



Parcel Map Review Committee Staff Report

Meeting Date: May 12, 2016

Subject: Tentative Parcel Map Case Number PM16-004
Applicant: Terri Cole
Agenda Item Number: 7B
Project Summary: Divide a 2.15 acre parcel into 2 parcels
Recommendation: Approval with Conditions
Prepared by: Eva M. Krause - AICP, Planner
Washoe County Community Services Department
Division of Planning and Development
Phone: 775.328.3628
E-Mail: ekrause@washoecounty.us

Description

Tentative Parcel Map Case Number: PM16-004 (Cole) – Hearing, discussion, and possible action to approve a Tentative Parcel Map to divide a 2.15 acre parcel into a 1.008 acre parcel and a 1.14 acre parcel.

- Applicant: Terri Cole
- Property Owner: Terri Cole
- Location: 265 Theobald Lane
- Assessor's Parcel Number: 017-342-29
- Parcel Size: 2.15 acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Low Density Suburban (LDS)
- Area Plan: South Valleys
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 606, Parcel Maps
- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Section 04, T17N, R20E, MDM, Washoe County, NV

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Exhibits Contents

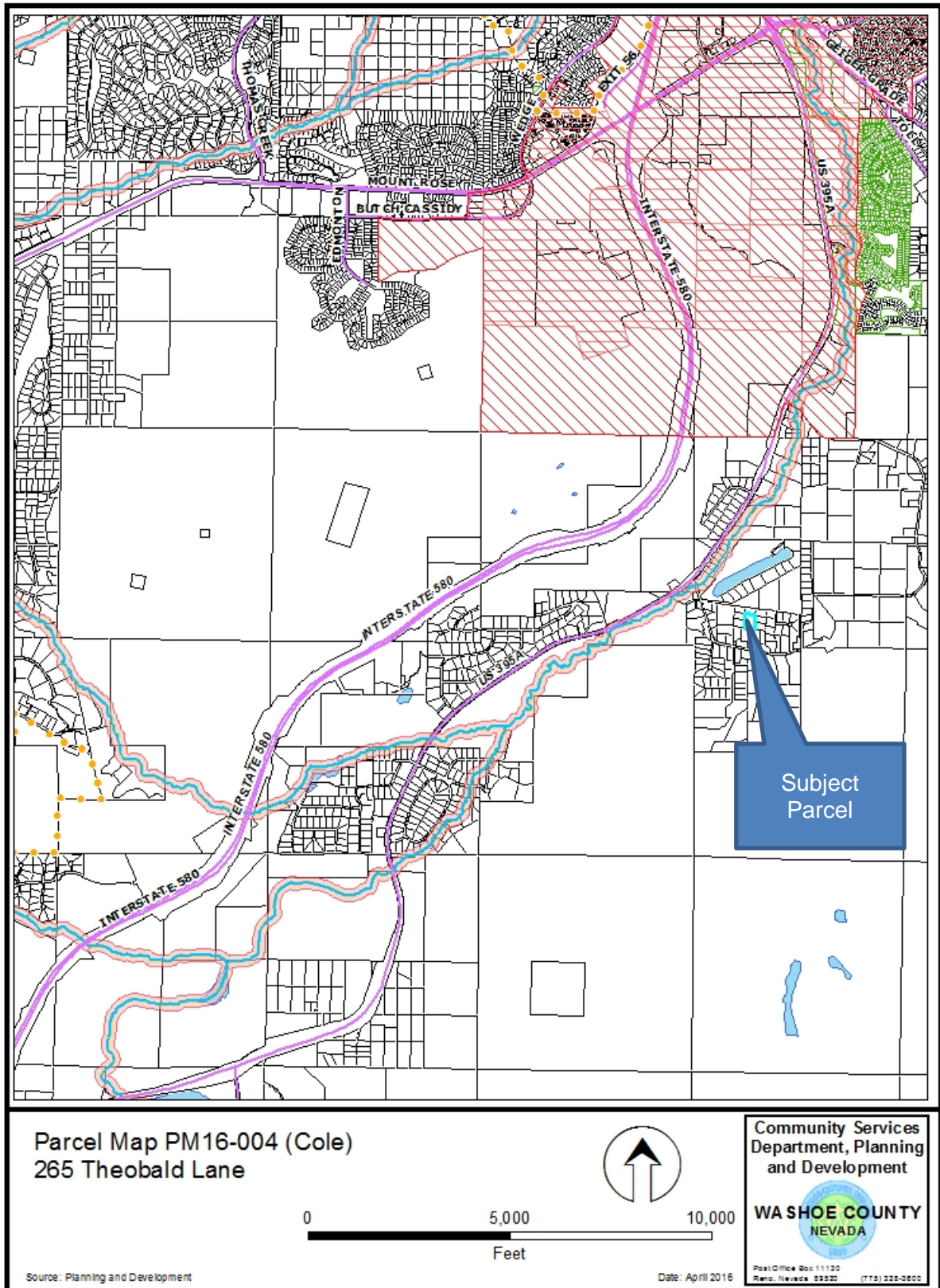
Conditions of Approval..... Exhibit A
Engineering and Capitol Projects Exhibit B
Water Management Planner Coordinator Exhibit C
District Health Exhibit D
Truckee Meadows Fire Protection District Exhibit E
State of Nevada, Division of Water Resources..... Exhibit F
Project Application Exhibit G

Parcel Map

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

- Prior to recordation of a final map.
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure.
- Prior to the issuance of a business license or other permits/licenses.
- Some Conditions of Approval are referred to as “Operational Conditions.” These conditions must be continually complied with for the life of the project.
- Within 22 months from the date of approval of the tentative parcel map, the applicant must file a final parcel map along with any required supporting materials with the Planning and Development Division and the County Engineer showing that all conditions imposed by the Washoe County Parcel Map Review Committee have been met. Approval or conditional approval of a tentative parcel map imposes no obligation on the part of the Director of Planning and Development Division or the Board of County Commissioners to approve the final parcel map or to accept any public dedication shown on the tentative or final parcel map. Failure to submit a complete final parcel map and pay the required fees within the two year time period shall cease any further action on the map and shall render the tentative parcel map as expired.

The Conditions of Approval for Tentative Parcel Map Case Number PM16-004 is attached to this staff report and will be included with the Action Order.



Vicinity Map

Tentative Parcel Map Evaluation

Land Use Designation:	Low Density Suburban (LDS)
Maximum Lot Potential:	2
Number of Lots on Parcel Map:	2
Minimum Lot Size Required:	35,000 sq. ft.
Minimum Lot Size on Parcel Map:	43,927 sq. ft.
Minimum Lot Width Required:	120 feet
Minimum Lot Width on Parcel Map:	265 feet

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

Development Suitability Constraints: The South Valleys Development Suitability Map, a part of the South Valleys Area Plan, identifies the subject parcel as most suitable for development.

Hydrographic Basin: The subject parcel is within the Pleasant Valley Hydrographic Basin.

The subject parcel is in the Truckee Meadows Service Area (TMSA). The subject parcel is not near any municipal, quasi-municipal, or private water delivery infrastructure; therefore, resulting parcels will rely on Individual Domestic wells as their source of domestic water supply.

