



Parcel Map Review Committee Staff Report

Meeting Date: January 12, 2023

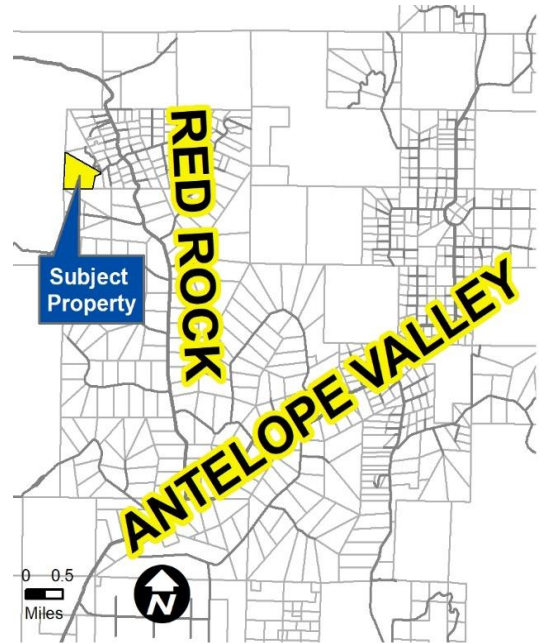
Agenda Item: 7B

TENTATIVE PARCEL MAP CASE NUMBER:	WTPM22-0021 (Duarte)
BRIEF SUMMARY OF REQUEST:	Division of a parcel of land into four parcels of land
STAFF PLANNER:	Katy Stark, Planner Phone Number: 775.328.3618 E-mail: krstark@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve a tentative parcel map dividing a 99.23-acre parcel into four parcels of ±69.21 acres, ±10.00 acres, ±10.00 acres, and ±10.00 acres.

Applicant: Mark Duarte
Property Owner: Zondra Rose Duarte
Location: 120 Cobalt Ln., Reno, NV 89508
APN: 079-371-23
Parcel Size: 99.23 acres
Master Plan: Rural Residential
Regulatory Zone: Low Density Rural (LDR)
Area Plan: North Valleys
Development Code: Authorized in Article 606, Parcel Maps
Commission District: 5 – Commissioner Herman



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 WTPM22-0021 for Mark Duarte, subject to the conditions of approval included as Exhibit A with the staff report, and make the determination that the following criteria is or will be adequately provided for pursuant to Washoe County Code, Section 110.606.30(e).

(Motion with Findings on Pages 9)

Staff Report Contents

Parcel Map.....3

Site Plan4

Tentative Parcel Map Evaluation.....5

Development Information5

North Valleys Area Plan Modifiers.....6

Reviewing Agencies.....7

Recommendation.....9

Motion.....9

Appeal Process.....10

Exhibits Contents

Conditions of Approval Exhibit A

Agency Comments..... Exhibit B

Project Application Exhibit C

Updated Parcel Map – Showing Existing Residence..... Exhibit D

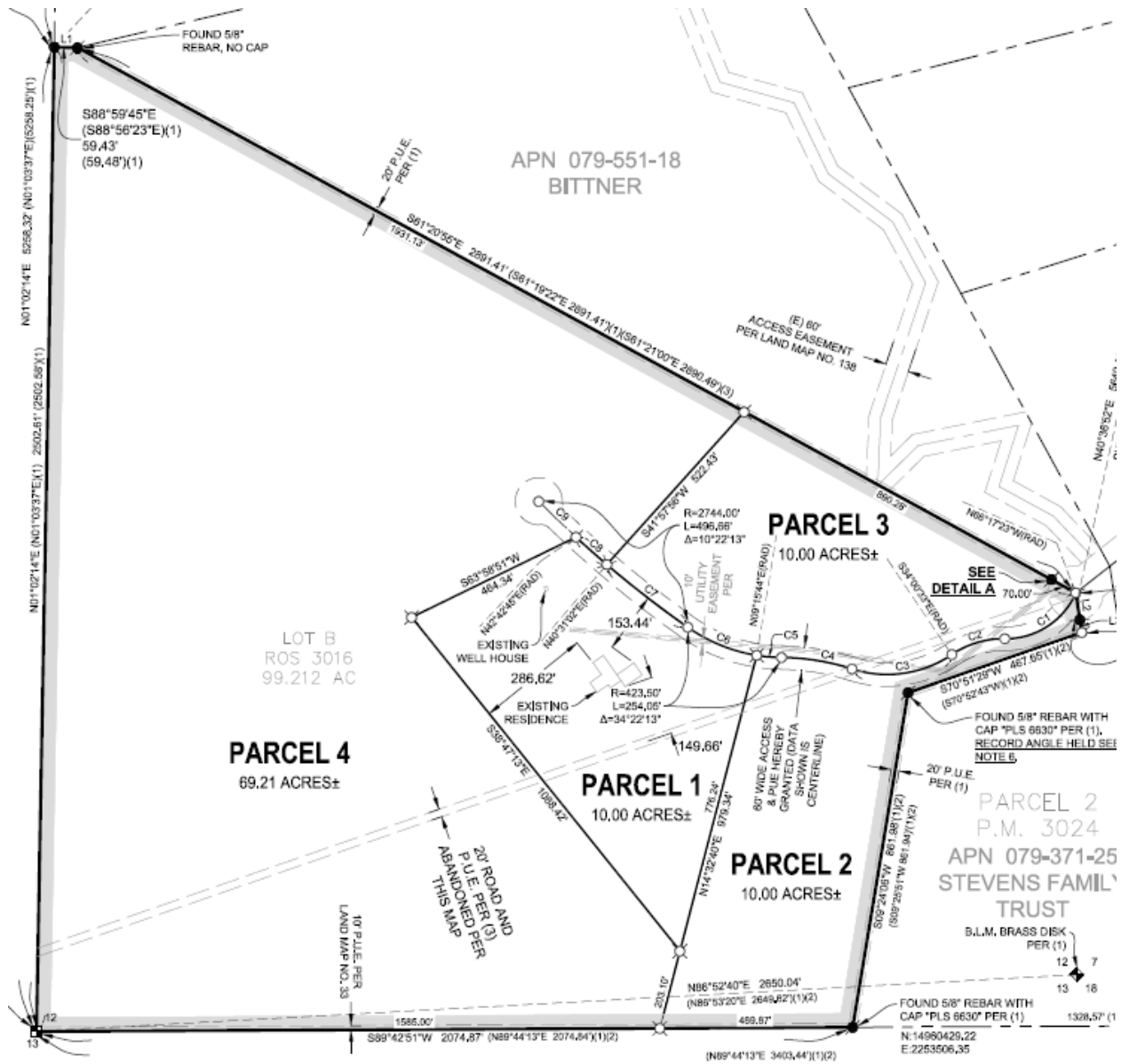
Parcel Map

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

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

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

The conditions of approval for Tentative Parcel Map Case Number WTPM22-0021 are attached to this staff report and will be included with the action order if approved by the Parcel Map Review Committee.

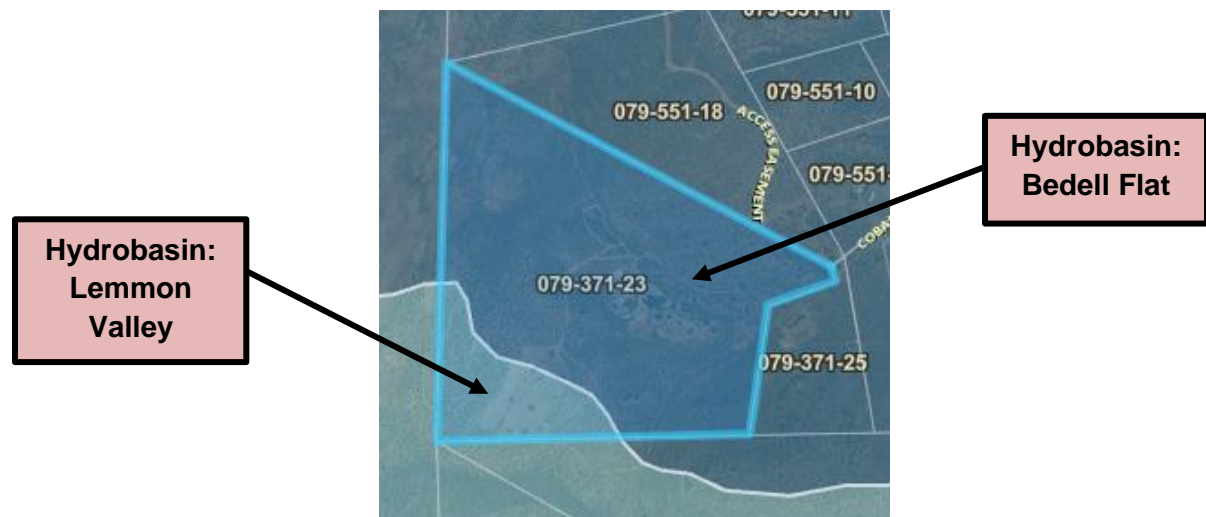


Site Plan

Tentative Parcel Map Evaluation

Requirement	Evaluation
Area Plan	North Valleys
Truckee Meadows Service Area (TMSA)	Outside TMSA
Regulatory Zone	Low Density Rural (LDR)
Maximum Lot Potential	9
Number of Lots on Parcel Map	4
Minimum Lot Size Required	8 acres
Minimum Lot Size on Parcel Map	±10.00 acres
Minimum Lot Width Required	250 feet
Minimum Lot Width on Parcel Map	395 feet
Development Suitability Map	Most Suitable & Slopes Greater Than 15%
Hydrographic Basin	Lemmon Valley Hydrographic Basin & Bedell Flat

