



Parcel Map Review Committee Staff Report

Meeting Date: May 13, 2021

Agenda Item: 7B

TENTATIVE PARCEL MAP CASE NUMBER: WTPM21-0003 RT Merchant Subsequent Division

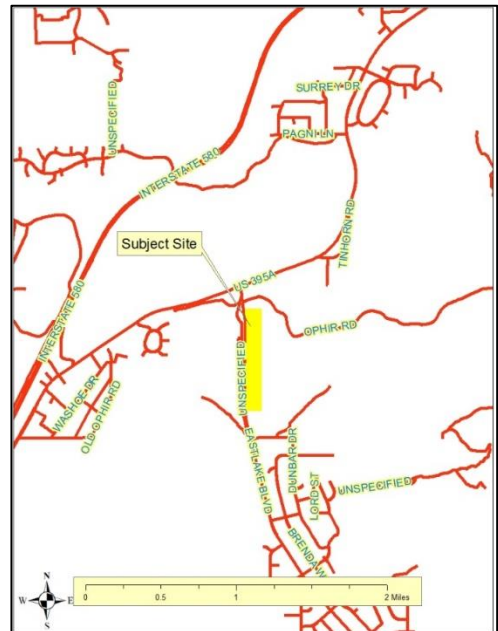
BRIEF SUMMARY OF REQUEST: Division of an existing parcel of land into three parcels of land.

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

CASE DESCRIPTION

For hearing, discussion and possible action to approve a tentative parcel map to allow the division of an existing parcel of land into three parcels of land. The existing parcel of land is approximately 34.8 acres in size. The three resulting parcels of land are proposed to be approximately 15.73, 6.39 and 5.23 acres in size. This is a subsequent division of land within the last 5 years.

Applicant: Odyssey Engineering, attn.: Kelly Combest
Property Owner: RT Merchant, LLC, attn.: Michael Merchant
Location: On the east side of Eastlake Blvd, approximately ¼ mile south of its intersection with US Highway 395.
APN: 050-210-54
Parcel Size: ± 34.8 acres
Master Plan: Rural Residential (RR)
Regulatory Zone: Medium Density Rural (MDR)
Area Plan: South Valleys
Citizen Advisory Board: South Truckee Meadows / Washoe Valley
Development Code: Authorized in Article 606, Parcel Maps
Commission District: 2 – Commissioner Lucey



Vicinity Map

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 WTPM21-0003 for RT Merchant, LLC, 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.

Staff Report Contents

Parcel Map3

Site Plan.....4

Tentative Parcel Map Evaluation5

South Valleys Area Plan Modifiers9

Development Information9

Reviewing Agencies9

Recommendation11

Review Criteria.....11

Appeal Process12

Exhibits Contents

Conditions of Approval Exhibit A

Agency Comments Exhibit B

Public Notice Exhibit C

Project Application..... Exhibit D

Parcel Map

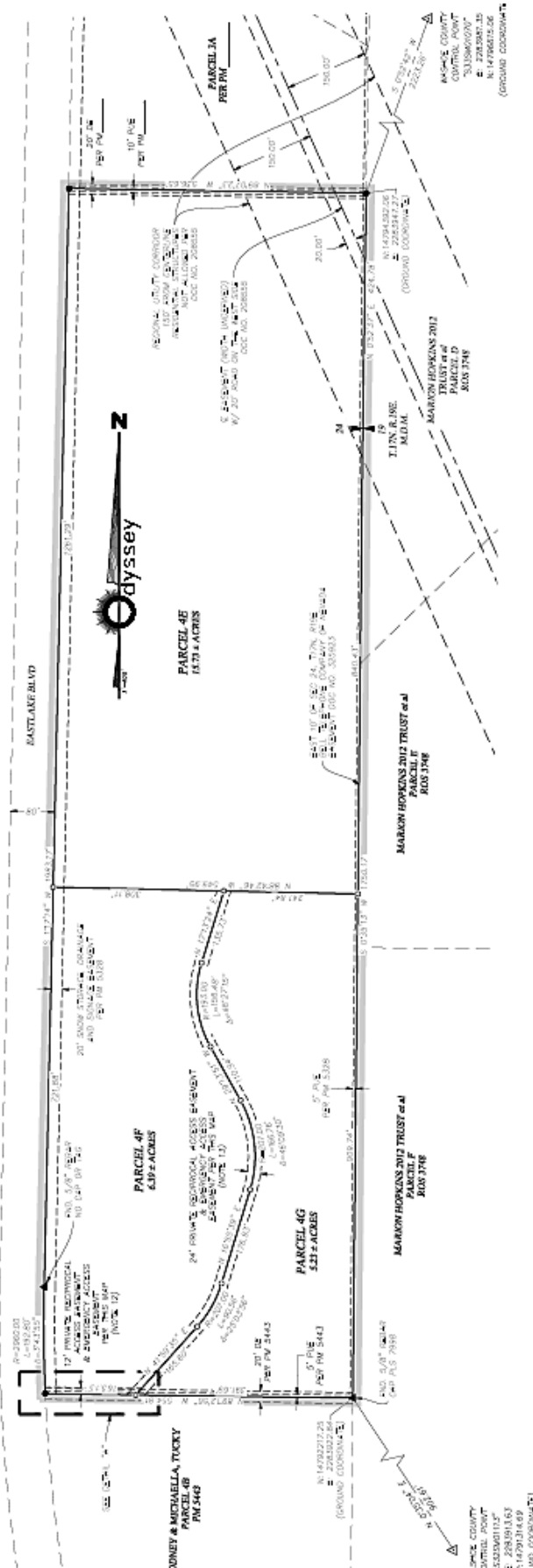
The purpose of a parcel map is to allow for the creation of subdivisions, merger and re-subdivision of existing lots, and common-interest communities consisting of four or fewer parcels pursuant to Washoe County Code Chapter 110, Article 606, *Parcel Maps*. A tentative parcel map must be submitted to 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 WTPM21-0003 are attached to this staff report and will be included with the action order if approval is granted by the Parcel Map Review Committee.

The subject property has regulatory zone of Medium Density Rural which allows one dwelling for each 5 acres.



Site Plan

Tentative Parcel Map Evaluation

The existing parcel of land is approximately 34.8 acres in size. The three resulting parcels of land are proposed to be approximately 15.73, 6.39 and 5.23 acres in size. This is a subsequent division of land and proposes to divide a 27.36-acre remainder parcel from Parcel Map Case Number WTPM20-0013, that tentative parcel map was approved in March of 2021, but has not yet been recorded.

Requirement	Evaluation
Regulatory Zone:	Medium Density Rural (MDR)
Maximum Lot Potential:	6
Number of Lots on Parcel Map:	3
Minimum Lot Size Required:	4.0 acres
Minimum Lot Size on Parcel Map:	5.23 acres
Minimum Lot Width Required:	200 feet
Minimum Lot Width on Parcel Map:	258 feet

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

Development Suitability Constraints: The South Valleys Area Plan Development Suitability Map, a part of the South Valleys Area Plan, identifies the subject parcel as containing some slopes in excess of 15% and a small area with slopes in excess of 30%. The site included slopes of greater than 15% over 20% or more of the site. For this reason, the development is subject to the provisions of Article 424, Hillside Development of the Washoe County Development Code.

Hillside analysis, as required by WCC110.424.15 is included in the attached application documents. Potential homesites are identified in that information and show development on flatter, rather than steeper portions of the subject site. The proposed development meets the requirements of the building location standards of Article 424, Hillside Development, as shown below:

Section 110.424.30 Site Development Standards. This section sets forth development standards to address the physical and technical conditions unique to hillside and ridgeline property. In case of conflict between the provisions of this section and those of any other section of the Washoe County Development Code, the provisions of this section shall prevail unless otherwise determined by the Director of Community Development, County Engineer, or designated staff from the appropriate fire protection agency.

- (a) **Building Location.** The following standards are intended to encourage compatibility between development and the existing hillside and vegetation character:
- (1) Structures should be located on the natural slope of the land rather than on man-made pads and terraces as shown in Figure 110.424.30.1;
 - (2) Structures should be located in such a manner so as to retain or enhance views, particularly views from public places as identified in the required viewshed analysis pursuant to Section 110.424.15(a) and individual residential dwelling units;
 - (3) Development clusters shall be permitted, where appropriate, to preserve natural features, reduce grading and impervious surface area, increase usable open space areas, and preserve views of the hillsides;
 - (4) The character and profile of the hillside should be preserved by using existing, disturbed areas for building envelopes rather than undisturbed areas; and
 - (5) For projects with multiple buildings, structures should be sited in staggered arrangements and height variation to minimize a "walled" effect.

Compliance with all other generally-applicable Development Code standards will be required at the time of issuance of any building or grading permits.

Area Plan Policies

The South Valleys Area Plan included the following relevant policies:

SV.2.2 Whenever possible, grading for residential purposes after the date of final adoption of this plan will:

- a. Minimize disruption to natural topography.
- b. Utilize natural contours and slopes.
- c. Complement the natural characteristics of the landscape.
- d. Preserve existing vegetation and ground coverage to minimize erosion.
- e. Minimize cuts and fills.

Staff Comment: Site analysis and building pad placement, as included in the application documents complies with this policy. Placement of building pads are shown on the next page of this report. Areas in red are areas with slopes of less than 15% and are the areas that are most appropriate for development.

SV.2.3 Site development plans in the South Valleys planning area must submit a plan for the control of noxious weeds. The plan should be developed through consultation with the Washoe County District Health Department, the University of Nevada Cooperative Extension, and/or the Washoe-Storey Conservation District. The control plan will be implemented on a voluntary compliance basis. The subject parcel is outside the Truckee Meadows Service Area (TMSA).

Staff Comment: Conditions of approval have been included to ensure compliance with this policy.