South Valleys Area Plan Modifiers

Goal Twenty-four: Water resources will be supplied to land uses in the South Valleys planning area according to the best principles/practices of sustainable resource development. Because all existing residences are supplied by groundwater wells, future development must be constrained to the sustainable groundwater yield of the Washoe Valley, Pleasant Valley, and other adjoining basins in the planning area, and minimize unreasonable pumping impacts to domestic wells.

Policies

SV.24.1 Development proposals must be consistent with Regional Water Plan Policies:

1.3.e, "Water Resource Commitments;" and, *Issuance of new commitments against a water resource or combination of resources shall be made in conformance with existing State Engineer permits, certificates or orders; water purveyor rules or policies; and/or local government policies. The local governments, water purveyors, and State Engineer will seek to achieve a balance between commitments and the sustainable yield of the resources in the region.*

SV.24.5 Washoe County will require all new development in the Eagle Valley, Pleasant Valley and Truckee Meadows hydrographic basins of the South Valleys planning area to use certificated or permitted water rights, and may permit imported water rights from immediately adjoining hydrographic basins, in an amount necessary to serve the development, provided all other policies under Goal 24 are applied.

SV.24.7 Water rights shall be dedicated to Washoe County for all maps of division into large parcels, parcel maps, and subdivision maps, as well as all new, civic, commercial and industrial uses.

Staff Comment: The State Water Engineer has determined that the applicant has water rights that can be used for the creation of the new parcel. Washoe County Water Management Planner Coordinator has the right to review and possibly reject the water rights prior to the State Engineer's approving the use of them for the new well. The water rights shall be ground water rights, and may not be supplemental water rights to a surface water source. Based on the conditions of approval, the water rights for the creation of the new parcel address the policies listed above.

Development InformationThe subject parcel is developed with a single family house and several detached accessory structures. The required setbacks for Low Density Suburban are 30 feet for front and rear yard setbacks and 12 feet for the side yard setbacks. The single family dwelling and all structures meet the above-mentioned setbacks.

Reviewing Agencies

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

- Washoe County Community Services Department
 - Planning and Development
 - Engineering and Capitol Projects
 - Water Management Planner Coordinator
- Washoe County Health District
 - Vector-Borne Diseases Program
 - Environmental Health Services
- Truckee Meadows Fire Protection District
- Truckee Meadows Water Authority (TMWA)
- Regional Transportation Commission (RTC)
- Washoe-Storey Conservation District
- Nevada State, Division of Water Resources

Six out of the ten above listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A **summary** of each agency's comments and/or recommended conditions of approval and their contact information is provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order if granted approval.

- Washoe County Planning and Development requires that the final map be in substantial compliance with all plans and documents submitted with the tentative parcel map. Staff noted that Planning and Development and Sewer and Water jurats are required to update.
Contact: Eva Krause, 328-3628, ekrause@washoecounty.us
- Washoe County Health Department, Environmental Health Division provided several conditions related to the on-site sewage disposal system.
Contact: James English, EHS Supervisor, 328-2610, jenglish@washoecounty.us
- Engineering and Capital Projects Division provided conditions related to road access, existing irrigation flows, upgrading the road, and technical map requirements.

Contact: Mike Gump, PLS, 775.325.8033, mgump@washoecounty.us

- Water Management Planner Coordinator shall review and approve the water rights prior to being relinquished through the State Water Engineer.

Contact: Vahid Behmaram, 954.4644, vbehmaram@washoecounty.us

- Truckee Meadows Fire Protection District requires that the tentative parcel map meet all requirements of Washoe County Code 60, including International Wildland Urban Interface and the International Fire Code.

Contact: Amy Ray, 326-6000, aray@tmfpd.us

- Nevada Division of Water Resources stated that the water rights are required to be relinquished through the Office of the State Water Engineer.

Contact: Steve Shell, 775.684.2836, sshell@water.nv.gov

Staff Comment on Required Findings

Section 110.606.30 (i) of Article 606, *Parcel Maps*, within the Washoe County Development Code, requires that all of the following findings be made to the satisfaction of the Washoe County Parcel Map Review Committee before granting approval of the request. Staff has completed an analysis of the application and has determined that the proposal is in compliance with the required findings as follows.

- 1) General improvement considerations for all parcel maps including, but not limited to:
 - a) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal.
Staff Comment: The property is served by private well and septic.
 - b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision.
Staff Comment: The State Water Engineer noted that the applicant has water rights available. The water rights are required to be relinquished prior to recording the final map.
 - c) The availability and accessibility of utilities.
Staff Comment: NV Energy supplies power to this area.
 - d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks.
Staff Comment: The proposed parcel maps do not create a need for additional public services.
 - e) Conformity with the zoning ordinances and master plan.
Staff Comment: The proposed parcel map conforms to zoning requirements for lot size, and the South Valleys Area Plan.
 - f) General conformity with the governing body's master plan of streets and highways.
Staff Comment: Each parcel has access from the existing private road system. The proposed parcels will each have access to Andrew Lane via Neilson Road from Theobald Road.

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

Staff Comment: The proposed parcel map will result in the creation of one new parcel; the effect on the existing private and public streets will be minimal with no need for new streets or highways to serve this parcel map.

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

Staff Comment: The property is relatively flat and is outside of the floodplain.

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

Staff Comment: The application and proposed parcel map was sent to the required reviewing entities and comments, concerns and conditions they provided have been included in this report.

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

Staff Comment: The area is served by the Truckee Meadows Fire Protection District who may request additional improvements before approval of the final map.

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

Staff Comment: Public utility easements are identified on the plan.

- l) Recreation and trail easements.

Staff Comment: The subject property is surrounded by residential lots. There are no public lands or recreational opportunities adjoining or near the property, therefore no recreation or trail easements are proposed.

Recommendation

Those agencies which reviewed the application recommended conditions in support of approval of the tentative parcel map. Therefore, after a thorough analysis and review, Parcel Map Case Number PM16-004 is being recommended for approval with conditions. Staff offers the following motion for the Parcel Map Review Committee's consideration.

Review Criteria

I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, that the Washoe County Parcel Map Review Committee approve Tentative Parcel Map Case Number PM16-004 for Terri Cole, subject to the conditions of approval as listed in the staff report and make the determination that the following criteria is or will be adequately provided for pursuant to Washoe County Development Code, Section 110.606.30:

- 1) General improvement considerations for all parcel maps including, but not limited to:
 - a) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal;
 - b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision;
 - c) The availability and accessibility of utilities;

- d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks;
- e) Conformity with the zoning ordinances and master plan;
- f) General conformity with the governing body's master plan of streets and highways;
- g) The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision;
- h) Physical characteristics of the land such as floodplain, slope and soil;
- i) The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive;
- j) The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands;
- k) Community antenna television (CATV) conduit and pull wire; and
- l) Recreation and trail easements.

