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STATE OF NEVADA  
COUNTY OF WASHOE

SS. Lisa A. Wakayama

being first duly sworn, deposes and says:  
That as the legal clerk of the RENO GAZETTE-  
JOURNAL, a daily newspaper published in Reno,  
Washoe County, State of Nevada, that the notice:

of County Ordinance - #876

of which a copy is hereto attached, has been  
published in each regular and entire issue of said  
newspaper on the following dates to wit:

June 30, & July 7, 1993

Signed Lisa A. Wakayama

Subscribed and sworn to before me this

7 day of July, 19 93

Debra J. DiCianno  
Notary Public

PROOF OF PUBLICATION

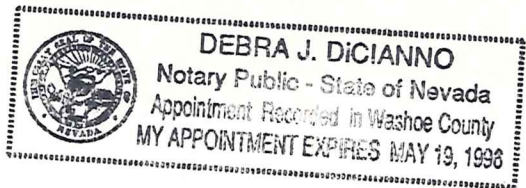
NOTICE OF COUNTY ORDINANCE  
NO. 876

NOTICE IS HEREBY GIVEN that  
Ordinance No. 876, Bill No. 1051,  
entitled,

AN ORDINANCE AMENDING THE  
WASHOE COUNTY CODE TO ELIMI-  
NATE THE PVIOUS SURFACE  
COVERAGE STANDARDS CON-  
TAINED IN TABLE 110.406.05.1, TO  
CORRECT PROCEDURAL AND TY-  
POGRAPHICAL ERRORS AND TO  
STREAMLINE AND SIMPLIFY  
PERMITTING REQUIREMENTS OF  
CHAPTER 110 (DEVELOPMENT  
CODE) BY AMENDING THE  
FOLLOWING ARTICLES: ARTICLE  
402 "DENSITY/INTENSITY STAND-  
ARDS"; ARTICLE 404 "LOT  
STANDARDS"; ARTICLE 406  
"BUILDING PLACEMENT STAND-  
ARDS"; ARTICLE 408 "COMMON  
OPEN SPACE DEVELOPMENT";  
ARTICLE 410 "PARKING AND  
LOADING"; ARTICLE 416 "FLOOD  
HAZARDS"; ARTICLE 422 "WATER  
AND SEWER RESOURCE REQUIRE-  
MENTS"; ARTICLE 602 "GENERAL  
SUBDIVISION PROVISIONS"; ARTI-  
CLE 604 "DESIGN  
REQUIREMENTS"; ARTICLE 606  
"PARCEL MAPS"; ARTICLE 608  
"TENTATIVE SUBDIVISION MAPS";  
ARTICLE 610 "FINAL SUBDIVISION  
MAPS"; ARTICLE 612 "DIVISION  
OF LAND INTO LARGE PARCELS";  
ARTICLE 614 "REVERSION TO  
ACREAGE"; ARTICLE 616 "AMEND-  
MENTS OF MAP"; AND ARTICLE  
618 "BOUNDARY LINE  
ADJUSTMENT."

was adopted on June 22, 1993, by  
Commissioners Larry Beck, Steve  
Bradhurst, Dianne Cornwall, Gene  
McDowell, and Jim Shaw, and will  
become effective on July 7, 1993.  
Typewritten copies of the ordinance are  
available for inspection by all interested  
persons at the office of the County  
Clerk at the County Courthouse,  
Virginia and Court Streets, Reno,  
Nevada.

Judi Bailey  
County Clerk  
No. 2359 June 30/July 7, 1993



SUMMARY: Amends Washoe County Code to eliminate the pervious surface coverage standards contained in Table 110.406.05.1, to correct procedural and typographical errors and to streamline and simplify permitting requirements of chapter 110 (Development Code).

BILL NO. 1051

ORDINANCE NO. 876

AN ORDINANCE AMENDING THE WASHOE COUNTY CODE TO ELIMINATE THE PERVIOUS SURFACE COVERAGE STANDARDS CONTAINED IN TABLE 110.406.05.1, TO CORRECT PROCEDURAL AND TYPOGRAPHICAL ERRORS AND TO STREAMLINE AND SIMPLIFY PERMITTING REQUIREMENTS OF CHAPTER 110 (DEVELOPMENT CODE) BY AMENDING THE FOLLOWING ARTICLES: ARTICLE 402 "DENSITY/INTENSITY STANDARDS"; ARTICLE 404 "LOT STANDARDS"; ARTICLE 406 "BUILDING PLACEMENT STANDARDS"; ARTICLE 408 "COMMON OPEN SPACE DEVELOPMENT"; ARTICLE 410 "PARKING AND LOADING"; ARTICLE 416 "FLOOD HAZARDS"; ARTICLE 422 "WATER AND SEWER RESOURCE REQUIREMENTS"; ARTICLE 602 "GENERAL SUBDIVISION PROVISIONS"; ARTICLE 604 "DESIGN REQUIREMENTS"; ARTICLE 606 "PARCEL MAPS"; ARTICLE 608 "TENTATIVE SUBDIVISION MAPS"; ARTICLE 610 "FINAL SUBDIVISION MAPS"; ARTICLE 612 "DIVISION OF LAND INTO LARGE PARCELS"; ARTICLE 614 "REVERSION TO ACREAGE"; ARTICLE 616 "AMENDMENTS OF MAP"; AND ARTICLE 618 "BOUNDARY LINE ADJUSTMENT".

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF WASHOE DO ORDAIN:

SECTION 1. Article 402 "Density/Intensity Standards" of chapter 110 of the Washoe County Code is hereby amended as set forth in Exhibit "A" which is attached hereto and made a part hereof.

SECTION 2. Article 404 "Lot Standards" of chapter 110 of the Washoe County Code is hereby amended as set forth in Exhibit "B" which is attached hereto and made a part hereof.

SECTION 3. Article 406 "Building Placement Standards" of chapter 110 of the Washoe County Code is hereby amended as set forth in Exhibit "C" which is attached hereto and made a part hereof.

SECTION 4. Article 408 "Common Open Space Development" of chapter 110 of the Washoe County Code is hereby amended as set forth in Exhibit "D" which is attached hereto and made a part hereof.

SECTION 5. Article 410 "Parking and Loading" of chapter 110

of the Washoe County Code is hereby amended as set forth in Exhibit "E" which is attached hereto and made a part hereof.

SECTION 6. Article 416 "Flood Hazards" of chapter 110 of the Washoe County Code is hereby amended as set forth in Exhibit "F" which is attached hereto and made a part hereof.

SECTION 7. Article 422 "Water and Sewer Resource Requirements" of chapter 110 of the Washoe County Code is hereby amended as set forth in Exhibit "G" which is attached hereto and made a part hereof.

SECTION 8. Article 602 "General Subdivision Provisions" of chapter 110 of the Washoe County Code is hereby amended as set forth in Exhibit "H" which is attached hereto and made a part hereof.

SECTION 9. Article 604 "Design Requirements" of chapter 110 of the Washoe County Code is hereby amended as set forth in Exhibit "I" which is attached hereto and made a part hereof.

SECTION 10. Article 606 "Parcel Maps" of chapter 110 of the Washoe County Code is hereby amended as set forth in Exhibit "J" which is attached hereto and made a part hereof.

SECTION 11. Article 608 "Tentative Subdivision Maps" of chapter 110 of the Washoe County Code is hereby amended as set forth in Exhibit "K" which is attached hereto and made a part hereof.

SECTION 12. Article 610 "Final Subdivision Maps" of chapter 110 of the Washoe County Code is hereby amended as set forth in Exhibit "L" which is attached hereto and made a part hereof.

SECTION 13. Article 612 "Division of Land into Large Parcels" of chapter 110 of the Washoe County Code is hereby amended as set forth in Exhibit "M" which is attached hereto and made a part hereof.

SECTION 14. Article 614 "Reversion to Acreage" of chapter 110 of the Washoe County Code is hereby amended as set forth in Exhibit "N" which is attached hereto and made a part hereof.

SECTION 15. Article 616 "Amendments of Map" of chapter 110 of the Washoe County Code is hereby amended as set forth in Exhibit "O" which is attached hereto and made a part hereof.

SECTION 16. Article 618 "Boundary Line Adjustment" of chapter 110 of the Washoe County Code is hereby amended as set forth in Exhibit "P" which is attached hereto and made a part

hereof.

Proposed on the 8th day of June, 1993.

Proposed by Commissioners Bradhurst:

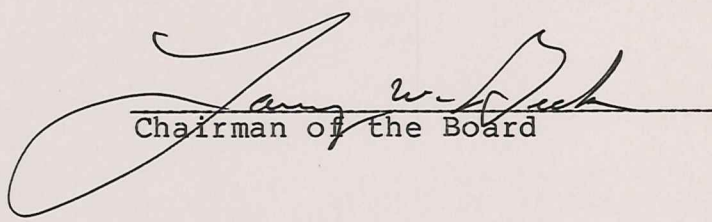
Passed on the 22nd day of June, 1993.

Vote:

Ayes: Commissioners: Larry Beck, Steve Bradhurst, Dianne Cornwall,  
Gene McDowell, and Jim Shaw

Nays: Commissioners: None

Absent: Commissioners: None

  
Chairman of the Board

ATTEST:  
  
JUDI BAILEY, CLERK  
  
CHIEF DEPUTY  
County Clerk

This ordinance shall be in force and effect from and after the  
7th day of July, 1993.

# Article 402

## DENSITY/INTENSITY STANDARDS

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### Sections:

110.402.00	Purpose
110.402.05	Standards
110.402.10	Heights: Special Provisions

**Section 110.402.00 Purpose.** The purpose of this article, Article 402, Density/Intensity Standards, is to set forth the regulations governing the density and intensity of uses on a parcel.

**Section 110.402.05 Standards.** Part One of Table 110.406.05.1 sets forth the standards for the following:

- (a) The maximum number of dwelling units per gross acre;
- (b) ~~The minimum percentage of the site that shall remain as undisturbed natural area or landscaped; and~~
- (eb) The maximum heights of buildings and structures.

### **Section 110.402.10 Heights: Special Provisions.**

- (a) **Exceptions.** The maximum height standards do not apply to the following:
  - (1) Church spires, belfries, cupolas, domes, chimneys, flues, antennas, satellite dishes, or water towers, silos, windmills, and wind machines provided that measured height of the structure is limited, or the structure is placed on the property to avoid falling across any property line;
  - (2) Parapet walls extending four (4) feet or less above the limiting height on which they rest; and
  - (3) Bulkheads, elevator towers, one-story penthouses, water tanks, or similar structures, provided that the aggregate floor area of such structures is not greater than one-half (1/2) of the total roof area.
  - (4) Height of structures for development occurring in the Tahoe Area, shall be the most restrictive of Tahoe Regional Planning Agency standards and Washoe County standards.
- (b) **Public and Quasi-Public Buildings.** Churches, schools, and public buildings may exceed the maximum height limits subject to the approval of a Special Use Permit.
- (c) **Accessory Buildings.** The heights for accessory buildings are as set forth in Article 306, Accessory Uses and Structures.
- (d) **Antennas.** The heights for antennas are as set forth in Article 328324, Antennas.

- (e) Additional Restrictions in Navigable Airspace. In addition to the provisions of this article, no structure shall be erected, constructed, altered or maintained, and no tree shall be allowed to grow to height in excess of the applicable height limit established by Federal Aviation Regulation (FAR) Part 77 - "Objects Affecting Navigable Airspace" unless the Federal Aviation Administration (FAA) issues a determination of "No Hazard to Air Navigation" and the Airport Authority of Washoe County determines the structure does not place restrictions on airport operations and the County of Washoe determines it is otherwise safe and in the public interest.

# Article 404

## LOT STANDARDS

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### Sections:

<b>110.404.00</b>	<b>Purpose</b>
<b>110.404.05</b>	<b>Lot Standards</b>
<b>110.404.10</b>	<b>Reductions in Size</b>
<b>110.404.15</b>	<b>Double Counting Areas</b>
<b>110.404.20</b>	<b>Combining Lots</b>
<b>110.404.25</b>	<b>Common Open Space Development</b>

**Section 110.404.00 Purpose.** The purpose of this article, Article 404, Lot Standards, is to set forth the regulations governing the size and configuration of new lots to be created under the provisions of Division Six (6), Subdivision Regulations.

**Section 110.404.05 Lot Standards.** The minimum lot area and lot width are set forth in Part Two of Table 110.406.05.1. The minimum lot area is limited by the ability to maintain the dwelling unit per acre standard set forth in Part One of Table 110.406.05.1 - Standards.

**Section 110.404.10 Reductions in Size.** No lot or parcel shall be reduced in area so as to be less in any dimension than is required by the requirements of the regulatory zone in which the lot or parcel is located.

**Section 110.404.15 Double Counting Areas.** No portion of any lot or parcel which is part of the required area for an existing building shall be used as a part of the required area of any other lot, parcel, or existing building.

**Section 110.404.20 Combining Lots.** If two (2) or more lots must be combined to meet the minimum lot area or lot width requirements of this article, the lots shall be legally merged into one (1) lot before a building permit will be issued.

**Section 110.404.25 Common Open Space Development.** The provisions of Section 110.404.05, Lot Standards, may be modified pursuant to Article 408, Common Open Space Development.





# Article 406

## BUILDING PLACEMENT STANDARDS

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### Sections:

110.406.00	Purpose
110.406.05	General
110.406.10	TRPA Standards
110.406.15	Double Counting Yards
110.406.20	Combining Lots
110.406.25	Unobstructed Yards
110.406.30	Front Yards
110.406.35	Side Yards
110.406.40	Rear Yards
110.406.45	Visual Obstructions

**Section 110.406.00 Purpose.** The purpose of this article, Article 406, Building Placement Standards, is to set forth the regulations governing the placement of buildings on a lot.

**Section 110.406.05 General.** The yard requirements and setback dimensions are set forth in Part Three of Table 110.406.05.1. These requirements may be modified pursuant to Article 408.

**Section 110.406.10 TRPA Standards.** Requirements for development occurring in the Tahoe Area, including but not limited to building placement standards, shall be the most restrictive of Tahoe Regional Planning Agency standards and Washoe County standards.

**Section 110.406.15 Double Counting Yards.** No required yard or open space around any building shall be considered a yard or open space for any other building on an adjoining lot or parcel.

**Section 110.406.20 Combining Lots.** If two (2) or more lots must be combined to meet the minimum yard requirements of this article, the lots shall be legally merged into one (1) lot before a building permit will be issued.

**Section 110.406.25 Unobstructed Yards.** Any yard required by the Development Code shall be open and unobstructed from the ground to the sky except as provided in this article.

**Section 110.406.30 Front Yards.** Front yards shall comply with the provisions of this section.

- (a) **Through Lots.** On through lots, either end lot line may be considered the front line, except when the access would be from a street classified as an arterial, in which case the minimum rear yard shall not be less than the required front yard in the regulatory zone in which such lot is located. After development of the lot has occurred, the yard chosen as the front yard shall remain the front yard for all further development on the lot.
- (b) **Interior Lots.** On any interior lot in any residential or agricultural zone, the front yard requirement shall be fifteen (15) feet where the slope of the front half of the lot is greater than a two (2) foot rise (or fall) above (or below) the established street grade

for every ten (10) feet of horizontal distance. Plans submitted must be specific enough to establish conformance with these provisions.

Table 110.406.05.1

STANDARDS

<b>Part One: Density/Intensity Standards</b>	<b>LDR</b>	<b>MDR</b>	<b>HDR</b>	<b>LDS</b>	<b>MDS</b>	<b>HDS</b>	<b>LDU</b>	<b>MDU</b>	<b>HDU</b>	<b>GC</b>	<b>OC</b>	<b>TC</b>	<b>I</b>	<b>PSP</b>	<b>PR</b>	<b>OS</b>	<b>GR</b>
Dwelling Unit Per Acre (du/ac)	0.1	0.2	0.4	1	3	7a	10b	21c	42c	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0.025
Pervious Surface (%)	n/a	n/a	n/a	70	70	70	60	40	40	40	40	40	40	50	75	n/a	n/a
Height (feet)	35	35	35	35	35	35	40	70	70	80	60	45	65	65	65	n/a	35

Notes: a - 7 dwelling units per acre single-family detached; 9 dwelling units per acre for attached single-family and mobile home parks.  
 b - 10 dwelling units per acre for single-family detached; 14 dwelling units per acre for multi-family and 12 units per acre for mobile home parks.  
 c - Multi-family.  
 \* - See Landscape Ordinance for applicable details (Article 412). [Common areas/open space in common open space developments may be used to satisfy these requirements.]

<b>Part Two: Lot Size</b>	<b>LDR</b>	<b>MDR</b>	<b>HDR</b>	<b>LDS</b>	<b>MDS</b>	<b>HDS</b>	<b>LDU</b>	<b>MDU</b>	<b>HDU</b>	<b>GC</b>	<b>OC</b>	<b>TC</b>	<b>I</b>	<b>PSP</b>	<b>PR</b>	<b>OS</b>	<b>GR</b>
Minimum Lot Area (1,000's of square feet unless otherwise indicated)	8ac	4ac	2ac	35	12	5	3.7d	8e	8f	n/a	n/a	n/a	n/a	n/a	n/a	n/a	40ac
Minimum Lot Width (feet)	150	120	120	120	80	60	60	60	60	75	75	100	100	100	n/a	n/a	1000

Notes: d - 3,700 square feet for single-family detached, and 8,000 square feet with two (2) attached single-family dwelling units.  
 e - 3,700 square feet for single-family detached and 8,000 square feet with four (4) multi-family units.  
 f - 3,700 square feet for single-family detached and 8,000 square feet with eight (8) multi-family units.

<b>Part Three: Yard and Setback Dimensions</b>	<b>LDR</b>	<b>MDR</b>	<b>HDR</b>	<b>LDS</b>	<b>MDS</b>	<b>HDS</b>	<b>LDU</b>	<b>MDU</b>	<b>HDU</b>	<b>GC</b>	<b>OC</b>	<b>TC</b>	<b>I</b>	<b>PSP</b>	<b>PR</b>	<b>OS</b>	<b>GR</b>
Front Yard (feet)	30	30	30	30	20	20	15	15	20	10	30	20	15	20	20	n/a	30
Side Yards (feet)	50	15	15	12	8	5	5	5	5	10	15	10	10	15	15	n/a	50
Back Yard (feet)	30	30	30	30	20	20	10	20	20	10	20	10	15	20	20	n/a	30

Source: Sedway Cooke Associates.

Washoe County Development Code BUILDING PLACEMENT STANDARDS

EXHIBIT "C"

December 22, 1992 July 13, 1993 Page 406-3

0876

- (c) Corner Lots. On a corner lot, all yards abutting streets shall be considered as front yards.
- (d) Obstructions to Vision. There shall be no ~~planting, fences, shrubbery,~~ or other obstruction to vision more than three (3) feet higher than curb level within ~~twenty (20)-thirty (30)~~ feet of the intersection of any two (2) streets on any corner lot.
- (e) Architectural Features. Cornices, canopies, chimneys, eaves, or other similar architectural features may extend into a required front yard not to exceed two (2) feet.
- (f) ~~Detached Garages~~ ~~Accessory Structures.~~ Detached Garages ~~Accessory structures,~~ such as detached garages, may be located behind the required front setback.

**Section 110.406.35 Side Yards.** Side yards shall comply with the provisions of this section.

- (a) Outside Stairs. Outside stairs or landing places, if unroofed or unenclosed, may extend into a required side yard for a distance not to exceed three (3) feet.
- (b) Architectural Features. Cornices, canopies, chimneys, eaves, or other similar architectural features may extend into a required side yard not to exceed two (2) feet.
- (c) Accessory Structures. Accessory structures may be located in a side yard as provided in Article 306, Accessory Uses and Structures, except that a guest building shall not be located in a side yard.

**Section 110.406.40 Rear Yards.** Rear yards shall comply with the provisions of this section.

- (a) Outside Stairs. Outside stairs or landing places, if unroofed or unenclosed, may extend into a required rear yard for a distance of not to exceed five (5) feet.
- (b) Architectural Features. Cornices, canopies, chimneys, eaves, or other similar architectural features may extend into a required rear yard not to exceed two (2) feet.
- (c) Accessory Structures. Accessory structures may be located in a rear yard as provided in Article 306, Accessory Uses and Structures.

**Section 110.406.45 Visual Obstructions.** Walls, fences, planting, and other visual obstructions not over six (6) feet in height may be erected, placed, or grown on lot lines, except in required front yard areas. Walls, fences, planting, and other visual obstructions not over four-and-one-half (4-1/2) feet in height may be erected, placed, or grown anywhere on the lot except as provided in ~~Subsection (d) of Section 110.406.30 - Front Yards.~~

# Article 408

## COMMON OPEN SPACE DEVELOPMENT

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### Sections:

110.408.00	Purpose
110.408.05	Applicability
110.408.10	Applications
110.408.15	Non-Residential Uses
110.408.20	Density and Intensity
110.408.25	Lot and Yard Standards
110.400.30	Site Analysis to Determine Common Open Space and Lot Size Variations
110.408.35	Roads
110.408.40	Parking
110.408.45	Conditions of Approval

**Section 110.408.00 Purpose.** The purpose of this article, Article 408, Common Open Space Development, is to set forth regulations to permit variation of lot size, including density transfer subdivisions, in order to preserve or provide open space, protect natural and scenic resources, achieve a more efficient use of land, minimize road building, and encourage a sense of community.

**Section 110.408.05 Applicability.** Common open space development may be allowed in any residential land use category or any general, office or tourist commercial regulatory zone.

**Section 110.408.10 Applications.** If the provisions of this article are utilized, the application for a tentative subdivision map, or a parcel map, as provided in Division Six shall state that a Common Open Space Development is proposed.

