTPM20-0006 MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. THE OFFER(S) OF DEDICATION IS (ARE) REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20_____, BY THE DIRECTOR OF PLANNING AND BUILDING OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

MOJRA HAUENSTEIN, DIRECTOR, PLANNING AND BUILDING DIVISION

- h. The applicant shall provide verification to the Planning and Building Division that all conditions from the Truckee Meadows Fire Protection District have been satisfied.
- i. The applicant has indicated that the proposed improvements will not exceed the major grading thresholds that require a special use permit. If the final construction drawings for the map include grading that exceeds the *Major Grading Permit Thresholds* listed in Article 438 Grading Standards, the applicant shall apply for a special use permit for grading; this approval may take up to three months to process. In addition, all related standards within the Washoe County Development Code shall be met on the construction drawings.
- j. 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.
- k. The Parcel Map shall contain TMWA's note regards all conditions necessary for provision of water service to the three (3) parcels. TMWA's note requires that all water rights and water service conditions to be met prior to approval of building permits on the resulting parcels. Or a valid water will serve letter from TMWA for the resulting parcels is also acceptable at any time before or after the approval the Parcel Map but prior to granting of any Building Permits.

Truckee Meadows Fire Protection District

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

Contact: Dale Way, 775.326.6005, dway@tmfpd.us Brett Lee, 775.326.6074, blee@tmfpd.us

Fire Apparatus Access Roads

- a. Fire apparatus access roads shall be in accordance with International Fire Code Appendix D and all other applicable requirements of the IFC. (IFC 503.1 / D101.1)
- b. Approved fire apparatus access roads shall be required for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access roads shall comply with the requirements of IFC Section 503 and Appendix D and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an

approved route (as the hose lays around obstructions) around the exterior of the building or facility. (IFC 503.1.1)

- c. Fire apparatus access roads shall have an all-weather surface and be capable of supporting the weight of TMFPD apparatus (80,000 pounds). (IFC 503.2.3 / D102.1)
- d. Fire apparatus access roads shall have a minimum width of 20 feet (with no parking), 26 feet (one side parking), and 32 feet (parking on both sides), exclusive of shoulders, and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1 / D103.6.1 / D103.6.2)
- e. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1). (IFC D103.1)
- f. Fire apparatus access roads less than the width required for parking on both sides shall be marked and/or signed in accordance with Section 503.3 and Appendix D103.6 to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. (IFC 503.3 / D103.6)
- g. Fire apparatus access roads shall not exceed 10 percent in grade. Angles of approach and angles of departure must not exceed 6 percent for 25 feet before or after the grade change. (IFC D103.2 / 503.2.8)
- h. Fire apparatus access roads shall have a minimum inside turning radius of 28 feet, and a minimum outside turning radius of 52 feet. (IFC D103.3)
- i. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. (IFC D103.4)
- j. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads. (IFC D107.1)

Fire Protection Water Supplies

- k. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. (IFC 507.1)
- l. The number of fire hydrants available to a building shall be not less than the minimum specified in Table C102.1. (IFC C102.1)
- m. Fire hydrant systems shall comply with Washoe County Standard Detail W-23 and IFC Sections 507.5.1 through 507.5.6. (IFC 507.5 / Washoe County Code)
- n. Fire hydrants must be spaced at a maximum separation of 500 feet along the required apparatus access lane in residential areas and 1,000 feet where not required for structures to provide for transportation hazards. Hydrant spacing may be increased by 125 feet if all structures within the development are provided with fire sprinkler protection. There is no allowable increase for hydrants installed for transportation hazards. (IFC Table C102.1)
- o. In developments with R-3 occupancies, where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 600 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. (IFC 507.5.1)

- p. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. (IFC 507.5.4)
- q. A 3-foot minimum clear space shall be maintained around the circumference of fire hydrants, as measured from the furthest edge of a fire hydrant in any direction. (IFC 507.5.5)
- r. Fire hydrants shall not be located within six feet of a driveway, power pole, or light standard. (IFC 507.5.6)
- s. Fire hydrants shall be located adjacent to apparatus access lanes and a minimum of four feet and a maximum of seven feet from back of curb. Provide a detail on the plans. (IFC 507.5.6)
- t. Fire hydrants shall have a concrete pad around the base in accordance with Washoe County Standard Detail W-23.

International Wildland-Urban Interface Code

- u. All parcels located in other than a Low Hazard WUI Rating shall comply with all provisions of the IWUI as adopted and amended by TMFPD and Washoe County Building.
- v. The IWUI Fire Hazard designation for your project is available on the provided Washoe Regional Mapping System link. (<https://gis.washoecounty.us/wrms/firehazard>). After you have found your property using the address search feature, the color of the background area will indicate your wildland fire risk.
- w. When you have determined your Fire Risk Rating use the link provided, to determine the IWUIC construction and defensible space requirements. (https://www.washoecounty.us/building/Files/Files/2012%20WUI%20CODE%20GUIDE_rev%2011-25-13.pdf)

*** End of Conditions ***

From: [Wines-Jennings, Tammy L](#)
To: [Pelham, Roger](#)
Cc: [Fagan, Donna](#); [Schull, Shyanne](#)
Subject: WTPM20-0006 Bannockburn Parcel Map
Date: Wednesday, August 19, 2020 8:36:31 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hello,
We see no issues from a WCRAS perspective.