Appeal Process

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

xc: Applicant: Terri Cole
265 Theobald Road
Reno, NV 89521
tcolerealestate@gmail.com

Representatives: Landmark Surveying
2548 Rampart Terrace
Reno, NV 89519
hubtac@sbcglobal.net

Staff Report xc: Vahid Behmaram, Water Management Planning Coordinator



Conditions of Approval

Parcel Map Case Number PM16-004

The tentative parcel map approved under Parcel Map Case Number PM16-004 shall be carried out in accordance with the Conditions of Approval granted by the Washoe County Parcel Map Review Committee on May 12, 2016. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

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

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

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

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

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

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

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

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

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

Planning and Development

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

Contact: Eva Krause, Planner, 775.328.3628, ekrause@washoecounty.us

- a. The final map shall be in substantial compliance with all plans and documents submitted as part of this tentative parcel map application, and with any amendments imposed by the Parcel Map Review Committee. All documentation necessary to satisfy the conditions noted below shall accompany the final map when submitted to the County Engineer and the Planning and Development Division.
- b. The applicant shall comply with all the conditions of approval and shall submit a final map for signature by the Director of the Planning and Development Division within 22 months from the date of approval by the Parcel Map Review Committee. Each agency responsible for imposing conditions may determine whether its conditions must be fully completed or whether the applicant shall be offered the option of providing financial assurances as a means of assuring compliance.
- c. **Replace** the COMMUNITY DEVELOPMENT CERTIFICATE with the following jurat:

DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE

THE FINAL PARCEL MAP CASE NO. PM16-004 MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. THE OFFER(S) OF DEDICATION IS (ARE) REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278.

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

WILLIAM WHITNEY, DIRECTOR, PLANNING AND DEVELOPMENT DIVISION

- d. **Replace** the WATER RIGHTS DEDICATION CERTIFICATE with the following jurat:

WATER & SEWER RESOURCE REQUIREMENTS

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

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT

- e. The name of the access road shall be corrected on the final map. The name and correct spelling of the access road is Theobald Lane.
- f. Any regulations, procedures, and conditions adopted by the Washoe County Health District must be met prior to recordation of a final map.
- g. The applicant shall provide verification to the Planning and Development Division that all conditions from the Truckee Meadows Fire Protection District have been satisfied.
- h. The applicant has indicated that the proposed improvements will not exceed the major grading thresholds that require a special use permit. If the final construction drawings for the map include grading that exceeds the *Major Grading Permit Thresholds* listed in Article 438, Grading Standards, the applicant shall apply for a special use permit for grading; and if approved, may be delayed up to three months processing time. In addition, all related standards within the Washoe County Development Code shall be met on the construction drawings. Compliance shall be determined by the Planning and Development Division.
- i. The approval for this tentative parcel map does not include improvements for driveways to building pads. Grading for access to building pads, if they exceed the criteria stated in the previous condition, shall require a special use permit. Compliance shall be determined by the Planning and Development Division.

Engineering and Capital Projects

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

Contact: Mike Gump, PLS, 775.325.8033, mgump@washoecounty.us

- a. The Engineering Division has reviewed the subject parcel map and the following conditions must be successfully completed prior to final approval of this application by the Engineering Division.
- b. Provide documented access to Andrew Lane.
- c. Remove fencing and debris that will be on Parcel 1.
- d. All fencing required to be outside access easement.
- e. Add emergency vehicle turnaround at north end of access easement on Parcel 1.
- f. Add a Taxation Certificate.
- g. Add a graphic border around the proposed division.
- h. Add a section corner tie.
- i. Remove structures, from the map.
- j. Add the following note to the map:

The Owner, buyers, assigns, or any interest holder of any lots or parcels shown hereon, hereby agree that all existing irrigation flows crossing these parcels shall be perpetuated. Any legal rights to water from these ditches shall be honored and the right of access for maintenance and operation will not be denied to valid holders of those rights.

- k. Add a drainage easement for surface drainage.
- l. Any access way shall be upgraded to a gravel road that will allow emergency vehicle travel, issuance of a building permit and take drainage into consideration. Submit plans for review and approval.
- m. Provide evidence of documented access that favors the applicant.
- n. Comply with the conditions of the Washoe County technical check for this map.
- o. Add a Security Interest Holder's Certificate to the map if applicable.

Washoe County Water Management Coordinator

3. The following conditions are requirements of the Water Management Coordinator, who shall be responsible for determining compliance with these conditions.

Contact: Vahid Behmaram, 775.954.4647, vbehmaram@washoecounty.us

- a. The applicant shall complete the water rights relinquishment process with the State Engineer's office and record the "Affidavit of Relinquishment for Domestic Wells" with the County Recorder's office and submit a recorded copy with the final map.
- b. The applicant shall provide Washoe County Water Management Coordinator a copy of the water rights documents intended to support the project prior to relinquishment process. Washoe County retains the authority to impose its own review and reject water rights which do not comply with Washoe County Code and Area Plans.
- c. The ground water rights subject to relinquishment MAY NOT be supplemental groundwater which supplement primary surface water rights.
- d. The applicant shall provide water right in the amount of 2.00 acre-feet of ground water rights per newly created parcel.
- e. The water rights must be in good standing with the State of Nevada, with current title. The water rights must be from the same hydrographic basin as the lands subject to the parcel map and comply with the appropriate area plan.

Washoe County Health District

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

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

The Washoe County Health District, Environmental Health Services Division (Division) Engineering and Vector have reviewed the above referenced project. Approval by this Division is subject to the following conditions:

- a. The existing septic tank and associated leach field are required to be located and will require a minimum 20 setback to any proposed leach field.

- b. The abandonment of the existing septic tank will require a plan submittal, permit, and inspection by the WCHD.
- c. Test Trenches must be performed on each parcel to evaluate the suitability for on-site sewage disposal systems.
 - (i.) A test trench permit must be obtained directly from the WCHD and must reference the proposed parcel map.
- d. The Health District signature block is required on this parcel map. Once the Test Trenches have been completed and any associated documentation provided, an appointment can be made to have the map signed by WCHD and the associated signing fees paid.

Truckee Meadows Fire Protection District

5. The following conditions are requirements of Truckee Meadows Fire Protection District (TMFPD), which shall be responsible for determining compliance with these conditions.

Contact: Amy Ray, 775.326.6005, aray@tmfpd.com

- a. Any developments on the property shall meet the requirements of Washoe County Code 60. This may include, but is not limited to, the requirements for exterior construction and defensible space/open space planning in accordance with the *Wildland Urban Interface Code*, access requirements, and water for fire suppression. Any developments on the property shall meet the requirements of WCC 60. This may include, but is not limited to, the requirements for exterior construction and defensible space/open space planning in accordance with the *Wildland Urban Interface Code (WUI)*, access requirements, and water for fire suppression. Driveway access at 12 feet shall be provided to all buildings per the WUI and turn-arounds may be required to be placed on property for emergency vehicle access.
- b. Plans for development of parcels shall be submitted for review and approval to TMFPD.
- c. The final map shall show proposed access to these properties. Turnarounds and access shall be approved by TMFPD for compliance.

Nevada Division of Water Resources

6. The following conditions are requirements of the Nevada State Department of Conservation and Natural Resources, Division of Water Resource, which shall be responsible for determining compliance with these conditions.

