



Parcel Map Review Committee Staff Report

Meeting Date: May 13, 2021

Agenda Item: 7A

TENTATIVE PARCEL MAP CASE NUMBER: WTPM21-0004 (Kauffman 4th Subsequent P.M.)

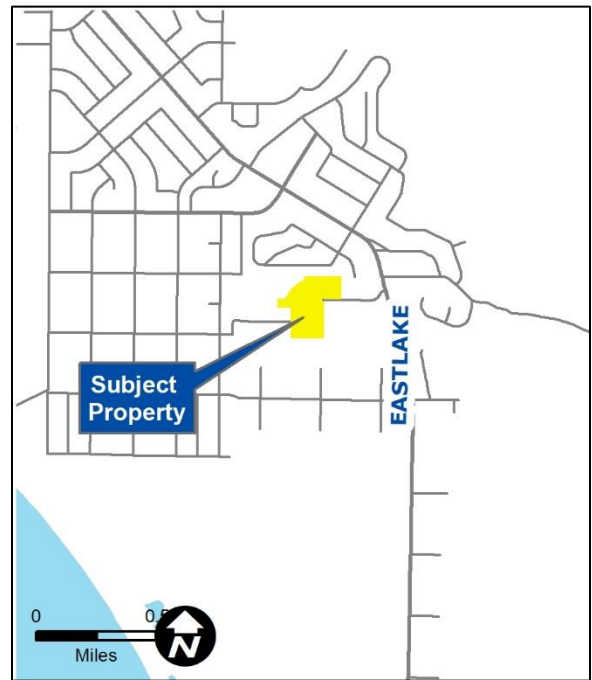
BRIEF SUMMARY OF REQUEST: Division of an existing parcel of land into four parcels of land.

STAFF PLANNER: Planner's Name: Chris Bronczyk, Planner
Phone Number: 775.328.3612
E-mail: cbronczyk@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 four parcels. The existing parcel of land is approximately 25.05 acres in size. The four resulting parcels of land are proposed to be approximately 5.03, 5.01, 5.00 and 10.01 acres in size. This is a subsequent division of land within the last 5 years.

Applicant: Gary Kauffman
Property Owner: Dyke and Beth Kauffman
Location: 0 Kauffman Court
APN: 050-550-20
Parcel Size: ±25.05 acres
Master Plan: Suburban Residential (SR)
Regulatory Zone: Low Density Suburban (LDS)
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 WTPM21-0004 for Dyke and Beth Kauffmann 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:

(Motion with Findings on Page 8)

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Parcel Map

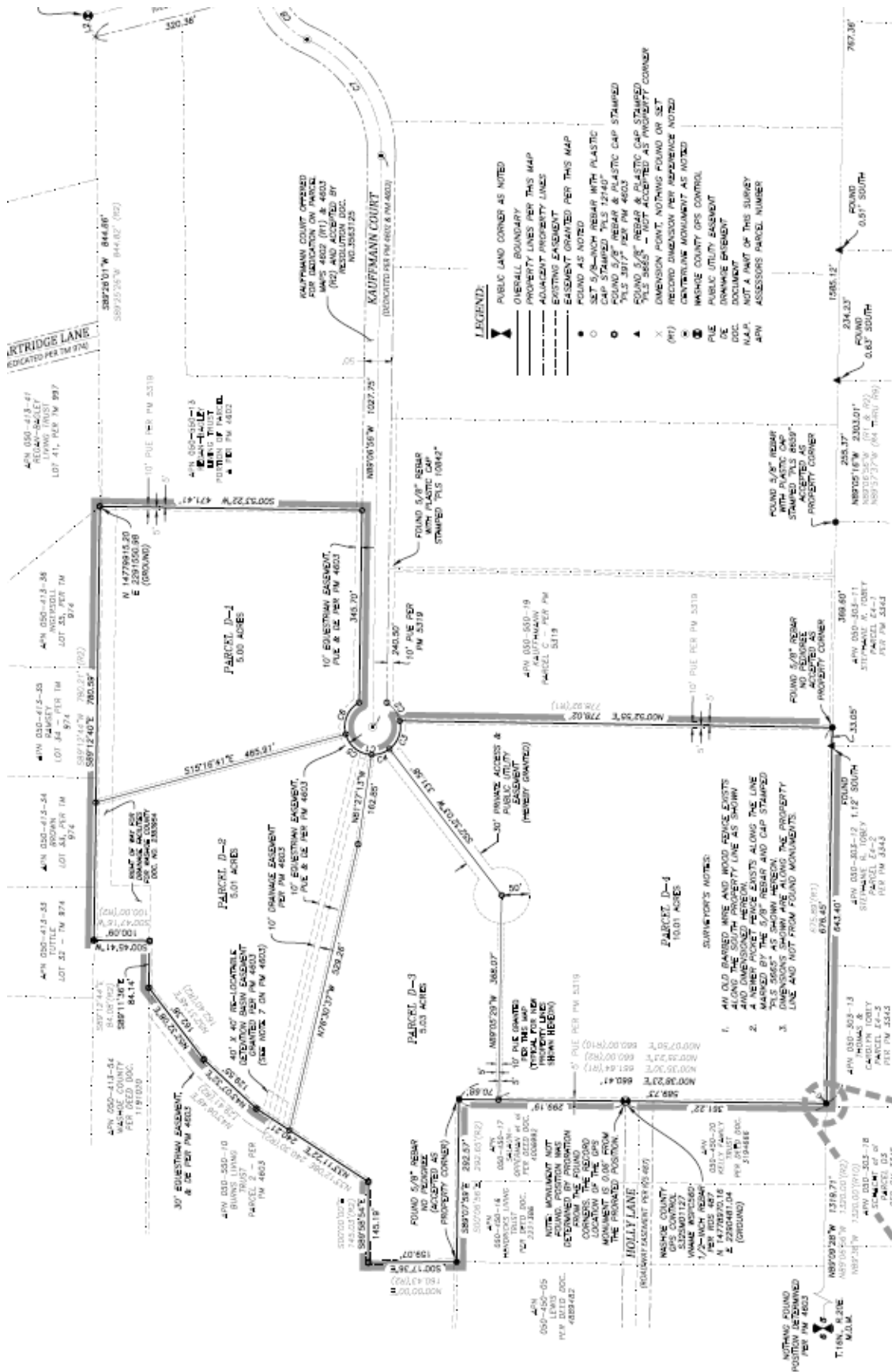
The purpose of a parcel map is to allow for the creation of subdivisions, merger and re-subdivision of existing lots, and common-interest communities consisting of four or fewer parcels pursuant to Washoe County Code Chapter 110, Article 606, *Parcel Maps*. A tentative parcel map must be submitted to the Planning and Building Division for the purpose of review prior to or concurrent with the final parcel map. Every tentative parcel map must be prepared by a professional land surveyor. The parcel map process exists to establish reasonable standards of design and procedures for subdividing in order to further the orderly layout and use of land and ensure 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 WTPM21-0004 is attached to this staff report and will be included with the action order if approved by the Parcel Map Review Committee.