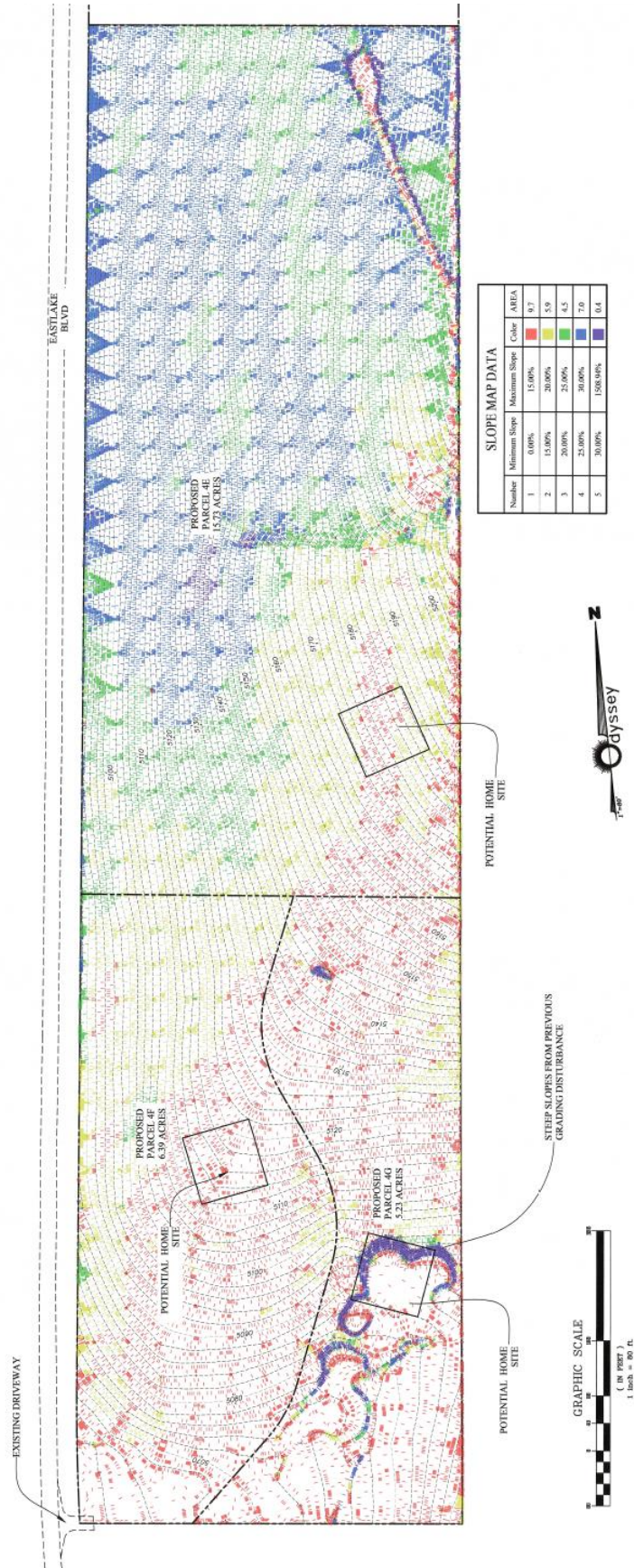
SV.2.5 Proposals for residential development projects must include a process for ensuring that potential homeowners in the project area are provided adequate notice regarding the existence of

livestock and the potential for accompanying noise and odor throughout the South Valleys planning area.

Staff Comment: Conditions of approval have been included to ensure compliance with this policy.

SV.6.11 The viewshed from Eastlake Boulevard and Washoe Lake State Park should be preserved to the greatest degree possible. Structures should be located such that the hillsides adjacent to Eastlake Boulevard are preserved and the associated ridge tops are left essentially undisturbed. Landscapes, safety, and small recreational enhancements (trails, scenic overlooks, etc.) to this viewshed are permitted. Infrastructure that impacts this area should be designed such that negative impacts to the viewshed are mitigated.

Staff Comment: Conditions of approval have been included to ensure that rooflines shall be below the top of the ridge when viewed from Eastlake Boulevard.



Slope Map

The proposed subdivision is a second or subsequent division of a parcel map approved within the last five years.

South Valleys Area Plan Modifiers

The subject parcel is located within the South Valleys Area Plan. There are no particularly pertinent provisions of Article 210, South Valleys Area Plan regulations.

South Truckee Meadows / Washoe Valley Citizen Advisory Board

Parcel map applications are not presented at Citizen Advisory Board meetings. However, the application was provided to all CAB members and individual comments were requested. No individual comments were received.

Development Information

The subject parcel is largely undeveloped but shows evidence of historic disturbance, particularly dirt roads / tracks. One dwelling is currently under construction at the northern end of the existing parcel and is approved under building permit WBLD20-103233.

Reviewing Agencies

Agency	Sent to Review	Responded	Provided Conditions	Contact
Nevada Dept of Env Protection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
NDF- Endangered Species	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Nevada Dept of Parks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Nevada Dept of Transportation	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Nevada Div. of Wildlife	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe County Planning & Building	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Roger Pelham, 328-3622, rpelham@washoecounty.us
Washoe County Parks & Open Spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe County Water Rights	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Vahid Behmaram, 328-3600, vbehmaram@washoecounty.us
Washoe County Engineering	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe County Sherriff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
WCHD – Air Quality	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
WCHD – Environment Health	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
WCHD- EMS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Truckee Meadows Fire Protection District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
RTC Washoe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe Storey Conservation District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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: Compliance with 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 will be ensured, as appropriate with the recordation of the map and / or upon development on each parcel of land.
 - b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision.
Staff Comment: Conditions of approval to require dedication of appropriate water rights have been included with the recommendation.
 - c) The availability and accessibility of utilities.
Staff Comment: Electric service exists at this time. Water and wastewater will be supplied by means of on-site systems.
 - 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 South Valleys Area Plan.
 - e) Conformity with the zoning ordinances and master plan.
Staff Comment: The subject property has a regulatory zone of Medium Density Rural which allows parcels with a minimum size of 4 acres.
 - f) General conformity with the governing body's master plan of streets and highways.
Staff Comment: The subject site is located adjacent to an existing paved access (Eastlake Boulevard).
 - g) The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision.
Staff Comment: No new roadways are necessary for access to the new parcels.
 - h) Physical characteristics of the land such as floodplain, slope and soil.
Staff Comment: There are no physical characteristics that inhibit the division of the existing two parcels of land into four parcels of land.
 - 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, who reviewed this application and provided appropriate conditions of approval.

- 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.

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

Staff Comment: This section requires additional public notice, similar to a tentative subdivision map. All required notice in accordance with this section has been accomplished.

Recommendation

After a thorough analysis and review, Parcel Map Case Number WTPM21-0003 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 WTPM21-0003 for RT Merchant, LLC, 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.

- 2) Subdivision improvement considerations for second or subsequent parcel maps pursuant to Washoe County Code, 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 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: Attn.: Kelly Combest
 Odyssey Engineering
 Rusty@odysseyreno.com

Owner: Attn.: Michael Merchant
 RT Merchant, LLC
 merchantlegal@yahoo.com



Conditions of Approval

Tentative Parcel Map Case Number WTPM21-0003

The tentative parcel map approved under Parcel Map Case Number WTPM21-0003 shall be carried out in accordance with the conditions of approval granted by the Washoe County Parcel Map Review Committee on May 13, 2021. 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.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.**

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

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

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this tentative parcel map.**
- b. 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.
- c. 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.
- d. The final map shall contain the following jurat:

DIRECTOR OF PLANNING AND BUILDING CERTIFICATE

THE FINAL PARCEL MAP CASE NO. WTPM21-0003 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

- e. The applicant shall provide verification to the Planning and Building Division that all conditions from the Truckee Meadows Fire Protection District have been satisfied.
- f. 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.

- g. The approval for this tentative parcel map does not include improvements for driveways to building pads. Grading for access to building pads, if they exceed the criteria stated in the previous condition, shall require a special use permit.
- h. The subject parcel is not near any municipal, quasi-municipal or private water delivery infrastructure; therefore, resulting parcels will rely on Individual Domestic wells as their source of domestic water supply.
- i. Washoe County code requires that the applicant for a parcel map with parcels served by an individual domestic well, to bring forth an approved and recorded "Affidavit of Relinquishment for Domestic Wells" by the Nevada State Engineer's office. The applicant shall complete the relinquishment process with the State Engineer's office and record the approved form with the County Recorder's office and submit a recorded copy to Washoe County as a pre-requisite to approval of their parcel map. The Relinquishment form is available at the following site: <http://water.nv.gov/forms/forms09/Relinquishment09.pdf>
- j. Washoe County retains the authority to impose its own review and reject water rights which do not comply with Washoe County code and area plans. Therefore, a preview of water rights intended to support the project (prior to relinquishment process) will be helpful for both the applicant and Washoe County staff.
- k. The ground water rights subject to relinquishment MAY NOT be supplemental ground water which supplement primary surface water rights.
- m. The amount of water rights necessary is 2.00 acre-feet of ground water rights per newly created parcel. The original parcel is deemed exempt from the relinquishment process. In the way of an example, if one parcel is subdivided into a total of 4, there are 3 newly created parcels and one existing or remains thereof. This parcel map will create 2 newly created parcels which will require the relinquishment of 4.00 acre-feet of ground water rights.
- n. The water rights must be in good standing with the State of Nevada, with current title. The water rights must be from the same hydrographic basin as the lands subject to the parcel map and comply with the appropriate area plan.
- o. The applicant must submit a plan for the control of noxious weeds. The plan should be developed through consultation with the Washoe County District Health Department, the University of Nevada Cooperative Extension, and/or the Washoe-Storey Conservation District.
- p. The applicant shall disclose to all potential homeowners in the project area that there is livestock and the potential for accompanying noise and odor throughout the South Valleys planning area.
- q. Development shall be designed such that rooflines shall be below the top of the ridge when viewed from Eastlake Boulevard. The applicant shall disclose to all potential homeowners that rooflines shall be below the top of the ridge when viewed from Eastlake Boulevard. The applicant shall record a deed restriction on each lot requiring that all rooflines shall be below the top of the ridge when viewed from Eastlake Boulevard.

Washoe County Engineering and Capital Projects

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

Contact: Wayne Handrock, 775.328.2315, whandrock@washoecounty.us

- a. Comply with the conditions of the Washoe County technical check for this map.
- b. Add the 24' access easement to the Owner's Certificate.
- c. The proposed 12' access easement on the south side of parcel 4F shall be a minimum of 20' in width.
- d. Prior to final map approval, the following preliminary designs meeting the requirements of Washoe County Development Code Chapter 110 shall be prepared by a licensed engineer and submitted to Washoe County Engineering for review:
 1. Preliminary design of access roadway and drainage improvements to each proposed parcel with associated access/drainage easements shown on the final map. The preliminary design shall include minimum 20' wide gravel roadway able to support emergency vehicle travel with appurtenant drainage improvements. Preliminary design drawings shall include, but not limited to, existing ground contours (2' maximum interval), finished grade contours, extents of cut/fill slopes, roadway profile with grades (14% max), roadway cross section, culvert locations, and drainage improvements to perpetuate existing drainage patterns.
 2. Preliminary lot grading plan for each parcel to determine a buildable site is available. Preliminary lot grading plan shall include existing ground contours (2' maximum interval), finished grade contours, extents of cut and fill slopes, and drainage improvements needed to perpetuate existing and proposed drainage.
- e. Add the following note to the final map; "For each parcel created by this final map, access and drainage improvements meeting the requirements of Washoe County Development Code are required with said improvements to be included within an approved residential building permit.
- f. Provide a plan for surface drainage for review and approval.
- g. All boundary corners must be set.
- h. Place a note on the map stating that the natural drainage will not be impeded.
- i. Add the following note to the map; "All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."

