



Parcel Map Review Committee Staff Report

Meeting Date: August 10, 2023

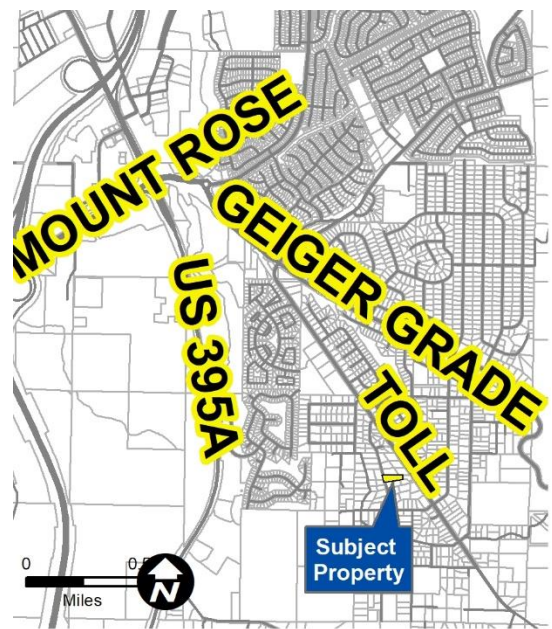
Agenda Item: 7A

TENTATIVE PARCEL MAP CASE NUMBER:	WTPM23-0005 (Braninburg)
BRIEF SUMMARY OF REQUEST:	Division of a parcel of land into two parcels of land
STAFF PLANNER:	Katy Stark, Planner Phone Number: 775.328.3618 E-mail: krstark@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve a tentative parcel map dividing a 1.431-acre parcel into 2 parcels of 21,782 square feet (0.5 acres) and 40,539 square feet (0.93 acres).

Applicant: Joe Braninburg
Property Owner: Joseph B. Braninburg Living Trust
Location: 0 Toll Road, Reno, NV 89521
APN: 017-110-84
Parcel Size: 1.431 acres
Master Plan: Suburban Residential
Regulatory Zone: Medium Density Suburban (MDS)
Area Plan: Southeast Truckee Meadows
Development Code: Authorized in Article 606, Parcel Maps
Commission District: 2 – Commissioner Clark



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 WTPM23-0005 for Joe Braninburg, 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).

(Motion with Findings on Pages 9)

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Exhibits Contents

Conditions of Approval Exhibit A

Agency Comments..... Exhibit B

Project Application Exhibit C

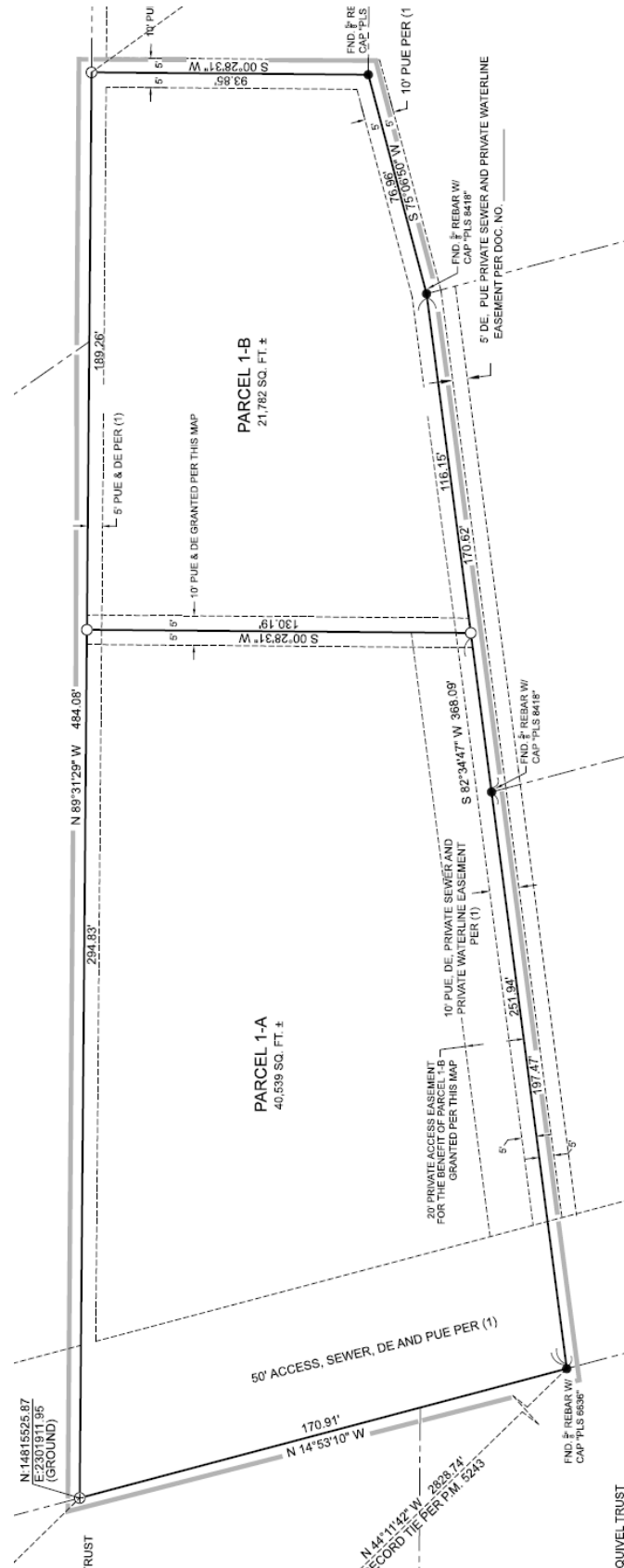
Parcel Map

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 WTPM23-0005 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	Southeast Truckee Meadows
Truckee Meadows Service Area (TMSA)	Inside TMSA
Regulatory Zone	Medium Density Suburban (MDS)
Maximum Lot Potential	2
Number of Lots on Parcel Map	2
Minimum Lot Size Required	0.5 acres
Minimum Lot Size on Parcel Map	0.5 acres
Minimum Lot Width Required	80 feet
Minimum Lot Width on Parcel Map	93.85 feet
Development Suitability Map	Most Suitable for Development
Hydrographic Basin	Truckee Meadows Hydrographic Basin.

