TENTATIVE PARCEL MAP CASE NUMBER: WTPM20-0013 (RT Merchant)

BRIEF SUMMARY OF REQUEST: Merger and subsequent re-subdivision of two existing parcel of land into four parcels of land.

STAFF PLANNER: Roger Pelham, MPA, Senior Planner
775.328.3622
rpelham@washoeCounty.us

CASE DESCRIPTION
For possible action, hearing, and discussion to approve a tentative parcel map to allow the merger and subsequent re-division of two existing parcels of land into four parcels of land. The existing parcels of land are approximately 10.16 and 34.8 acres in size. The four resulting parcels of land are proposed to be approximately 7.38, 5.14, 5.09 and 27.36 acres in size. This is a second or subsequent division of land within the last 5 years.

Applicant: Odyssey Engineering
Attn: Kelly Combest
Property Owner: RT Merchant, LLC
Attn: Michael Merchant
Location: On the east side of Eastlake Blvd, approximately ¼ mile south of its intersection with US Highway 395
APN: 050-210-50 & 050-210-54
Parcel Size: ± 10.16 and ± 34.8 acres
Master Plan: Rural Residential (RR)
Regulatory Zone: Medium Density Rural (MDR)
Area Plan: South Valleys
Citizen Advisory Board: South Truckee Meadows/Washoe Valley
Development Code: Authorized in Article 606, Parcel Maps
Commission District: 2 – Commissioner Lucey

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 WTPM20-0013 for RT Merchant, LLC, subject to the conditions of approval included as Exhibit A with the staff report, and make the determination that the following criteria is or will be adequately provided for pursuant to Washoe County Code, Section 110.606.30.
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Parcel Map

The purpose of a parcel map is to allow for the creation of subdivisions, merger and re-subdivision of existing lots, and common-interest communities consisting of four or fewer parcels pursuant to Washoe County Code Chapter 110, Article 606, Parcel Maps. A tentative parcel map must be submitted to the Planning and Building Division for the purpose of review prior to or concurrent with the final parcel map. Every tentative parcel map must be prepared by a professional land surveyor. The parcel map process exists to establish reasonable standards of design and procedures for subdividing in order to further the orderly layout and use of land and insure proper legal descriptions and monumenting of subdivided land. Additionally, the process helps to safeguard the public health, safety and general welfare by establishing minimum standards of design and development for any land division platted in the unincorporated area of Washoe County. If the Washoe County Parcel Map Review Committee grants an approval of the tentative parcel map, that approval is subject to conditions of approval. Conditions of approval are requirements that may need to be completed during different stages of the proposed project. Those stages are typically:

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

Within 22 months from the date of approval of the tentative parcel map, the applicant must file a final parcel map along with any required supporting materials with the Planning and Building Division and the County Engineer showing that all conditions imposed by the Washoe County Parcel Map Review Committee have been met. Approval or conditional approval of a tentative parcel map imposes no obligation on the part of the Director of the Planning and Building Division or the Washoe County Board of County Commissioners to approve the final parcel map or to accept any public dedication shown on the tentative or final parcel map. Failure to submit a complete final parcel map and pay the required fees within the two year time period shall cease any further action on the map and shall render the tentative parcel map as expired.

The conditions of approval for Tentative Parcel Map Case Number WTPM20-0013 are attached to this staff report and will be included with the action order, if approval is granted by the Parcel Map Review Committee.

The subject property has regulatory zone of Medium Density Rural which allows one dwelling for each 5 acres.
Vicinity Map
**Tentative Parcel Map Evaluation**

<table>
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<th>Regulatory Zone:</th>
<th>Medium Density Rural (MDR)</th>
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<tr>
<td>Maximum Lot Potential:</td>
<td>17</td>
</tr>
<tr>
<td>Number of Lots on Parcel Map:</td>
<td>4</td>
</tr>
<tr>
<td>Minimum Lot Size Required:</td>
<td>4.0 acres</td>
</tr>
<tr>
<td>Minimum Lot Size on Parcel Map:</td>
<td>5.09 acres</td>
</tr>
<tr>
<td>Minimum Lot Width Required:</td>
<td>200 feet</td>
</tr>
<tr>
<td>Minimum Lot Width on Parcel Map:</td>
<td>243 feet</td>
</tr>
</tbody>
</table>

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

Development Suitability Constraints: The South Valleys Area Plan Development Suitability Map, a part of the South Valleys Area Plan, identifies the subject parcel as containing some slopes in excess of 15% and a small area with slopes in excess of 30%.

The subject parcel is outside the Truckee Meadows Service Area (TMSA).

The proposed subdivision is a second or subsequent division of a parcel map approved within the last five years. Notice has been provided to surrounding property owners in accordance with WCC 110.606.30(d).