Thank you,



Tammy Wines-Jennings

Assistant Director | Washoe County Regional Animal Services

twines-jennings@washoecounty.us | Office: 775-353-8945 | Dispatch 775-322-3647

2825 Longley Lane, Suite A, Reno, NV 89502



1365 Corporate Blvd.
Reno NV 89502
775 857-8500 ext. 131
nevadaconservation.com

Washoe-Storey Conservation District

Bret Tyler Chairmen
Jim Shaffer Treasurer
Cathy Canfield Storey app
Jean Herman Washoe app

August 24, 2020

Washoe County Community Services Department

C/O Roger Pelham, Senior Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WTPM20-0006 (Bannockburn)

Dear Roger,

In reviewing the Bannockburn parcel map that divides 10.56 acres into 4 parcels, the Conservation District with this division has no comments. When the applicant applies to build, we would like to review the project for grading and revegetation purposes including infrastructure that impacts conservation elements.

Thank you for providing us the opportunity to review the project that may have impacts on our natural resources.

Sincerely,

Tyler-Shaffer

From: [Olson, Vicky](#)
To: [Pelham, Roger](#)
Subject: Review Memos
Date: Thursday, August 27, 2020 3:38:55 PM

Good afternoon Roger,

The EMS Program has reviewed Tentative Parcel Map Case #WTPM20-0006 (Bannockburn Parcel Map) and Tentative parcel map case #WTPM20-0008 (Fornaro Parcel Map) and does not currently have any questions, comments, or concerns regarding these cases.

Please let me know if you have any questions.

Thank you,

Vicky

Vicky Olson, MPS, RN

EMS Coordinator | Epidemiology and Public Health Preparedness | Washoe County Health District

volson@washoecounty.us | O: (775) 326 6043 | 1001 E. Ninth St., Bldg. B, Reno, NV 89512



From: [Rosa, Genine](#)
To: [Pelham, Roger](#)
Subject: Case Number WTPM20-0006 (Bannockburn Parcel Map) and WTPM20-0008 (Fornaro Parcel Map)
Date: Tuesday, August 18, 2020 1:39:05 PM

No comment on either, no grading at this time.

Genine Rosa

Environmental Engineer II | Air Quality Management Division | Washoe County Health District

grosa@washoecounty.us | O: (775) 784-7204 | 1001 E. Ninth St., Bldg. B, Reno, NV 89512

www.OurCleanAir.com



 Please consider the environment before printing this e-mail.

From: [Gil, Donald](#)
To: [Pelham, Roger](#)
Subject: FW: August Agency Review Memo III
Date: Tuesday, August 18, 2020 5:06:14 PM
Attachments: [August Agency Review Memo III.pdf](#)
[image001.png](#)
Importance: High

Roger,

I have reviewed Items #1 and #3 and the Washoe County Sheriff's Office Patrol Division does not have any issues or concerns.

Thank you,

Don

Don Gil

Captain – Patrol Division

911 Parr Blvd. Reno, NV 89512

Desk: 775-328-3354

Email: dgil@washoecounty.us

Web: www.WashoeSheriff.com



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

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

August 20, 2020

TO: Roger Pelham, Senior Planner, CSD, Planning & Development Division
FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD
SUBJECT: Tentative Parcel Map Case Number WTPM20-0006 (Bannockburn Parcel Map).

Project description:

The applicant is proposing to approve a parcel map to allow the division of one parcel of approximately 10.56 acres into four parcels, three of which are proposed to be approximately 2.56 acres each and one which is proposed to be approximately 2.88 acres.

Project located at South of the southern terminus of Anies Road, approximately ½ mile south of its intersection with Yellow Pine Road, Assessor's Parcel Number: 047-130-35.

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

Comments: The application indicates that Municipal water service is available and will be provided by TMWA.

Conditions: The Parcel Map shall contain TMWA's note regards all conditions necessary for provision of water service to the three (3) parcels. TMWA's note requires that all water rights and water service conditions to be met prior to approval of building permits on the resulting parcels. Or a valid water will serve letter from TMWA for the resulting parcels is also acceptable at any time before or after the approval the Parcel Map but prior to granting of any Building Permits.



Roger Pelham, Sr. Planner
Washoe County – Community Services Department
1001 E. Ninth St
Reno, NV 89512
775.328.3622

August 19, 2020

Re: WTPM20-0006 (Bannockburn Parcel Map) – Conditions of Approval

Truckee Meadows Fire Protection District (TMFPD)

The following conditions are requirements of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions. Unless otherwise stated, these conditions shall be met prior to the issuance of any building or grading permit or on an ongoing basis (phased development) as determined by TMFPD.

Any future development of a single, multiple, or all parcels will be subject to currently adopted Fire and Wildland-Urban Interface Codes at the time of development on the specific parcel.

Contact Name – Dale Way, 775.326.6005, dway@tmfpd.us
Brett Lee, 775.326.6074, blee@tmfpd.us

Fire Apparatus Access Roads

1. Fire apparatus access roads shall be in accordance with *International Fire Code* Appendix D and all other applicable requirements of the IFC. (IFC 503.1 / D101.1)
2. Approved fire apparatus access roads shall be required for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access roads shall comply with the requirements of IFC Section 503 and Appendix D and shall extend to within 150 feet of all portions of the facility and all portions of the *exterior walls* of the first story of the building as measured by an *approved* route (as the hose lays around obstructions) around the exterior of the building or facility. (IFC 503.1.1)
3. Fire apparatus access roads shall have an all-weather surface and be capable of supporting the weight of TMFPD apparatus (80,000 pounds). (IFC 503.2.3 / D102.1)
4. Fire apparatus access roads shall have a minimum width of 20 feet (with no parking), 26 feet (one side parking), and 32 feet (parking on both sides), exclusive of shoulders, and an