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

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

Development Information The subject parcel is undeveloped. The required setbacks for the Medium Density Suburban (MDS) regulatory zone are 20 feet from the front and rear yard property lines and 8 feet from the side yard property lines. The property is indicated “Most Suitable” for development on the Southeast Development Suitability map.

Southeast Truckee Meadows Area Plan Modifiers

The subject parcel is located within the Southeast Truckee Meadows Area Plan. The following is the pertinent policy from the Area Plan:

Section 110.212.05(b)(1) – “When abutting a developed Medium Density Suburban area with one-half (1/2) acre or greater lot sizes, the minimum lot area shall be one-half (1/2) acre for all exterior, abutting lots (roads or Open Space regulatory zone do not create non-abutting parcels)”.

The subject parcel abuts a developed MDS area with one-half acre or greater lot sizes, so the proposed parcels must be at least one-half acre in size. Proposed parcel 1-A is 40,539 square feet (0.93 acre) and proposed parcel 1-B is 21,782 square feet (0.5 acre). The MDS lot size requirement will be met.

Area Plan Evaluation

The subject parcel is located within the Southeast Truckee Meadows Area Plan in the Toll Road Suburban Character Management Area. The following are the pertinent Policies from the Area Plan:

Relevant Area Plan Policies Reviewed

Policy	Brief Policy Description	Complies	Condition of Approval
SETM. 2.13	Ensure that future residential development within the medium density suburban land use designation is constructed at a maximum of two single-family dwelling units per acre... a. New subdivisions must provide one-half acre minimum lot sizes on exterior lots when abutting a developed medium density suburban land use designation with one-half acre or greater lot sizes...	Yes	The smallest of the two proposed parcels on the tentative map is proposed parcel 1-B is 21,782 square feet (0.5 acre). The MDS lot size requirement will be met.
SETM. 10.5	As new development occurs in the Southeast Truckee Meadows planning area, the Washoe County Department of Regional Parks and Open Space will review development proposals for potential trail connections.	Yes	Washoe County Regional Parks and Open Space staff reviewed the application and did not provide any comments or conditions.
SETM. 11.2	Development in the Southeast Truckee Meadows area will comply with all local, state and federal standards regarding air quality.	Yes	The application was sent to Washoe County Air Quality for review, and no response was received.
SETM. 16.3	The creation of parcels and lots in the Southeast Truckee Meadows planning area shall require the dedication of water rights to Washoe County in quantities that are consistent with the water use standards set by the State Engineer and/or Washoe County.	Yes	The application was reviewed by Washoe County Water Rights and by Nevada Division of Water Resources. Washoe County Water Rights stated that water can be provided to this property either with the drilling of a domestic well through waiver or by annexation into Truckee Meadows Water Authority's (TMWA) service area. If the parcels will be served by TMWA, then adequate water rights must be dedicated to TMWA. If the parcels will be served by individual domestic wells, then the appropriate water rights must be relinquished and the appropriate process carried out with the Nevada State Engineer's office. These conditions are explained in detail in Exhibit B and are included in the conditions of approval (Exhibit A).
SETM. 16.4	In the Southeast Truckee Meadows planning area, dedication of water rights to Washoe County at the time of building permit approval or final map recordation is Required.	Yes	Please see the comment above on SETM.16.3. The conditions of approval related to water rights must be completed prior to recordation of the final 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
NDOW (Wildlife)	X			
NV Water Resources	X	X	X	Steve Shell, sshell@water.nv.gov
Washoe County Parks & Open Space	X	X		Faye-Marie Pekar, fpekar@washoecounty.gov
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, tweiss@washoecounty.gov
WCSO Law Enforcement	X			
Washoe County Engineering (Land Development) (All Apps)	X	X	X	Matthew Philumalee, mphilumalee@washoecounty.gov
Washoe County Engineering & Capital Projects Director (All Apps)	X			
WCHD Air Quality	X			
WCHD EMS	X	X		Sabrina Brasuell, sbrasuell@washoecounty.gov
WCHD Environmental Health	X	X	X	James English, jenglish@washoecounty.gov
Sparks Fire				
TMFPD	X	X		Brittany Lemon, blemon@tmfpd.us
AT&T	X	X		Bryson Gordon, bg1853@att.com

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(e) 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: 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. The application was reviewed by the appropriate agencies and no recommendation for denial was received. Washoe County Water Rights, Nevada Division of Water Resources, and Washoe County Health District, Environmental Health Division, reviewed the proposed parcel map and provided conditions related to water supply and sewage disposal. These conditions are included in Exhibit A.
 - (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 may be supplied either by individual domestic wells or by annexation into TMWA's service area. Washoe County Water Rights, Nevada Division of Water Resources, and Washoe County Health District, Environmental Health Division, reviewed the proposed parcel map and provided conditions related to water rights and water supply. Appropriate ground water rights must be relinquished for whichever water supply method the applicant chooses. These conditions are included in Exhibit A.

- (iii) The availability and accessibility of utilities.