Contact: Steve Shell, 775.684.2836, sshell@water.nv.gov

- a. Tentative approval of Split of Parcel 017-342-23 for Terri L. Cole Trust subdivision based on acceptance of relinquishment of water through the Office of the State Engineer.

*** End of Conditions ***



Washoe County

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects

INTEROFFICE MEMORANDUM

PARCEL MAP REVIEW

DATE: 4/15/2016

TO: Department of Community Services, CSD_Planning

FROM: Mike Gump, PLS, Engineering Division

SUBJECT: *Parcel Map for: Teri L. Cole Trust*
Parcel Map Case No.: PM16-004
APN: 017-342-29
Review Date: 4/15/2016
Existing Zoning/Land Use Designation:

The Engineering Division has reviewed the subject parcel map and the following conditions must be successfully completed prior to final approval of this application by the Engineering Division.

1. Provide documented access to Andrew Lane.
2. Remove fencing and debris that will be on Parcel 1.
3. All fencing required to be outside access easement.
4. Add emergency vehicle turnaround at north end of access easement on Parcel 1.
5. Add a Taxation Certificate.
6. Add a graphic border around the proposed division.
7. Add a section corner tie.
8. Remove structures, from the map.
9. Add the following note to the map: ***The Owner, buyers, assigns, or any interest holder of any lots or parcels shown hereon, hereby agree that all existing irrigation flows crossing these parcels shall be perpetuated. Any legal rights to water from these ditches shall be honored and the right of access for maintenance and operation will not be denied to valid holders of those rights.***
10. Add a drainage easement for surface drainage.
11. Any access way shall be upgraded to a gravel road that will allow emergency vehicle travel, issuance of a building permit and take drainage into consideration. Submit plans for review and approval.
12. Provide evidence of documented access that favors the applicant.
13. Comply with the conditions of the Washoe County technical check for this map.
14. Add a Security Interest Holder's Certificate to the map if applicable.



Washoe County COMMUNITY SERVICES DEPARTMENT

April 8, 2016

TO: Eva M. Krause, Planner, CSD, Planning & Development Division
FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD
SUBJECT: PM16-004 (Terri Cole), APN: 017-342-29

Project description:

The applicant is proposing the division of a ± 2.15 acre parcel into two parcels. The property is located at 265 Theobald Lane, in Pleasant Valley. Water will be provided by individual domestic wells, and sewage disposal will be by individual septic systems.

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

- 1) The subject parcel is not near any municipal, quasi-municipal or private water delivery infrastructure; therefore, resulting parcels will rely on Individual Domestic wells as their source of domestic water supply.
- 2) Washoe County policy requires that the applicant for a parcel map with parcels served by an individual domestic well, to bring forth an approved and recorded "**Affidavit of Relinquishment for Domestic Wells**" by the Nevada State Engineer's office. The applicant shall complete the relinquishment process with the State Engineer's office and record with the County Recorder's office and submit a recorded copy to Washoe County as a pre-requisite to approval of their parcel map.
- 3) Washoe County retains the authority to impose its own review and reject water rights which do not comply with Washoe County code and area plans. *Therefore, a preview of water rights intended to support the project (prior to relinquishment process) will be helpful for both the applicant and Washoe County staff.*
- 4) The ground water rights subject to relinquishment MAY NOT be supplemental ground water which supplement primary surface water rights.
- 5) The amount of water rights necessary is 2.00 acre-feet of ground water rights per newly created parcel. The original parcel is deemed exempt from the relinquishment process. In the way of an example, if one parcel is subdivided into a total of 4, there are 3 newly created parcels and one existing or remains thereof.

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

WASHOE COUNTY HEALTH DISTRICT

ENHANCING QUALITY OF LIFE

April 29, 2016

Eva Krause AICP, Planner
Washoe County Community Services
Planning and Development Division
PO Box 11130
Reno, NV 89520-0027

RE: Teri Cole; APN: 017-342-29
Tentative Parcel Map; PM16-004

Dear Ms. Krause

The Washoe County Health District, Environmental Health Services Division (Division) Engineering and Vector have reviewed the above referenced project. Approval by this Division is subject to the following conditions:

1. The existing septic tank and associated leach field are required to be located and will require a minimum 20-seback to any proposed leach field.
2. The abandonment of the existing septic tank will require a plan submittal, permit, and inspection by the WCHD.
3. Test Trenches must be performed on each parcel to evaluate the suitability for on-site sewage disposal systems.
 - a. A test trench permit must be obtained directly from the WCHD and must reference the proposed parcel map.
4. The Health District signature block is required on this parcel map. Once the Test Trenches have been completed and any associated documentation provided, an appointment can be made to have the map signed by WCHD and the associated signing fees paid.
5. After having reviewed the request, the Vector-Borne Diseases Program has no requirements or detail designs to be added to the Tentative Parcel Map.

If you have any questions regarding the foregoing, please call Jim English at 328-2610 or Jim Shaffer 785-4599 regarding engineering or vector comments, respectively.

Sincerely,

James English
Environmental Health Specialists Supervisor
Environmental Health Services

J.L. Shaffer
Program Coordinator/Planner
Vector-Borne Diseases Program
Environmental Health Services

JE/JS:wr

Cc: File - Washoe County Health District
Landmark Surveying – Dennis Chapman hubtac@sbcglobal.net



Amy Ray
Fire Marshal



Tim Leighton
Division Chief

Charles A. Moore
Fire Chief

April 19, 2016

Washoe County Community Services Department
1001 East Ninth Street
Reno, NV 89512

Re: Tentative Parcel Map PM16-004 (Cole)

The Truckee Meadows Fire Protection District (TMFPD) will approve the above Tentative Parcel Map PM16-004 with the following conditions and requires additional information:

- Any developments on the property shall meet the requirements of WCC 60. This may include, but is not limited to, the requirements for exterior construction and defensible space/open space planning in accordance with the *Wildland Urban Interface Code*, access requirements, and water for fire suppression. Driveway access at 12 feet shall be provided to all buildings per the WUI and turn-arounds may be required to be placed on property for emergency vehicle access.
- Plans for development of parcels shall be submitted for review and approval to TMFPD.
- Access to all parcels shall be shown on the final map. Turnarounds and access shall be approved by TMFPD for compliance.

Please contact me with any questions at (775) 326-6005.

Thank you,

Amy Ray
Fire Marshal

TRUCKEE MEADOWS FIRE PROTECTION DISTRICT

1001 E. Ninth St. Bldg D 2nd Floor • Reno, Nevada 89512 • PO Box 11130 • Reno, Nevada 89520
Office 775.326.6000 Fax 775.326.6003

**PM16-004
EXHIBIT E**



**DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES
DIVISION OF WATER RESOURCES**

901 South Stewart Street, Suite 2002
Carson City, Nevada 89701-5250
(775) 684-2800 • Fax (775) 684-2811
(800) 992-0900
(In Nevada Only)
www.water.nv.gov

April 21, 2016

RE: Comments on Special Use Permit PM16-004 Amended

To: Donna Fagan
Washoe County Community Services Department
1001 East Ninth Street, Building A
Reno, NV 89512

Name: Split of Parcel 017-342-23 for Terri L. Cole Trust

County: Washoe County – Old U. S. 395 and Andrew Lane

Location: A portion of the SW¼ of Section 4, Township 17 North, Range 20, East, MDB&M.