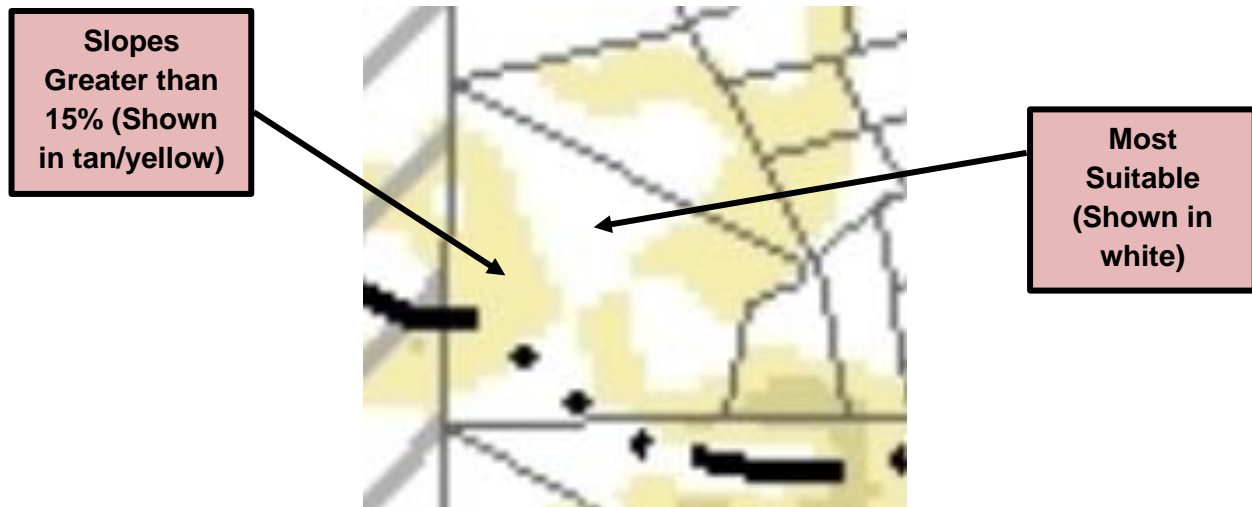
The tentative parcel map meets all minimum requirements for the Low Density Rural (LDR) regulatory zone.



The subject parcel is located in both the Bedell Flat hydrographic basin and in the Lemmon Valley hydrographic basin, as shown in the image above.

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

Development Information The subject parcel is developed with a single-family house, which is located in proposed Parcel 1. The required setbacks for the Low Density Rural (LDR) regulatory zone are 30 ft. from the front and rear yard property lines and 50 ft. from the side yard property lines. The existing single-family dwelling will meet the above-mentioned setbacks.



Development Suitability Map – North Valleys Area Plan

Portions of the subject parcel are designated “Most Suitable” on the North Valleys Development Suitability Map, as shown in the image above. Other portions of the parcel are designated “Slopes Greater than 15%”. There is adequate land available for a residence to be built on each of the proposed parcels.

North Valleys Area Plan Modifiers

The subject parcel is located within the North Valleys Area Plan. The following are the pertinent requirements from the Area Plan Modifiers:

Section 110.208.35 Water Rights Dedication Requirements.

- (a) Lemmon Valley Hydrographic Basin. Proof of sufficient certificated water rights, or imported water rights for other hydrographic basins, or "will serve" letters when served by a water purveyor, shall be submitted with the following applications for development: final division of land maps, final parcel maps, final subdivision maps, special use permits, and applications for building permits in the Lemmon Valley Hydrographic Basin, whichever occurs first. Applications for development that do not demonstrate proof of adequate water resources to serve the proposed development shall be rejected.
- (b) Cold Springs Hydrographic Basin, Red Rock Hydrographic Basin, Long Valley Hydrographic Basin, Antelope Valley Hydrographic Basin, and Bedell Flat Hydrographic Basin. Proof of sufficient certificated or permitted water rights, or imported water rights for other hydrographic basins, or "will serve" letters when served by a water purveyor, shall be submitted with all applications for development, including division of land maps, parcel maps, subdivision maps, special use permits, and Master Plan land use change applications in the Cold Springs Hydrographic Basin, Red Rock Hydrographic Basin, Long Valley Hydrographic Basin, Antelope Valley Hydrographic Basin, and Bedell Flat Hydrographic Basin. Applications for development that do not demonstrate proof of adequate water resources to serve the proposed development shall be rejected.

As indicated in the image on page 5 of this report, portions of the subject parcel are within the Lemmon Valley Hydrographic Basin and portions of the parcel are within the Bedell Flat Hydrographic Basin. The applicant has indicated that the proposed parcels will be served by individual wells. Washoe County Water Rights has reviewed the parcel map application for this case and has provided extensive conditions to ensure that appropriate water rights are secured for each proposed parcel. These conditions are included in Exhibit A.

North Valleys Area Plan Evaluation

The subject parcel is located within the North Valleys Area Plan, Rural Character Management Area. The following is the pertinent policy from the Area Plan:

Relevant Area Plan Policies Reviewed

Policy	Brief Policy Description	Complies	Condition of Approval
NV.3.6	All divisions of land must comply with the most current regulations of the Washoe County District Health Department.	Yes	The application was reviewed by the Washoe County Health District (WCHD). No recommendations of denial were received. A condition from WCHD is included in Exhibit A.

Reviewing Agencies

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

Agencies	Sent to Review	Responded	Provided Conditions	Contact
NDOW (Wildlife)	X			
Washoe County Engineering & Capital Projects	X	X	X	Matthew Philumalee, mphilumalee@washoecounty.gov
Washoe County Land Development (All Apps)	X			
Washoe County Parks & Open Space	X	X		Joanne Lowden, jlowden@washoecounty.gov
Washoe County Sewer	X			
Washoe County Surveyor (PMs Only)	X			
Washoe County Traffic	X			
Washoe County Water Rights Manager (All Apps)	X	X	X	Timber Weiss, tweiss@washoecounty.gov
WCSO Law Enforcement	X			
WCHD EMS	X	X		Sabrina Brasuell, sbrasuell@washoecounty.gov
WCHD Environmental Health	X	X	X	James English, jenglish@washoecounty.gov
TMFPD	X	X	X	Dale Way, dway@tmfpd.us; Brittany Lemon, BLemon@tmfpd.us
Regional Transportation Commission	X			

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

Staff Comment on Required Findings

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

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

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

Staff Comment: Compliance with environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal will be ensured, as appropriate, with the recordation of the map and/or upon development on each parcel of land. The application was reviewed by the appropriate agencies and no recommendation for denial was received. Washoe County Water Rights and Washoe County Health District, Environmental Health Division, reviewed the proposed parcel map and provided conditions related to water supply and sewage disposal. These conditions are included in Exhibit A.

- (ii) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the parcels of land being created.

Staff Comment: Water will be supplied by individual wells for all proposed parcels. Washoe County Water Rights and Washoe County Health District, Environmental Health Division, reviewed the proposed parcel map. Washoe County Water Rights provided conditions to ensure that appropriate water rights are secured for each proposed parcel. These conditions are included in Exhibit A.

- (iii) The availability and accessibility of utilities.

Staff Comment: The parcel that is currently developed with a residence is served by septic and a well. The proposed parcels will all be served by individual wells and septic. Washoe County Water Rights and Washoe County Health District, Environmental Health Division, reviewed the proposed parcel map and provided conditions related to water supply and sewage disposal. These conditions are included in Exhibit A. Power will be provided through NV Energy.