Truckee Meadows Fire Protection District • 3663 Barron Way, Reno, NV 89511 • tmfpd.us • 775-326-6000

unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1 / D103.6.1 / D103.6.2)



5. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1). (IFC D103.1)
6. Fire apparatus access roads less than the width required for parking on both sides shall be marked and/or signed in accordance with Section 503.3 and Appendix D103.6 to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. (IFC 503.3 / D103.6)
7. Fire apparatus access roads shall not exceed 10 percent in grade. Angles of approach and angles of departure must not exceed 6 percent for 25 feet before or after the grade change. (IFC D103.2 / 503.2.8)
8. Fire apparatus access roads shall have a minimum inside turning radius of 28 feet, and a minimum outside turning radius of 52 feet. (IFC D103.3)
9. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. (IFC D103.4)
10. Developments of one- or two-family *dwelling*s where the number of *dwelling units* exceeds 30 shall be provided with two separate and *approved* fire apparatus access roads. (IFC D107.1)

Fire Protection Water Supplies

1. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. (IFC 507.1)
2. The number of fire hydrants available to a building shall be not less than the minimum specified in Table C102.1. (IFC C102.1)
3. Fire hydrant systems shall comply with Washoe County Standard Detail W-23 and IFC Sections 507.5.1 through 507.5.6. (IFC 507.5 / Washoe County Code)
4. Fire hydrants must be spaced at a maximum separation of 500 feet along the required apparatus access lane in residential areas and 1,000 feet where not required for structures to provide for transportation hazards. Hydrant spacing may be increased by 125 feet if all structures within the development are provided with fire sprinkler protection. There is no allowable increase for hydrants installed for transportation hazards. (IFC Table C102.1)
5. In developments with R-3 occupancies, where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 600 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the

exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. (IFC 507.5.1)



6. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. (IFC 507.5.4)
7. A 3-foot minimum clear space shall be maintained around the circumference of fire hydrants, as measured from the furthest edge of a fire hydrant in any direction. (IFC 507.5.5)
8. Fire hydrants shall not be located within six feet of a driveway, power pole, or light standard. (IFC 507.5.6)
9. Fire hydrants shall be located adjacent to apparatus access lanes and a minimum of four feet and a maximum of seven feet from back of curb. Provide a detail on the plans. (IFC 507.5.6)
10. Fire hydrants shall have a concrete pad around the base in accordance with Washoe County Standard Detail W-23.

International Wildland-Urban Interface Code

1. All parcels located in other than a Low Hazard WUI Rating shall comply with all provisions of the IWUI as adopted and amended by TMFPD and Washoe County Building.
2. The IWUI Fire Hazard designation for your project is available on the provided Washoe Regional Mapping System link. (<https://gis.washoecounty.us/wrms/firehazard>). After you have found your property using the address search feature, the color of the background area will indicate your wildland fire risk.
3. When you have determined your Fire Risk Rating use the link provided, to determine the IWUI construction and defensible space requirements. (https://www.washoecounty.us/building/Files/Files/2012%20WUI%20CODE%20GUIDE_rev%2011-25-13.pdf).



From: [Kirschenman, Sophia](#)
To: [Pelham, Roger](#)
Subject: Parks Comments Re: WTPM20-0006
Date: Monday, August 31, 2020 11:20:04 AM
Attachments: [Outlook-4etd25m5.png](#)
[Outlook-1slcxm3s.png](#)
[Outlook-anxhimev.png](#)
[Outlook-cop215ux.png](#)
[Outlook-1fglf13s.png](#)

Hi Roger,

Hope you're doing well! I've reviewed WTPM20-0006 (Bannockburn Parcel Map) on behalf of Washoe County Regional Parks and Open Space and have no comments or conditions.

Thanks!



Sophia Kirschenman
Park Planner | Community Services Department
775.328.3623 | 1001 E. 9th Street, Reno, NV 89512



Community Services Department

Planning and Building

TENTATIVE PARCEL MAP

(see page 6)

PARCEL MAP WAIVER

(see page 11)

APPLICATION



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

Telephone: 775.328.6100

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name: Bannockburn LLC, A Nevada Limited Liability Co, Trustee of Bannockburn Trust Dated 9/20/18			
Project Description: A Division of Parcel 1-A of Record of Survey Map No. 6130			
Project Address: 0 Abies Road			
Project Area (acres or square feet): 10.56 Acres +/-			
Project Location (with point of reference to major cross streets AND area locator): West of Mt Rose Hywy & E. Jeffrey Pine Rd. South of Yellow Pine Rd.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
047-130-35	10.56 +/-		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: TODD GANOS		Name: CFA Inc	
Address: PO BOX 21389		Address: 1150 Corporate Blvd	
Reno, Nevada	Zip: 89512	Reno, Nevada	Zip: 89502
Phone:	Fax:	Phone: 775-856-1150	Fax: 856-1160
Email: todd@integratedwealth.com		Email: blariviere@cfareno.com	
Cell:	Other:	Cell:	Other: 856-7072
Contact Person: Todd Ganos		Contact Person: Robert O. LaRiviere, PLS	
Applicant/Developer:		Other Persons to be Contacted:	
Name: SAME		Name: CFA Inc	
Address:		Address: 1150 Corporate Blvd	
	Zip:	Renop, NV	Zip: 89502
Phone:	Fax:	Phone: 775-856-1150	Fax: 856-1160
Email:		Email: dscheiber@cfareno.com	
Cell:	Other:	Cell:	Other: 432-6601
Contact Person:		Contact Person: Deane Scheiber, CST	
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: Bannockburn LLC, Trustee of
Bannockburn Trust dated 9/20/2018

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, Todd C. Ganos, Manager of Bannockburn LLC, Trustee
(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 Building.

