



Parcel Map Review Committee Staff Report

Meeting Date: December 8, 2022

Agenda Item: 7A

TENTATIVE PARCEL MAP CASE NUMBER: WTPM22-0016 (Perennial Places PM)

BRIEF SUMMARY OF REQUEST: Dividing one parcel into four parcels.

STAFF PLANNER: Mitch Markey, Planner
 Phone Number: 775.328.2722
 E-mail: mmarkey@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve a tentative parcel map creating four parcels of 1-acre, 2.00-acres, 2.00-acres, and 1.41-acres from a single, 6.41-acre parcel.

Applicant / Owner: Perennial Places, LLC
 Location: 920 Old Ophir Rd.
 APN: 050-210-15
 Parcel Size: 6.41 acres
 Master Plan: Suburban Residential (SR)
 Regulatory Zone: Low Density Suburban (LDS)
 Area Plan: South Valleys (SV)
 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 hearing, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM22-0016 for Perennial Places, 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(e):

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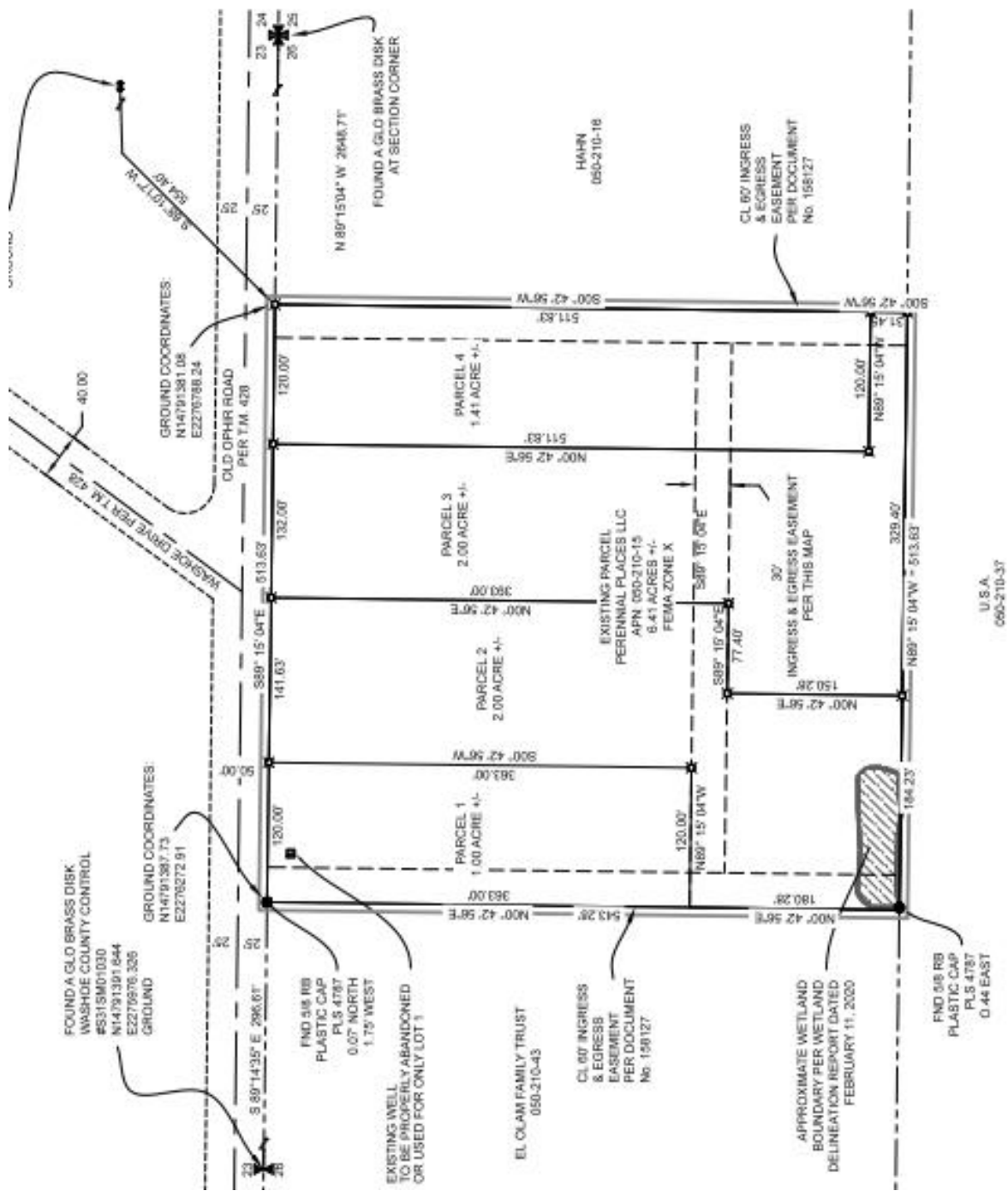
Parcel Map