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

Staff Comment: The proposed parcel map would create three additional lots, which are anticipated to have minimal impacts on local services. There are existing public services such as schools, police and fire protection, transportation, recreation and parks available to the North Valleys Planning Area.

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

Staff Comment: The proposed division of land conforms with the applicable provisions of the Washoe County Development Code and Master Plan and with the regulatory zoning on the property.

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

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

- (vii) The effect of the proposed division of land on existing public streets and the need for new streets or highways to serve the parcels of land being created.

Staff Comment: The application was reviewed by the appropriate agencies, including Washoe County Engineering (Engineering), and no recommendation for new streets or highways was received. Engineering provided a condition (Exhibit A) requiring recorded documentation for any emergency access road.

- (viii) Physical characteristics of the land such as floodplain, slope and soil.
Staff Comment: The subject parcel is designated as “Most Suitable” for development and “Slopes Greater than 15%” in the North Valleys Development Suitability map. One of the proposed parcels is already developed, and the other proposed parcels have sufficient buildable space.
- (ix) The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive.
Staff Comment: These provisions of statute refer to the preparation of tentative maps. All recommended conditions of approval from the reviewing agencies have been included with the staff report.
- (x) The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands.
Staff Comment: The application was reviewed by the Truckee Meadows Fire Protection District, and no recommendation for denial was received.
- (xi) Community antenna television (CATV) conduit and pull wire.
Staff Comment: The application was reviewed by the appropriate agencies, and no recommendation for denial was received. All appropriate easements shall be provided prior to approval of the final map.
- (xii) Recreation and trail easements.
Staff Comment: The application was reviewed by Washoe County Regional Parks and Open Space staff, and no conditions or recommendation for denial was received.

Recommendation

After a thorough analysis and review, Parcel Map Case Number WTPM22-0021 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 WTPM22-0021 for Mark Duarte, subject to the conditions of approval included as Exhibit A with the staff report, and make the determination that the following criteria is or will be adequately provided for pursuant to Washoe County Code, Section 110.606.30(e):

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

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

Appeal Process

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

Applicant: Mark Duarte
momentsfromnow@aol.com

Property Owner: Zondra Rose Duarte
momentsfromnow@aol.com

Consultant: Manhard Consulting, Attn: Jerry Juarez
jjuaraz@manhard.com



Conditions of Approval

Tentative Parcel Map Case Number WTPM22-0021

The tentative parcel map approved under Parcel Map Case Number WTPM22-0021 shall be carried out in accordance with the conditions of approval granted by the Washoe County Parcel Map Review Committee on January 12, 2023. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

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

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

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

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

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

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

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

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

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

Washoe County Planning and Building Division

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

Contact Name – Katy Stark, Planner, 775.328.3618, krstark@washoecounty.gov

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

DIRECTOR OF PLANNING AND BUILDING CERTIFICATE

THE FINAL PARCEL MAP CASE NO. WTPM22-0021 MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. THE OFFER(S) OF DEDICATION IS (ARE) REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278.

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

KELLY MULLIN, DIRECTOR, PLANNING AND BUILDING DIVISION

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

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

- g. The approval for this tentative parcel map does not include improvements for driveways to building pads. Grading for access to building pads, if they exceed the criteria stated in the previous condition, shall require a special use permit.
- h. The final map shall not include this language: "20' road and P.U.E. per (3) abandoned per this map". Abandonment cannot be achieved through the parcel map process.

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, PLS, 775.328.2315, mphilumalee@washoecounty.gov

- a. Comply with the conditions of the Washoe County technical check for this map.
- b. Cul-de-sac length shall not exceed 1500 feet, and/or the ADT shall not exceed 300, or the applicant shall provide recorded documentation for an emergency access road.
- 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. Engineered septic systems or connection to community sewer is required for each of these parcels as approved by the Washoe County District Health Department.
- g. Grant easements for snow storage and signage.
- h. Add the following note to the map; "All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."

Washoe County Health District, Environmental Health Division

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

Contact Name – James English, REHS, 775.900.7239, jenglish@washoecounty.gov

- a. The WCHD will require test trenches conducted and evaluated by the WCHD prior to the recordation of the map.

Truckee Meadows Fire Protection District

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

Contact Name – Brittany Lemon, Fire Captain – Fire Prevention, 775.326.6079, 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 Rights

5. The following conditions are requirements of Washoe County Water Rights, which shall be responsible for determining compliance with these conditions.

Contact Name – Timber Weiss, Licensed Engineer, 775.954.4626, tweiss@washoecounty.gov

- a. 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.
- b. Washoe County code requires that the applicant for a parcel map with parcels served by an individual domestic well, to bring forth an approved and recorded “**Affidavit of Relinquishment for Domestic Wells**” by the Nevada State Engineer’s office. The applicant shall complete the relinquishment process with the State Engineer’s office and record the approved form with the County Recorder’s office and submit a recorded copy to Washoe County as a pre-requisite to approval of their parcel map.
- c. The Relinquishment form is available at the following site: http://water.nv.gov/forms/forms20/Waiver_Drilling/4041F%20Affidavit-Relinquishment%20for%20Domestic%20Wells.pdf
- d. 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.*
- e. The ground water rights subject to relinquishment MAY NOT be supplemental ground water which supplement primary surface water rights.
- f. 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. The proposed parcel map under WTPM22-0021 will create 3 newly created parcels which will require the relinquishment of 6.00 acre-feet of ground water rights.
- g. 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.

*** End of Conditions ***

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

December 4, 2022

Washoe County Community Services
Planning and Development Division

RE: Duarte PM; 079-371-23
Tentative Parcel Map; WTPM22-0021

Dear Washoe County Staff:

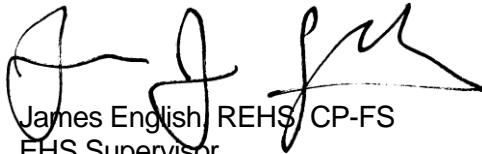
The following conditions are requirements of the Washoe County Health District, Environmental Health Division, which shall be responsible for determining compliance with these conditions.

Contact Name – James English - jenglish@washoecounty.us

- a) Condition #1: The WCHD will require test trenches conducted and evaluated by the WCHD prior to the recordation of the map.

If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at jenglish@washoecounty.us regarding all Health District comments.

Sincerely,



James English, REHS/CP-FS
EHS Supervisor
Environmental Health Services
Washoe County Health District



From: [Program, EMS](#)
To: [Stark, Katherine](#)
Cc: [Program, EMS](#)
Subject: FW: November Agency Review Memo II
Date: Wednesday, November 16, 2022 8:40:36 AM
Attachments: [November Agency Review Memo II.pdf](#)
[image001.png](#)

Good morning,

The EMS Program has reviewed the November Agency Review Memo II - Tentative Parcel Map Case Number WTPM22-0021 (Duarte) - and has no concerns or questions at this time based on the information provided.

Thank you,

Sabrina.

Sabrina Brasuell

Pronouns: she/her

EMS Coordinator | Epidemiology and Public Health Preparedness

Washoe County Health District

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

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



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



INTEROFFICE MEMORANDUM

PARCEL MAP REVIEW

DATE: December 2, 2022

TO: Katy Stark, Planner - Department of Community Services

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

SUBJECT: Parcel Map for: Duarte
Parcel Map Case No.: WTPM22-0021
APN: 079-371-23
Review Date: 11/16/2022

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. Because the cul-de-sac length exceeds 1500 feet and/or the ADT exceed 300, the applicant shall provide recorded documentation for any emergency access road.
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. Engineered septic systems or connection to community sewer is required for each of these parcels as approved by the Washoe County District Health Department.
7. Grant easements for snow storage and signage.
8. Add the following note to the map; "All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."



From: [Wimer, Robert](#)
To: [Stark, Katherine](#)
Cc: [West, Walt](#); [Philumalee, Matthew](#)
Subject: RE: WTPM22-0021 (Duarte) - DA question
Date: Wednesday, December 21, 2022 9:27:40 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)

Katy,

Please change the wording of the condition to the following:

“Cul-de-sac length shall not exceed 1500 feet, and/or the ADT shall not exceed 300, or the applicant shall provide recorded documentation for an emergency access road.” Thank you,



Rob Wimer, PE | Licensed Engineer
Engineering & Capital Projects Division | Community Services Department
rwimer@washoecounty.gov | Office Voice Mail: 775.328.2059
Visit us first online: www.washoecounty.gov/csd
For additional information, email engineering@washoecounty.gov or call 775.328.2040



From: Stark, Katherine <KRStark@washoecounty.gov>
Sent: Wednesday, December 21, 2022 8:48 AM
To: Wimer, Robert <RWimer@washoecounty.gov>
Cc: West, Walt <WWest@washoecounty.gov>; Philumalee, Matthew <MPhilumalee@washoecounty.gov>
Subject: RE: WTPM22-0021 (Duarte) - DA question

Thank you, Rob! I'll make that change to the condition.



