



# Parcel Map Review Committee Staff Report

Meeting Date: January 13, 2022

Agenda Item: 7B

TENTATIVE PARCEL MAP CASE NUMBER: WTPM21-0020 (Barnes Trust)

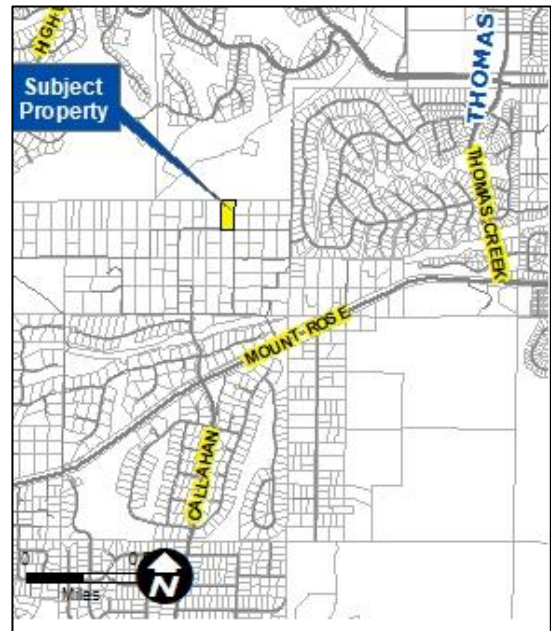
BRIEF SUMMARY OF REQUEST: To approve a division of one parcel into two parcels

STAFF PLANNER: Planner's Name: Julee Olander  
Phone Number: 775.328.3627  
E-mail: [jolander@washoecounty.gov](mailto:jolander@washoecounty.gov)

### CASE DESCRIPTION

For hearing, discussion, and possible action to approve a tentative parcel map dividing a 5.02 acre parcel into 2 parcels, one that is 2 acres and another 3.02 acres.

Applicant/Property Owner:	Mark Barnes & Caroline Page-Barnes Trust
Location:	5250 Melarkey Way.
APN:	150-250-07
Parcel Size:	5.02 acres
Master Plan:	Rural Residential (RR)
Regulatory Zone:	High Density Rural (HDR)
Area Plan:	Southwest Truckee Meadows
Development Code:	Authorized in Article 606, Parcel Maps
Commission District:	2 – Commissioner Lucey



Vicinity Map

### STAFF RECOMMENDATION

APPROVE

**APPROVE WITH CONDITIONS**

DENY

### POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM21-0020 for Mark Barnes & Caroline Page-Barnes Trust, subject to the conditions of approval included as Exhibit A with the staff report, and make the determination that the following criteria is or will be adequately provided for pursuant to Washoe County Code, Section 110.606.30(e)

*(Motion with Findings on Page 7)*

**Staff Report Contents**

**Parcel Map**.....3

**Site Plan**.....4

**Tentative Parcel Map Evaluation**.....5

**Development Information** .....5

**Reviewing Agencies** .....5

**Recommendation** .....7

**Motion** .....7

**Appeal Process** .....8

**Exhibits Contents**

Conditions of Approval ..... Exhibit A

Agency Review Comments ..... Exhibit B

Project Application ..... Exhibit C

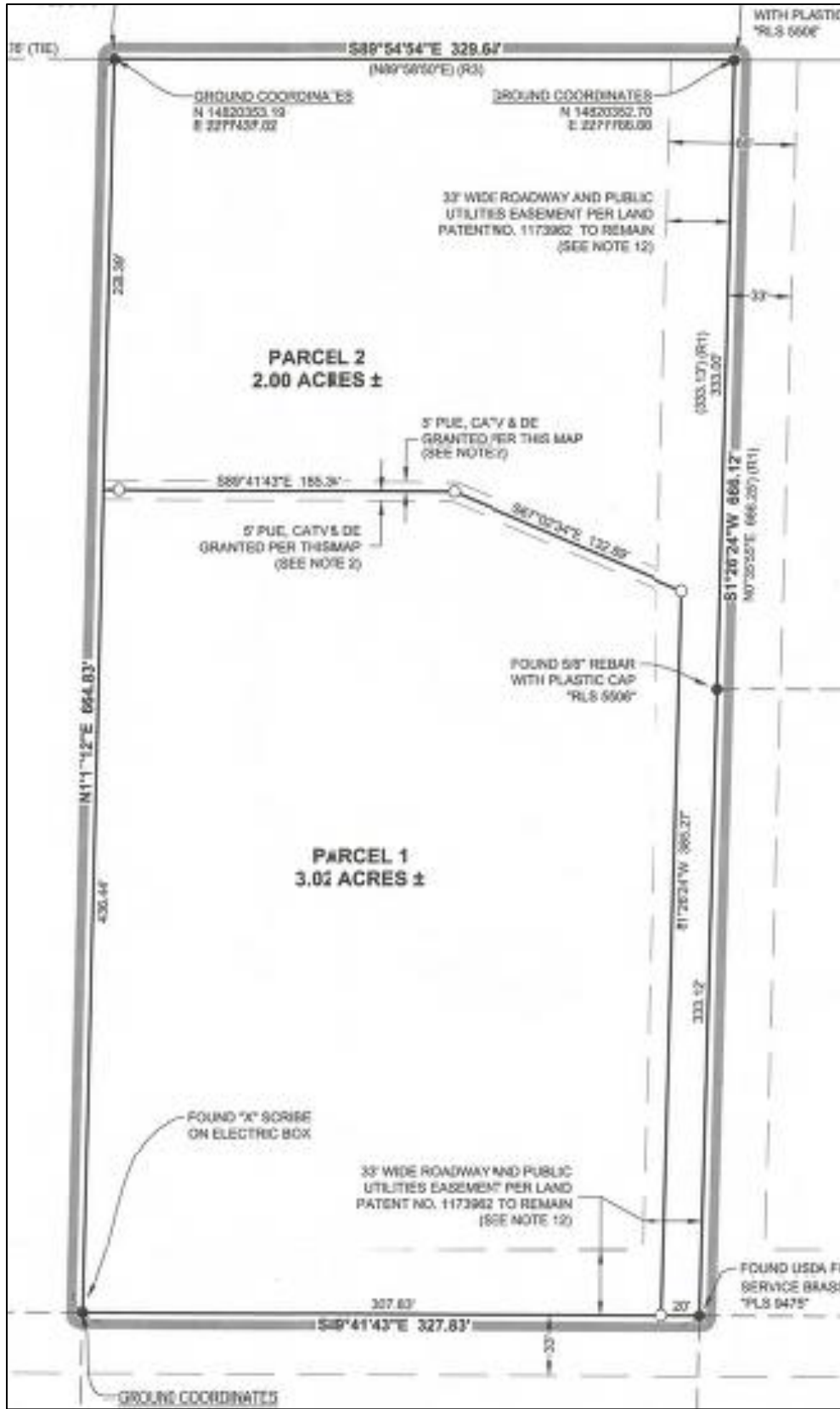
**Parcel Map**

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

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

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

The conditions of approval for Tentative Parcel Map Case Number WTPM21-0020 (Barnes Trust) are attached to this staff report and will be included with the action order if approved by the Parcel Map Review Committee.



**Site Plan**

**Tentative Parcel Map Evaluation**

Requirement	Evaluation
Area Plan	Southwest Truckee Meadows
TMSA	Outside TMSA
Regulatory Zone	High Density Rural (HDR)
Maximum Lot Potential	2 parcels
Number of Lots on Parcel Map	2 parcels
Minimum Lot Size Required	2 acres
Minimum Lot Size on Parcel Map	2 acres
Minimum Lot Width Required	150 feet
Minimum Lot Width on Parcel Map	307 feet
Development Suitability Map	Unconstrained
Hydrographic Basin	Truckee Meadows Hydrographic Basin.

The tentative parcel map meets all minimum requirements for the High Density Rural (HDR) regulatory zone.

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

**Development Information** The subject parcel is developed with a single family house. The required setbacks for the High Density Rural (HDR) regulatory zone are 30 ft feet for front and rear yard setbacks and 15 ft feet for the side yard setbacks. The single family dwelling will meet the above-mentioned setbacks.