**Section 110.408.15 Non-Residential Uses.** Non-residential use that serve the residents of a common open space development may be allowed provided they are allowed by, and meet the requirements of Article 302, Allowed Uses, and are designed to be an integral part of the project .

### **Section 110.408.20 Density and Intensity.**

- (a) **Residential.** The total number of dwelling units in the proposed common open space development shall not exceed the total number of dwelling units allowed by the underlying regulatory zones(s). The gross site area may include more than one (1) parcel.
- (b) **Non-Residential.** The total amount of non-residential space shall not exceed the amount of space allowed by Article 106, Regulatory Zones, or Article 402, Density/Intensity Standards. The amount of non-residential space may be further restricted if the Planning Commission finds that such restriction is necessary to preserve the primary residential character of the development.
- (c) **General.** All development shall comply with the ~~previous surface and height~~ standards in Table 110.406.05.1-.Standards.

**Section 110.408.25 Lot and Yard Standards.** The complete common open space development must comply with the , minimum lot width, front yard setbacks, side yard setbacks, and back yard setbacks in Table 110.406.05.1, Standards, or as an alternative, typical building envelopes shall be shown on the tentative subdivision map or parcel map where these standards are proposed to be varied below the minimum standard.

**Section 110.408.30 Site Analysis to Determine Common Open Space and Lot Size Variations.**

A site analysis showing development opportunities and constraints shall be prepared as a key consideration, along with the project design objectives, to determine the total area covered by lots and roads, lot areas, and the total area to be designated as common open space. The site analysis shall include information and maps, including a site opportunities and constraints map, describing all significant physical and contextual features or factors which may affect the development of the property. The elements of the site analysis shall include, as a minimum, the following information:

- (1) Location Map. A general location map providing the context of location and vicinity of the site.
- (2) Land Use. Current and planned land use on the site, and adjacent current, planned and approved, but unbuilt land uses.
- (3) Existing Structures. A description of the location, physical characteristics, condition and proposed use of any existing structures.
- (4) Existing Vegetation. A description of existing vegetation, including limits of coverage, and major tree sizes and types. In the instance of heavily wooded sites, typical tree sizes, types and limits of tree coverage may be substituted.
- (5) Prevailing Winds. An analysis of prevailing winds.
- (6) Topography. An analysis of slopes on the site using a contour interval of five (5) feet, or at a contour interval appropriate for the site and agreed to by the Director of Development Review.
- (7) Soil. An analysis of the soil characteristics of the site using Soil Conservation Service (SCS) information.
- (8) Natural Drainageways. Identification of natural drainageways on and adjacent to the site.
- (9) Wetlands and Water Bodies. Identification of existing or potential wetlands and water bodies on the site.
- (10) Flood Hazards. Identification of existing and potential flood hazards using Federal Emergency Management Agency (FEMA) information.
- (11) Seismic Hazards. Identification of seismic hazards on or near the site, including location of any Holocene faults.
- (12) Avalanche Hazards. An analysis of avalanche and other landslide hazards.
- (13) Sensitive Habitat and Migration Routes. An analysis of sensitive habitat areas and migration routes.

- (14) Significant Views. A description and analysis of all on and off site significant views.
- (15) Easements. A description of the type and location of any easements on the site.
- (16) Utilities. A description of existing or available utilities, and an analysis of appropriate locations for water, power, sanitary sewer and storm water sewer facilities.
- (17) Appropriate Access Points. An analysis of appropriate access points based upon existing and proposed streets and highways and site opportunities and constraints.
- (18) Other Information. All other information deemed appropriate and necessary by the Director of Development Review.

**Section 110.408.35 Roads.** To the extent possible, common roads and driveways shall be used for access. The roads shall be aligned to follow natural features and topography where possible.

**Section 110.408.40 Parking.** The parking requirements of Article 410, Parking and Loading, shall apply.

**Section 110.408.45 Conditions of Approval.** Provisions for the common open space development shall be conditioned upon approval of the tentative subdivision or parcel map.

- (a) Three-Year Maintenance Plan. Provisions shall be made to monitor and maintain, for a period of three-years regardless of ownership, a maintenance plan for the common open space area. The maintenance plan for the common open space area shall, as a minimum, address the following:
  - (1) Vegetation management;
  - (2) Watershed management;
  - (3) Debris and litter removal;
  - (4) Fire access and suppression;
  - (5) Maintenance of public access and/or maintenance of limitations to public access; and;
  - (6) Other factors deemed necessary by the Planning Commission or the Board of County Commissioners.
- (b) Permanent Preservation and Maintenance. Provisions shall be made for the permanent preservation and ongoing maintenance of the common open space and other common areas using a legal instrument acceptable to the County.
- (c) Screening and Buffering of Adjoining Development. Provisions shall be made to assure adequate screening and buffering of existing and potential developments adjoining the proposed common open space development.
- (d) Common Open Space Restrictions. Designated common open space shall not include areas devoted to public or private vehicular streets or any land which has

been, or is to be, conveyed to a public agency via a purchase agreement for such uses as parks, schools, or other public facilities.



# Article 410

## PARKING AND LOADING

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### Sections:

110.410.00	Purpose
110.410.05	Applicability of Article
110.410.10	Required Parking Spaces
110.410.15	Special Parking Provisions
110.410.20	Location of Required Parking Spaces
110.410.25	Design of Parking Areas
110.410.30	Truck Parking and Loading
110.410.35	Modification of Standards

**Section 110.410.00 Purpose.** The purpose of this article, Article 410, Parking and Loading, is to regulate parking and loading in order to lessen traffic congestion and contribute to public safety by providing sufficient on-site areas for the maneuvering and parking of motor vehicles that are attracted to and generated by land uses within the County.

**Section 110.410.05 Applicability of Article.** The provisions of this article shall apply whenever:

- (a) A new buildingstructure is constructed;
- (b) An existing buildingstructure, including a legal nonconforming structure, is enlarged for any purpose, the parking and loading requirements for the entire structure shall apply; or
- (c) The intensity of use, or expansion of use of any building is changed, the parking and loading requirements for the new use shall apply.

**Section 110.410.10 Required Parking Spaces.** Off-street parking spaces shall be provided in the quantities set forth in Table 110.410.10.1.

- (a) Description of Use Types. The use types referred to in Table 110.410.10.1 are defined in Article 304, Use Classification System.
- (b) Requirements Cumulative. Where Table 110.410.10.1 sets forth more than one (1) requirement for a given use type, those requirements shall be cumulative.
- (c) Spaces Based on Square Footage. The square footage requirements used in Table 110.410.10.1 to calculate parking spaces refer to the total enclosed areas of all buildings on the lot, but excludes the area of spaces having a height of less than seven (7) feet and the area used exclusively for parking and loading.
- (d) Spaces Based on Employees. The employee requirements used in Table 110.410.10.1 to calculate parking spaces refer to the maximum number of employees who could be working at one time when the facility is operating at full capacity.

- (e) Rounding Off Numbers. Whenever the computation of the number of off-street parking spaces required by Table 110.410.10.1 results in a fractional parking space, one (1) additional parking space shall be required for a fractional space of one-half (1/2) or more. A fractional space of less than one-half (1/2) shall not be counted.

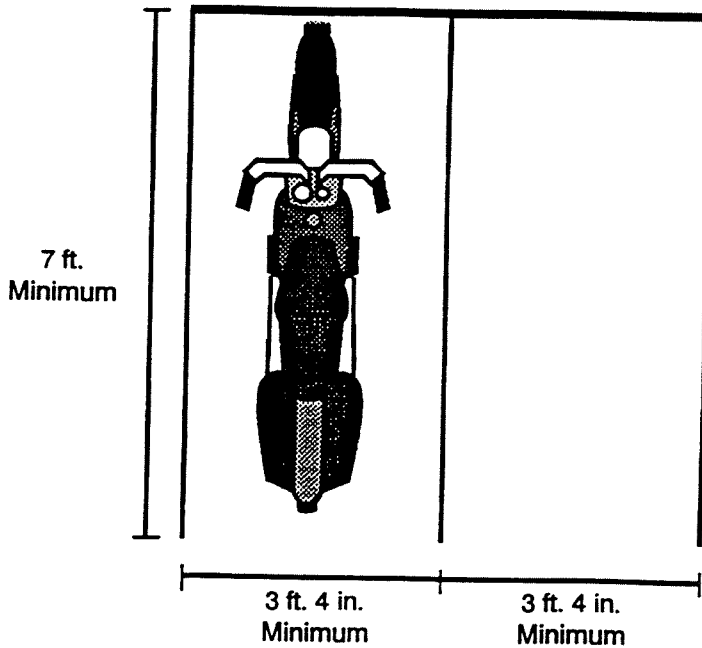
**Section 110.410.15 Special Parking Provisions.**

- (a) Motorcycle and Bicycle Spaces. For every four (4) motorcycle or six (6) bicycle parking spaces provided, a credit of one (1) parking space shall be given toward the requirements of this article, provided, however, that the credit for each shall not exceed one-fortieth (1/40) of the total number of automobile spaces required. If determined necessary by the County Engineer, bollards shall be installed to separate and protect motorcycle and bicycle spaces from automobile circulation. The minimum dimensions for motorcycle and bicycle spaces, shall be as set forth in the following subsections:

- (1) Motorcycle spaces shall be a minimum of seven (7) feet in length and three (3) feet four (4) inches in width as illustrated in Figure 110.410.15.1.

Figure 110.410.15.1

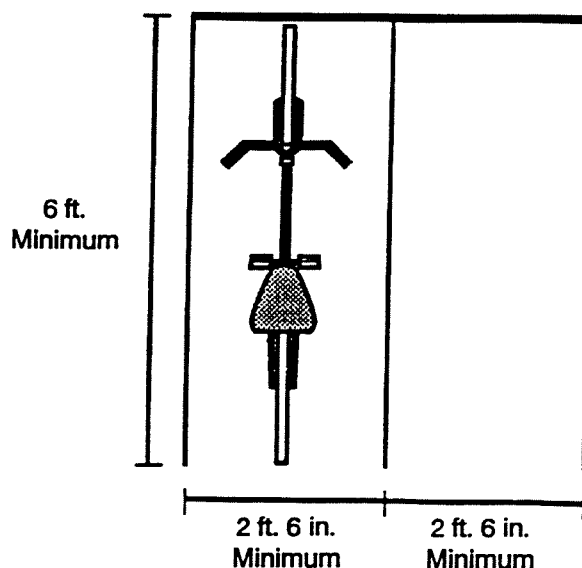
**MOTORCYCLE PARKING DIMENSIONS**



Source: Sedway Cooke Associates.

- (2) Bicycle spaces shall be a minimum of six (6) feet in length and two (2) feet six (6) inches in width as illustrated in Figure 110.410.15.2.

Figure 110.410.15.2

**BICYCLE PARKING DIMENSIONS**

Source: Sedway Cooke Associates.

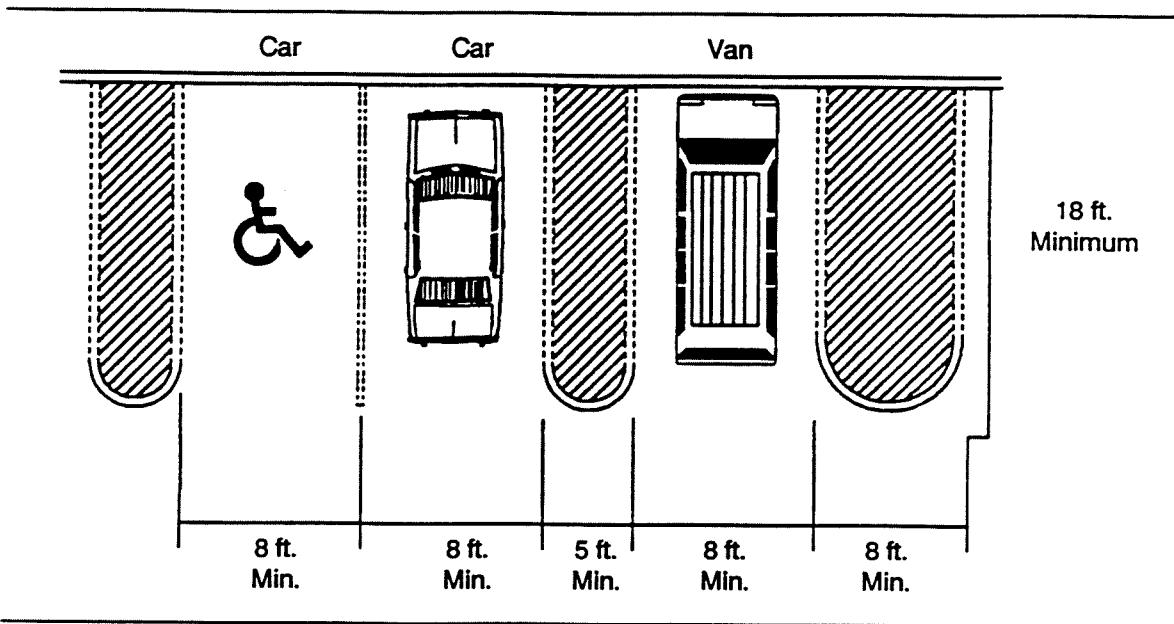
- (b) **Bicycle Storage.** In commercial and industrial projects with twenty (20) or more required parking spaces, a rack or other secure device for the purpose of storing and protecting bicycles from theft shall be installed. Such devices shall be provided with a minimum capacity of one bicycle per twenty (20) required parking spaces and shall be located so as not to interfere with pedestrian or vehicular traffic.
- (c) **Handicapped Parking.** In any parking facility serving the public, parking for the handicapped shall be provided as set forth in this subsection.
- (1) Handicapped parking spaces shall be provided in accordance with Table 110.410.15.1. One (1) of every eight (8) required handicapped spaces shall be a van accessible space (a minimum of one (1) van accessible space per parking area).
  - (2) Handicapped parking spaces shall be a minimum of eight (8) feet in width and a minimum of eighteen (18) feet in length, as illustrated in Figure 110.410.15.3.
  - (3) Handicapped spaces shall be provided with an adjacent access aisle, as illustrated in Figure 110.410.15.3. Access aisles shall be a minimum of sixty (60) inches in width. Van access aisles shall be a minimum of ninety-six (96) inches in width. Access aisles shall be located on the passenger of each space unless it is located between and is shared by two (2) designated spaces.

Table 110.410.15.1  
**HANDICAPPED ACCESSIBLE SPACES**

Spaces in Lot	Required Number of Accessible Spaces
1 to 25	1
26 to 50	2
51 to 75	3
75 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2 percent of Total
1,001 and over	20 plus 1 per 100 above 1,000

Source: Washoe County Department of Comprehensive Planning.

Figure 110.410.15.3  
**HANDICAPPED PARKING DIMENSIONS**



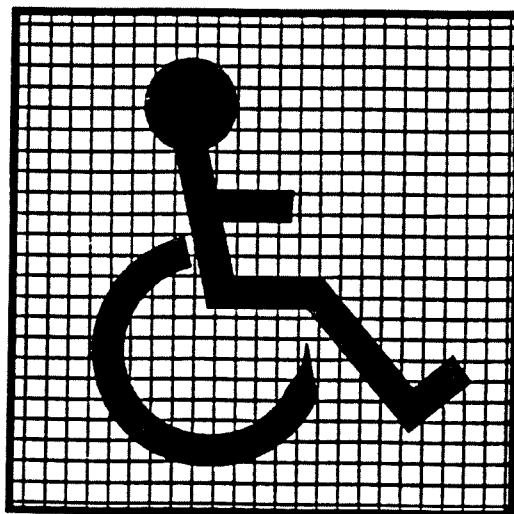
Source: Sedway Cooke Associates.

- (4) Handicapped parking spaces and access aisles shall be level.
- (5) Handicapped spaces shall be located as near as possible to accessible building or site entrances and shall be located as to provide convenient access to curb ramps.

- (6) Each reserved handicapped parking space shall be designated with a stall sign displaying the International Symbol of Accessibility, as illustrated in Figure 110.410.15.4. Each stall sign shall be of at least seventy (70) square inches in size. Spaces that are van accessible shall be designated as "Van Accessible".

Figure 110.410.15.4

## INTERNATIONAL SYMBOL OF ACCESSIBILITY



Proportions

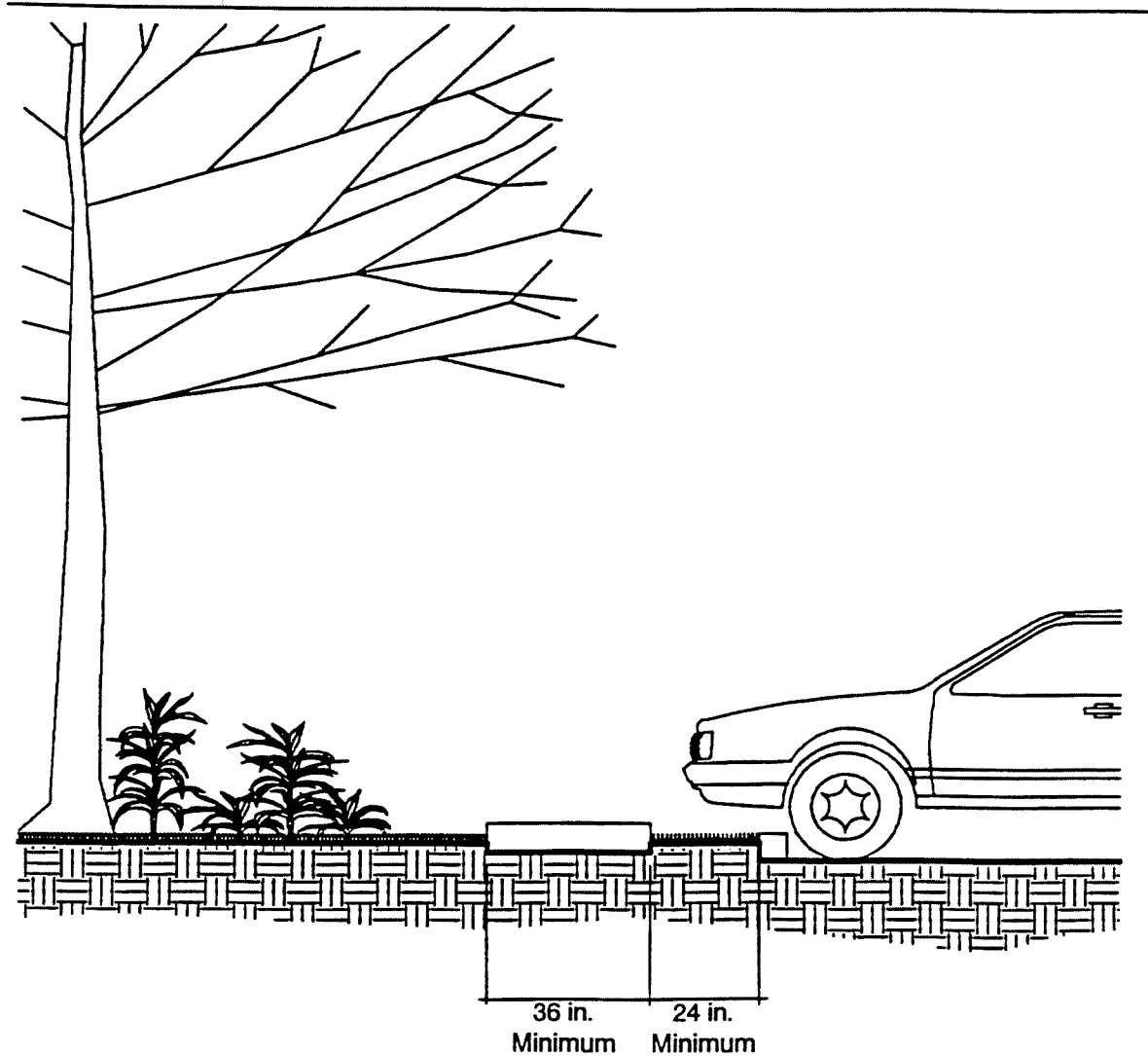
Display  
Conditions

Source: Sedway Cooke Associates.

- (7) Each reserved handicapped parking space shall meet one (1) of the following stall markings requirements:
- (i) Each handicapped parking space shall be painted solid blue with a white International Symbol of Accessibility; or
  - (ii) Each handicapped parking space shall be outlined in blue with a three (3) foot square International Symbol of Accessibility painted in a contrasting color.
- (8) Each reserved handicapped parking space shall be marked with a sign warning drivers of the possibility of towing due to unauthorized use and providing information of recovering towed vehicles. Warning signs shall have minimum dimensions of seventeen (17) inches by twenty-two (22) inches and shall be labeled with lettering of at least one (1) inch in height.
- (9) A minimum of ninety-eight (98) vertical inches of clearance shall be provided for van accessible spaces and the entire route from parking area ingress/egress points to the parking space.

- (10) As illustrated in Figure 110.410.15.5, a minimum vehicle overhang allowance of twenty-four (24) inches shall be provided between accessible routes and handicapped parking spaces. Said accessible routes shall, at all times, provide users with a minimum width of thirty-six (36) inches of throughway.

Figure 110.410.15.5  
ACCESSIBLE ROUTES



Source: Sedway Cooke Associates.

**Section 110.410.20 Location of Required Parking Spaces.** Required parking spaces shall be located as set forth in this section.

- (a) On Same or Adjacent Lot. For dwellings, motels, automobile-oriented services; and elementary, junior high, and high schools, required parking spaces shall be

provided on the same lot as the main building(s) or on an adjoining lot or lots zoned for the main use of the property.