The purpose of a parcel map is to allow for divisions of land into four lots or less, merger and re-division 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 dividing land in order to further the orderly layout and use of land and ensure proper legal descriptions and monumenting of divided 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 22 months from the date of approval and record the map 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 WTPM22-0016 are attached to this staff report and will be included with the action order if approved by the Parcel Map Review Committee.



Site Plan

Tentative Parcel Map Evaluation

Requirement	Evaluation
Area Plan	South Valleys
Truckee Meadows Service Area (TMSA)	Outside TMSA
Regulatory Zone	Low Density Suburban (LDS)
Maximum Lot Potential	4 lots
Number of Lots on Parcel Map	4 Lots
Minimum Lot Size Required	35,000 Square Feet
Minimum Lot Size on Parcel Map	43,560 Square Feet
Minimum Lot Width Required	120 Feet
Minimum Lot Width on Parcel Map	120 Feet
Development Suitability Map	Most Suitable for Development (~60%) with Potential Wetlands (~40%)
Hydrographic Basin	Washoe Valley

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

The proposed division of land is a second or subsequent division of a parcel map approved within the last five years. This is permitted when the net result is four or fewer lots created from the original parcel of land.

Development Information

The subject parcel currently contains a single barn in the center of the parcel and small shed in the northwest corner of the parcel. The applicant has stated that these structures will be demolished prior to final map approval. A condition was also added under the Planning and Building conditions in Exhibit A, requiring the removal of these structures prior to final map approval. The southern portion of the parcel also contains potential wetlands, however no regulated waterways exist on or adjacent to the parcel.

South Valleys Area Plan Modifiers

The subject parcel is located within the South Valleys Area Plan. No pertinent policies are found within the South Valleys Area Plan Modifiers.

Area Plan and Specific Plan Evaluation

The subject parcel is located within the South Valleys Area Plan. The South Valleys Area Plan has specific policies that must be met to develop within the plan area. Staff has reviewed all the policies with the applicant and has found there are no additional policies outlined in the South Valleys Area Plan pertinent to the creation of the proposed parcel map.

Reviewing Agencies

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

Agencies	Sent to Review	Responded	Provided Conditions	Contact
NDOT (Transportation)	X			
Washoe County Building & Safety	X			
Washoe County District Attorney, Civil Division	X			
Washoe County Engineering & Capital Projects	X	X	X	Matthew Philumalee, PLS; mphilumalee@washoecounty.gov
Washoe County Land Development (All Apps)	X			
Washoe County Sewer	X			
Washoe County Surveyor (PMs Only)	X			
Washoe County Traffic	X			
Washoe County Water Rights Manager (All Apps)	X	X	X	Timber Weiss, LE; tweiss@washoecounty.gov
WCSO Law Enforcement	X			
WCHD Environmental Health	X	X	X	Wes Rubio, EHS; wrubio@washoecounty.gov
TMFPD	X	X	X	Britany Lemmon, Fire Captain, blemon@tmfpd.us
Regional Transportation Commission (All Apps)	X			
Washoe-Storey Conservation District (All Apps)	X			
Palomino Valley GID	X			
AT&T	X	X		
NV Energy	X			

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 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:
 - (i) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal.
Staff Comment: The tentative parcel map will be required to comply with all applicable environmental and health laws
 - (ii) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the parcels of land being created.
Staff Comment: Water service will be provided by individual wells on each proposed parcel. Washoe County Engineering and Washoe County Water Resources have reviewed the permit and provided conditions to address availability of water.
 - (iii) The availability and accessibility of utilities.