Truckee Meadows Fire Protection District

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

Contact: Dale Way / Brett Lee, 775.326.6000, dway@tmfpd.us / blee@tmfpd.us

- 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
- c. 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)
 - d. Fire apparatus access roads shall have an all-weather surface and be capable of supporting the weight of Fire District apparatus (80,000 pounds). (IFC 503.2.3 / D102.1)
 - e. 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)
 - f. 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)
 - g. 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)
 - h. 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)
 - i. 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)
 - j. 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)
 - k. Gates across fire apparatus access roads shall comply with Appendix D103.5 and Sections 503.4 and 503.5.
 - l. Buildings four or more stories or 30 feet in height shall have at least two (2) means of fire apparatus access for each structure. (IFC D104.1)
 - m. Buildings exceeding 62,000 square feet in area shall have at least two (2) means of fire apparatus access for each structure. (IFC D104.2)
 - n. Where two (2) fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (IFC D104.3)
 - o. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet approved aerial fire apparatus access roads shall be provided. (IFC D105.1)
 - p. When aerial fire apparatus access roads are required, aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof. (IFC D105.2)
 - q. When aerial fire apparatus access roads are required, one or more of the required access routes meeting this condition shall be located not less than 15 feet and not greater than 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official. (IFC D105.3)

- r. When aerial fire apparatus access roads are required, overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official. (IFC D105.4)

Fire Protection Water Supplies

- s. 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)
- t. The number of fire hydrants available to a building shall be not less than the minimum specified in Table C102.1. (IFC C102.1)
- u. 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)
- v. 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)
- w. 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)
- x. 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)
- y. 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)
- z. Fire hydrants shall not be located within six feet of a driveway, power pole, or light standard. (IFC 507.5.6)
- aa. 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)
- bb. Fire hydrants shall have a concrete pad around the base in accordance with Washoe County Standard Detail W-23.

International Wildland-Urban Interface Code

- cc. 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.
- dd. 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.

- ee. 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: [Rosa, Genine](#)
To: [Pelham, Roger](#)
Cc: [Restori, Joshua](#)
Subject: March Agency Review Comments
Date: Tuesday, March 16, 2021 4:08:53 PM

Amendment of Conditions Case Number WAC21-0002 (Extension of Time for WSUP19-0003, Vya Monopole)
No comments

Tentative Parcel Map Case Number WTPM21-0003 (RT Merchant 2nd Subsequent Parcel Map)
No comments

Genine Rosa

Environmental Engineer II | Air Quality Management Division | Washoe County Health District
rosa@washoecounty.us | O: (775) 784-7204 | C: (775) 420-9185 | 1001 E. Ninth St., Bldg. B, Reno, NV 89512

*My schedule is 4 x 10's M-Th 7-5:30 off on Fridays.

www.OurCleanAir.com



From: [Program, EMS](#)
To: [Pelham, Roger](#)
Subject: FW: March Agency Review Memo II
Date: Tuesday, March 16, 2021 1:12:16 PM
Attachments: [March Agency Review Memo II.pdf](#)
[image001.png](#)

Good afternoon,

The EMS Oversight Program has reviewed Tentative Parcel Map Case Number WTPM21-0003 (RT Merchant 2nd Subsequent Parcel Map) and does not currently have any questions, comments or concerns regarding this parcel map.

Please let me know if you have any questions.

Thank you,

Jackie Lawson

Office Support Specialist | Division of Epidemiology & Public Health Preparedness | [Washoe County Health District](#)
jlawson@washoecounty.us | O: (775) 326-6051 | F: (775) 785-4185 | 1001 E. Ninth St., Bldg B, Reno, NV 89512





Roger Pelham
Washoe County – Community Services Department
1001 E. Ninth St
Reno, NV 89512
775.328.3627

March 22, 2021

Re: WTPM21-0003 (RT Merchant 2nd Subsequent Parcel Map)

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 / Brett Lee, 775.326.6000, dway@tmfpd.us / 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 Fire District 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 unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1 / D103.6.1 / D103.6.2)

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



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. Gates across fire apparatus access roads shall comply with Appendix D103.5 and Sections 503.4 and 503.5.
11. Buildings four or more stories or 30 feet in height shall have at least two (2) means of fire apparatus access for each structure. (IFC D104.1)
12. Buildings exceeding 62,000 square feet in area shall have at least two (2) means of fire apparatus access for each structure. (IFC D104.2)
13. Where two (2) fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (IFC D104.3)
14. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet approved aerial fire apparatus access roads shall be provided. (IFC D105.1)
15. When aerial fire apparatus access roads are required, aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof. (IFC D105.2)
16. When aerial fire apparatus access roads are required, one or more of the required access routes meeting this condition shall be located not less than 15 feet and not greater than 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the *fire code official*. (IFC D105.3)
17. When aerial fire apparatus access roads are required, overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the *fire code official*. (IFC D105.4)

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



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 *IWUIC* construction and defensible space requirements. (https://www.washoecounty.us/building/Files/Files/2012%20WUI%20CODE%20GUIDE_rev%2011-25-13.pdf).





STEVE SISOLAK
Governor

STATE OF NEVADA
DEPARTMENT OF TRANSPORTATION
1263 S. Stewart Street
Carson City, Nevada 89712

KRISTINA L. SWALLOW, P.E., Director

March 29, 2021

Washoe County Community Services Department
Planning and Building Division
1001 East 9th Street
Reno, NV 89512
Attn: Roger Pelham, MPA, Senior Planner

SENT VIA ELECTRONIC MAIL

RE: WTPM21-0003 RT Merchant 2nd Subsequent Parcel Map

Dear Mr. Pelham,

Nevada Department of Transportation (NDOT) District 2 staff have reviewed the following tentative map request scheduled to be tentatively heard by the Parcel Map Review Committee on May 13, 2021 and provided comments accordingly:

Tentative Parcel Map Case Number WTPM21-0003 (RT Merchant 2nd Subsequent Parcel Map) – For possible action, hearing, and discussion to approve a tentative parcel map to allow the subdivision of an existing parcel of land into three parcels of land. The existing parcel of land is approximately 34.8 acres in size. The three resulting parcels of land are proposed to be approximately 15.73, 6.39 and 5.23 acres in size. This is a subsequent division of land within the last 5 years.

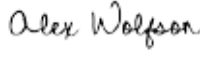
NDOT Comments:

1. The site is located near Old Highway 395 and Little Washoe Lake Road.
 - a. Old Highway 395 is a NDOT owned and maintained road that is officially designated as US-395 Alternate (US-395A) and functionally classified as a rural minor arterial.
 - b. Little Washoe Lake Road is maintained by NDOT and officially designated as Washoe County State Park Road 96 (SPWA96).
2. If future development of the site triggers the need for a traffic impact study based on Washoe County standards, NDOT would request an opportunity to review that traffic study to determine the potential impacts that the proposed project may have on the state highway system.

3. If discharge on the site discharges from or to NDOT right of way, the applicant is required to follow drainage policies outlined in NDOT's Drainage Manual and Terms and Conditions Relating to Right-of-Way Occupancy Permits.

Thank you for the opportunity to review this application. NDOT reserves the right to incorporate further changes and/or comments as these applications and design reviews progress. Should you have any questions, please contact Alex Wolfson at (775) 834-8365.

Sincerely,

DocuSigned by:

8DB0C68AB3244A2...

Alex Wolfson, PE, PTOE
Traffic Engineer

Cc: Mike Fuess, PE, PTOE – NDOT District Engineer
File



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

March 29, 2021

Washoe County Community Services Department

C/O Roger Pelham, Senior Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WTPM21-0003 RT Merchant 2nd Subsequent Parcel Map

Dear Roger,

In reviewing the subdivision of an existing parcel into three parcels of land with one remainder parcel, the Conservation District has no comments on the project.

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

Sincerely,

Shaffer-Tyler



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

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

March 18, 2021

TO: Roger Pelham, Senior Planner, CSD, Planning & Development Division
FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD
SUBJECT: Tentative Parcel Map Case Number WTPM21-0003 (RT Merchant 2nd Subsequent Parcel Map)

Project description:

The applicant is proposing to approve a tentative parcel map to allow the subdivision of an existing parcel of land into three parcels of land. The existing parcel of land is approximately 34.8 acres in size. The three resulting parcels of land are proposed to be approximately 15.73, 6.39 and 5.23 acres in size. This is a subsequent division of land within the last 5 years.

The property is located On the north side of Eastlake Blvd, approximately ¼ mile south of its intersection with US Highway 395 • Assessor's Parcel Number: 050-210-54.

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

- 1) The subject parcel is not near any municipal, quasi-municipal or private water delivery infrastructure; therefore, resulting parcels will rely on Individual Domestic wells as their source of domestic water supply.
- 2) Washoe County code requires that the applicant for a parcel map with parcels served by an individual domestic well, to bring forth an approved and recorded "Affidavit of Relinquishment for Domestic Wells" by the Nevada State Engineer's office. The applicant shall complete the relinquishment process with the State Engineer's office and record the approved form with the County Recorder's office and submit a recorded copy to Washoe County as a pre-requisite to approval of their parcel map.
- 3) The Relinquishment form is available at the following site: <http://water.nv.gov/forms/forms09/Relinquishment09.pdf>
- 4) Washoe County retains the authority to impose its own review and reject water rights which do not comply with Washoe County code and area plans. *Therefore, a preview of water rights intended to support the project (prior to relinquishment process) will be helpful for both the applicant and Washoe County staff.*
- 5) The ground water rights subject to relinquishment MAY NOT be supplemental ground water which supplement primary surface water rights.





WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

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

- 6) The amount of water rights necessary is 2.00 acre-feet of ground water rights per newly created parcel. The original parcel is deemed exempt from the relinquishment process. In the way of an example, if one parcel is subdivided into a total of 4, there are 3 newly created parcels and one existing or remains thereof. This parcel map will create only 1 newly created parcel which will require the relinquishment of 2.00 acre-feet of ground water rights.
- 7) The water rights must be in good standing with the State of Nevada, with current title. The water rights must be from the same hydrographic basin as the lands subject to the parcel map and comply with the appropriate area plan.



