



**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 WTPM17-0016 (Gerlach GID), subject to the conditions of approval as listed in Exhibit A of the staff report, and make the determination that the requirements of Washoe County Development Code, Section 110.606.30 have been addressed.

*(Motion with Findings on Page 9)*

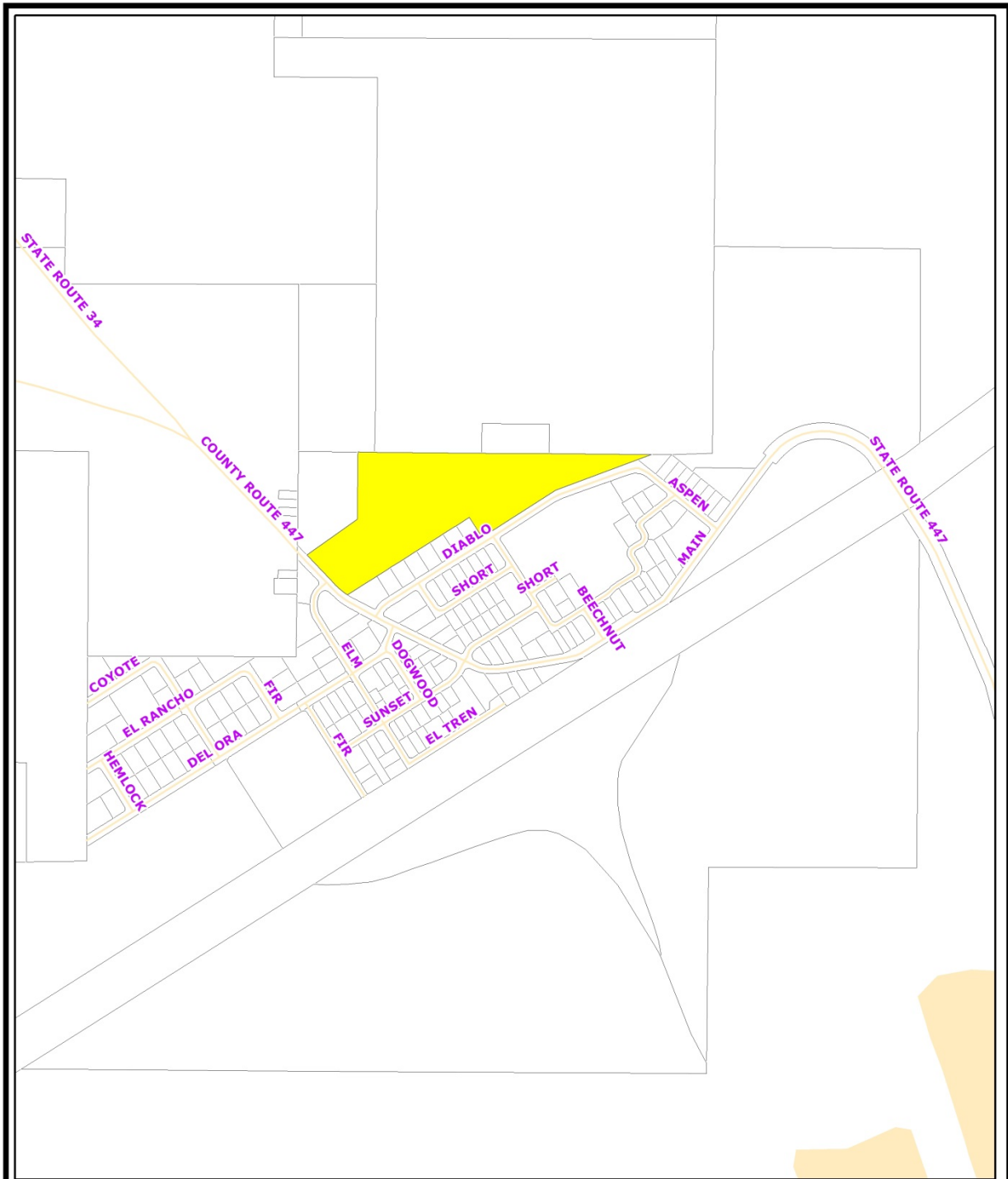
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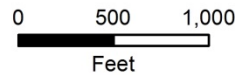