**South Valleys Area Plan Modifiers**

The subject parcel is located within the South Valleys Area Plan. There are no particularly pertinent policies from the Area Plan.

**Development Information** The subject parcel is undeveloped but shows evidence of historic disturbance, particularly dirt roads/tracks.

**Reviewing Agencies**

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

- **State of Nevada**
  - Environmental Protection
  - NDF – Endangered Species
  - Parks
  - Transportation
  - Water Resources
  - Wildlife
- **Washoe County Community Services Department**
  - Planning and Building Division
  - Engineering and Capital Projects Division
  - Parks and Open Spaces
  - Utilities
Three out of the twenty above listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A summary of each agency’s comments and/or recommended conditions of approval and their contact information is provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order if granted approval.

- **Washoe County Planning and Building Division, Planning Program** requires that the final map be in substantial compliance with all plans and documents submitted with the tentative parcel map and has provided appropriate conditions regarding water rights.
  
  **Contact:** Roger Pelham, 328-3622, rpelham@washoecounty.us and Vahid Behmaram, 328-3600, vbehmaram@washoecounty.us

- **Truckee Meadows Fire Protection** provided conditions related to access for fire equipment, water supply and wildland-urban interface.
  
  **Contact:** Dale Way, 775.326.6005, dway@washoecounty.us

**Staff Comment on Required Findings**

WCC Section 110.606.30 (i) requires that all of the following findings be made to the satisfaction of the Washoe County Parcel Map Review Committee before granting approval of the request. Staff has completed an analysis of the application and has determined that the proposal is in compliance with the required findings as follows.

1. General improvement considerations for all parcel maps including, but not limited to:
   
   a) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal.

   **Staff Comment:** Compliance with environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal will be ensured, as appropriate with the recordation of the map and/or upon development on each parcel of land.

   b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision.

   **Staff Comment:** Conditions of approval to require dedication of appropriate water rights have been included with the recommendation.

   c) The availability and accessibility of utilities.
**Staff Comment:** Electric service exists at this time. Water and wastewater will be supplied by means of on-site systems.

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

**Staff Comment:** There are existing public services such as schools, police and fire protection, transportation, recreation and parks in the South Valleys Area Plan.

e) Conformity with the zoning ordinances and master plan.

**Staff Comment:** The subject property has a regulatory zone of Medium Density Rural which allows parcels with a minimum size of 4 acres.

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

**Staff Comment:** The subject site is located adjacent to an existing paved access (Eastlake Boulevard).

g) The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision.

**Staff Comment:** No new roadways are necessary for access to the new parcels.

h) Physical characteristics of the land such as floodplain, slope and soil.

**Staff Comment:** There are no physical characteristics that inhibit the division of the existing two parcels of land into four parcels of land.

i) The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive.

**Staff Comment:** These provisions of statue refer to the preparation of tentative maps. All recommend conditions of approval from the reviewing agencies have been included with the staff report.

j) The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands.

**Staff Comment:** The subject site is within the Truckee Meadows Fire Protection District, who reviewed this application and provided appropriate conditions of approval.

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

**Staff Comment:** All required easements will be provided prior to the recordation of a final map.

l) Recreation and trail easements.

**Staff Comment:** The proposed division is not adjacent to any existing or planned public trails.

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

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

**Recommendation**

After a thorough analysis and review, Parcel Map Case Number WTPM20-0013 is being recommended for approval with conditions. Staff offers the following motion for the Parcel Map Review Committee’s consideration.
Review Criteria

I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM20-0013 for RT Merchant, LLC, subject to the conditions of approval included as Exhibit A with the staff report, and make the determination that the following criteria is or will be adequately provided for pursuant to Washoe County Code, Section 110.606.30:

1) General improvement considerations for all parcel maps including, but not limited to:
   a) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal;
   b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision;
   c) The availability and accessibility of utilities;
   d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks;
   e) Conformity with the zoning ordinances and master plan;
   f) General conformity with the governing body’s master plan of streets and highways;
   g) The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision;
   h) Physical characteristics of the land such as floodplain, slope and soil;
   i) The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive;
   j) The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands;
   k) Community antenna television (CATV) conduit and pull wire; and
   l) Recreation and trail easements.