Katy Stark
Planner, Planning & Building Division | Community Services Department
krstark@washoecounty.gov | Direct Line: 775.328.3618
My typical working hours: Monday-Friday 7:00 am to 4:00 pm
Visit us first online: www.washoecounty.gov/csd
Planning Division: 775.328.6100 | planning@washoecounty.gov
CSD Office Hours: Monday-Friday 8:00am to 4:00pm
1001 East Ninth Street, Reno, NV 89512



Have some kudos to share about a Community Services Department employee or experience?
[Submit a Nomination](#)

From: Wimer, Robert <RWimer@washoecounty.gov>
Sent: Wednesday, December 21, 2022 8:30 AM
To: Stark, Katherine <KRStark@washoecounty.gov>
Cc: West, Walt <WWest@washoecounty.gov>; Philumalee, Matthew <MPhilumalee@washoecounty.gov>
Subject: RE: WTPM22-0021 (Duarte) - DA question

Katy,

The condition should be requiring an emergency access road, and they must provide recorded documentation. I believe that “any” should be “an”, and that should clarify the intent.

Thank you,



Rob Wimer, PE | Licensed Engineer
Engineering & Capital Projects Division | Community Services Department
rwimer@washoecounty.gov | Office Voice Mail: 775.328.2059
Visit us first online: www.washoecounty.gov/csd
For additional information, email engineering@washoecounty.gov or call 775.328.2040



From: West, Walt <WWest@washoecounty.gov>
Sent: Wednesday, December 21, 2022 7:53 AM
To: Wimer, Robert <RWimer@washoecounty.gov>
Cc: Stark, Katherine <KRStark@washoecounty.gov>; Philumalee, Matthew <MPhilumalee@washoecounty.gov>
Subject: RE: WTPM22-0021 (Duarte) - DA question

Rob, please clarify your intent with this question and get back to her today. If you want to run it by me first, I'm available via Teams Thank you



Walter West, P.E.
Senior Licensed Engineer | Community Services Department
wwest@washoecounty.gov | Office: 775.328-2310 | Fax: 775.328.3699
1001 E. Ninth Street, Reno, NV 89512



The content of this email is the confidential property of Washoe County and should not be copied, modified, retransmitted, or used for any purpose except with written authorization. If you are not the intended recipient, please delete all copies and notify us immediately.

From: Stark, Katherine <KRStark@washoecounty.gov>
Sent: Tuesday, December 20, 2022 1:17 PM
To: Philumalee, Matthew <MPhilumalee@washoecounty.gov>; West, Walt <WWest@washoecounty.gov>
Cc: Stark, Katherine <KRStark@washoecounty.gov>

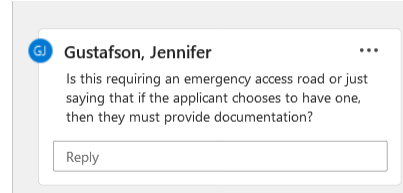
Subject: WTPM22-0021 (Duarte) - DA question

Hi Matthew and Walt,

I have a question on an Engineering condition for one of my parcel map cases. Or rather, the DA has a question... I have attached Engineering's conditions, the project application, and an updated parcel map (showing the existing residence on parcel 1).

Here is the question from Jen Gustafson:

- b. Because the cul-de-sac length exceeds 1500 feet and/or the ADT exceed 300, the applicant shall provide recorded documentation for any emergency access road.
- 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. Engineered septic systems or connection to community sewer is required for each of these



Thanks!



Katy Stark
Planner, Planning & Building Division | Community Services Department
krstark@washoecounty.gov | Direct Line: 775.328.3618
My typical working hours: Monday-Friday 7:00 am to 4:00 pm

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



Have some kudos to share about a Community Services Department employee or experience?
[Submit a Nomination](#)

From: [Lemon, Brittany](#)
To: [Stark, Katherine](#)
Cc: [Way, Dale](#)
Subject: WTPM22-0021 (Duarte) Conditions of Approval
Date: Monday, November 28, 2022 8:30:20 AM
Attachments: [image001.png](#)

Hi Katy,

“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 | 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”

From: [Lowden, Joanne](#)
To: [Stark, Katherine](#)
Subject: WTPM22-0021 (Duarte)
Date: Monday, November 28, 2022 10:20:35 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hi Katy,

I reviewed #7 WTPM22-0021 (Duarte) on behalf of the Regional Parks and Open Space Program and have no comments/conditions for this case.

Thanks,



Joanne Lowden
Natural Resource Planner
Community Services Department | Regional Parks and Open Space
jlowden@washoecounty.us | Office: [775-328-2039](tel:775-328-2039)
1001 E. Ninth St., Reno, NV 89512





WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

1001 E. 9th Street
Reno, Nevada 89512
Phone: (775) 328-3600
Fax: (775) 328-3699

November 16, 2022

TO: Katy Stark, Planner, CSD, Planning & Development Division
FROM: Timber Weiss, Licensed Engineer, CSD
SUBJECT: Tentative Parcel Map Case Number WTPM22-0021 (Duarte)

Project description:

The applicant is proposing to approve a tentative parcel map dividing a 99.23-acre parcel into four parcels of 69.21 acres±, 10.00 acres±, 10.00 acres±, and 10.00 acres±.

The property is located at 120 Cobalt Ln., Assessor's Parcel Number: 079-371-23.

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

- 1) The subject parcel is not near any municipal, quasi-municipal or private water delivery infrastructure; therefore, resulting parcels will rely on Individual Domestic wells as their source of domestic water supply.
- 2) Washoe County code requires that the applicant for a parcel map with parcels served by an individual domestic well, to bring forth an approved and recorded "**Affidavit of Relinquishment for Domestic Wells**" by the Nevada State Engineer's office. The applicant shall complete the relinquishment process with the State Engineer's office and record the approved form with the County Recorder's office and submit a recorded copy to Washoe County as a pre-requisite to approval of their parcel map.
- 3) The Relinquishment form is available at the following site: http://water.nv.gov/forms/forms20/Waiver_Drilling/4041F%20Affidavit-Relinquishment%20for%20Domestic%20Wells.pdf
- 4) Washoe County retains the authority to impose its own review and reject water rights which do not comply with Washoe County code and area plans. *Therefore, a preview of water rights intended to support the project (prior to relinquishment process) will be helpful for both the applicant and Washoe County staff.*



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

1001 E. 9th Street
Reno, Nevada 89512
Phone: (775) 328-3600
Fax: (775) 328-3699

- 5) The ground water rights subject to relinquishment MAY NOT be supplemental ground water which supplement primary surface water rights.
- 6) The amount of water rights necessary is 2.00 acre-feet of ground water rights per newly created parcel. The original parcel is deemed exempt from the relinquishment process. In the way of an example, if one parcel is subdivided into a total of 4, there are 3 newly created parcels and one existing or remains thereof. The proposed parcel map under WTPM22-0021 will create 3 newly created parcels which will require the relinquishment of 6.00 acre-feet of ground water rights.
- 7) The water rights must be in good standing with the State of Nevada, with current title. The water rights must be from the same hydrographic basin as the lands subject to the parcel map and comply with the appropriate area plan.

Community Services Department

Planning and Building

TENTATIVE PARCEL MAP

(see page 5)

PARCEL MAP WAIVER

(see page 15)

APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89520

Telephone: 775.328.6100

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.

Project Information		Staff Assigned Case No.: _____	
Project Name:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
Section(s)/Township/Range:			
Indicate any previous Washoe County approvals associated with this application:			
Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		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):	

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)?

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres

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

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area				
Minimum Lot Width				

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 Planning and Building staff for additional materials that are required to be submitted.)

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

5. Utilities:

a. Sewer Service	
b. Electrical Service/Generator	
c. Water Service	

6. 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 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 type="checkbox"/> No
------------------------------	-----------------------------

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

- a. Sewage System Type:

<input 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 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 #		acre-feet per year	
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 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 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 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 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. 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 type="checkbox"/> No	If yes, include a separate set of attachments and maps.
------------------------------	-----------------------------	---

15. 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?

--

16. 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 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.

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

--

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 Master Fee Schedule. **Bring payment with your application to Community Services Department (CSD). Make check payable to Washoe County.**
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. **Packets:** Four (4) packets and flash drive or DVD. One (1) packet must be labeled "Original" and must include the fee schedule (including the appropriate fees) and the original signed and notarized Owner Affidavit. Each packet shall 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 Planning and Building.
 - (iii) All oversized maps and plans must be folded to a 9" x 12" size.