- Staff Comment: The proposed lots will be served by extension of the existing, adjacent, infrastructure to serve the newly created parcels. NV Energy will provide electric service and septic systems will be required for each lot.*
- (iv) 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 four lots from a single parcel, which is anticipated to have minimal impacts on local services. There are existing public services such as schools, police and fire protection, transportation, recreation and parks available to the South Valleys Planning Area.*
- (v) Conformity with the zoning ordinances and master plan.
- Staff Comment: The proposed division of land will result in four parcels which shall be in conformity with the existing low density suburban (LDS) regulatory zone and the applicable provisions of the Washoe County Development Code and Master Plan.*
- (vi) General conformity with the governing body's master plan of streets and highways.
- Staff Comment: The proposed division of land was reviewed by the appropriate agencies and no comments of concern were received.*
- (vii) The effect of the proposed division of land on existing public streets and the need for new streets or highways to serve the parcels of land being created.
- Staff Comment: The proposed division of land does not require the addition of any new streets to service the resulting parcels.*
- (viii) Physical characteristics of the land such as floodplain, slope and soil.
- Staff Comment: The subject parcel is designated as being approximately 60% "Unconstrained" according to the South Valleys Development Constraints/Suitability map and approximately 40% within potential wetlands. The resulting parcel will have buildable space despite the potential existence of wetlands on the southern portion of the parcels.*
- (ix) 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 recommended conditions of approval from the reviewing agencies have been included with the staff report.*
- (x) 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 Truckee Meadows Fire Protection District and no comments of concern were received.*
- (xi) Community antenna television (CATV) conduit and pull wire.
- Staff Comment: The application was reviewed by the appropriate agencies and no recommendation for denial was received. All appropriate easements shall be provided prior to approval of the final map.*
- (xii) Recreation and trail easements.

Staff Comment: The application was reviewed by the appropriate agencies and no comments of concern were received.

Recommendation

After a thorough analysis and review, Parcel Map Case Number WTPM22-0016 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 hearing, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM22-0016 for Perennial Places, 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(e):

- 1) General improvement considerations for all parcel maps including, but not limited to:
 - (i) 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.
 - (ii) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the parcels of land being created.
 - (iii) The availability and accessibility of utilities.
 - (iv) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks.
 - (v) Conformity with the zoning ordinances and master plan.
 - (vi) General conformity with the governing body's master plan of streets and highways.
 - (vii) The effect of the proposed division of land on existing public streets and the need for new streets or highways to serve the parcels of land being created.
 - (viii) Physical characteristics of the land such as floodplain, slope and soil.
 - (ix) The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive.
 - (x) 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.
 - (xi) Community antenna television (CATV) conduit and pull wire.
 - (xii) Recreation and trail easements.

Appeal Process

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

Applicant/Owner: Perennial Places, LLC
briankendalhunt@gmail.com

Representatives: Robison Engineering
andrea@robisoneng.com

Mike Smith, Robison Engineering
permits@robisoneng.com



Conditions of Approval

Tentative Parcel Map Case Number WTPM22-0016

The tentative parcel map approved under Parcel Map Case Number WTPM22-0016 shall be carried out in accordance with the conditions of approval granted by the Washoe County Parcel Map Review Committee on December 8, 2022. 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.**
- **The RENO-TAHOE AIRPORT AUTHORITY is directed and governed by its own Board. Therefore, any conditions set by the Reno-Tahoe Airport Authority must be appealed to their Board of Trustees.**

- **The REGIONAL TRANSPORTATION COMMISSION (RTC) is directed and governed by its own Board. Conditions recommended by the RTC may be required, at the discretion of Washoe County.**
- **The NEVADA DEPARTMENT OF TRANSPORTATION (NDOT) is directed and governed by its own board. Therefore, any conditions set by the Nevada Department of Transportation must be appealed to that Board.**

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

Washoe County Planning and 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 Name – Mitch Markey, Planner, 775.328.2722, mmarkey@washoecounty.gov

- 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. WTPM22-0016 MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. THE OFFER(S) OF DEDICATION IS (ARE) REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20_____, BY THE DIRECTOR OF PLANNING AND BUILDING OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.475.

KELLY MULLIN, 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 applicant must identify the location of the wetlands on the final map and record a deed that prohibits construction and/or development within the designated wetlands.

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 Name – Matthew Philumalee, PLS, 775.328.2040,
mphilumalee@washoecounty.gov**

- a. Comply with the conditions of the Washoe County technical check for this map.
- b. Add a graphic border around the proposed division.
- c. Remove structures, trees, poles and hydrants from the map.
- d. All boundary corners must be set.
- e. There is an accessory structure without a primary structure on Parcel 2. Compliance with Washoe County Code shall be verified before recordation of the map.
- f. Add a note to the map stating: No habitable structures shall be located on a fault that was active during the Holocene Epoch of geological time.
- g. Add a Security Interest Holder's Certificate to the map if applicable.
- h. Add the following note to the map; "All properties, regardless of 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."