- (b) Other Uses. For uses not listed in Subsection (a) above, required parking spaces shall be located within three hundred (300) feet of the lot on which the main building is located.
- (c) Adjacent and Off-site Lots. If an adjacent or off-site lot is used to satisfy the parking requirements, the lot(s) shall be secured in such a manner that they will provide parking for the life of the project. This requirement does not preclude the use of reciprocal parking agreements, so long as the agreement is in a form acceptable to Washoe County.

**Section 110.410.25 Design of Parking Areas.** The design standards for off-street parking facilities shall be as set forth in this section.

- (a) Parking Lot Design. Parking lot design and dimensions shall be in accordance with Table 110.410.25.1 and Figure 110.410.25.1.
- (b) Automobile Parking Spaces: Size. Parking space sizes shall be built with an unistall design in accordance with Table 110.410.25.1 and Figure 110.410.25.1.
- (c) Wheel Stops. A wheel stop or curb, if used, shall be placed between two-and-one-half (2-1/2) and three (3) feet from the end of the parking space.
- (d) Striping and Marking. All parking stalls shall be striped and directional arrows shall be delineated in a manner acceptable to the County Engineer. All paint used for striping and directional arrows shall be of a type approved by the County Engineer.
- (e) Surfacing. All parking spaces, driveways, and maneuvering areas shall be paved and permanently maintained with asphalt or cement. Bumper guards shall be provided when necessary to protect adjacent structures or properties as determined by the Director of Development Review.
- (f) Landscaping and Screening. All open parking areas shall be landscaped and/or screened according to the standards set forth in Article 412.
- (g) Lighting. All off-street parking areas within commercially-zoned projects shall be provided with exterior lighting which meets the following minimum standards:
  - (1) Proper illumination shall be provided for safety, which at a minimum shall be the equivalent of one (1) foot candle average of illumination throughout the parking area;
  - (2) All lighting shall be on a time clock or photo-sensor system;
  - (3) Parking lot luminaires shall be high-pressure sodium vapor with 90-degree cut-off and flat lenses; and
  - (4) All lighting shall be designed to confine direct rays to the premises. No spillover beyond the property line shall be permitted, except onto public thoroughfares, provided, however, that such light shall not cause a hazard to motorists.

Table 110.410.25.1

**PARKING DIMENSIONS**

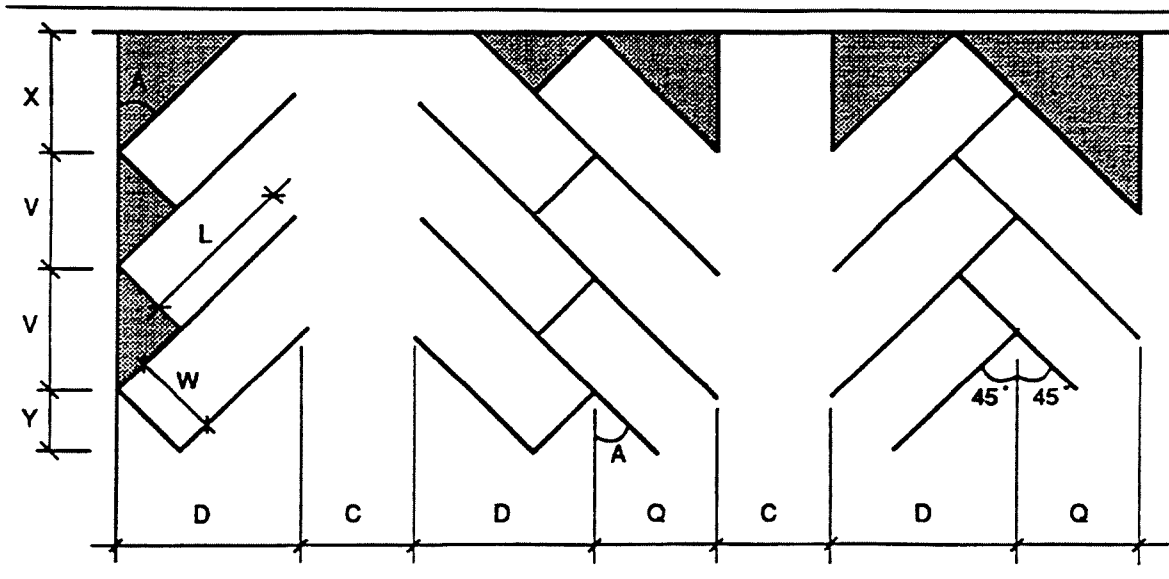
A (Angle in degrees)	C	D	L	Q	V	W	X	Y
0	12*	8.5	22	0.0	17.0	8.5	22.5	0.0
15	12*	12.6	17	4.4	32.8	8.5	16.4	2.2
30	12*	15.9	17	8.5	17.0	8.5	14.7	4.3
45	12*	18.0	17	12.0	12.0	8.5	12.0	6.0
60	16*	19.0	17	14.7	9.8	8.5	8.5	7.4
75	20	18.6	17	16.4	8.8	8.5	4.4	8.2
90	24	17.0	17	17.0	8.5	8.5	0.0	8.5

Notes: This table provides dimensions (in feet) of parking spaces and lots. The asterisk (\*) indicates the minimum aisle width for two-way traffic is twenty (20) feet. The letters in the column headings refer to dimensions illustrated in Figure 110.410.25.1 and to the following: A = Angle of Parking Spaces; C = Width of Aisle; D = Depth of Stall; L = Length of Stall; Q = Interlock Length of Stall; V = Interlock Width of Stall; W = Width of Stall; X = End of Parking Stall Aisle Width; Y = Perpendicular Width of Stall; and  $D = W \cos A + \sin A$ ;  $Q = L \sin A$ ;  $V = W/\sin A$ ;  $X = L \cos A$ ; and  $Y = Q/2$ .

Source: Sedway Cooke Associates.

Figure 110.410.25.1

**PARKING LOT LAYOUT**



Source: Sedway Cooke Associates.

- (h) Access. Access to parking areas shall be provided as follows:
  - (1) Access driveways shall have a width of no less than twenty (20) feet;
  - (2) The parking area shall be designed so that a vehicle within the parking area will not have to enter a public street to move from one location to any other location within the parking area; and



- (3) Vehicular access to arterial streets and highways will be permitted only in accordance with driveway locations and access design to be approved by the County Engineer.
- (i) Parking Aisles. The minimum dimensions for parking aisles (the space required for maneuvering vehicles within a parking lot) shall be as set forth in Table 110.410.25.1 and Figure 110.410.25.1.

**Section 110.410.30 Truck Parking and Loading.** Parking and loading space for trucks shall be provided as set forth in this section.

- (a) Commercial Uses. For commercial uses, a minimum of one (1) space shall be provided for every use with three thousand (3,000) or more square feet of gross floor area. Additional parking and loading space may be required based on the operating characteristics of the individual use. In such instances, the number of spaces provided shall be determined by the Director of Development Review upon the submittal of site plans and general operation plans.
- (b) Industrial Uses. For industrial uses, spaces shall be provided as follows:
  - (1) One (1) space shall be required for each use having three thousand (3,000) to twenty thousand (20,000) square feet of gross floor area;
  - (2) Two (2) loading spaces shall be required for each use having twenty thousand (20,000) to forty thousand (40,000) square feet of gross floor area; and
  - (3) For each twenty thousand (20,000) square feet of gross floor area, or major fraction thereof, over forty thousand (40,000) square feet of gross floor area, one (1) loading space shall be required.
- (c) Design Standards. Design of required spaces shall be as follows:
  - (1) Spaces shall be a minimum twenty-five (25) feet in length and fifteen (15) feet in width, and shall have minimum height clearance of fourteen (14) feet;
  - (2) Spaces shall not interfere with vehicular circulation or parking, or with pedestrian circulation; and
  - (3) On-site driveways and maneuvering areas may be used in lieu of one (1) of the off-street loading spaces required by this section, as long as maneuvering areas for delivery vehicles are provided.

**Section 110.410.35 Modification of Standards.** The requirements of this article may be modified by the Director of Development Review in cases in which, due to the unusual nature of the establishment proposed or the development proposal submitted for it, the standards set forth herein may be considered insufficient or excessive. The Director may consider the existence of special transit incentives and services, car pooling programs, and significant use of pedestrian and bicycle access. Decisions of the Director pursuant to this section may be appealed pursuant to Article 808.

Table 110.410.10.1  
**OFF-STREET PARKING SPACE REQUIREMENTS**  
 (See Section 110.410.10 for explanation)

<b>Residential Use Types (Section 110.304.15)</b>	<b>Spaces Required</b>
<b>Family Residential</b>	
Single Family Detached	2 per dwelling unit, 1 of which must be in an enclosed garage
Single Family Attached	2 per dwelling unit, 1 of which must be in an enclosed garage
Duplex	2 per dwelling unit, 1 of which must be in an enclosed garage
Multi Family	1.6 for 1 bedroom units, 2.1 for 2 bedroom and larger units; 1 of which must be an enclosed garage or carport
<del>Manufactured Home Type I</del>	<del>2 per manufactured home, 1 of which must be in an enclosed garage or carport</del>
Modular Home	2 per modular home, 1 of which must be in an enclosed garage or carport
<del>Manufactured Home Type II</del>	<del>*2 per manufactured home, 1 of which must be in an enclosed garage or carport</del>
Mobile Home	*2 per mobile home
Attached Accessory Dwelling	1 per attached accessory dwelling unit, in addition to other required spaces
Detached Accessory Dwelling	2 per detached accessory dwelling unit, in addition to other required spaces
Attached Accessory Building	None
Residential Group Home	.5 per bed, plus 1 per employee during peak employment shift
Manufactured Home Parks	1.5 per manufactured home, plus 1 per 5 units for guest parking

**Note:** \* = Article 312 - Factory-Built Housing may require 1 parking space to be in an enclosed garage or carport.

Table 110.410.10.1  
**OFF-STREET PARKING SPACE REQUIREMENTS (Continued)**  
(See Section 110.410.10 for explanation)

Civic Use Types (Section 110.304.20)	Spaces Required				
	Per 1,000 Square Feet Building Space	+	Per Employee During Peak Employment Shift	+	Other
Administrative Services	4				
Community Center	5		1		
Convalescent Services			1		.25 per bed
Cultural and Library Services	3		1		
Child Care					
Family Daycare					1 in addition to any other required spaces
Large-Family Daycare			1		1 off-street loading space for every 8 students
Child Daycare	1 if assembly hall included		1		1 off-street loading space for every 8 students
Education					
Elementary/Secondary			1		.25 per student of driving age
College/University			1		.5 per student of driving age
Group Care			1		.25 per bed
Hospital Services			1		.5 per bed
Major Services and Utilities					
Major Public Facilities			As specified by use permit		
Utility Services			As specified by use permit		

Table 110.410.10.1

**OFF-STREET PARKING SPACE REQUIREMENTS (Continued)**  
 (See Section 110.410.10 for explanation)

Civic Use Types (Section 110.304.20)	Spaces Required				
	Per 1,000 Square Feet Building Space	+	Per Employee During Peak Employment Shift	+	Other
Parks and Recreation					
Passive Recreation			As specified by use permit		
Active Recreation			As specified by use permit		
Public Parking Services			1		
Postal Services	2		1		
Religious Assembly					1 per 3 seats or 72 lineal inches of pew space plus 1 per 300 square feet of additional public space
Safety Services			1		

Washoe County Development Code  
 PARKING AND LOADING

EXHIBIT "E"

December 22, 1992 / July 13, 1993  
 Page 410-12

Table 110.410.10.1  
**OFF-STREET PARKING SPACE REQUIREMENTS (Continued)**  
 (See Section 110.410.10 for explanation)

	Spaces Required				
	Per 1,000 Square Feet Building Space	+	Per Employee During Peak Employment Shift	+	Other
<b>Commercial Use Types (Section 110.304.25)</b>					
Administrative Offices	4		1		
Adult Entertainment	5		1		
Animal Sales and Services					
Grooming and Pet Stores	2.5		1		
Commercial Kennels			1		.25 per animal at design capacity
Commercial Stables			1		.25 per horse at design capacity
Veterinary Services, Pets	4		1		
Veterinary Services, Agricultural	2		1		
Pet Cemeteries			1		
Automotive and Equipment					
Automotive Repair			1		3 per service bay
Automotive Sales and Rental	.5		1		
Cleaning	2		1		
Commercial Parking					
Equipment Repair and Sales	2		1		
Storage of Operable Vehicles			1		
Truck Stops	4		1		

Washoe County Development Code  
 PARKING AND LOADING

EXHIBIT "E"

December 22, 1992 / July 13, 1993  
 Page 410-13

0876

Table 110.410.10.1  
**OFF-STREET PARKING SPACE REQUIREMENTS (Continued)**  
 (See Section 110.410.10 for explanation)

	Spaces Required				
	Per 1,000 Square Feet Building Space	+	Per Employee During Peak Employment Shift	+	Other
<b>Commercial Use Types (Section 110.304.25)</b>					
Building Maintenance Services	2				
Commercial Antennas					1 per antenna tower
Commercial Centers (All Types)					Less than 15,000 sq.ft.: 5 spaces per 1,000 sq.ft. 15,000 to 400,000 sq.ft.: 4 spaces per 1,000 sq.ft. More than 400,000 sq.ft.: 5 spaces per 1,000 sq.ft
Commercial Educational Services			1		.5 per student
Commercial Recreation					
Indoor Entertainment			1		1 per 3 seats
Indoor Sports and Recreation	5		1		
Outdoor Entertainment			As specified by use permit		
Outdoor Sports and Recreation			As specified by use permit		
Outdoor Sports Club			As specified by use permit		
Limited Gaming Facilities	4		1		
Unlimited Gaming Facilities	8		1		
Destination Resort			1		1 per room

Washoe County Development Code  
 PARKING AND LOADING

EXHIBIT "E"

December 22, 1992 July 13, 1993  
 Page 410-14

0876

Table 110.410.10.1  
**OFF-STREET PARKING SPACE REQUIREMENTS (Continued)**  
(See Section 110.410.10 for explanation)

Commercial Use Types (Section 110.304.25)	Spaces Required				
	Per 1,000 Square Feet Building Space	+	Per Employee During Peak Employment Shift	+	Other
Marinas			As specified by use permit		
Commercial Campground Facilities			1		
Construction Sales and Services	2 for retail and 1 for storage area		1		
Convention and Meeting Facilities			1		1 per seat if not associated with lodging facilities; .5 per seat otherwise
Eating and Drinking Establishments					
Convenience	10		1		
Full Service	10		1		
Financial Services	3		1		
Funeral and Internment Services					
Cemeteries			1		
Undertaking			1		1 per 3 seats
Gasoline Sales and Service Stations			1		3 per service bay (service bay not credited as required space)
Helicopter Services					
Helistop			1		5 per helicopter space
Heliport			1		5 per helicopter space

Table 110.410.10.1  
**OFF-STREET PARKING SPACE REQUIREMENTS (Continued)**  
 (See Section 110.410.10 for explanation)

	Spaces Required				
	Per 1,000 Square Feet Building Space	+	Per Employee During Peak Employment Shift	+	Other
<b>Commercial Use Types (Section 110.304.25)</b>					
Liquor Sales					
On-Premises	10		1		
Off-Premises	4		1		
Lodging Services					
Hotels and Motels			1		1 per room
Bed and Breakfast Inns			1		1 per room
Vacation Time Shares					1.6 for 1 bedroom units, 2.1 for 2 bedroom and larger units; 1 of which must be an enclosed garage or carport
Hostels			1		.25 per bed
Medical Services	5		1		
Personal Services	4				
Personal Storage			1		1 loading space per unit, internal access drives may be used
Professional Services	4		1		
Repair Services, Consumer	2.5		1		

Washoe County Development Code  
 PARKING AND LOADING

EXHIBIT "E"

December 22, 1992/July 13, 1993  
 Page 410-16



Washoe County Development Code  
PARKING AND LOADING

Table 110.410.10.1  
**OFF-STREET PARKING SPACE REQUIREMENTS (Continued)**  
(See Section 110.410.10 for explanation)

Commercial Use Types (Section 110.304.25)	Spaces Required				
	Per 1,000 Square Feet Building Space	+	Per Employee During Peak Employment Shift	+	Other
Retail Sales					
Convenience	5		1		
Specialty Stores	3		1		
Comparison Shopping Centers	3		1		
Secondhand Sales	2.5		1		
Transportation Services			1		
Recycle Center					
Remote Collection Facility					3 spaces per collective device
Full Service Recycle Center	3		1		
Residential Hazardous Substance					
Recycle Center	3		1		
Nursery Sales					
Wholesale	3		1		
Retail	3		1		

EXHIBIT "E"

December 22, 1992 July 13, 1993  
Page 410-17

0876

Table 110.410.10.1

**OFF-STREET PARKING SPACE REQUIREMENTS (Continued)**  
 (See Section 110.410.10 for explanation)

<b>Industrial Use Types (Section 110.304.30)</b>	<b>Spaces Required</b>				
	<b>Per 1,000 Square Feet Building Space</b>	<b>+</b>	<b>Per Employee During Peak Employment Shift</b>	<b>+</b>	<b>Other</b>
Custom Manufacturing			1		2 per 1,000 square feet of showroom space
Energy Production			1		
General Industrial					
Limited			1		
Intermediate			1		
Heavy			1		
High Technology Industry			1		
Inoperable Vehicle Storage			1		2 per 1 acre of storage area
Laundry Services	2		1		
Mining Operations			1		
Petroleum Gas Extraction			1		
Wholesaling, Storage, and Distribution					
Light			1		.5 per 1,000 square feet area open to the public
Heavy			1		.5 per 1,000 square feet area open to the public
Salvage Yards			1		2 per 1 acre of storage area

Washoe County Development Code  
 PARKING AND LOADING

EXHIBIT "E"

December 29, 1992 / July 13, 1993  
 Page 410-18

Table 110.410.10.1  
OFF-STREET PARKING SPACE REQUIREMENTS (Continued)  
(See Section 110.410.10 for explanation)

Agricultural Use Types (Section 110.304.35)	Spaces Required			Other	
	Per 1,000 Square Feet Building Space	+	Per Employee During Peak Employment Shift		+
Agricultural Processing			1		
Agricultural Sales	3		1		
Animal Production			1		
Animal Slaughtering			1		
Crop Production			No requirement		
Game Farm			1		
Forest Products			1		
Produce Sales			1		3 spaces per produce stand

Sources: Sedway Cooke Associates and Washoe County Department of Comprehensive Planning.



# Article 416

## FLOOD HAZARDS

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### Sections:

110.416.00	Purpose
110.416.05	Limitations of Liability
110.416.10	Applicability
110.416.15	Areas of Special Flood Hazard
110.416.20	Compliance
110.416.25	Relation to Other Restrictions
110.416.30	Interpretation
110.416.35	Letter of Map Amendment
110.416.40	Application Requirements for Permits
110.416.45	Owner/Developer Responsibilities
110.416.50	County Responsibilities
110.416.55	Standards for Subdivision
110.416.60	Construction Standards: Anchoring
110.416.65	Construction Standards: Materials and Methods
110.416.70	Construction Standards: Elevations and Floodproofing
110.416.75	Construction Standards: Utilities
110.416.80	Flood Hazard Reduction: Prohibited Uses and Structures within Floodways
110.416.85	Appeals
110.416.90	Penalties for Violations

**Section 110.416.00 Purpose.** The purpose of this article, Article 416, Flood Hazards, is to promote the public health, safety and welfare by establishing guidelines and requirements for the development of property within areas determined to be subject to flood damage.

**Section 110.416.05 Limitations of Liability.** This section provides for limitations of County liability.

- (a) **Rationale for Article.** The degree of flood protection required by this article is considered reasonable for purposes of complying with the minimum standards required by the Federal Insurance Administration for maintaining eligibility for Washoe County property owners who desire flood insurance, the availability of which, or the rates for which, may be dependent upon the existence of this article, and for maintaining eligibility for the Washoe County area for federal disaster relief.
- (b) **Responsibility of Washoe County.** The degree of flood protection required by this article is not intended to create a standard or duty of care on the part of Washoe County or any other person or entity related to the design, construction, inspection or maintenance of flood or drainage facilities. This article does not imply that land outside flood hazard areas or limited flooding areas or uses permitted within such areas will be free from flooding or flood damage. Larger floods can and will occur. This article shall not create liability on the part of Washoe County, any officer or employee thereof or the Federal Insurance Administration, for any flood damages that result from reliance on this article or any administrative decision lawfully made thereunder.

- (c) **Flood Control Facilities.** Nothing in this article may be construed as a determination that any flood or drainage facility is adequate in any respect including, without limitation, adequacy of design, construction, inspection or maintenance. Failure of any person or entity to comply with this article is not intended to provide a basis for negligence or any other type of claim for relief; failure to comply has the sole effect of jeopardizing eligibility for federal funding or other federal assistance respecting flood damage or flood insurance.
- (d) **Property Rights.** This article is not intended to alter the rights, obligations or liabilities of property owners who develop real estate in areas subject to this article or in areas subject to flooding. Such legal status shall remain as provided by other law, without reference to this article. The minimum standards of this article do not relieve a property owner of the responsibility to do more than this article requires if more is required to provide adequate protection for the property being developed and for other properties that may be affected.

**Section 110.416.10 Applicability.** This article applies to all flood hazard areas and limited flooding areas within the unincorporated areas of Washoe County, pursuant to NRS 543.

**Section 110.416.15 Areas of Special Flood Hazard.** The flood hazard areas and limited flooding areas identified by the Federal Insurance Administration through the Federal Emergency Management Agency in a scientific and engineering report entitled The "Flood Insurance Study" dated February 1, 1984, and subsequent revisions, with the accompanying Flood Insurance Rate Maps, are hereby adopted and incorporated into the provisions of this article. The "Flood Insurance Study for Washoe County, Nevada, Unincorporated Areas" and the accompanying Flood Insurance Rate Maps are on file at the office of the Washoe County Department of Public Works.