Staff Comment: The proposed parcels will receive water either from individual domestic wells or by annexation into TMWA's service area. The applicant has indicated that they will connect to Washoe County sewer, and Washoe County Engineering indicated that sewer is available to this property. Washoe County Water Rights, Nevada Division of Water Resources, and Washoe County Health District, Environmental Health Division, reviewed the proposed parcel map and provided conditions related to water supply. These conditions are included in Exhibit A. Power will be provided through NV Energy.

- (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 one additional lot, 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 Southeast Truckee Meadows Planning Area.

- (v) 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, as discussed in this staff report, and with the regulatory zoning on the property.

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

Staff Comment: The application was reviewed by the appropriate agencies and no recommendation for denial was received. The proposal is in conformance with the area plan and master plans for 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.

Staff Comment: The application was reviewed by the appropriate agencies, including Washoe County Engineering, and no recommendations for new streets or highways was received.

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

Staff Comment: The subject parcel is designated as "Most Suitable" for development on the Southeast Truckee Meadows Development Suitability map. No physical characteristics of the land are anticipated to interfere with development.

- (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 the Truckee Meadows Fire Protection District, and no recommendation for denial was 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 provided to Washoe County Regional Parks and Open Space staff, and no conditions or recommendation for denial was received.

Recommendation

After a thorough analysis and review, Parcel Map Case Number WTPM23-0005 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 WTPM23-0005 for Joe Braninburg, 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: Joe Braninburg
braninburgconstruction@gmail.com

Consultant: Alpine Land Surveyors, Attn: Michael Miller
mike@alpinelandsurveyors.com



Conditions of Approval

Tentative Parcel Map Case Number WTPM23-0005

The tentative parcel map approved under Parcel Map Case Number WTPM23-0005 shall be carried out in accordance with the conditions of approval granted by the Washoe County Parcel Map Review Committee on August 10, 2023. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

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

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

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

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

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

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

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

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

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

Washoe County Planning and Building Division

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

Contact Name – Katy Stark, Planner, 775.328.3618, krstark@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 applicant shall include a condition response memorandum with each subsequent permit application. That memorandum shall list each condition of approval, shall provide a narrative describing how each condition has been complied with, and the location of the information showing compliance with each condition within the improvement plan set that has been submitted.**

c. 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.

d. 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.

e. The final map shall contain the following jurat:

DIRECTOR OF PLANNING AND BUILDING CERTIFICATE

THE FINAL PARCEL MAP CASE NO. WTPM23-0005 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.

KELLY MULLIN, DIRECTOR, PLANNING AND BUILDING DIVISION

- f. The applicant shall provide verification to the Planning and Building Division that all conditions from the Truckee Meadows Fire Protection District have been satisfied.
- g. 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.
- h. 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 Name – Matthew Philumalee, PLS, 775.328.2315, mphilumalee@washoecounty.gov

- a. Comply with the conditions of the Washoe County technical check for this map.
- b. Add the granting of the 20-foot access easement to the Owner's Certificate.
- c. All boundary corners must be set.
- d. 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.
- e. Add a Security Interest Holder's Certificate to the map if applicable.
- f. 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."

Washoe County Health District, Environmental Health Services Division (WCHD)

3. The following condition is a requirement of Washoe County Health District, Environmental Health Services Division (WCHD), which shall be responsible for determining compliance with these conditions.

Contact Name – James English, REHS, CP-FS, EHS Supervisor, 775.328.2610, jenglish@washoecounty.gov

- a. If the application is approved the parcel map must be reviewed and signed by WCHD.

Truckee Meadows Fire Protection District

4. 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 – Fire Prevention, 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/>

Washoe County Water Rights

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

Contact Name – Timber Weiss, Licensed Engineer, 775.954.4626, tweiss@washoecounty.gov

- a. If this parcel map will be served by TMWA, adequate water rights will need to be dedicated to TMWA. The Parcel Map shall contain TMWA's note regarding all conditions necessary for provision of water service to the parcels. TMWA's note requires that all water rights and water service conditions to be met prior to approval of building permits on the resulting parcels. Or a valid water will serve letter from TMWA for the resulting parcels is also acceptable at any time before or after the approval of the Parcel Map but prior to granting of any Building Permits. Please submit a copy of the will-serve to tweiss@washoecounty.gov prior to approval of any building permits on these parcels.
- b. If the parcels under this parcel map will be served by individual domestic wells, then:
 - i. Nevada Revised Statutes and Nevada Administrative Code requires that the applicant for a parcel map with parcels served by an individual domestic well in an area where water service may be available, to provide a copy of the approval of the "Request For A Waiver To Deepen/ Drill A New Or Replace An Existing Domestic Well In An Area Where Water Service May Be Available" by the Nevada State Engineer's office. The Waiver form is available at the following site: [http://water.nv.gov/forms/forms20/Waiver_Drilling/4022F%20Domestic%20\(DOM\)%20Well%20Waiver.pdf](http://water.nv.gov/forms/forms20/Waiver_Drilling/4022F%20Domestic%20(DOM)%20Well%20Waiver.pdf)
 - ii. 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 final parcel map.
 - iii. The Relinquishment form is available at the following site: http://water.nv.gov/forms/forms20/Waiver_Drilling/4041F%20Affidavit-Relinquishment%20for%20Domestic%20Wells.pdf
 - iv. 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.
 - v. The ground water rights subject to relinquishment MAY NOT be supplemental ground water which supplement primary surface water rights.
 - vi. 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 WTPM23-0005 will create 1 newly

created parcel which will require the relinquishment of 2.00 acre-feet of ground water rights.

- vii. 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.

Nevada Division of Water Resources

6. The following condition is a requirement of Nevada Division of Water Resources, which shall be responsible for determining compliance with this condition.