Plat: Tentative: Two (2) lots totaling approximately 2.16 acres and being a split of Washoe County Assessor's Parcel Number 017-342-23.

**Water Service
Commitment**

Allocation: Water rights must be relinquished in the amount of two acre-feet per additional parcel according to Washoe County rules.

**Owner-
Developer:** Terri L. Cole
265 Theobald Road
Reno, NV 89521

Engineer: Landmark Surveying
2548 Rampart Terrace
Reno, NV 89519

**Water
Supply:** Individual Domestic Wells.

Review Number PM16-004 A

04/21/2016

Page 2 of 2

General: Applicant states that a domestic well is appurtenant to the property, however no well log can be found. Domestic wells are intended for single family use.

All waters of the State belong to the public and may be appropriated for beneficial use pursuant to the provisions of Chapters 533 and 534 of the Nevada Revised Statutes (NRS), and not otherwise.

Any water or monitor wells, or boreholes that may be located on either acquired or transferred lands are the ultimate responsibility of the owner of the property at the time of the transfer and must be plugged and abandoned as required in Chapter 534 of the Nevada Administrative Code. If artesian water is encountered in any well or borehole it shall be controlled as required in NRS § 534.060(3).

Municipal water service is subject to Washoe County rules and regulations and approval by the Office of the State Engineer regarding water quantity and availability.

Water relinquished to Washoe County must be presented to the State Engineer for approval and signed through his office prior to development.

Action: Tentative approval of Split of Parcel 017-342-23 for Terri L. Cole Trust subdivision based on acceptance of relinquishment of water through the Office of the State Engineer.

Best regards,

Steve Shell
Water Resource Specialist II

ORIGINAL

PM16-004

Tentative Parcel Map

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name (commercial/industrial projects only): TERRI COLE PARCEL MAP			
Project Description:			
Project Address: 265 THEABALD ROAD, RENO, NV. 89521			
Project Area (acres or square feet): 2.15 ACRES			
Project Location (with point of reference to major cross streets AND area locator): 600 FEET NORTHEASTERLY OF THE INTERSECTION OF ANDREW LANE AND NEILSON ROAD			
Assessor's Parcel No(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
017-342-29	2.15 AC.		
Section(s)/Township/Range: SECTION 4, T. 17N., R. 20E., MDM			
Indicate any previous Washoe County approvals associated with this application: Case Nos.			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: TERRI COLE		Name: LANDMARK SURVEYING	
Address: 265 THEABALD ROAD		Address: 2548 RAMPART TERRACE	
RENO, NV.	Zip: 89521	RENO, NV.	Zip: 89519
Phone: 775-772-2466	Fax:	Phone: 775-324-0904	Fax: 324-0904
Email: TCOLEREALESTATE@GMAIL.COM		Email: HUBTAC@SBCGLOBAL.NET	
Cell:	Other:	Cell:	Other:
Contact Person: TERRI COLE		Contact Person: DENNIS CHAPMAN	
Applicant/Developer:		Other Persons to be Contacted:	
Name: SAME AS OWNER		Name:	
Address:		Address:	
	Zip:		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: TERRI L. COLE

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

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, TERRI L. COLE
(please print name)

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

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

Assessor Parcel Number(s): 017-342-29

Printed Name TERRI L. COLE

Signed *Terri L. Cole*

Address 265 THEABALD ROAD

RENO, NV. 89521

Subscribed and sworn to before me this
26th day of February, 2016.

(Notary Stamp)

Patricia Lopez Washoe County, Nevada
Notary Public in and for said county and state

My commission expires: 05-13-2018



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

- Owner
- Corporate Officer/Partner (Provide copy of recorded document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

July 1, 2012

Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to tentative parcel maps may be found in Article 606, Parcel Maps.

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

600 FEET NORTHEASTERLY OF THE INTERSECTION OF ANDREW LANE AND NEILSON ROAD.

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
017-342-29	LDS	2.15 AC.

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

THERE IS A SINGLE FAMILY RESIDENCE ON THE SOUTHERLY PORTION OF THE PROPERTY. THERE IS ALSO A SHED NORTHEASTERLY OF THE EXISTING HOUSE THAT WILL BE DEMOLISHED. THE REST OF THE PROPERTY IS VACANT LAND.

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area	43,927 SQ. FT.	49,775 SQ. FT.		
Minimum Lot Width	265 FEET	265 FEET		

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

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

5. Utilities:

a. Sewer Service	SEPTIC
b. Electrical Service/Generator	NV ENERGY
c. Water Service	DOMESTIC WELLS

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

- a. Water System Type:

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

- b. Available:

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

- c. Washoe County Capital Improvements Program project?

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

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

- a. Sewage System Type:

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

- b. Available:

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

- c. Washoe County Capital Improvements Program project?

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

8. For most uses, the Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County when creating new parcels. Please indicate the type and quantity of water rights you have available should dedication be required:

a. Permit #	67368 & 67369	acre-feet per year	2
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other, #		acre-feet per year	

- e. Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources):

--

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

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

10. Does property contain slopes or hillsides in excess of 15 percent and/or significant ridgelines? (If yes, and this is the second parcel map dividing this property, Article 424, Hillside Development of the Washoe County Development Code will apply.)

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


11. Does property contain geologic hazards such as active faults; hillside or mountainous areas; is it subject to avalanches, landslides, or flash floods; is it near a water body, stream, Significant Hydrologic Resource as defined in Article 418, or riparian area such as the Truckee River, and/or an area of groundwater recharge

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

12. Does the tentative parcel map involve common open space as defined in Article 408 of the Washoe County Development Code? (If so, please identify all proposed non-residential uses and all the open space parcels.)?

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

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



14. Is the subject property located adjacent to an existing residential subdivision? If so, describe how the tentative map complies with each additional adopted policy and code requirement of Article 434, Regional Development Standards within Cooperative Planning Areas and all of Washoe County, in particular, grading within 50 and 200 feet of the adjacent developed properties under 5 acres and parcel matching criteria:

NONE

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

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

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

NONE

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

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

Tentative Parcel Map Development Application Submittal Requirements

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

1. **Fees:** See Tentative Parcel Map Fee Worksheet. **Make check payable to Washoe County. Bring check with your application to Community Development. Submit Fee Worksheet with "Original Packet" only. Do not include Fee Worksheet in other copies of the packet.**
 - A separate check for the engineering technical review fee is required upon submittal.
2. **Development Application:** A completed Washoe County Development Application form.
3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
4. **Proof of Property Tax Payment:** The applicant must provide a written statement from the Washoe County Treasurer's Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.
5. **Application Materials:** The completed Tentative Parcel Map Application materials.
6. **Title Report:** A preliminary title report, with an effective date of no more than one hundred twenty (120) days of the submittal date, by a title company which provides the following information:
 - Name and address of property owners.
 - Legal description of property.
 - Description of all easements and/or deed restrictions.
 - Description of all liens against property.
 - Any covenants, conditions and restrictions (CC&Rs) that apply.

