



# Parcel Map Review Committee Staff Report

Meeting Date: September 14, 2023

Agenda Item: 7A

TENTATIVE PARCEL MAP CASE NUMBER: WTPM23-0008 (Mountain Daisy Road)

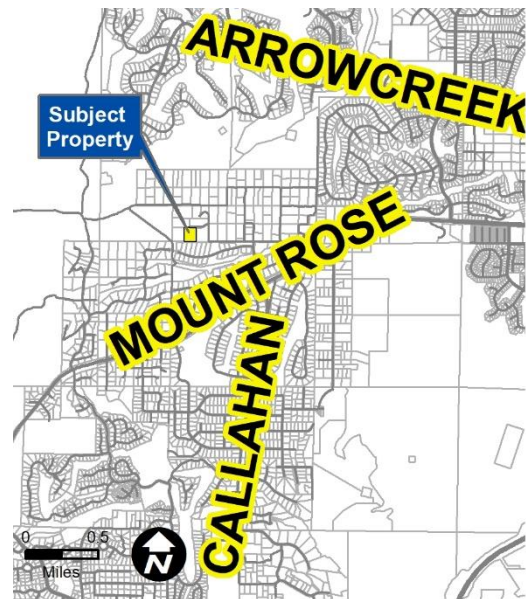
BRIEF SUMMARY OF REQUEST: Division of a parcel of land into two parcels of land

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 5.05-acre parcel into two parcels of 2.5 ± acres and 2.5 ± acres.

Applicant/Owner: Dennis L. Geason Trust  
Location: 6030 Mountain Daisy Road, Reno, NV 89511  
APN: 150-260-29  
Parcel Size: 5.05 acres  
Master Plan: Rural Residential  
Regulatory Zone: High Density Rural (HDR)  
Area Plan: Southwest 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 WTPM23-0008 for Dennis L. Geason Trust, 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 and 10)*

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Project Application ..... Exhibit C

Site Plan with Building Setbacks ..... Exhibit D

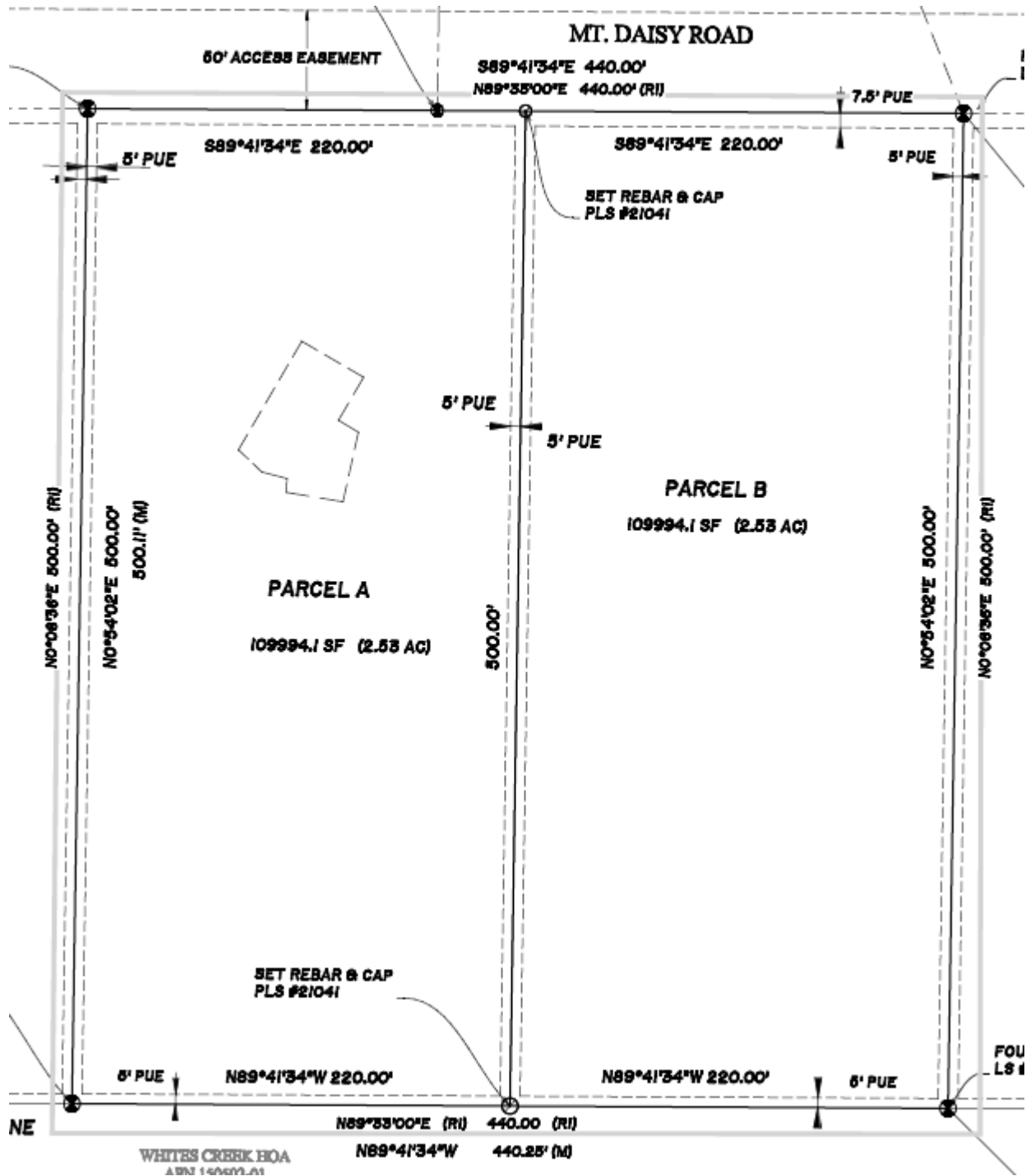
## **Parcel Map**

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 WTPM23-0008 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**