Contact Name – Steve Shell, Water Rights Specialist II, 775.684.2836, sshell@water.nv.gov

- a. The subject property lies within the Truckee Meadows Water Authority service area. Municipal water service is subject to Truckee Meadows Water Authority rules and regulations and approval by the Office of the State Engineer regarding water quantity and availability. A Will Serve from Truckee Meadows Water Authority and a mylar map of the proposed project must be presented to the State Engineer for approval and signed through his office prior to development.

*** End of Conditions ***

From: [GORDON, BRYSON](#)
To: [Stark, Katherine](#)
Subject: June Agency Review Memo 1
Date: Thursday, June 15, 2023 9:25:59 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 Katy,

AT&T has no adverse comments or concerns regarding – **Tentative Parcel Map Case Number WTPM23-0005 (Braninburg)**

Thank you,

Bryson Gordon
MGR OSP PLNG & ENGRG DESIGN
AT&T NEVADA ROW
1375 Capital Blvd. rm115. Reno, NV 89502
Cell: 775-343-6655
E-mail: bg1853@att.com

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

July 11, 2023

Washoe County Community Services
Planning and Development Division

RE: Braninburg; 017-110-84
Tentative Parcel Map; WTPM23-0005

Dear Washoe County Staff:

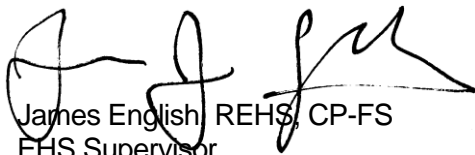
The following conditions are requirements of the Washoe County Health District, Environmental Health Services Division, (WCHD), which shall be responsible for determining compliance with these conditions.

Contact Name – James English - jenglish@washoecounty.us

- a) Condition #1: The WCHD has reviewed the above referenced application the parcel is served by community water and sewerage systems and therefore has no concerns with the application.
- b) Condition #2: If the application is approved the parcel map must be reviewed and signed by WCHD.

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

Sincerely,



James English, REHS, CP-FS
EHS Supervisor
Environmental Health Services
Washoe County Health District

From: [Program, EMS](#)
To: [Stark, Katherine](#)
Cc: [Program, EMS](#)
Subject: FW: June Agency Review Memo I - Tentative Parcel Map Case Number WTPM23-0005 (Braninburg)
Date: Tuesday, June 20, 2023 1:30:47

Hello,

The EMS Program has reviewed the June Agency Review Memo I - Tentative Parcel Map Case Number WTPM23-0005 (Braninburg) - and has no concerns or questions at this time based on the information provided.

Thank you,

Sabrina.

Sabrina Brasuell

Pronouns: she/her



INTEROFFICE MEMORANDUM

PARCEL MAP REVIEW

DATE: July 3, 2023

TO: Katy Stark, Planner - Department of Community Services

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

SUBJECT: Parcel Map for: Braninburg
Parcel Map Case No.: WTPM23-0005
APN: 017-110-84
Review Date: 6/21/2023

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 the granting of the 20-foot access easement to the Owner's Certificate.
3. All boundary corners must be set.
4. 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.
5. Add a Security Interest Holder's Certificate to the map if applicable.
6. 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."



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PUBLIC SERVICE



INTEGRITY



EFFECTIVE
COMMUNICATION

From: [Pekar, Faye-Marie L.](#)
To: [Stark, Katherine](#)
Subject: Tentative Parcel Map Case Number WTPM23-0005 (Braninburg)
Date: Thursday, July 13, 2023 12:21:16 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hi Katy,

I have reviewed the Tentative Parcel Map Case Number WTPM23-0005 (Braninburg) for parks and do not have any comments.

Thank you,



Faye-Marie L. Pekar, MPA
Park Planner, Planning & Building Division | Community Services Department
fpekar@washoecounty.gov |

Visit us first online: www.washoecounty.gov/csd
Planning Division: 775.328.6100 | planning@washoecounty.gov
CSD Office Hours: Monday-Friday 8:00am to 4:00pm
1001 East Ninth Street, Reno, NV 89512



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Submit a nomination for a Washoe Star by clicking this link: [WASHOE STAR](#)

From: [Lemon, Brittany](#)
To: [Stark, Katherine](#)
Cc: [Way, Dale](#)
Subject: WTPM23-0007 (Braninburg) Conditions of Approval
Date: Friday, June 23, 2023 9:26:59 AM
Attachments: [image001.png](#)

Hi Katy,

Happy Friday!

TMFPD has no specific comments or conditions for this request.

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"



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

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

June 28, 2023

TO: Katy Stark, Planner, CSD, Planning & Development Division
FROM: Timber Weiss, Licensed Engineer, CSD
SUBJECT: Tentative Parcel Map Case Number WTPM23-0005 (Braninburg)

Project description:

The applicant is proposing to approve a tentative parcel map dividing a 1.431-acre parcel into 2 parcels of 21,782 square feet (0.5 acres) and 40,539 square feet (0.93 acres).

Location: 0 Toll Road, Reno, NV 89521 • Assessor's Parcel Number(s): 017-110-84

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

Comments:

Washoe County does not maintain a water system within Truckee Meadows and does not serve any water customers. Water can be provided to this property with the drilling of a domestic well through waiver or annexation into TMWA's service area. Either option will need TMWA's approval. The Owner should contact TMWA immediately to prevent delays in parcel map acceptance. The following conditions show the requirements for both options.

Conditions:

If this parcel map will be served by TMWA, adequate water rights will need to be dedicated to TMWA. The Parcel Map shall contain TMWA's note regards all conditions necessary for provision of water service to the parcels. TMWA's note requires that all water rights and water service conditions to be met prior to approval of building permits on the resulting parcels. Or, a valid water will serve letter from TMWA for the resulting parcels is also acceptable at any time before or after the approval the Parcel Map but prior to granting of any Building Permits. Please



WASHOE COUNTY

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submit a copy of the will-serve to tweiss@washoecounty.gov prior to approval of any building permits on these parcels.