**Reviewing Agencies**

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

Agency	Sent to Review	Responded	Provided Conditions	Contact
Washoe County Water Rights	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Vahid Behmaram, vbehmaram@washoecounty.gov
Washoe County Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Matthew Philumalee, mphilumalee@washoecounty.gov
WCHD – Environment Health	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	David Kelly, dakelly@washoecounty.gov
Truckee Meadows Fire Protection District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Brittany Lemon, blemon@tmfpd.us
RTC Washoe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe Storey Conservation District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Jim Schaffer, shafferjam51@gmail.com

All conditions required by the contacted agencies can be found in Exhibit A, Conditions of Approval.

### **Staff Comment on Required Findings**

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

1) General improvement considerations for all parcel maps including, but not limited to:

- i. Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal.

*Staff Comment: Compliance with all applicable environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, and sewage disposal will be ensured prior to recordation of the final map or prior to approval of a development permit on the subject site. The application was reviewed by the appropriate agencies and no recommendation for denial was received.*

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

*Staff Comment: Water service will be provided by Truckee Meadows Water Authority (TMWA).*

- iii. The availability and accessibility of utilities.

*Staff Comment: The existing and proposed lots will be served by extension of the existing, adjacent, infrastructure to serve the newly created parcel.*

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

*Staff Comment: The application was reviewed by the appropriate agencies and no recommendation for denial was received.*

- v. Conformity with the zoning ordinances and master plan.

*Staff Comment: The proposed division of land is in conformity with the existing high density rural (HDR) regulatory zone and the applicable provisions of the Washoe County Development Code and Master Plan.*

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

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

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

*Staff Comment: The application was reviewed by the appropriate agencies, including Washoe County Engineering and Capital Projects Division, and no recommendation for denial was received, no recommendation for new streets or highways to serve the subdivision was received.*

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

*Staff Comment: The application was reviewed by the appropriate agencies, including Washoe County Engineering and Capital Projects Division, and no recommendation for denial was received.*

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

*Staff Comment: All recommended conditions of approval have been included with the staff report. These sections of Nevada Revised Statutes deal with technical review of the map, review appropriate agencies for health considerations and utility considerations.*

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

*Staff Comment: The application was reviewed by the appropriate agencies and no recommendation for denial was received.*

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

*Staff Comment: The application was reviewed by the appropriate agencies and no recommendation for denial was received. All appropriate easements shall be provided prior to approval of the final map.*

- xii. Recreation and trail easements.

*Staff Comment: The application was reviewed by the appropriate agencies and no recommendation for denial was received.*

## **Recommendation**

After a thorough analysis and review, Parcel Map Case Number WTPM21-0020 (Barnes Trust) is being recommended for approval with conditions. Staff offers the following motion for the Parcel Map Review Committee's consideration.

## **Motion**

I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM21-0020 for Barnes Trust, subject to the conditions of approval included as Exhibit A with the staff report, and make the determination that the following criteria is or will be adequately provided for pursuant to Washoe County Code, Section 110.606.30(e):

- 1) General improvement considerations for all parcel maps including, but not limited to:
  - i. Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal;
  - ii. The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the parcels of land being created;
  - iii. The availability and accessibility of utilities;
  - iv. The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks;
  - v. Conformity with the zoning ordinances and master plan;
  - vi. General conformity with the governing body's master plan of streets and highways;

- vii. The effect of the proposed division of land on existing public streets and the need for new streets or highways to serve the parcels of land being created;
- viii. Physical characteristics of the land such as floodplain, slope and soil;
- ix. The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive;
- x. The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands;
- xi. Community antenna television (CATV) conduit and pull wire; and
- xii. Recreation and trail easements.

**Appeal Process**

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

Applicant/Property Owner: Barnes Trust, Attn: Mark Barnes & Caroline Page-Barnes  
[carolinebarnes@gmail.com](mailto:carolinebarnes@gmail.com)

Representatives: CFA, Inc., Attn: Kevin German and Deane Scheiber  
[kgerman@cfareno.com](mailto:kgerman@cfareno.com); [dscheiber@cfareno.com](mailto:dscheiber@cfareno.com)





# Conditions of Approval

Tentative Parcel Map Case Number WTPM21-0020

The tentative parcel map approved under Parcel Map Case Number WTPM21-0020 shall be carried out in accordance with the conditions of approval granted by the Washoe County Parcel Map Review Committee on January 13, 2022. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

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

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

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

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

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

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

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

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

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

**Washoe County Planning and Building Division**

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

**Contact Name – Julee Olander, Planner, 775.328.3627, [jolander@washoecounty.gov](mailto:jolander@washoecounty.gov)**

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

**DIRECTOR OF PLANNING AND BUILDING CERTIFICATE**

THE FINAL PARCEL MAP CASE NO. WTPM21-0020 MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. THE OFFER(S) OF DEDICATION IS (ARE) REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278.

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

\_\_\_\_\_  
MOJRA HAUENSTEIN, DIRECTOR, PLANNING AND BUILDING DIVISION

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

standards within the Washoe County Development Code shall be met on the construction drawings.

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

### **Washoe County Engineering and Capital Projects**

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

**Contact Name – Matthew Philumalee, 775.328.2315, [mphilumalee@washoecounty.gov](mailto:mphilumalee@washoecounty.gov)**

- a. Comply with the conditions of the Washoe County technical check for this map.
- b. Add the following note to the final map; “For each parcel created by this final map, access and drainage improvements meeting the requirements of Washoe County Development Code are required with said improvements to be included within an approved residential building permit.
- c. All boundary corners must be set.
- d. Place a note on the map stating that the natural drainage will not be impeded.
- e. Add a note to the map stating: No habitable structures shall be located on a fault that was active during the Holocene Epoch of geological time.
- f. Add the following note to the map; “All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties.”

### **Washoe County Health District**

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

**Contact Name – David Kelly, 775.328.22434, [dakelly@washoecounty.gov](mailto:dakelly@washoecounty.gov)**

- a. EHS requires a test trench to be completed on each proposed parcel. If test trenches have been previously done, they will be accepted. Test trench reports must be provided prior to signing of parcel map. Test trench permit(s) require an application with EHS prior to excavation and inspection.
- b. The review of this project indicates it may be difficult to place a septic on the proposed parcel while meeting all setbacks required by the Washoe County Regulations Governing Sewage, Wastewater, and Sanitation due to the existence of a large drainage that takes up a significant portion of the proposed parcel.

### **Truckee Meadows Fire Protection District**

4. The following condition is a requirement of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with this condition.

**Contact Name – Brittany Lemon, 775.326.6079, [blemon@tmfpd.us](mailto:blemon@tmfpd.us)**

- a. This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply. <https://tmfpd.us/fire-code/>

**Washoe County Water Management Planner Coordinator**

5. The following conditions are requirements of Washoe County Water Management Planner Coordinator, who shall be responsible for determining compliance with these conditions.

**Contact: Vahid Behmaram, 775.954.4647, [vbehmaram@washoecounty.gov](mailto:vbehmaram@washoecounty.gov)**

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

\*\*\* End of Conditions \*\*\*



# WASHOE COUNTY

## COMMUNITY SERVICES DEPARTMENT

### Engineering and Capital Projects

1001 EAST 9<sup>TH</sup> STREET  
RENO, NEVADA 89512  
PHONE (775) 328-3600  
FAX (775) 328.3699

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#### INTEROFFICE MEMORANDUM

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#### PARCEL MAP REVIEW

DATE: November 16, 2021

TO: Julee Olander- Planner - Department of Community Services

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

**SUBJECT: *Parcel Map for: Barnes***  
***Parcel Map Case No.: WTPM21-0020***  
***APN:150-250-07***  
***Review Date: November 16, 2021***

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

1. Comply with the conditions of the Washoe County technical check for this map.
2. Add the following note to the final map; "For each parcel created by this final map, access and drainage improvements meeting the requirements of Washoe County Development Code are required with said improvements to be included within an approved residential building permit.
3. All boundary corners must be set.
4. Place a note on the map stating that the natural drainage will not be impeded.
5. Add a note to the map stating: No habitable structures shall be located on a fault that was active during the Holocene Epoch of geological time.
6. Add the following note to the map; "All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."