The subject property is ± 25.05-acres in size and has a regulatory zone of Low Density Suburban. In general, this regulatory zone would allow one dwelling unit per acre and a minimum lot size of 35,000 square feet per WCC Section 110.106.15. However, WCC Section 110.210.05 requires new lots to be a minimum of five acres in size in the East Lake area of the Washoe Valley Hydrographic Basin.



Site Plan

Tentative Parcel Map Evaluation

Requirement	Evaluation
Area Plan	South Valleys
TMSA	Outside of the TMSA
Regulatory Zone	Low Density Suburban (LDS)
Maximum Lot Potential	5 (with limitations from WCC Section 110.210.05)
Number of Lots on Parcel Map	4
Minimum Lot Size Required	5 Acres
Minimum Lot Size on Parcel Map	5 Acres
Minimum Lot Width Required	120 Feet
Minimum Lot Width on Parcel Map	Average width of all lots exceeds the 120 feet requirement.
Development Suitability Map	Most suitable for development
Hydrographic Basin	Washoe Valley Hydrographic Basin.

The tentative parcel map meets all minimum requirements for the Low Density Suburban (LDS) regulatory zone.

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

Development Information

The subject parcel is currently vacant and relatively level, sloping down gently from east to west. Required setbacks for residential lots at this location would be 30-feet from the front and rear property lines, and 12-feet from the sides. There is sufficient area within each parcel to develop in accordance with these standards.

South Valleys Area Plan Modifiers

There is one South Valleys Area Plan Modifier within Article 210 of the WCC Chapter 110 (Development Code) applicable to the proposed parcel map. WCC Section 110.210.05 requires a minimum 5-acre lot size for all new parcels within the East Lake area of the Washoe Valley Hydrographic Basin. It also requires dedication of sufficient certificated water rights, which is included as a recommended condition of approval.

Area Plan Evaluation

The subject parcel is located within the South Valleys Area Plan. No pertinent area plan policies were found.

Reviewing Agencies

The following agencies/individuals received a copy of the project application for review and evaluation.

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 checked="" 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 Dept of Water Resources	<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 Building & Safety	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Chris Bronczyk; cbronczyk@washoecounty.us
Washoe County Parks & Open Spaces	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Washoe County Water Rights	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Vahid Behmaram; vbehmaram@washoecounty.us
Washoe County Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Washoe County Sherriff	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
WCHD – Air Quality	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
WCHD – Environment Health	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	David Kelly, dakelly@washoecounty.us
WCHD- EMS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Truckee Meadows Fire Protection District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Dale Way, dway@tmfpd.us
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"/>	

All conditions required by the contacted agencies can be found in Exhibit A, Conditions of Approval.

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: The existing and proposed lots will be served by individual well and septic systems. Power will be provided through NV Energy.

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

Staff Comment: The proposed parcel map would create three additional lots, which are anticipated to have minimal impacts on local services. There are existing public services such as schools, police and fire protection, transportation, recreation and parks in the South Valleys Planning Area.

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

Staff Comment: The proposed division of land conforms with the applicable provisions of the Washoe County Development Code and Master Plan, and the regulatory zoning on the property.

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

Staff Comment: The application was reviewed by the Planning and Development Division, Engineering and Capital Projects Division, and Regional Transportation Commission, and no recommendations for denial were received. The proposal is in conformance with the Area Plan and Master plans for 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.

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: The project site is identified as "most suitable for development" by the South Valleys Area Plan Development Suitability Map.

- 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 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 application was reviewed by the Truckee Meadows Fire Protection District, and no recommendation for denial was received.

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

Staff Comment: There is access to CATV conduit and pull wire.

- l) Recreation and trail easements.

Staff Comment: The proposal does not affect any existing recreational or trail easements in the area. The map reflects a 10-foot-wide equestrian easement that will extend across Parcel D-2, from the terminus of Kauffmann Court, to the adjacent property to the west.

- 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.

Recommendation

After a thorough analysis and review, Parcel Map Case Number WTPM21-0004 is being recommended for approval with conditions. Staff offers the following motion for the Parcel Map Review Committee's consideration.

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 WTPM21-0004 for Dyke and Beth Kauffmann 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: Gary Kauffmann
gskconst@gmail.com

Owner: Dyke and Beth Kauffmann
4744 Jumbo Grade
Washoe Valley, NV 89704

Representatives: Attn.: Jerry Juarez, PLS
J-U-B Engineers, Inc.
jjarez@jub.com



Conditions of Approval

Tentative Parcel Map Case Number WTPM21-0004

The tentative parcel map approved under Parcel Map Case Number WTPM21-0004 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.

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: Chris Bronczyk, 775.328.3612, cbronczyk@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. WTPM21-0004 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.

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 a north arrow to the vicinity map.
- c. Dash all lines that are not a part of the division.
- d. Add the granting of the access easement to the Owner's Certificate.
- e. All boundary corners must be set.
- f. Add a Security Interest Holder's Certificate to the map if applicable.
- g. 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/Brittany Lemon, 775.326.6000, dway@tmfpd.us / blemon@tmfpd.us

The Truckee Meadows Fire Protection District (TMFPD) will require that this project meet the requirements of Washoe County Code 60 to include infrastructure, access, and water for fire suppression.

Washoe County Health District

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

Contact: Dave Kelly, 775.328.2630, dakelly@washoecounty.us

- a. EHS requires a test trench to be completed on each proposed parcel. If test trenches have been previously done, they will be accepted. Test trench reports must be provided prior to signing of parcel map. Test trench permit(s) require an application with EHS prior to excavation and inspection.

Washoe County Water Rights

5. The following conditions are requirements of the Washoe County Water Rights Coordinator, which shall be responsible for determining compliance with these conditions.