WTPM17-0016 (Gerlach GID)  
VICINITY MAP DETAIL

 Subject Parcel

Date: October, 2017

Source: Planning and Development



Community Services  
Department

**WASHOE COUNTY**  
NEVADA

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

**Vicinity Map**

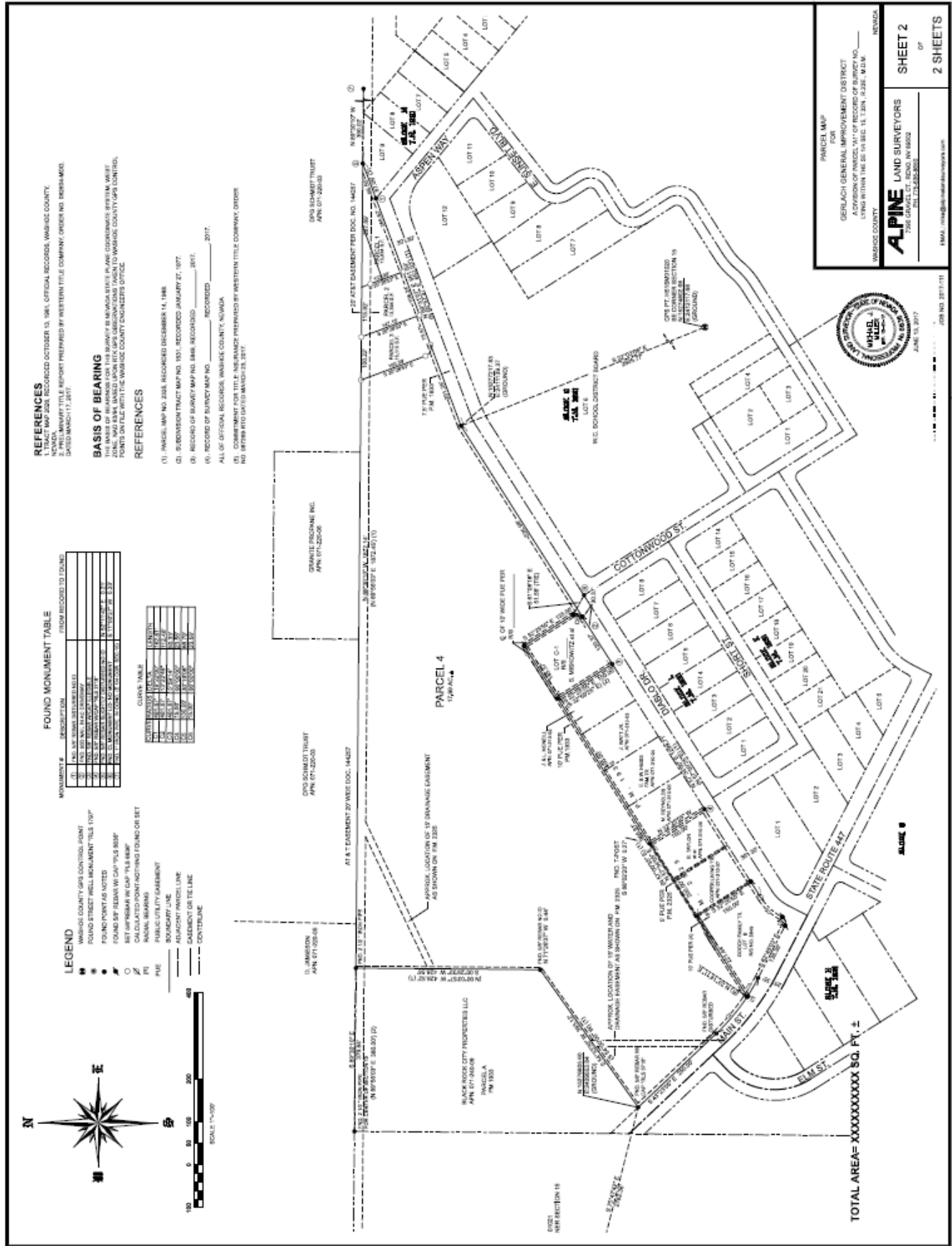


## **Parcel Map**

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

- Prior to recordation of a final map.
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure.
- Prior to the issuance of a business license or other permits/licenses.
- Some Conditions of Approval are referred to as “Operational Conditions.” These conditions must be continually complied with for the life of the project.
- Within 22 months from the date of approval of the tentative parcel map, the applicant must file a final parcel map along with any required supporting materials with the Planning and Development Division and the County Engineer showing that all conditions imposed by the Washoe County Parcel Map Review Committee have been met. Approval or conditional approval of a tentative parcel map imposes no obligation on the part of the Director of Planning and Development Division or the Board of County Commissioners to approve the final parcel map or to accept any public dedication shown on the tentative or final parcel map. Failure to submit a complete final parcel map and pay the required fees within the two year time period shall cease any further action on the map and shall render the tentative parcel map as expired.

The Conditions of Approval for Tentative Parcel Map Case Number WTPM17-0016 are attached to this staff report and will be included with the Action Order, if approved by the Parcel Map Review Committee.





**Aerial Photos of Subject Property**

### **Tentative Parcel Map Evaluation**

Regulatory Zone:	Medium Density Suburban (MDS)
Maximum Lot Potential:	56
Number of Lots on Parcel Map:	4
Minimum Lot Size Required:	12,000 square feet
Minimum Lot Size on Parcel Map:	13,834 square feet
Minimum Lot Width Required:	80 feet
Minimum Lot Width on Parcel Map:	98 feet

The tentative parcel map meets all minimum requirements for the MDS regulatory zone.

Development Suitability Constraints: The High Desert Area Plan Development Suitability Map, a part of the High Desert Area Plan, indicates that the parcel is most suitable for development (i.e. slopes less than 15%, no wetlands, etc.).

Hydrographic Basin: Black Rock Desert, which is not a designated basin

The subject parcel is outside the Truckee Meadows Service Area (TMSA) in the Rural Development Area (RDA).

### **High Desert Area Plan Modifiers**

There are no High Desert Area Plan Modifiers applicable to this tentative parcel map application.

### **Utilities and Access**

The tentative parcel map would create three new parcels and one large remainder parcel. Water and sewer for the new parcels will be provided by the Gerlach General Improvement District. Access is readily available off of Diablo Drive and adequate utility easements have been provided.

### **Development Information**

The property is currently vacant and undeveloped. The intended use of the newly created parcels is for residential development.