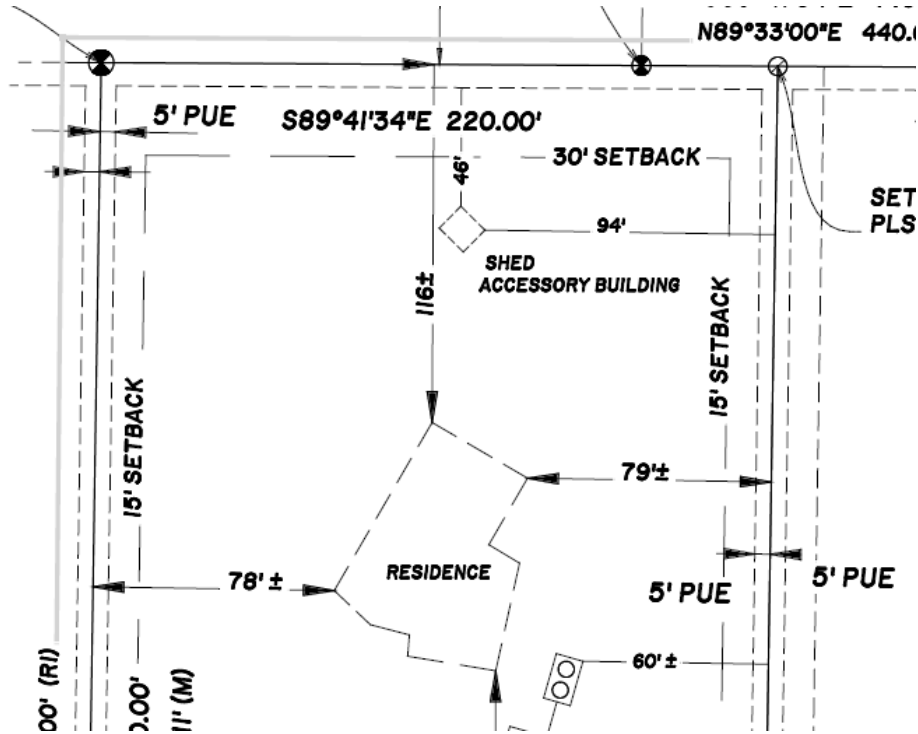
Requirement	Evaluation
Area Plan	Southwest Truckee Meadows
Truckee Meadows Service Area (TMSA)	Inside TMSA
Regulatory Zone	High Density Rural (HDR)
Maximum Lot Potential	2
Number of Lots on Parcel Map	2
Minimum Lot Size Required	2 acres
Minimum Lot Size on Parcel Map	2.5 ± acres
Minimum Lot Width Required	150 feet
Minimum Lot Width on Parcel Map	220 feet
Development Suitability Map	Unconstrained
Hydrographic Basin	Truckee Meadows Hydrographic Basin

The tentative parcel map meets all minimum requirements for the High Density Rural (HDR) 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 developed with a single-family residence and one detached accessory structure. The image below shows the locations of the existing residence and shed on proposed Parcel A. The image is a portion of the site plan and shows the northern half of proposed Parcel A. The full site plan with the residence and shed is included as Exhibit D to this report. The required setbacks for the High Density Rural (HDR) regulatory zone are 30 feet from the front and rear yard property lines and 15 feet from the side yard property lines. The single-family dwelling and accessory structure will meet the above-mentioned setbacks.



**Northern Portion of Proposed Parcel A – Building Setbacks**

**Southwest Truckee Meadows Area Plan Modifiers**

The subject parcel is located within the Southwest Truckee Meadows Area Plan. Staff did not find any code requirements pertinent to this tentative parcel map in the modifiers.

**Area Plan Evaluation**

The subject parcel is located within the Southwest Truckee Meadows Area Plan, Timberline Wildland Transition Suburban Character Management Area (SCMA). The following are the pertinent Policies from the Area Plan:

***Relevant Area Plan Policies Reviewed***

Policy	Brief Policy Description	Complies	Condition of Approval
SW.7.1	Prior to the approval of master plan amendments, tentative maps...in the Southwest Truckee Meadows planning area, the Nevada Department of Conservation and Natural Resources will be contacted and, if the department requests, an appropriate archaeological investigation will be conducted.	Yes	The parcel map application was sent to Nevada State Historic Preservation for review. No comments or conditions were received.
SW.8.5	As new residential and commercial properties develop in the Southwest Truckee Meadows planning area, the Washoe County Department of Regional Parks and Open Space will review development proposals for potential trail connections.	Yes	The parcel map application was reviewed by Washoe County Parks & Open Space (Parks). Parks did not provide any conditions or concerns related to trail connections.
SW.10.2	Development in the SWTMA area will comply with all local, state and federal standards regarding air quality.	Yes	The parcel map application was sent to Washoe County Health District, Air Quality, for review.

			No comments or conditions were received.
SW.12.1	Prior to the approval of master plan amendments, tentative maps... in the Southwest Truckee Meadows planning area, the Nevada Department of Wildlife will be contacted and given an opportunity to provide conservation, preservation, or other wildlife and habitat management input to the project.	Yes	The parcel map application was sent to the Nevada Department of Wildlife (NDOW) for review. NDOW responded and stated that they have no comments.
SW.15.3	Water rights shall be dedicated to Washoe County for all maps of division into large parcels, parcel maps, and subdivision maps, as well as all new, civic, commercial and industrial uses.	Yes	The proposed parcels will be served by Truckee Meadows Water Authority (TMWA). Washoe County Water Rights and Nevada Division of Water Resources reviewed the parcel map application. Both agencies indicated that TMWA will provide water for the parcels, and both agencies required a will serve letter from TMWA. Conditions are included in Exhibit A.

**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	X		Katie Andrie, kmandrie@ndow.org
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	X		Brandon Zirkle, bzirkle@washoecounty.gov
Washoe County Engineering (Land Development) (All Apps)	X	X	X	Matthew Philumalee, mphilumalee@washoecounty.gov; Janelle K. Thomas, jkthomas@washoecounty.gov; Robert Wimer, rwimer@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	Jim English, jenglish@washoecounty.gov
TMFPD	X	X		Brittany Lemon, blemon@tmfpd.us
Nevada State Historic Preservation	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(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 Washoe County Water Rights, Nevada Division of Water Resources, and Washoe County Health District, Environmental Health Division, and no recommendation for denial was received. Washoe County Water Rights and Nevada Division of Water Resources provided conditions related to water supply and the provision of will-serve letters. Washoe County Health District provided conditions related to septic systems 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 will be supplied by Truckee Meadows Water Authority (TMWA). Washoe County Water Rights, Nevada Division of Water Resources, and Washoe County Health District, Environmental Health Division, reviewed the proposed parcel map. Washoe County Water Rights and Nevada Division of Water Resources provided conditions requiring will-serve letters. These conditions are included in Exhibit A.*
  - (iii) The availability and accessibility of utilities.