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

Assessor Parcel Number(s): 047-130-35

Printed Name Todd C. Ganos

Signed Todd C. Ganos

Address PO BOX 21389
Reno NV 89515

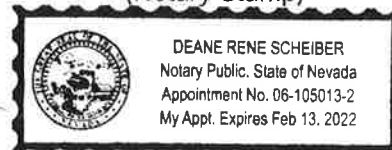
State of Nevada
County of Washoe

Subscribed and sworn to before me this
21 day of July, 2020

Deane
Notary Public in and for said county and state

My commission expires: 2/13/2020

(Notary Stamp)



*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

Deane Scheiber

From: Todd C. Ganos <todd@integratedwealth.com>
Sent: Monday, August 3, 2020 12:34 PM
To: Deane Scheiber
Subject: Fwd: Washoe County Treasurer Payment Confirmation

Full year paid. See below.

----- Forwarded message -----

From: **Payments@Bill2Pay.com** <Payments@bill2pay.com>
Date: Mon, Aug 3, 2020 at 12:32 PM
Subject: Washoe County Treasurer Payment Confirmation
To: <todd@integratedwealth.com>

Thank you for using ePayment Services to process your payment on-line. This is to confirm your recent payment made to Washoe County Treasurer for Tax Payment.

Payment will be considered received on the date/time submitted and will show payment pending until funds are actually received. Payments will be posted when funds are received, usually within 2-3 business days after submission.

By making your payment through this site, you are accepting responsibility for the accuracy of the information provided. If your chosen payment method is not honored (example, your account number is not entered correctly), you may be subject to late penalties and/or returned item charges.

Please keep this confirmation for your records and if you have any questions, please contact us at..

Washoe County Treasurer
P.O. 30039, Reno, NV 89520-3039
ph: (775) 328-2510 fax: (775) 328-2500
Email: tax@washoecounty.us

Email alerts regarding property taxes are now available by signing up at the link below and selecting: Treasurer-Property Taxes

https://www.washoecounty.us/county_news_update_subscription.php

Washoe County Treasurer - Tammi Davis

Your confirmation number is 0033902735.

Tax Payment - 04713035 \$2991.93

Service Fee: \$71.81

Total Payment Amount: \$3063.74

Note: This is an automated message. Please do not reply to this address.

Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

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

0 Abies Road

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
047-130-35	9999 INTERIM DOR CD TO BE CHANGED	10.56+/-

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

Undeveloped

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	2.56	2.56	2.56	2.88
Proposed Minimum Lot Width				

4. For parcel with split zoning what is the acreage/square footage of each zoning in the new parcels?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Zoning Area	2.56	2.56	2.56	2.88
Proposed Zoning Area				

5. Was the parcel or lot that is proposed for division created (recorded) within the last 5 years? (If yes, public review of the parcel map will be required. See Planning and Building staff for additional materials that are required to be submitted.)

☐ Yes ☒ No

6. Utilities:

a. Sewer Service	NONE
b. Electrical Service/Generator	N/A
c. Water Service	MUNI

7. 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: TMWA

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

a. Sewage System Type:

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

b. Available:

<input 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 type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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9. For most uses, the Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County when creating new parcels. Please indicate the type and quantity of water rights you have available should dedication be required:

a. Permit #		acre-feet per year	
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other, #		acre-feet per year	

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

N/A

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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11. Does property contain slopes or hillsides in excess of 15 percent and/or significant ridgelines? (If yes, and this is the second parcel map dividing this property, Article 424, Hillside Development of the Washoe County Development Code will apply.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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12. Does property contain geologic hazards such as active faults; hillside or mountainous areas; is it subject to avalanches, landslides, or flash floods; is it near a water body, stream, Significant Hydrologic Resource as defined in Article 418, or riparian area such as the Truckee River, and/or an area of groundwater recharge

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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13. Does the tentative parcel map involve common open space as defined in Article 408 of the Washoe County Development Code? (If so, please identify all proposed non-residential uses and all the open space parcels.)?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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14. If private roads are proposed, will the community be gated? If so, is a public trail system easement provided through the subdivision?

N/A

15. Are there any applicable policies of the adopted area plan in which the project is located that require compliance? If so, which policies and how does the project comply.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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16. Are there any applicable area plan modifiers in the Development Code in which the project is located that require compliance? If so, which modifiers and how does the project comply?

N/A

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

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

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

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

28. Surveyor:

Name	Robert O. LaRiviere
Address	1150 Corporate Blvd Reno, NV 89502
Phone	775-856-1150
Cell	
E-mail	blariviere@cfareno.com
Fax	775-856-1160
Nevada PLS #	8661

Parcel Map Waiver Application Supplemental Information

(All required information may be separately attached)

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

N/A

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

☐ Yes

☒ No

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

0 Abies Road

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
047-130-35	9999 INTERIM DOR CD TO BE CHANGED	10.56+/-

3. Please describe:

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

UNDEVELOPED

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

North	ROADWAY (ABIES RD) AND HOMES
South	VACANT LAND
East	VACANT LAND
West	ROADWAY (E. JEFFERY PINE) AND HOME

4. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	2.56	2.56	2.56	2.88
Proposed Minimum Lot Width				

5. Utilities:

a. Sewer Service	NONE
b. Electrical Service/Generator	N/A
c. Water Service	MUNI

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 checked="" type="checkbox"/> Public water	Provider:	TMWA

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. 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:

N/A

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

a. Sewage System Type:

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

b. Available:

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

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

N/A

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 checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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Explanation:

N/A

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 checked="" type="checkbox"/> No
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Explanation:

N/A

- 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.)