### **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
  - Planning and Building Division – Water Rights Manager
  - Engineering and Capital Projects – Land Development
  - Engineering and Capital Projects – County Surveyor
- Washoe County Health District – Environmental Health Services
- Regional Transportation Commission
- Washoe Storey Conservation District

2 out of the 7 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 the application is approved.

- Washoe County Planning and Building Division requires that the final map be in substantial compliance with all plans and documents submitted with the tentative parcel map.  
**Contact: Chad Giesinger, Planner 328-3626, [cgiesinger@washoecounty.us](mailto:cgiesinger@washoecounty.us)**
- Washoe County Planning and Building Division – Water Rights Manager requires that the Parcel Map contain Gerlach General Improvement District's (GGID) note and acknowledgement in regards to all conditions necessary for provision of water service to these parcels; or, a valid will-serve from GGID for the newly created parcel is also acceptable.  
**Contact: Vahid Behmaram, 775.954.4647, [vbehmaram@washoecounty.us](mailto:vbehmaram@washoecounty.us)**

### **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 has been reviewed by the Health District and appropriate conditions of approval have been provided.
  - b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision.  
Staff Comment: The resultant parcels will be served by the Gerlach General Improvement District, a licensed public water system in the State of Nevada.
  - c) The availability and accessibility of utilities.  
Staff Comment: Adequate utility infrastructure is available to the site as the subject property is surrounded by existing development.
  - d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks.  
Staff Comment: The application was reviewed by all interested agencies and appropriate conditions of approval from those agencies have been included with the recommendation. Adequate capacity exists in the Gerlach school system.
  - e) Conformity with the zoning ordinances and master plan.  
Staff Comment: Lot size and residential density of the proposed map is in conformance with the zoning and master plan.
  - f) General conformity with the governing body's master plan of streets and highways.  
Staff Comment: The proposed development will be served by existing paved public roadways.
  - g) The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision.



Staff Comment: The proposed development will be served by existing paved public roadways. Adequate road capacity exists to maintain the adopted Level of Service.

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

Staff Comment: The subject property is not constrained by the physical characteristics of the land. There are no floodplain, slope, or soil constraints. Each of the proposed parcels appears to contain suitable areas for building pads.

- 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 and distribution of tentative maps. All recommended conditions of approval from 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 property is surrounded by existing development and adequate fire protection is available.

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

Staff Comment: Utility easements will be provided to service all lots.

- l) Recreation and trail easements.

Staff Comment: Recreation and trail easements are not proposed to be established as part of the proposed map and no trails will be impacted by the subdivision.

- 2) Subdivision improvement considerations for second or subsequent parcel maps pursuant to Section 110.606.30(d) and which are in addition to the criteria listed above.

Staff Comment: The tentative map is not a second or subsequent parcel map pursuant to Section 110.606.30(d).

### **Recommendation**

Those agencies which reviewed the application recommended conditions in support of approval of the tentative parcel map or provided no comment. Therefore, after a thorough analysis and review, Parcel Map Case Number WTPM17-0016 is being recommended for approval with conditions. Staff offers the following motion for the Parcel Map Review Committee's consideration.

### **Motion / 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 Tentative Parcel Map Case Number WTPM17-0016 (Gerlach GID), subject to the conditions of approval as listed in Exhibit A of 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.
- 2) Subdivision improvement considerations for second or subsequent parcel maps pursuant to Section 110.606.30(d) and which are in addition to the criteria listed above.

**Appeal Process**

Parcel Map Review Committee action will be effective 10 calendar days after the written decision is filed with the Secretary to the Parcel Map Review Committee, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Board of County Commissioners. Any appeal must be filed in writing within 10 calendar days after the written decision is filed with and signed by the Secretary of the Parcel Map Review Committee and mailed to the applicant.

Applicant/Property Owner: Gerlach General Improvement District  
P.O. Box 3  
Gerlach, NV 89412

Representatives: Alpine Land Surveyors  
Attn: Michael J. Miller, P.L.S  
7395 Gravel Court  
Reno, NV 89502



# Conditions of Approval

Tentative Parcel Map Case Number WTPM17-0016

The tentative parcel map approved under Tentative Parcel Map Case Number WTPM17-0016 shall be carried out in accordance with the Conditions of Approval granted by the Washoe County Parcel Map Review Committee on November 9, 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 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.



**Washoe County Planning and Building Division**

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

**Contact: Chad Giesinger, AICP, Senior Planner, 775.328.3626  
cgiesinger@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 Building 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 Building 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 BUILDING CERTIFICATE**

THE FINAL PARCEL MAP CASE NO. WTPM17-0016 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 THE PLANNING AND BUILDING DIVISION OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

\_\_\_\_\_  
MOJRA HAUENSTEIN, DIRECTOR, PLANNING AND BUILDING DIVISION

- d. Any regulations, procedures, and conditions adopted by the Washoe County Health District must be met prior to recordation of a final map.
- e. The applicant 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 Building Code shall be met on the construction drawings. Compliance shall be determined by the Planning and Building Division.

- f. The approval for this tentative parcel map does not include improvements for driveways to building pads. Grading for access to building pads, if they exceed the criteria stated in the previous condition, shall require a special use permit. Compliance shall be determined by the Planning and Building Division.
2. The following conditions are requirements of the Planning and Building Division, Water Management Planner Coordinator, which shall be responsible for determining compliance with these conditions.