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

Appeal Process

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

Applicant: Odyssey Engineering
Attn: Kelly Combest
895 Roberta Lane, Suite 104
Sparks, NV 89431
Owner: RT Merchant, LLC
Attn: Michael Merchant
405 Marsh Ave
Reno, NV 89509
Conditions of Approval
Tentative Parcel Map Case Number WTPM20-0013

The tentative parcel map approved under Parcel Map Case Number WTPM20-0013 shall be carried out in accordance with the conditions of approval granted by the Washoe County Parcel Map Review Committee on January 14, 2021. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

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

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

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

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

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

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

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.
Washoe County Planning and Building Division

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

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

a. The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this tentative parcel map.

b. The final map shall be in substantial compliance with all plans and documents submitted as part of this tentative parcel map application, and with any amendments imposed by the Parcel Map Review Committee. All documentation necessary to satisfy the conditions noted below shall accompany the final map when submitted to the County Engineer and the Planning and Building Division.

c. The applicant shall comply with all the conditions of approval and shall submit a final map for signature by the Director of the Planning and Building Division within 22 months from the date of approval by the Parcel Map Review Committee. Each agency responsible for imposing conditions may determine whether its conditions must be fully completed or whether the applicant shall be offered the option of providing financial assurances as a means of assuring compliance.

d. The final map shall contain the following jurat:

   DIRECTOR OF PLANNING AND BUILDING CERTIFICATE

THE FINAL PARCEL MAP CASE NO. WTPM20-0013 MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. THE OFFER(S) OF DEDICATION IS (ARE) REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278.

   THIS FINAL MAP IS APPROVED AND ACCEPTED THIS _____ DAY OF ________________, 20______, BY THE DIRECTOR OF PLANNING AND BUILDING OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

   _______________________________________________________________
   MOJRA HAUENSTEIN, DIRECTOR, PLANNING AND BUILDING DIVISION

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

f. The applicant has indicated that the proposed improvements will not exceed the major grading thresholds that require a special use permit. If the final construction drawings for the map include grading that exceeds the Major Grading Permit Thresholds listed in Article 438 Grading Standards, the applicant shall apply for a special use permit for grading; this approval may take up to three months to process. In addition, all related standards within the Washoe County Development Code shall be met on the construction drawings.

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

h. The subject parcel is not near any municipal, quasi-municipal or private water delivery infrastructure; therefore, resulting parcels will rely on Individual Domestic wells as their source of domestic water supply.

i. Washoe County code requires that the applicant for a parcel map with parcels served by an individual domestic well, to bring forth an approved and recorded “Affidavit of Relinquishment for Domestic Wells” by the Nevada State Engineer’s office. The applicant shall complete the relinquishment process with the State Engineer’s office and record the approved form with the County Recorder’s office and submit a recorded copy to Washoe County as a pre-requisite to approval of their parcel map. The Relinquishment form is available at the following site: http://water.nv.gov/forms/forms09/Relinquishment09.pdf

j. Washoe County retains the authority to impose its own review and reject water rights which do not comply with Washoe County code and area plans. Therefore, a preview of water rights intended to support the project (prior to relinquishment process) will be helpful for both the applicant and Washoe County staff.

k. The ground water rights subject to relinquishment MAY NOT be supplemental ground water which supplement primary surface water rights.

m. The amount of water rights necessary is 2.00 acre-feet of ground water rights per newly created parcel. The original parcel is deemed exempt from the relinquishment process. In the way of an example, if one parcel is subdivided into a total of 4, there are 3 newly created parcels and one existing or remains thereof. This parcel map will create 2 newly created parcels which will require the relinquishment of 4.00 acre-feet of ground water rights.

n. The water rights must be in good standing with the State of Nevada, with current title. The water rights must be from the same hydrographic basin as the lands subject to the parcel map and comply with the appropriate area plan.

Truckee Meadows Fire Protection District

2. The following conditions are requirements of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions.

Contact: Dale Way, 775.326.6005, dway@tmfpd.us and Brett Lee, 775.326.6074, blee@tmfpd.us

Fire Apparatus Access Roads

a. Fire apparatus access roads shall be in accordance with International Fire Code Appendix D and all other applicable requirements of the IFC. (IFC 503.1 / D101.1)

b. Approved fire apparatus access roads shall be required for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access roads shall comply with the requirements of IFC Section 503 and Appendix D and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route (as the hose lays around obstructions) around the exterior of the building or facility. (IFC 503.1.1)

c. Fire apparatus access roads shall have an all-weather surface and be capable of supporting the weight of TMFPD apparatus (80,000 pounds). (IFC 503.2.3 / D102.1)
d. Fire apparatus access roads shall have a minimum width of 20 feet (with no parking), 26 feet (one side parking), and 32 feet (parking on both sides), exclusive of shoulders, and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1 / D103.6.1 / D103.6.2)

e. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1). (IFC D103.1)

f. Fire apparatus access roads less than the width required for parking on both sides shall be marked and/or signed in accordance with Section 503.3 and Appendix D103.6 to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. (IFC 503.3 / D103.6)

g. Fire apparatus access roads shall not exceed 10 percent in grade. Angles of approach and angles of departure must not exceed 6 percent for 25 feet before or after the grade change. (IFC D103.2 / 503.2.8)

h. Fire apparatus access roads shall have a minimum inside turning radius of 28 feet, and a minimum outside turning radius of 52 feet. (IFC D103.3)

i. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. (IFC D103.4)

j. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads. (IFC D107.1)