☐ Yes, the Hillside Ordinance applies. ☒ No, it does not.

Explanation:

N/A

9. Surveyor:

Name	Robert D. LaRiviere
Address	1150 Corporate Blvd Reno, NV 89502
Phone	775-856-1150
Fax	775-856-1160
Nevada PLS #	8661

THIS IS TO CERTIFY THAT THE UNDERSIGNED, BANNOCKBURN LLC, A NEVADA LIMITED LIABILITY COMPANY, TRUSTEE OF THE BANNOCKBURN TRUST DATED SEPTEMBER 20, 2018, IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT, AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278. THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED TOGETHER WITH THE RIGHT OF ACCESS TO ALL PUBLIC UTILITY, CABLE TV, AND TELEPHONE LINES, AND TRUCKEE MEADOWS WATER AUTHORITY, THEIR SUCCESSORS AND ASSIGNS. THE OWNER AND ITS ASSIGNS AGREE TO THE USE OF RESIDENTIAL WATER METERS.

BY: TODD GANOS, MANAGER

STATE OF _____ } S.S.
COUNTY OF _____ }

NOTARY PUBLIC
MY COMMISSION EXPIRES

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT THE BANNOCKBURN TRUST, A LIMITED LIABILITY COMPANY, TRUSTEE FOR THE BANNOCKBURN TRUST DATED SEPTEMBER 20, 2017, OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON, AND THAT THEY ARE THE ONLY OWNERS OF RECORD OF SAID LAND; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LAND TO BE DIVIDED; EXCEPT PER DEED(S) OF TRUST _____ 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 _____, 2020.

SIGNATURE

PRINT NAME/TITLE

DATE

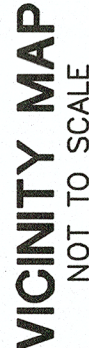
THIS MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS WASTE SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY, AND WATER SUPPLY FACILITIES. THIS MAP HAS BEEN FOUND TO MEET ALL APPLICABLE REQUIREMENTS AND PROVISIONS OF THE ENVIRONMENTAL HEALTH SERVICES DIVISION OF THE WASHOE COUNTY HEALTH DISTRICT.

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL THE PROPERTY TAXES ON THE 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 AGRICULTURE USE HAS BEEN PAID PURSUANT TO NRS 361A.265.

WASHOE COUNTY TREASURER

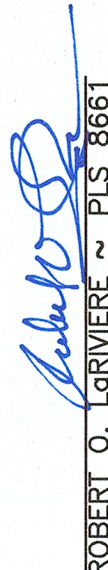
COUNTY SURVEYOR'S CERTIFICATE

WAYNE HANDROCK, P.L.S. 20464
ASHOE COUNTY SURVEYOR



ROBERT O. LARIVIERE, 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 BANNOCKBURN LLC, A NEVADA LIMITED LIABILITY COMPANY, TRUST DATED SEPTEMBER 20, 2018.
2. THE LANDS SURVEYED LIE WITHIN A PORTION OF THE SW 1/4 OF THE SW 1/4 OF SECTION 10, TOWNSHIP 17 NORTH, RANGE 19 EAST, M.D.M., AND THE SURVEY WAS COMPLETED ON OCTOBER 23, 2019.
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 THIS PLAT ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



1. PARCEL MAP NO. 2617 FOR RAYMOND B. GUERRA, FILE NO. 1582518, RECORDED JUNE 26, 1992, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
2. 2ND PARCEL MAP NO. 2793 FOR RAYMOND B. GUERRA, FILE NO. 1787241, RECORDED APRIL 15, 1994, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
3. 3RD PARCEL MAP NO. 2888 FOR RAYMOND B. GUERRA, FILE NO. 1882015, RECORDED MARCH 31, 1995, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
4. RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT MAP NO. 3645 FOR RAYMOND B. GUERRA AND ROBERT R. & BARBARA J. LUTHER, FILE NO. 2367543, RECORDED AUGUST 3, 1999, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
5. RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT MAP NO. 5490 FOR ST. JAMES'S VILLAGE, INC., FILE NO. 4220252, RECORDED MARCH 29, 2013, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
6. RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT MAP NO. 5628 FOR ST. JAMES'S VILLAGE, INC. AND JACK R. GROSS, FILE NO. 4463559, RECORDED APRIL 29, 2015, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
7. RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT MAP NO. 6130 FOR BANNOCKBURN FTG. LLC TRUSTEES OF KNT TRUST & ROBERT D. LAMB OF THE IRREVOCABLE TRUST, FILE NO. 5006147, RECORDED MARCH 2, 2020, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
8. 2ND UPDATED PRELIMINARY TITLE REPORT FROM TICOR TITLE OF NEVADA, INC., ORDER 01903566--SL, DATED JULY 17, 2020 AT 7:30 A.M., 5441 KIETZKE LANE, SUITE 100, RENO, NEVADA, 89511.

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY COMPANIES, CABLE TELEVISION COMPANIES AND TRUCKEE MEADOWS WATER AUTHORITY.