**Contact: Vahid Behmaram, 775.954.4647, [vbehmaram@washoecounty.us](mailto:vbehmaram@washoecounty.us)**

- a. The Parcel Map shall contain Gerlach General Improvement District's (GGID) note and acknowledgement in regards to all conditions necessary for provision of water service to these parcels; or, a valid will-serve from GGID for the newly created parcel is also acceptable.

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

Community Services Department

Planning and Building

TENTATIVE PARCEL MAP

(see page 5)

PARCEL MAP WAIVER

(see page 15)

APPLICATION



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

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.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: Parcel map for Gerlach General Improvement District			
Project Description: Create 4 new parcels from one existing parcel. This parcel map will record after a pending BLA is recorded on the subject parcel.*			
Project Address: None Assigned			
Project Area (acres or square feet): 18.96 Acres			
Project Location (with point of reference to major cross streets AND area locator): Along Diablo Dr. and Main St., Gerlach, NV			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
071-240-14	18.96*		
A boundary line adjustment will be recorded creating a parcel with this acreage before this map will record.			
Section(s)/Township/Range: Section 15, T.32N., R.23E., M.D.M.			
Indicate any previous Washoe County approvals associated with this application: Case No.(s). None			
<b>Applicant Information (attach additional sheets if necessary)</b>			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Gerlach General Improvement District		Name: Alpine Land Surveyors Michael J. Miller, P.L.S	
Address: P.O. Box 3		Address: 7395 Gravel Ct.	
Gerlach, NV	Zip: 89412	Reno, NV	Zip: 89502
Phone: 775-557-2601	Fax:	Phone: 775-636-8650	Fax:
Email: mike@alpinelandsurveyors.com		Email: mike@alpinelandsurveyors.com	
Cell: 775-830-1287	Other:	Cell: 775-771-1491	Other:
Contact Person:		Contact Person: Michael J. Miller	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Gerlach General Improvement District		Name:	
Address: P. O. Box 3		Address:	
Gerlach, NV	Zip: 89412		Zip:
Phone: 775-557-2601	Fax:	Phone:	Fax:
Email: gerlachgid@gmail.com		Email:	
Cell: 775-830-1287	Other:	Cell:	Other:
Contact Person: William Courtney, Chairman		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

July 1, 2017



Property Owner Affidavit

Applicant Name: Gerlach General Improvement District

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, William Courtney, Chairman Gerlach GID  
(please print name) Board of Trustees

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

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

Assessor Parcel Number(s): 071-240-13

Printed Name William Courtney

Signed [Signature]

Address 200 Fir

Gerlach, NV 89412

Subscribed and sworn to before me this 16<sup>th</sup> day of June, 2017

(Notary Stamp)

Susan Jackson  
Notary Public in and for said county and state

My commission expires: 9/27/2020



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

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

## Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

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

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

The parcel being divided is 18.98 acres, and has frontage along Diablo Dr., northeasterly of Cottonwood St. It also has frontage along Main St. northwesterly of Diablo Dr.

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
071-240-14	MDS Zoning	18.98 Ac.

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

The site is vacant. The Gerlach GID proposes to subdivide this parcel to create smaller residential parcels with a series of parcel maps. The APN may change during the review process for this parcel map, due to a Boundary Line Adjustment currently under review by Washoe County.

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area	13,834 s.f.	13,394 s.f.	15,201 s.f.	17.99 ac.
Minimum Lot Width	134'	108'	94'	1433'



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 Planning and Building staff for additional materials that are required to be submitted.)

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

a. Sewer Service	Gerlach GID
b. Electrical Service/Generator	NV Energy
c. Water Service	Gerlach GID

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

- a. Water System Type:

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

- b. Available:

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

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

- a. Sewage System Type:

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

- b. Available:

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

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

a. Permit #		acre-feet per year	
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):

Gerlach GID is exempt from having to dedicate water rights, however they will provide a "will-serve" letter stating that the GID has adequate water and capacity to service the new lots.

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.)

Yes     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.)

Yes     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

Yes     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.)?

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

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

N/A



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

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

No
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16. Is the project subject to Article 418, Significant Hydrologic Resources? If yes, please address Special Review Considerations within Section 110.418.30 in a separate attachment.

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

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

0
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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	Alpine Land Surveyors- Michael J. Miller, P.L.S. 6636
Address	7395 Gravel Ct. Reno, NV 89502
Phone	775-636-8650
Cell	775-771-1491
E-mail	mike@alpinelandsurveyors.com
Fax	
Nevada PLS #	6636



Washoe County Treasurer  
Tammi Davis

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

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

**Washoe County Parcel Information**

Parcel ID	Status	Last Update
07124014	Active	9/14/2017 2:14:21 AM

**Current Owner:**

GERLACH GENERAL IMPROVEMENT DIST

PO BOX 209  
GERLACH, NV 89412

**SITUS:**

0 DIABLO DR  
WASHOE COUNTY NV

**Taxing District**

**Geo CD:**

Legal Description

Township 32 Section 15 Lot A Block Range 23 SubdivisionName \_UNSPECIFIED

**Tax Bill (Click on desired tax year for due dates and further details)**

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2017	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total					\$0.00

**Important Payment Information**

- ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See [Payment Information](#) for details.

**Pay Online**

No payment due for this account.