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

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

- g. The location and outline to scale of each existing building or structure that is not to be moved in the development.
 - h. Existing roads, trails or rights-of-way within the development shall be designated on the map.
 - i. Vicinity map showing the proposed development in relation to the surrounding area.
 - j. Date, north arrow, scale, and number of each sheet in relation to the total number of sheets.
 - k. Location of snow storage areas sufficient to handle snow removed from public and private streets, if applicable.
 - l. All known areas of potential hazard including, but not limited to, earth slide areas, avalanche areas or otherwise hazardous slopes, shall be clearly designated on the map. Additionally, active fault lines (post-Holocene) shall be delineated on the map.
8. **Street Names:** A completed "Request to Reserve New Street Name(s)" form (included in application packet). Please print all street names on the Tentative Map. Note whether they are existing or proposed.
9. **Survey Computations:** All survey computations for verification check by the Department of Public Works, Engineering Division. Provide two (2) sets in a separate envelope with the project submittal.
10. **Packets:** Either one electronic packet (DVD or flash drive) with 5 paper copies **OR** 10 paper copies. **If packet on DVD or flash drive is incomplete, a replacement or additional paper copies will be required.** One (1) packet must be labeled "Original" and must include the fee worksheet (including the appropriate fees) and the original signed and notarized Owner Affidavit. **The original packet must include an 8.5" x 11" reduction of any large format sheets included in the application.** These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ x 11" display. Each packet shall include: one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

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

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



Professional Land Surveyor

Washoe County Treasurer
Tammi Davis

Washoe County Treasurer
P.O. Box 30039, Reno, NV 89520-3039
ph: (775) 328-2510 fax: (775) 328-2500
Email: tax@washoecounty.us

Account Detail

[Back to Search Results](#)

[Change of Address](#)

[Print this Page](#)

Washoe County Parcel Information

Parcel ID 01734229	Status Active	Last Update 1/23/2016 2:08:55 AM
Current Owner: COLE TRUST, TERRI L 265 THEOBALD LN RENO, NV 89521		SITUS: 265 THEOBALD LN WASHOE COUNTY NV
Taxing District 4000	Geo CD:	
Legal Description Township 17 Section 4 Lot Block Range 20 SubdivisionName _UNSPECIFIED		

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2015	\$3,271.92	\$2,453.94	\$0.00	\$0.00	\$817.98
2014	\$3,209.05	\$3,209.06	\$0.00	\$0.00	\$0.00
2013	\$3,170.18	\$3,170.18	\$0.00	\$0.00	\$0.00
2012	\$3,077.84	\$3,077.84	\$0.00	\$0.00	\$0.00
2011	\$3,065.12	\$3,065.12	\$0.00	\$0.00	\$0.00
Total					\$817.98

Important Payment Information

- ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See Payment Information for details.

Pay Online

Payments will be applied to the oldest charge first.

Select a payment option:

- Total Due \$817.98
 Partial

[ADD TO CART](#)

\$0.00

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
P.O. Box 30039
Reno, NV 89520-3039

Overnight Address:
1001 E. Ninth St., Ste D140
Reno, NV 89512-2845

Payment Information

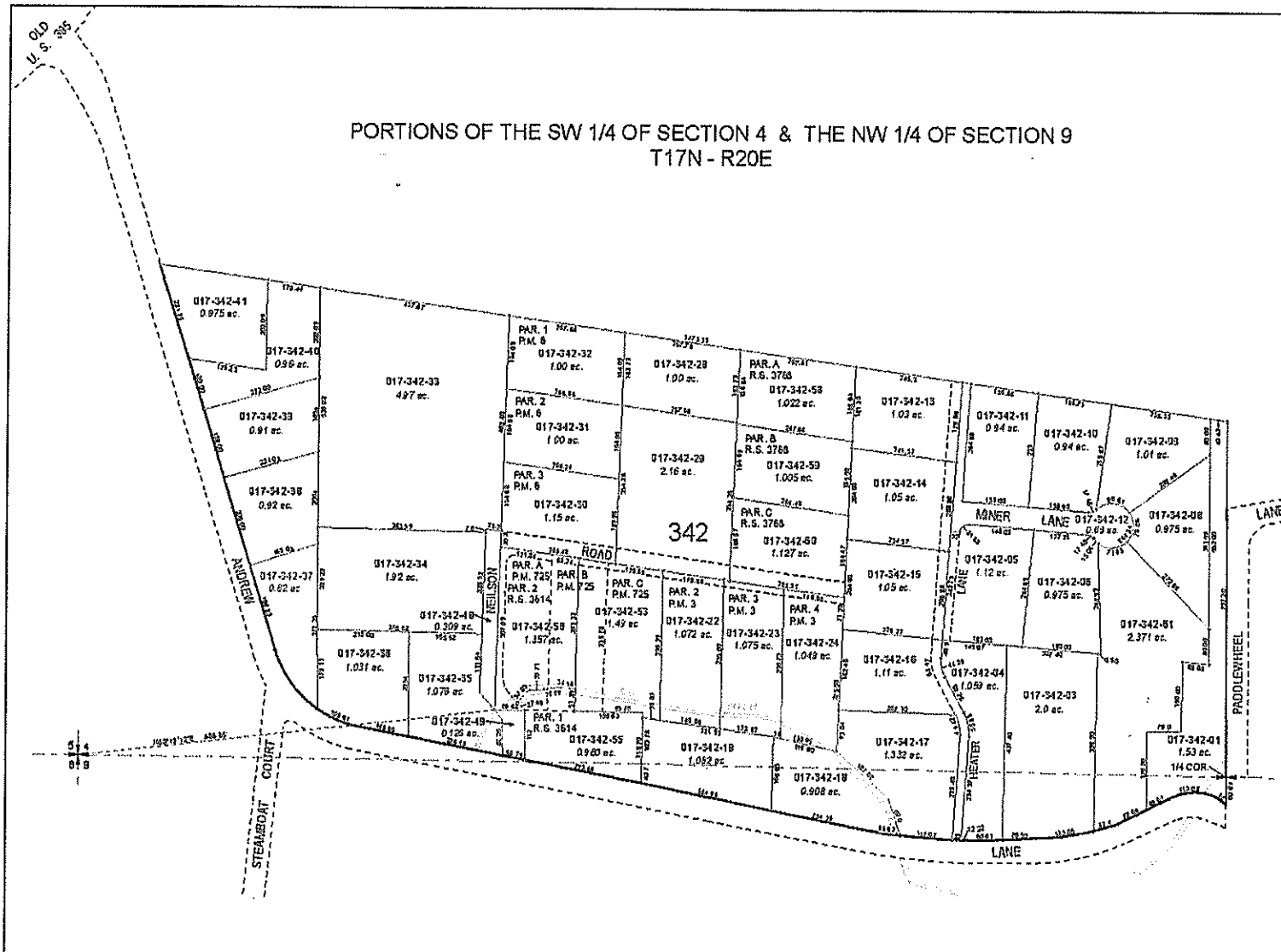
Special Assessment District

Installment Date Information

Assessment Information

The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.