CHARTER COMMUNICATIONS

PRINT NAME/TITLE

DATE

NEVADA BELL TELEPHONE CO.
D.B.A. AT&T NEVADA

PRINT NAME/TITLE _____

DATE _____

SIERRA PACIFIC POWER COMPANY
O.B.A. NV ENERGY

PRINT NAME/TITLE

DATE

TRUCKEE MEADOWS WATER AUTHORITY

THE PROJECT/DEVELOPMENT DEPICTED ON THIS MAP IS IN CONFORMANCE WITH THE PROVISIONS OF ARTICLE 422 OF WASHOE COUNTY CHAPTER 110 (DEVELOPMENT CODE).

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT

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 RECORRATION OF THIS MAP. THE OFFER(S) OF DEDICATION IS (ARE) REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20____, BY THE DIRECTOR OF PLANNING AND BUILDING DIVISION OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.472S.

MOJRA HAUENSTEIN, DIRECTOR, PLANNING AND BUILDING DIVISION

1. A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL AND THE EXCLUSIVE RIGHT TO LOCATE THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS AT EXITS THAT MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME, AND THE UTILITY COMPANY.
2. A PUE, C&TY & DRAINAGE EASEMENT IS HEREBY GRANTED 10 FEET IN WIDTH CENTERED ON ALL INTERIOR LOT LINES.
3. ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON INCLUDE CABLE TV.
4. OWNERS OF EACH PARCEL SHALL PERPETUATE ALL NATURAL DRAINAGE.
6. A RECIPROCAL BLANKET PRIVATE EASEMENT FOR THE PURPOSE OF THE INSTALLATION AND OPERATION OF PRIVATE WATERLINES IS HEREBY GRANTED OVER AND ACROSS PARCELS 1, 2, 3 & 4.
7. EACH PARCEL CREATED BY THIS MAP IS REQUIRED TO HAVE A SEPARATE WATER METER AND WATER SERVICE LINE. THE WATER SERVICE SHALL HAVE THE RIGHT TO INSTALL A WATER METER IN THE INTERIOR LOT LINE OF EACH PARCEL TO SERVE EACH PARCEL RESPECTIVELY.
8. WITH THE ISSUANCE OF EACH PARCEL AND PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL PROVIDE WATER RIGHTS TO THE SERVING UTILITY SUFFICIENT TO SERVE THE DEVELOPMENT AND SHALL PROVIDE WASHOE COUNTY WITH A WILL SERVICE LETTER.