Washoe County Water Rights

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

**Contact Name – Timber Weiss, Licensed Engineer, 775.328.2040,
tweiss@washoecounty.gov**

- 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.
- c. The Relinquishment Form is available at the following site:
http://water.nv.gov/forms/forms20/Waiver_Drilling/4041F%20Affidavit-Relinquishment%20for%20Domestic%20Wells.pdf
- d. 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.
- e. The ground water rights subject to relinquishment MAY NOT be supplemental ground water which supplement primary surface water rights.
- f. 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. The proposed parcel map under WTPM22-0016 will create 3 newly created parcels which will require the relinquishment of 6.00 acre-feet of ground water rights.
- g. 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 Health District

- 4. Environment Health Services will provide additional conditions at the time of the hearing.
Contact Name – Wes Rubio, 775.328.7240, wrubio@washoecounty.gov

Truckee Meadows Fire Protection District

- 5. The following condition is a requirement of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with this condition.
Contact Name – Brittany Lemon, Fire Captain, 775.326.6079, blemon@tmfpd.us
 - a. This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply. <https://tmfpd.us/fire-code/>

*** End of Conditions ***



Washoe-Storey Conservation District

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

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

November 19, 2021

Washoe County Community Services Department

C/O Dan Cahalane, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WTPM19-0018 Perennial Places

Dear Dan,

In reviewing the resubmission to divide a 6.41 parcel into 4 parcels, the District has no comments.

Thank you for providing us the opportunity to review the project that may have impacts on our natural resources and if there are any questions call us at (775) 750-8272.

Sincerely,

Shaffer-Tyler

From: [Lemon, Brittany](#)
To: [Markey, Mitch](#); [Oakley, Katherine](#)
Subject: WTPM22-0016 (Perennial Places) Conditions of Approval
Date: Monday, October 31, 2022 12:59:13 PM
Attachments: [image001.png](#)

Hi Mitch and Kat,

“This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply.”

<https://tmfpd.us/fire-code/>.

Thank you,

Brittany Lemon

Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue

blemon@tmfpd.us | Office: 775.326.6079 | Cell: 775.379.0584

3663 Barron Way, Reno, NV 89511



“Committed to excellence, service, and the protection of life and property in our community”

From: [GORDON, BRYSON](#)
To: [Markey, Mitch](#); [Oakley, Katherine](#)
Cc: [COOPER, CLIFFORD E](#)
Subject: WTPM22-0016 (Perennial Places)
Date: Monday, October 17, 2022 11:46:40 AM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hello,

AT&T has no adverse comments or concerns regarding this revised tentative parcel map. Please advise Robinson Engineering to remove name Cliff Cooper from Nevada Bell/ AT&T signature line if possible. Map may be signed by either Cliff or myself depending on availability.

[Tentative Parcel Map Case Number WTPM22-0016 \(Perennial Places\)](#)

Thank you,

Bryson Gordon
MGR OSP PLNG & ENGRG DESIGN
AT&T NEVADA ROW
Office: 775-683-5223
Cell: 775-343-6655
E-mail: bg1853@att.com



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

1001 E. 9th Street
Reno, Nevada 89512
Phone: (775) 328-3600
Fax: (775) 328-3699

October 26, 2022

TO: Mitch Markey, Planner; Kat Oakley, Planner CSD, Planning & Development Division

FROM: Timber Weiss, Licensed Engineer, CSD

SUBJECT: Tentative Parcel Map Case Number WTPM22-0016 (Perennial Places PM)

Project description:

The applicant is proposing to approve a tentative parcel map dividing a 6.41-acre parcel into 4 parcels of 1.00 acres, 2.00 acres, 2.00 acres, and 1.41 acres.

The property is located at 920 Old Ophir Rd., Old Washoe City , Assessor's Parcel Number: 050-210-15.

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/forms20/Waiver_Drilling/4041F%20Affidavit-Relinquishment%20for%20Domestic%20Wells.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*



WASHOE COUNTY

COMMUNITY SERVICES

INTEGRITY COMMUNICATION SERVICE

1001 E. 9th Street
Reno, Nevada 89512
Phone: (775) 328-3600
Fax: (775) 328-3699

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.
- 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. The proposed parcel map under WTPM22-0016 will create 3 newly created parcels 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.