PORTIONS OF THE SW 1/4 OF SECTION 4 & THE NW 1/4 OF SECTION 9
T17N - R20E

Assessor's Map Number

017-34

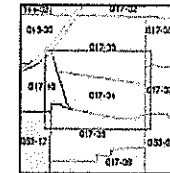
STATE OF NEVADA
WASHOE COUNTY
 ASSESSOR'S OFFICE
 Joshua G. Wilson, Assessor

1001 East Main Street
 Building 9
 Reno Nevada 89512
 (775) 784-2221



0 50 100 150 200 Feet

1 inch = 200 feet

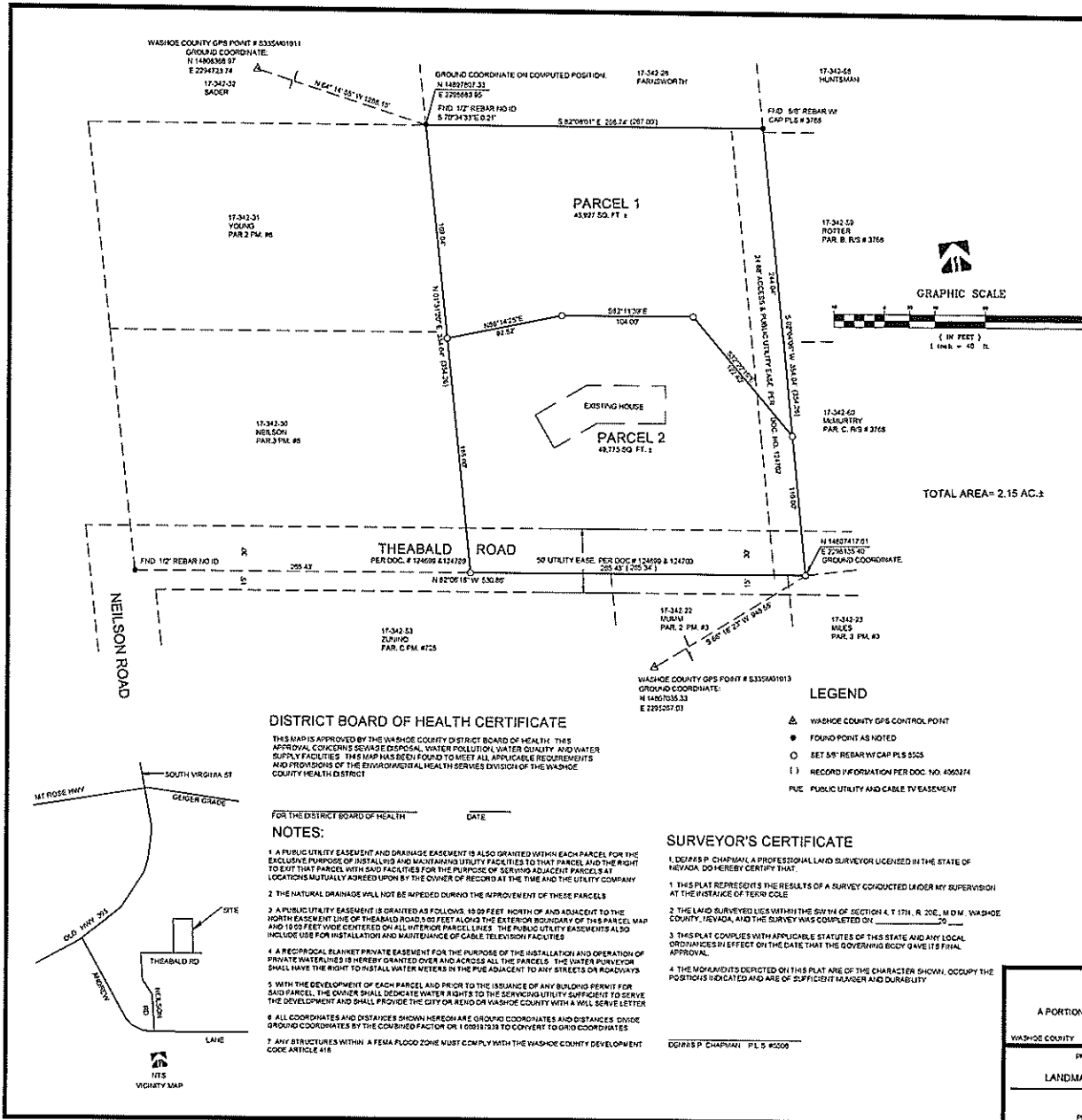


created by TWT 8/23/2014

last updated

west of north (from meridian)

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and tax purposes only. It does not represent a survey of the property. No liability is assumed for the accuracy or accuracy of the data depicted hereon.



OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, TERRIL L. COLE TRUST IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF NRS CHAPTER 278. THE ACCESS, DRAINAGE, CABLE TV AND PUBLIC UTILITY EASEMENTS NOTED ARE HEREBY GRANTED FOR THE PURPOSE AND USE STATED.

TERRIL L. COLE TRUST

TERRIL L. COLE, TRUSTEE _____ DATE _____

ACKNOWLEDGEMENT

STATE OF NEVADA J.S.S.
COUNTY OF WASHOE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ 20____ BY TERRIL L. COLE, WHO ACKNOWLEDGED TO ME THAT SHE EXECUTED THE ABOVE INSTRUMENT IN HER OWN FREE WILL AND INTENTION TO SET MY HAND AND AFFIX MY OFFICIAL SEAL, THE DATE AND YEAR FIRST WRITTEN ABOVE.

ROTARY PUBLIC _____
MY COMMISSION EXPIRES _____

COMMUNITY DEVELOPMENT CERTIFICATE

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

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

BILL WHITNEY, DIRECTOR OF PLANNING AND DEVELOPMENT DIVISION _____ DATE _____

UTILITY COMPANIES CERTIFICATE

THE UTILITY AND CABLE TV EASEMENTS SHOWN ON THIS PLAT HAVE BEEN APPROVED AND ACCEPTED BY THE UNDERSIGNED PUBLIC UTILITY AND CABLE TV COMPANIES.

ZENITH PACIFIC POWER COMPANY _____ DATE _____
DEARBY ENERGY _____ DATE _____
NEVADA BELL TELEPHONE CO. _____ DATE _____
DBA AT&T NEVADA _____ DATE _____
CHARTER COMMUNICATIONS _____ DATE _____
TRUCKEE HEADQUARTERS WATER AUTHORITY _____ DATE _____

WATER RIGHTS DEDICATION CERTIFICATE

THE WATER AND SEWER RESOURCE REQUIREMENTS SET FORTH IN ARTICLE 422 OF WASHOE COUNTY DEVELOPMENT CODE RELATED TO THE DEDICATION OF WATER RESOURCES HAVE BEEN SATISFIED.

WASHOE COUNTY DEPARTMENT OF WATER RESOURCES _____ DATE _____

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT TERRIL L. COLE TRUST OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT IT IS THE ONLY OWNER OF RECORD OF SAID LAND, THAT ALL THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE TENTATIVE MAP, AND THAT THERE ARE NO LISTS OF RECORD AGAINST THE LAND DELINEATED HEREON FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS.