*Staff Comment: The proposed parcels will receive water from TMWA and will utilize individual septic systems for sewage disposal. Washoe County Water Rights, Nevada Division of Water Resources, and Washoe County Health District, Environmental Health Division, reviewed the proposed parcel map. Conditions were provided requiring will-serve letters for water supply. Conditions were also provided for septic systems and sewage disposal. These conditions are included in Exhibit A. Power will be provided by 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 Southwest 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 "Unconstrained" on the Southwest Truckee Meadows Development Constraints / Suitability map. No physical characteristics of the land are expected to interfere with residential development on the proposed 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 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 WTPM23-0008 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 WTPM23-0008 for Dennis L.

Geason Trust, 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: Dennis L. Geason Trust  
[dgeason@gmail.com](mailto:dgeason@gmail.com)

Representatives: Points West Survey, Attn: R. Adam Boroski  
[radamboroski@yahoo.com](mailto:radamboroski@yahoo.com)



# Conditions of Approval

Tentative Parcel Map Case Number WTPM23-0008

The tentative parcel map approved under Parcel Map Case Number WTPM23-0008 shall be carried out in accordance with the conditions of approval granted by the Washoe County Parcel Map Review Committee on September 14, 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**

1. 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 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. WTPM23-0008 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

- e. The applicant shall provide verification to the Planning and Building Division that all conditions from the Truckee Meadows Fire Protection District have been satisfied.
- f. The applicant has indicated that the proposed improvements will not exceed the major grading thresholds that require a special use permit. If the final construction drawings for the map include grading that exceeds the *Major Grading Permit Thresholds* listed in Article 438 Grading Standards, the applicant shall apply for a special use permit for

grading; this approval may take up to three months to process. In addition, all related standards within the Washoe County Development Code shall be met on the construction drawings.

- g. The approval for this tentative parcel map does not include improvements for driveways to building pads. Grading for access to building pads, if they exceed the criteria stated in the previous condition, shall require a special use permit.

**Washoe County Engineering and Capital Projects**

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

**Contact Names –**

**Matthew Philumalee, PLS, 775.328.2315, [mphilumalee@washoecounty.gov](mailto:mphilumalee@washoecounty.gov) & Janelle K. Thomas, P.E., 775.328.3603, [jkthomas@washoecounty.gov](mailto:jkthomas@washoecounty.gov) & Robert Wimer, P.E., 775.328.2059, [rwimer@washoecounty.gov](mailto:rwimer@washoecounty.gov)**

- a. Comply with the conditions of the Washoe County technical check for this map.
- b. Remove structures, trees, poles and hydrants from the map.
- c. Add a Water Rights Dedication Certificate.
- d. All boundary corners must be set.
- e. 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.
- f. Add a Security Interest Holder’s Certificate to the map if applicable.
- g. Add the following note to the map; “All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties.”

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

- 3. 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, REHS, CP-FS, EHS Supervisor, 775.328.2610, [jenglish@washoecounty.gov](mailto:jenglish@washoecounty.gov)**

- a. Prior to WCHD approving and signing the proposed parcel map, the applicant must locate and plot the existing septic system on the proposed parcel map demonstrating proper setbacks to the system including the future repair field as required by the Washoe County District Board of Regulations Governing Sewage, Wastewater and Sanitation.
- b. Prior to WCHD approving and signing the proposed parcel map, the applicant must apply for and conduct a test hole permit with Environmental Health Services demonstrating the proposed parcel is capable of treating domestic sewage.

**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@tmfspd.us](mailto:blemon@tmfspd.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://tmfspd.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](mailto:tweiss@washoecounty.gov)**

- a. The Parcel Map shall contain Truckee Meadows Water Authority (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 submit a copy of the will-serve to [tweiss@washoecounty.gov](mailto:tweiss@washoecounty.gov) prior to approval of any building permits on these parcels.

### **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](mailto: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 \*\*\*

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

August 24, 2023

Washoe County Community Services  
Planning and Development Division

RE: Mountain Daisy Road; 150-260-29  
Tentative Parcel Map; WTPM23-0008

Dear Washoe County Staff:

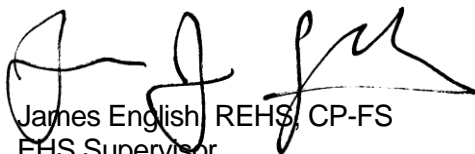
The following conditions are requirements of the Washoe County Health District, Environmental Health Services Division, (WCHD), which shall be responsible for determining compliance with these conditions.

**Contact Name – James English - [jenglish@washoecounty.us](mailto:jenglish@washoecounty.us)**

- a) Condition #1: The prior to WCHD approving and signing the proposed parcel map, the applicant must locate and plot the existing septic system on the proposed parcel map demonstrating proper setbacks to the system including the future repair field as required by the Washoe County District Board of Regulations Governing Sewage, Wastewater and Sanitation.
- b) Condition #2: Prio to WCHD approving and signing the proposed parcel map, the applicant must apply for and conduct a test hole permit with Environmental Health Services demonstrating the proposed parcel is capable of treating domestic sewage.

If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at [jenglish@washoecounty.us](mailto: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: July Agency Review Memo II  
**Date:** Friday, July 21, 2023 12:32:37 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[July Agency Review Memo II.pdf](#)  
[image006.png](#)

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Hello,

The EMS Program has reviewed the July Agency Review Memo II - Tentative Parcel Map Case Number WTPM23-0008 (Mountain Daisy Road) – and has no concerns or questions at this time based on the information provided.

Thank you,

Sabrina.