If the parcels under this parcel division will be served by individual domestic wells, then:

- 1) Nevada Revised Statutes and Nevada Administrative Code requires that the applicant for a parcel map with parcels served by an individual domestic well in an area where water service may be available, to provide a copy of the approval of the **“Request For A Waiver To Deepen/ Drill A New Or Replace An Existing Domestic Well In An Area Where Water Service May Be Available”** by the Nevada State Engineer’s office. The Waiver form is available at the following site:
[http://water.nv.gov/forms/forms20/Waiver_Drilling/4022F%20Domestic%20\(DOM\)%20Well%20Waiver.pdf](http://water.nv.gov/forms/forms20/Waiver_Drilling/4022F%20Domestic%20(DOM)%20Well%20Waiver.pdf)
- 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 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 WTPM23-0005 will create 1 newly created parcel which will require the relinquishment of 2.00 acre-feet of ground water rights.



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- 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.



WWW.WASHOECOUNTY.US

From: [Steve Shell](#)
To: [Stark, Katherine](#)
Subject: FW: Application Review Memo 1
Date: Thursday, June 15, 2023 9:26:59 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image006.png](#)
[image008.png](#)

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

From: Steve Shell
Sent: Thursday, June 15, 2023 9:24 AM
To: kstark@washoecounty.gov
Subject: Application Review Memo 1

WTPM23-0005:

The subject property lies within the Truckee Meadows Water Authority service area. Municipal water service is subject to Truckee Meadows Water Authority rules and regulations and approval by the Office of the State Engineer regarding water quantity and availability. A Will Serve from Truckee Meadows Water Authority and a mylar map of the proposed project must be presented to the State Engineer for approval and signed through his office prior to development.

As of June 1, 2021, the Office of the State Engineer is open to the public. Please call 684-2800 upon arrival and a representative will come down to escort you to our office.

Steve Shell
Water Rights Specialist II
Department of Conservation and Natural Resources

Nevada Division of Water Resources
901 S. Stewart St., Suite 2002
Carson City, NV 89701
sshell@water.nv.gov
(O) 775-684-2836 | (F) 775-684-2

From: [Stark, Katherine](#)
To: [Stark, Katherine](#)
Subject: FW: Double check on WTPM23-0005 (Braninburg)
Date: Friday, July 28, 2023 8:54:48 AM
Attachments: [image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)

From: Steve Shell <sshell@water.nv.gov>
Sent: Tuesday, July 25, 2023 10:44 AM
To: Stark, Katherine <KRStark@washoecounty.gov>
Subject: RE: Double check on WTPM23-0005 (Braninburg)

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Ah, yes.

Here is how we handle it:

We make the applicant contact TMWA (or any other water purveyor) and ask, “Do you intend to serve?”

If TMWA says, “Yes,” then we would not allow the drilling of domestic wells.

If TMWA says, “No,” then we would give them permission to drill the wells.

So in the end we are not the deciders of which way to go, TMWA is. (Which implies that the applicant doesn’t get to “choose” either.)

Now if TMWA cannot serve, Washoe County requires a commitment of 2 AF per lot to drill domestic wells, so the applicant will need to supply enough water to facilitate the subdivision.

Further, after reading Washoe County’s response, I think they covered everything we would need, so no, I don’t think we need to add additional conditions.

Go with what Washoe County has already submitted.

As of June 1, 2021, the Office of the State Engineer is open to the public. Please call 684-2800 upon arrival and a representative will come down to escort you to our office.

Steve Shell
Nevada Division of Water Resources
775-684-2836

From: Stark, Katherine <KRStark@washoecounty.gov>
Sent: Tuesday, July 25, 2023 9:56 AM
To: Steve Shell <sshell@water.nv.gov>
Cc: Stark, Katherine <KRStark@washoecounty.gov>
Subject: FW: Double check on WTPM23-0005 (Braninburg)

WARNING - This email originated from outside the State of Nevada. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning, Steve,

I have a request on one of the projects you reviewed for me in June. I'm attaching PDFs of the project application and your conditions as a memory jog. I'm finalizing my staff report for this parcel map case, and I realized that there was a discrepancy between water-related conditions I had received from various reviewing agencies. You're welcome to read the entire email chain below if you'd like more context. It seems that this property has the option of drilling domestic wells or being annexed into TMWA's service area. Washoe's Water Rights staff updated his conditions of approval to provide the applicant with options for wells or TMWA. I have attached the conditions (Word document) from Washoe County Water Rights staff in case you'd like to see them. My question is would you like to provide any additional conditions in case the applicant chooses to go with wells rather than TMWA? Please let me know by end of day on Wednesday, July 26th, if you'd like to modify your conditions in any way.

Thank you!



Katy Stark
Planner, Planning & Building Division | Community Services Department

krstark@washoecounty.gov | Direct Line: 775.328.3618

My typical working hours: Monday-Friday 7:00 am to 4:00 pm

Visit us first online: www.washoecounty.gov/csd

Planning Division: 775.328.6100 | Planning@washoecounty.gov

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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

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

Applications are accepted on the 8th of each month. If the 8th falls on a non-business day, applications will be accepted on the next business day.