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Regional Parks and Open Space

1001 EAST 9TH STREET
RENO, NEVADA 89520-0027
PHONE (775) 328-3600
FAX (775) 328.3699

TO: Roger Pelham, Senior Planner

FROM: Sophia Kirschenman, Park Planner

DATE: April 2, 2021

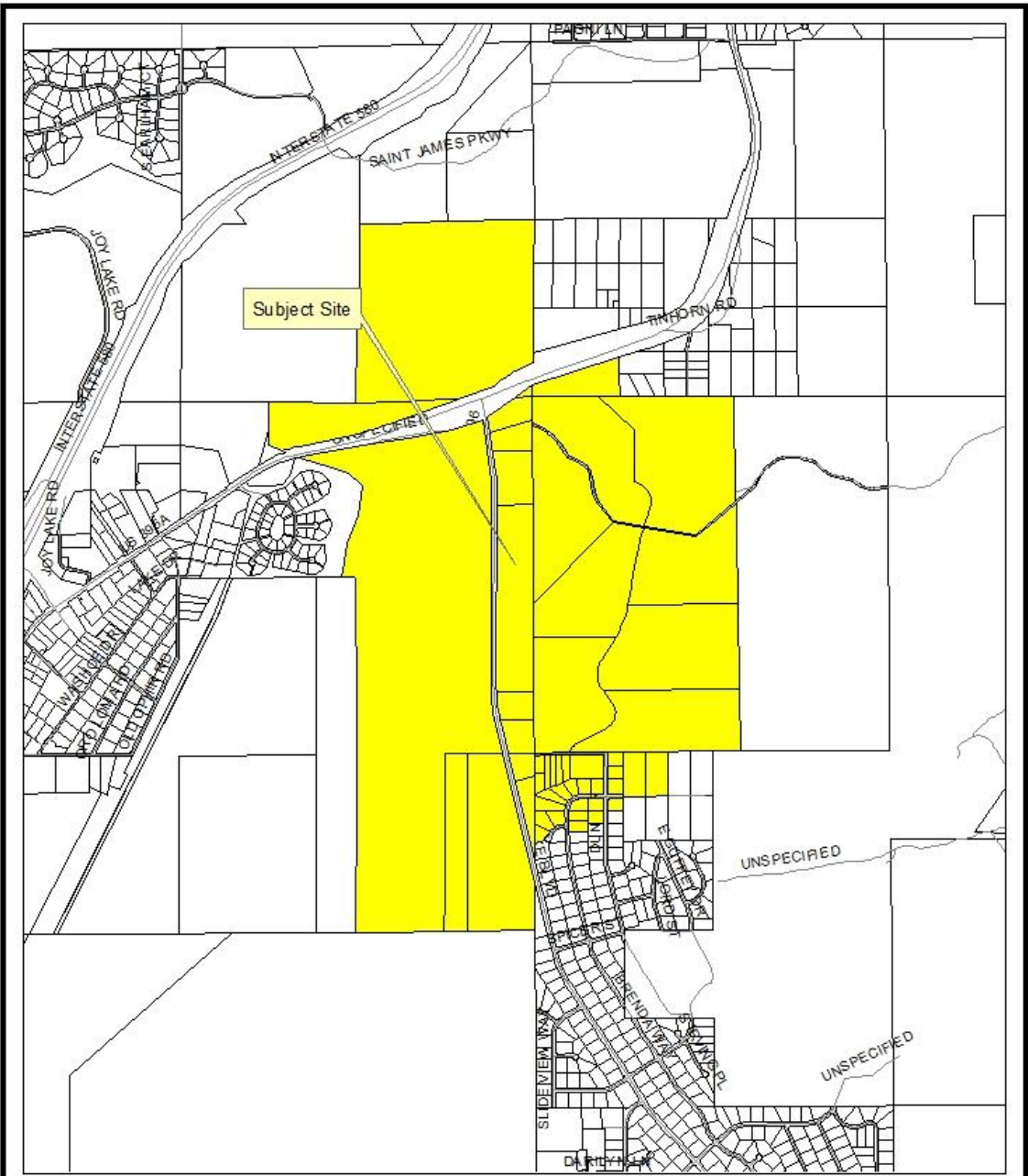
SUBJECT: Tentative Parcel Map Case Number WTPM21-0003 (RT Merchant 2nd Subsequent Parcel Map)



I have reviewed WTPM21-0003 on behalf of the Washoe County Regional Parks and Open Space Program and prepared the following comments:

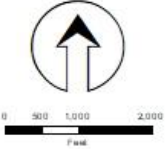
If approved, this tentative parcel map would divide an existing ±34.8-acre parcel into three parcels that would be approximately 15.73, 6.39 and 5.23 acres in size. The subject site is located along the east side of East Lake Blvd. in Washoe Valley. This area is identified as critical winter mule deer habitat in the Conservation Element, which is part of the Washoe County Master Plan.

Pursuant to South Valleys Area Plan Policy SV.20.2, any development that has the potential to negatively impact critical habitat areas must demonstrate how the project will protect the integrity of the habitat. This parcel map application does not include a proposal for development, but does indicate that the parcels will be developed in the future. The application also indicates that a large portion of the resulting 15.73-acre parcel would not be suitable for development. In order to comply with SV.20.2, the Parks Program recommends that the applicant consider recording a conservation easement over this section of the parcel. This would not only maintain an area of critical winter mule deer habitat, but would also protect an important viewshed, as consistent with SV.6.11. Should the applicant be interested in pursuing this option, they should contact Park Planner, Sophia Kirschenman via e-mail at Skirschenman@washoecounty.us for more information.



Mailing and Vicinity Map

WTPM21-0003
 50 parcels selected at 200 feet



Community Services
 Department

WASHOE COUNTY
 NEVADA

1001 E. Ninth St.
 Reno, Nevada, 89512
 (775) 328-3800

Source: Planning and Building Division and Commission/Parcel Map Review Committee/PWRC Cases/2021 Cases/WTPM21-0003 RT_Merchant Sub Date: 3/10/2021

WTPM21-0003 Exhibit D

2ND TENTATIVE MAP SUBMITTAL

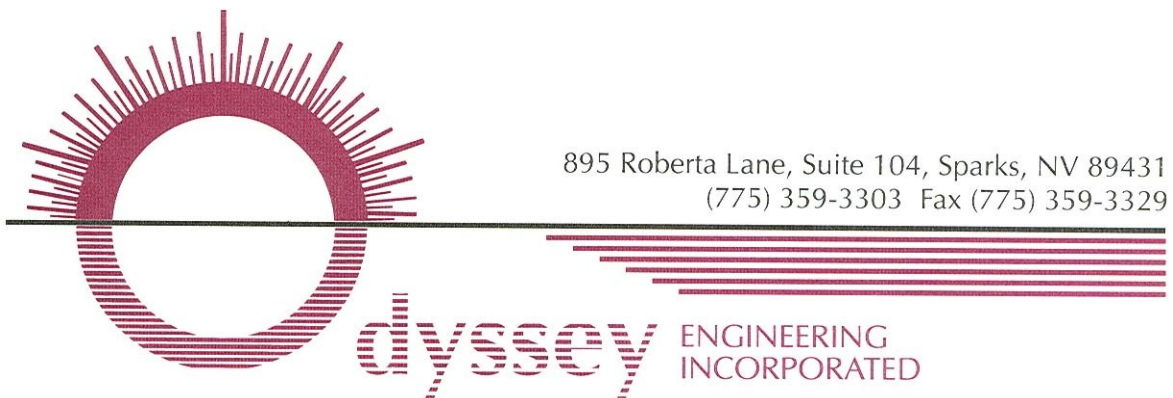
for

RT MERCHANT, LLC.

APN: 050-210-54

MARCH 8, 2021

**Prepared For:
RT MERCHANT, LLC.
405 Marsh Ave.
Reno, NV 89509**



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:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
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:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
For Office Use Only			
Date Received: Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: RT Merchant, LLC

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, Michael Merchant
(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): 050-210-54

Printed Name Michael Merchant

Signed [Signature]

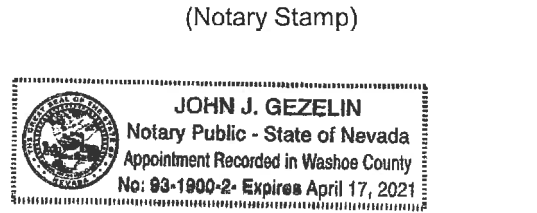
Address 405 Marshall Ave

Row, No 89509

Subscribed and sworn to before me this 3rd day of March, 2021.

John J. Gezelin
Notary Public in and for said county and state

My commission expires: 4-17-2021



*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)

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

--

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres

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

--

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area				
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				
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.)

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

6. Utilities:

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

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 type="checkbox"/> Public water	Provider:	

b. Available:

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

c. Washoe County Capital Improvements Program project?

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

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

a. Sewage System Type:

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

b. Available:

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

c. Washoe County Capital Improvements Program project?

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

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):

--

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

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

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

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

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

--

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

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?

--

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

Grading

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

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

--

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?

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?

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?

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?

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?

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

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?

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	Kelly R. Combest
Address	895 Roberta Lane Suite 104
Phone	775-359-3303
Cell	
E-mail	Rusty@odysseyreno.com
Fax	
Nevada PLS #	16444

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, RT MERCHANT, LLC., 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. 278. THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED TOGETHER WITH THE RIGHT OF ACCESS TO ALL PUBLIC UTILITIES, CABLE TV COMPANIES, AND TRUCKEE MEADOWS WATER AUTHORITY, THEIR SUCCESSORS AND ASSIGNS. THE OWNER AND ITS ASSIGNS AGREE TO THE USE OF WATER METERS.

BY: _____ DATE: _____
 NAME: MICHEL D. MERCHANT
 TITLE: MANAGER

NOTARY PUBLIC CERTIFICATE

STATE OF _____ } S.S.
 COUNTY OF _____ }
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____

BY MICHAEL D. MERCHANT WHO PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT HE EXECUTED THE ABOVE INSTRUMENT.

NOTARY PUBLIC
 (MY COMMISSION EXPIRES _____)

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THE OWNER SHOWN HEREON IS THE RECORD OWNER OF SAID LAND; THAT THERE ARE NO LIENS OF RECORD AGAINST THE OWNERS FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES COLLECTED AS TAXES OR SPECIAL ASSESSMENTS; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LAND TO BE DIVIDED.

TICOR TITLE OF NEVADA, INC.