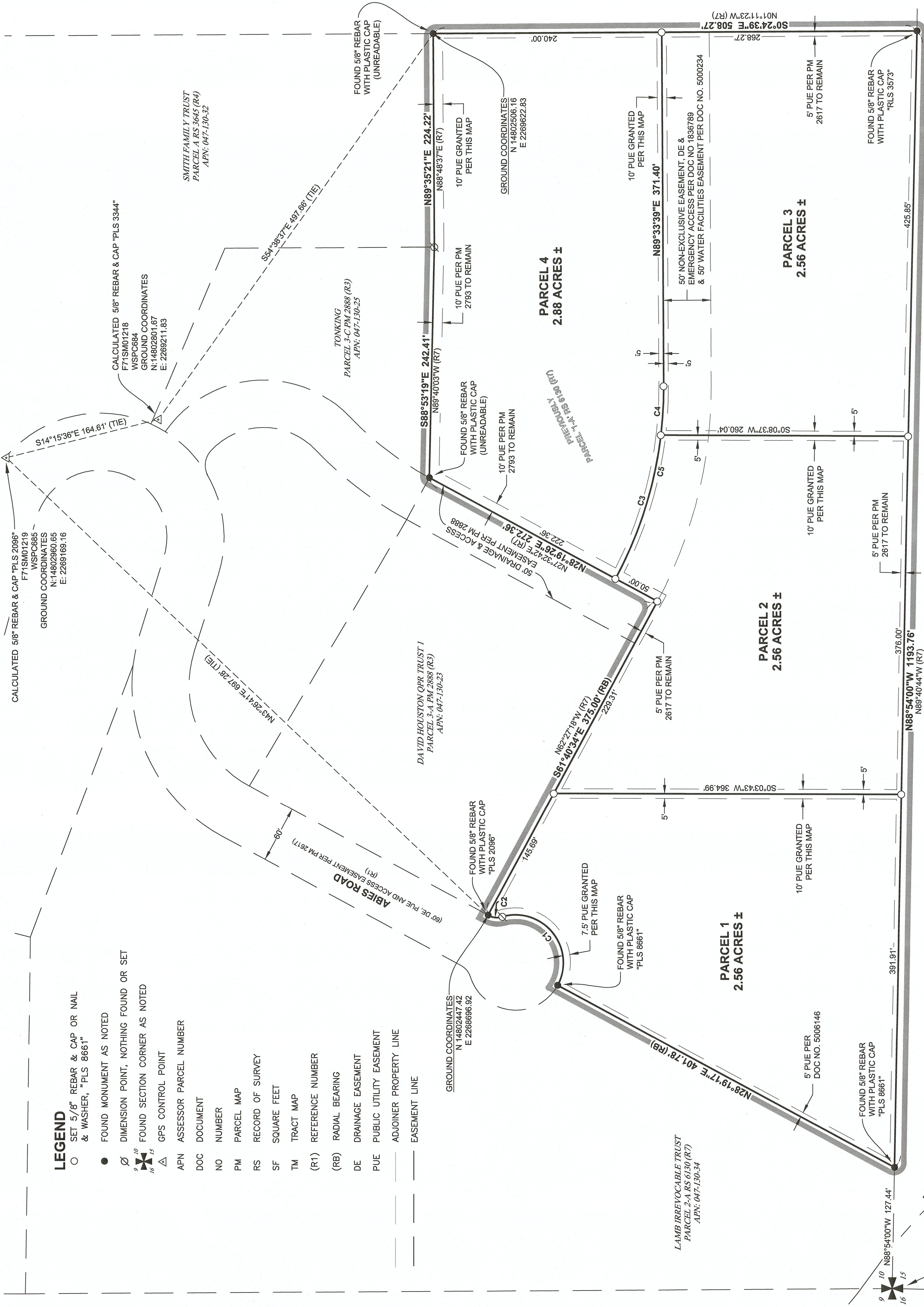
LEGEND

- SET 5/8" REBAR & CAP OR NAIL & WASHER, "PLS 8661"
- FOUND MONUMENT AS NOTED
- ∅ DIMENSION POINT, NOTHING FOUND OR SET
- △ FOUND SECTION CORNER AS NOTED
- △ GPS CONTROL POINT
- APN ASSESSOR PARCEL NUMBER
- DOC DOCUMENT
- NO NUMBER
- PM PARCEL MAP
- RS RECORD OF SURVEY
- SF SQUARE FEET
- TM TRACT MAP
- (R1) REFERENCE NUMBER
- (RB) RADIAL BEARING
- DE DRAINAGE EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- ADJOINER PROPERTY LINE
- EASEMENT LINE

CURVE #	DELTA	RADIUS	LENGTH
C1	134°24'46"	50.00'	117.30'
C2	44°24'55"	20.00'	15.50'
C3	21°40'07"	420.00'	158.84'
C4	7°04'52"	420.00'	51.91'
C5	28°44'59"	420.00'	210.75'



GRAPHIC SCALE

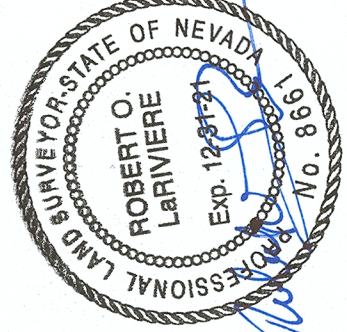


ST JAMES'S VILLAGE HOA
PARCEL 1B RS 5490 (R5)
APN: 046-180-12

AREA TOTALS

DESCRIPTION	SQUARE FEET	ACRES
PARCEL 1	111,501	2.56
PARCEL 2	111,501	2.56
PARCEL 3	111,501	2.56
PARCEL 4	125,364	2.88
TOTAL AREA ADJUSTED	459,867	10.56

PROFESSIONAL SEAL



PARCEL MAP
FOR

BANNOCKBURN LLC, A NEVADA LIMITED LIABILITY CO.
TRUSTEE OF BANNOCKBURN TRUST DATED 9/20/18
A DIVISION OF BANNOCKBURN TRUST OF SURVEY MAP NO. 6130
SITUATE IN THE SW 1/4 OF THE SW 1/4 OF SECTION 10, T17N, R19E, MDM
WASHOE COUNTY NEVADA



CFA, INC.
LAND SURVEYORS
CIVIL ENGINEERS
LAND USE PLANNERS
1150 CORPORATE BOULEVARD # RENO, NEVADA 89502
775-856-1150 MAIN # 775-856-1160 FAX # CFARENO.COM

JOB NO. 19087.00
DRAWN BY DRS
CHECKED BY ROL
DATE AUGUST 2020
SHEET 2 OF 2

BASIS OF BEARINGS AND COORDINATES

THE BASIS OF BEARINGS FOR THIS SURVEY IS NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE NAD83(94) BASED UPON REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS. UTILIZING CORRECTIONS FROM THE NORTHERN NEVADA COOPERATIVE REAL TIME NETWORK. COORDINATES AND DISTANCES HEREON ARE AT GROUND LEVEL BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000197939.

FOUND SECTION CORNER
STANDARD USGLO BRASS CAP
GROUND COORDINATES
N: 1480232.23
E: 2286565.77



LAND SURVEYORS
CIVIL ENGINEERS
LAND USE PLANNERS

CLOSURE CALCULATIONS

FOR

PARCEL MAP

FOR

BANNOCKBURN LLC, A NEVADA LIMITED LIABILITY COMPANY, TRUSTEE OF
THE BANNOCKBURN TRUST DATED 9/20/2018

Parcel Name: PARCEL 1

North: 14802013.30' East: 2268824.77'

Segment #1: Line

Course: N88°54'00"W Length: 391.91'
North: 14802020.82' East: 2268432.94'

Segment #2: Line

Course: N28°19'17"E Length: 401.78'
North: 14802374.51' East: 2268623.55'

Segment #3: Curve

Length: 117.30' Radius: 50.00'
Delta: 134°24'46" Tangent: 118.98'
Chord: 92.19' Course: N51°06'54"E
Course In: N28°19'17"E Course Out: N73°54'31"E
RP North: 14802418.53' East: 2268647.27'
End North: 14802432.38' East: 2268695.31'

Segment #4: Curve

Length: 15.50' Radius: 20.00'
Delta: 44°24'55" Tangent: 8.16'
Chord: 15.12' Course: N6°06'59"E
Course In: N73°54'31"E Course Out: N61°40'34"W
RP North: 14802437.93' East: 2268714.53'
End North: 14802447.42' East: 2268696.92'