PARCEL MAP REVIEW

DATE: October 27, 2022

TO: Mitch Markey and Kat Oakley, Planners - Department of Community Services

FROM: Matthew Philumalee, PLS, Engineering and Capital Projects Division

**SUBJECT: Parcel Map for: PERENNIAL PLACES
Parcel Map Case No.: WTPM22-0016
APN: 050-210-15
Review Date: 10/17/2022**

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 graphic border around the proposed division.
3. Remove structures, trees, poles and hydrants from the map.
4. All boundary corners must be set.
5. There is an accessory structure without a primary structure on Parcel 2. Compliance with Washoe County Code shall be verified before recordation of the map.
6. Add a note to the map stating: No habitable structures shall be located on a fault that was active during the Holocene Epoch of geological time.
7. Add a Security Interest Holder's Certificate to the map if applicable.
8. 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."



QUALITY
PUBLIC SERVICE



INTEGRITY



EFFECTIVE
COMMUNICATION

Tentative Parcel Map

Washoe County Code (WCC) Chapter 110, Article 606, Tentative Parcel Map, prescribes the requirements for and waiver of, parcel maps. A parcel map shall be required for all subdivisions, merger, and re-subdivision of existing lots, and common-interest communities consisting of four (4) or fewer units. The Parcel Map Review Committee shall approve, conditionally approve, or deny the tentative parcel map within sixty (60) days of the date that the application is determined to be complete. See WCC 110.606, for further information.

Development Application Submittal Requirements

This sheet must accompany the original application and be signed by the Professional Land Surveyor.

1. **Fees:** See Master Fee Schedule. **Bring payment with your application to Community Services Department (CSD). Make check payable to Washoe County.** There may also be a fee due to the Engineering Department for Technical Plan Check.
2. **Development Application:** A completed Washoe County Development Application form.
3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
4. **Proof of Property Tax Payment:** The applicant must provide a written statement from the Washoe County Treasurer's Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.
5. **Application Materials:** The completed Tentative Parcel Map Application materials.
6. **Title Report:** A preliminary title report, with an effective date of no more than one hundred twenty (120) days of the submittal date, by a title company which provides the following information:
 - Name and address of property owners.
 - Legal description of property.
 - Description of all easements and/or deed restrictions.
 - Description of all liens against property.
 - Any covenants, conditions and restrictions (CC&Rs) that apply.

Submit Title Report with "Original Packet" only. You may be requested to provide additional copies, but do not include Title Report in other copies of the packet.

7. **Development Plan Specifications:** (If the requirement is "Not Applicable," please check the box preceding the requirement.)
 - a. Map to be drawn using engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500' unless a prior approval is granted by the County Surveyor) showing all streets and ingress/egress to the property and must meet NRS standards as specified in NRS 278.466.
 - b. Property boundary lines, distances and bearings.
 - c. Contours at five (5) foot intervals or two (2) foot intervals where, in the opinion of the County Engineer, topography is a major factor in the development.
 - d. The cross sections of all right-of-ways, streets, alleys or private access ways within the proposed development, proposed name and approximate grade of each, and approximate radius of all curves and diameter of each cul-de-sac.
 - e. The width and approximate location of all existing or proposed easements, whether public or private, for roads, drainage, sewers, irrigation, or public utility purposes.
 - f. If any portion of the land within the boundary of the development is subject to inundation or storm water overflow, as shown on the adopted Federal Emergency Management Agency's Flood Boundary and Floodway Maps, that fact and the land so affected shall be clearly

shown on the map by a prominent note on each sheet, as well as width and direction of flow of each water course within the boundaries of the development.