BY _____ TITLE _____ DATE _____

SECURITY INTEREST HOLDERS CERTIFICATE

PCD SERVICING, LLC, AS BENEFICIARY, UNDER DEEDS OF TRUST DOCUMENT NUMBER 5005580 RECORDED FEBRUARY 28, 2020 THE OFFICIAL RECORDS OF WASHOE COUNTY NEVADA, HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT PER SEPARATE DOCUMENT NO. _____

UTILITY COMPANIES' CERTIFICATE

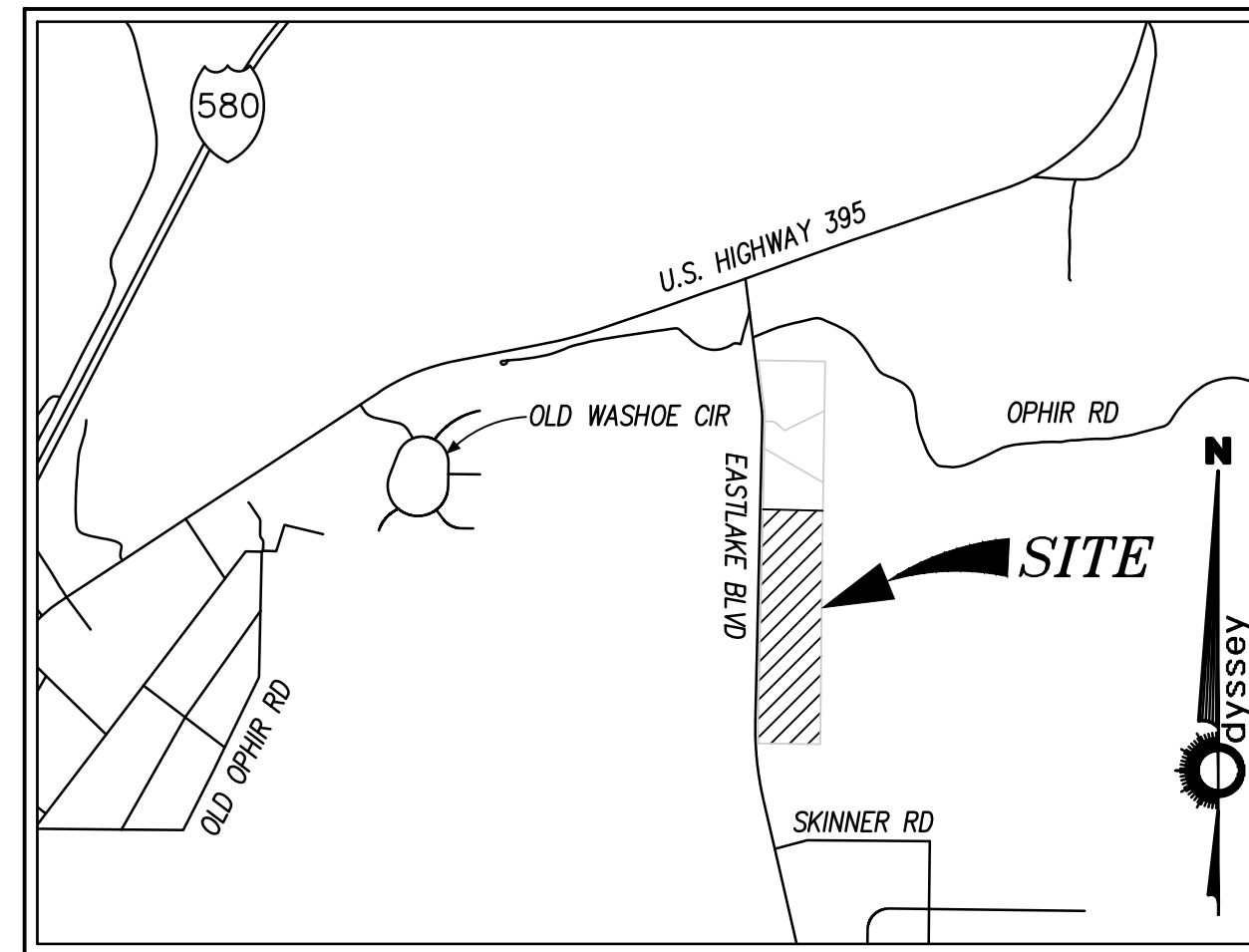
THE UTILITY EASEMENTS SHOWN ON THIS PLAT TO BE GRANTED OR TO REMAIN HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED CABLE TV, PUBLIC UTILITY COMPANIES, AND TRUCKEE MEADOWS WATER AUTHORITY.

CHARTER COMMUNICATIONS _____ DATE _____
 D/B/A AT&T NEVADA
 BY: _____
 TITLE: _____

SIERRA PACIFIC POWER COMPANY _____ DATE _____
 D/B/A/ NV ENERGY
 BY: _____
 TITLE: _____

NEVADA BELL TELEPHONE COMPANY _____ DATE _____
 BY: _____
 TITLE: _____

TRUCKEE MEADOWS WATER AUTHORITY _____ DATE _____
 BY: _____
 TITLE: _____



VICINITY MAP
 NOT TO SCALE

NOTES

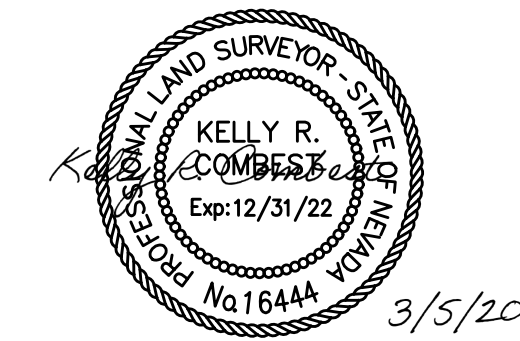
- NATURAL DRAINAGE SHALL NOT BE IMPEDED.
- PARCELS 4E AND 4F ARE EACH SUBJECT TO 20' SNOW STORAGE, DRAINAGE AND SIGNAGE EASEMENTS, ADJACENT TO EASTLAKE BLVD, PER PARCEL MAP 5328.
- RESIDENTIAL STRUCTURES WILL NOT BE PERMITTED WITHIN 150' OF THE CENTERLINE OF THE REGIONAL UTILITY CORRIDOR AS DENOTED BY DOCUMENT NO. 208555.
- PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED 10' IN WIDTH CENTERED ON ALL INTERIOR PROPERTY LINES.
- PUBLIC UTILITY EASEMENTS SHALL INCLUDE USE BY CABLE TELEVISION AND TRUCKEE MEADOWS WATER AUTHORITY.
- DRAINAGE EASEMENTS ARE HEREBY GRANTED 20' IN WIDTH CENTERED ON ALL INTERIOR PROPERTY LINES.
- A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICED FACILITIES TO THAT PARCEL, WITH THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS, AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME OF INSTALLATION AND THE UTILITY COMPANY.
- ANY FUTURE PARCEL MAPS OR PROPOSALS TO DEVELOP PARCEL 4E WILL REQUIRE DEVELOPMENT WITH PARCELS OF A MINIMUM 5 ACRES SERVED BY ON-SITE SEWAGE DISPOSAL, UNLESS MUNICIPAL SEWER IS AVAILABLE FOR THE ENTIRE DEVELOPMENT. PER WASHOE COUNTY ENVIRONMENTAL HEALTH SERVICES.
- ALL PROPERTIES, REGARDLESS IF THEY ARE LOCATED WITHIN OR OUTSIDE OF A FEMA DESIGNATED FLOOD ZONE, MAY BE SUBJECT TO FLOODING. THE PROPERTY OWNER IS REQUIRED TO MAINTAIN ALL DRAINAGE EASEMENTS AND NATURAL DRAINAGES AND NOT PERFORM OR ALLOW UNPERMITTED AND UNAPPROVED MODIFICATIONS TO THE PROPERTY THAT MAY HAVE DETRIMENTAL IMPACTS TO SURROUNDING PROPERTIES.
- WESTERLY PORTIONS OF THE PROPERTY ADJACENT TO EASTLAKE BLVD ARE SUBJECT TO FLOODING DUE TO PONDING ALONG EASTLAKE BLVD. THE FINAL DESIGN OF THE SINGLE FAMILY RESIDENCES SHALL ACCOUNT FOR POTENTIAL FLOODING AND STRUCTURES SUBMITTED FOR BUILDING PERMIT SHALL BE APPROPRIATELY ELEVATED TO PREVENT FLOODING UP TO A 100-YEAR RETURN FREQUENCY STORM EVENT.
- NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT WAS ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGICAL TIME.
- A 12' RECIPROCAL ACCESS EASEMENT IS HEREBY GRANTED FOR THE BENEFIT OF PARCELS 4E, 4F, AND 4G, AS SHOWN HEREON, AND PARCEL 4B OF PARCEL MAP 5443 - LOCATED ON THE SOUTHERLY PARCEL LINE OF PARCEL 2. SEE DETAIL "A"
- A 24' PRIVATE RECIPROCAL ACCESS EASEMENT, AND EMERGENCY ACCESS EASEMENT IS HEREBY GRANTED FOR THE BENEFIT OF PARCELS 4E, 4F AND 4G, AS SHOWN HEREON - CENTERED ON THE LOT LINE COMMON TO PARCELS 4F AND 4G.

SURVEYOR'S CERTIFICATE

I, KELLY R. COMBEST, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF RT MERCHANT, LLC.
- THE LANDS SURVEYED LIE WITHIN THE E 1/2 OF THE E 1/2 OF SECTION 27, T17N, R19E, M.D.M., AND THE SURVEY WAS COMPLETED ON _____
- THIS PLAT COMPLIES WITH ALL OF THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

KELLY R. COMBEST, P.L.S.
 NEVADA CERTIFICATE NO. 16444



TAX CERTIFICATE

APN: 050-210-54

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL 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 AGRICULTURAL USE HAS BEEN PAID PURSUANT TO NRS 361A.265.

WASHOE COUNTY TREASURER _____ DATE _____
 NAME: _____
 TITLE: _____

DISTRICT BOARD OF HEALTH CERTIFICATE

THIS MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS 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.