Fire Protection Water Supplies

k. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. (IFC 507.1)

l. The number of fire hydrants available to a building shall be not less than the minimum specified in Table C102.1. (IFC C102.1)

m. Fire hydrant systems shall comply with Washoe County Standard Detail W-23 and IFC Sections 507.5.1 through 507.5.6. (IFC 507.5 / Washoe County Code)

n. Fire hydrants must be spaced at a maximum separation of 500 feet along the required apparatus access lane in residential areas and 1,000 feet where not required for structures to provide for transportation hazards. Hydrant spacing may be increased by 125 feet if all structures within the development are provided with fire sprinkler protection. There is no allowable increase for hydrants installed for transportation hazards. (IFC Table C102.1)

o. In developments with R-3 occupancies, where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 600 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. (IFC 507.5.1)

p. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. (IFC 507.5.4)

q. A 3-foot minimum clear space shall be maintained around the circumference of fire hydrants, as measured from the furthest edge of a fire hydrant in any direction. (IFC 507.5.5)
r. Fire hydrants shall not be located within six feet of a driveway, power pole, or light standard. (IFC 507.5.6)

s. Fire hydrants shall be located adjacent to apparatus access lanes and a minimum of four feet and a maximum of seven feet from back of curb. Provide a detail on the plans. (IFC 507.5.6)

t. Fire hydrants shall have a concrete pad around the base in accordance with Washoe County Standard Detail W-23.

International Wildland-Urban Interface Code

u. All parcels located in other than a Low Hazard WUI Rating shall comply with all provisions of the IWUI as adopted and amended by TMFPD and Washoe County Building.

v. The IWUI Fire Hazard designation for your project is available on the provided Washoe Regional Mapping System link. (https://gis.washoecounty.us/wrms/firehazard). After you have found your property using the address search feature, the color of the background area will indicate your wildland fire risk.

w. When you have determined your Fire Risk Rating use the link provided, to determine the IWUIC construction and defensible space requirements. (https://www.washoecounty.us/building/Files/Files/2012%20WUI%20CODE%20GUIDE_rev%2011-25-13.pdf).

Washoe County Engineering and Capital Projects

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

   Contact: Mike Gump, PLS, 775.328.2315, mgump@washoecounty.us

Washoe County Health District

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

   Contact: James English, 775.328.2610, jenglish@washoecounty.us

*** End of Conditions ***
November 19, 2020

TO: Roger Pelham, MPA, Senior Planner, CSD, Planning & Development Division

FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD

SUBJECT: Tentative Parcel Map Case Number WTPM20-0013 (RT Merchant).

Project description:

The applicant is proposing to approve a tentative parcel map to allow the merger and subsequent re-subdivision of two existing parcel of land into four parcels of land. The existing parcels of land are approximately 10.16 and 34.8 acres in size. The four resulting parcels of land are proposed to be approximately 7.38, 5.14, 5.09 and 27.36 acres in size. This is a second or subsequent division of land within the last 5 years.

The property is located on the north side of Eastlake Blvd, approximately ¼ mile south of its intersection with US Highway 395, Assessor’s Parcel Numbers: 020-210-50 & 020-210-54.

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

1) The subject parcel is not near any municipal, quasi-municipal or private water delivery infrastructure; therefore, resulting parcels will rely on Individual Domestic wells as their source of domestic water supply.

2) Washoe County code requires that the applicant for a parcel map with parcels served by an individual domestic well, to bring forth an approved and recorded "Affidavit of Reinquishment for Domestic Wells" by the Nevada State Engineer’s office. The applicant shall complete the relinquishment process with the State Engineer’s office and record the approved form with the County Recorder’s office and submit a recorded copy to Washoe County as a pre-requisite to approval of their parcel map.

3) The Relinquishment form is available at the following site: http://water.nv.gov/forms/forms09/Relinquishment09.pdf

4) Washoe County retains the authority to impose its own review and reject water rights which do not comply with Washoe County code and area plans. Therefore, a preview of water rights intended to support the project (prior to relinquishment process) will be helpful for both the applicant and Washoe County staff.

5) The ground water rights subject to relinquishment MAY NOT be supplemental ground water which supplement primary surface water rights.
6) The amount of water rights necessary is 2.00 acre-feet of ground water rights per newly
created parcel. The original parcel is deemed exempt from the relinquishment process. In
the way of an example, if one parcel is subdivided into a total of 4, there are 3 newly
created parcels and one existing or remains thereof. This parcel map will create 2 newly
created parcels which will require the relinquishment of 4.00 acre-feet of ground water
rights.