INTEGRITY



EFFECTIVE  
COMMUNICATION



QUALITY  
PUBLIC SERVICE

**WTPM21-0020**  
**EXHIBIT B**

**From:** [Lemon, Brittany](#)  
**To:** [Olander, Julee](#)  
**Cc:** [Way, Dale](#)  
**Subject:** WTPM21-0020 (Barnes) Conditions of Approval  
**Date:** Tuesday, November 23, 2021 8:03:43 AM  
**Attachments:** [image001.png](#)

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Good Morning Julee,

“This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply.”

<https://tmfpd.us/fire-code/>.

Thank you!

**Brittany Lemon**

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

[blemon@tmfpd.us](mailto:blemon@tmfpd.us) | Office: 775.326.6079 | Cell: 775.379.0584  
3663 Barron Way, Reno, NV 89511



*“Committed to excellence, service, and the protection of life and property in our community”*



Washoe-Storey Conservation District

Bret Tyler Chairmen  
Jim Shaffer Treasurer  
Cathy Canfield Storey app  
Jean Herman Washoe app

1365 Corporate Blvd.  
Reno NV 89502  
775 857-8500 ext. 131  
nevadaconservation.com

November 19, 2021

Washoe County Community Services Department

C/O Julee Olander, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WTPM21-0020 Barnes

Dear Julee,

In reviewing the tentative parcel map to divide 5 acres into 2 parcels, the District has no comments.

Thank you for providing us the opportunity to review the project that may have impacts on our natural resources and if there are any questions call us at (775) 750-8272.

Sincerely,

Shaffer-Tyler



**WASHOE COUNTY**  
**COMMUNITY SERVICES**  
**INTEGRITY COMMUNICATION SERVICE**

P.O. Box 11130  
Reno, Nevada 89520-0027  
Phone: (775) 328-3600  
Fax: (775) 328-3699

November 16, 2021

TO: Julee Olander, Planner, CSD, Planning & Development Division  
FROM: Vahid Behmaram, Water Rights and Resources consultant  
SUBJECT: Tentative Parcel Map Case Number WTPM21-0020 (Barnes)

**Project description:**

The applicant is proposing to approve a tentative parcel map dividing a 5.02 acre parcel into 2 parcels, one that is 3.02 acres and another 2.0 acres.

The property is located at 5250 Melarkey Way, Assessor's Parcel Number: 150-250-07.

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

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

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



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

December 3, 2021

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

RE: Barnes Parcel Map; 150-250-07  
Parcel Map; WTPM21-0020

Dear Washoe County Staff:

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

**Contact Name – David Kelly**

- a) EHS requires a test trench to be completed on each proposed parcel. If test trenches have been previously done, they will be accepted. Test trench reports must be provided prior to signing of parcel map. Test trench permit(s) require an application with EHS prior to excavation and inspection.
- b) The review of this project indicates it may be difficult to place a septic on the proposed parcel while meeting all setbacks required by the Washoe County Regulations Governing Sewage, Wastewater, and Sanitation due to the existence of a large drainage that takes up a significant portion of the proposed parcel.

The following note is required to be added to the Mylar for signature: All future development of these parcels will require strict conformance with the District Board of Health Regulations Governing Sewage, Wastewater, and Sanitation and the District Board of Health Regulations Governing Well Construction; any proposed construction must meet all required setbacks as outlined in the adopted regulations when permits and plans are submitted

If you have any questions or would like clarification regarding the foregoing, please contact Dave Kelly, EHS Supervisor at [dakelly@washoecounty.us](mailto:dakelly@washoecounty.us) regarding all Health District comments.

Sincerely,



Dave Kelly, REHS  
EHS Supervisor  
Environmental Health  
Washoe County Health District

## Washoe County Development Application

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

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>MARK L. BARNES &amp; CAROLINE PAGE-BARNES PARCEL MAP</b>			
Project Description: <b>A DIVISION OF DOCUMENT NO. 2994256</b>			
Project Address: <b>5250 MELARKEY WAY</b>			
Project Area (acres or square feet): <b>5.02 ACRES</b>			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): <b>MELARKEY WAY BETWEEN STEPHENS ROAD AND CARL DRIVE JUST NORTH OF MT. ROSE HIGHWAY</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
150-250-07	5.02		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). <b>N/A</b>			
<b>Applicant Information (attach additional sheets if necessary)</b>			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: <b>MARK BARNES &amp; CAROLINE PAGE- BARNES</b>		Name: <b>CFA Inc - Kevin German</b>	
Address: <b>5250 MELARKEY WAY</b>		Address: <b>1150 Corporate Blvd</b>	
<b>WASHOE COUNTY, NV Zip: 89511</b>		<b>Reno, NV Zip: 89502</b>	
Phone: <b>510-468-5399</b> Fax:		Phone: <b>775-856-1150</b> Fax: <b>775-856-1150</b>	
Email: <b>CAROLINEBARNES@GMAIL.COM</b>		Email: <b>kgerman@cfareno.com</b>	
Cell: Other:		Cell: Other:	
Contact Person: <b>MARK OR CAROLINE</b>		Contact Person: <b>Kevin German</b>	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name:		Name: <b>CFA Inc - Deane Scheiber</b>	
Address:		Address: <b>1150 Corporate Blvd</b>	
Zip:		<b>Reno, NV Zip: 89502</b>	
Phone: Fax:		Phone: <b>775-432-6601</b> Fax: <b>775-856-1150</b>	
Email:		Email: <b>dscheiber@cfareno.com</b>	
Cell: Other:		Cell: <b>775-336-7767</b> Other:	
Contact Person:		Contact Person: <b>Deane Scheiber</b>	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

## Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

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

5250 Melarkey Way (SE Corner of parcel is intersection of Melarkey Way and Stephens Rd)

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
150-250-07	200 - SINGLE FAMILY RESIDENCE	5.02

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

R40 good/single family residence

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	3.02 acres	2.00 acres		
Proposed Minimum Lot Width	328.82	328.82		

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

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Zoning Area	HDR-High Density Rural	HDR-High Density Rural		
Proposed Zoning Area				

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

Yes  No

6. Utilities:

a. Sewer Service	Septic
b. Electrical Service/Generator	NV Energy
c. Water Service	TMWA or Well

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

- a. Water System Type:

<input type="checkbox"/> Individual wells		
<input type="checkbox"/> Private water	Provider:	
<input checked="" type="checkbox"/> Public water	Provider:	TMWA is available and will be used as the water provider

b. Available:

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

c. Washoe County Capital Improvements Program project?

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

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

a. Sewage System Type:

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

b. Available:

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

c. Washoe County Capital Improvements Program project?