BY: _____ DATE: _____
 FOR THE DISTRICT BOARD OF HEALTH

DIRECTOR OF PLANNING AND BUILDING CERTIFICATE

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

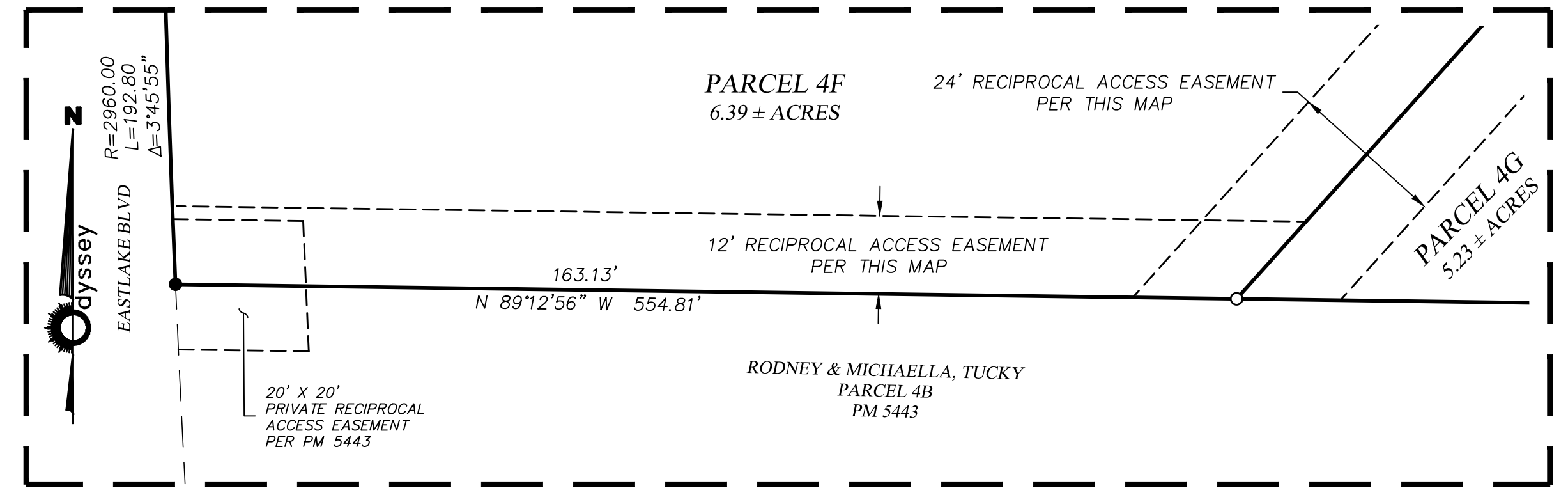
FILE NO. _____ FEE: _____ FILED FOR RECORD AT THE REQUEST OF _____ ON THIS _____ DAY OF _____ 202____, AT _____ MINUTES PAST _____ O'CLOCK, _____ M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA KALIE M. WORK COUNTY RECORDER BY: _____ DEPUTY	<p align="center">2ND PARCEL MAP FOR RT MERCHANT LLC BEING A SUBDIVISION OF PARCEL 4D OF PM _____ SITUATE IN THE E 1/2 OF THE E 1/2 OF SECTION 24 T.17N., R.19E., M.D.M.</p> <p align="center">WASHOE COUNTY NEVADA</p>	<p align="center">SHEET 1 OF 2</p>
	<p>895 ROBERTA LANE, SUITE 104, SPARKS, NV 89431 (775) 359-3303</p>	

REFERENCES

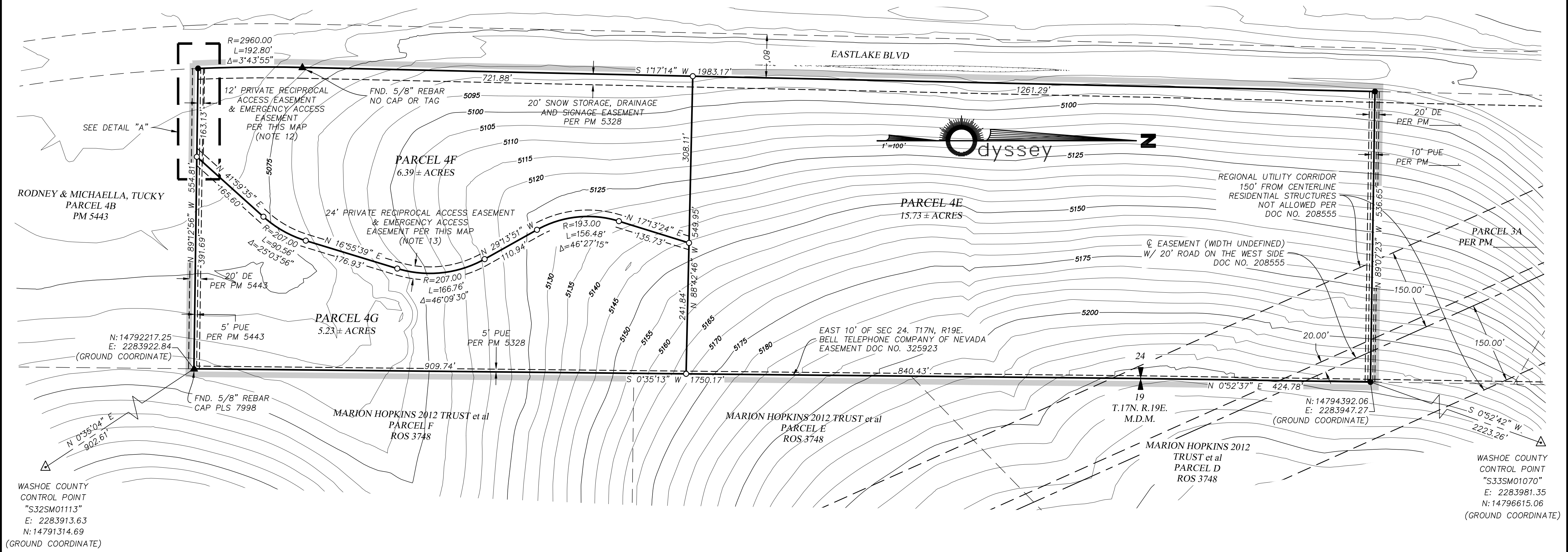
- R1) RECORD OF SURVEY 2433, RECORDED JUNE 15, 1992, DOCUMENT NO. 1579269.
 - R2) RECORD OF SURVEY 3748, RECORDED MARCH 15, 2000, DOCUMENT NO. 2430602.
 - R3) PARCEL MAP NO. 5328, RECORDED FEBRUARY 7, 2018, DOCUMENT NO. 4786224.
 - R4) PARCEL MAP NO. 5443, RECORDED DECEMBER 18, 2019, DOCUMENT NO. 4893647.
 - R4) PARCEL MAP NO. 4099, RECORDED OCTOBER 31, 2003, DOCUMENT NO. 2934878.
 - R5) PARCEL MAP NO. _____, RECORDED _____, DOCUMENT NO. _____.
- ALL DOCUMENTS ARE FILED IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

LEGEND

- ▲ SECTION CORNER AS NOTED
- △ WASHOE COUNTY GPS CONTROL STATION
- FOUND CORNER AS NOTED
- FOUND 5/8" REBAR CAP PLS 16444
- SET 5/8" REBAR W/CAP PLS 16444
- P.U.E. PUBLIC UTILITY EASEMENT
- P.M. PARCEL MAP
- R.O.S. RECORD OF SURVEY
- A.E. ACCESS EASEMENT
- D.E. DRAINAGE EASEMENT
- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- - - EASEMENT LINE
- - - CENTERLINE
- ▬ BORDER



**DETAIL "A"
NTS**

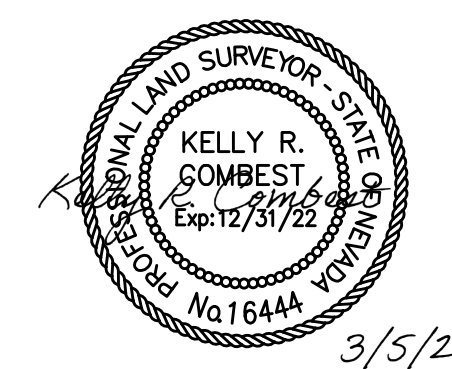
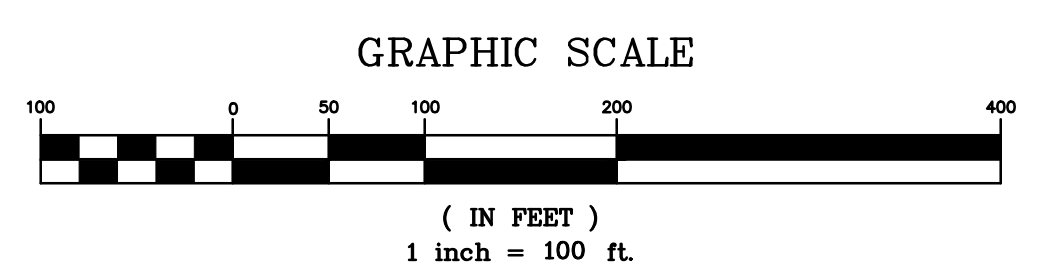


WASHOE COUNTY CONTROL POINT "S32SM01113"
E: 2283913.63
N: 14791314.69
(GROUND COORDINATE)

WASHOE COUNTY CONTROL POINT "S33SM01070"
E: 2283981.35
N: 14796615.06
(GROUND COORDINATE)