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

1. **Fees:** See Master Fee Schedule. **Most payments can be made directly through the OneNV.us portal.** If you would like to pay by check, please make the check payable to Washoe County and bring your application and payment to the Community Services Department (CSD). There may also be a fee due to Engineering and Capital Projects 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.
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.
 - N/A 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.
 - N/A 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.
 - N/A 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.
 - N/A 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.
 - N/A k. Location of snow storage areas sufficient to handle snow removed from public and private streets, if applicable.
 - N/A 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. **Submission Packets:** One (1) packet and a flash drive. Any digital documents need to have a resolution of 300 dpi. If materials are unreadable, you will be asked to provide a higher quality copy. The packet shall include one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. Labeling on these reproductions should be no smaller than 8 point on the 8.5" x 11" display. 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) Appropriate map engineering and building architectural scales are subject to the approval of the Planning and Building and/or Engineering and Capital Projects.
- (iii) All oversized maps and plans must be folded to a 9" x 12" size.
- (iv) 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 that clarify the potential impacts and potential conditions of development in order 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.
- (v) The Title Report should only be included in the one (1) original packet.

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.


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: Parcel map for Joe Braninburg			
Project Description: Divide APN: 017-110-84 (vacant land) into 2 resultant parcels			
Project Address: 0 Toll Rd., Reno, NV 89521			
Project Area (acres or square feet): 62,319 sq. ft. total			
Project Location (with point of reference to major cross streets AND area locator): Frontage is on Sylvester Rd. approx. 750' northerly of Hot Springs Rd. (Toll Rd. area)			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
017-110-84	62319 sq. ft.		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). Parcel Map No 5243 created this lot in June 2016			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Joseph B. Braninburg Living Trust		Name: Alpine Land Surveyors	
Address: 968 Ridgeview Dr.		Address: 7395 Gravel Ct.	
Reno, NV	Zip: 89511	Reno, NV	Zip: 89502
Phone: 775-846-2667	Fax:	Phone: 775-771-1491	Fax:
Email: braninburgconstruction@gmail.com		Email: mike@alpinelandsurveyors.com	
Cell: 775-846-2667	Other:	Cell: 775-771-1491	Other:
Contact Person: Joe Braninburg		Contact Person: Michael Miller, P.L.S.	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Joe Braninburg		Name:	
Address: 968 Ridgeview Dr.		Address:	
Reno, NV	Zip: 89511		Zip:
Phone: 775-846-2667	Fax:	Phone:	Fax:
Email: braninburgconstruction@gmail.com		Email:	
Cell: 775-846-2667	Other:	Cell:	Other:
Contact Person: Joe Braninburg		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 Toll Rd. Frontage is on Sylvester Rd. approx. 750' northerly of Hot Springs Rd. (Toll Rd. area)

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
017-110-84	MDS	62,319 sq. ft.

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

Vacant parcel

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	40,539 s.f.	21,782 s.f.		
Proposed Minimum Lot Width	130.19'	130.19'		

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

6. Utilities:

a. Sewer Service	Washoe County
b. Electrical Service/Generator	NV Energy
c. Water Service	Washoe County

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

- a. Water System Type:

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

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 checked="" type="checkbox"/> No
------------------------------	--

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

a. Sewage System Type:

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

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 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):

--

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.
------------------------------	--	---

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.
------------------------------	--	---

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.
------------------------------	--	---

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?

No private roads. There will be a private driveway easement for the easterly parcel		
---	--	--

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.
------------------------------	--	---

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?

No		
----	--	--

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?

No Grading associated with this parcel map
--

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

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

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

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

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

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

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

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

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

28. Surveyor:

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

OWNER'S 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, THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278. ALL EASEMENTS SHOWN HEREON ARE GRANTED. THE OWNER AND HIS ASSIGNS AGREE TO THE USE OF RESIDENTIAL WATER METERS.

JOSEPH B. BRANNIBURG _____ DATE _____

ACKNOWLEDGMENT

STATE OF NEVADA)
 COUNTY OF WASHOE) S.S.
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2023, BY JOSEPH B. BRANNIBURG.

NOTARY PUBLIC _____
 MY COMMISSION EXPIRES: _____

WATER AND SEWER RESOURCE REQUIREMENTS CERTIFICATE

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

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT _____ DATE _____

DISTRICT BOARD OF HEALTH CERTIFICATE

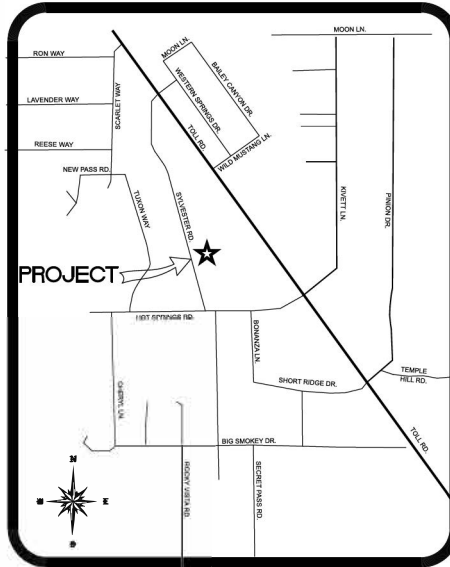
THIS FINAL MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES, AND IS PREDICATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

FOR THE DISTRICT BOARD OF HEALTH _____ DATE _____

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT JOSEPH B. BRANNIBURG OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT HE IS THE ONLY OWNER OF RECORD OF SAID LAND. THAT ALL OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP; AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LAND DELINEATED HEREON, FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS AS OF _____, 2023.