Contact: Vahid Behmaram, vbehmaram@washoecounty.us

- a. 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.
- b. 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>

- c. 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.
- d. The ground water rights subject to relinquishment MAY NOT be supplemental ground water which supplement primary surface water rights.
- e. 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.
- f. 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

*** End of Conditions ***



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects

1001 EAST 9TH STREET
RENO, NEVADA 89512
PHONE (775) 328-3600
FAX (775) 328.3699

INTEROFFICE MEMORANDUM

PARCEL MAP REVIEW

DATE: March 30, 2021

TO: Chris Bronczyk, Planner - Department of Community Services

FROM: Wayne Handrock, PLS, Engineering and Capital Projects Division

SUBJECT: *Parcel Map for: Kauffmann 4th Parcel Map*
Parcel Map Case No.: WTPM21-0004
APN: 050-550-20
Review Date: March 30, 2021

The Engineering and Capital Projects Division has reviewed the subject parcel map and the following conditions must be successfully completed prior to final approval of this application by the Division.

1. Comply with the conditions of the Washoe County technical check for this map.
2. Add a north arrow to the vicinity map.
3. Dash all lines that are not a part of the division.
4. Add the granting of the access easement to the Owner's Certificate.
5. All boundary corners must be set.
6. Add a Security Interest Holder's Certificate to the map if applicable.
7. 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."



INTEGRITY



EFFECTIVE
COMMUNICATION



QUALITY
PUBLIC SERVICE

WTPM21-0004
EXHIBIT B



Chris Bronzyk, Planner
Washoe County – Community Services Department
1001 E. Ninth St
Reno, NV 89512
775.328.3627

March 22, 2021

Re: WTPM21-0004 (Kauffman 4th Subsequent Parcel Map) – Conditions of Approval

Truckee Meadows Fire Protection District (TMFPD)

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

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

Contact Name – Dale Way / 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)



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)



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).



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

March 29, 2021

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

RE: 0 Kauffman Court; 050-550-20
Kauffman Parcel Map; WTPM21-0004

Dear Washoe County Staff:

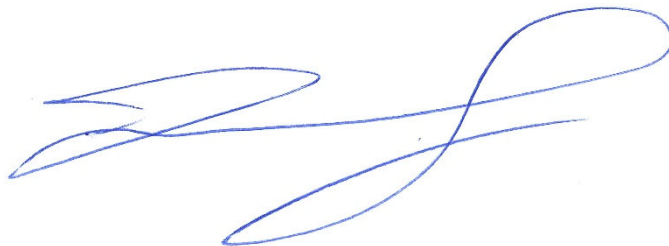
The following conditions are requirements of the Washoe County Health District, Environmental Health Division (EHS), which shall be responsible for determining compliance with these conditions.

Contact Name – David Kelly

- a) EHS requires a test trench to be completed on each proposed parcel. If test trenches have been previously done, they will be accepted. Test trench reports must be provided prior to signing of parcel map. Test trench permit(s) require an application with EHS prior to excavation and inspection.

If you have any questions or would like clarification regarding the foregoing, please contact Dave Kelly, EHS Supervisor at dakelly@washoecounty.us regarding all Health District comments.

Sincerely,



Dave Kelly, REHS
EHS Supervisor
Environmental Health
Washoe County Health District



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: Chris Bronczyk, Planner, CSD, Planning & Development Division

FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD

SUBJECT: Tentative Parcel Map Case Number WTPM21-0004 (Kauffmann 4th 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 with one remainder parcel. The existing parcel of land is approximately 25.05 acres in size. The three resulting parcels of land are proposed to be approximately 5.03, 5.01 and 5.00 acres in size, with a 10.01-acre remainder parcel. This is a subsequent division of land within the last 5 years.

The property is located on 0 Kauffmann Court; located in Washoe Valley off of Eastlake Blvd. • Assessor's Parcel Number: 050-550-20.

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

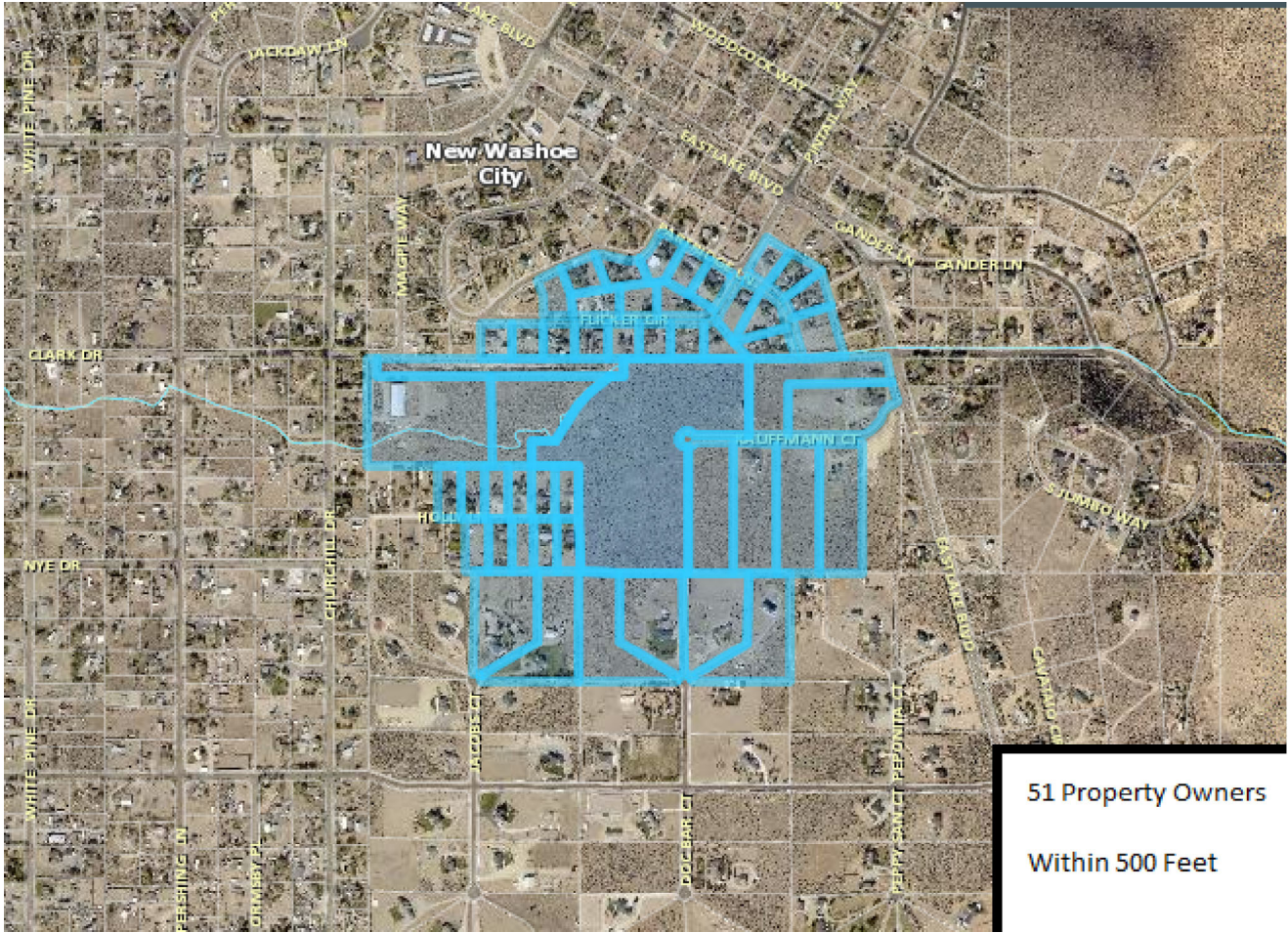
- 1) The subject parcel is not near any municipal, quasi-municipal or private water delivery infrastructure; therefore, resulting parcels will rely on Individual Domestic wells as their source of domestic water supply.
- 2) Washoe County code requires that the applicant for a parcel map with parcels 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.*