7) The water rights must be in good standing with the State of Nevada, with current
title. The water rights must be from the same hydrographic basin as the lands subject to
the parcel map and comply with the appropriate area plan.
Roger Pelham, Sr. Planner  
Washoe County – Community Services Department  
1001 E. Ninth St  
Reno, NV 89512  
775.328.3622

November 20, 2020

Re: WTPM20-0013 (RT Merchant) – Conditions of Approval

**Truckee Meadows Fire Protection District (TMFPD)**

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

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

**Contact Name** – Dale Way, 775.326.6005, dway@tmfpd.us  
Brett Lee, 775.326.6074, blee@tmfpd.us

**Fire Apparatus Access Roads**

1. Fire apparatus access roads shall be in accordance with *International Fire Code Appendix D* and all other applicable requirements of the IFC. (IFC 503.1 / D101.1)

2. Approved fire apparatus access roads shall be required for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access roads shall comply with the requirements of IFC Section 503 and Appendix D and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route (as the hose lays around obstructions) around the exterior of the building or facility. (IFC 503.1.1)

3. Fire apparatus access roads shall have an all-weather surface and be capable of supporting the weight of TMFPD apparatus (80,000 pounds). (IFC 503.2.3 / D102.1)

4. Fire apparatus access roads shall have a minimum width of 20 feet (with no parking), 26 feet (one side parking), and 32 feet (parking on both sides), exclusive of shoulders, and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1 / D103.6.1 / D103.6.2)
5. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 25 feet (7925 mm), exclusive of shoulders (see Figure D103.1). (IFC D103.1)

6. Fire apparatus access roads less than the width required for parking on both sides shall be marked and/or signed in accordance with Section 503.3 and Appendix D103.6 to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. (IFC 503.3 / D103.6)

7. Fire apparatus access roads shall not exceed 10 percent in grade. Angles of approach and angles of departure must not exceed 6 percent for 25 feet before or after the grade change. (IFC D103.2 / 503.2.8)

8. Fire apparatus access roads shall have a minimum inside turning radius of 28 feet, and a minimum outside turning radius of 52 feet. (IFC D103.3)

9. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. (IFC D103.4)

10. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads. (IFC D107.1)

Fire Protection Water Supplies

1. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. (IFC 507.1)

2. The number of fire hydrants available to a building shall be not less than the minimum specified in Table C102.1. (IFC C102.1)

3. Fire hydrant systems shall comply with Washoe County Standard Detail W-23 and IFC Sections 507.5.1 through 507.5.6. (IFC 507.5 / Washoe County Code)

4. Fire hydrants must be spaced at a maximum separation of 500 feet along the required apparatus access lane in residential areas and 1,000 feet where not required for structures to provide for transportation hazards. Hydrant spacing may be increased by 125 feet if all structures within the development are provided with fire sprinkler protection. There is no allowable increase for hydrants installed for transportation hazards. (IFC Table C102.1)

5. In developments with R-3 occupancies, where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 600 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. (IFC 507.5.1)
6. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. (IFC 507.5.4)

7. A 3-foot minimum clear space shall be maintained around the circumference of fire hydrants, as measured from the furthest edge of a fire hydrant in any direction. (IFC 507.5.5)

8. Fire hydrants shall not be located within six feet of a driveway, power pole, or light standard. (IFC 507.5.6)

9. Fire hydrants shall be located adjacent to apparatus access lanes and a minimum of four feet and a maximum of seven feet from back of curb. Provide a detail on the plans. (IFC 507.5.6)

10. Fire hydrants shall have a concrete pad around the base in accordance with Washoe County Standard Detail W-23.

International Wildland-Urban Interface Code

1. All parcels located in other than a Low Hazard WUI Rating shall comply with all provisions of the IWUI as adopted and amended by TMFPD and Washoe County Building.

2. The IWUI Fire Hazard designation for your project is available on the provided Washoe Regional Mapping System link (https://gis.washoe county.us/wrms/firehazard). After you have found your property using the address search feature, the color of the background area will indicate your wildland fire risk.

3. When you have determined your Fire Risk Rating use the link provided, to determine the IWUC construction and defensible space requirements. (https://www.washoe county.us/building/Files/Files/2012%20WUI%20CODE%20GUIDE_rev%2011-25-13.pdf).
No comments

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

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

www.OurCleanAir.com
December 3, 2020

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

SENT VIA ELECTRONIC MAIL

RE: WTM20-0013 RT Merchant Tentative Map

Dear Mr. Pelham,

Nevada Department of Transportation (NDOT) District 2 staff have reviewed the following tentative map request scheduled to be tentatively heard by the Parcel Map Review Committee on January 14, 2021 and provided comments accordingly:

Tentative Parcel Map Case Number WTM20-0013 (RT Merchant) – For possible action, hearing, and discussion to approve a tentative parcel map to allow the merger and subsequent re-subdivision of two existing parcel of land into four parcels of land. The existing parcels of land are approximately 10.16 and 34.8 acres in size. The four resulting parcels of land are proposed to be approximately 7.38, 5.14, 5.09 and 27.36 acres in size. This is a second or subsequent division of land within the last 5 years.