**Sabrina Brasuell**

Pronouns: she/her

Office hours: 7:00AM – 3:30PM Remote on Mondays

EMS Coordinator | Epidemiology and Public Health Preparedness

Washoe County Health District

[sbrasuell@washoecounty.gov](mailto:sbrasuell@washoecounty.gov) | Cell: (775) 830-7118 | Office: (775) 326-6043

1001 E. Ninth St., Bldg. B. Reno, NV 89512



Please take our customer satisfaction survey by clicking [here](#)

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## INTEROFFICE MEMORANDUM

### PARCEL MAP REVIEW

DATE: August 3, 2023

TO: Katy Stark, Planner - Department of Community Services

FROM: Matthew Philumalee, PLS, Geomatics Specialist  
Janelle K. Thomas, P.E., Senior Licensed Engineer  
Robert Wimer, P.E., Licensed Engineer

SUBJECT: Parcel Map for: Mountain Daisy Road  
Parcel Map Case No.: WTPM23-0008  
APN: 150-260-29  
Review Date: 7/18/2023

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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. Remove structures, trees, poles and hydrants from the map.
3. Add a Water Rights Dedication Certificate.
4. All boundary corners must be set.
5. 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.
6. Add a Security Interest Holder's Certificate to the map if applicable.
7. Add the following note to the map; "All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."

**From:** [Albarran, Adriana](#)  
**To:** [Stark, Katherine](#); [Oakley, Katherine](#)  
**Subject:** FW: July Agency Review Memo II  
**Date:** Thursday, July 20, 2023 9:09:03 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

---

NOW response for your items. See Below.

Regards,



**Adriana Albarran**

Office Support Specialist, Planning & Building Division | Community Services  
Department

[aalbarran@washoecounty.gov](mailto:aalbarran@washoecounty.gov) | Direct Line: 775.328.2721

**My working hours: Monday-Friday 8:30am to 5:00pm**

Visit us first online: [www.washoecounty.gov/csd](http://www.washoecounty.gov/csd)

Planning Division: 775.328.6100 | [Planning@washoecounty.gov](mailto:Planning@washoecounty.gov)

CSD Office Hours: Monday-Friday 8:00am to 4:00pm

1001 East Ninth Street, Reno, NV 89512



Have some kudos to share about a Community Services Department employee or experience?

[Submit a Nomination](#)

---

**From:** Katie Andrlé <[kmandrle@ndow.org](mailto:kmandrle@ndow.org)>  
**Sent:** Wednesday, July 19, 2023 8:11 PM  
**To:** Albarran, Adriana <[AAlbarran@washoecounty.gov](mailto:AAlbarran@washoecounty.gov)>  
**Subject:** RE: July Agency Review Memo II

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

Hi Adriana,

NDOW does not have any comments for the items included in this memo.

Thanks,

Katie

---

**From:** Albarran, Adriana <[AAlbarran@washoecounty.gov](mailto:AAlbarran@washoecounty.gov)>  
**Sent:** Tuesday, July 18, 2023 5:09 PM  
**To:** Katie Andrlé <[kmandrle@ndow.org](mailto:kmandrle@ndow.org)>

**From:** [Pekar, Faye-Marie L.](#)  
**To:** [Stark, Katherine](#)  
**Subject:** Tentative Parcel Map Case Number WTPM23-0008 (Mountain Daisy Road)  
**Date:** Wednesday, August 2, 2023 11:09:38 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

---

Hi Katy,

I have reviewed Tentative Parcel Map Case Number WTPM23-0008 (Mountain Daisy Road) on behalf of parks, I do not have any comments.

Sincerely,



**Faye-Marie L. Pekar, MPA**  
**Park Planner, Planning & Building Division | Community Services Department**  
[fpekar@washoecounty.gov](mailto:fpekar@washoecounty.gov) |

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



Have some kudos to share about a Community Services Department employee or experience?  
Submit a nomination for a Washoe Star by clicking this link: [WASHOE STAR](#)

**From:** [Steve Shell](#)  
**To:** [Stark, Katherine](#)  
**Subject:** FW: July Agency Review Memo II  
**Date:** Tuesday, July 25, 2023 4:21:28 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[July Agency Review Memo II.pdf](#)

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

WTPM23-008:

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**  
Nevada Division of Water Resources  
775-684-2836

**From:** [Lemon, Brittany](#)  
**To:** [Stark, Katherine](#)  
**Cc:** [Way, Dale](#)  
**Subject:** WTPM23-0008 (Mountain Daisy Road) Conditions of Approval  
**Date:** Tuesday, July 25, 2023 12:08:15 PM  
**Attachments:** [image001.png](#)

---

Hi Katy,

TMFPD has no comments on this request.

Thank you!

## **Brittany Lemon**

**Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue**

[blemon@tmfpd.us](mailto: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 East 9th Street  
Reno, Nevada 89520-0027  
Phone: (775) 328-3600  
Fax: (775) 328-3699

August 10, 2023

TO: Katy Stark, Planner, CSD, Planning & Development Division  
FROM: Vahid Behmaram for Timber Weiss, Licensed Engineer, CSD  
SUBJECT: Tentative Parcel Map Case Number WTPM23-0008 (Mountain Daisy Road)

**Project description:**

For hearing, discussion, and possible action to approve a tentative parcel map dividing a 5.05-acre parcel into two parcels of 2.5 ± acres and 2.5 ± acres.

Location: 6030 Mountain Daisy Road, Reno, NV 89511 • Assessor's Parcel Number(s): 150-260-29

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

Comments:

The application indicates that Municipal water service will be provided by the Truckee Meadows Water Authority (TMWA).

Conditions:

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 submit a copy of the will-serve to [tweiss@washoecounty.gov](mailto:tweiss@washoecounty.gov) prior to approval of any building permits on these parcels.

**From:** [Zirkle, Brandon](#)  
**To:** [Stark, Katherine](#); [Oakley, Katherine](#)  
**Subject:** FW: July Agency Review Memo II  
**Date:** Wednesday, July 19, 2023 12:49:55 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[July Agency Review Memo II.pdf](#)

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The Sheriff's Office has nothing on 4. #3 could have some issues. This appears to be an application for an ongoing series of events rather than one specific event. If they are having 60 plus cars enter the neighborhood for commercial purpose weekly, I imagine that we will start to get complaints from the neighbors.