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

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

- 5) The ground water rights subject to relinquishment MAY NOT be supplemental ground water which supplement primary surface water rights.
- 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 3 newly created parcel which will require the relinquishment of 6.00 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.



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: 4th Parcel Map for Dyke & Beth Kauffmann			
Project Description: Parcel Map			
Project Address:			
Project Area (acres or square feet): 25.05 Acres			
Project Location (with point of reference to major cross streets AND area locator): Washoe Valley - East Lake Blvd./Kauffmann Court			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
050-550-20	25.05 ac.		
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: Dyke & Beth Kauffmann		Name: J-U-B Engineers, Inc.	
Address: 4744 Jumbo Grade		Address: 6190 Double Diamond Pkwy	
Washoe Valley, NV	Zip: 89704	Reno, NV	Zip: 89521
Phone: 775-303-3088	Fax:	Phone: 775-852-1440	Fax:
Email: jjaurez@jub.com		Email: jjaurez@jub.com	
Cell: 775-303-3088	Other:	Cell: 775-300-5050	Other:
Contact Person: Gary Kauffman		Contact Person: Jerry Juarez, PLS	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Gary Kauffmann		Name:	
Address: 3030 Kauffmann Court		Address:	
Washoe County, NV	Zip: 89511		Zip:
Phone:	Fax:	Phone:	Fax:
Email: gskconst@gmail.com		Email:	
Cell: 775-303-3088	Other:	Cell:	Other:
Contact Person: Gary Kauffman		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

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

0 Kauffmann Court, Washoe County, NV - ±1375' west from East Lake Blvd. and Kauffmann Court

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
050-550-20	110	25.07 acres

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

vacant

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	35,000 sf	35,000 sf	35,000 sf	35,000 sf
Proposed Minimum Lot Width	120'	120'	120'	120'

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.)

Yes No

6. Utilities:

a. Sewer Service	Septic
b. Electrical Service/Generator	NV Energy
c. Water Service	Well

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

- a. Water System Type:

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

b. Available:

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

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

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

a. Sewage System Type:

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

b. Available:

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

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 #	57914	acre-feet per year	7.64
b. Certificate #	15563	acre-feet per year	7.64
c. Surface Claim #	57914	acre-feet per year	7.64
d. Other, #	Deed 4915897	acre-feet per year	7.64

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):

Kyke Kauffmann and Beth Kauffmann

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

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

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

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

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

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

N/A		
-----	--	--

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

<input type="checkbox"/> Yes	<input 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?

N/A		
-----	--	--

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

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

Grading

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

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

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

28. Surveyor:

Name	Gerald D. Juarez
Address	1960 Double Diamond Pkwy
Phone	775-852-1440
Cell	775-300-5050
E-mail	jjjuarez@jub.com
Fax	
Nevada PLS #	12140

Parcel Map Waiver Application Supplemental Information

(All required information may be separately attached)

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

--

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

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

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

0 Kauffmann Court, Washoe County, NV - ±1375' west from East Lake Blvd. and Kauffmann Court

a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
050-550-20	110	25.07 acres

3. Please describe:

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

--

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

North	
South	
East	
West	

4. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	35,000 sf	35,000 sf	35,000 sf	35,000 sf
Proposed Minimum Lot Width	120'	120'	120'	120'

5. Utilities:

a. Sewer Service	Septic
b. Electrical Service/Generator	NV Energy
c. Water Service	Well

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

a. Water System Type:

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

b. Available:

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

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

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

a. Sewage System Type:

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

b. Available:

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

c. Washoe County Capital Improvements Program project?

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

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

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

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

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

Explanation:

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

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

Explanation:

--

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

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

Explanation:

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9. Surveyor:

Name	Gerald D. Juarez
Address	1960 Double Diamond Pkwy
Phone	775-852-1440
Fax	
Nevada PLS #	12140

OWNERS CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED 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 ARE EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278. ALSO, THE DRAINAGE, AND PUBLIC UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED TOGETHER WITH THE RIGHT OF ACCESS FOREVER.

OWNERS:

DYKE KAUFFMANN DATE _____

BETH KAUFFMANN DATE _____

NOTARY CERTIFICATE

STATE OF NEVADA }
COUNTY OF WASHOE } S.S.

ON THIS _____ DAY OF _____, 2021, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN THE COUNTY OF WASHOE, DYKE KAUFFMANN, WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC

NOTARY CERTIFICATE

STATE OF NEVADA }
COUNTY OF WASHOE } S.S.

ON THIS _____ DAY OF _____, 2021, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN THE COUNTY OF WASHOE, BETH KAUFFMANN, WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC

DIRECTOR OF PLANNING AND BUILDING CERTIFICATE

THIS 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 HEREON BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP.

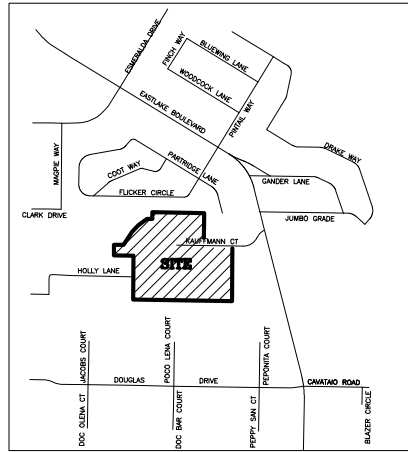
THE FINAL MAP IS APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2021, BY THE DIVISION DIRECTOR OF PLANNING AND BUILDING OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4726.

MOIRA HAUENSTEIN, DIRECTOR OF PLANNING AND BUILDING DIVISION

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.