**\$0.00**


**Pay By Check**


Please make checks payable to:  
**WASHOE COUNTY TREASURER**


**Mailing Address:**  
P.O. Box 30039  
Reno, NV 89520-3039

**Overnight Address:**  
1001 E. Ninth St., Ste D140  
Reno, NV 89512-2845

 **Payment Information**

 **Special Assessment District**

 **Installment Date Information**

 **Assessment Information**

The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

**OWNER'S CERTIFICATE**

THIS IS TO CERTIFY THAT THE UNDERSIGNED ARE THE OWNERS OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAVE CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT, THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278. ALL EASEMENTS SHOWN HEREON ARE GRANTED.

**GERLACH GENERAL IMPROVEMENT DISTRICT**

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
TITLE

**ACKNOWLEDGEMENT**

STATE OF NEVADA )  
COUNTY OF WASHOE ) S.S.  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 2017,  
BY \_\_\_\_\_ AS \_\_\_\_\_ OF GERLACH GENERAL IMPROVEMENT DISTRICT.

NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_

**WATER AND SEWWER RESOURCE REQUIREMENTS CERTIFICATE**

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

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT \_\_\_\_\_ 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 CERTIFICATE**

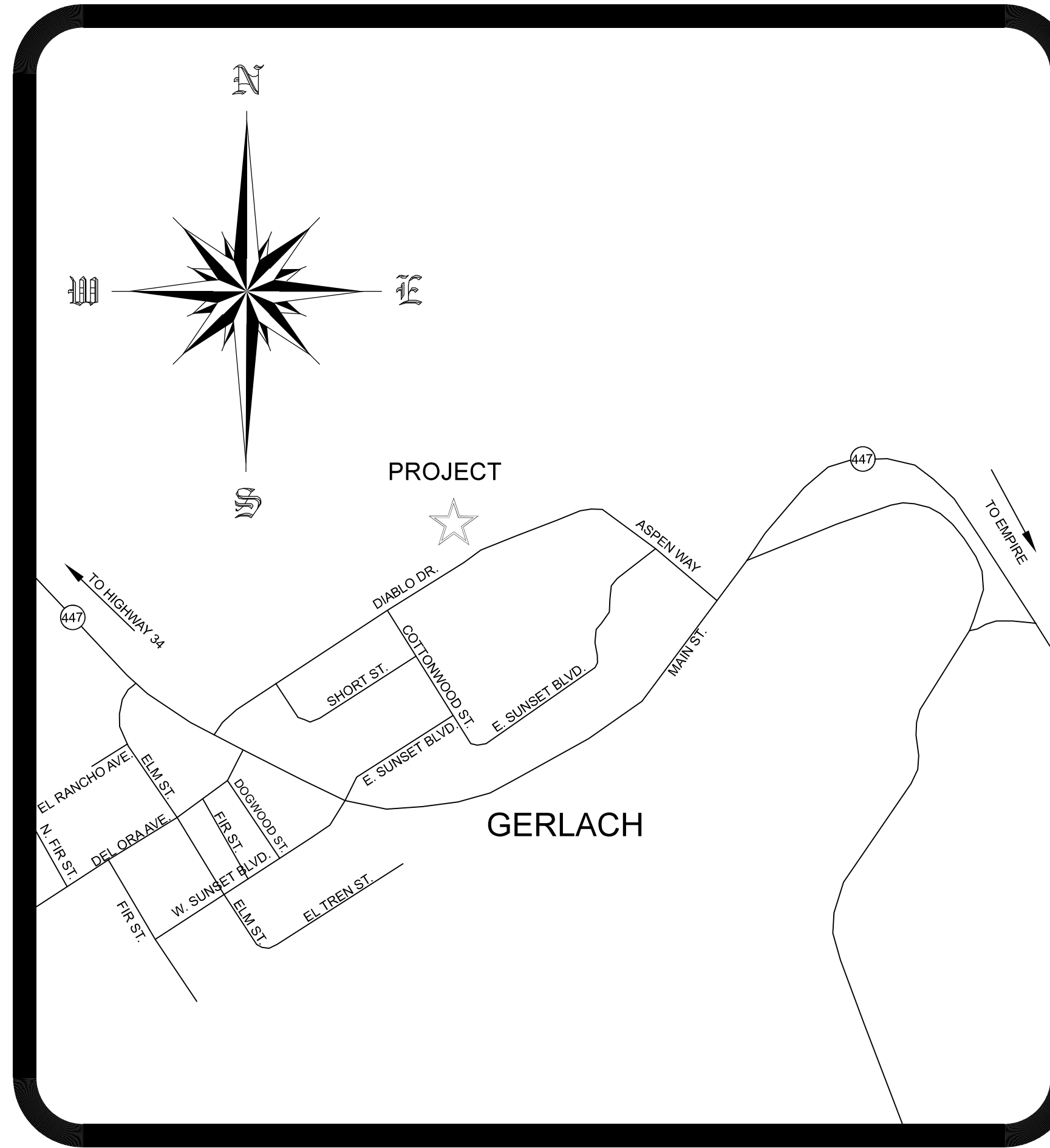
THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT DWIGHT CARLSON OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT HE IS THE ONLY OWNER OF RECORD OF SAID LAND; THAT ALL OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP; AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LAND 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 \_\_\_\_\_  
TITLE

**WATER AND SEWER RESOURCE REQUIREMENTS CERTIFICATE**

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

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT  
BY: \_\_\_\_\_ DATE \_\_\_\_\_  
TITLE



**VICINITY MAP**  
N.T.S.

**UTILITY COMPANIES CERTIFICATE**

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED AND APPROVED BY THE UNDERSIGNED CABLE TV AND PUBLIC UTILITY COMPANIES.