**Captain Brandon Zirkle**  
**Washoe County Sheriff's Office**  
**Valley Patrol Command**  
**Office (775) 328-3354**  
**Cell (775) 232-9477**



---

**From:** Beard, Blaine <BBeard@washoecounty.gov>  
**Sent:** Wednesday, July 19, 2023 10:45 AM  
**To:** Zirkle, Brandon <BZirkle@washoecounty.gov>  
**Subject:** FW: July Agency Review Memo II

These are for Valley – Items #3 and #4.

**Blaine Beard, Captain**  
**Patrol Division – Incline Village**  
625 Mount Rose Highway, Incline Village, NV 89451  
Desk: 775-832-4114  
Personal Cell: 775-722-5580  
Email: [bbeard@washoecounty.gov](mailto:bbeard@washoecounty.gov)  
Web: [www.WashoeSheriff.com](http://www.WashoeSheriff.com)

## 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 8<sup>th</sup> of each month. If the 8<sup>th</sup> falls on a non-business day, applications will be accepted on the next business day.

If you are submitting your application online, you may do so at [OneNV.us](https://www.onenv.us)

**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.
  - 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. **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  
 PLS 2104

## Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>Mountain Daisy Road Parcel Map</b>			
Project Description: This is a request for a parcel map to create two parcels			
Project Address: 6030 Mountain Daisy Road, Reno Nevada 89511			
Project Area (acres or square feet): ± 5.05 acres			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): <b>Mount Rose hwy to Callahand Rd to Mt Ranch Rd to Mountain daisy road</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
150-260-29	5.05		
<b>Indicate any previous Washoe County approvals associated with this application:</b> Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Dennis L. Geason Trust		Name: Points West Survey	
Address: 6030 Mountain Daisy Road		Address: 3365 San Mateo Ave	
Reno Nv	Zip: 89511	Reno Nv	Zip: 89509
Phone: (775) 750-1619	Fax:	Phone: (702) 378-4124	Fax:
Email: dgeason@gmail.com		Email: radamboroski@yahoo.com	
Cell:	Other:	Cell:	Other:
Contact Person: Dennis Geason		Contact Person: R. Adam Boroski	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: same as above		Name: same as a above	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
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)?

6030 Mt. Daisy Road washoe county Nv 89511

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
150-260-29	HRD	5.05

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

The site contains a single-family residence and one out building

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	2.5 ac ±	2.5 ac ±		
Proposed Minimum Lot Width	220 ft	220 ft		

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			
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	Private
b. Electrical Service/Generator	NVE
c. Water Service	Muni

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

b. Available:

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

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

b. Available:

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

c. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input 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 #	na	acre-feet per year	
b. Certificate #	na	acre-feet per year	
c. Surface Claim #	na	acre-feet per year	
d. Other, #	na	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?

Tere is a shared private road , no gate, no trail easement		
--	--	--

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?

na		
----	--	--

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

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

## Grading

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

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

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

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?

NO

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?

NO

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

NO

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

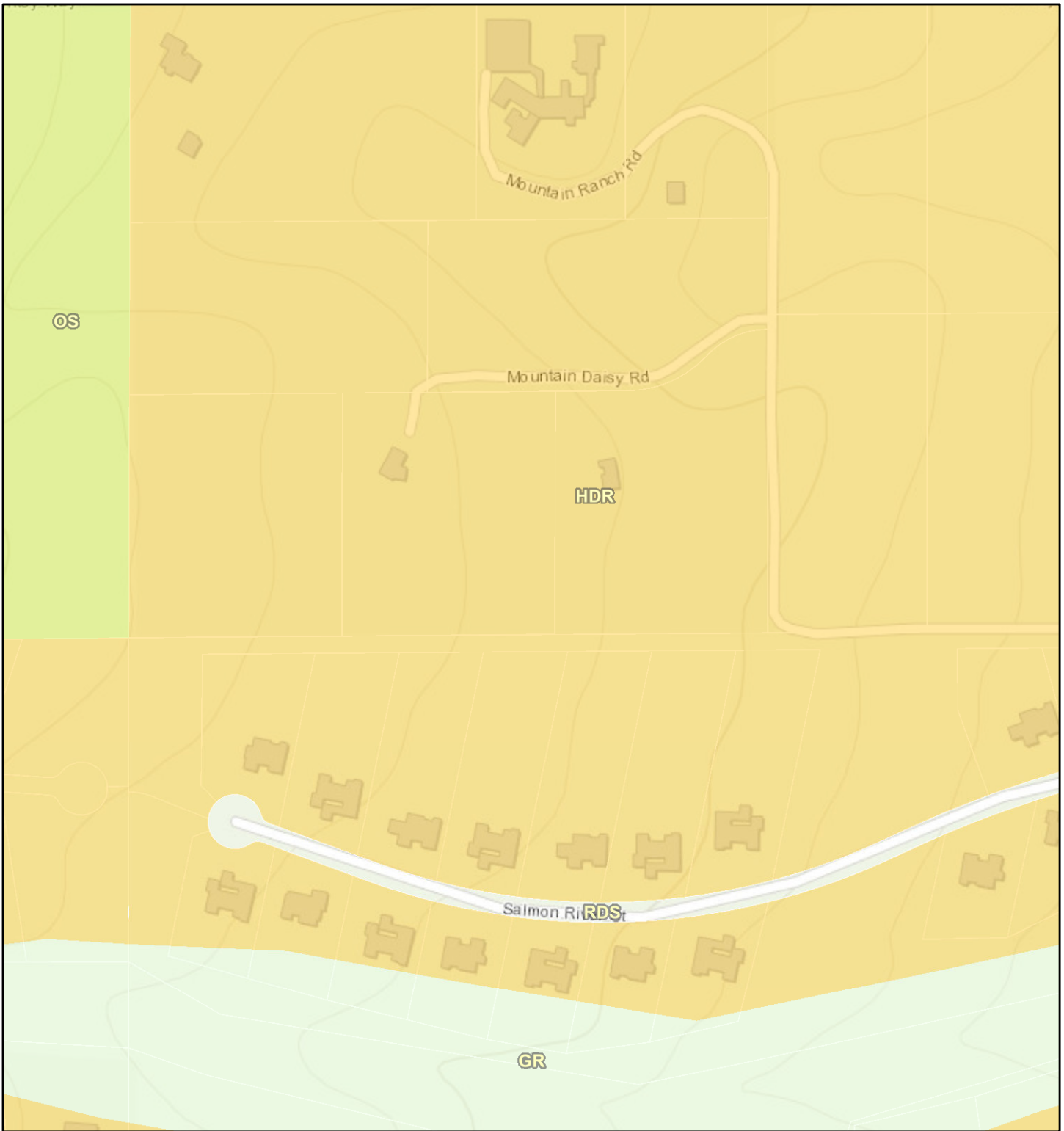
27. Have you reviewed the revegetation plan with the Washoe Storey Conservation District? If yes, have you incorporated their suggestions?