- g. The location and outline to scale of each existing building or structure that is not to be moved in the development.
 - h. Existing roads, trails or rights-of-way within the development shall be designated on the map.
 - i. Vicinity map showing the proposed development in relation to the surrounding area.
 - j. Date, north arrow, scale, and number of each sheet in relation to the total number of sheets.
 - k. Location of snow storage areas sufficient to handle snow removed from public and private streets, if applicable.
 - l. All known areas of potential hazard including, but not limited to, earth slide areas, avalanche areas or otherwise hazardous slopes, shall be clearly designated on the map. Additionally, active fault lines (post-Holocene) shall be delineated on the map.
8. **Street Names:** A completed "Request to Reserve New Street Name(s)" form (included in application packet). Please print all street names on the Tentative Map. Note whether they are existing or proposed.
9. **Packets:** Four (4) packets and a flash drive – any digital documents need to have a resolution of 300 dpi. One (1) packet must be labeled "Original" and contain a signed and notarized Owner Affidavit. Each packet shall include an 8.5" x 11" reduction of any large format sheets included in the application. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ x 11" display. Each packet shall include: one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

- Notes:
- (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.
 - (ii) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies to clarify the potential impacts and potential conditions of development to minimize or mitigate impacts resulting from the project. No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Building.
 - (iii) All oversized maps and plans must be folded to a 9" x 12" size.

I hereby certify, to the best of my knowledge,, all information contained in this application is correct and meets all Washoe County Development Code requirements.

Michael S. Smith

Digitally signed by Michael S. Smith
DN: C=US, E=michaelsmith698@gmail.com,
CN=Michael S. Smith
Date: 2022.08.04 17:15:03-07'00'

Professional Land Surveyor

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: Perennial Places Tentative Parcel Map			
Project Description: Four-lot Tentative Parcel Map for Perennial Places.			
Project Address: 920 Old Ophir Rd			
Project Area (acres or square feet): 6.41 acres			
Project Location (with point of reference to major cross streets AND area locator): New Washoe City, SE of US 395A at SE intersection of Ophir Rd and Washoe Dr			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
050-210-15	6.41		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). WTPM19-0018 (Perennial Places)			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Perennial Places LLC		Name: Robison Engineering	
Address: 217 Bret Harte Ave		Address: 846 Victorian Ave STE 20	
Zip:		Sparks NV	
Zip:		Zip: 89431	
Phone: 530-320-7361		Phone: 775-852-2251	
Fax:		Fax:	
Email: briankendalhunt@gmail.com		Email: permits@robisoneng.com	
Cell:		Cell:	
Other:		Other:	
Contact Person: Brian Hunt		Contact Person: Mike Smith	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Same as Owner		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:		Phone:	
Fax:		Fax:	
Email:		Email:	
Cell:		Cell:	
Other:		Other:	
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:		Initial:	
County Commission District:		Planning Area:	
CAB(s):		Master Plan Designation(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)?

920 Old Ophir Rd

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
050-210-15	120-Vacant Single Family	6.41

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

Vacant land, and one existing shed and domestic water well.

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	1.00 ac	2.00 ac	2.00 ac	1.41 ac
Proposed Minimum Lot Width	120.00'	141.63'	132.00'	120.00'

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	LDS	LDS	LDS	LDS
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 checked="" type="checkbox"/> No
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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	Each lot will have its own well.	
<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 checked="" type="checkbox"/> No
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8. What sewer services are necessary to accommodate the proposed tentative parcel map?

a. Sewage System Type:

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

b. Available:

<input 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 checked="" 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):

n/a

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

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

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

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

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

n/a

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

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

n/a

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

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

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

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

n/a

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

n/a

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

n/a

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

n/a

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

n/a

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

n/a

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

n/a

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

n/a

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

n/a

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

n/a

28. Surveyor:

Name	Michael Smith, PE/PLS
Address	846 Victorian Ave STE 20 Sparks NV 89431
Phone	775-852-2251
Cell	
E-mail	michael@robisoneng.com
Fax	
Nevada PLS #	6642

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

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

920 Old Ophir Rd

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
050-210-15	120-Vacant Single Family	6.41

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	1.00 ac	2.00 ac	2.01 ac	1.37 ac
Proposed Minimum Lot Width	120.00'	140.00'	132.00'	83.71'

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	One well for 4 lots until Public Water System Requirements are triggered	
<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. 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 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 checked="" 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 checked="" 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.)

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

Explanation:

9. Surveyor:

Name	Michael Smith, PE/PLS
Address	846 Victorian Ave STE 20 Sparks NV 89431
Phone	775-852-2251
Fax	
Nevada PLS #	6642

OWNERS CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, PERENNIAL PLACES LLC, IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT. THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278, AND THAT THE EASEMENTS AS SHOWN FOR ACCESS, UTILITY, SNOW STORAGE, SIGNAGE AND DRAINAGE ARE HEREBY GRANTED.