Segment #5: Line

Course: S61°40'34"E Length: 145.69'
North: 14802378.29' East: 2268825.17'

Segment #6: Line

Course: S0°03'43"W Length: 364.99'
North: 14802013.30' East: 2268824.77'

Perimeter: 1437.19' Area: 111,501 Sq. Ft.
Error Closure: 0.00 Course: N10°13'44"W
Error North: 0.005 East: -0.001

Precision 1: 1411680000.00



LAND SURVEYORS
CIVIL ENGINEERS
LAND USE PLANNERS

CLOSURE CALCULATIONS

FOR

PARCEL MAP

FOR

BANNOCKBURN LLC, A NEVADA LIMITED LIABILITY COMPANY, TRUSTEE OF
THE BANNOCKBURN TRUST DATED 9/20/2018

Parcel Name: PARCEL 2

North: 14802269.50' East: 2269027.02'

Segment #1: Line

Course: N28°19'26"E Length: 50.00'
North: 14802313.51' East: 2269050.75'

Segment #2: Curve

Length: 158.84' Radius: 420.00'
Delta: 21°40'07" Tangent: 80.38'
Chord: 157.89' Course: S72°31'56"E
Course In: N28°18'08"E Course Out: S6°38'01"W
RP North: 14802683.31' East: 2269249.88'
End North: 14802266.12' East: 2269201.35'

Segment #3: Line

Course: S0°08'37"W Length: 260.04'
North: 14802006.08' East: 2269200.70'

Segment #4: Line

Course: N88°54'00"W Length: 376.00'

North: 14802013.30' East: 2268824.77'
Segment #5: Line

Course: N0°03'43"E Length: 364.99'
North: 14802378.29' East: 2268825.17'

Segment #6: Line

Course: S61°40'34"E Length: 229.31'
North: 14802269.49' East: 2269027.02'

Perimeter: 1439.18' Area: 111,501 Sq. Ft.
Error Closure: 0.00 Course: S5°47'09"E
Error North: -0.008 East: 0.001

Precision 1: 143823.00



LAND SURVEYORS
CIVIL ENGINEERS
LAND USE PLANNERS

CLOSURE CALCULATIONS

FOR

PARCEL MAP

FOR

BANNOCKBURN LLC, A NEVADA LIMITED LIABILITY COMPANY, TRUSTEE OF
THE BANNOCKBURN TRUST DATED 9/20/2018

Parcel Name: PARCEL 3

North: 14802266.17' East: 2269624.55'

Segment #1: Line

Course: S0°24'39"E Length: 268.27'
North: 14801997.90' East: 2269626.47'

Segment #2: Line

Course: N88°54'00"W Length: 425.85'
North: 14802006.08' East: 2269200.71'

Segment #3: Line

Course: N0°08'37"E Length: 260.04'
North: 14802266.12' East: 2269201.36'

Segment #4: Curve

Length: 51.91' Radius: 420.00'
Delta: 7°04'52" Tangent: 25.99'
Chord: 51.87' Course: S86°54'25"E
Course In: N6°38'01"E Course Out: S0°26'51"E
RP North: 14802683.30' East: 2269249.88'

End North: 14802263.32' East: 2269253.16'

Segment #5: Line

Course: N89°33'39"E Length: 371.40'

North: 14802266.16' East: 2269624.55'

Perimeter: 1377.46' Area: 111,501 Sq. Ft.

Error Closure: 0.00 Course: S70°01'11"W

Error North: -0.001 East: -0.003

Precision 1: 1377420000.00



LAND SURVEYORS
CIVIL ENGINEERS
LAND USE PLANNERS

CLOSURE CALCULATIONS

FOR

PARCEL MAP

FOR

BANNOCKBURN LLC, A NEVADA LIMITED LIABILITY COMPANY, TRUSTEE OF
THE BANNOCKBURN TRUST DATED 9/20/2018

Parcel Name: PARCEL 4

North: 14802506.16' East: 2269622.83'

Segment #1: Line

Course: S0°24'39"E Length: 240.00'
North: 14802266.17' East: 2269624.55'

Segment #2: Line

Course: S89°33'39"W Length: 371.40'
North: 14802263.32' East: 2269253.16'

Segment #3: Curve

Length: 51.91' Radius: 420.00'
Delta: 7°04'52" Tangent: 25.99'
Chord: 51.87' Course: N86°54'25"W
Course In: N0°26'51"W Course Out: S6°38'01"W
RP North: 14802683.31' East: 2269249.88'
End North: 14802266.12' East: 2269201.37'

Segment #4: Curve

Length: 158.84' Radius: 420.00'
 Delta: 21°40'07" Tangent: 80.38'
 Chord: 157.89' Course: N72°31'56"W
 Course In: N6°38'01"E Course Out: S28°18'08"W
 RP North: 14802683.31' East: 2269249.89'
 End North: 14802313.51' East: 2269050.76'

Segment #5: Line

Course: N28°19'26"E Length: 222.36'
 North: 14802509.25' East: 2269156.26'

Segment #6: Line

Course: S88°53'19"E Length: 242.41'
 North: 14802504.55' East: 2269398.62'

Segment #7: Line

Course: N89°35'21"E Length: 224.22'
 North: 14802506.16' East: 2269622.84'

Perimeter: 1511.15' Area: 125,364 Sq. Ft.
 Error Closure: 0.00 Course: S65°18'32"E
 Error North: -0.003 East: 0.007

Precision 1: 151015.00