NO

28. Surveyor:

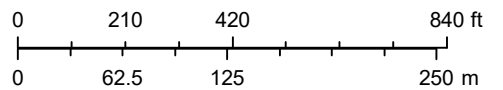
Name	R Adam Boroski
Address	
Phone	
Cell	
E-mail	radamboroski@yahoo.com
Fax	
Nevada PLS #	21041

# Washoe County Zoning



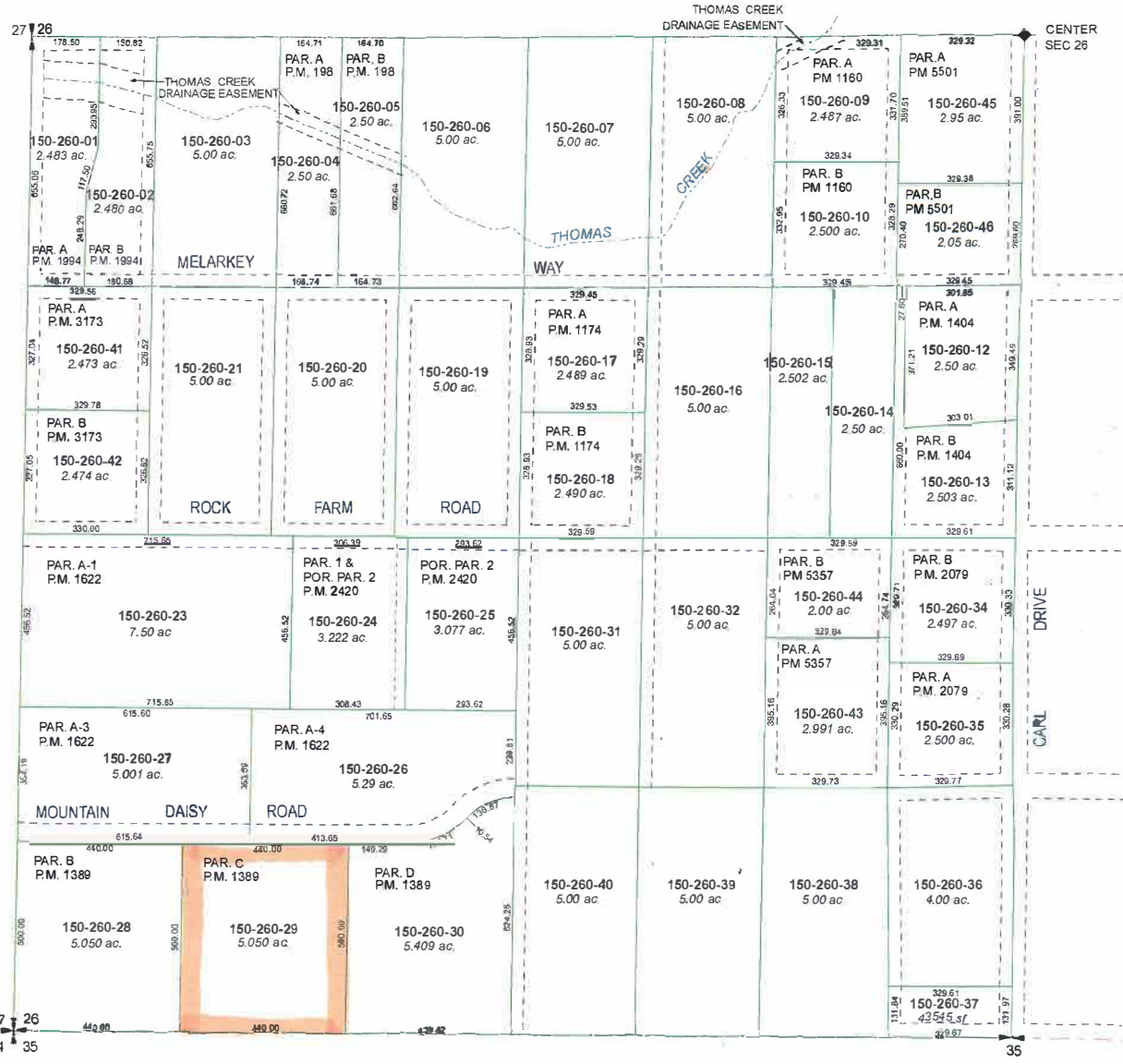
July 9, 2023

1:4,514



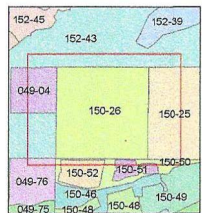
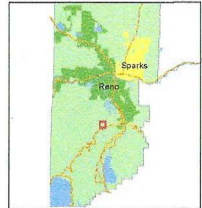
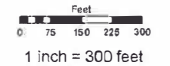


SW 1/4 SECTION 26  
T18N - R19E



Assessor's Map Number  
**150-26**

STATE OF NEVADA  
**WASHOE COUNTY**  
ASSESSOR'S OFFICE  
1001 East Ninth Street, Building D  
Reno, Nevada 89512  
(775) 328-2231



created by JKF 04/13/2017  
updated: JMO 06/19/18 SR 02/01/21

area previously shown on map(s):  
049-04

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.