**Section 110.416.20 Compliance.** All structures or land constructed, located, extended, converted, or altered, after August 1, 1984, shall be in full compliance with this article and other applicable laws and regulations.

**Section 110.416.25 Relation to Other Restrictions.** This article is not intended to repeal, abrogate or impair any existing easements, covenants, or deed restrictions. If those sections or an article of this Development Code or any easement, covenant or deed restriction conflict or overlap, whichever imposes the more stringent requirement shall prevail.

**Section 110.416.30 Interpretation.** In the interpretation and application of this article, all provisions shall be considered as minimum requirements, shall be liberally construed in favor of Washoe County, and shall be deemed to neither limit nor repeal any other powers granted under state or local statute, ordinance, or regulation.

**Section 110.416.35 Letter of Map Amendment.** If an owner or developer of property believes the property to be inappropriately designated as being in a flood hazard area or an area of limited flooding on the Flood Insurance Rate Maps, appeal may be made to the Federal Emergency Management Agency (FEMA).

- (a) **Appeals Procedure.** All appeals must be submitted to the Public Works Director for review. The Public Works Director shall transmit the appeals to the Federal Emergency Management Agency for its consideration. Appeals must include the provisions set forth in this subsection and current FEMA regulations.
- (1) An actual stamped copy of the recorded plat of the property showing official recordation and proper citation, or a photocopy of the property's

legal description as shown on the recorded deed (e.g. lot, block and plot number, etc.), together with a photocopy of the appropriate page of the County Assessor's parcel map.

- (2) A copy of the Flood Insurance Rate Map (FIRM) with the location of the property identified.
- (3) Certification by a Nevada registered engineer or surveyor stating:
  - (i) The type of structure;
  - (ii) The elevation of the lowest finished grade adjacent to the structure, which must be above the base flood elevation; and
  - (iii) The elevation of the top of the lowest finished floor.
- (4) When appealing the elevation or boundaries of the base flood, a thorough technical hydrological study, certified by a Nevada registered engineer, of the contributing area which will substantiate the appeal shall be submitted.
- (5) A signed copy of the statement asserting the accuracy of the information, submitted on the form entitled "Request for Letter of Map Amendment".

- (b) Letter of Map Amendment. If the appellant shows either that the property is higher in elevation than the base flood, that the elevation of the base flood is incorrect, or that the boundaries of the base flood are incorrect, the Federal Emergency Management Agency will provide the owner or developer with a Letter of Map Amendment (LOMA) which will exempt the property from the requirements of this Article, and which may exempt the owner from the mandatory purchase of flood insurance.

**Section 110.416.40 Application Requirements for Permits.** Any person desiring to construct, locate, extend, convert, or alter a structure or alter any land within any flood hazard area or limited flooding area must obtain a building permit, grading permit and/or a Special Use Permit. The Washoe County Department of Public Works shall determine whether the proposed development is within any flood hazard area or limited flooding area. If the development is within either of those zones, the procedures and requirements set forth in Sections 110.416.45 to 110.416.90, inclusive, must be satisfied before either a building permit, grading permit, and/or a Special Use Permit, is issued.

**Section 110.416.45 Owner/Developer Responsibilities.** The responsibilities of the owner and developer are as set forth in this section.

- (a) Information Requirements. The owner or developer shall submit the information contained within this subsection for review by the Department of Public Works.
- (1) The elevation of the base flood at each site proposed for development within a flood hazard area or a limited flooding area.
  - (2) In a numbered Zone A1-A30 (e.g. A2, A4, A6), proposed elevation in relation to mean sea level of the top of the lowest floor of all structures, certified by a Nevada registered engineer or land surveyor; in an unnumbered Zone A, Zone AO and Zone B, elevation of highest existing

grade and proposed elevation of the top of the lowest floor of all structures, certified by a Nevada registered engineer or land surveyor.

- (3) Proposed elevation in relation to mean sea level to which any structure will be floodproofed, certified by a Nevada registered engineer or land surveyor.
  - (4) Certification by a Nevada registered engineer that the floodproofing methods used for any nonresidential structure meet the floodproofing criteria in Section 110.416.65.
  - (5) Plans for any watercourse proposed to be altered or relocated, which must be designed by a Nevada registered engineer in conformance with the requirements of Washoe County. The flood carrying capacity of the unaltered watercourse shall be maintained in the altered watercourse.
  - (6) An operation and maintenance plan for any acceptable flood protection measures (e.g. levees, dams, dikes, reservoirs).
- (b) Permit Requirement. The owner or developer shall obtain a permit from the State of Nevada Division of State Lands, Nevada Division of Environmental Protection, and any other applicable agency before altering or relocating any waterway under the jurisdiction of such agency. A copy of the permit will be provided to the Department of Public Works.
- (c) Certification Requirements. The owner or developer is responsible for compliance with all provisions of this article. Additionally, the owner or developer shall provide the Department of Public Works with "as-built" certification by a Nevada registered engineer or land surveyor as to the elevation requirements or, if floodproofing is a permissible means of compliance, shall provide the Department of Public Works with "as-built" certification by a Nevada registered engineer as to the floodproofing requirements for any applicable nonresidential structure. Said certification shall be provided prior to issuance of a certificate of occupancy. Certification requirements by a Nevada registered engineer or land surveyor as required in this article shall be provided on an "Elevation Certificate" form supplied by the Washoe County Public Works Department. Signing of the Elevation Certificate by a Nevada registered engineer or land surveyor constitutes their assurance that compliance with all requirements of this article have been met.

**Section 110.416.50 County Responsibilities.** The responsibilities of the County are as set forth in this section.

- (a) Permit Review. The Department of Public Works shall review all permit applications to determine:
- (1) That the requirements of Sections 110.416.00 to 110.416.90, inclusive, have been satisfied; and
  - (2) That the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one (1) foot at any point.



- (b) Availability of Certifications. The Department of Public Works shall maintain for public inspection and make available as needed for flood insurance policies all certifications required by this article.
- (c) Notification Requirements. The Department of Public Works shall insure that adjacent affected communities and the State of Nevada Division of Emergency Management are notified prior to any alteration or relocation of a watercourse and submit evidence of such notification to Federal Emergency Management Agency.
- (d) Flood Area Delineation. The Department of Public Works shall provide interpretations, where needed, as to the location of the boundaries of the flood hazard areas and limited flooding areas, and the elevation of the base flood, if known.
- (e) Flood Elevation Determination. If base flood elevation data have not been provided in accordance with Section 110.416.15, the Department of Public Works shall obtain, review and reasonably utilize any base flood elevation and floodway data available from federal, state or other acceptable sources as criteria for requiring that new construction, substantial improvements or other improvements in flood hazard areas as shown on the existing FIRM meet the standards in Sections 110.416.55 to 110.416.80. If deemed necessary by the Department of Public Works, the owner or developer may be required to provide an engineered hydrological study to determine the base flood flow and elevations.
- (f) Availability of Plans. The Department of Public Works shall maintain on file all operation and maintenance plans submitted by the developer for every acceptable flood protection measure.

**Section 110.416.55 Standards for Subdivision.** The standards for subdivisions subject to flood damage are as set forth in this section.

- (a) All tentative subdivision maps shall identify the flood hazard area, the limited flooding area, and the elevation of the base flood.
- (b) All subdivision improvement plans shall identify the flood hazard area, the limited flooding area, the elevation of the base flood, and the elevation of every proposed structure, pad and adjacent grade. If the site is filled above the base flood, the final pad elevation shall be certified by a Nevada registered engineer or land surveyor and provided to the Department of Public Works.
- (c) All subdivision proposals shall be consistent with the need to minimize flood damage.
- (d) All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage.
- (e) All subdivision proposals shall have adequate drainage provided to reduce exposure to flood damage.
- (f) No subdivision improvement shall be placed in a floodway, except as provided in Section 110.416.80.

**Section 110.416.60 Construction Standards: Anchoring.** In all flood hazard areas and limited flooding areas, the following anchoring standards are required:

- (a) **All Construction.** All new construction and substantial improvements shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of the structure.
- (b) **Manufactured Fabricated Homes.** All ~~manufactured~~ Fabricated home units shall meet the anchoring standards of ~~Subsection (f) of~~ Section 110.416.70, Construction Standards: Elevations and Floodproofing.

**Section 110.416.65 Construction Standards: Materials and Methods.** In all flood hazard areas and limited flooding areas, the standards for construction materials and methods, as set forth in this section, are required.

- (a) **Materials.** All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.
- (b) **Methods.** All new construction and substantial improvements shall use methods and practices that minimize flood damage.
- (c) **Elevation.** All elements that function as a part of the structure (such as furnace, hot water heater, air conditioner, and other electrical equipment) shall be elevated to one (1) foot or more above the base flood elevation or depth number specified on the Flood Insurance Rate Maps.
- (d) **Methods of Hydrostatic Equalization.** All new construction and substantial improvements, except those located in limited flooding areas, which have fully enclosed areas below the lowest floor that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement shall be certified by a Nevada registered engineer and must meet or exceed the provisions of this subsection.
  - (1) A minimum of two (2) openings having a total net area of not less than one (1) square inch for every square foot of enclosed area subject to flooding shall be provided.
  - (2) The bottom of all openings shall be no higher than one (1) foot above original grade. Openings may be equipped with screens, louvers, or other cover devices, provided that they permit the automatic entry and exit of floodwaters.
  - (3) The exterior walls of all new construction and substantial improvements which have fully enclosed areas below the lowest floor that are subject to impact forces and drag forces shall also be designed by a Nevada registered engineer to withstand these and all hydrodynamic flood forces.
- (e) **Methods of Elevation.** All new construction and substantial improvements must be elevated on stemwalls, pilings, columns or armored fill so that the top of the lowest floor is elevated in conformance with the provisions of Section 110.416.70.

**Section 110.416.70 Construction Standards: Elevation and Floodproofing.** In all flood hazard areas and limited flooding areas, elevation and floodproofing standards shall be in accordance with the provisions of this section. Elevations shall be certified by a Nevada registered engineer or land surveyor.

- (a) **Zone A1-A30 Requirements.** In a numbered Zone A1-A30 (e.g. A2, A4, A6), new construction and substantial improvement of any structure shall have the top of the lowest floor (including basement floor) elevated to one (1) foot or more above the base flood elevation. Nonresidential structures must meet the standards in Subsection (e) of this section.
- (b) **Zone AO Requirements.** Zone AO, areas subject to alluvial fan flooding, have irregular flow paths that result in erosion of existing channels and the undermining of fill material. In every such zone the provisions of this subsection shall be met.
  - (1) All structures must be securely anchored to minimize the impact of the flood and sediment damage.
  - (2) New construction and substantial improvement to any structure shall have the top of the lowest floor (including basement floor) elevated to at least one (1) foot above the depth number specified on the Flood Insurance Rate Maps. Nonresidential structures must meet the standards in Subsection (e) of this section.
  - (3) Use of all fill materials must be armored to protect the material from the velocity of the flood flow.
  - (4) All proposals for subdivision development must provide a mitigation plan that identifies the engineering methods used to:
    - (i) Protect structures from erosion and scour caused by the velocity of the flood flow; and
    - (ii) Capture or transport flood and sediment flow through the subdivision to a point of deposition that will not create a health or safety hazard.
- (c) **Zone A Requirements.** In an unnumbered Zone A, new construction and substantial improvement to any structure shall have the top of the lowest floor (including basement) elevated to either of the standards in this subsection. Non-residential structures must meet the standards Subsection (e) of this section.
  - (1) A height of at least two (2) feet above the highest adjacent undisturbed ground elevation if no base flood elevation has been determined; or
  - (2) A height of at least one (1) foot above the base flood elevation as determined by an engineered hydrological study provided by the owner or developer, if deemed necessary by the Department of Public Works.
- (d) **Zone B Requirements.** In Zone B, new construction and substantial improvement to any structure shall have the top of the lowest floor (including basement floor) elevated to at least two (2) feet above the highest adjacent undisturbed ground

elevation. Nonresidential structures must meet the standards set forth in Subsection (e) of this section.

- (e) **Nonresidential Requirements.** Nonresidential construction shall either be elevated in conformance with Subsection (a), (b), (c) or (d) of this section or, together with attendant utility and sanitary facilities, be floodproofed to the same appropriate elevations as the top of the lowest floor elevations as indicated in Subsection (a), (b), (c) or (d) of this section. All floodproofing measures shall be designed by a Nevada registered engineer. Examples of floodproofing include, but are not limited to:
- (1) Installation of watertight doors, bulkheads, and shutters;
  - (2) Reinforcement of walls to resist water pressure;
  - (3) Use of paints, membranes or mortars to reduce seepage through walls;
  - (4) Addition of mass or weight to the structure to resist flotation; and
  - (5) Armor protection of all fill materials from scour and erosion;
- (f) **Manufactured Fabricated Homes Requirements.** All ~~manufactured~~fabricated homes and additions to ~~manufactured~~fabricated homes shall be installed using methods and practices which minimize flood damage. ~~Manufactured~~Fabricated homes shall be constructed and elevated in accordance with the requirements set forth in this section. ~~Manufactured-Fabricated~~ homes will be set on a permanentsafe and secure foundation system and anchored to resist flotation, collapse, and lateral movement. ~~The anchoring system shall be designed by a Nevada registered engineer.~~

**Section 110.416.75 Construction Standards: Utilities.** The construction standards for utilities shall be as set forth in this section.

- (a) **Water and Wastewater Systems.** All new and replacement water supply and sanitary sewerage systems shall be designed to minimize or eliminate infiltration of floodwaters into the system and discharge from systems into floodwaters.
- (b) **On-site Systems.** On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

**Section 110.416.80 Flood Hazard Reduction: Prohibited Uses and Structures within Floodways.**

- (a) **Prohibited Floodway Encroachments.** Every new encroachment, including fill, new construction, substantial improvement, and other development, is prohibited in a designated floodway, except as provided in Subsection (b) of this section.
- (b) **Exceptions.**
- (1) Improvements may be allowed in the floodway if it is demonstrated through hydrologic and hydraulic analysis and certified by a Nevada registered engineer that the proposed improvements shall not result in any increase in flood levels during the occurrence of the base flood discharge, and that the

improvements meet the standards in Sections 110.416.55 to 110.416.75 inclusive.

- (2) Manufactured homes may be installed in an existing manufactured home park or subdivision which was completed prior to August 1, 1984, if the manufactured home meets the standards in Sections 110.416.55 to 110.416.75 inclusive.
- (3) A dwelling unit may be constructed on a lot in an existing subdivision which was recorded prior to August 1, 1984, if the dwelling unit meets the standards in Sections 110.416.55 to 110.416.75 inclusive.

**Section 110.416.85 Appeals.** Appeals shall be as set forth in this section.

- (a) Appeals for Variances. The Board of County Commissioners shall hear and decide appeals and requests for variances from the requirements of this article.
- (b) Appeals for Errors. The Board of County Commissioners shall hear and decide appeals when it is alleged there is an error in any requirement, decision or determination.
- (c) Appeals Considerations. In passing upon such applications, the Board of County Commissioners shall consider all technical evaluations and all relevant requirements, factors and standards specified in this article and shall also consider the provisions of this subsection.
  - (1) The danger that materials may be swept onto other lands to the injury of others;
  - (2) The danger to life and property due to flooding or erosion damage;
  - (3) The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
  - (4) The importance of the services provided by the proposed facility to the community;
  - (5) The necessity to the facility of a waterfront location, where applicable;
  - (6) The availability of alternative locations that are not subject to flooding or erosion damage and would suffice for the proposed use;
  - (7) The compatibility of the proposed use with existing and anticipated development;
  - (8) The relationship of the proposed use to the Comprehensive Plan and floodplain management program for that area;
  - (9) The safety of access to the property in times of flood, for ordinary and emergency vehicles;
  - (10) The expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters expected at the site; and

- (11) The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities (such as sewer, gas, electrical, and water systems, and streets and bridges).
- (d) Issuance of Variance. Variances shall only be issued when in compliance with the provisions of this section.
- (1) A showing of good and sufficient cause such as renovation, rehabilitation or reconstruction. It is not good and sufficient cause for a variance to be issued upon the basis of economic considerations, aesthetics, or because variances have been used in the past.
- (2) A determination that failure to grant the variance would result in exceptional hardship to the applicant.
- (3) A determination that the granting of a variance will not result in additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization to the public, or conflict with existing local laws or ordinances.
- (e) Extent of Variance. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
- (f) Conditions of Variance. Upon consideration of the factors set forth in Subsection (c) of this section and the purpose of this article, the Board of County Commissioners may attach such conditions to the granting of variances as it deems necessary to further the purpose of this article.
- (g) Historic Resources. Variances may be issued for the reconstruction, rehabilitation, or restoration of structures listed on the National Register of Historic Places or the State Inventory of Historic Places without regard to the procedures set forth in this section.
- (h) Increase in Flood Levels. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.
- (i) Written Notice. Any applicant to whom a variance is granted shall be given written notice that the structure will be permitted to be built with a lowest floor elevation below the base flood elevation and that the cost of flood insurance may be commensurate with the increased risk resulting from the reduced lowest floor elevation.
- (j) Responsibilities of Department of Public Works. The Washoe County Department of Public Works shall maintain the records of all appeal actions and report any variances to the Federal Emergency Management Agency upon request.

**Section 110.416.90 Penalties for Violations.** Any person who violates a provision of this article is guilty of a misdemeanor and shall be punished as provided in Article 910.

# Article 422

## WATER AND SEWER RESOURCE REQUIREMENTS

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### Sections:

110.422.00	Purpose
110.422.05	Applicability
110.422.10	Water Resources
110.422.15	Water Rights Satisfaction
110.422.20	Authority to Utilize Dedicated Water Rights and Collect Administrative Fees
110.422.25	Water Facilities
110.422.30	Contracts for Water Rights and Facilities
110.422.35	Sanitary Sewer Facilities
110.422.40	Facility Standards

**Section 110.422.00 Purpose.** The purpose of this article, Article 422, Water and Sewer Resource Requirements, is to control the practices and procedures related to the dedication of water resources, water delivery facilities, and sanitary sewer collection facilities for all types of development in the unincorporated portion of the County to insure water supply and sewage treatment to adequately protect the public health and safety.

**Section 110.422.05 Applicability.** The provisions of this article shall apply to all permits, approvals, or development projects of any kind in the County which require the use of water resources, require water supply delivery, or require sewage treatment. Adequate water resources are required for all new development, including:

- (a) Subdivisions with Individual Wells. Subdivision and parceling of land creating new parcels of forty (40) acres or less, with the potential to be served by individual domestic wells, except that new parcels larger than forty (40) acres may be required to have adequate water resources if a water budget has been adopted for the groundwater basin by the County Commission;
- (b) Subdivisions with Community Water Systems. Subdivision and parceling of land creating new parcels of forty (40) acres or less, with the potential to be served by a community water system;
- (c) Residential Development. Development creating new residential dwellings, including multi-family dwelling units and mobile home dwelling units;
- (d) Non-Residential Development. Development creating new commercial, industrial, or civic buildings or uses; and
- (5) Other Development. Development requiring any other permit or approval with the exception of a building permit for a single residence on an existing lot recorded prior to the effective date of Washoe County Ordinance Number 586, which is January 10, 1984.

**Section 110.422.10 Water Resources.** The development owner or property owner shall be required to dedicate to Washoe County as a condition precedent to the permit or approval, any water rights reasonably necessary to insure an adequate water supply for the intended or permitted use. The amount of water rights necessary shall be determined by the Washoe County Department of Public Works, Utility Division, and the State Engineer. In the event the state and the County have different requirements under this section, both the County and state requirements, and the most stringent of the two must be satisfied. The development owner or property owner shall be required to have sufficient water rights transferred to each water well or delivery system.

**Section 110.422.15 Water Rights Satisfaction.** The dedication of water rights and facilities required by this article will be satisfied if the development owner or property owner enters into an agreement with the County, secured by a performance bond or other undertaking acceptable to the County. The agreement must constitute a binding offer to dedicate, conditioned only upon failure to receive final project approval or, in cases where a building permit is the only approval needed, failure to receive a building permit for the project. No building permit, or recordation of a subdivision map shall be granted until dedication is accepted or an agreement conforming to this section has been accepted by the Washoe County Commission. The Department of Public Works Department, Utility Division, will evaluate the water rights offered for dedication based on, but not limited to, the following criteria:

- (a) **Adequacy of Amount.** The adequacy of the amount of water resources offered for dedication to the County for the intended use;
- (b) **Proximity of Source.** The proximity of the hydrologic basin or source of water offered for dedication to the County for the intended use;
- (c) **Proof of Ownership.** Valid proof of ownership, including a chain of title to the original water right holder, for the water rights offered for dedication to the County;
- (d) **Status of Water Right.** The priority and yield of the water right, the current manner and place of use, and the status of the permits or certificates issued by the State Engineer, or the status of the water right established in a court decree, which are offered for dedication to the County; and
- (e) **Point of Diversion.** The ability of the County to obtain from the State Engineer the necessary permits to change the point of diversion, and the manner and place of use of the water right for the intended use.