FIRST AMERICAN TITLE _____
 BY: _____ TITLE _____ DATE _____



VICINITY MAP
 NO SCALE

UTILITY COMPANIES CERTIFICATE

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

SIERRA PACIFIC POWER COMPANY @ 816 N.V. ENERGY _____ DATE _____

NAME/TITLE (PRINT) _____ DATE _____

TRUCKEE MEADOWS WATER AUTHORITY _____ DATE _____

NAME/TITLE (PRINT) _____ DATE _____

NEVADA BELL TELEPHONE COMPANY _____ DATE _____

NAME/TITLE (PRINT) _____ DATE _____

CHARTER COMMUNICATIONS _____ DATE _____

NAME/TITLE (PRINT) _____ DATE _____

TAX CERTIFICATE (APN 017-110-84)

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL THE PROPERTY TAXES ON THE LAND SHOWN HEREON FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURE USE HAS BEEN PAID PURSUANT TO N.R.S. 361A.265.

WASHOE COUNTY TREASURER _____ DATE _____
 _____ DATE _____

NOTES:

1. A PUBLIC UTILITY EASEMENT IS ALSO GRANTED WITH EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY FACILITIES TO THAT PARCEL AND THE RIGHT TO EXIT THAT PARCEL WITH SAID FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME AND THE UTILITY COMPANY.
2. THE PUBLIC UTILITY EASEMENTS SHOWN AND/OR NOTED ON THIS PLAT INCLUDE USE FOR THE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES.
3. A RECIPROCAL BLANKET PRIVATE EASEMENT FOR THE PURPOSE OF THE INSTALLATION AND OPERATION OF PRIVATE WATER LINES IS HEREBY GRANTED OVER AND ACROSS ALL THE PARCELS.
4. WITH THE DEVELOPMENT OF EACH PARCEL AND PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL DEDICATE WATER RIGHTS TO THE SERVICING UTILITY SUFFICIENT TO SERVE THE DEVELOPMENT AND SHALL PROVIDE WASHOE COUNTY WITH A WILL SERVE LETTER.
5. ALL COORDINATES AND DISTANCES SHOWN HEREON ARE GROUND COORDINATES AND DISTANCES. DIVIDE GROUND COORDINATES BY THE COMBINED FACTOR OR 1.0001979339 TO CONVERT TO GRID COORDINATES.
6. 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.
7. SEWAGE DISPOSAL SHALL BE BY CONNECTION TO A PUBLIC SEWER SYSTEM, EXCEPT FOR PARCEL C-3.
8. FIRE HYDRANTS SHALL BE INSTALLED AS PER FIRE DEPARTMENT REQUIREMENTS WITH THE ISSUANCE OF BUILDING PERMITS.
9. EACH PARCEL CREATED BY THIS MAP IS REQUIRED TO HAVE A SEPARATE WATER METER AND WATER SERVICE LINE. THE WATER PURVEYOR SHALL HAVE THE RIGHT TO INSTALL A WATER METER IN THE 10' PUBLIC UTILITY EASEMENT ADJACENT TO THE STREET TO SERVE EACH PARCEL RESPECTIVELY.
10. THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.

DIRECTOR OF PLANNING AND BUILDING CERTIFICATE

THE FINAL PARCEL MAP CASE NO. _____ MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2023 BY THE DIRECTOR OF PLANNING AND BUILDING OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278-471 THROUGH 279-425.

KELLY MULLIN, DIRECTOR
 PLANNING AND BUILDING DIVISION

SURVEYOR'S CERTIFICATE

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

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF JOSEPH B. BRANNIBURG.
2. THE LANDS SURVEYED LIE WITHIN THE NW 14 OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 20 EAST, MIDLAND COUNTY OF WASHOE, STATE OF NEVADA, AND THE SURVEY WAS COMPLETED ON MARCH 1, 2023.
3. THIS PLAT COMPLES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

MICHAEL J. MILLER - PLS 6636



PARCEL MAP FOR JOSEPH B. BRANNIBURG A DIVISION OF PARCEL 1 OF PARCEL MAP NO. 5243 LYING WITHIN THE NW 14 SEC. 34, T.18N., R.20E., M.D.M.	
WASHOE COUNTY	NEVADA
SHEET 1 OF 2 SHEETS	
7365 GRAVEL CT. Reno, NV 89502 PH: 775-771-5461	

JOB NO. 2022-257

REFERENCES

1. PARCEL MAP NO. 5243, RECORDED JUNE 30, 2016
 2. PARCEL MAP NO. 2710, RECORDED MAY 27, 1983
 3. PARCEL MAP NO. 5343, RECORDED MARCH 30, 2018
 4. PARCEL MAP NO. 5356, RECORDED JUNE 13, 2018
- ALL OF OFFICIAL RECORDS, WASHOE COUNTY NEVADA
5. TITLE POLICY PREPARED BY FIRST AMERICAN TITLE ; POLICY NO. 121-286032, DATED DECEMBER 22, 2022.