**OWNER'S CERTIFICATE**

- THE UNDERSIGNED, OWNER OF THE REAL PROPERTY DEPICTED HEREIN, EXECUTE AND ACKNOWLEDGE THE FOLLOWING:
1. I HAVE EXAMINED THIS PLAT AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT.
  2. I AGREE TO EXECUTE THE REQUIRED DOCUMENTS CREATING ANY EASEMENT WHICH IS SHOWN HEREON.
  3. I AGREE TO EXECUTE THE REQUIRED DOCUMENTS ABANDONING ANY EXISTING EASEMENT PURSUANT TO THE PROVISIONS OF N.R.S. 278.010 TO 278.630 INCLUSIVE.
  4. ALL PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID.
  5. ANY LENDER WITH AN IMPOUND ACCOUNT FOR THE PAYMENT OF TAXES HAS BEEN NOTIFIED OF THE ADJUSTMENT OF THE BOUNDARY LINES OR TRANSFER OF THE LAND.
  6. THE PROPERTY OWNER HEREBY AGREES TO ACCEPT ANY DRAINAGE ONTO THEIR PROPERTY.

\_\_\_\_\_  
DENNIS L. GEASAN TRUSTEE FOR DENNIS LEE GEASAN REVOCABLE TRUST

**NOTARY'S CERTIFICATE**

STATE OF NEVADA  
COUNTY OF WASHOE  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023 BY \_\_\_\_\_ NOTARY PUBLIC

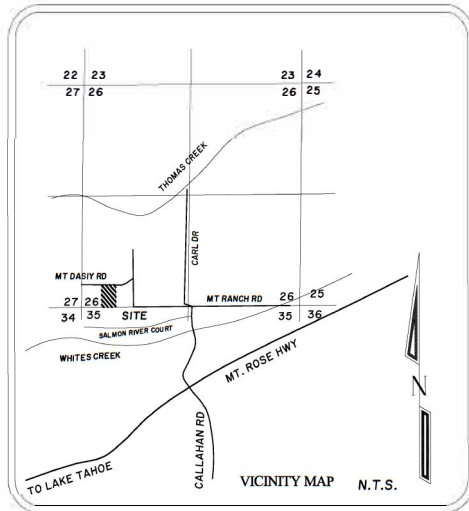
**SURVEYOR'S CERTIFICATE**

1. R. ADAM BOROSKI, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:
1. THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF DENNIS L. GEASAN.
2. THE LAND SHOWN LIES WITHIN A PORTION OF LOTS C, PARCEL MAP 1389, IN THE SW 1/4, SW 1/4, OF SECTION 26, TOWNSHIP 18 N, RANGE 19 E, M.D.B.& M. WASHOE COUNTY, NEVADA. THE SURVEY WAS COMPLETED ON JUNE 09 2023.
3. THIS PLAT COMPLIES WITH APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN AFFECT 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 SUFFICIENT NUMBER AND DURABILITY.

\_\_\_\_\_  
R ADAM BOROSKI P. L. S. # 21041



**PARCEL MAP FOR DENNIS LEE GEASAN REVOCABLE TRUST**



**COUNTY SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND PERFORMED A TECHNICAL MAP CHECK OF THE GEOMETRIC DATA SHOWN HEREON, AND I AM SATISFIED SAID GEOMETRIC DATA IS TECHNICALLY CORRECT.

\_\_\_\_\_  
WAYNE HINDROCK, P.L.S. 20164  
WASHOE COUNTY SURVEYOR

**UTILITY COMPANIES CERTIFICATE**

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

SIERRA PACIFIC POWER COMPANY DBA NV ENERGY DATE \_\_\_\_\_  
PRINT NAME AND TITLE \_\_\_\_\_  
NEVADA BELL / DBA AT&T NEVADA DATE \_\_\_\_\_  
PRINT NAME AND TITLE \_\_\_\_\_  
CHARTER COMMUNICATIONS DATE \_\_\_\_\_  
PRINT NAME AND TITLE \_\_\_\_\_  
TRUCKEE MEADOWS WATER AUTHORITY DATE \_\_\_\_\_  
PRINT NAME AND TITLE \_\_\_\_\_

**TAX CERTIFICATE**

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THIS LAND FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO NRS 361A.265

APN: 150-260-09

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

**TITLE COMPANY CERTIFICATE :**

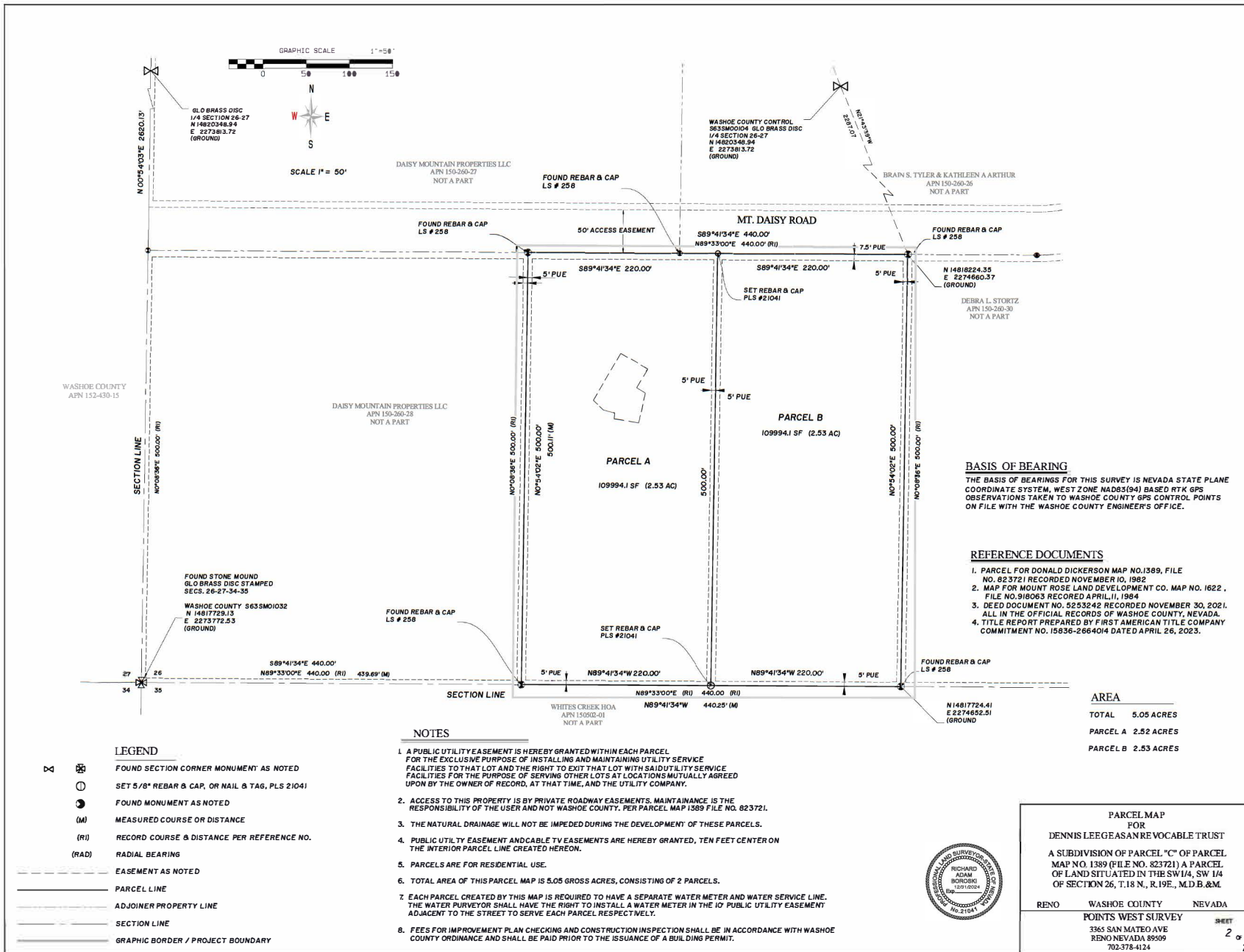
THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT \_\_\_\_\_ ARE THE OWNERS OF SAID LAND, AND THE LANDS ARE FREE FROM ANY LIENS OR ENCUMBRANCES AS OF \_\_\_\_\_ FOR \_\_\_\_\_ TITLE COMPANY NAME \_\_\_\_\_ BY: \_\_\_\_\_ DATE \_\_\_\_\_ TITLE: \_\_\_\_\_