**Section 110.422.20 Authority to Utilize Dedicated Water Rights and Collect Administrative Fees.** The Department of Public Works Department, Utility Division, or any other appropriate County department, division or agency, may:

- (a) **Applications to State Engineer.** File applications with the State Engineer's office to change the point of diversion, and the manner and place of use of the dedicated water rights to put the water resources to beneficial use and to otherwise utilize and maintain the validity the dedicated water rights; and
- (b) **Applicants Responsibilities.** Require the development owner or property owner to:
  - (1) Pay all State Engineer's Office application fees to transfer the dedicated water rights to the proposed delivery facilities;



- (2) Allow County personnel to enter the property in order to read water meters on all wells and delivery facilities, or perform other related inspections as necessary;
- (3) Comply with the terms of the water right permits or certificates as issued by the State Engineer's Office; and
- (4) Pay reasonable administrative fees and services fees to read and maintain water meters or carry out other activities as necessary to maintain the validity of the dedicated water right. Fees required under this subsection shall be adopted in the special ordinances governing water service.

**Section 110.422.25 Water Facilities.** The development owner or property owner shall be required to dedicate any facilities for water treatment, supply, storage, transmission and distribution, and appurtenances such as wells, pipelines, pumps and storage tanks located within or outside the property boundary or subdivision which are necessary to insure an adequate water supply to a project or development. This section applies to facilities that will be constructed to serve a project or development, except:

- (a) Single-Family Dwelling. Facilities to serve one single-family dwelling in an existing subdivision;
- (b) Previous Facilities. Facilities which were previously constructed to serve existing users;
- (c) Utility Facilities. Facilities, whether new or existing which are enlarged or improved in order to serve the proposed development or subdivision, and which will be owned and operated by a utility ~~which~~ on the effective date of Washoe County Ordinance Number 586, which is January 10, 1984, was operating under a certificate of public convenience and necessity issued by the Nevada Public Service Commission.

**Section 110.422.30 Contracts for Water Facilities and Water Rights.** The Public Works Department, Utility Division may enter into contracts, subject to approval of the Washoe County Commission, permitting the use of the dedicated water rights and facilities by other governmental entities, public and private utilities, and any other persons engaged in providing water service.

**Section 110.422.35 Sanitary Sewer Facilities.** The development or property owner shall be required to dedicate any facilities for sewage collection, treatment and disposal, and appurtenances such as pipelines and pumps located within or outside the property boundary or subdivision which are necessary to insure adequate sanitary sewer collection and disposal to a project or development. This section applies to facilities that will be constructed to serve a project or development, except:

- (a) Single-Family Dwelling. Facilities to serve one single-family dwelling in an existing subdivision;
- (b) Previous Facilities. Facilities which were previously constructed to serve existing users;
- (c) Utility Facilities. Facilities, whether new or existing which are enlarged or improved in order to serve the proposed development or subdivision, and which will be owned and operated by a utility which on January 10, 1984, was operating under a

certificate of public convenience and necessity issued by the Nevada Public Service Commission.

**Section 110.422.40 Facility Standards.** The following standards apply to all water delivery and sanitary sewer collection facilities:

- (1) Design. The facilities offered for dedication or subject to a dedication agreement must be designed and constructed in accordance with standards and other requirements established by ordinance or recommended by the Department of Public Works-Department, Utility Division, as a condition of either project approval or the issuance of a building permit. Standards and other requirements may include plan checking, design review, inspections, systems testing and other matters to be determined by the Department of Public Works-Department, Utility Division.
- (2) Required Dedications and Acceptance. The facilities required to be dedicated shall be determined by the Department of Public Works-Department, Utility Division. The Department of Public Works-Department, Utility Division, will accept a dedication pursuant to this section if the facilities conform to the requirements of this section and perform as designed.
- (3) Issuance of Permits. Except for permits issued for the construction of facilities to be dedicated, no building permit or special use permit may be issued and no other administrative approval may be granted until the dedication is accepted or an agreement conforming to this article has been executed. Unless issued for the construction of a facility to be dedicated, any permit or approval for which application has been made subsequent to the effective date of Washoe County Ordinance Number 586, which is January 10, 1984, and issued prior to the dedication is void.

# Article 602

## GENERAL SUBDIVISION PROVISIONS

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### Sections:

110.602.00	Purpose
110.602.05	Subdivision Regulations: Purpose
110.602.10	Statement of Policy
110.602.15	Applicability
110.602.20	Required Mapping
110.602.25	Compliance
110.602.30	Strict Conformance
110.602.35	Monument Locations
110.602.40	Monument Identification
110.602.45	Monument Physical Requirements
110.602.50	Monument Inspection
110.602.55	Proposed Street and Highway Names
110.602.60	Dedications Required
110.602.65	Animals

**Section 110.602.00 Purpose.** The purpose of this article, Article 602, General Subdivision Provisions, is to set forth definitions and other general provisions which shall apply throughout Division Six of the Development Code.

**Section 110.602.05 Subdivision Regulations: Purpose.** The purposes of the Subdivision Regulations are the following:

- (a) **Plan Implementation.** To implement the Washoe County Comprehensive Plan, including the area plans, and any specific plans adopted by the County;
- (b) **Orderly Process.** To establish reasonable standards of design and reasonable procedures for subdivision and re-subdivision in order to further the orderly layout and use of land and insure proper legal descriptions and monumenting of subdivided land; and
- (c) **Public Health, Safety, and General Welfare.** To safeguard the public health, safety, and general welfare by establishing minimum standards of design and development for any subdivision platted in the unincorporated area of Washoe County.

**Section 110.602.10 Statement of Policy.** It is the policy of Washoe County regarding subdivisions that:

- (a) **County Control.** The subdivision and subsequent development of land shall conform to the adopted Comprehensive Plan, including the area plans and any specific plans of Washoe County, and the other provisions of the Development Code;

- (b) Safety of Development. All subdivided land should be of such character that it can be used safely for building purposes by future holder of title without unreasonable danger to health, or peril from fire, flooding, or other hazards; and
- (c) Facilities and Services. In accordance with the Comprehensive Plan policies, provisions shall be made for water supply; runoff and wastewater management; streets, roads, and highways; and other public facilities and services.

**Section 110.602.15 Applicability.** The regulations provided by the Subdivision Regulations shall apply to all subdivisions and parts of subdivisions hereafter made entirely or partially within the unincorporated territory of Washoe County.

**Section 110.602.20 Required Mapping.** All subdivisions in Washoe County shall be recorded with either a final map, parcel map, or division of land into large parcels.

**Section 110.602.25 Compliance.** If any property in a subdivision is offered for sale before a final map is recorded in the Office of the County Recorder for that property, the seller or his or her authorized agent shall disclose to any potential buyer that the final map has not yet been recorded. Any offer to sell, contract to sell, sale or transfer contrary to the provisions of this Chapter is a misdemeanor, and shall be punished by a fine of not more than \$1,000.00.

**Section 110.602.30 Strict Conformance.** When strict conformance to the requirement of Division Six is impracticable or impossible, modifications which are not in violation of the spirit and purpose of the entire Development Code may be allowed pursuant to Article 804.

**Section 110.602.35 Monument Locations.** All monuments shall be located as set forth in this section.

- (a) Final Monument Locations. Final monuments shall be set at:
  - (1) Each corner of the boundary of the subdivision and at intermediate points at approximately 1,000 feet or at lesser distances if topographical conditions warrant;
  - (2) Intersections of centerlines of streets;
  - (3) Sufficient locations along the centerlines of streets so that the centerline may be retraced; these locations may be at, or on an offset to, an angle to the centerline of a street, the center of a cul-de-sac, a point which defines a curve (the beginning or end of a curve or a point of intersection of a tangent) or an intersection with a boundary of the subdivision; and
  - (4) A position for a corner system of rectangular surveys directly relevant to property lines and corners of the subdivision.
- (b) Exceptions to Final Monument Locations. If a monument required by Subsection (a) of this section cannot be set because of steep terrain, water, marsh or existing structures, or if it would be obliterated as a result of proposed construction, one or more reference monuments must be set. In addition to the physical requirements for a monument, the letter "RM" and "WC" must be stamped in the tablet, disc, or cap. If only one reference monument is used, it must be set on the actual line or a prolongation thereof. Otherwise, at least two (2) reference monuments must be set. These monuments shall be deemed final monuments.

**Section 110.602.40 Monument Identification.** All monuments set as required herein shall be permanently marked or tagged with the letters "PLS" followed by the professional land surveyor's registration number that set the monument.

**Section 110.602.45 Monument Physical Requirements.** All monuments shall meet the physical requirements as set forth in this section.

- (a) **General Final Monument Requirements.** The final monument shall, except as otherwise provided in Subsections (b) and (c) of this section, consist of a nonferrous tablet, disc, or cap securely attached to the top of a metallic shaft solidly imbedded in the ground, with a minimum diameter of five-eighths (5/8) of an inch and a length adequate to resist removal.
- (b) **Final Monuments in Paved Areas.** A final monument required by Section 110.602.35 which falls into a paved area shall consist of a well lid placed so that the top of the tablet, disc or cap of the monument is not less than four (4) inches below the surface of the pavement.
- (c) **Final Monuments on Bedrock or Concrete.** If a monument required by Section 110.602.35 falls on solid bedrock or on a concrete or stone roadway, curb, gutter or walk, a durable nonferrous metal tablet, disc or cap shall be securely anchored in the rock or concrete.

**Section 110.602.50 Monument Inspection.** All monuments shall be subject to inspection by the County Engineer.

**Section 110.602.55 Proposed Street and Highway Names.** ~~The naming of all new streets and highways, or the proposed re-naming of streets and highways shall conform to the procedures adopted by the Regional Street Naming Committee. If the name of any street or highway is duplicated elsewhere or by reason of spelling or pronunciation is likely to cause confusion or uncertainty, another name shall be substituted. The continuation of every existing or dedicated street or highway shall bear the name of the street or highway so continued or extended.~~

**Section 110.602.60 Dedications Required.** Dedications for watercourse channels, streams, or creeks may be required and the dedication of land for park, recreation, school, or other public purposes in an amount and location consistent with the type, proposed character and location of such subdivision may be required as a condition precedent of tentative plat approval.

**Section 110.602.65 Animals.** ~~Animals kept for private, non-commercial use in new subdivision developments are allowed as set forth in Article 306 and pursuant to all provisions of Washoe County Code, Chapter 55; all Washoe County District Health regulations; and NRS 574. Animals kept for commercial or agricultural uses are regulated by the Use Classification System at Article 304.~~



# Article 604

## DESIGN REQUIREMENTS

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### Sections:

110.604.00	Purpose
110.604.05	Applicability
110.604.10	Streets
110.604.15	Setbacks
110.604.20	Intersections
110.604.25	Pedestrian Ways
110.604.30	Utilities
110.604.35	Street Lighting
110.604.40	Energy Conservation
110.604.45	Existing Vegetation
110.604.50	Snow Storage
110.604.55	Subdivisions Adjacent to Public Land
110.604.60	Open Space and Recreational Trails.

**Section 110.604.00 Purpose.** The purpose of this article, Article 604, Design Requirements, is to set forth subdivision design requirements.

**Section 110.604.05 Applicability.** The design requirements within this article shall apply to all tentative subdivision maps, parcel maps, and division into large parcels.

**Section 110.604.10 Streets.** Streets within the subdivision shall be designed in conformance with this section, unless alternative designs consistent with prevailing practices in design manuals/guides such as AASHTO and ITE are approved by the County Engineer. Any such alternatives must be comparable or better, in terms of access and traffic carrying functions and maintenance, and/or environmental and/or safety considerations, than streets designed in conformance with this section.

- (a) **Width and Alignment.** Each street and highway shall conform in width and alignment to the specifications contained in Chapter 85 of the Washoe County Code and the Streets and Highways System Plan map for each of the area plans included in the Comprehensive Plan. The subdivision shall in all other particulars conform in design and land use to such other plan or plans as may be adopted by the County.
- (b) **Curve Radius.** No centerline curve radius of less than one hundred feet shall be provided on any street which is not shown as having a lesser radius on the Streets and Highways System Plan map for each of the area plans included in the Comprehensive Plan.
- (c) **Dead End Streets.** Any street designed to remain a dead-end street shall be provided with an adequate turning area of a radius not less than forty-three (43) feet.

- (d) **Requirements.** Each street and highway, other than a street or highway with a width determined by the Streets and Highways System Plan map for each of the area plans included in the Comprehensive Plan, shall conform to the following minimum requirements:
- (1) Entrance or collector streets and local streets serving lots used for other than single-family dwelling purposes or local streets serving more than fifty (50) lots for single-family dwelling purposes shall have a dedicated right-of-way of not less than sixty (60) feet and be improved in accordance with Washoe County Public Works standards.
  - (2) Local streets designed to eliminate any future possibility of serving more than fifty (50) lots to be used for single-family dwelling purposes only shall have a dedicated right-of-way of not less than fifty (50) feet and be improved in accordance with Washoe County Public Works standards.
  - (3) A cul-de-sac street provided with a turnaround as provided in Subsection (c) of this section and servicing not more than ten (10) lots may have not less than fifty (50) feet right-of-way and be improved in accordance with Washoe County Public Works standards.
  - (4) Except as otherwise provided in Subsection (d)(6) of this section, no arterial street shall have a grade of more than six (6) percent, no collector street shall have a grade of more than eight (8), and no local street shall have a grade of more than ten (10) percent.
  - (5) No collector street or local street shall approach to or depart from an intersection at a grade of more than five (5) percent for a distance of less than twenty-five (25) feet to or from the intersection cross-street right-of-way line.
  - (6) If snow removal will be required for a local street, maximum design grades shall not exceed nine (9) percent; however, upon approval of the County Engineer, grades not exceeding ten (10) percent may be permitted for a single-run distance not to exceed six hundred (600) feet. It is not intended that short sections of lesser grade be used merely to meet the requirements of this paragraph.
  - (7) Structural sections for roadway pavements shall meet the requirements of the Standard Specifications for Public Works Construction sponsored by Washoe County and shall be designed in accordance with the most recently adopted Washoe County Structural Pavement Section Design Manual.
- (e) **Reserve Strips.** Reserve strips of land controlling access to or egress from other property or to or from any street or alley shall not be permitted.

**Section 110.604.15 Setbacks.** Setback requirements shall be in conformance with this section.

- (a) **Front Yard Setback Requirements.** A lot shall have a front yard setback as stated in Article 404.



- (b) **Minimum Building Setback Requirements.** No building in any regulatory zone shall be constructed or altered closer than fifty (50) feet to the centerline of any major arterial, or forty (40) feet to the centerline of any minor arterial, or thirty (30) feet to the centerline of any through street.

**Section 110.604.25 Intersections.** Intersections within the subdivision shall be designed in conformance with this section.

- (a) **Access.** Whenever any street or highway is proposed requiring a separation of grades or any special form of intersection design at its intersection with any street, highway or railway, the subdivision shall be so designed as to conform to the plan of the intersection design and all lots shall, when necessary, be provided with suitable access elsewhere. Any street or highway intersecting any other street or highway shall intersect at an angle as nearly a right angle as practicable.
- (b) **Radius.** At each street intersection, the property line at each block corner shall be rounded by a curve having a radius of not less than twenty (20) feet for right-angle corners. Where streets intersect at angles of less than right angles or where other peculiar conditions of intersection occur, the review authority may require a different radius.

**Section 110.604.30 Pedestrian Circulation and Access.** In all subdivisions, a plan for pedestrian circulation and access in conformance with the appropriate area plan of the Washoe County Comprehensive Plan shall be prepared and implemented to the satisfaction of the County Engineer.

**Section 110.604.35 Utilities.** All public utilities shall be placed underground, except in the case where underground placement of utilities is shown to not be feasible, in which case the County Engineer may approve exceptions to this requirement.

**Section 110.604.40 Street Lighting.** Street lights are required for major street intersections or hazardous street intersections. Major street intersections are those intersections having at least one intersecting street with a minimum designed vehicular speed limit of forty-five (45) miles per hour. Hazardous intersections are those intersections determined to be hazardous by the traffic-control committee because of detrimental physical characteristics. All street lighting shall be luminaires in accordance with local utility standards, and as determined appropriate by the County Engineer to be required. Light poles shall be either wooden or metal, or other material, as required by the County Engineer.

**Section 110.604.45 Energy Conservation.**

- (a) **Design.** The design of a subdivision for which a tentative map is required shall provide, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.
- (1) Examples of passive or natural heating opportunities in subdivision design include design of lot size and configuration to permit orientation of a structure in an east-west alignment for southern exposure.
  - (2) Examples of passive or natural cooling opportunities in subdivision design include design of lot size and configuration to permit orientation of a structure to take advantage of shade or prevailing breezes.

- (b) Considerations. In providing for future passive or natural heating or cooling opportunities in the design of a subdivision, consideration shall be given to local climate, contour, configuration of the parcel to be divided and other design and improvement requirements. This provision shall not result in reducing allowable densities, or the percentage of a lot which may be occupied by a building or structure under applicable plans in force at the time the tentative map is filed.
- (c) Exceptions. The requirements of this section do not apply to condominium projects which consist of the subdivision of airspace in an existing building when no new structures are added.
- (d) Definitions. For the purposes of this section, "feasible" means capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.

**Section 110.604.50 Existing Vegetation.** The subdivision shall be designed to preserve the greatest practicable amount of existing vegetation, including trees with a trunk caliper of eight (8) inches or greater. Native or ornamental trees required to be preserved, as shown on the tentative map, shall not be damaged. Trees and other vegetation damaged, destroyed, or removed without prior authorization of the Director of Development Review shall be replaced by the subdivider. The size and species of the replacement vegetation shall be in accordance with the provisions of Article 412, Landscaping.

**Section 110.604.55 Snow Storage.** Site plans, parcel maps, and tentative maps shall provide snow storage areas appropriate for the elevation and historic snowfall amounts.

**Section 110.604.60 Subdivisions Adjacent to Public Land.** When shown to be in the public's best interest, any site plan, parcel map, and tentative subdivision map adjacent to publicly owned land shall provide access easements of an appropriate width to the public land. Said easements shall be offered for dedication to an appropriate public agency.

**Section 110.604.65 Open Space and Recreational Trails.** All site plans, parcel maps, and tentative subdivision maps shall provide open space and recreational trails pursuant to the following:

- (1) Open Space. New site plans, parcel maps, and tentative subdivision maps shall include open space or greenbelts indicated in the appropriate area plan of the Washoe County Comprehensive Plan. Such open space shall be integrated with any approved open space or greenbelts in adjacent developments. Said open space or greenbelts shall be offered for dedication to the appropriate public agency.
- (2) Recreational Trails. New site plans, parcel maps, and tentative subdivision maps shall include easements of an appropriate width for recreational trails as shown in the appropriate area plan of the Washoe County Comprehensive Plan. Such easements shall be integrated with any approved recreational trails in adjacent developments. Said easements shall be offered for dedication to the appropriate public agency.

# Article 606

## PARCEL MAPS

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### Sections:

110.606.00	Purpose
110.606.05	Parcel Map Required
110.606.10	Survey Required
110.606.15	<del>Tentative</del> Preliminary Parcel Maps
110.606.20	Data to Accompany <del>Tentative</del> Preliminary Parcel Map
110.606.25	Form of <del>Tentative</del> Parcel Map
110.606.2530	<del>Tentative</del> Preliminary Parcel Map Review Procedures
110.606.3035	Submittal of <del>Final</del> Parcel Map
110.606.3540	Form of <del>Final</del> Parcel Map
110.606.4045	Contents of <del>Final</del> Parcel Map
110.606.4550	Review Procedures for <del>Final</del> Parcel Maps
<del>110.606.50</del>	<del>Planning Commission Action</del>
110.606.55	Appeals
110.606.60	Certificates and Statements
110.606.65	Recordation
110.606.70	Expiration Date
110.606.75	Waiver of Parcel Map
110.606.80	Document Required if Parcel Map Waived

**Section 110.606.00 Purpose.** The purpose of this article, Article 606, Parcel Maps, is to prescribe the requirements for, and waiver of, parcel maps.

**Section 110.606.05 Parcel Map Required.** A parcel map shall be required as set forth in this section.

- (a) **Parcel Map Required.** A parcel map shall be required for all minor subdivisions and common-interest communities consisting of four or fewer units, except as provided in this section.
- (b) **Exempt Divisions.** A parcel map is not required when the division is for the express purpose of:
  - (1) The creation or realignment of a public right of way by a public agency;
  - (2) The creation or realignment of an easement;
  - (3) An adjustment of the boundary line between two (2) abutting parcels or the transfer of land between two owners of abutting parcels which does not result in the creation of any additional parcels;
  - (4) The purchase, transfer or development of space within an apartment building or an industrial or commercial building; ~~or~~

- (5) Carrying out an order of any court of dividing land as a result of an operation of law;
  - (6) Creation of sites for utility services, such as well sites, pump stations, transformer boxes, as long as the utility is a regulated utility or operated by a governmental entity; or
  - (7) Creation of cemetery plots.
- (c) Exempt Transactions. A parcel map is not required for any of the following transactions involving land:
- (1) The creation of a lien, mortgage, deed of trust, or any other security instrument;
  - (2) The creation of a security or unit of interest in any investment trust regulated under the laws of this state or any other interest in an investment entity;
  - (3) Conveying an interest in oil, gas, minerals, or building materials, which are severed from the surface ownership of real property;
  - (4) Conveying an interest in land acquired by the Department of Transportation pursuant to Chapter 408 of NRS; or
  - (5) Filing a certificate of amendment.
- (d) Waiver. A parcel map may be waived pursuant to Section 110.606.75, Waiver of Parcel Map.
- (e) Separate Lots. When two (2) or more separate lots, parcels, sites, units, or plots of land are purchased, they remain separate for the purposes of this article.
- (f) Conveyance. When lots, parcels, sites, units, plots are resold or conveyed they are exempt from the provisions of this article, until further divided.

**Section 110.606.10 Survey Required.** A parcel map shall be based on a survey made for that purpose, unless this requirement is waived by the Parcel Map Review Committee. The requirement of a survey may be waived if, in the judgement of the Parcel Map Review Committee, a survey is not required to accomplish the purposes of this article.