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



Professional Land Surveyor



August 30, 2022 - 11:36 Dwg Name: L:\Element\Engineering\79_Duarte\Cobalt Lane\CAD\DUARTE PARCEL MAP.dwg Updated By: PC

OWNER'S CERTIFICATE:

THE IS TO CERTIFY THAT THE UNDERSIGNED, ZONDRA R. DUARTE, TRUSTEE OF THE DUARTE 2001 REVOCABLE TRUST, UNDER INSTRUMENT DATED JUNE 4, 2001, IS THE OWNER OF THE TRACTS OF LAND REPRESENTED ON THIS PLAT AND HAVE 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, AND HEREBY GRANTS THE ACCESS EASEMENT SHOWN HEREON AND TO WASHOE COUNTY, ALL PUBLIC UTILITY COMPANIES AND CABLE TELEVISION COMPANIES, THEIR SUCCESSORS AND ASSIGNS, THOSE PERMANENT EASEMENTS DELINEATED HEREON FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY, CABLE TV SYSTEMS AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THEREFROM FOREVER.

ZONDRA R. DUARTE, TRUSTEE OF THE DUARTE 2001 REVOCABLE TRUST, UNDER INSTRUMENT DATED JUNE 4, 2001

ZONDRA R. DUARTE, TRUSTEE DATE

NOTARY CERTIFICATE

STATE OF NEVADA)
COUNTY OF WASHOE

ON THIS _____ DAY OF _____, 2022, PERSONALLY APPEARED BEFORE ME, ZONDRA R. DUARTE, TRUSTEE OF THE DUARTE 2001 REVOCABLE TRUST, UNDER INSTRUMENT DATED JUNE 4, 2001.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

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

UTILITY COMPANY CERTIFICATE

THE EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY AND CATV COMPANIES.

SIERRA PACIFIC POWER COMPANY D/B/A NV ENERGY DATE

BY: _____

TITLE: _____

NEVADA BELL TELEPHONE COMPANY D.B.A. AT&T NEVADA DATE

BY: _____

TITLE: _____

CHARTER COMMUNICATIONS DATE

BY: _____

TITLE: _____

SECURITY INTEREST HOLDER STATEMENT

THE IS TO CERTIFY THAT THE BENEFICIARY LISTED ON DEED OF TRUST DOCUMENT NO. 4493258, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AGREES TO THE PREPARATION AND RECORDATION OF THIS MAP PER DOCUMENT NO. _____

TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT ZONDRA R. DUARTE, TRUSTEE OF THE DUARTE 2001 REVOCABLE TRUST, UNDER INSTRUMENT DATED JUNE 4, 2001, OWN OF RECORD, AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNER OF RECORD OF SAID LAND; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS TO BE ADJUSTED EXCEPT AS LISTED BELOW; 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 _____, FOR THE BENEFIT OF THE COUNTY OF WASHOE, STATE OF NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

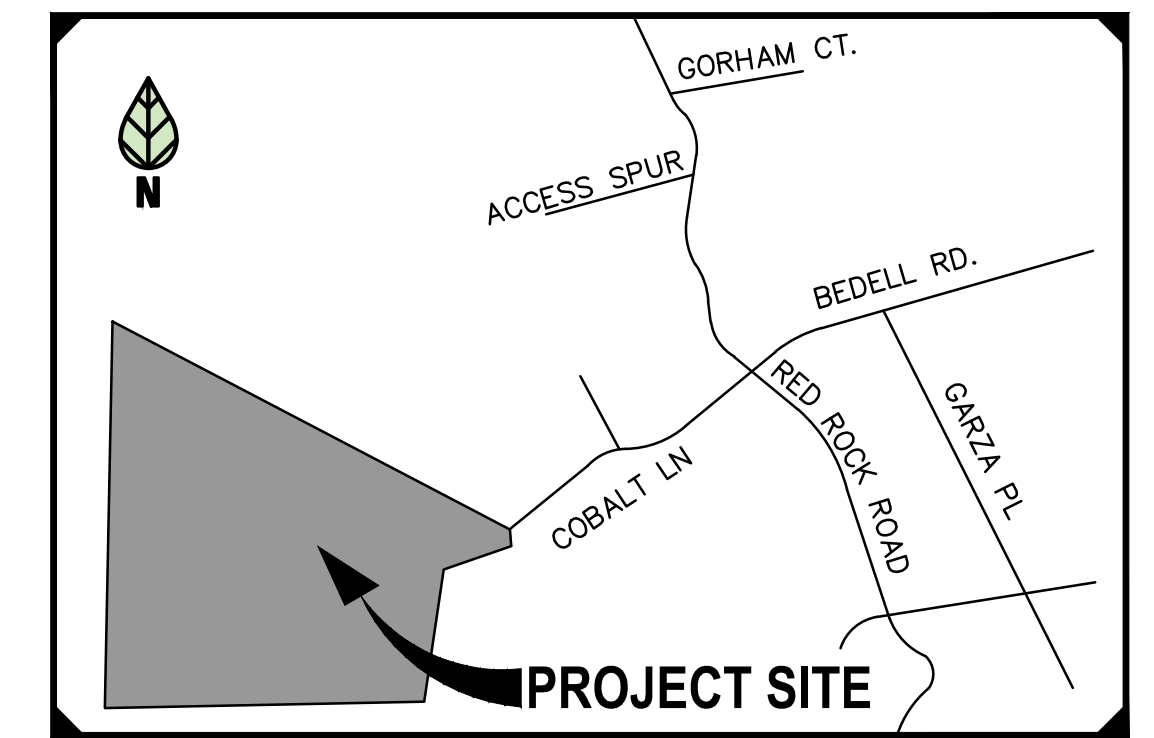
DEED OF TRUST MORTGAGE ELECTRONIC REGRESSION SYSTEMS, INC. PER DOC. 4493258

FIRST CENTENNIAL TITLE COMPANY OF NEVADA

BY: _____ DATE

PRINT NAME/TITLE

TENTATIVE PARCEL MAP FOR: DUARTE 2001 REVOCABLE TRUST



VICINITY MAP
NOT TO SCALE

NOTES

- 1. WASHOE COUNTY WILL ASSIGN ADDRESSES ONCE THE ASSESSORS PARCEL NUMBER HAS BEEN ESTABLISHED. IF THE PLANNED STRUCTURE WILL NOT FACE THE ADDRESS STREET, THE DEVELOPER MUST REQUEST A NEW ADDRESS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

WATER AND 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) APN: 079-371-23

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT

NAME: _____

NAME: _____

TAX CERTIFICATE

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

APN: 079-371-23

TAMMI DAVIS
WASHOE COUNTY TREASURER

BY DEPUTY _____ DATE

NAME
DEPUTY TREASURER

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 MAP.

THE FINAL MAP IS APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2022, BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH THE NEVADA REVISED STATUTES 278.471 THROUGH 248.4725.

BY: _____
KELLY MULLIN
PLANNING AND BUILDING DIVISION

TAX CERTIFICATE:

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

APN: 079-371-23

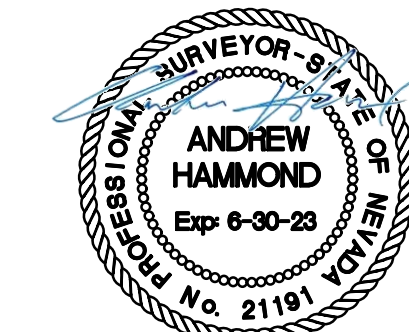
WASHOE COUNTY TREASURER

BY: _____ DATE
JILL L. STEVENS-COMBS
DEPUTY TREASURER

SUREYOR'S CERTIFICATE

I, ANDREW HAMMOND, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, DO HEREBY CERTIFY THAT:

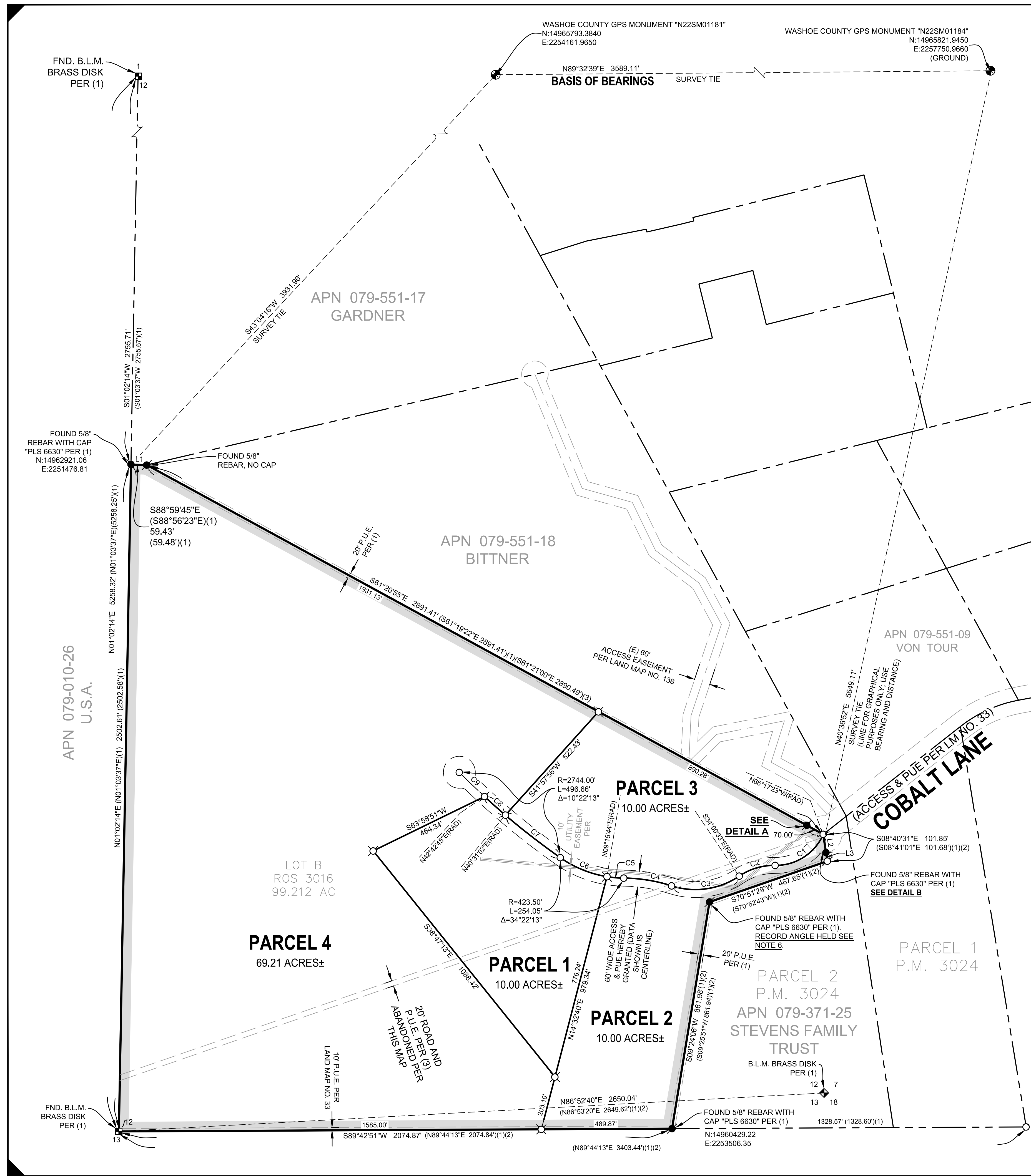
- 1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF ZONDRA R. DUARTE, TRUSTEE OF THE DUARTE 2001 REVOCABLE TRUST, UNDER INSTRUMENT DATED JUNE 4, 2001.
- 2. THE LANDS SURVEYED LIE WITHIN THE SE 1/4 OF SECTION 12 AND THE NE 1/4 OF SECTION 13, T22N, R18E, MDM, WASHOE COUNTY, NEVADA, AND THAT THE SURVEY WAS COMPLETED ON DECEMBER 24, 2017.
- 3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- 4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



10/20/22
ANDREW HAMMOND, P.L.S.
NEVADA CERTIFICATE NO. 21191

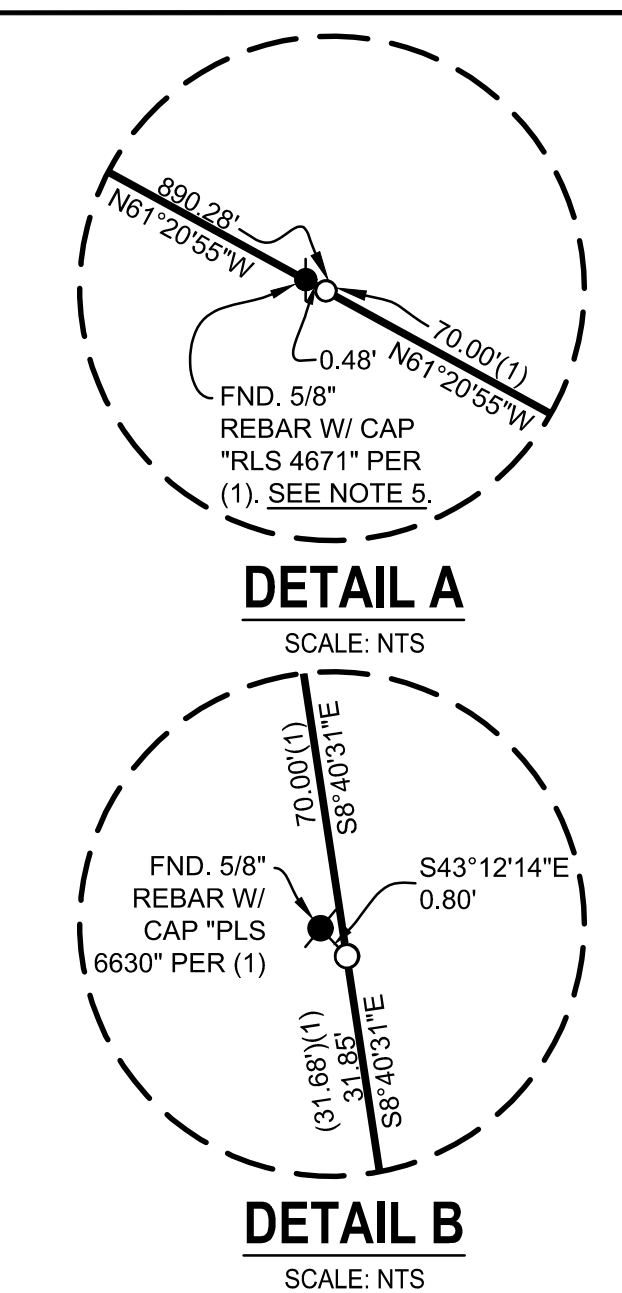
TENTATIVE PARCEL MAP FOR DUARTE 2001 REVOCABLE TRUST	
A DIVISION OF LOT B OF RECORD OF SURVEY MAP NO. 3016 A PORTION OF THE SE 1/4 OF SECTION 12 AND THE NE 1/4 OF SECTION 13, T22N, R18E, MDM,	
WASHOE COUNTY	NEVADA
3960 Glenview Terrace, Reno, NV 89503 (775) 762-5461	
DRAWN BY: AH DATE: AUG 2022 PROJ. CODE: EE PROJ. #: 20-079	SHEET 1 OF 2

August 30, 2022 - 11:36 Dwg Name: L:\Element\Engineering\79_Duarte Cobalt Lane\CAD\DUARTE PARCEL MAP.dwg Updated By: PC



LEGEND

- OVERALL PROJECT BOUNDARY
- NEW LOT LINE
- ADJACENT PROPERTY LINE
- CENTERLINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- SURVEY TIE
- DIMENSION POINT (NOTHING FOUND OR SET)
- FOUND MONUMENT AS NOTED
- ◆ SECTION CORNER AS NOTED
- QUARTER CORNER AS NOTED
- SET 5/8" REBAR OR BRASS TAG *PLS 21191"
- ⊕ WASHOE COUNTY GPS CONTROL
- P.U.E. PUBLIC UTILITY EASEMENT
- APN ASSESSORS PARCEL NUMBER
- B.L.M. BUREAU OF LAND MANAGEMENT
- (E) EXISTING
- FND. FOUND
- O.R. OFFICIAL RECORDS WASHOE COUNTY
- R# / (#) REFERENCE DOCUMENT #
- ROS RECORD OF SURVEY



BASIS OF BEARINGS:

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS NAD 83/94, NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, AS ESTABLISHED BY GPS OBSERVATIONS SHOWN HEREON, AND BASED ON TIES TO WASHOE COUNTY GPS CONTROL POINTS "N22SM01181" AND "N22SM01184", HAVING A BEARING OF N89°32'39"E AS SHOWN HEREON.