**DISTRICT BOARD OF HEALTH CERTIFICATE:**

THIS PLAT 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.

\_\_\_\_\_  
DISTRICT BOARD OF HEALTH DATE \_\_\_\_\_

**PARCEL MAP FOR DENNIS LEE GEASAN REVOCABLE TRUST**  
A SUBDIVISION OF PARCEL "C" OF PARCEL MAP NO. 1389 (FILE NO. 823721) A PARCEL OF LAND SITUATED IN THE SW 1/4, SW 1/4, OF SECTION 26, T.18 N., R.19 E., M.D.B.&M.  
RENO WASHOE COUNTY NEVADA  
POINTS WEST SURVEY  
2365 SAN MATEO AVE  
RENO NEVADA 89509  
703378-4134  
JUNE 9, 2023  
SHEET 1 OF 2



SCALE 1" = 50'

**BASIS OF BEARING**  
 THE BASIS OF BEARINGS FOR THIS SURVEY IS NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE NAD83(94) BASED RTK GPS OBSERVATIONS TAKEN TO WASHOE COUNTY GPS CONTROL POINTS ON FILE WITH THE WASHOE COUNTY ENGINEER'S OFFICE.

**REFERENCE DOCUMENTS**

1. PARCEL FOR DONALD DICKERSON MAP NO.1389, FILE NO. 823721 RECORDED NOVEMBER 10, 1982
2. MAP FOR MOUNT ROSE LAND DEVELOPMENT CO. MAP NO. 1622. FILE NO. 919063 RECORDED APRIL 11, 1984
3. DEED DOCUMENT NO. 5253242 RECORDED NOVEMBER 30, 2021. ALL IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
4. TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY COMMITMENT NO. 15656-2664014 DATED APRIL 26, 2023.

**AREA**

TOTAL	5.05 ACRES
PARCEL A	2.52 ACRES
PARCEL B	2.53 ACRES

**NOTES**

1. A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT LOT AND THE RIGHT TO EXIT THAT LOT WITH SAID UTILITY SERVICE FACILITIES FOR THE PURPOSE OF SERVING OTHER LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD, AT THAT TIME, AND THE UTILITY COMPANY.
2. ACCESS TO THIS PROPERTY IS BY PRIVATE ROADWAY EASEMENTS, MAINTENANCE IS THE RESPONSIBILITY OF THE USER AND NOT WASHOE COUNTY. PER PARCEL MAP 1389 FILE NO. 823721.
3. THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OF THESE PARCELS.
4. PUBLIC UTILITY EASEMENT AND CABLE TV EASEMENTS ARE HEREBY GRANTED, TEN FEET CENTER ON THE INTERIOR PARCEL LINE CREATED HEREON.
5. PARCELS ARE FOR RESIDENTIAL USE.
6. TOTAL AREA OF THIS PARCEL MAP IS 5.05 GROSS ACRES, CONSISTING OF 2 PARCELS.
7. 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.
8. 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 A BUILDING PERMIT.

**LEGEND**

- FOUND SECTION CORNER MONUMENT AS NOTED
- SET 5/8" REBAR & CAP, OR NAIL & TAG, PLS #21041
- FOUND MONUMENT AS NOTED
- MEASURED COURSE OR DISTANCE
- RECORD COURSE & DISTANCE PER REFERENCE NO.
- RADIAL BEARING
- EASEMENT AS NOTED
- PARCEL LINE
- ADJOINER PROPERTY LINE
- SECTION LINE
- GRAPHIC BORDER / PROJECT BOUNDARY



PARCEL MAP FOR DENNIS LEEGE AS AN RE VOCABLE TRUST  A SUBDIVISION OF PARCEL "C" OF PARCEL MAP NO. 1389 (FILE NO. 823721) A PARCEL OF LAND SITUATED IN THE SW 1/4, SW 1/4 OF SECTION 26, T.18 N., R.19E., M.D.B.&M.		
RENO	WASHOE COUNTY	NEVADA
POINTS WEST SURVEY 3365 SAN MATEO AVE RENO NEVADA 89509 702-378-4124		SHEET <b>2</b> of <b>2</b>