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

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

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

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

TMWA to be used for development
---------------------------------

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

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

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

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

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

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

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

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

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

No new roads are proposed
---------------------------

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 of which we are aware
----------------------------

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

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

## Grading

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

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

No excavation proposed as a part of this parcel map application
---

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

No excavation proposed as a part of this parcel map application

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

No excavation proposed as a part of this parcel map application

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

No excavation proposed as a part of this parcel map application

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

No excavation proposed as a part of this parcel map application

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

No excavation proposed as a part of this parcel map application

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

No grading proposed as a part of this parcel map application

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

No excavation proposed as a part of this parcel map application

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

No excavation proposed as a part of this parcel map application

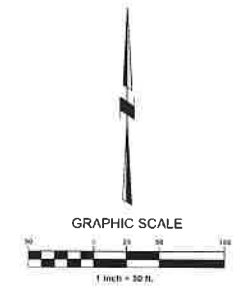
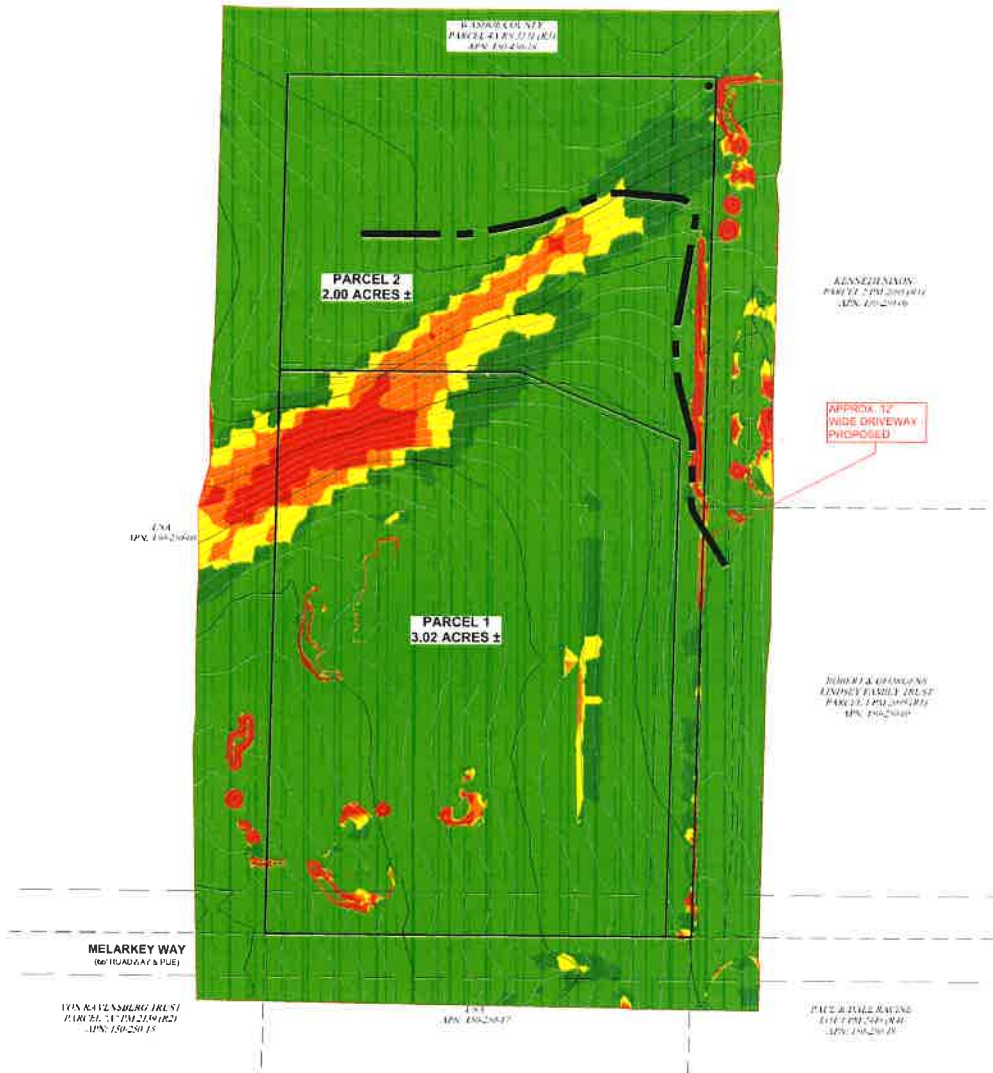
27. Have you reviewed the revegetation plan with the Washoe Storey Conservation District? If yes, have you incorporated their suggestions?

No excavation proposed as a part of this parcel map application

28. Surveyor:

Name	Kevin L. Coerman
Address	1150 Corporate Blvd
Phone	775-856-7075
Cell	
E-mail	KCoerman@CFAReno.com
Fax	
Nevada PLS #	20461

Slopes Table						
Number	Minimum Slope	Maximum Slope	Area (SF)	Area (ACS)	Color	Percentage of Total Area
1	0.00%	15.00%	272809.01	6.26	Green	
2	15.00%	20.00%	25627.44	0.59	Light Green	
3	20.00%	25.00%	12572.29	0.29	Yellow	
4	25.00%	30.00%	10785.36	0.25	Orange	
5	30.00%	250.00%	12721.72	0.29	Red	



**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SURVEY IS NEVADA STATE PLANE (WEST ZONE NAD83(94)) BASED ON REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS UTILIZING CORRECTIONS FROM THE NORTHERN NEVADA COOPERATIVE REAL TIME NETWORK. COORDINATES AND DISTANCES HEREON ARE AT GROUND LEVEL BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.00019(30).

X:\PROJECTS\1013.00\DWG\SURVEY-SLOPES-BARNES MELARKEY WAY.DWG (REVISED) 11/9/2021 1:48 PM

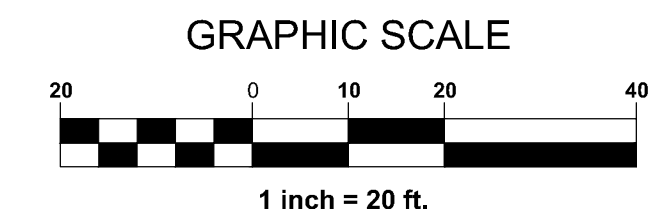
PROFESSIONAL SEAL  	SLOPE MAP FOR <b>MARK L. BARNES &amp; CAROLINE PAGE-BARNES</b> <small>A DIVISION OF DOCUMENT NO. 204420          LYING WITHIN THE SE 1/4 OF SECTION 26 T13N R12E NDM          WAGSHIRE COUNTY</small>	<small>JOB NO. 204420          DRAWN BY: EPL          CHECKED BY: PLS          DATE: JULY 2021          SHEET 2 OF 2</small>
	<small>CFA, INC.          LAND SURVEYORS          CIVIL ENGINEERS          LAND USE PLANNERS          150 CORPORATE BOULEVARD # BLDG. 89001          77-656-150 BLVD # 775-856-180 FAX # 775-856-1800</small>	