NDOT Comments:

1. The site is located near Old Highway 395 and Little Washoe Lake Road.
   a. Old Highway 395 is a NDOT owned and maintained road that is officially designated as US-395 Alternate (US-395A) and functionally classified as a rural minor arterial.
   b. Little Washoe Lake Road is maintained by NDOT and officially designated as Washoe County State Park Road 96 (SPWA96).

2. If future development of the site triggers the need for a traffic impact study based on Washoe County standards, NDOT would request an opportunity to review that traffic study to determine the potential impacts that the proposed project may have on the state highway system.
3. If discharge on the site discharges from or to NDOT right of way, the applicant is required to follow drainage policies outlined in NDOT’s Drainage Manual and Terms and Conditions Relating to Right-of-Way Occupancy Permits.

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

Sincerely,

Tara Smaltz, PE
Engineering Services Manager

Alex Wolfson, PE, PTOE
Traffic Engineer

Cc: Mike Fuess, PE, PTOE – NDOT District Engineer
Hi Roger,

I've reviewed WTPM20-0013 (RT Merchant) on behalf of Washoe County Regional Parks and Open Space and have no conditions of approval. There is proposed bikeway along Eastlake Blvd. identified in the Washoe Valley Scenic Corridor Management Plan and the South Valleys Area Plan. However, staff have determined that it would be difficult to secure public trail easements from all of the private property owners along the eastern side of Eastlake Blvd. and that it would likely be more fruitful to work with Nevada State Parks on a potential bikeway alignment through their property on the western side of Eastlake Blvd. Thus, I have no conditions of approval to require for this parcel map.

Thank you,

Please tell us how we did by taking a quick survey.

Sophia Kirschenman
Park Planner | Community Services Department
775.328.3623 | 1001 E. 9th Street, Reno, NV 89512

Please consider the environment before printing this e-mail.
November 27, 2020

Washoe County Community Services Department

C/O Roger Pelham, Senior Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WTPM20-0013 RT Merchant

Dear Roger,

In reviewing the tentative parcel map, the Conservation District has the following comments.

Since the applicant will consult with a revegetation specialist, District will review this plan as well requiring a monitoring plan with updates provided to the Conservation District after the growing season (October 31) every year for a three-year period.

To prevent the spread of noxious weeds during grading, the applicant shall collaborate with the Conservation District to develop an onsite weeds management plan to ensure weed seeds do not impact other areas utilizing certified weed free material.

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

Sincerely,

Tyler Shaffer
TENTATIVE MAP SUBMITTAL

for

RT MERCHANT, LLC.

APN: 050-210-50 & 050-210-54

November 9, 2020

Prepared For:

RT MERCHANT, LLC.

405 Marsh Ave.

Reno, NV 89509
TABLE OF CONTENTS

1  TENATIVE MAP APPLICATION ........................................................................................................ 1

APPENDICES
APPENDIX A – TENTATIVE PARCEL MAP
APPENDIX B – TENTATIVE SITE PLAN
APPENDIX C – PROOF OF PROPERTY TAX PAYMENT
APPENDIX D – PROPERTY TITLE REPORT (ORIGINAL ONLY)
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.

<table>
<thead>
<tr>
<th>Project Information</th>
<th>Staff Assigned Case No.:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Name:</td>
<td>RT MERCHANT LLC, PARCEL MAP.</td>
</tr>
<tr>
<td>Project Description:</td>
<td>MERGE AND RESUBDIVIDE PARCEL 4C OF PM 5433 AND PARCEL 3 OF PM 5328, TO ACCOMMODATE FUTURE DEVELOPMENT.</td>
</tr>
<tr>
<td>Project Address:</td>
<td>0 EASTLAKE BLVD</td>
</tr>
<tr>
<td>Project Area (acres or square feet):</td>
<td>44.96 ACRES</td>
</tr>
<tr>
<td>Project Location (with point of reference to major cross streets AND area locator):</td>
<td>0 EASTLAKE BLVD. +/- 750' SOUTH OF THE INTERSECTION OF US 395A &amp; EASTLAKE BLVD</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Assessor’s Parcel No.(s):</th>
<th>Parcel Acreage:</th>
<th>Assessor’s Parcel No.(s):</th>
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<td>10.16</td>
<td></td>
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</tr>
<tr>
<td>050-210-54</td>
<td>34.80</td>
<td></td>
<td></td>
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</tbody>
</table>

Indicate any previous Washoe County approvals associated with this application: Case No.(s).