FOR THE DISTRICT BOARD OF HEALTH DATE _____



VICINITY MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATE

I, GERALD D. JUAREZ, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION AT THE INSTANCE OF DYKE & BETH KAUFFMANN.
- THE LAND SURVEYED LIES WITHIN THE NORTH HALF OF SECTION 5, TOWNSHIP 16 NORTH, RANGE 20 EAST, M.D.M., AND THE SURVEY WAS COMPLETED ON DECEMBER 14, 2020.
- THIS PLAT COMPLIES WITH APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE IT'S FINAL APPROVAL.
- THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

GERALD D. JUAREZ, P.L.S.
NEVADA CERTIFICATE NO. 12140



TITLE COMPANY'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THE SUBWRITER OFFERING THIS PLAT IS THE LAST TITLE HOLDER OF RECORD FOR ALL THE LANDS DELINEATED HEREON, AND THE LANDS ARE FREE FROM ANY LIENS OR ENCUMBRANCES, AS OF _____, 2021.

FIRST GENERAL TITLE COMPANY OF NEVADA

BY: _____ DATE _____

TITLE _____

UTILITY COMPANIES CERTIFICATE

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITIES COMPANIES AND CABLE T.V. COMPANIES.

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

NEVADA BELL TELEPHONE COMPANY DATE _____
D/B/A AT&T NEVADA

CHARTER COMMUNICATIONS DATE _____

NOTES

- A 10-FOOT PUBLIC UTILITY EASEMENT, 5- FEET ON EACH SIDE OF THE PROPERTY LINES BEING CREATED PER THIS MAP. PUBLIC UTILITY EASEMENTS INCLUDE CABLE TV.
- A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL AND THE RIGHT TO EXIT THAT PARCEL WITH SAID FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME, AND THE UTILITY COMPANY.
- NATURAL DRAINAGE SHALL NOT BE IMPEDED DURING THE DEVELOPMENT OF THESE PARCELS.
- THE LAND SHOWN HEREON IS WITHIN FLOOD ZONE
- A DEPARTMENT OF THE ARMY PERMIT IS REQUIRED PRIOR TO FILLING ANY OF THE WATERS OF THE UNITED STATES, INCLUDING WETLANDS.
- JUMBO CREEK, A DESIGNATED SIGNIFICANT HYDROLOGIC RESOURCE, IS LOCATED ON PARCEL D AS SHOWN HEREON. A SPECIAL USE PERMIT MAY BE REQUIRED PRIOR TO THE DEVELOPMENT PURSUANT TO ARTICLES 418 AND 810 OF THE WASHOE COUNTY CODE.

TAX CERTIFICATE

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 N.R.S. 361A265.

APN 050-550-20

WASHOE COUNTY TREASURER

BY: _____ DATE _____

TITLE: _____

FILE NO: _____
FILED FOR RECORD AT THE REQUEST OF _____
ON THIS _____ DAY OF _____, 2021, AT _____ MINUTES PAST _____ O'CLOCK, _____ M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
COUNTY RECORDER _____
BY: DEPUTY _____
FEE: _____

4th PARCEL MAP FOR
DYKE & BETH KAUFFMANN
A DIVISION OF PARCEL D AS SHOWN ON PARCEL MAP NO. 5319
SITUATE IN A PORTION OF THE NORTHWEST 1/4 OF SECTION 5,
TOWNSHIP 16 NORTH, RANGE 20 EAST, M.D.M.
WASHOE COUNTY NEVAD

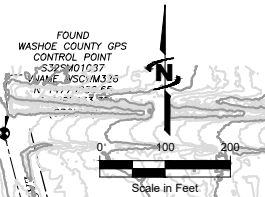
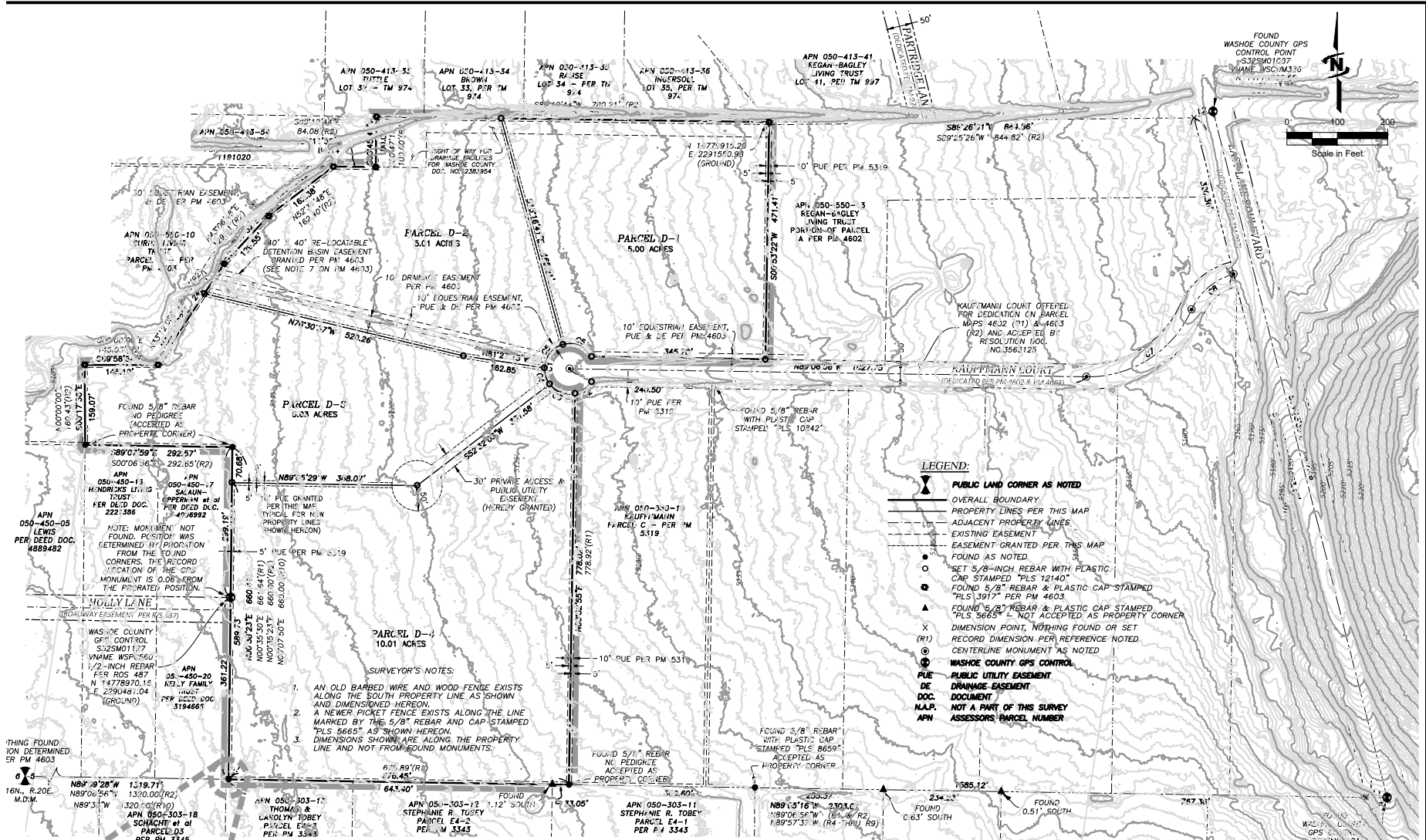
JUB ENGINEERS, INC.
9160 Double Diamond Parkway
Reno, NV 89521
Phone: 775.852.1440
www.jub.com