**WTPM21-0020  
EXHIBIT C**



**Cut/Fill Summary**

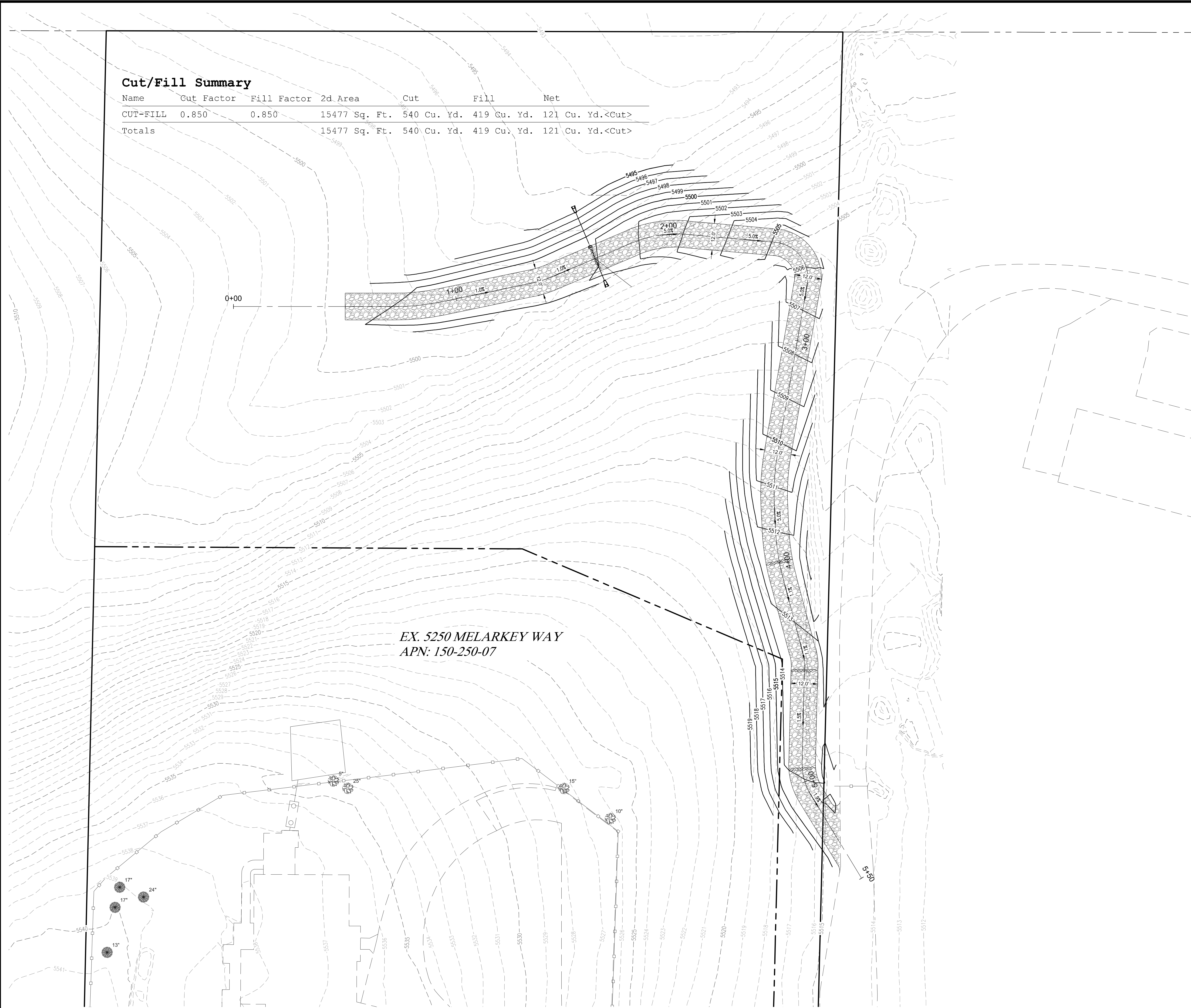
Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
CUT-FILL	0.850	0.850	15477 Sq. Ft.	540 Cu. Yd.	419 Cu. Yd.	121 Cu. Yd.<Cut>
Totals			15477 Sq. Ft.	540 Cu. Yd.	419 Cu. Yd.	121 Cu. Yd.<Cut>