**Section 110.606.15 Submittal of Tentative Preliminary Parcel Maps.** A tentative preliminary parcel map must be submitted to the Department of Development Review for the purpose of preliminary review prior to or concurrent with the final parcel map. Every tentative preliminary parcel map shall be prepared by a professional land surveyor and shall contain the following data:

- (a) Existing Parcels. Boundary lines and dimensions of the parcel being divided, regulatory zone designation, and date of creation of the parcel being proposed to be subdivided.
- (b) Proposed Parcels. Proposed division lines using solid dashed lines with dimensions of each parcel being created and proposed yards of each parcel being created that meet the requirements of this chapter using lines that are not solid.

- (c) Area. The ~~approximate~~ area of the original parcel and of each proposed new parcel.
- (d) Rights-of-Way. Names, locations and widths of all streets, alleys, or rights-of-way adjoining the property showing relationships to the streets in the proposed minor subdivision.
- (e) Easements. The dimensions and approximate location of all existing or proposed ~~whether public or private, for roads easements, sight triangles easements that preserve safe sighting at street intersections, slope and curve easements, conservation easements, open space easements, recreation or trail easements, drainage easements, sewers easements, irrigation ditch easements,~~ or public utility easements, whether for public or private purposes.
- (f) Slope. A general indication of the slope of the land.
- (g) North Point and Scale. North arrow and scale of drawing.
- (h) Street Names. All street names, denoting if they are existing or proposed.
- (i) Parcel Data. Parcel designation and a graphic border around the proposed division. The area of each parcel and lot and the total area of land to be divided. If the area is two (2) acres or more, the area shall be calculated to the nearest one-hundredth of an acre. If the area is less than two (2) acres, then the area shall be calculated in square feet.
- (j) Monuments. All monuments found.
- (k) Bearings. Bearing or witness monuments, basis of bearings, bearing and length of lines and scale of map.
- (l) Legal Designation. The name and legal designation of the tract or grant in which the survey is located and any ties to adjoining tracts.
- (m) Date of Survey. The date of the survey.
- (n) Owners. The owner or owners of the land to be divided.
- (o) Vicinity Map. A vicinity map of the location of the map.
- (p) Other Data. Any other data necessary for the intelligent interpretation of the various items and locations of the points, lines and area shown.

**Section 110.606.20 Data to Accompany Tentative Preliminary Parcel Map.** The following data shall accompany a ~~tentative preliminary~~ parcel map:

- (a) Owner. Name, legal address, and telephone number of the ~~subdivider and owner~~ of the land. In addition, an affidavit from the legal owner of the land acknowledging that a tentative parcel map is being prepared with his permission. If the subdivider of the land is different from the owner of the land, the name, legal address, and telephone number of that person shall also be included.

- (b) Preparer. Name, address, and telephone number of the person who prepared the map.
- (c) Legal Description. Legal description of original parcel. It is sufficient to give the County Recorder's book and page of deed and the County Assessor's parcel number.
- (d) Proposed Use. Proposed use of each parcel.
- (e) Water Supply and Sewage. Source of water supply and proposed method of sewage disposal for each parcel
- (f) ~~Vicinity Map. Vicinity map.~~
- (fg) Survey Computations. A copy of all survey computations.
- (gh) Existing Structures. If applicable, a map showing all structures located on the property and their distances from the proposed property lines and each other; and all septic and well locations.

**Section 110.606.25 Form of Tentative Parcel Map.** The parcel map shall be legibly drawn. The size of each sheet must be twenty-four (24) by thirty-two (32) inches. A marginal line must be drawn completely around each sheet, leaving an entirely blank margin of one (1) inch at the top, bottom and right edges, and of two (2) inches at the left edge along the twenty-four (24) inch dimension.

**Section 110.606.3025 Tentative Preliminary Parcel Map Review Procedures.** The review procedures for ~~tentative preliminary~~ parcel maps shall be as set forth in this section.

- (a) Filing. The subdivider shall file with the Director of Development Review a complete application and the required supporting materials as outlined in the application packet. The subdivider shall pay the required fees upon the filing of the application.
- (b) Application Review. The development review staff will review the submitted packet and accept or reject the application as complete within ~~threetwo~~ (32) working days after submittal. If the application is complete, the Director of Development Review shall distribute the parcel map application to the Parcel Map Review Committee.
- (c) Action Required by the Parcel Map Review Committee. If the application is determined to be complete, the Parcel Map Review Committee shall approve, conditionally approve, or disapprove the ~~tentative preliminary~~ parcel map within ~~thirtyfifteen~~ (30) ~~15~~ days of the application date, unless the time limit is extended in writing by the mutual consent of the subdivider and the Director of Development Review.
- (d) Notice of Submittal of Tentative Parcel Map. If the application for a tentative parcel map is for the subdividing of a lot, or lots, created after July 31, 1993, and the application for a tentative parcel map is within five (5) years of the recording of a map creating the original parcel, notice shall be provided to the following persons within five (5) days of the determination that the application is complete:
  - (1) Advisory boards created by the Board of County Commissioners for the area in which the property is the subject of the Tentative Parcel Map is located; and

- (2) All owners of real property within three hundred (300) feet of the property which is the subject of the Tentative Parcel map.
- (e) Contents of Notice. Such notice as required by this section shall describe the proposed Tentative Parcel Map's location and number of new lots to be created, describe the closing date for providing public comment to the Parcel Map Review Committee, and; describe the content of public comment allowed to be considered by the Parcel Map Review Committee in making a decision.
- (f) Review Criteria. Prior to approving a tentative parcel map, the Parcel Map Review Committee shall determine that the following are or will be adequately provided for:
- (1) Road easements and rights-of-way, including such street grading, surfacing, alignment, sight triangles, width and street grade as may be reasonably necessary for lot access, off-site access and neighborhood traffic;
  - (2) Flood and water drainage control;
  - (3) Utilities and utility easements;
  - (4) Sewage disposal facilities;
  - (5) Water quality and water supply availability;
  - (6) Lot design per regulatory zone requirements and design requirements in Article 604, Design Requirements;
  - (7) Fire protection;
  - (8) Community antenna television (CATV) conduit and pull wire;
  - (9) Comments received from the public;
  - (10) Recreation and trail easements.
- (g) Conditions. An approval of any tentative parcel map may be subject to conditions relating to the items specified in Section 110.606.30(f), Review Criteria, as are reasonably necessary. For all tentative parcel maps subject to the notice required in this article, subdivision improvements shall be required, unless the Parcel Map Review Committee makes a finding that they are not appropriate. In addition, dedications and easement relating to such items may be required as a condition of approval.
- (h) Notice of Action. The applicant shall be notified in writing of the decision of the Parcel Map Review Committee. If the tentative preliminary parcel map is conditionally approved, the notice of decision shall contain a statement of all conditions imposed. If the tentative preliminary parcel map is disapproved, a statement of the reasons for such disapproval shall be attached.
- (i) Appeal. The applicant may appeal any conditions imposed on the tentative parcel map or a disapproval of the parcel map to the Planning Commission as set forth in Section 110.606.55, Appeals.

- (je) No Guarantee of Final Map Approval. Approval or conditional approval of a ~~tentative preliminary~~ parcel map imposes no obligation on the part of the Director of Development Review ~~Parcel Map Review Committee~~, or the Planning Commission to approve the final parcel map or to accept any public dedication shown on the tentative or final parcel map.

**Section 110.606.350 Submittal of Final Parcel Map.** After approval or conditional approval of the ~~tentative preliminary~~ parcel map, or upon waiver of the ~~tentative preliminary~~ parcel map submittal by the applicant, the applicant may submit ~~at~~ the final parcel map for review.

**Section 110.606.4035 Form of Final Parcel Map.** The final parcel map shall be legibly drawn in permanent black ink on tracing cloth or produced by the use of other materials of a permanent nature generally used for such purpose in the engineering profession. The size of each sheet must be twenty-four (24) by thirty-two (32) inches. A marginal line must be drawn completely around each sheet, leaving an entirely blank margin of one (1) inch at the top, bottom and right edges, and of two (2) inches at the left edge along the twenty-four (24) inch dimension.

**Section 110.606.450 Contents of Final Parcel Map.** In addition to the information required by Sections 110.606.15 and 110.606.20 the following information must be shown on the final parcel map:

- (a) ~~Parcel Data.~~ ~~Parcel designation and a graphic border around the proposed division. The area of each parcel and lot and the total area of land to be divided. If the area is two (2) acres or more, the area shall be calculated to the nearest one-hundredth of an acre. If the area is less than two (2) acres, then the area shall be calculated in square feet.~~
- (ab) Monuments. All monuments found, set, reset, replaced or removed, describing their kind, location and giving other data relating thereto.
- (c) ~~Bearings.~~ ~~Bearing or witness monuments, basis of bearings, bearing and length of lines and scale of map.~~
- (d) ~~Legal Designation.~~ ~~The name and legal designation of the tract or grant in which the survey is located and any ties to adjoining tracts.~~
- (be) Oaths. A memorandum of oaths
- (cf) Surveyor. The signature of the surveyor
- (g) ~~Date of Survey.~~ ~~The date of the survey.~~
- (dh) Owners. The signature of the owner or owners of the land to be divided.
- (ei) Easements and Dedicaitons. Any easements granted or dedications made.
- (fj) Survey. Name of person or persons for whom the survey on which the map is based was made
- (k) ~~Vicinity Map.~~ ~~A vicinity map of the location of the map.~~
- (l) ~~Other Data.~~ ~~Any other data necessary for the intelligent interpretation of the various items and locations of the points, lines and area shown.~~



**Section 110.606.450 Review Procedures for Final Parcel Maps.** The review procedures for final parcel maps shall be as set forth in this section.

- (a) Filing. The subdivider shall file with the Director of Development Review a complete application and the required supporting materials as outlined in the application packet. The subdivider shall pay the required fees upon the filing of the application. ~~The date of the payment of the fee is the application date.~~
- (b) Application Review. The development review staff will review the submitted packet and accept or reject the application as complete within ~~threetwe~~ (32) working days after submittal.
- (c) Action Required by Director of Development Review ~~the Parcel Map Review Committee.~~ If the application is determined to be complete, the Director of Development Review ~~Parcel Map Review Committee~~ shall ~~recommnd approval,~~ recommend approval, or disapprove the final parcel map within ~~thirtyfiteen~~ (30+5) days of the application date, unless the time limit is extended in writing by the mutual consent of the subdivider and the Director of Development Review.
- (d) Review Criteria. Prior to ~~recommending approval~~ for a final parcel map, the Director of Development Review ~~Parcel Map Review Committee~~ shall determine that the following have been met ~~are or will be adequately provided for~~:
- (1) Completion of all conditions imposed on the minor subdivision prior to approval of the final parcel map or, in the alternative, acceptance by the Director of Development Review of a satisfactory guarantee of completion and faithful performance of all conditions. The amount of the guarantee shall be in a sum which, in the opinion of the County Engineer, equals the cost of performance of the conditions. If a subdivider fails to perform any condition within the time specified, the Board of County Commissioners, upon recommendation of the County Engineer, may cause the guarantee to be forfeited in an amount necessary to finish the uncompleted portion of the work ~~Road easements and rights of way, including such street grading, surfacing, alignment, width and street grade as may be reasonably necessary for lot access, off site access and neighborhood traffic;~~
  - (2) Completion of all certificates and statements required by 110.606.60, excepting (a) of that section. ~~Flood and water drainage control;~~
  - ~~(3) Utilities and utility easements;~~
  - ~~(4) Sewage disposal facilities;~~
  - ~~(5) Water quality and water supply availability;~~
  - ~~(6) Lot design per regulatory zone requirements and design requirements in Article 604 of this Division;~~
  - ~~(7) Fire protection; and~~
  - ~~(8) Community antenna television (CATV) conduit and pull wire.~~

- (e) ~~Notice of Action.~~ The applicant shall be notified in writing of the decision of the Director of Development Review. If the final parcel map is disapproved, a statement of the reasons for such disapproval shall be attached. ~~Conditions.~~ A recommendation of approval of any parcel map may be subject to conditions relating to the items specified in Subsection (d) of this section as are reasonably necessary. In addition, dedications and easement relating to such items may be required as a condition of approval.
- (f) Appeal. The applicant may appeal a disapproval of the final parcel map to the Board of County Commissioners ~~Planning Commission~~ as set forth in Section 110.606.55, Appeals.

~~Section 110.606.50 Planning Commission Action.~~ The Planning Commission shall take action on the parcel map pursuant to this section.

- (a) ~~Actions.~~ The Planning Commission may approve, conditionally approve, or disapprove the parcel map. Action shall be taken within thirty (30) days of the Parcel Map Review Committee recommendation, unless the time limit is extended in writing by the mutual consent of the subdivider and the Director of Development Review.
- (b) ~~Conditions.~~ Additional conditions may be imposed on the parcel map by the Planning Commission, provided the conditions are related to the review criteria in Section 110.606.45.
- (c) ~~Guarantee for Performance of Conditions.~~ The Planning Commission may require the satisfactory completion of all conditions imposed on the minor subdivision prior to final approval or, in the alternative, may require a satisfactory guarantee of completion and faithful performance of all conditions. The amount of the bond shall be in a sum which, in the opinion of the County Engineering Division, equals the cost of performance of the conditions. If a subdivider fails to perform any condition within the time specified, the Board of County Commissioners, upon recommendation of the County Engineering Division, may cause the bond to be forfeited in an amount necessary to finish the uncompleted portion of the work.
- (d) ~~Notice of Action.~~ The applicant shall be notified in writing of the decision of the Planning Commission. If the parcel map is conditionally approved, the notice of decision shall contain a statement of all conditions imposed. If the parcel map is disapproved, a statement of the reasons for such disapproval shall be attached.
- (e) ~~Appeal.~~ The applicant may appeal any conditions imposed on the parcel map or a disapproval of the parcel map to the Board of County Commissioners as set forth in Section 110.606.55, provided that any decision of the Planning Commission on a matter appealed to it from a decision of the Parcel Map Review Committee shall be final and not subject to appeal.

Section 110.606.55 Appeals. All appeals regarding tentative and final preliminary parcel maps or parcel maps shall be made as provided in this section.

- (a) Process for tentative parcel map. For thirty (30) days following the notification of the decision, a recommendation or decision of the Parcel Map Review Committee or a decision of the Planning Commission may be appealed to the Planning

Commission, whose decision shall be final and not subject to appeal, unless otherwise prohibited.

- (1) The statement of appeal shall set forth the particular actions or conditions appealed from and the reasons for the appeal, and shall be accompanied by all supporting documentation.
- (2) The appeal body shall consider the matter within fifteen (15) days or at its next regular meeting, whichever is the longer period. The appeal body may then decide the matter, or may in its discretion, continue its consideration of such appeal for decision until its next regularly scheduled meeting.
- (3) If the appeal body fails to render a decision, the appeal shall be deemed to have been decided in favor of the appellant.

(b) Process for final parcel map. For fifteen (15) days following the notification of the decision, a decision of the Director of Development Review to deny a final parcel map may be appealed to the Board of County Commissioners.

- (1) The statement of appeal shall set forth the particular actions or conditions appealed from and the reasons for the appeal, and shall be accompanied by all supporting documentation.
- (2) The appeal body shall consider the matter within fifteen (15) days or at its next regular meeting, whichever is the longer period. The appeal body may then decide the matter, or may in its discretion, continue its consideration of such appeal for decision until its next regularly scheduled meeting.
- (3) If the appeal body fails to render a decision, the appeal shall be deemed to have been decided in favor of the appellant.

(c) Final Action on Appeal. The appeal body shall take action on the appeal within the time prescribed in Section 106.606.55, Appeals.

- (1) The appeal body may impose additional conditions on the parcel map, provided the conditions are related to the review criteria in Section 110.606.3045.
- (2) Any disapproval or conditional approval must include a statement of the reason for that action.

(d) Notice of Final Action. Within ten (10) days of the final action, the Director of Development Review shall report to the applicant concerning the decision of the appeal body. Such report shall contain, at a minimum, any additional conditions placed upon the parcel map and the statement of the reason for the final action.

Section 110.606.60 Certificates and Statements. Language satisfying the intent of tThe following certificates and statements shall appear on a parcel map before it can be filed for record. Final parcel maps that have been approved for recordation prior to July 31, 1993, but which have not been recorded, shall not be required to comply with this section:

- (a) Certificate of Director of Development Review. A certificate for execution by the Director of Development Review stating that the Planning Commission map has

been approved the map for subdivision purposes and accepted or rejected on behalf of the public any parcel of land, or portion of a parcel, offered for dedication for public use in conformity with the terms of the offer of dedication.

- (b) Summary Statement of Conditions Required. A summary statement of the conditions imposed by the Parcel Map Review Committee or Planning Commission.
- (c) Certificate of Surveyor. A certificate by the surveyor responsible for the parcel map giving the date of survey on which the map is based, and stating that the survey was made by him or under his direction and setting forth the name of the owner who authorized him to make the survey, and that the parcel map is true and complete as shown. This certificate shall also state:
  - (1) That the monuments are of the character and occupy the position indicated or that they will be set in such positions and at such time as is agreed upon under the provisions of Chapter 278 of NRS;
  - (2) That the monuments are or will be sufficient to enable the survey to be retraced; and
  - (3) The completion date.
- (d) Certificate of Record Title Owner. A certificate signed and acknowledged by all persons having any record title in the land subdivided, evidencing their grant or permanent easements for utility installations and access, as designated on the map.
- (e) Certificate of Public Utilities Concerning Easements. A statement ~~acknowledging~~approving such easements, signed by each public utility company or agency in whose favor the easements are created or whose utility services are to be required for the platted parcels. It is the responsibility of the applicant to obtain ~~acknowledgement~~approval of serving utility companies as to location of any utility easements which are to be shown on the parcel map.
- (f) Statement from County Treasurer. A written statement by the County Treasurer indicating that all property taxes on the land have been paid for the period identified in NRS 278~~for the current fiscal year.~~
- (g) Guarantee of Title. A subdivision guarantee of title, in a form acceptable to the County Engineer and County Counsel, issued by a competent title company to and for the benefit and protection of the County. Said guarantee of title shall be continued complete up to the instant of filing the final map with the County Recorder, guaranteeing that the names of all persons whose consent is necessary to pass a clear title to the land being subdivided, and all public easement being offered for dedication, and all acknowledgements thereto, appear on the proper statements and are correctly shown on the map, both as to contents as to the making thereof and affidavits of dedication where necessary.
- (h) Certificate of Department of Public Works, Utility Division, of ~~Public Works~~ Concerning Water Right Dedications. A certificate for execution by the Chief Sanitary Engineer stating that the provisions of Article 422 related to the dedication of water resources have been satisfied.

**Section 110.606.65 Recordation.** The approved parcel map with the certificates and statements set forth in Section 110.606.60 and the required filing fee advanced by the owner shall be transmitted to the County Recorder by the County Engineer for recording and filing. The land division is complete when the parcel map with its required certificates and statements have been filed in the Office of the County Recorder.

**Section 110.606.70 Expiration Date.** Failure of the applicant to record a parcel map, within one (1) year of the application-date that the application for a tentative parcel map was accepted by the Director of Development Review terminates all proceedings, and a new application shall be required.

**Section 110.606.75 Waiver of Parcel Map.** The requirement for filing a parcel map for Minor Subdivisions may be waived by the Parcel Map Review Committee, if it finds all the following:

- (a) Survey Not Required. The County Surveyor has determined that a survey is not required;
- (b) Conformity with Laws. That the proposed Minor Subdivision conforms with the Chapter 278 of NRS and this Chapter;
- (c) Conformity with Regulations. That the proposed Minor Subdivision conforms to state and County requirements as to area, improvement and design, and flood water drainage control;
- (d) Environmental Effects. That the proposed Minor Subdivision will not have an adverse effect on the environment;
- (e) Conformity with Comprehensive Plan. That the proposed Minor Subdivision conforms to the Washoe County Comprehensive Plan, including the area plans and any specific plans adopted by the County;
- (f) Change in Non-Conformity. That no existing non-conformity with the other divisions in this Chapter will be increased;
- (g) Conformity with Other Ordinances. That the proposed Minor Subdivision conforms with all other County Ordinances;
- (h) Lack of Need. That unusual circumstances exist so that a parcel map is not necessary to insure proper legal description of property, location of property lines and monumenting of property lines; and
- (i) Facilities. That appropriate improved public roads, adequate sanitary disposal facilities, and adequate water supplies are available.

**Section 110.606.80 Document Required if Parcel Map Waived.** If the requirement for a parcel map is waived by the Parcel Map Review Committee, the applicant shall comply with the provisions of this section.

- (a) Document Recordation. The Parcel Map Review Committee may require the applicant to prepare and record a document which contains:
  - (1) A legal description of all parts based on a system of rectangular surveys;

- (2) A provision for the dedication or reservation of any road right-of-way or easement; and
- (3) The approval of the authority which granted the waiver.
- (b) Description of Metes and Bounds. The Parcel Map Review Committee may require a description of metes and bounds if necessary to describe the parcel division. The description shall be prepared by a professional land surveyor with a signature and stamp.
- (c) Waiver. The person preparing the document may include the following statement:
- "This document was prepared from existing information (identifying it and stating where filed and recorded) and the undersigned assumes no responsibility for the existence of monuments or correctness of other information shown on or copied from any prior documents."
- (d) Statement Indicating That No Property Taxes Delinquent. A document recorded pursuant to this section shall be accompanied by a written statement by the County Treasurer indicating that all property taxes on the land have been paid pursuant to NRS 278 for the current fiscal year.