SIERRA PACIFIC POWER COMPANY d/b/a NV ENERGY  
\_\_\_\_\_  
DATE \_\_\_\_\_  
NAME/TITLE (PRINT)

TRUCKEE MEADOWS WATER AUTHORITY  
\_\_\_\_\_  
DATE \_\_\_\_\_  
NAME/TITLE (PRINT)

NEVADA BELL TELEPHONE COMPANY  
d/b/a AT&T NEVADA  
\_\_\_\_\_  
DATE \_\_\_\_\_  
NAME/TITLE (PRINT)

CHARTER COMMUNICATIONS  
\_\_\_\_\_  
DATE \_\_\_\_\_  
NAME/TITLE (PRINT)

**TAX CERTIFICATE** (APN 071-240-14)

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL THE PROPERTY TAXES ON THE LAND SHOWN HEREON 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 N.R.S. 361A.265.

WASHOE COUNTY TREASURER  
TITLE: \_\_\_\_\_ DATE \_\_\_\_\_

**NOTES:**

1. A PUBLIC UTILITY EASEMENT IS ALSO GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY FACILITIES TO THAT PARCEL AND THE RIGHT TO EXIT THAT PARCEL WITH SAID FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME AND THE UTILITY COMPANY.
2. PORTIONS OF PARCEL A1 AS SHOWN ON THIS MAP LIE WITHIN A FLOODWAY AS DETERMINED BY FEMA. NO BUILDINGS WILL BE PERMITTED ON THIS PORTION OF THE LOT. THE EASTERLY PORTION OF PARCEL A AND PARCEL B LIE WITHIN FEMA FLOOD ZONE AE. ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE, ARTICLE 416.
3. THE PUBLIC UTILITY EASEMENTS SHOWN AND/OR NOTED ON THIS PLAT INCLUDE USE FOR THE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES.
4. A RECIPROCAL BLANKET PRIVATE EASEMENT FOR THE PURPOSE OF THE INSTALLATION AND OPERATION OF PRIVATE WATERLINES IS HEREBY GRANTED OVER AND ACROSS ALL THE PARCELS.
5. WITH THE DEVELOPMENT OF EACH PARCEL AND PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL DEDICATE WATER RIGHTS TO THE SERVICING UTILITY SUFFICIENT TO SERVE THE DEVELOPMENT AND SHALL PROVIDE THE CITY OR RENO WITH A WILL SERVE LETTER.
6. ALL COORDINATES AND DISTANCES SHOWN HEREON ARE GROUND COORDINATES AND DISTANCES. DIVIDE GROUND COORDINATES BY THE COMBINED FACTOR OR 1.000197939 TO CONVERT TO GRID COORDINATES.
7. 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.
8. SEWAGE DISPOSAL SHALL BE BY CONNECTION TO A PUBLIC SEWER SYSTEM.
9. FIRE HYDRANTS SHALL BE INSTALLED AS PER FIRE DEPARTMENT REQUIREMENTS WITH THE ISSUANCE OF BUILDING PERMITS.
10. EACH PARCEL CREATED BY THIS MAP IS REQUIRED TO HAVE A SEPARATE WATER METER AND WATER SERVICE LINE. THE WATER PURVEYOR SHALL HAVE THE RIGHT TO INSTALL A WATER METER IN THE 10' PUBLIC UTILITY EASEMENT ADJACENT TO THE STREET TO SERVE EACH PARCEL RESPECTIVELY.
11. THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.
12. A 5 FOOT PRIVATE DRAINAGE EASEMENT IS HEREBY GRANTED COINCIDENT WITH ALL SIDE AND REAR PARCEL LINES OF ALL PARCELS.

**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.  
THIS FINAL MAP IS APPROVED AN 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.

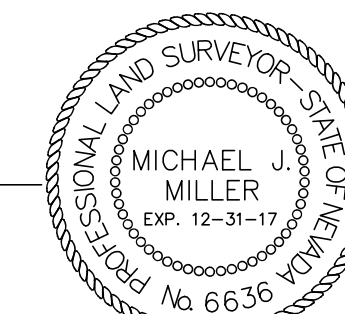
WILLIAM H. WHITNEY, DIRECTOR,  
PLANNING AND DEVELOPMENT DIVISION

**SURVEYOR'S CERTIFICATE**

I, MICHAEL J. MILLER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, HEREBY CERTIFY THAT:

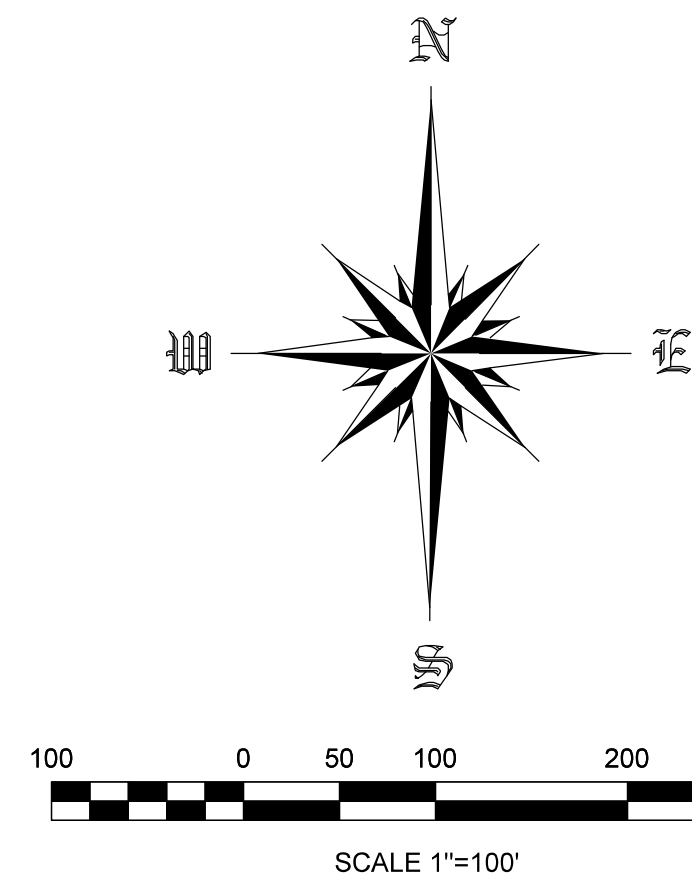
1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF GERLACH GENERAL IMPROVEMENT DISTRICT.
2. THE LANDS SURVEYED LIE WITHIN THE SE 1/4 OF SECTION 15, TOWNSHIP 32 NORTH, RANGE 23 EAST, M.D.M. COUNTY OF WASHOE, STATE OF NEVADA, AND THE SURVEY WAS COMPLETED ON SEPTEMBER 11, 2017.
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, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

MICHAEL J. MILLER - PLS 6638



SEPTEMBER 11, 2017

<p>PARCEL MAP FOR GERLACH GENERAL IMPROVEMENT DISTRICT A DIVISION OF PARCEL "A1" OF RECORD OF SURVEY NO. _____ LYING WITHIN THE SE 1/4 SEC. 15, T.32N., R.23E., M.D.M.</p>		<p>COUNTY RECORDER'S CERTIFICATE FILE NO: _____ FILED FOR RECORD AT THE REQUEST OF _____ ON THIS _____ DAY OF _____, 20____, AT _____ MINUTES PAST _____ O'CLOCK _____ M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.</p>
<p>WASHOE COUNTY NEVADA</p>	<p><b>ALPINE</b> LAND SURVEYORS 7395 GRAVEL CT., RENO, NV 89502 PH. 775-838-8650</p>	<p><b>SHEET 1</b> OF <b>2 SHEETS</b></p>
<p>EMAIL: mike@alpinelandsurveyors.com</p>		<p>COUNTY RECORDER _____ BY: DEPUTY _____ FEE: _____</p>



**LEGEND**

- WASHOE COUNTY GPS CONTROL POINT
- FOUND STREET WELL MONUMENT "RLS 1797"
- FOUND POINT AS NOTED
- FOUND 5/8" REBAR W/ CAP "PLS 6636"
- SET 5/8" REBAR W/ CAP "PLS 6636"
- CALCULATED POINT-NOTHING FOUND OR SET
- (R) RADIAL BEARING
- PUE PUBLIC UTILITY EASEMENT
- BOUNDARY LINE
- ADJACENT PARCEL LINE
- EASEMENT OR TIE LINE
- CENTERLINE

**FOUND MONUMENT TABLE**

MONUMENT #	DESCRIPTION	FROM RECORD TO FOUND
(1)	FND. 5/8" REBAR DISTURBED NO ID	
(2)	FND. 60D NAIL IN AC DRIVEWAY	
(3)	FND. 5/8" REBAR W/CAP ILLEGIBLE	
(4)	FND. 5/8" REBAR W/CAP "RLS 3718"	
(5)	FND. 5/8" REBAR SLIGHTLY DISTURBED NO ID	N 52°11'42" E 0.21'
(6)	FND. CL MONUMENT LID- NO MONUMENT	S 11°00'27" W 0.33'
(7)	FND. 1" IRON PIPE IN CONC. (E 1/4 COR. SEC. 15)	

**CURVE TABLE**

CURVE	RADIUS	DELTA	LENGTH
C1	481.67'	19°22'00"	162.81'
C2	481.67'	13°22'46"	112.48'
C3	481.67'	5°59'14"	50.33'
C4	15.00'	90°00'00"	23.56'
C5	130.00'	30°19'08"	68.79'
C6	15.00'	90°00'00"	23.56'