NO.	DATE	BY	REVISIONS

**SHEET LEGEND**

~~~~~ GRADE BREAK



EX. 5250 MELARKEY WAY  
APN: 150-250-07



Know what's below.  
Call before you dig.

**CAUTION - NOTICE TO CONTRACTOR**

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND FEATURES AS SHOWN ON THESE PLANS IS BASED ON THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE LOCATIONS AND/OR ELEVATIONS AT THE PROPOSED POINTS OF CONNECTION AND IN AREAS OF POSSIBLE CONFLICT PRIOR TO BEGINNING CONSTRUCTION. SHOULD THE CONTRACTOR FIND ANY DISCREPANCIES BETWEEN THE CONDITIONS EXISTING IN THE FIELD AND THE INFORMATION SHOWN ON THESE DRAWINGS, HE SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE OR RELOCATE ALL EXISTING UTILITIES AND FEATURES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. CONTRACTOR SHALL OBTAIN APPROVALS FROM THE GOVERNING AGENCIES, THE ENGINEER, AND THE UTILITY COMPANIES PRIOR TO SUCH REMOVAL AND/OR RELOCATION.
- THE CONTRACTOR ASSUMES ALL RISK FOR ANY CONSTRUCTION PERFORMED WITH PRELIMINARY OR NONAPPROVED PLANS.
- CONTRACTOR TO PROVIDE TRAFFIC CONTROL IN CONFORMANCE WITH THE LATEST EDITION OF MUTCD WHENEVER CONSTRUCTION IS IN PROGRESS WITHIN THE PUBLIC TRAVEL WAY.

PROFESSIONAL SEAL:  
**PRELIMINARY NOT FOR CONSTRUCTION**

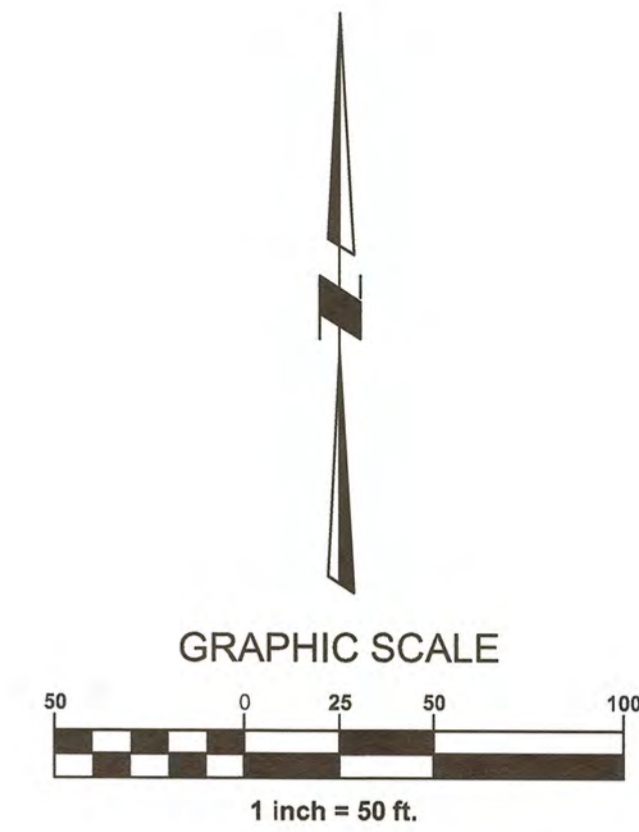
**CFA, INC.**  
LAND SURVEYORS  
CIVIL ENGINEERS  
LAND USE PLANNERS  
1150 CORPORATE BOULEVARD • RENO, NEVADA 89502  
775-856-1150 MAIN • 775-856-1160 FAX • CFARENO.COM

NEVADA

MELARKEY WAY  
### PHASE  
**GRADING PLAN**  
5250 MELARKEY WAY  
RENO, NV 89511

JOB NO. 21043.00  
DESIGNED BY NJ  
CHECKED BY KK  
DATE 01-01-01

SHEET  
**C3.0**  
5



**SITE PLAN LEGEND**

- POWER POLE
- LEECH FIELD - PIPE
- FENCE
- OVERHEAD LINE
- EASEMENT LINE
- ADJOINER PARCEL LINE

# SITE PLAN

PROFESSIONAL SEAL



PARCEL MAP FOR

**MARK L. BARNES & CAROLINE PAGE-BARNES**

BEING A DIVISION OF DOCUMENT NO. 4829204  
SITUATE IN THE SE 1/4 OF SECTION 26, T18N, R19E, MDM  
WASHOE COUNTY NEVADA



**CFA, INC.**  
LAND SURVEYORS  
CIVIL ENGINEERS  
LAND USE PLANNERS  
1150 CORPORATE BOULEVARD • RENO, NEVADA 89502  
775-856-1150 MAIN • 775-856-1160 FAX • CFARENO.COM

JOB NO. 21043.00  
DRAWN BY DRS  
CHECKED BY KLG  
DATE NOVEMBER 2021  
SHEET 2 OF 2

**OWNERS CERTIFICATE**

THIS IS TO CERTIFY THAT THE UNDERSIGNED, MARK L. BARNES AND CAROLINE PAGE-BARNES, TRUSTEES, OR THEIR SUCCESSORS IN INTEREST, OF MARK BARNES AND CAROLINE PAGE-BARNES LIVING TRUST DATED AUGUST 4, 2015, AND ANY AMENDMENTS THERETO, ARE THE OWNERS 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 N.R.S. CHAPTER 278. THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED TOGETHER WITH THE RIGHT OF ACCESS TO ALL PUBLIC UTILITY, CABLE TV COMPANIES AND TRUCKEE MEADOWS WATER AUTHORITY, THEIR SUCCESSORS AND ASSIGNS. THE OWNER AND ITS ASSIGNS AGREE TO THE USE OF RESIDENTIAL WATER METERS.

MARK L. BARNES, TRUSTEE

BY: MARK L. BARNES \_\_\_\_\_ DATE \_\_\_\_\_

CAROLINE PAGE-BARNES TRUSTEE

BY: CAROLINE PAGE-BARNES \_\_\_\_\_ DATE \_\_\_\_\_

**OWNER ACKNOWLEDGEMENT**

STATE OF \_\_\_\_\_ } S.S.  
COUNTY OF \_\_\_\_\_ }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 20\_\_\_\_, MARK L. BARNES.

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

**OWNER ACKNOWLEDGEMENT**

STATE OF \_\_\_\_\_ } S.S.  
COUNTY OF \_\_\_\_\_ }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 20\_\_\_\_, CAROLINE PAGE-BARNES.

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

**TITLE COMPANY CERTIFICATE**

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT MARK L. BARNES AND CAROLINE PAGE-BARNES, TRUSTEES, OR THEIR SUCCESSORS IN INTEREST, OF MARK BARNES AND CAROLINE PAGE-BARNES LIVING TRUST DATED AUGUST 4, 2015, AND ANY AMENDMENTS THERETO, OWN OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNERS OF RECORD OF SAID LAND; THAT THERE ARE NO SECURITY INTEREST HOLDERS, THAT ALL THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP; AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON, OR ANY PART THEREOF, FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS, AND THAT A GUARANTEE DATED \_\_\_\_\_, 20\_\_\_\_, FOR THE BENEFIT OF THE COUNTY OF WASHOE, STATE OF NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

FIRST AMERICAN TITLE INSURANCE COMPANY

VICKIE TAYLOR, TITLE OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

**TAXATION CERTIFICATE** (APN: 150-250-07)

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

WASHOE COUNTY TREASURER

SIGNATURE \_\_\_\_\_ PRINT NAME/TITLE \_\_\_\_\_ DATE \_\_\_\_\_

**DISTRICT BOARD OF HEALTH CERTIFICATE**

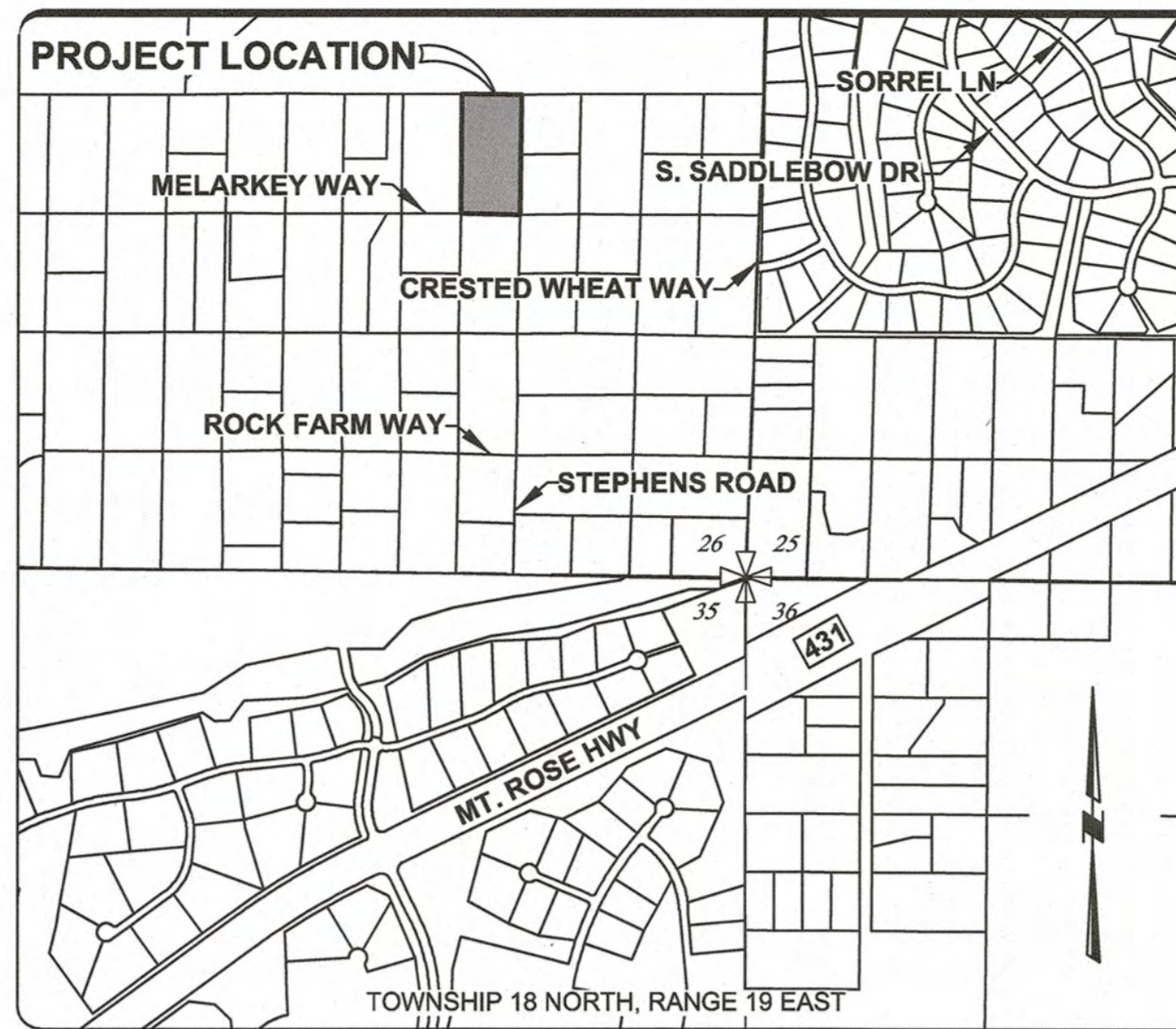
THIS MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY, AND WATER SUPPLY FACILITIES. THIS MAP HAS BEEN FOUND TO MEET ALL APPLICABLE REQUIREMENTS AND PROVISIONS OF THE ENVIRONMENTAL HEALTH SERVICES DIVISION OF THE WASHOE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

FOR THE DISTRICT BOARD OF HEALTH \_\_\_\_\_ DATE \_\_\_\_\_

**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 \_\_\_\_\_ DATE \_\_\_\_\_



VICINITY MAP NOT TO SCALE