PERENNIAL PLACES LLC

BRIAN HUNT, MANAGER DATE: _____

NOTARY PUBLIC ACKNOWLEDGMENT

STATE OF NEVADA
COUNTY OF WASHOE } S.S.

ON THIS _____ DAY OF _____, 2022
PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, KNOWN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSE HEREIN STATED.

NOTARY PUBLIC

TITLE COMPANY'S CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT PERENNIAL PLACES, LLC, A NEVADA LIMITED LIABILITY COMPANY, IS THE ONLY OWNER OF RECORD OF SAID LAND THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN SAID LAND EXCEPT FOR THE BENEFICIARY UNDER A DEED OF TRUST RECORDED AS DOCUMENT NO. 5142489, AND THAT THERE ARE NO LIENS OF RECORD AGAINST SAID LAND FOR BELMONT STATE, COUNTY, MUNICIPAL, FEDERAL, OR LOCAL TAXES OR ASSESSMENTS COLLECTED.

FIRST AMERICAN TITLE

NAME: _____ DATE: _____

TITLE: _____

SURVEYOR'S CERTIFICATE:

1. MICHAEL SMITH, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA CERTIFY THAT:
2. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF PERENNIAL PLACES, LLC.
3. THE LANDS SURVEYED LIE WITHIN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, T. 17 N., R. 19 E., M.D.M. COUNTY OF WASHOE, STATE OF NEVADA, AND THE SURVEY WAS COMPLETED ON JUNE 3, 2019.
4. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE NEVADA ADMINISTRATIVE CODE, CHAPTER 625.
5. THE MONUMENTS DEPICTED ON THIS PLAT ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



MICHAEL SMITH, PLS 6642
EXPI. 4/30/25
FOR AND ON BEHALF OF
ROBISON ENGINEERING CO., INC.

WATER AND SEWER RESOURCE REQUIREMENTS:

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

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT DATE: _____

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: _____

TAX CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL THE PROPERTY TAXES ON ASSESSOR'S PARCELS NUMBER 050-210-15 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.285.

WASHOE COUNTY TREASURER

BY: _____ DATE: _____
DEPUTY TREASURER

AREAS:

PARCEL 1: 43,560 SQ. FT.
PARCEL 2: 89,947 SQ. FT.
PARCEL 3: 87,120 SQ. FT.
PARCEL 4: 61,419 SQ. FT.
TOTAL AREA: 6.41 ACRES



REFERENCES (WASHOE COUNTY RECORDS):

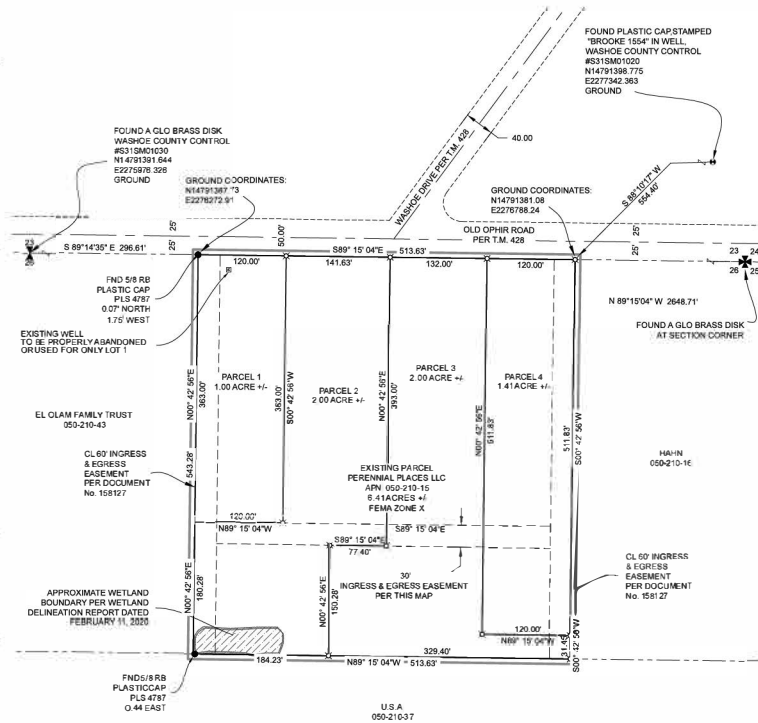
1. GRANT BLEED, DOCUMENT NO. 477185, RECORDED JANUARY 4, 2018, W.C.R.
2. RECORD OF SURVEY NO. 2375, RECORDED DECEMBER 20, 1991, W.C.R.
3. PARCEL MAP NO. 3030, RECORDED MAY 15, 1998, W.C.R.
4. GRANT BLEED, DOCUMENT NO. 158127, RECORDED OCTOBER 28, 1969, W.C.R.
5. TRACT MAP NO. 428, RECORDED APRIL 26, 1948, W.C.R.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS PLAT IS NAD 83/94, NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, BASED ON TIES TO THE WASHOE COUNTY CONTROL POINTS SHOWN HEREON. A COMBINED GRID TO GRID 1997/939 WAS USED. ALL DISTANCES SHOWN HEREON ARE GROUND.