BASIS OF BEARINGS

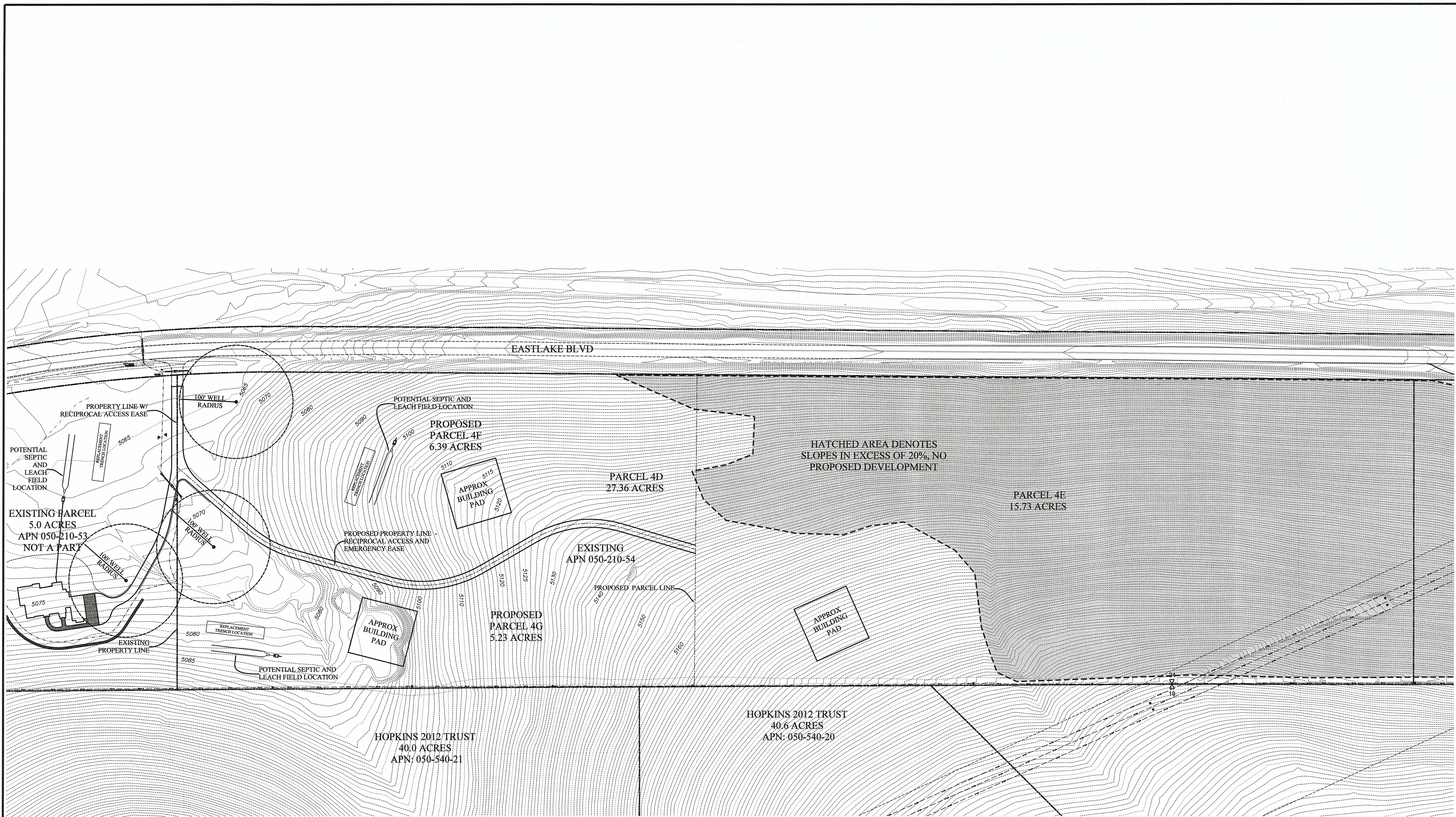
THE BASIS OF BEARINGS FOR THIS SURVEY IS NAD 83/94, NEVADA WEST ZONE, PER TIES TO WASHOE COUNTY CONTROL POINTS AS SHOWN HEREON. A COMBINED GRID TO GROUND FACTOR OF 1.000197939 WAS USED TO CONVERT PUBLISHED GRID COORDINATES TO GROUND. ALL DISTANCES SHOWN ON THIS MAP ARE GROUND DISTANCES.



3/5/20

TOTAL AREA: 27.36 ± ACRES

2ND PARCEL MAP FOR RT MERCHANT LLC BEING A SUBDIVISION OF PARCEL 4D OF PM SITUATE IN THE E 1/2 OF THE E 1/2 OF SECTION 24 T.17N., R.19E., M.D.M.	
WASHOE COUNTY	NEVADA
WWW.ODYSSEY-CIVIL-ENGINEERING.COM 895 ROBERTA LANE, SUITE 104, SPARKS, NV 89431 (775) 359-3303	SHEET 2 OF 2



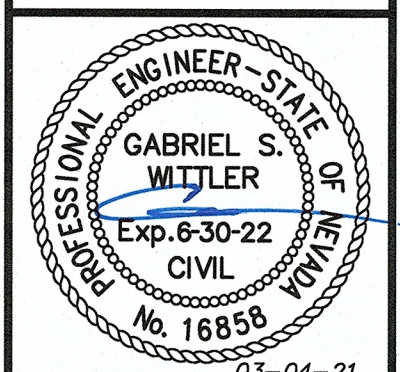
REV.	DATE	DESCRIPTION	BY	APP'D

DATE: 03-04-21
 DRAWN BY: ACAD2017
 DESIGNED BY: G.S.W.
 CHECKED BY: G.S.W.

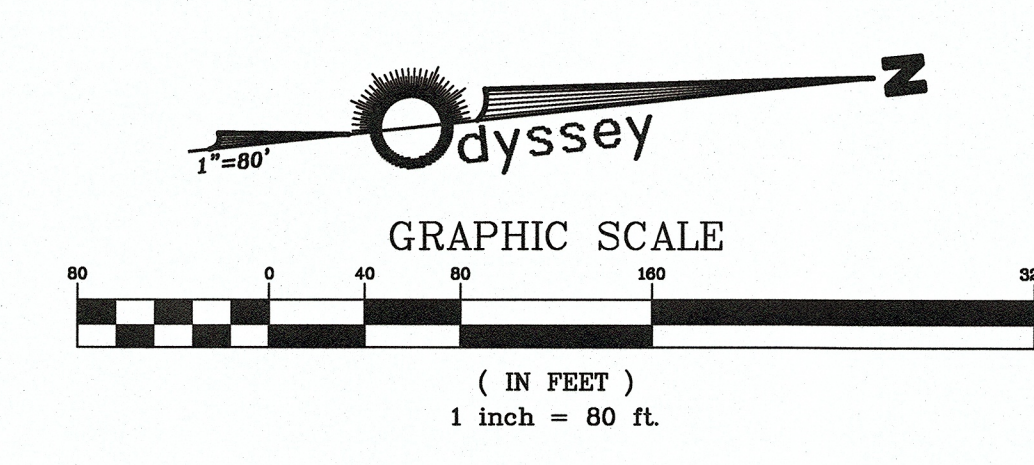
RT MERCHANT LLC
APN 050-210-54
POTENTIAL DEVELOPMENT PLAN
 WASHOE COUNTY, NEVADA

885 ROBERTA LANE, SUITE 104, SPARKS, NV 89431
 (775) 359-3303 FAX (775) 359-3329
 ODYSSEYENR.COM

Odyssey
 ENGINEERING
 INCORPORATED



SCALE
 HORIZ. 1" = 60'
 VERT. ---
 JOB NO. ---
 SHEET
S-2
 OF
2



BASIS OF BEARINGS:

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS THE NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE GRID, NAD 83/94, BASED UPON MEASUREMENTS TAKEN TO GPS CONTROL POINTS, ON FILE WITH THE WASHOE COUNTY ENGINEERING OFFICE. COORDINATES SHOWN ARE GROUND, TO CONVERT TO GRID DIVIDE BY THE WASHOE COUNTY MODIFIED GRID COMBINED FACTOR OF 1.000197939 PER P.M. 5328.

BASIS OF ELEVATIONS:

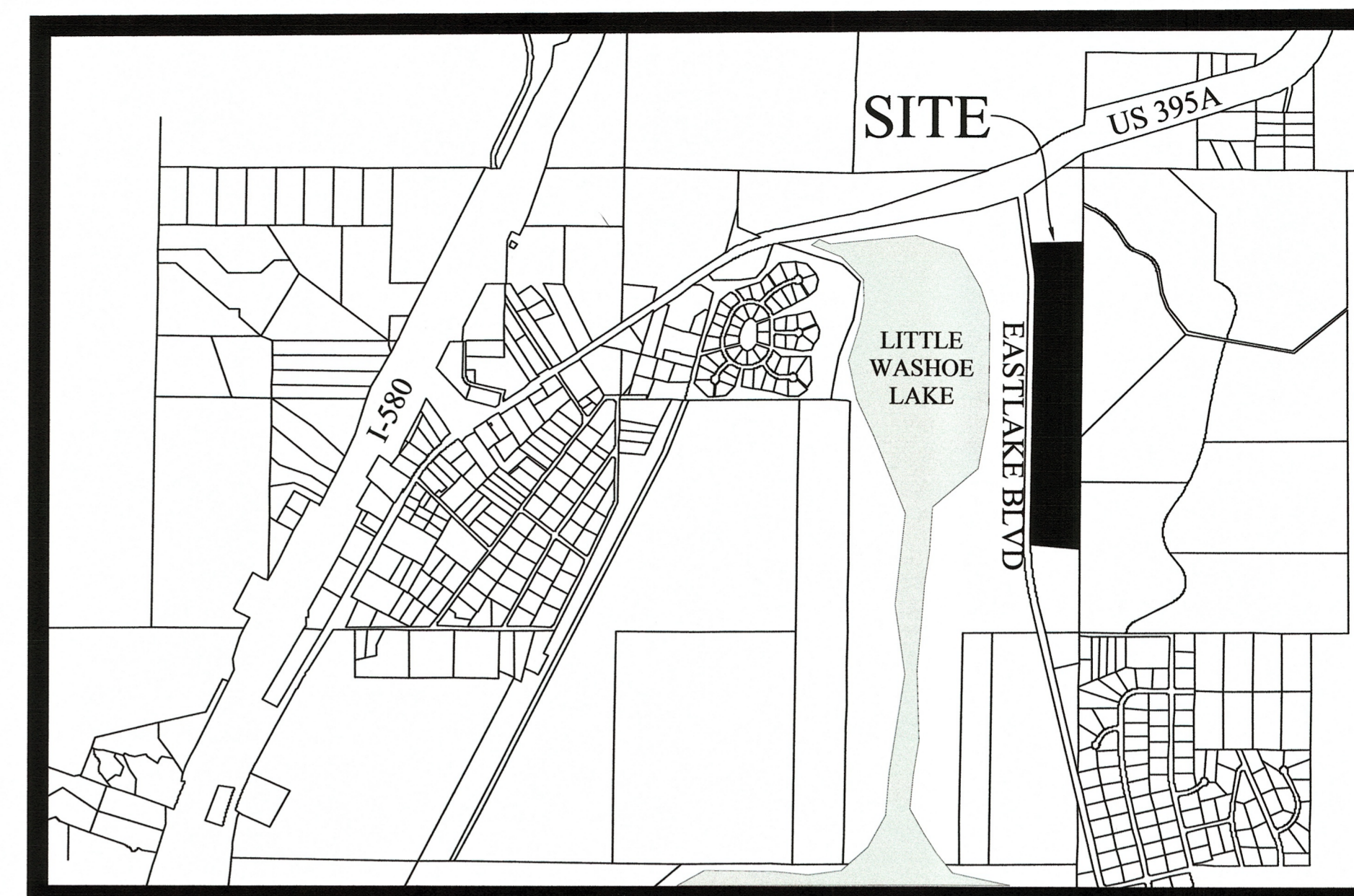
DATUM: NAVD 88
WASHOE COUNTY PROVIDED
TOPOGRAPHIC INFORMATION

EXISTING PARCEL INFO:

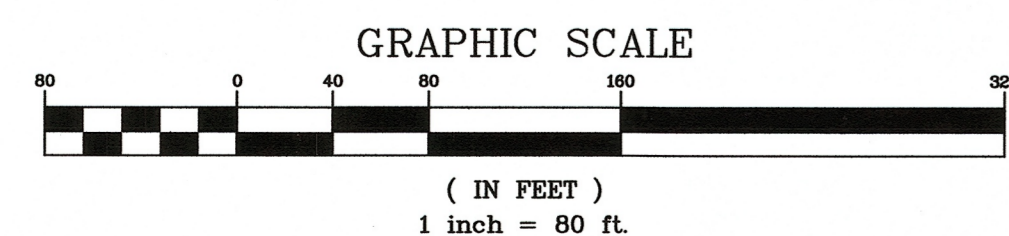
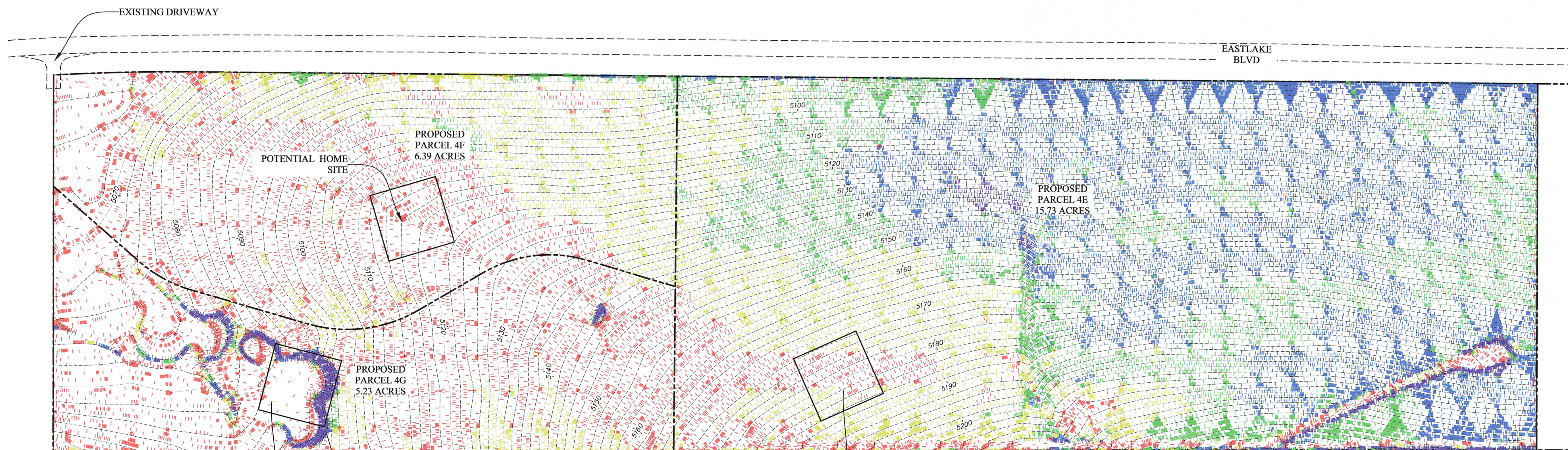
A.P.N. 050-210-54
27.36 ACRES
ZONING: MDR

FEMA INFO:

FEMA FIRM 32031C3333G DATED 3-16-2009
DESIGNATES THIS SITE AS BEING IN A FEMA
UNSHADED X ZONE.



VICINITY MAP



SLOPE MAP DATA				
Number	Minimum Slope	Maximum Slope	Color	AREA
1	0.00%	15.00%	Red	9.7
2	15.00%	20.00%	Yellow	5.9
3	20.00%	25.00%	Green	4.5
4	25.00%	30.00%	Blue	7.0
5	30.00%	1508.94%	Purple	0.4

REV.	DATE	DESCRIPTION	BY	APP'D

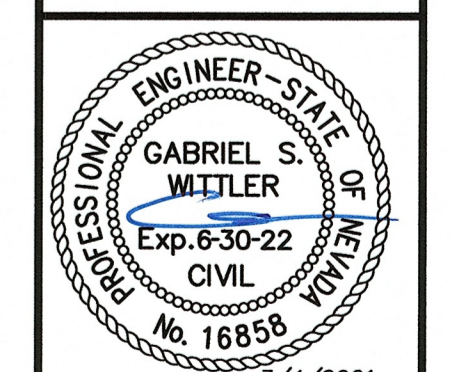
DATE: 03-04-21
DRAWN BY: ACAD2017
DESIGNED BY: G.S.W.
CHECKED BY: G.S.W.

RT MERCHANT LLC
APN 050-210-54
SLOPE MAP

WASHOE COUNTY, NEVADA

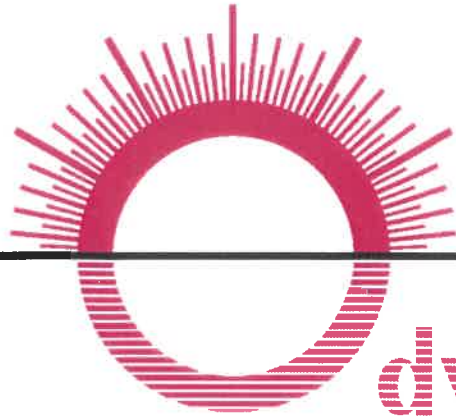
885 ROBERTA LANE, SUITE 104, SPARKS, NV 89431
(775) 359-3303 FAX (775) 359-3329
ODYSSEYRENO.COM

Odyssey ENGINEERING INCORPORATED



SCALE
HORIZ. 1"=80'
VERT. ---
JOB NO. ---

SHEET
SL-1
OF
3



895 Roberta Lane, Suite 104, Sparks, NV 89431
(775) 359-3303 Fax (775) 359-3329

dyssey ENGINEERING
INCORPORATED

March 4, 2021

Washoe County
Community Services Dept.

RE: **HILLSIDE DEVELOPMENT ANALYSIS**
1130 Eastlake Blvd - APN 050-210-54

Dear Staff:

Please find below a summary of the Hillside Development Ordinance Article 424, Section 110.424.15:

(a) Site Analysis. A site analysis, prepared by a qualified engineer, planner, landscape architect or architect shall be submitted. This analysis shall provide the basis for assessing the opportunities and constraints of the site for development and shall be in the form of a design standards handbook incorporating both textual and graphical representations of the requested action. At a minimum, a site analysis shall indicate:

(1) Major topographic conditions including ridgelines, ravines, canyons and knolls;

SUMMARY: *Topographic information has been included with the attached displays. This site does not contain any major topographic features. All ridgelines/knolls are located on properties to the east of the subject site. No significant drainages or ravines traverse this site.*

(2) Preliminary geological conditions including major rock outcroppings, slide areas and areas underlain with faults that have been active during the Holocene epoch of geological time;

SUMMARY: *The project Geotechnical Report does not indicate any major rock outcroppings, slide areas, faults, or other hazards.*

- (3) Preliminary soil conditions including soil type, expansiveness, slumping, erodibility and permeability;

SUMMARY: *The site contains several soil types, including gravelly sandy loam, stoney sandy loam, gravey course sand, clayey sands, gravels, cobbles, and shallow bedrock. Limited areas contain shallow layers of potentially expansive clay, however the vast majority of material is suitable for structural support.*

- (4) Significant surface hydrological conditions including natural drainage courses, perennial streams, floodplains, wetlands and ponding areas;

SUMMARY: *The site is situated in such a way that the vast majority of drainage remains in a sheet flow condition. There is a natural drainage on the very southern portion of proposed Parcels 4F and 4G, however the upstream tributary area is less than 100 acres, and surface evidence does not indicate that the channel sees significant flows. The adjacent Washoe Lake FEMA Flood Zone A does not encroach upon this property. There are no identifiable wetland areas on the property.*

- (5) The location and types of significant vegetation including known rare and endangered plant species and general plant communities;

SUMMARY: *Vegetation is generally vary sparse, consisting of native grasses with some pockets of sage brush. There are no rare or endangered plant species that we are aware of.*

- (6) Habitat areas for rare or endangered animal species;

SUMMARY: *There are no rare or endangered animal species that we are aware of based upon a review of the U.S. Fish & Wildlife data.*

- (7) Preliminary viewshed analysis including cross sections of views to and from the development site from all major roadways within one (1) mile of the project site, and from major focal points on the project site;

SUMMARY: *The site is visible from Old 395 and Eastlake Blvd., which is directly adjacent to the subject site. Since this*

application is for a parcel map and does not include any proposed improvements, there are no proposed structures, grading, etc. that can be depicted on a cross section.

- (8) How the development responds to the unique conditions of the hillside; and

SUMMARY: *Development will be limited to 5 acre minimum parcels with one single family residential home on each. Access roads will be designed to utilize the natural terrain and minimize grading. Homes will be designed to best fit with naturally occurring gentle slopes to best fit with existing topography.*

- (9) A slope analysis, submitted on a topographic map with contour intervals of at least five (5) feet for planning purposes. This analysis shall indicate the location and amount of land included within the following slope categories, tabulated in acres:

- (i) 0 – 15 percent;
- (ii) 15 - 20 percent;
- (iii) 20 - 25 percent;
- (iv) 25 - 30 percent; and
- (v) Greater than 30 percent.

SUMMARY: *Please reference the attached slope map.*

- (b) Developable Area Map. A developable area map, prepared pursuant to Section 110.424.20(b).

SUMMARY: *A preliminary potential development map has been included.*

- (c) Constraint and Mitigation Analysis. A detailed analysis of how the identified constraints will be mitigated and incorporated into the project's design.

SUMMARY: *Per the potential development map, areas of conceptual home construction will be limited to slope ranges of 15% or less, with all proposed grading and disturbance within slopes of 20% or less. Areas in excess of 20% will remain undisturbed. There are a couple areas that have previously been graded (old roads, pad grading, etc.), which have cut/fill slopes in excess of 20%, these areas do not apply to the undisturbed areas.*

(d) Washoe County Master Plan Amendment. All applicants proposing a hillside development requiring a Washoe County Master Plan amendment shall enter into a development agreement with Washoe County pursuant to Article 814, Development Agreements. Supplemental to all other requirements, development agreements for hillside development shall contain the following:
SUMMARY: *No Maser Plan Amendment is proposed with this development.*

(e) Detailed Contour Analysis. As determined through a pre-application meeting between the applicant and the Department of Community Development, a topographic map with more or less detailed contour intervals may be required by the Director of Community Development for design purposes.
SUMMARY: *Topographic information is included on the Slope Map and Potential Development Plan included with this submittal. 2' contour intervals have been shown for reference.*

Please feel free to call with any questions, or should you require additional information.

Sincerely,

ODYSSEY ENGINEERING INCORPORATED



Gabriel Wittler, P.E.
Vice President