**SURVEYOR'S CERTIFICATE**

I, KEVIN L. GERMAN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

- 1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF MARK L. BARNES AND CAROLINE PAGE-BARNES, TRUSTEES, OR THEIR SUCCESSORS IN INTEREST, OF MARK BARNES AND CAROLINE PAGE-BARNES LIVING TRUST DATED AUGUST 4, 2015, AND ANY AMENDMENTS THERETO.
- 2. THE LANDS SURVEYED LIE WITHIN A PORTION OF THE SE 1/4 OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 19 EAST, M.D.M., AND THE SURVEY WAS COMPLETED ON OCTOBER 12, 2021.
- 3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN AFFECT ON THE DATE THAT THE GOVERNING BODY GAVE IT'S FINAL APPROVAL.
- 4. THE MONUMENTS DEPICTED ON THIS PLAT ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

KEVIN L. GERMAN ~ PLS 20461



11-8-21

**DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE**

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

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

MOJRA HAUENSTEIN, DIRECTOR, PLANNING AND BUILDING DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

**REFERENCES**

- 1. PARCEL MAP NO. 2095 FOR WINIFRED DE VOS MCLAUGHLIN, RECORDED FEBRUARY 18, 1987, AS FILE NO. 1140678, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 2. PARCEL MAP NO. 2139 FOR EXECUTIVE REALTY INC, RECORDED MAY 19, 1987, AS FILE NO. 1163715, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 3. RECORD OF SURVEY SUPPORTING A BOUNDARY LINE ADJUSTMENT FOR SOUTHWEST POINTE ASSOCIATES, ARROWCREEK GOLF HOLDINGS & ARROWCREEK ASSOCIATES MAP NO. 3571, RECORDED MARCH 1, 1999, AS FILE NO. 2312176, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 4. PARCEL MAP NO. 2449 FOR LARRY A. GREEN, RECORDED JUNE 28TH, 1990, AS FILE NO. 1409558, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 5. PARCEL MAP NO. 5200 FOR O'DONNELL FAMILY TRUST 1992 (A DIVISION OF LAND PATENT NO. 1228241), RECORDED DECEMBER 9, 2015, FILE NO. 4540177, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 6. RECORD OF SURVEY MAP NO. 5328 FOR U.S. DEPARTMENT OF AGRICULTURE FOREST SERVICE HUMBOLT-TOiyABLE NATIONAL FOREST DEPENDANT RESURVEY, RECORDED APRIL 25, 2011, FILE NO. 3996242, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 7. BUREAU OF LAND MANAGEMENT LAND PATENT NO. 1173962, DOCUMENT NO. 278143, RECORDED AUGUST 23, 1957 BK 7, PG 75, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 8. PRELIMINARY TITLE REPORT FROM FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 121-2599809, DATED JULY 31, 2021 AT 8:00 AM.

**UTILITY COMPANY CERTIFICATES**

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

|                                               |                        |            |
|-----------------------------------------------|------------------------|------------|
| CHARTER COMMUNICATIONS                        | PRINT NAME/TITLE _____ | DATE _____ |
| NEVADA BELL TELEPHONE CO. D.B.A. AT&T NEVADA  | PRINT NAME/TITLE _____ | DATE _____ |
| SIERRA PACIFIC POWER COMPANY D.B.A. NV ENERGY | PRINT NAME/TITLE _____ | DATE _____ |
| TRUCKEE MEADOWS WATER AUTHORITY               | PRINT NAME/TITLE _____ | DATE _____ |

**NOTES**

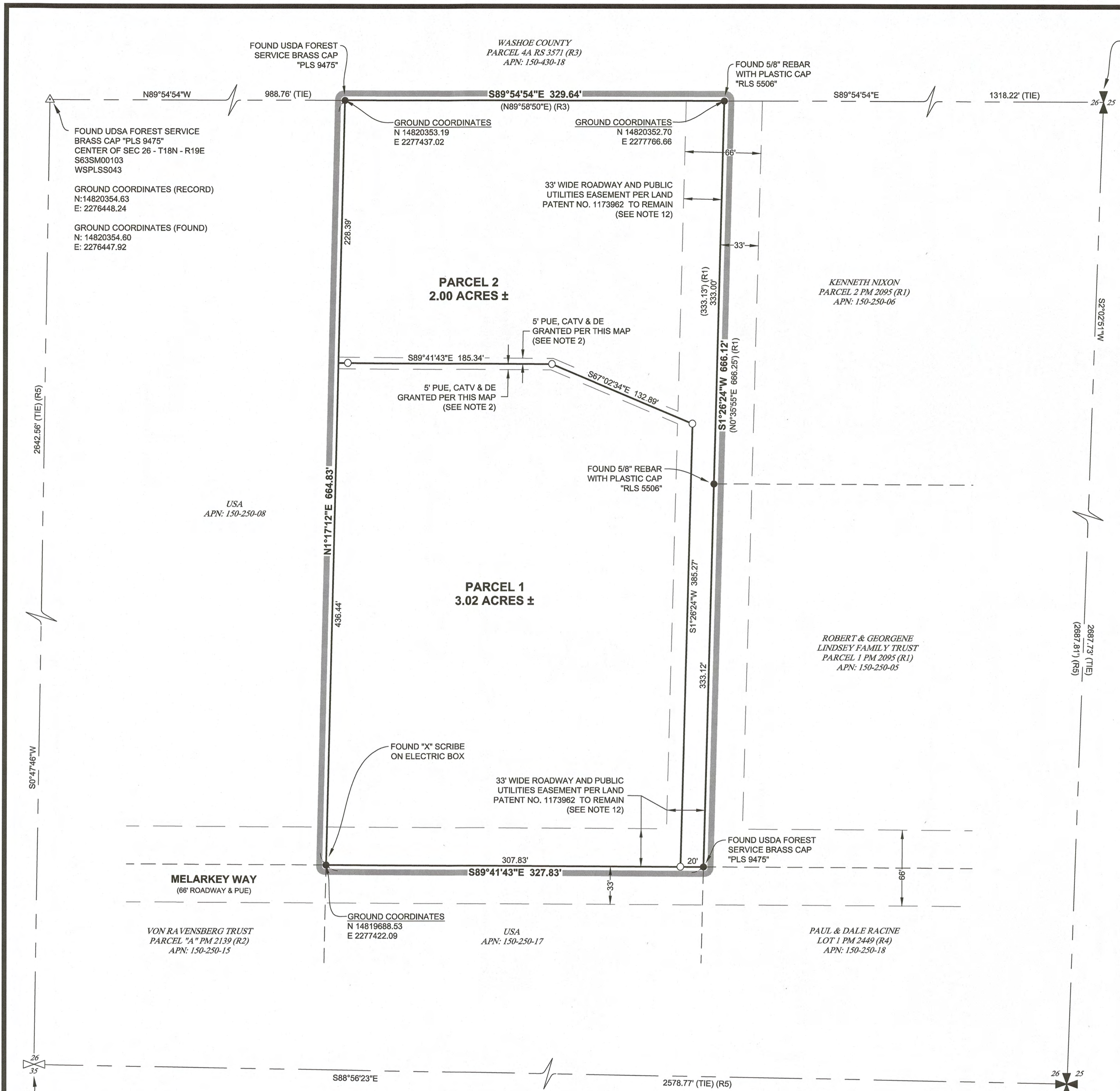
- 1. A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL AND THE EXCLUSIVE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME, AND THE UTILITY COMPANY.
- 2. PUE, CATV & DRAINAGE EASEMENT IS HEREBY GRANTED 10 FEET IN WIDTH CENTERED ON ALL INTERIOR LOT LINES.
- 3. ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON INCLUDE CABLE TV.
- 4. OWNERS OF EACH PARCEL SHALL PERPETUATE ALL NATURAL DRAINAGE.
- 5. ACCESS IS BY ACCESS EASEMENT FROM THE MT. ROSE HIGHWAY. MAINTENANCE IS THE RESPONSIBILITY OF THE USER, AND NOT WASHOE COUNTY.
- 6. EACH PARCEL CREATED BY THIS MAP IS REQUIRED TO HAVE A SEPARATE WATER METER AND WATER SERVICE LINE. THE WATER PURVEYOR SHALL HAVE THE RIGHT TO INSTALL A WATER METER IN THE 33' ROAD & PUBLIC UTILITY EASEMENT ADJACENT TO THE STREET OR WITHIN THE INTERIOR LOT LINE PUBLIC UTILITY EASEMENT TO SERVE EACH PARCEL RESPECTIVELY.
- 7. WITH THE ISSUANCE OF EACH PARCEL AND PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL DEDICATE WATER RIGHTS TO THE SERVICING UTILITY SUFFICIENT TO SERVE THE DEVELOPMENT AND SHALL PROVIDE WASHOE COUNTY WITH A WILL SERVE LETTER.
- 8. ALL PROPERTIES, REGARDLESS IF THEY ARE LOCATED WITHIN OR OUTSIDE OF A FEMA DESIGNATED FLOOD ZONE, MAY BE SUBJECT TO FLOODING. THE PROPERTY OWNER IS REQUIRED TO MAINTAIN ALL DRAINAGE EASEMENTS AND NATURAL DRAINAGES AND NOT PERFORM OR ALLOW UNPERMITTED AN UNAPPROVED MODIFICATIONS TO THE PROPERTY THAT MAY HAVE DETRIMENTAL IMPACTS TO SURROUNDING PROPERTIES.
- 9. THE NATURAL DRAINAGE WILL NOT BE IMPEDED.
- 10. NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT WAS ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGICAL TIME.
- 11. ACCESS ROADWAY IMPROVEMENTS TO PARCEL 2 MEETING THE REQUIREMENTS OF WASHOE COUNTY SHALL BE DESIGNATED AND CONSTRUCTED WITH THE RESIDENTIAL BUILDING PERMIT SUBMITTED FOR PARCEL 2.