Applicant Information (attach additional sheets if necessary)

<table>
<thead>
<tr>
<th>Property Owner:</th>
<th>Professional Consultant:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name: RT Merchant LLC</td>
<td>Name: Odyssey Engineering Inc</td>
</tr>
<tr>
<td>Address: 405 Marsh Ave</td>
<td>Address: 895 Roberta Lane, Suite 104</td>
</tr>
<tr>
<td>RENO NV</td>
<td>Sparks, NV</td>
</tr>
<tr>
<td>Zip: 89509</td>
<td>Zip: 89431</td>
</tr>
<tr>
<td>Phone: (775) 560-1718</td>
<td>Phone: (775)359-3303</td>
</tr>
<tr>
<td>Fax:</td>
<td>Fax:</td>
</tr>
<tr>
<td>Email: <a href="mailto:merchantlegal@yahoo.com">merchantlegal@yahoo.com</a></td>
<td>Email: <a href="mailto:Gabe@odysseyreno.com">Gabe@odysseyreno.com</a></td>
</tr>
<tr>
<td>Cell:</td>
<td>Cell:</td>
</tr>
<tr>
<td>Contact Person: Michael D. Merchant</td>
<td>Contact Person: Gabe Wittler, P.E.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Applicant/Developer:</th>
<th>Other Persons to be Contacted:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name: Odyssey Engineering Inc</td>
<td>Name:</td>
</tr>
<tr>
<td>Address: 895 Roberta Lane, Suite 104</td>
<td>Address:</td>
</tr>
<tr>
<td>Sparks, NV</td>
<td>Zip: 89431</td>
</tr>
<tr>
<td>Phone: (775)359-3303</td>
<td>Phone:</td>
</tr>
<tr>
<td>Fax:</td>
<td>Fax:</td>
</tr>
<tr>
<td>Email: <a href="mailto:Rusty@odysseyreno.com">Rusty@odysseyreno.com</a></td>
<td>Email:</td>
</tr>
<tr>
<td>Cell:</td>
<td>Cell:</td>
</tr>
<tr>
<td>Contact Person: Kelly R. Combest, P.L.S.</td>
<td>Contact Person:</td>
</tr>
</tbody>
</table>

For Office Use Only

<table>
<thead>
<tr>
<th>Date Received:</th>
<th>Initial:</th>
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<tbody>
<tr>
<td>Planning Area:</td>
<td></td>
</tr>
<tr>
<td>County Commission District:</td>
<td>Master Plan Designation(s):</td>
</tr>
<tr>
<td>CAB(s):</td>
<td>Regulatory Zoning(s):</td>
</tr>
</tbody>
</table>
Property Owner Affidavit

Applicant Name: RT Merchant, LLC

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA  
COUNTY OF WASHOE

I, Michael Merchant, (please print name)
being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 055-210-50 & 050-210-54

Printed Name  Michael Merchant

Signed

Address  4640 Canyon Dr. Reno NV 89502

Subscribed and sworn to before me this 14th day of October, 2020

Notary Public in and for said county and state

My commission expires: April 17, 2021

*Owner refers to the following: (Please mark appropriate box.)

☑ Owner
☐ Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
☐ Power of Attorney (Provide copy of Power of Attorney.)
☐ Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
☐ Property Agent (Provide copy of record document indicating authority to sign.)
☐ Letter from Government Agency with Stewardship
Tentative Parcel Map Application
Supplemental Information
(All required information may be separately attached)

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

0 EASTLAKE BLVD. +/- 750' SOUTH OF THE INTERSECTION OF US 395A & EASTLAKE BLVD

a. Please list the following:

<table>
<thead>
<tr>
<th>APN of Parcel</th>
<th>Land Use Designation</th>
<th>Existing Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>050-210-50</td>
<td>VACANT SINGLE FAMILY RESIDENTIAL</td>
<td>10.16</td>
</tr>
<tr>
<td>050-210-54</td>
<td>VACANT SINGLE FAMILY RESIDENTIAL</td>
<td>34.80</td>
</tr>
</tbody>
</table>

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

VACANT

3. What are the proposed lot standards?

<table>
<thead>
<tr>
<th>Parcel 1</th>
<th>Parcel 2</th>
<th>Parcel 3</th>
<th>Parcel 4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Minimum Lot Area</td>
<td>7.38 acres</td>
<td>5.14 acres</td>
<td>5.09 acres</td>
</tr>
<tr>
<td>Proposed Minimum Lot Width</td>
<td>468</td>
<td>243</td>
<td>265</td>
</tr>
</tbody>
</table>