LEGEND:

- SECTION CORNER
- QUARTER SECTION CORNER
- FOUND WASHOE COUNTY CONTROL MONUMENT AS NOTED
- FOUND MONUMENT AS NOTED
- SET 5/8" IRON & PLASTIC CAP "PLS #44"
- QUARTER POINT, MONUMENT FOUND OR SET
- PUBLIC UTILITY EASEMENT
- C.L. CENTER LINE
- W.C.R. WASHOE COUNTY RECORDED
- SUBJECT PARCEL BOUNDARIES
- ADJACENT PARCEL BOUNDARIES
- ROADWAY CENTERLINE



UTILITY COMPANIES CERTIFICATE:

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

- SIERRA PACIFIC POWER COMPANY, dba NV ENERGY DATE: _____ BY: _____
- NEVADA BELL TELEPHONE COMPANY dba AT&T NEVADA DATE: _____ BY: CLYFF COOPER, MGR.-OSP PLANNING AND ENGINEERING DESIGN
- CHARTER COMMUNICATIONS DATE: _____ BY: _____
- WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT DATE: _____ BY: TIMOTHY SIMPSON, LICENSED ENGINEER
- WASHOE COUNTY DEPARTMENT OF WATER RESOURCES DATE: _____ BY: _____

NOTES:

1. PUBLIC UTILITY AND CABLE TV EASEMENTS ARE HEREBY GRANTED, 10 FEET IN WIDTH COINCIDENT WITH ALL STREET RIGHTS-OF-WAY.
2. A PUBLIC UTILITY AND CABLE TV EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY AND CABLE TV FACILITIES TO SAID PARCEL, AND THE RIGHT TO EXIT SAID PARCEL WITH SAID FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME, AND THE UTILITY AND CABLE TV COMPANIES.
3. PARCELS ARE FOR LOW DENSITY SUBURBAN USE.
4. THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.
5. ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 416.
6. WITH THE DEVELOPMENT OF EACH PARCEL AND PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL DEDICATE WATER RIGHTS TO EACH PARCEL SUFFICIENT TO SERVE THE DEVELOPMENT AND SHALL PROVIDE WASHOE COUNTY WITH A WILL SERVE LETTER.
7. FEES FOR IMPROVEMENT PLAN CHECKING AND CONSTRUCTION INSPECTION SHALL BE IN ACCORDANCE WITH WASHOE COUNTY ORDINANCE AND SHALL BE PAID PRIOR TO THE ISSUANCE OF BUILDING PERMIT.
8. WASHOE COUNTY WILL PRE-ASSIGN ADDRESSES TO BE RELEASED ONCE AN ASSESSOR'S PARCEL NUMBER HAS BEEN ESTABLISHED. IF STRUCTURE PLACEMENT DOES NOT REFLECT THE STREET ON WHICH THE PRE-ASSIGNED ADDRESS IS ISSUED THE DEVELOPER WILL REQUEST A NEW ADDRESS PRIOR TO ISSUANCE OF A BUILDING PERMIT.

DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE:

THE FINAL PARCEL MAP CASE NO. _____ MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THESE 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 _____, 2022, BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278-471 THROUGH 278-472.

KELLY MULLEN, DIRECTOR, PLANNING AND DEVELOPMENT

PARCEL MAP FOR PERENNIAL PLACES LLC
PER DOCUMENT # 477195 W.C.R.
BEING A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, T. 17 N., R. 19 E., M.D.M.

REVISION: 01/14/2025
DATE: 01/14/2025
PROJ. CODE: HUNT
PROJ. # 11-142-01-003
SHEET 1 OF 1

848 VICTORIAN AVENUE
SPARKS, NV 89411
WWW.ROBISONENGINEERING.COM
775-855-2351