A COMBINED GRID TO GROUND FACTOR OF 1.000197939 WAS USED TO CONVERT PUBLISHED GRID COORDINATES TO GROUND.

ALL DISTANCES AND COORDINATES SHOWN HEREON ARE GROUND VALUES.

REFERENCE DOCUMENTS

- RECORD OF SURVEY MAP NO. 3016, RECORDED APRIL 8, 1996.
- PARCEL MAP NO. 3024, RECORDED APRIL 17, 1996.
- DIVISION OF LAND MAP NO. 33 FOR RED ROCK ESTATES, INC., FILE NO. 578296, FILED DECEMBER 20, 1978, OFFICIAL RECORDS OF WASHOE COUNTY

NOTES:

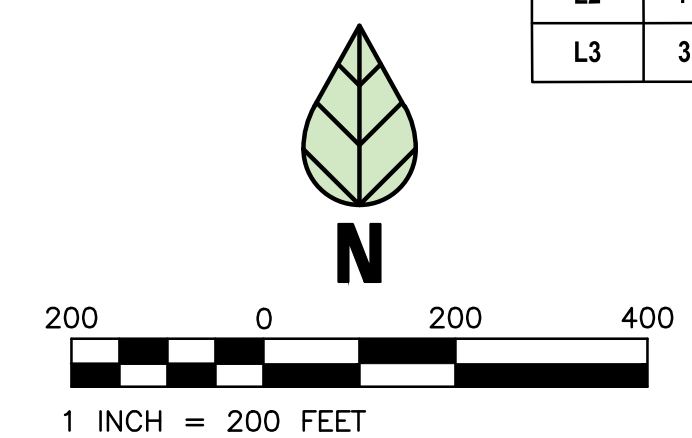
- PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED 10 FEET IN WIDTH CENTERED ON ALL INTERIOR LOT LINES CREATED HEREON.
- A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICES TO THAT PARCEL AND THE EXCLUSIVE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY SERVICES FROM THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
- A PRIVATE DRAINAGE EASEMENT, 5 FEET IN WIDTH COINCIDENT WITH ALL REAR LOT LINES AND 10 FEET IN WIDTH CENTERED ON ALL INTERIOR LOT LINES IS ALSO HEREBY GRANTED FOR THE EXCLUSIVE PURPOSE OF PROVIDING DRAINAGE FOR THE MUTUAL BENEFIT OF ADJOINING LOT OWNERS. SAID EASEMENT TO BE RELOCATABLE WITH THE ADJUSTMENT OF BOUNDARY LINES AS AGREED UPON BY THE ADJOINING LOT OWNERS.
- ALL PUBLIC UTILITY EASEMENTS SHALL INCLUDE CABLE TELEVISION.
- FOUND REBAR SHOWN ON PARCEL 3 OF THIS MAP AND IN DETAIL A WAS HELD FOR LINE ONLY. OVERALL RECORD DISTANCE OF 2891.41' FOR THE NORTH LINE HELD, AND THE 70.00' RECORD DIMENSION WAS ALSO HELD.
- THE RECORD ANGLE AT THE FOUND MONUMENT OF PARCEL 2 (NE CORNER ANGLE POINT) WAS HELD AS WELL AS THE DISTANCE OF 467.65' TO ESTABLISH THIS LINE OF PARCEL 2.

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	59.43'	S88°59'45"E
L2	70.00'	S08°40'31"E
L3	31.85'	S08°40'31"E

CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	227.65'	195.00'	66°53'	N57°09'16"E	214.94'
C2	142.65'	236.00'	34°38'	N73°16'56"E	140.49'
C3	265.41'	294.00'	51°43'	N81°49'40"E	256.49'
C4	182.25'	615.00'	16°59'	S80°47'58"E	181.58'
C5	63.21'	423.50'	8°33'	S85°00'48"E	63.15'
C6	190.84'	423.50'	25°49'	S67°49'42"E	189.23'
C7	260.33'	2744.00'	5°26'	S52°12'03"E	260.23'
C8	105.14'	2744.00'	2°12'	S48°23'06"E	105.14'
C9	131.18'	2744.00'	2°44'	S45°55'04"E	131.17'



TENTATIVE PARCEL MAP FOR DUARTE 2001 REVOCABLE TRUST
 A DIVISION OF LOT B OF RECORD OF SURVEY MAP NO. 3016
 A PORTION OF THE SE 1/4 OF SECTION 12 AND THE NE 1/4 OF SECTION 13, T22N, R18E, MDM,

WASHOE COUNTY NEVADA

ELEMENT engineering

3960 Glenview Terrace, Reno, NV 89503 (775) 762-5461

DRAWN BY: AH	DATE: AUG 2022
PROJ. CODE: EE	PROJ. #: 20-079
SHEET	
2 OF 2	



Washoe County
COMMUNITY DEVELOPMENT SERVICES DEPARTMENT
Planning and Building Division

Early Application Waiver

I, Patty Duarte Applicant or Representative
Print name (circle one)

Acknowledge and understand that for the privilege and convenience of submitting my application before the scheduled application date, I am waiving my right to claim that the county has failed to process my application in a timely manner, as required by NRS 278.02327. I understand that my application will be assigned to a staff planner and processed during the next application cycle and the County will conform to the State and Washoe County Development Code mandated processing requirements as of the date of that application cycle.

Application Type and Case Number: Tentative Parcel Map WTPM22-0021

Property Address or APN: 120 COBALT LN, RENO, NV 89508

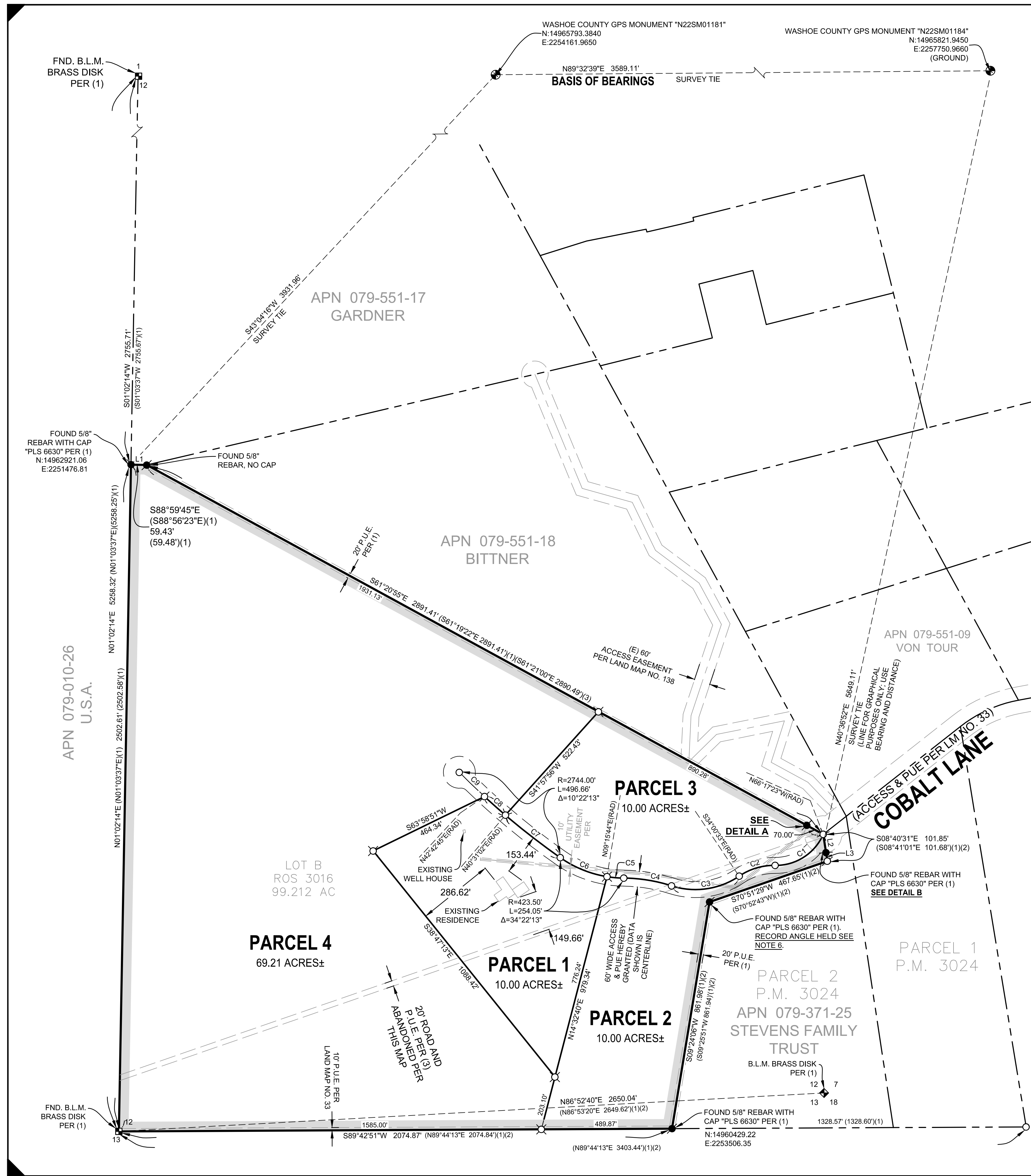
Date Submitted: October 20, 2022

Application Date: November 8, 2022

Signature: 