4. For parcel with split zoning what is the acreage/square footage of each zoning in the new parcels?

<table>
<thead>
<tr>
<th>Parcel 1</th>
<th>Parcel 2</th>
<th>Parcel 3</th>
<th>Parcel 4</th>
</tr>
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<tbody>
<tr>
<td>Proposed Zoning Area</td>
<td>Single Family Residence</td>
<td>Single Family Residence</td>
<td>Single Family Residence</td>
</tr>
<tr>
<td>Proposed Zoning Area</td>
<td>7.38 acres</td>
<td>5.14 acres</td>
<td>5.09 acres</td>
</tr>
</tbody>
</table>

5. Was the parcel or lot that is proposed for division created (recorded) within the last 5 years? (If yes, public review of the parcel map will be required. See Planning and Building staff for additional materials that are required to be submitted.)

☐ Yes ☐ No

6. Utilities:

<table>
<thead>
<tr>
<th>a. Sewer Service</th>
<th>Septic - On-site</th>
</tr>
</thead>
<tbody>
<tr>
<td>b. Electrical Service/Generator</td>
<td>NV Energy</td>
</tr>
<tr>
<td>c. Water Service</td>
<td>Well - On-site</td>
</tr>
</tbody>
</table>

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

a. Water System Type:

☐ Individual wells
☐ Private water Provider: 
☐ Public water Provider: 

Washoe County Planning and Building
TENTATIVE PARCEL MAP APPLICATION SUPPLEMENTAL INFORMATION
December 2018
WTPM20-0013
EXHIBIT D
b. Available:

- Now
- 1-3 years
- 3-5 years
- 5+ years

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

a. Sewage System Type:

- Individual septic
- Public system Provider: 

b. Available:

- Now
- 1-3 years
- 3-5 years
- 5+ years

c. Washoe County Capital Improvements Program project?

- Yes
- 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:

<table>
<thead>
<tr>
<th>Type of Right</th>
<th>Quantity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permit #</td>
<td>57914</td>
</tr>
<tr>
<td>Certificate #</td>
<td>15563</td>
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<tr>
<td>Surface Claim</td>
<td></td>
</tr>
<tr>
<td>Other, #</td>
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</tr>
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</table>

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.)

- Yes
- 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.)

- Yes
- 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?

☐ Yes ☐ 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?)

☐ Yes ☐ No

If yes, include a separate set of attachments and maps.

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

N/A

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

☐ Yes ☐ No

If yes, include a separate set of attachments and maps.

16. Are there any applicable area plan modifiers in the Development Code in which the project is located that require compliance? If so, which modifiers and how does the project comply?

N/A

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

☐ Yes ☐ 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 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?

965 cy
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?

None. On-site cut to fill will be balanced to avoid import/export. Note that only one of the parcels associated with this application are to be developed at this time.

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?

Yes. Visible from Eastlake Blvd. Disturbed areas are to be formally landscaped and/or re-vegetated to help blend into natural surroundings.

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?

3:1 max, native rocky material is to be incorporated into finished slopes to help stabilize during revegetation.

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 berms planned with grading.

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 walls planned with grading.

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

No existing trees located on this property.

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?

Revegetation specialist to be consulted prior to application to ensure seed blend fits location.
26. How are you providing temporary irrigation to the disturbed area?

Non-irrigated blend to be used, application shall coincide with wet months to utilize natural moisture.

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

Not yet, please see comment 25.

28. Surveyor:

<table>
<thead>
<tr>
<th>Name</th>
<th>Kelly R. Combest</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>895 Roberta Lane, Suite 104</td>
</tr>
<tr>
<td>Phone</td>
<td>775-359-3303</td>
</tr>
<tr>
<td>Cell</td>
<td></td>
</tr>
<tr>
<td>E-mail</td>
<td><a href="mailto:rusty@odysseyreno.com">rusty@odysseyreno.com</a></td>
</tr>
<tr>
<td>Fax</td>
<td>775-359-3329</td>
</tr>
<tr>
<td>Nevada PLS #</td>
<td>16444</td>
</tr>
</tbody>
</table>
APPENDIX A

TENTATIVE PARCEL MAP
PARCEL 4D
27.36 ± ACRES

PARCEL 3A
5.09 ± ACRES

PARCEL 3C
7.38 ± ACRES

PARCEL F
ROS 3748
MARION HOPKINS 2012 TRUST et al

PARCEL E
ROS 3748
MARION HOPKINS 2012 TRUST et al

PARCEL D
ROS 3748
MARION HOPKINS 2012 TRUST et al

PARCEL 2
PM 5328
RT MERCHANT LLC

PARCEL 4B
PM 5433

PARCEL 3B
5.14 ± ACRES

WTPM20-0013
EXHIBIT D
APPENDIX B

TENTATIVE SITE PLAN