# Article 608

## TENTATIVE SUBDIVISION MAPS

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### Sections:

110.608.00	Purpose
110.608.05	Requirement for Application
110.608.10	Contents
110.608.15	Review Procedures
110.608.20	Review Considerations
110.608.25	Findings
110.608.30	Expiration Date

**Section 110.608.00 Purpose.** The purpose of this article, Article 608, Tentative Subdivision Maps, is to prescribe rules and procedures for the regulation and approval of tentative subdivision maps.

**Section 110.608.05 Requirement for Application.** A tentative subdivision map shall be required for all requests for a major subdivision or a common-interest community consisting of five (5) or more units, as defined in Article 902, except for Divisions of Land into Large Parcels as defined in Article 612.

**Section 110.608.10 Contents.** Tentative maps shall show the proposed subdivision's design and improvements and conditions existing in and around the subdivision, and shall contain information sufficient to allow the Planning Commission to make the findings required by Section 110.608.25. Tentative maps shall meet all requirements of NRS 278. The following information shall be shown on the tentative map and/or accompanying drawings:

- (a) **Names and Addresses.** Name and address of legal owner, subdivider, and person preparing the map and certificate of registration serial number of the person preparing the map;
- (b) **Legal Description.** Sufficient legal description to define the boundary of the proposed subdivision and evidence of ownership of the property to be subdivided;
- (c) **Subdivision Name.** Name of subdivision (not to conflict with existing recorded subdivision maps);
- (d) **Property Lines.** Property lines, approximate distances and bearings;
- (e) **Contours.** Contours at five (5) foot intervals, or where, in the opinion of the County Engineer or the Director of Development Review, topography is a major factor in the subdivision design two (2) foot contour intervals.;
- (f) **Land Uses.** Existing and proposed land uses, existing regulatory zone designations;
- (g) **Landmarks.** Indication of prominent landmarks, areas of unique natural beauty, rock outcroppings, vistas and natural foliage which will be deciding considerations in the design of the subdivision;

- (h) Rights-of-Way. The width of right-of-way, proposed name and approximate grade of each highway, street, alley or public way within the proposed subdivision and approximate radius of all curves and diameter of each cul-de-sac;
- (i) Numbering Blocks. All blocks shall be numbered and block numbers shall be consecutive and shall begin with the number "one" or the letter "A.";
- (j) Yards Setback. ~~The yards that are proposed for each lot in setback distance or that distance between the right of way and the~~ subdivision shall be designated on the map;
- (k) Easements. ~~The width, type, and approximate locations of all existing or proposed easements, whether public or private, for roads, drainage, sewers, irrigation or public utility purposes~~ road easements, sight triangles easements that preserve safe sighting at street intersections, slope and curve easements, conservation easements, open space easements, recreation or trail easements, drainage easements, sewer easements, irrigation ditch easements, or public utility easements, whether for public or private purposes;
- (l) Public Use Lands. Location and size of any land to be reserved or dedicated for parks, recreation areas, common open space area, schools or other public uses;
- (m) Flooding Potential. If any portion of the land within the boundary of the subdivision is subject to inundation or storm water overflow, as shown on the adopted Federal Emergency Management Agency's Flood Boundary and Floodway Maps or as shown by a Nevada registered engineer's hydrologic analysis for the 100 year storm, that fact and the land so affected shall be clearly shown on the map by a prominent note on each sheet.;
- (n) Flood Elevation. Information indicating the 100 year flood elevation as well as width and direction of flow of each water course within the boundaries of the subdivision;
- (o) Septic Tanks. If septic tanks are proposed, consistency with FEMA requirements as set forth in Article 416, Flood Hazards;
- (p) Existing Structures. The location and outline of each existing building or structure which is not to be moved in the development;
- (q) Vicinity Map. Vicinity map showing the proposed subdivision in relation to the surrounding area;
- (r) ~~Areas Not a Part.~~ ~~All areas not a part of the proposed plat or intended to remain in private ownership shall be clearly and definitely marked "NOT A PART" or "PRIVATE";~~
- (sr) Dimensions and Acreage of Lots. Dimensions of each lot. Accurate measurements in square feet or acreage of the amount of land utilized in streets, parking, building site, and open space and/or recreation;
- (ts) Date, North Point, and Scale. Date, north point, scale and number of sheet in relation to the total number of sheets;



- (ut) Snow Storage Areas. Location of snow storage area sufficient to handle snow removed from public and private streets, if applicable;
- (vu) Potential Hazards. All known potential hazards, including but not limited to, earth slide areas, ~~Halocene~~Holocene era geologic faults, avalanche areas or otherwise hazardous slopes, shall be clearly designated on the map; ~~and~~
- (wv) Master Plan of Storm Drainage. Preliminary master plan of storm drainage system, including pipe sizes, detention/retention/infiltration areas, and the location and magnitude of the ten (10) and one hundred (100) years storm flows entering and leaving the site.;
- ~~(w) Preliminary Grading Plan. Preliminary grading plan showing areas of phased excavation and fill including the depth of excavation or height of fill from the natural grade, the amounts of material estimated to be excavated and/or used for fill, the destination of excavated material not to be used on site and how it is to be used at its end destination, origin of material to be imported and used for fill, and the location of any temporary material storage site(s);~~
- ~~(x) Soil Erosion and Sediment Control Plan: Preliminary plan for soil erosion and sediment control; and~~
- ~~(y) Phasing Plan: Preliminary plan for the phased recordation of lots, if said phasing is contemplated by the subdivider.~~

**Section 110.608.15 Review Procedures.** The review procedures for tentative maps shall be as set forth in this section.

- (a) Filing. The subdivider shall file with the ~~Director~~Department of Development Review a complete application and the required supporting materials as outlined in the application packet.
- (b) Review. If the application is found to be complete, the ~~Director~~Department of Development Review shall transmit one print of each tentative ~~map~~plat to the County Engineer; any other public agency which may be affected by the proposed subdivision; and such other persons as the Director of Development Review~~Planning Commission~~ may ~~deem~~designate appropriate.
- (c) Action Required by the Planning Commission. The Planning Commission shall, within forty-five (45) days after receipt of the complete tentative map application by the Director of Development Review, approve, conditionally approve, or deny the proposed map. Review time may be extended by mutual consent of the Director of Development Review and the applicant.
- (d) Appeal. Within seven days after issuance of the decision, the decision of the Planning Commission may be appealed to the Board of County Commissioners by submitting the appropriate form and fee to the Director of Development Review~~County Clerk's office~~.
- (e) Board of County Commissioners Consideration of Appeals. Appeals of any Planning Commission decision shall be heard by the Board of County Commissioners within thirty (30) days of receiving the appeal.

- (f) Time Limits. The time limits set forth in this section are suspended for a period, not to exceed one (1) year, during which the State of Nevada or the Federal Government takes any action to protect the environment or an endangered species which prohibits, stops, or delays the processing of a tentative map.
- (g) No Guarantee of Final Map Approval. Approval by the Planning Commission or the Board of County Commissioners of a tentative map imposes no obligation on the part of the Planning Commission or the Board of County Commissioners to approve the final map or to accept any public dedication shown on the final map.

**Section 110.608.20 Review Considerations.** Prior to approving an application for a tentative map, the Planning Commission or the Board of County Commissioners shall consider:

- (a) Environmental and Health Laws. 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) Availability of Water. The availability of water which meets applicable health standards, as well as requirements for water rights, quality, or will-serve commitments;
- (c) Utilities. The availability and accessibility of utilities;
- (d) Public Services. The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks;
- (e) Plan Consistency. General conformance with the Development Code and the Comprehensive Plan;
- (f) Impact on Existing Streets. The effect of proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision;
- (g) Physical Characteristics. Physical characteristics of the land such as flood plain, slope and soil;
- (h) Agency Review. The recommendations and comments of the entities reviewing the tentative map; and
- (i) Impact on Existing Drainage System. The effect of the proposed subdivision on the existing natural and man-made drainage system.

**Section 110.608.25 Findings.** Prior to approving an application for a tentative map, the Planning Commission shall find that all of the following are true:

- (a) Plan Consistency. That the proposed map is consistent with the Comprehensive Plan and any specific plan;
- (b) Design or Improvement. That the design or improvement of the proposed subdivision is consistent with the Comprehensive Plan and any specific plan;
- (c) Type of Development. That the site is physically suited for the type of development proposed;

- (d) Availability of Services. That the subdivision will meet the requirement of Article 702, Adequate Public Facilities Management System;
- (e) Fish or Wildlife. That neither the design of the subdivision nor any proposed improvements is likely to cause substantial environmental damage, or substantial and avoidable injury to any endangered plant, or wildlife or their habitat;
- (f) Public Health. That the design of the subdivision or type of improvement is not likely to cause significant public health problems;
- (g) Easements. That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of property within, the proposed subdivision;
- (h) Access. That the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles;
- (i) Dedications. That any land or improvements to be dedicated to the County is consistent with the Comprehensive Plan; and
- (j) Energy. That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

**Section 110.608.30 Expiration Date.** If the subdivider fails to record a final map for any portion of the tentative map within the time required by NRS 278, all proceedings are terminated and a new application is required. The Planning Commission ~~Board of County Commissioners~~ may grant extensions as allowed by NRS.



# Article 610

## FINAL SUBDIVISION MAPS

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### Sections:

110.610.00	Purpose
110.610.05	Requirement of Final Map
110.610.10	Form
110.610.15	Contents
110.610.20	Required Certificates and Statements
110.610.25	Dedication of Facilities and Water Rights
110.610.30	Improvements at the Expense of the Subdivider
110.610.35	Provision of CATV
110.610.40	Guarantee of Completion
110.610.45	Preliminary Submittal
110.610.50	Approval by the Planning Commission

**Section 110.610.00 Purpose.** The purpose of this article, Article 610, Final Subdivision Maps, is to control the practices and procedures regarding the preparation and approval of final subdivision maps.

**Section 110.610.05 Requirement of Final Map.** A subdivider shall prepare a final map, in accordance with the tentative map, for the entire area for which a tentative map has been approved, or a series of final maps, each covering a portion of the approved tentative map.

**Section 110.610.10 Form.** The final map shall be clearly and legibly drawn in permanent black ink upon good tracing cloth or produced by the use of other materials of a permanent nature generally used for such purpose in the engineering profession, but affidavits, certificates and acknowledgement must be legibly stamped or printed upon the map with opaque ink. The size of each sheet shall be twenty-four (24) by thirty-two (32) inches. A marginal line must be drawn completely around each sheet, leaving an entirely blank margin of one (1) inch at the top, bottom, and right edges, and of two (2) inches at the left edge along the twenty-four (24) inch dimension.

**Section 110.610.15 Contents.** Every final map shall show all data required for the tentative map except contour lines, position of buildings and prominent landmarks, relationship to streets and highways beyond the area shown on the map and the proposed use of lots, and shall contain the following additional data:

- (a) **Street Monuments.** Where the centerline has been established for any street, highway, alley or public way within an adjoining subdivision, all monuments along such street, highway, alley or public way within the proposed subdivision shall be located with reference to that centerline which is shown on the map.
- (b) **Centerlines.** The centerline of each highway, street, alley or way within the proposed subdivision and the width on each side of the centerline and the width to be dedicated. There shall also appear the bearing, length of tangent, radius and central angle and length of each curve for all centerlines.

- (c) Monuments. The location and description of monuments or other evidence formed upon the ground and used in determining the boundaries of the subdivision. If other subdivisions adjoin, the map shall show sufficient corners of such subdivisions sufficiently identified to locate precisely the limits of the proposed subdivision.
- (d) Block, Lot, and Boundary Lines. The length and bearing of each block line, lot line and boundary line; the length, radius and central angle of each curve or the length of the curve and that portion of the central angle lying within each lot. Such data shall be shown in a manner satisfactory to the County Engineer.
- (e) Flooding Potential Hazard. If any portion of the land within the boundaries of a final map is subject to inundation or ~~flood hazard by storm waters overflow, as shown on the adopted Federal Emergency Management Agency's Flood Boundary and Floodway Maps~~ or as shown by a Nevada registered engineer's hydrologic analysis for the 100 year storm, that fact and the land so affected shall be clearly shown on the final map by a prominent note on each sheet.
- (f) Seismic Hazard. If any portion of land within the boundaries of a final map is bisected by a ~~post-Holocene~~ post-Holocene era fault line, any such fault line shall be clearly shown on the final map and a prominent note shall indicate the fact the fault line exists and that any habitable structure shall be set back a minimum of ten (10) feet from the fault line.
- (g) Lot and Total Area. The area of each lot and total area of the land in the subdivision. If the area is two (2) acres or more, the area shall be to the nearest one-hundredth of an acre. If the area is less than two (2) acres, it shall be in square feet.
- (h) Easements. All easements approved on the tentative subdivision map.
- (i) Phasing Plan. The phasing plan for the recordation of lots as approved by the Planning Commission or Board of County Commissioners.

**Section 110.610.20 Required Certificates and Statements.** Language shall be provided on the final map that satisfies the intent of~~shall include, but not be limited to,~~ the following certificates. Other certificates and statements may be required in addition to those enumerated in this section. Final subdivision maps which have been approved for recordation prior to July 31, 1993, but which have not been recorded, shall not be required to comply with this section.

- (a) Certificate of Owner. A certificate signed and acknowledged by all persons having any record title in the land subdivided, evidencing their grant of permanent easements for utility installations and access, as designated on the map.
- (b) Certificate of Professional Land Surveyor. A certificate of the surveyor responsible for the survey. The certificate must be in the following form:

**SURVEYORS CERTIFICATE**

I, ..... (Name of Surveyor), a Professional Land Surveyor registered in the State of Nevada, certify that:

- (1) This is a true and accurate representation of the lands surveyed under my supervision at the instance of ..... (Owner Trustee, Etc.).
  - (2) The lands surveyed lie within .....(Section(s), Township, Range, Meridian and, a description of the metes and bounds for any subdivision which is divided into lots containing 5 acres in area or less) and the survey was completed on ..... (date)
  - (3) This plat complies with the applicable state statutes and any local ordinances.
  - (4) The monuments are of the character shown and occupy the positions indicated.
- (OR)
- (4) The monuments will be of the character shown and occupy the positions indicated prior to approving the Resolution for Accepting Streets and that an appropriate faithful performance guarantee has been or will be posted with the Governing Body to assure their installation.

date Name of Surveyor,

Registration Number and Seal

- (c) County Engineer or Surveyor Certificate. A certificate by the County Engineer or the County Surveyor stating that he or she has examined the final map; and that the map is technically correct and that if the monuments have not been set, that a proper performance bond has been deposited guaranteeing their setting on or before a day certain.
- (d) District Board of Health Certificate. A certificate by the local District Board of Health indicating that the final map is approved concerning sewage disposal, water pollution, water quality and water supply facilities.
- (e) Division of Water Resources Certificate. A certificate by the Division of Water Resources of the State Department of Conservation and Natural Resources, showing that the final map is approved concerning water supply.
- (f) Certificate of Clerk of the Planning Commission. A certificate by the Director of Development Review~~secretary of the Planning Commission~~ stating that the Planning Commission or Board of County Commissioners~~it~~ approved the map and accepted or rejected on behalf of the public any parcel, or portion of a parcel, of land offered for dedication for public use in conformity with the terms of the offer of dedication.
- (g) Statement from the County Treasurer. A statement from the County Treasurer indicating that all property taxes on the land have been paid for the period identified in NRS 278~~for the current fiscal year.~~
- (h) Guarantee of Title. A subdivision guarantee of title, in a form acceptable to the County Engineer and the District Attorney, issued by a competent title company for the benefit and protection of the County. Said guarantee of title shall be continued complete up to the instant of filing the final map with the County Recorder, guaranteeing that the names of all persons whose consent is necessary to pass a clear title to the land being subdivided; the fact there are no encumbrances, liens, or delinquent taxes or assessments; and all public easements being offered for dedication, and all acknowledgements thereto, appear on the proper statements and are correctly shown on the map, both as to contents as to the making thereof and affidavits of dedication where necessary. Said guarantee of title also shall guarantee that there are no encumbrances, liens, or delinquent taxes or assessments on the property.
- (i) Utility Companies Certificate. A certificate by appropriate public utility and (CATV) television companies that the shown utility easements have been checked and approved.
- (j) Certificate of the Department of Public Works, Utility Division of Public Works Concerning Water Right Dedications. A certificate for execution by the Chief Sanitary Engineer stating that the provisions of Article 422 related to the dedication of water resources have been satisfied.
- (k) Certificate of Chair of Planning Commission, or Board of County Commissioners. A certificate for execution by the Chair of the Planning Commission, or Board of County Commissioners if the tentative map was approved by that body, stating that the map conforms to all of the requirements of NRS 278.010 to NRS 278.630, inclusive, and any applicable county code provisions; and accepting or rejecting any or all offers of dedications offered to Washoe County by the subdivider.



**Section 110.610.25 Dedications of Facilities and Water Rights.** In addition to any land which is required to be dedicated pursuant to this chapter, a subdivider shall be required to ~~offer form~~ make the dedications those facilities and water rights proscribed in this section prior to final map approval. The form of the offer of dedication shall be to the satisfaction of the Public Works Department.

- (a) Acceptance of Dedication. The Department of Public Works Department ~~may~~ will accept a dedication pursuant to this section in a form acceptable to that department when the department has determined that if the facilities conform to the requirements of this section and perform as designed.

**Section 110.610.30 Improvements at the Expense of the Subdivider.** The subdivider shall make the improvements proscribed in this section at his own expense.

- (a) Required Improvements. The subdivider shall improve at his own expense, within a stated time, all land dedicated on a final map for streets, highways, public ways and easement(s) with such improvements as the Planning Commission or Board of County Commissioners may determine to be necessary for the general use of lot owners in the subdivision and local neighborhood traffic, water distribution, sanitary sewer, and drainage needs.
- (b) Utility Distribution System. The subdivider shall provide for utility distribution service and facilities to service each lot of a subdivision, including gas, water, electricity and communication. The subdivider shall make the necessary arrangements with the utility company or companies involved for the installation of the facilities in accordance with such applicable tariffs, rules and regulations of the companies as may be on file with the Public Services Commission of the State of Nevada and in accordance with any pertinent franchise arrangements, agreements or contracts.
- (c) Improvements Not Normally Required. Storm drain trunk lines, channels for general flood control purposes, improvements not solely for the benefit of the subdivision and full improvement of those routes shown on the Streets and Highways System Plan map for each of the area plans included within the Comprehensive Plan are not required by this section, unless agreed to by the subdivider.
- (d) Street Lighting. Street lighting installation is the financial responsibility of the subdivider. The subdivider shall make all necessary arrangements with the utility company involved for the installation of such street lights as are approved and required by the Washoe County Engineer.
- (e) Street Improvement Standards. All street improvements shall be graded, drained and surfaced in accordance with improvement plans approved by the County Engineer. All streets shall be surfaced with asphaltic concrete paving meeting the requirements of the Standard Specifications for Public Works Construction sponsored by Washoe County and be designed in accordance with the most recently adopted Washoe County Structural Pavement Section Design Manual unless an alternative method of street surfacing is approved by the Board of County Commissioners at the time of approval of the tentative subdivision map.
- (f) Ditch or Watercourse Hazard. Where any ditch or natural watercourse constitutes or creates a hazard, whether within or contiguous to a development, the subdivider

shall provide and install a six (6) foot chain link or equivalent fence, the location and construction of which shall be approved by the County Engineer.

**Section 110.610.35 Provision of CATV.** The subdivider shall provide for the installation of community antenna television (CATV) as proscribed in this section.

- (a) **Installation.** The subdivider shall provide, at his own expense, for the installation of community antenna television (CATV) cable conduit and pull wire to serve each dwelling in the subdivision. The installation of the conduit and pull wire must be accomplished as follows:
- (1) If a single CATV franchise exists to serve that area in which the subdivision is located, the subdivider shall install the conduit and pull wire in a manner which is compatible with and meets the standards of the franchise;
  - (2) If more than one CATV franchise exists to serve the area in which the subdivision is located, the subdivider shall select from among the franchisees and shall install the conduit and pull wire in a manner which is compatible with and meets the standards of the franchisee selected; or
  - (3) If no CATV franchise exists to serve the area in which the subdivision is located, the subdivider shall determine which CATV franchisee is closest geographically to the subdivision and shall install the conduit and pull wire in a manner which is compatible with and meets the standards of that franchisee.
- (b) **Dedication.** Upon completion of installation, ownership of the CATV cable conduit and pull wire shall be determined as follows:
- (1) If the subdivider applies to the Board of County Commissioners for a franchise to operate and actually operates a CATV system within the subdivision, the conduit and pull wire remain the property of the subdivider until such time as he determines not to operate or is unable to operate the system. At that time, the subdivider shall immediately offer for dedication all CATV cable, conduit and other appurtenant equipment he has installed to the franchisee.
  - (2) If the subdivider does not operate a CATV system within the subdivision, he shall dedicate the conduit and pull wire to the franchisee immediately upon completion of installation.
- (c) **Waiver/Modification.** The Planning Commission may recommend, and the Board of County Commissioners may grant, a waiver or modification of Subsection (a) if geographic, economic or other conditions make installation of CATV conduit and pull wire unreasonable or impractical. It is the responsibility of the subdivider to demonstrate, through adequate factual evidence, that the installation requirement is unreasonable or impractical.

**Section 110.610.40 Guarantee of Completion.** Each agreement made by the subdivider shall be accompanied by a faithful performance bond, or other satisfactory guarantee of completion insuring the faithful performance of all work. The penal sum of the bond shall be in a sum which in the opinion of the County Engineer equals the cost, plus a contingency amount, of the improvements to which the subdivider has agreed. If any subdivider fails to complete any improvement as agreed

within the time specified, the Board of County Commissioners may cause the bond to be forfeited in the amount necessary to finish the uncompleted portion of the work.