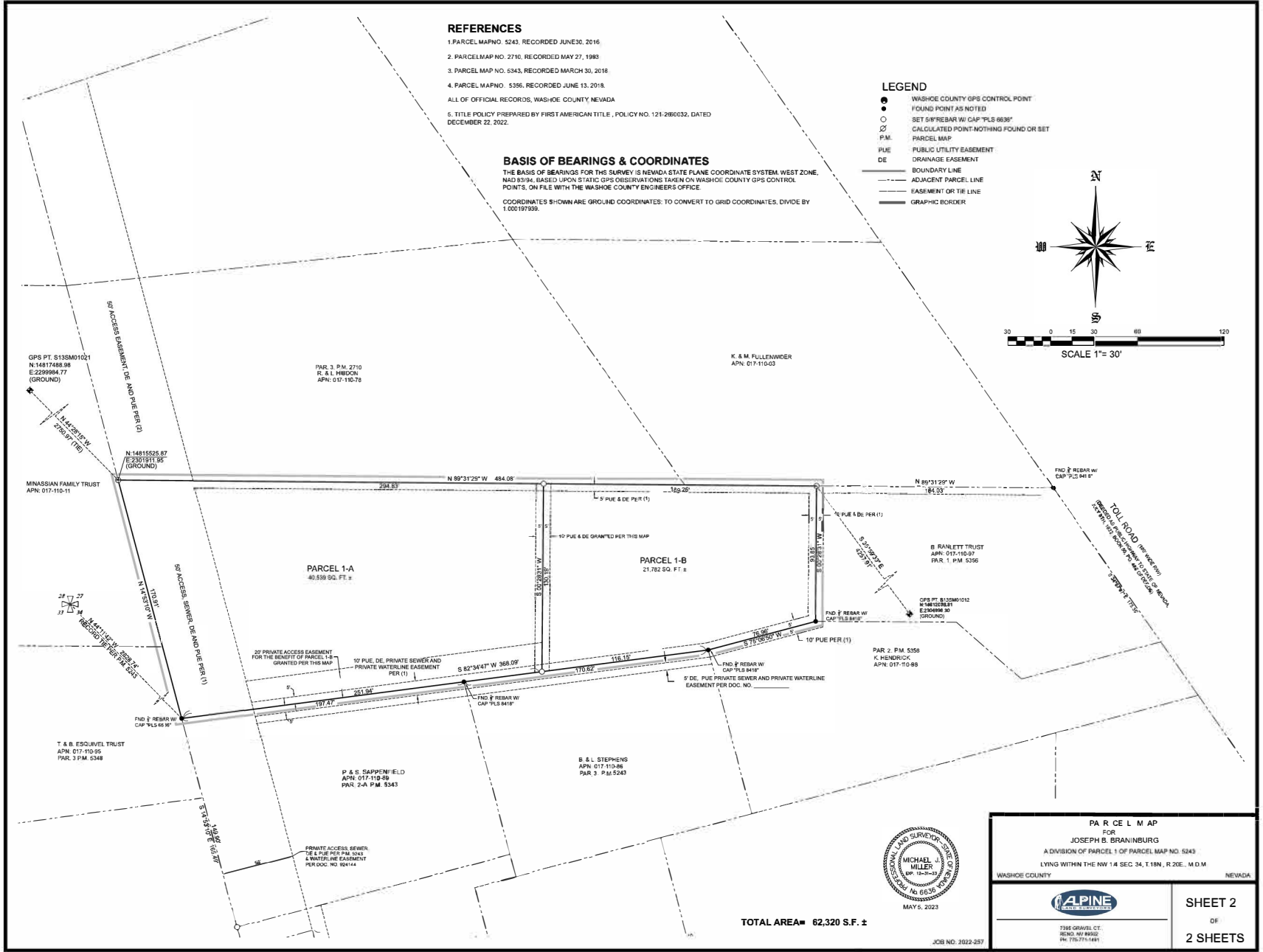
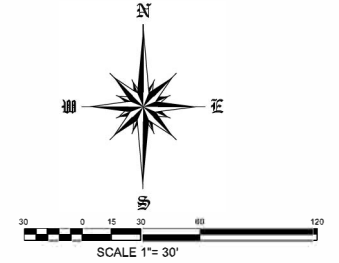
BASIS OF BEARINGS & COORDINATES

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

COORDINATES SHOWN ARE GROUND COORDINATES; TO CONVERT TO GRID COORDINATES, DIVIDE BY 1.000197939.

LEGEND

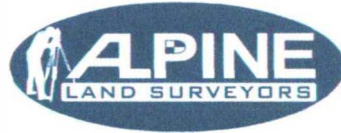
- WASHOE COUNTY GPS CONTROL POINT
- FOUND POINT AS NOTED
- SET 5" P REBAR W/ CAP "PLS 8636"
- ⊘ CALCULATED POINT NOTHING FOUND OR SET
- P.M. PARCEL MAP
- PUE PUBLIC UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- BOUNDARY LINE
- - - ADJACENT PARCEL LINE
- EASEMENT OR TIE LINE
- ▬ GRAPHIC BORDER



TOTAL AREA= 62,320 S.F. ±



<p>PARCEL MAP FOR JOSEPH B. BRANINBURG A DIVISION OF PARCEL MAP NO. 5243 LYING WITHIN THE NW 1/4 SEC. 34, T.18N., R.20E., M.D.M. WASHOE COUNTY NEVADA</p>	
<p>7398 GRAVEL CT. RENO, NV 89502 PH: 775-775-1491</p>	<p>SHEET 2 OF 2 SHEETS</p>



Closure Calcs
for
Joe Braninburg Parcel Map

May 20, 2023



Parcel 1-A

Sat May 20 14:46:09 2023

Northing	Easting	Bearing	Distance
14815523.424	2302206.765		
		N 89°31'29" W	294.826
14815525.870	2301911.949		
		S 14°53'10" E	170.906
14815360.700	2301955.854		
		N 82°34'47" E	251.940
14815393.237	2302205.685		
		N 00°28'31" E	130.192
14815523.424	2302206.765		

Closure Error Distance> 0.00000
Total Distance> 847.864
Polyline Area: 40539 sq ft, 0.9306 acres

Parcel 1-B

Sat May 20 14:47:05 2023

Northing	Easting	Bearing	Distance
14815393.237	2302205.685	N 00°28'31" E	130.192
14815523.424	2302206.765	S 89°31'29" E	189.258
14815521.855	2302396.016	S 00°28'31" W	93.850
14815428.008	2302395.238	S 75°06'50" W	76.960
14815408.237	2302320.860	S 82°34'47" W	116.148
14815393.237	2302205.685		

Closure Error Distance> 0.00000

Total Distance> 606.407

Polyline Area: 21782 sq ft, 0.5000 acres