JUB ENGINEERS, INC.

DATE: 2021-01-27
DRAWN BY: GDU
USER PROT. #: 68-20-063

1 SHEET OF 2

WTPM21-0004
EXHIBIT G



- LEGEND:**
- ▲ PUBLIC LAND CORNER AS NOTED
 - OVERALL BOUNDARY
 - - - PROPERTY LINES PER THIS MAP
 - - - ADJACENT PROPERTY LINES
 - - - EXISTING EASEMENT
 - - - EASEMENT GRANTED PER THIS MAP
 - FOUND AS NOTED
 - SET 5/8" REBAR WITH PLASTIC CAP STAMPED "PLS 12140"
 - ⊙ FOUND 5/8" REBAR & PLASTIC CAP STAMPED "PLS 3917" PER PM 4603
 - ▲ FOUND 5/8" REBAR & PLASTIC CAP STAMPED "PLS 8665" - NOT ACCEPTED AS PROPERTY CORNER
 - ⊙ RECORD DIMENSION PER REFERENCE NOTED
 - ⊙ CENTERLINE MONUMENT AS NOTED
 - ⊙ WASHOE COUNTY GPS CONTROL
 - PUE PUBLIC UTILITY EASEMENT
 - - - DRAINAGE EASEMENT
 - DOC DOCUMENT
 - N.A.P. NOT A PART OF THIS SURVEY
 - APN ASSESSOR'S PARCEL NUMBER

- REFERENCES:**
- 1) PARCEL MAP NO. 5319, RECORDED DECEMBER 7, 2017.
 - 2) PARCEL MAP NO. 4603, RECORDED JULY 31, 2006.
 - 3) PARCEL MAP NO. 4602, RECORDED JULY 31, 2006.
 - 4) PARCEL MAP NO. 3340, RECORDED JUNE 15, 1998.
 - 5) PARCEL MAP NO. 3341, RECORDED JUNE 15, 1998.
 - 6) PARCEL MAP NO. 3343, RECORDED JUNE 15, 1998.
 - 7) PARCEL MAP NO. 3345, RECORDED JUNE 15, 1998.
 - 8) PARCEL MAP NO. 3346, RECORDED JUNE 15, 1998.
 - 9) TRACT MAP NO. 974, RECORDED AUGUST 18, 1965.
 - 10) RECORD OF SURVEY MAP NO. 487, RECORDED OCTOBER 15, 1963.

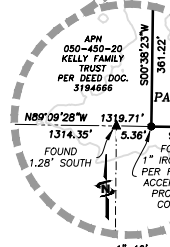
BASIS OF BEARINGS:
 NORTH AMERICAN DATUM OF 1983/94 (HARN), NEVADA WEST ZONE. DERIVED BY GPS OBSERVATION OF WASHOE COUNTY GPS CONTROL POINTS SHOWN HEREON. THE COORDINATES AND DISTANCES SHOWN ON THIS SURVEY ARE GROUND VALUES BASED UPON A PROJECTION WHICH UTILIZES A COMBINED GRID TO GRID FACTOR OF 0.99976100.

LINE TABLE

LINE #	DIRECTION	LENGTH
1	N89°05'11"W	41.44'
2	N71°13'03"E	40.13'

CURVE TABLE

IRV#	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD LENGTH
C1	221.16'	50.00'	67.04'	253°26'06"	S24°10'01"W	80.16'
C2	40.64'	50.00'	21.52'	46°33'54"	N54°10'01"E	39.53'
C3	56.80'	50.00'	31.91'	65°05'06"	S70°00'30"E	53.79'
C4	34.43'	50.00'	17.93'	39°27'05"	S17°44'25"E	33.75'
C5	63.47'	50.00'	36.82'	72°44'11"	S38°21'4"W	59.30'
C6	66.46'	50.00'	39.18'	76°09'45"	N67°11'48"W	61.68'
C7	262.81'	125.00'	148.76'	67°00'51"	N57°24'02"E	248.08'
C8	112.99'	125.00'	60.69'	51°47'30"	S49°50'26"W	109.18'



4th PARCEL MAP FOR

DYKE & BETH KAUFFMANN

A DIVISION OF PARCEL D AS SHOWN ON PARCEL MAP NO. 5319
 SITUATE IN A PORTION OF THE NORTHWEST 1/4 OF SECTION 5,
 TOWNSHIP 16 NORTH, RANGE 20 EAST, M.D.M.

WASHOE COUNTY NEVADA

J-U-B ENGINEERS, INC.

9160 Double Diamond Parkway
 Reno, NV 89521

Phone: 775.852.1440

JUB
 J-U-B ENGINEERS, INC.

WT PM21-0004
EXHIBIT G

DATE: 2021-01-07
 DRAWN BY: GJM
 JOB PROJ.#: 49-20-083

OWNERS CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED 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 ARE EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278. ALSO, THE DRAINAGE, AND PUBLIC UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED TOGETHER WITH THE RIGHT OF ACCESS FOREVER.

OWNERS:

DYKE KAUFFMANN _____ DATE

BETH KAUFFMANN _____ DATE

NOTARY CERTIFICATE

STATE OF NEVADA } s.s.
COUNTY OF WASHOE }

ON THIS _____ DAY OF _____, 2021, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN THE COUNTY OF WASHOE, DYKE KAUFFMANN, WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE ABOVE INSTRUMENT. IN WITNESS WHEREOF, I HERETO SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC

NOTARY CERTIFICATE

STATE OF NEVADA } s.s.
COUNTY OF WASHOE }

ON THIS _____ DAY OF _____, 2021, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN THE COUNTY OF WASHOE, BETH KAUFFMANN, WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE ABOVE INSTRUMENT. IN WITNESS WHEREOF, I HERETO SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC

DIRECTOR OF PLANNING AND BUILDING CERTIFICATE

THIS 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 HEREON BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP.