- 12. PER LAND PATENT NO. 1173962, RECORDED AS DOCUMENT NO. 278143 ON AUGUST 23, 1957, BOOK 7 OF LAND PATENTS, PAGE 75, BEING A RIGHT-OF-WAY NOT TO EXCEED 33 FEET IN WIDTH, FOR ROADWAY AND PUBLIC UTILITIES PURPOSES, LOCATED ALONG THE BOUNDARIES OF SAID LAND WAS ONLY GRANTED AND REMAINS IN PLACE ALONG THE SOUTHERLY AND EASTERLY BOUNDARY LINES OF SAID LANDS. ALSO, SUCH RIGHTS FOR A 30' WIDE GRANT FOR TELEPHONE LINE FOR THE BELL TELEPHONE COMPANY AND THE CENTERLINE OF THE TRANSMISSION LINE FOR THE SIERRA PACIFIC POWER COMPANY AS ISSUED APRIL 28, 1987 ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LANDS WITHIN THE DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT CASE RECORDATION SERIAL NO. NVN-046411 REMAINS IN PLACE. ALL OTHER GRANTS AS SHOWN ON LAND PATENT NO. 1173962 WERE RELINQUISHED ON JUNE 22, 1987 AND THIS CASE WAS CLOSED ON JUNE 23, 1987. THERE ARE CURRENTLY NO GRANTS ALONG THE WESTERLY AND NORTHERLY BOUNDARY LINES OF SAID LAND.

**COUNTY SURVEYOR'S CERTIFICATE**

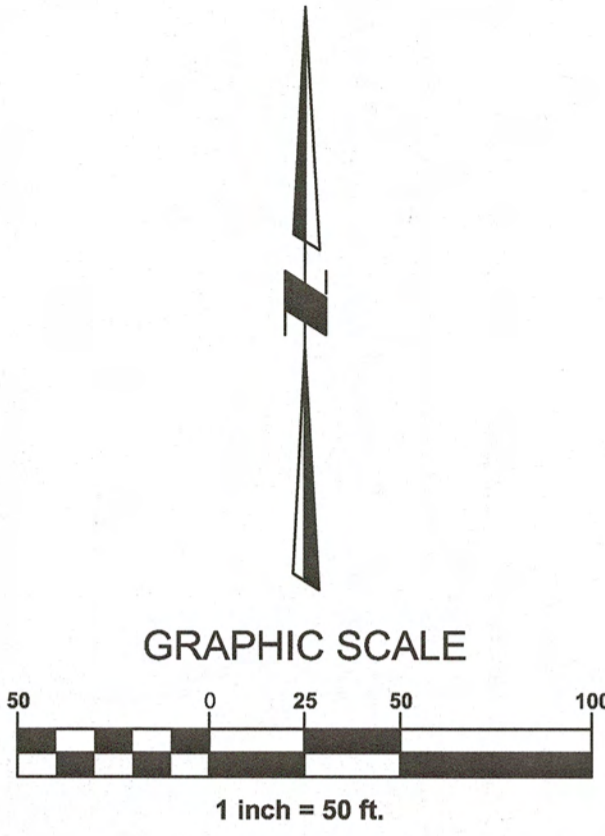
I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND PERFORMED A TECHNICAL MAP CHECK OF THE GEOMETRIC DATA SHOWN HEREON, PURSUANT TO THAT INTERLOCAL AGREEMENT RECORDED IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA, AS DOCUMENT NO. 2233806, AND I AM SATISFIED SAID GEOMETRIC DATA IS TECHNICALLY CORRECT.

WAYNE HANDROCK, P.L.S. 20464  
WASHOE COUNTY SURVEYOR

|                                                                                                                                                                                                                                     |                                                                                                                                                                                                |                                                                                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|
| COUNTY RECORDER'S CERTIFICATE<br>FILE NO: _____<br>FILED FOR RECORD AT THE REQUEST OF _____<br>ON THIS _____ DAY OF _____, 20____,<br>AT _____ MINUTES PAST _____ O'CLOCK _____ M,<br>OFFICIAL RECORDS OF WASHOE COUNTY,<br>NEVADA. | PARCEL MAP FOR<br><b>MARK L. BARNES &amp; CAROLINE PAGE-BARNES</b><br>BEING A DIVISION OF DOCUMENT NO. 4829204<br>SITUATE IN THE SE 1/4 OF SECTION 26, T18N, R19E, MDM<br>WASHOE COUNTY NEVADA | JOB NO. 21043.00<br>DRAWN BY DRS<br>CHECKED BY KLG<br>DATE NOVEMBER 2021<br>SHEET 1 OF 2 |
| COUNTY RECORDER<br>BY: DEPUTY _____<br>FEE: _____                                                                                                                                                                                   | <b>cfa</b> CFA, INC.<br>LAND SURVEYORS<br>CIVIL ENGINEERS<br>LAND USE PLANNERS<br>1150 CORPORATE BOULEVARD • RENO, NEVADA 89502<br>775-856-1150 MAIN • 775-856-1160 FAX • CFARENO.COM          |                                                                                          |



FOUND GLO BRASS DISC 1/4 SEC 26/25  
GROUND COORDINATES  
N:14820350.81  
E: 2279084.89



**LEGEND**

- SET 5/8" REBAR WITH CAP OR NAIL AND TAG "PLS 20461"
- ⊙ DIMENSION POINT, NOTHING FOUND OR SET
- FOUND MONUMENT AS NOTED
- △ GPS CONTROL POINT
- ⊠ CALCULATED 1/4 SECTION CORNER
- ⊠ FOUND 1/4 SECTION CORNER
- ⊠ FOUND SECTION CORNER
- ( ) RECORD MEASUREMENT
- (R1) REFERENCE NUMBER
- APN ASSESSOR PARCEL NUMBER
- CATV CABLE TV
- DE DRAINAGE EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- RS RECORD OF SURVEY MAP
- PM PARCEL MAP
- ADJACENT PARCEL LINE
- EASEMENT LINE
- SECTIONAL TIE

**AREA TOTALS**

| DESCRIPTION | SQ. FT    | ACRES  |
|-------------|-----------|--------|
| PARCEL 1    | 131,424 ± | 3.02 ± |
| PARCEL 2    | 87,304 ±  | 2.00 ± |
| TOTAL AREA  | 218,728 ± | 5.02 ± |

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SURVEY IS NEVADA STATE PLANE, WEST ZONE NAD83(94) BASED ON REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS UTILIZING CORRECTIONS FROM THE NORTHERN NEVADA COOPERATIVE REAL TIME NETWORK. COORDINATES AND DISTANCES HEREON ARE AT GROUND LEVEL BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000197939.

CALCULATED 1/4 CORNER SECTION 26  
T18N, R19E, MDB&M  
2 1/2" ALUMINUM CAP-DEPARTMENT  
OF AGRICULTURE FOREST SERVICE  
"PLS 9475 - 2010  
AS SHOWN ON PM 5200 (R??)

FOUND 2 1/2" GLO BRASS DISC 1944  
SEC 25/26/35/36  
S64SM00109  
WSPLS018

GROUND COORDINATES (RECORD)  
N:14817664.69  
E: 2278989.02

GROUND COORDINATES (FOUND)  
N: 14817664.73  
E: 2278988.72

X:\PROJECTS\21043.00\DWG\SURV\PM-BARNES MELARKEY WAY.DWG <DSCHIEBER> 11/8/2021 1:55 PM

PROFESSIONAL SEAL

PARCEL MAP FOR  
**MARK L. BARNES & CAROLINE PAGE-BARNES**

BEING A DIVISION OF DOCUMENT NO. 4829204  
SITUATE IN THE SE 1/4 OF SECTION 26, T18N, R19E, MDM  
WASHOE COUNTY NEVADA

**CFA, INC.**  
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JOB NO. 21043.00  
DRAWN BY DRS  
CHECKED BY KLG  
DATE NOVEMBER 2021  
SHEET 2 OF 2