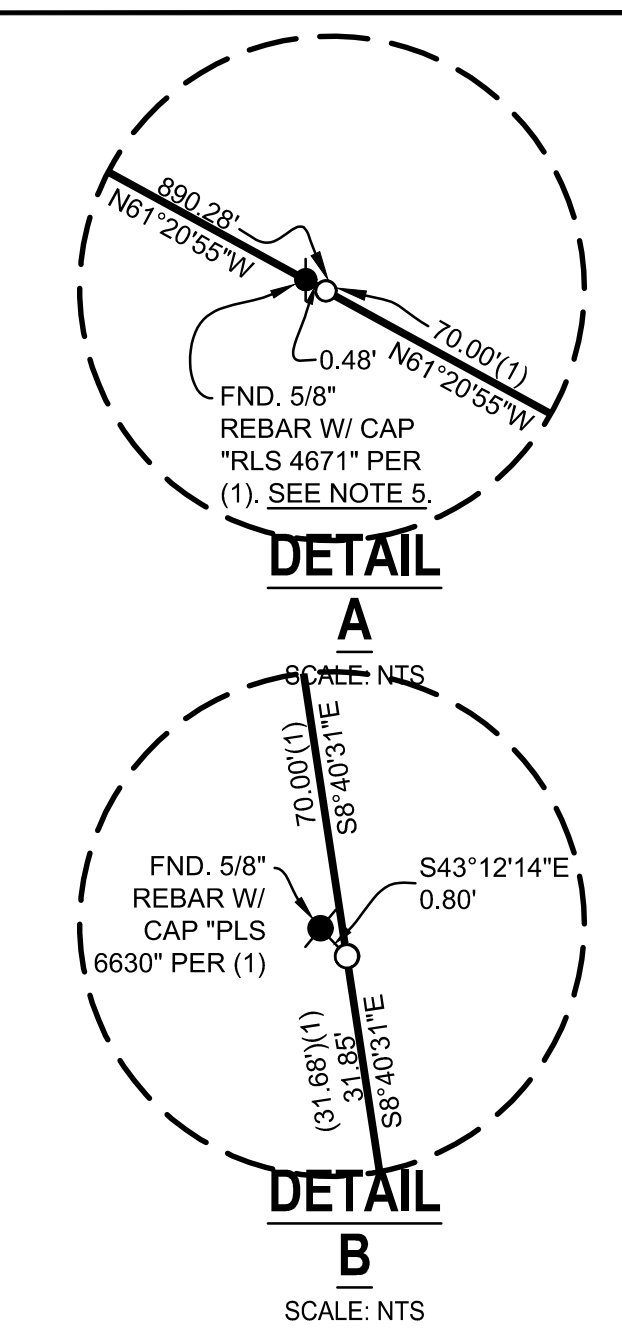
Print Name: Patty Duarte

August 30, 2022 - 11:38 Dwg Name: L:\Element\Engineering\79_Duarte Cobalt Lane\CAD\DUARTE PARCEL MAP.dwg Updated By: PC



LEGEND

- OVERALL PROJECT BOUNDARY
- NEW LOT LINE
- ADJACENT PROPERTY LINE
- CENTERLINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- SURVEY TIE
- DIMENSION POINT (NOTHING FOUND OR SET)
- FOUND MONUMENT AS NOTED
- SECTION CORNER AS NOTED
- QUARTER CORNER AS NOTED
- SET 5/8" REBAR OR BRASS TAG "PLS 21191"
- WASHOE COUNTY GPS CONTROL
- P.U.E. PUBLIC UTILITY EASEMENT
- APN ASSESSORS PARCEL NUMBER
- B.L.M. BUREAU OF LAND MANAGEMENT
- (E) EXISTING
- FND. FOUND
- O.R. OFFICIAL RECORDS WASHOE COUNTY
- R# / (#) REFERENCE DOCUMENT #
- ROS RECORD OF SURVEY



BASIS OF BEARINGS:

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS NAD 83/94, NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, AS ESTABLISHED BY GPS OBSERVATIONS SHOWN HEREON, AND BASED ON TIES TO WASHOE COUNTY GPS CONTROL POINTS "N22SM01181" AND "N22SM01184", HAVING A BEARING OF N89°32'39"E AS SHOWN HEREON.

A COMBINED GRID TO GROUND FACTOR OF 1.000197939 WAS USED TO CONVERT PUBLISHED GRID COORDINATES TO GROUND.

ALL DISTANCES AND COORDINATES SHOWN HEREON ARE GROUND VALUES.

REFERENCE DOCUMENTS

- RECORD OF SURVEY MAP NO. 3016, RECORDED APRIL 8, 1996.
- PARCEL MAP NO. 3024, RECORDED APRIL 17, 1996.
- DIVISION OF LAND MAP NO. 33 FOR RED ROCK ESTATES, INC., FILE NO. 578296, FILED DECEMBER 20, 1978, OFFICIAL RECORDS OF WASHOE COUNTY

NOTES:

- PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED 10 FEET IN WIDTH CENTERED ON ALL INTERIOR LOT LINES CREATED HEREON.
- A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICES TO THAT PARCEL AND THE EXCLUSIVE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY SERVICES FROM THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
- A PRIVATE DRAINAGE EASEMENT, 5 FEET IN WIDTH COINCIDENT WITH ALL REAR LOT LINES AND 10 FEET IN WIDTH CENTERED ON ALL INTERIOR LOT LINES IS ALSO HEREBY GRANTED FOR THE EXCLUSIVE PURPOSE OF PROVIDING DRAINAGE FOR THE MUTUAL BENEFIT OF ADJOINING LOT OWNERS. SAID EASEMENT TO BE RELOCATABLE WITH THE ADJUSTMENT OF BOUNDARY LINES AS AGREED UPON BY THE ADJOINING LOT OWNERS.
- ALL PUBLIC UTILITY EASEMENTS SHALL INCLUDE CABLE TELEVISION.
- FOUND REBAR SHOWN ON PARCEL 3 OF THIS MAP AND IN DETAIL A WAS HELD FOR LINE ONLY. OVERALL RECORD DISTANCE OF 2891.41' FOR THE NORTH LINE HELD, AND THE 70.00' RECORD DIMENSION WAS ALSO HELD.
- THE RECORD ANGLE AT THE FOUND MONUMENT OF PARCEL 2 (NE CORNER ANGLE POINT) WAS HELD AS WELL AS THE DISTANCE OF 467.65' TO ESTABLISH THIS LINE OF PARCEL 2.

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	59.43'	S88°59'45"E
L2	70.00'	S08°40'31"E
L3	31.85'	S08°40'31"E

CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	227.65'	195.00'	66°53'	N57°09'16"E	214.94'
C2	142.65'	236.00'	34°38'	N73°16'56"E	140.49'
C3	265.41'	294.00'	51°43'	N81°49'40"E	256.49'
C4	182.25'	615.00'	16°59'	S80°47'58"E	181.58'
C5	63.21'	423.50'	8°33'	S85°00'48"E	63.15'
C6	190.84'	423.50'	25°49'	S67°49'42"E	189.23'
C7	260.33'	2744.00'	5°26'	S52°12'03"E	260.23'
C8	105.14'	2744.00'	2°12'	S48°23'06"E	105.14'
C9	131.18'	2744.00'	2°44'	S45°55'04"E	131.17'

**TENTATIVE PARCEL MAP FOR:
DUARTE 2001 REVOCABLE TRUST**

A DIVISION OF LOT B OF RECORD OF SURVEY MAP NO. 3016
A PORTION OF THE SE 1/4 OF SECTION 12 AND THE NE 1/4 OF SECTION 13, T22N, R18E, MDM,

WASHOE COUNTY NEVADA

DRAWN BY: AH

DATE: 12/15/22

PROJ. CODE: EE

PROJ. #: 20-079

SHEET

1 OF 1

3960 Glenview Terrace, Reno, NV 89503 (775) 762-5461