**REFERENCES**

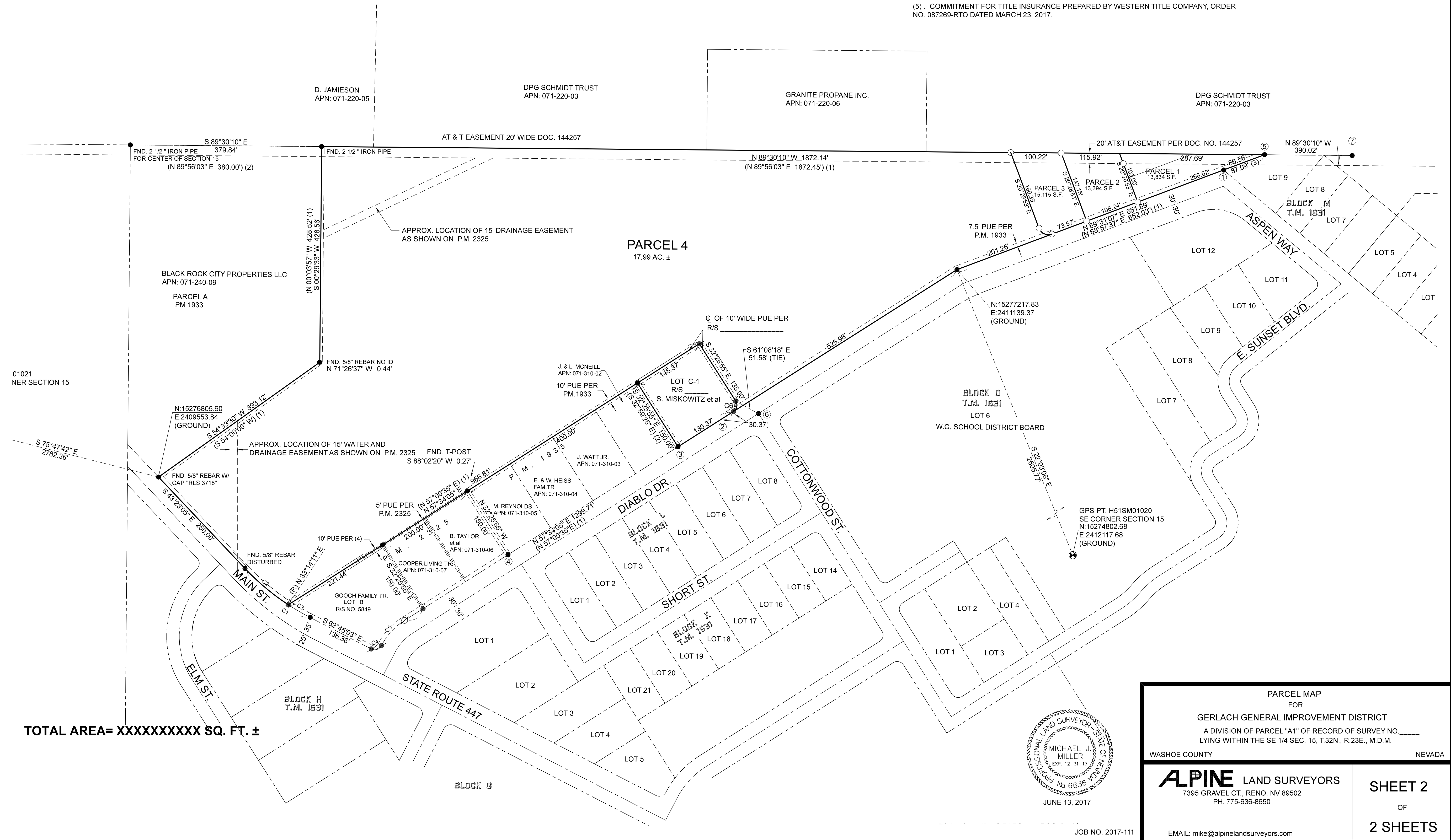
1. TRACT MAP 2026, RECORDED OCTOBER 13, 1981, OFFICIAL RECORDS, WASHOE COUNTY, NEVADA.
2. PRELIMINARY TITLE REPORT PREPARED BY WESTERN TITLE COMPANY, ORDER NO. 082604-MDD, DATED MARCH 17, 2017.

**BASIS OF BEARING**

THE BASIS OF BEARINGS FOR THIS SURVEY IS NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 83/94. BASED UPON RTK GPS OBSERVATIONS TAKEN TO WASHOE COUNTY GPS CONTROL POINTS ON FILE WITH THE WASHOE COUNTY ENGINEER'S OFFICE.

**REFERENCES**

- (1). PARCEL MAP NO. 2325, RECORDED DECEMBER 14, 1988.
  - (2). SUBDIVISION TRACT MAP NO. 1631, RECORDED JANUARY 27, 1977.
  - (3). RECORD OF SURVEY MAP NO. 5849, RECORDED \_\_\_\_\_, 2017.
  - (4). RECORD OF SURVEY MAP NO. \_\_\_\_\_, RECORDED \_\_\_\_\_, 2017.
- ALL OF OFFICIAL RECORDS, WASHOE COUNTY, NEVADA
- (5). COMMITMENT FOR TITLE INSURANCE PREPARED BY WESTERN TITLE COMPANY, ORDER NO. 087269-RTO DATED MARCH 23, 2017.



PARCEL MAP  
FOR  
GERLACH GENERAL IMPROVEMENT DISTRICT  
A DIVISION OF PARCEL "A1" OF RECORD OF SURVEY NO. \_\_\_\_\_  
LYING WITHIN THE SE 1/4 SEC. 15, T.32N., R.23E., M.D.M.

WASHOE COUNTY NEVADA

**ALPINE** LAND SURVEYORS  
7395 GRAVEL CT., RENO, NV 89502  
PH. 775-636-8650

SHEET 2  
OF  
2 SHEETS

EMAIL: mike@alpinelandsurveyors.com

JOB NO. 2017-111