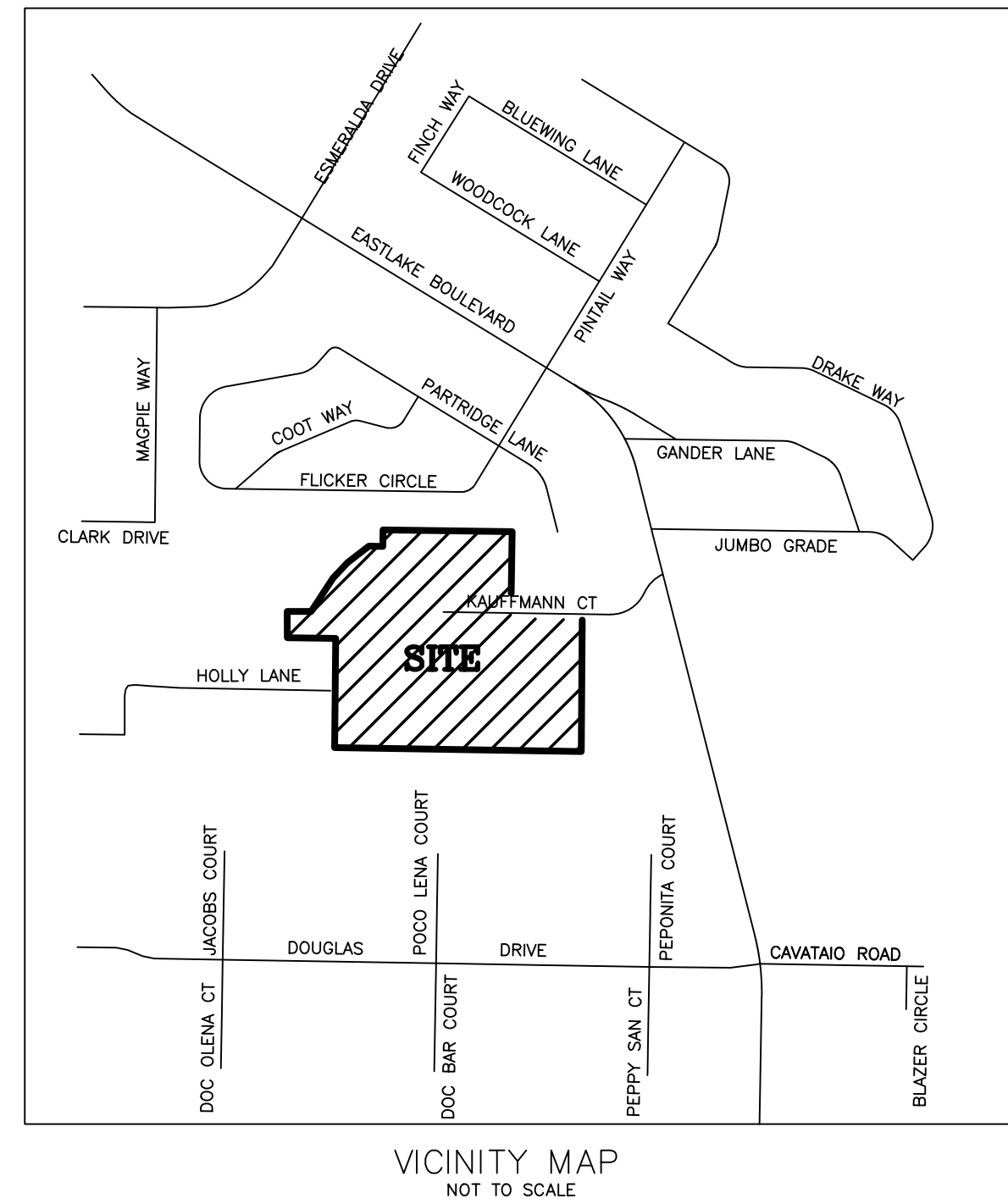
THE FINAL MAP IS APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2021, BY THE DIVISION DIRECTOR OF PLANNING AND BUILDING OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4726.

MOIRA HAUENSTEIN, DIRECTOR OF PLANNING AND BUILDING DIVISION

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.

FOR THE DISTRICT BOARD OF HEALTH _____ DATE



SURVEYOR'S CERTIFICATE

I, GERALD D. JUAREZ, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION AT THE INSTANCE OF DYKE & BETH KAUFFMANN.
2. THE LAND SURVEYED LIES WITHIN THE NORTH HALF OF SECTION 5, TOWNSHIP 16 NORTH, RANGE 20 EAST, M.D.M., AND THE SURVEY WAS COMPLETED ON DECEMBER 14, 2020.
3. THIS PLAT COMPLIES WITH APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE IT'S 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.

GERALD D. JUAREZ, P.L.S.
NEVADA CERTIFICATE NO. 12140



TITLE COMPANY'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THE SUBDIVIDER OFFERING THIS PLAT IS THE LAST TITLE HOLDER OF RECORD FOR ALL THE LANDS DELINEATED HEREON, AND THE LANDS ARE FREE FROM ANY LIENS OR ENCUMBRANCES, AS OF _____, 2021.

FIRST CENTENNIAL TITLE COMPANY OF NEVADA

BY: _____ DATE _____

TITLE _____

UTILITY COMPANIES CERTIFICATE

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITIES COMPANIES AND CABLE T.V. COMPANIES.

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

NEVADA BELL TELEPHONE COMPANY D/B/A AT&T NEVADA _____ DATE

CHARTER COMMUNICATIONS _____ DATE

NOTES

1. A 10-FOOT PUBLIC UTILITY EASEMENT, 5- FEET ON EACH SIDE OF THE PROPERTY LINES BEING CREATED PER THIS MAP. PUBLIC UTILITY EASEMENTS INCLUDE CABLE TV.
2. A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL AND THE RIGHT TO EXIT THAT PARCEL WITH SAID FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME, AND THE UTILITY COMPANY.
3. NATURAL DRAINAGE SHALL NOT BE IMPEDED DURING THE DEVELOPMENT OF THESE PARCELS.
4. THE LAND SHOWN HEREON IS WITHIN FLOOD ZONE
5. A DEPARTMENT OF THE ARMY PERMIT IS REQUIRED PRIOR TO FILLING ANY OF THE WATERS OF THE UNITED STATES, INCLUDING WETLANDS.
6. JUMBO CREEK, A DESIGNATED SIGNIFICANT HYDROLOGIC RESOURCE, IS LOCATED ON PARCEL D AS SHOWN HEREON. A SPECIAL USE PERMIT MAY BE REQUIRED PRIOR TO THE DEVELOPMENT PURSUANT TO ARTICLES 418 AND 810 OF THE WASHOE COUNTY CODE.