**Section 110.610.45 Preliminary Submittal.** The Preliminary Submittal procedures for the final map shall be as set forth in this section.

- (a) **Submittal Requirements.** Not less than ~~sixtythree-(6030)~~ days prior to the filing of any final map with the Planning Commission, the subdivider shall submit to the County Engineer:
- (1) **Three (3) prints**~~The original of the proposed final map accompanied by the map checking fee and two (2) prints;~~
  - (2) Data concerning closure calculations, constructions plans, estimates of quantities and the like, if the situation warrants;
  - (3) Plans and specifications for subdivision street improvements;
  - (4) Plans profiles, specifications and necessary details of the proposed construction for streets, curb and gutter, water mains, culverts, bridges, sanitary sewers or storm drains which are to be installed as part of the of the subdivision; and
  - (5) Faithful performance bond estimate prepared by a Nevada registered engineer.
- (b) **Review by County Engineer or County Surveyor.** The County Engineer or County Surveyor shall check the map as to accuracy of dimensions, placing of monuments, establishment of survey records shown thereon and conformance of the final map with the tentative map approved by the Planning Commission or Board of County Commissioners. The County Engineer ~~or County Surveyor~~ shall review the plans, specifications, and bond estimates for the subdivision improvements for conformance with the tentative map conditions and Washoe County standards. The subdivider shall make corrections and/or additions until acceptable to the County Engineer or County Surveyor.
- (c) **Inspection Costs.** Prior to commencing any work, the subdivider shall deposit with the County Engineer a sum which the County Engineer estimates to be necessary to cover the inspection costs of all improvements under his jurisdiction.
- (d) **Subdivision Improvement Agreement.** Prior to approval of the final map by the County Engineer, a Subdivision Improvement Agreement shall be submitted to the County Engineer.
- (e) **Faithful Performance Guarantee.** Prior to approval of the final map by the County Engineer, a bond or other form of faithful performance guarantee shall be submitted to the County Engineer.
- (f) **Review by the Department of Development Review.** The County Engineer, following his review and approval, shall transmit the map to the Department of Development Review, for their review. The subdivider shall make corrections and/or additions until acceptable to the Department of Development Review.

**Section 110.610.50 Approval by the Planning Commission.** The approval procedures for final map shall be as set forth in this section.

- (a) **Submittal.** The subdivider shall submit to the ~~Director~~Department of Development Review the original tracing of the map and any duplicates per County requirements, corrected to its final form and signed by all parties required to execute the statement on the map. Original signatures shall appear on the original drawing. The original tracing and any duplicates shall be forwarded to the County Engineer for a final review. Upon notification by the County Engineer that the final map is correct and upon receipt of all required certificates and submittals, the Director of Development Review shall sign the appropriate statements and transmit the original to the Planning Commission.
- (b) **Approval.** Upon receipt of the final map, the Planning Commission shall, at its next meeting, approve the map if it conforms to all the requirements of NRS 278 and the provisions of this Development Code. This approval shall include acceptance of financial assurances, subdivision agreements and offers of dedication. Upon approval by the Planning Commission, the map shall be returned to the County Engineer for recording as soon as practicable in the Office of the County Recorder.
- (c) **Time Limits.** The time limits set forth in this section are suspended for a period, not to exceed one (1) year, during which the State of Nevada or the Federal Government takes any action to protect the environment or an endangered species which prohibits, stops, or delays the development, processing, or recordation of a final map.
- (d) **Water Meters.** The Planning Commission shall not approve any final maps for a subdivision served by a public water system, unless the subdivider has submitted plans which provide for the installation of water meters or other device which will measure water delivered to each water user in the subdivision.
- (e) **Fees.** Fees applicable to final maps shall be as established by the Board of County Commissioners through separate ordinance.
- (f) **Appeal.** A decision of the Planning Commission to deny a final map may be appealed to the Board of County Commissioners within forty-five (45) days after action of the Planning Commission by submitting the appropriate form and fee to the Director of Development Review.

# Article 612

## DIVISION OF LAND INTO LARGE PARCELS

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### Sections:

110.612.00	Purpose
110.612.05	Requirement for Application
110.612.10	Contents of Tentative Map
110.612.15	Waiver of Requirement to File Tentative Map
110.612.20	Review Procedures for Tentative Map
110.612.25	Water Rights
110.612.30	Requirement for a Final Map
110.612.35	Survey Requirements
110.612.40	Form
110.612.45	Contents of Final Map
110.612.50	Approval by Planning Commission
110.612.55	Appeals
110.612.60	Recordation

**Section 110.612.00 Purpose.** The purpose of the article, Article 612, Division of Land into Large Parcels, is to prescribe rules and procedures for the regulation and approval of tentative and final maps for the division of land into large parcels.

**Section 110.612.05 Requirement for Application.** This article applies to division of land if each proposed lot is forty (40) acres or larger in area, including roads and easements, or at least one-sixteenth (1/16) of a section as described by a government land office.

**Section 110.612.10 Contents of Tentative Map.** Tentative maps submitted pursuant to this section shall be prepared and certified by a professional land surveyor. The tentative maps shall be entitled "Tentative Map of Division into Large Parcels". The following information shall be shown on the tentative map:

- (a) The approximate, calculated or actual acreage of each lot and the total acreage of the land to be divided;
- (b) All roads or easements of access which exist, are proposed in the applicable master plan or are proposed by the person who intends to divide the land;
- (c) Any easements for public utilities which exist or which are proposed;
- (d) The location~~An indication~~ of any existing road or easement which the owner does not intend to dedicate; ~~and~~
- (e) The name and address of the owner of the land; and
- (f) The regulatory zone of the land for which the map has been submitted and all surrounding properties.

**Section 110.612.15 Waiver of Requirement to File Tentative Map.** The Planning Commission may waive the requirement of filing the tentative map.

**Section 110.612.20 Review Procedures for Tentative Map.** The review procedures for tentative maps shall be as set forth in this section:

- (a) **Filing.** The subdivider shall submit an application ~~on or before the 25th of each month, or the first working day thereafter,~~ to the ~~Washoe County Department of~~ Director of Development Review for action by the Washoe County Planning Commission.
- (b) **Review.** The development review staff shall review the submitted packet and accept or reject the application as complete within five (5) working days ~~from the date of application. Statutory time limits begin upon receipt of fee and completed, notarized application.~~
- (c) **Action Required by the Planning Commission.** The Planning Commission shall, within sixty (60) days after the tentative map application has been filed, approve, conditionally approve, or deny the tentative map. The Planning Commission may within sixty (60) days designate the location and width of any easements for roads and public utilities as shown on the master plan if there is one applicable to the area to be divided, or designate the location and width of any easements for roads and public utilities which may be reasonably necessary to serve the area to be divided if there is no master plan.

**Section 110.612.25 Water Rights.** Prior to final map approval, the subdivider shall be required to dedicate to Washoe County any water rights necessary to insure an adequate water supply to the lots proposed through the tentative map subdivision. The amount of water rights necessary shall be determined through the application of written criteria and approved by the Board of County Commissioners.

**Section 110.612.30 Requirement for a Final Map.** After the Planning Commission has approved the tentative map or waived the requirement for its filing, or sixty (60) days after the date of its filing, whichever is sooner, the subdivider, upon fulfillment of any condition of approval, may file a final map of the division with the Planning Commission. The map shall be filed with the Planning Commission not later than one (1) year after that date the tentative map was first filed with the Planning Commission or that the requirement of its filing was waived.

**Section 110.612.35 Survey Requirements.** The final map shall be prepared by a professional land surveyor. The final map shall be based upon an actual survey by the preparer and show the date of the survey or based upon the most recent government survey and show the date of approval of the government survey and contain a certificate by the preparer that the parcels contain the number of acres shown for each parcel.

**Section 110.612.40 Form.** The final map shall be clearly and legibly drawn in black waterproof ink upon good tracing cloth or produced by the use of other materials of a permanent nature generally used for this purpose in the engineering profession, but affidavits, certificates and acknowledgments must be legibly stamped or printed upon the map with permanent black ~~opaque~~ ink. The final map shall be twenty-four (24) by thirty-two (32) inches in size with a marginal line drawn completely around each sheet, leaving an entirely blank margin of one (1) inch at the top, bottom, and right edges, and of two (2) inches at the left edge along the twenty-four (24) inch dimension. The final map shall be of a scale large enough to show clearly all details.

**Section 110.612.45 Contents of Final Map.** The following information shall be shown and defined on the final map:

- (a) The particular number of the sheet and the total number of sheets comprising the map shall be stated on each of the sheets, and its relation to each adjoining sheet must be clearly shown;
- (b) All ~~subdivision~~ lots approved through the tentative map shall be identified numerically and state actual acreage of each lot;
- (c) All roads or easements of access which exist and which the owner intends to offer for dedication, all roads or easements of access which are shown on the applicable master plan and all roads or easements of access which are specially required by the Planning Commission;
- (d) The title "Map of Division into Large Parcels";
- (e) Any easements for public utilities which exist or are proposed; and
- (f) Any existing easements for irrigation or drainage, and normally continuously flowing watercourses.

**Section 110.612.50 Approval by Planning Commission.** The Planning Commission must approve or disapprove the final map within forty-five (45) days of its filing. If the map is disapproved, the Planning Commission shall return the map to the subdivider, with the reason for its action and a statement of what changes would be necessary to render the map acceptable. If the Planning Commission neither approves nor disapproves the map within forty-five (45) days, the map shall be deemed approved unconditionally.

**Section 110.612.55 Appeals.** Decision of the Planning Commission on the tentative or final map may be appealed to the Board of County Commissioners, within forty-five (45) days after issuance of the decision. An appeal is initiated by submitting the appropriate form and fee to the Director of Development Review~~County Clerk's Office~~. Appeals of any Planning Commission decision shall be heard by the Board of County Commissioners within thirty (30) days of receiving the appeal.

**Section 110.612.60 Recordation.** Upon approval, the final map shall be filed with the County Recorder. The map filed with the County Recorder shall include:

- (a) A certificate signed and acknowledged by the owner of the land consenting to the preparation and recording of the map and the dedication of the roads and granting of necessary access, drainage and public utility easements.
- (b) A certificate signed by the Director of Development Review that the map was approved, or the affidavit of the person presenting the map for filing that the time specified by Section 110.612.50 for action by the Planning Commission has expired.
- (c) A written statement signed by the Treasurer of Washoe County that no property taxes on the land are delinquent and all taxes have been paid pursuant to NRS 278~~for the current fiscal year.~~
- (d) A certificate by the surveyor who prepared the map acknowledging that the map was prepared by him or under his supervision.





# Article 614

## REVERSION TO ACREAGE

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### Sections:

110.614.00	Purpose
110.614.05	Initiation
110.614.10	General Contents
110.614.15	Review and Approval Process
110.614.20	Certificates
<del>110.614.25</del>	<del>Streets and Easements</del>
110.614.3025	Materials
110.614.3530	Size
110.614.4035	Scale
110.614.4540	Numbering
110.614.5045	Applicability of Other Provisions
110.614.5550	Recordation

**Section 110.614.00 Purpose.** The purpose of this article, Article 614, Reversion to Acreage, is to prescribe the procedures that are required to abandon all or part of a subdivision map.

**Section 110.614.05 Initiation.** A written application to revert or abandon any subdivision map, parcel map, map of division into large parcels, or part thereof to acreage or to abandon the map or portion thereof may be initiated by the owner of the land, Planning Commission, or Board of County Commissioners.

**Section 110.614.10 General Contents.** The application shall be accompanied by a map of the proposed abandonment or reversion and shall describe the requested changes.

**Section 110.614.15 Review and Approval Process.** The application shall be reviewed in writing by the Department of Development Review prior to being transmitted to the appropriate approval authority. The following approval process shall be followed:

- (a) ~~Board of County Commission Review.~~ ~~If a dedicated easement or public road exists within or adjacent to the boundaries of the subject parcels, the Board of County Commissioners shall hold a public hearing on the application, after providing notice of the time, date, and place of the hearing to the applicant and all property owners within three hundred (300) feet of the boundaries of the subject site, prior to taking action.~~
- (ab) **Planning Commission Review.** If no dedicated easement or public road exists, the Planning Commission shall hold a public hearing on the application, after providing notice of the time, date, and place of the hearing to the applicant and all property owners within three hundred (300) feet of the boundaries of the subject site, prior to taking action.

**Section 110.614.20 Certificates.** The map shall contain the appropriate certificates and statements required by ~~Section 110.614.20~~ Article 610, Final Subdivision Maps, for the original

division of the land. In addition, a certificate for execution by the Chair of the Planning Commission stating that the Planning Commission approved the map.

~~**Section 110.614.25 Streets and Easements.** If the map includes the abandonment of any public street or easement, the provisions of Article 806 shall be followed before the approval of the application.~~

**Section 110.614.3025 Materials.** The final map shall be clearly and legibly drawn in permanent black ink upon good tracing cloth or produced by the use of other materials of a permanent nature generally used for such a purpose in the engineering profession, but affidavits, certificates, and acknowledgements shall be legibly stamped or printed upon the map with ~~opaque~~ permanent black ink.

**Section 110.614.3530 Size.** The size of each sheet of the map shall be twenty-four (24) by thirty-two (32) inches. A marginal line shall be drawn completely around each sheet, leaving an entirely blank margin of one (1) inch at the top, bottom, and right edges, and of two (2) inches at the left edge along the twenty-four (24) inch dimension.

**Section 110.614.4035 Scale.** The scale of the map shall be large enough to show all details clearly and enough sheets shall be used to accomplish this end.

**Section 110.614.4540 Numbering.** The particular number of the sheet and the total number of sheets comprising the map shall be stated on each of the sheets and its relation to each adjoining sheet shall be clearly shown.

**Section 110.614.5045 Applicability of Other Provisions.** Except for the provisions of this article, no other provision of the Development Code applies to a map made solely for the purpose of abandonment of a former map or for reversion of any land division to acreage.

**Section 110.614.5550 Recordation.** Upon approval of the map of reversion or abandonment, it shall be recorded by the ~~County Engineer Board of County Commissioners~~ in the office of the County Recorder. The County Recorder shall make a written notation of the approval on each sheet of the previously recorded map affected by the later recording, if the County Recorder does not maintain a cumulative index for such maps and amendments. If such an index is maintained, the County Recorder shall direct an appropriate entry for the amendment.

# Article 616

## AMENDMENTS OF MAP

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### Sections:

110.616.00	<b>Purpose</b>
110.616.05	<b>Approval Process</b>
110.616.10	<b>Minor Amendment: Applicability</b>
110.616.15	<b>Minor Amendment: Preparation of Certificate</b>
110.616.20	<b>Minor Amendment: Contents of Certificate</b>
110.616.25	<b>Minor Amendment: Recordation of Certificate</b>
110.616.30	<b>Major Amendment: Applicability</b>
110.616.35	<b>Major Amendment: Standards</b>
110.616.40	<b>Major Amendment: Recordation</b>

**Section 110.616.00 Purpose.** The purpose of this article, Article 616, Amendments of Map, is to prescribe the procedures that are required to amend any final subdivision map.

**Section 110.616.05 Approval Process.** A minor map amendment, as described in Section 110.616.10, may be approved by the County Engineer. A major map amendment, as described in Section 110.616.30, shall be approved by the Planning Commission.

**Section 110.616.10 Minor Amendment: Applicability.** If an error or omission is found in any subdivision map, record of survey, parcel map, map of division into large parcels, or reversionary map and the correction does not change or purport to change the physical location of any survey monument, or property line, the County Engineer or Planning Commission may cause a certificate of amendment to be filed and recorded.

**Section 110.616.15 Minor Amendment: Preparation of Certificate.** The surveyor who made the survey shall prepare and record the certificate within ninety (90) days after notification by the County Engineer or Planning Commission. If the surveyor is no longer professionally active in the County, the County Engineer or a professional land surveyor appointed by the Planning Commission shall prepare the certificate.

**Section 110.616.20 Minor Amendment: Contents of Certificate.** The certificate of amendment shall comply with the following:

- (a) Be in the form of a letter addressed to the County ~~Surveyor~~Engineer or the Planning Commission;
- (b) Specify the title and recording date of the document being amended;
- (c) Concisely state the data being amended and the correction or omission;
- (d) Be dated, signed and sealed by the surveyor preparing the certificate; and
- (e) Contain the following statement, dated and signed by the County ~~Surveyor~~Engineer or a professional land surveyor appointed by the Planning Commission;:

I hereby certify that I have examined the certificate of amendment and that the changes to the original document specified therein are provided for in applicable sections of NRS 278, NRS 625, and local ordinances adopted pursuant thereto, and I am satisfied that this certificate of amendment so amends the document as to make it technically correct.

**Section 110.616.25 Minor Amendment: Recordation of Certificate.** Upon the recording of a certificate of amendment, the County Recorder shall cause a proper notation to be entered upon all recorded sheets of the original document being amended, if the County Recorder does not maintain a cumulative index for such maps and amendments. If such an index is maintained, the County Recorder shall direct an appropriate entry for the amendment.

**Section 110.616.30 Major Amendment: Applicability.** If an error or omission is found in any recorded subdivision plat, record of survey, parcel map, map of division into large parcels, or reversionary map, and the correction changes or purports to change the physical location of any survey monument, property line or boundary line, the Planning Commission may cause an amended plat, survey or map to be filed and recorded.

- (a) **Parcel Map.** If the proposed amendment is to a parcel map, map of division into large parcels, or record of survey, the same procedures and requirements apply as in the original filing.
- (b) **Final Subdivision Map.** If the proposed amendment is to a subdivision plat, those procedures for the approval and filing of a final map and the requirements of Section 110.616.35 shall apply.

**Section 110.616.35 Major Amendment: Standards.** Any amended plat, map or survey shall comply with the following:

- (a) Be identical in size and scale to the document being amended, drawn in the manner and on the material provided by law;
- (b) Have the words "Amended Plat of" prominently displayed on each sheet above the title of the document amended;
- (c) Have a blank margin for the County Recorder's index information;
- (d) Have a three (3) inch square adjacent to and on the left side of the existing square for the County Recorder's information and stamp;
- (e) Contain the certificate required by NRS 278 or an order of the district court of Washoe County that the amendment may be approved without all the necessary signatures if the order is based upon a finding that a bona fide effort was made to communicate with the necessary persons, that all persons who responded have consented thereto and that the amendment does not adversely affect the persons who did not respond;
- (f) Contain a certificate of the professional land surveyor who prepared the amendment stating that it complies with all pertinent sections of NRS 278, NRS 625, the Development Code, and any other applicable local ordinance; and

- (g) Contain a certificate executed by the County ~~Surveyor~~Engineer, if he or she is a professional land surveyor, or a Nevada registered civil engineer stating that he or she has examined the document and that it is technically correct.

**Section 110.616.40 Major Amendment: Recordation.** Upon recording the amended document, the County Recorder shall cause a proper notation to be entered upon all recorded sheets of the document being amended, if the County Recorder does not maintain a cumulative index for such maps and amendments. If such an index is maintained, the County Recorder shall direct an appropriate entry for the amendment.



# Article 618

## BOUNDARY LINE ADJUSTMENT

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### Sections:

110.618.00	Purpose
110.618.05	Applicability
110.618.10	Application
110.618.15	Review and Approval Process
110.618.20	Requirements
110.618.25	Record of Survey
110.618.30	Recordation

**Section 110.618.00 Purpose.** The purpose of this article, Article 618, Boundary Line Adjustment, is to prescribe the procedures for adjusting boundary lines.

**Section 110.618.05 Applicability.** The provisions of this chapter apply to all boundary line adjustments, including those proposed pursuant to Section 110.606.05.

**Section 110.618.10 Application.** A written application for a boundary line adjustment may be submitted to the Department of Development Review. The application shall be accompanied by a record of survey.

**Section 110.618.15 Review and Approval Process.** The application shall be reviewed by the Department of Development Review and the County Engineer. The Director of the Department of Development Review or the County Engineer or their representatives shall have the authority to approve a boundary line adjustment.

**Section 110.618.20 Requirements.** The application shall not be approved unless it complies with the provisions of this section.

- (a) Number of Lots. No additional lots shall be created;
- (b) Minimum Area. No parcel shall be created that is smaller than that allowed by Article 404;
- (c) Access. No parcel shall be created that does not have road access;
- (d) Encroachment. No encroachment into any public easement, right-of-way, or required yard shall be allowed; and
- (e) Other Requirements. The application shall comply with the other requirements of the Development Code.

**Section 110.618.25 Record of Survey.** The record of survey shall be prepared by a professional land surveyor. It shall contain the elements as set forth in the section.

- (a) Surveyor's Certificates. A certificate by the professional surveyor who prepared the map stating that:

- (1) He or she has performed a field survey of the boundaries of the affected parcels;
  - (2) That all corners and angle points of the adjusted boundary line have been set; and
  - (3) The map is not in conflict with the provisions of the Development Code.
- (b) Owners' Certificates. A certificate that is executed and acknowledged by each affected owner of the abutting parcels which states that:
- (1) He or she has examined the plat and approves and authorizes the recordation thereof;
  - (2) He or she agrees to execute the required documents creating any easement which is shown;
  - (3) He or she agrees to execute the required documents abandoning any existing easement pursuant to Article 806;
  - (4) All property taxes on the land for the fiscal year have been paid; and
  - (5) That any lender with an impound account for the payment of taxes has been notified of the adjustment of the boundary line or the transfer of the land.
- (c) County's Certificates. A certificate by the Director of the Department of Development Review or the County Engineer approving the adjustment of the boundary line.

**Section 110.618.30 Recordation.** An approved application is not effective until the deed and record of survey are recorded and the provisions of NRS 625 are met.