FIRST CLASSIFIED TITLE COMPANY OF NEVADA _____
BY _____ DATE _____
TITLE _____

PARCEL MAP FOR TERRIL L. COLE TRUST A PORTION OF THE SW 1/4 OF SEC. 4, T. 17N., R. 20E., M. 0M., WASHOE COUNTY, NEVADA		COUNTY RECORDER'S CERTIFICATE FILE NO. _____ FILED FOR RECORD AT THE REQUEST OF _____ ON THIS _____ DAY OF _____ 20____ AT _____ MINUTES PAST _____ O'CLOCK, P.M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
WASHOE COUNTY PREPARED BY LANDMARK SURVEYING	NEVADA SHEET 1 OF 1 SHEET	COUNTY RECORDER BY: COUNTY _____ TITLE _____
PN 775-524-0004		FILE NO. _____

DISTRICT BOARD OF HEALTH CERTIFICATE

THIS MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONSIDERS SEWER DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES. THIS MAP HAS BEEN FOUND TO MEET ALL APPLICABLE REQUIREMENTS AND PROVISIONS OF THE ENVIRONMENTAL HEALTH SERVICES DIVISION OF THE WASHOE COUNTY HEALTH DISTRICT.

FOR THE DISTRICT BOARD OF HEALTH _____ DATE _____

NOTES:

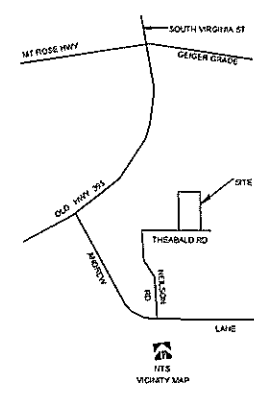
- A PUBLIC UTILITY EASEMENT AND DRAINAGE EASEMENT IS ALSO GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY FACILITIES TO THAT PARCEL AND THE RIGHT TO EXIT THAT PARCEL WITH SAID FACILITIES FOR THE PURPOSES OF SERVING ADJACENT PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME AND THE UTILITY COMPANY.
- THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE IMPROVEMENT OF THESE PARCELS.
- A PUBLIC UTILITY EASEMENT IS GRANTED AS FOLLOWS: 10.00 FEET NORTH OF AND ADJACENT TO THE NORTH EASEMENT LINE OF THEABALD ROAD 50 FEET ALONG THE EXTERIOR BOUNDARY OF THIS PARCEL MAP AND 10.00 FEET WIDE CENTERED ON ALL INTERIOR PARCEL LINES. THE PUBLIC UTILITY EASEMENTS ALSO INCLUDE USE FOR INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES.
- A RECIPROCAL PLANNET PRIVATE EASEMENT FOR THE PURPOSE OF THE INSTALLATION AND OPERATION OF PRIVATE WATERLINES IS HEREBY GRANTED OVER AND ACROSS ALL THE PARCELS. THE WATER SURVEYOR SHALL HAVE THE RIGHT TO INSTALL WATER METERS IN THE PUE ADJACENT TO ANY STREETS OR ROADWAYS.
- WITH THE DEVELOPMENT OF EACH PARCEL AND PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL DEDICATE WATER RIGHTS TO THE SERVICING UTILITY SUFFICIENT TO SERVE THE DEVELOPMENT AND SHALL PROVIDE THE CITY OF HENDON OR WASHOE COUNTY WITH A WELL SERVE LETTER.
- ALL COORDINATES AND DISTANCES SHOWN HEREON ARE GROUND COORDINATES AND DISTANCES (VDCE) GROUND COORDINATES BY THE COMBINED FACTOR OF 1.0001133 TO CONVERT TO GRID COORDINATES.
- ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 418.

SURVEYOR'S CERTIFICATE

I, DEBBIE P. CHAPMAN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, DO HEREBY CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION AT THE INSTANCE OF TERRIL COLE.
- THE LAND SURVEYED LIES WITHIN THE SW 1/4 OF SECTION 4, T. 17N., R. 20E., M. 0M., WASHOE COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON _____ 20____.
- THIS PLAT COMPLIES WITH APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GIVES ITS FINAL APPROVAL.
- THE MONUMENTS DEPICTED ON THIS PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT MAJORITY AND DURABILITY.

DEBBIE P. CHAPMAN, P.L.S. #5509



AREA/LOT SUMMARY

SET #1 TOTAL BOUNDARY

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
		152	14807807.32	2295883.95		
152	SE 82 08'01"	266.74	303	14807770.81	2296148.18	4586.09
		65 RB CAP	3917			
303	SW 02 04'06"	354.04	150	14807417.01	2296135.40	
150	NW 82 06'16"	265.43	153	14807453.47	2295872.49	
153	NE 01 51'20"	354.04	152	14807807.32	2295883.95	

PERIMETER	AREA (sq ft)	AREA (acres)
1240.23	93699.70	2.15

COORDINATE FILE NAME: COLE7113.CRD
 TIME FOR THIS RUN : 0 hours 1 minutes
 TOTAL TIME ON FILE : 27 hours 44 minutes

AREA/LOT SUMMARY

SET #2 **PARCEL 1**

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
		152 14807807.32	2295883.95			
152	SE 82 08'01"	266.74	303 14807770.81	2296148.18	4586.09	
		65 RB CAP 3917				
303	SW 02 04'06"	176.64	165 14807594.29	2296141.80		
165	NW 66 16'06"	96.45	329 14807633.10	2296053.52	4590.07	
		TERI PC				
329	NW 82 11'33"	83.49	328 14807644.44	2295970.80	4590.94	
		TERI PC				
328	SW 33 47'50"	30.09	327 14807619.44	2295954.06	4591.59	
		TERI PC				
327	SE 17 35'28"	5.39	326 14807614.30	2295955.69	4591.70	
		TERI PC				
326	NW 84 54'38"	78.07	162 14807621.23	2295877.93		
162	NE 01 51'20"	186.19	152 14807807.32	2295883.95		

PERIMETER 923.05 AREA (sq ft) 43813.77 AREA (acres) 1.01

SET #3 **PARCEL 2**

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
		162 14807621.23	2295877.93			
162	SE 84 54'38"	78.07	326 14807614.30	2295955.69	4591.70	
		TERI PC				
326	NW 17 35'28"	5.39	327 14807619.44	2295954.06	4591.59	
		TERI PC				
327	NE 33 47'50"	30.09	328 14807644.44	2295970.80	4590.94	
		TERI PC				
328	SE 82 11'33"	83.49	329 14807633.10	2296053.52	4590.07	
		TERI PC				
329	SE 66 16'06"	96.45	165 14807594.29	2296141.80		
165	SW 02 04'06"	177.39	150 14807417.01	2296135.40		
150	NW 82 06'16"	265.43	153 14807453.47	2295872.49		
153	NE 01 51'20"	167.85	162 14807621.23	2295877.93		

PERIMETER 904.15 AREA (sq ft) 49885.93 AREA (acres) 1.15

TOTAL FOR SETS 2 THRU 3

PERIMETER 0.00 AREA (sq ft) 93699.70 AREA (acres) 2.15

COORDINATE FILE NAME: COLE7113.CRD
 TIME FOR THIS RUN : 0 hours 0 minutes
 TOTAL TIME ON FILE : 27 hours 44 minutes