TAX CERTIFICATE

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 N.R.S. 361A265.

APN 050-550-20

WASHOE COUNTY TREASURER

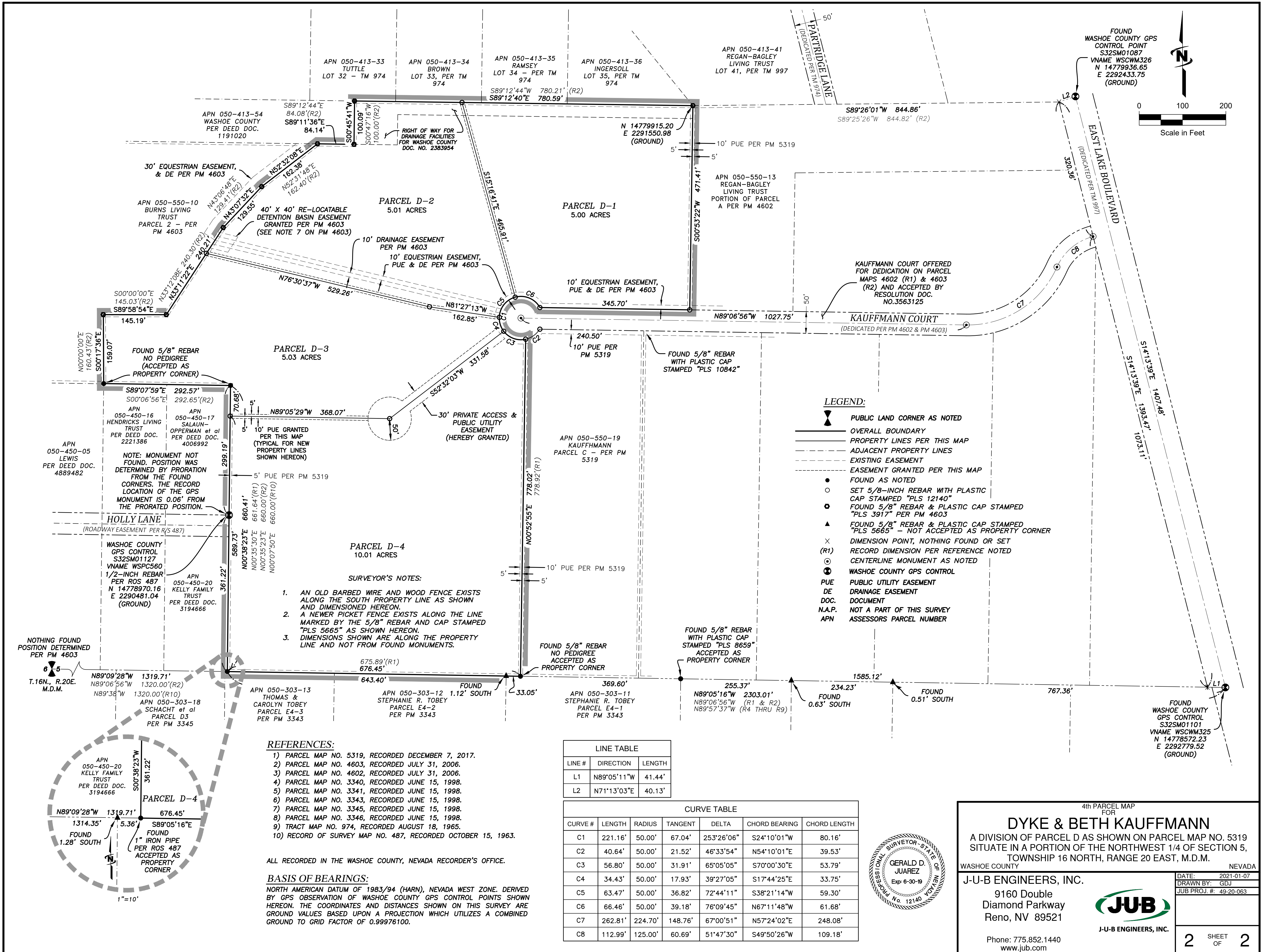
BY: _____ DATE _____

TITLE: _____

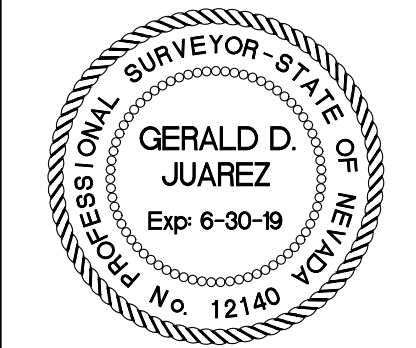
FILE NO: _____
FILED FOR RECORD AT THE REQUEST OF _____
ON THIS _____ DAY OF _____, _____, MINUTES PAST _____ O'CLOCK, _____ M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

COUNTY RECORDER
BY: _____ DEPUTY
FEE: _____

4th PARCEL MAP FOR
DYKE & BETH KAUFFMANN
A DIVISION OF PARCEL D AS SHOWN ON PARCEL MAP NO. 5319 SITUATE IN A PORTION OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 16 NORTH, RANGE 20 EAST, M.D.M. NEVADA
WASHOE COUNTY
J-U-B ENGINEERS, INC.
9160 Double Diamond Parkway Reno, NV 89521
BY: _____
www.jub.com
DATE: 2021-01-07
DRAWN BY: GDJ
JOB PROJ. #: 49-20-063
JUB
J-U-B ENGINEERS, INC.
1 SHEET OF 2



March 8, 2021 - 12:17 Dyke Name: \\ub.com\central\Clients\NV\Kauffmann\Projects\49-20-003_Kauffmann\ParcelMap\Design\Map\Design\Map\2021\03\05_2023_PLM-JUB.dwg Updated By: jjuarez



4th PARCEL MAP FOR

DYKE & BETH KAUFFMANN

A DIVISION OF PARCEL D AS SHOWN ON PARCEL MAP NO. 5319 SITUATE IN A PORTION OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 16 NORTH, RANGE 20 EAST, M.D.M. NEVADA

WASHOE COUNTY

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JUB
 J-U-B ENGINEERS, INC.

DATE: 2021-01-07
 DRAWN BY: GDJ
 JUB PROJ. #: 49-20-063

2 SHEET OF 2