Subject: Parcel Map Case Number WTPM17-0006

Applicant/Owner: Julian and Joanna Smith

Agenda Item Number: 7B

Project Summary: Divide parcel of ±24.71-acres into four parcels; three of the new parcels will be ±4.01-acres each, and one new parcel will be ±12.67-acres.

Recommendation: Approval with Conditions

Prepared by: Kelly Mullin, Planner

Washoe County Community Services Department
Planning and Development Division

Phone: 775.328.3608
E-Mail: kmullin@washoeCounty.us

Description

Tentative Parcel Map Case Number WTPM17-0006 (Smith) – For possible action, hearing, and discussion to approve a parcel map dividing one parcel of ±24.71-acres into four parcels. Three of the new parcels will be ±4.01-acres each, and one new parcel will be ±12.67-acres.

- Property Owner: Smith Trust
  Attn: Julian Smith, Jr., and Joanna Smith, Trustees
  8255 Eastlake Boulevard
  Washoe Valley, NV 89704

- Applicant: Julian Smith, Jr.
  8255 Eastlake Boulevard
  Washoe Valley, NV 89704

- Location: 7515 South Virginia Street, approximately ½ mile south of its intersection with Franktown Road

- Assessor’s Parcel Number: 055-292-16
- Parcel Size: ±24.71-acres
- Master Plan Category: Rural Residential (RR)
- Regulatory Zone: Medium Density Rural (MDR)
- Area Plan: South Valleys
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 606, Parcel Maps
- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Section 26, T16N, R19E, MDM, Washoe County, NV
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Agency Review Comments and Conditions ...... Exhibit B
Public Notice Map .................................................... Exhibit C
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Parcel Map

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

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

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

The Conditions of Approval for Tentative Parcel Map Case Number WTPM17-0006 is attached to this staff report and will be included with the Action Order if approved by the Parcel Map Review Committee.

The subject property has a regulatory zone of Medium Density Rural which allows one dwelling unit per five acres and a minimum lot size of four acres, per WCC Section 110.106.15. The current request is to divide the subject property into four parcels, with three parcels ±4.01 acres in size, and one parcel ±12.67-acres in size.
Tentative Parcel Map Evaluation

<table>
<thead>
<tr>
<th>Regulatory Zone:</th>
<th>Medium Density Rural (MDR)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Lot Potential:</td>
<td>5</td>
</tr>
<tr>
<td>Number of Lots on Parcel Map:</td>
<td>4</td>
</tr>
<tr>
<td>Minimum Lot Size Required:</td>
<td>4-acres</td>
</tr>
<tr>
<td>Minimum Lot Size on Parcel Map:</td>
<td>±4.01-acres</td>
</tr>
<tr>
<td>Minimum Lot Width Required:</td>
<td>200 feet</td>
</tr>
<tr>
<td>Minimum Lot Width on Parcel Map:</td>
<td>200 feet</td>
</tr>
</tbody>
</table>

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

Development Suitability Constraints: The South Valleys Area Plan Development Suitability Map, a part of the South Valleys Area Plan, identifies the majority of the subject parcel as most suitable for development, with slopes above 15% and 30% along the far west portion of the property (within Parcel D).

The subject parcel is outside the Truckee Meadows Service Area (TMSA) and will be served by an individual well and septic system.

South Valleys Area Plan Modifiers

There is one South Valleys Area Plan Modifier within Article 210 of WCC Chapter 110 (Development Code) applicable to the proposed parcel map. WCC Section 110.210.05 requires dedication of sufficient certificated water rights, which is included as a recommended condition of approval.

Development Information

The subject parcel is developed with one single family dwelling. The required setbacks for the Medium Density Rural regulatory zone are 30 feet for front and rear yards and 50 feet for the side yards. The single family dwelling will continue to meet the above-mentioned setbacks, if the parcel map is approved.

Reviewing Agencies

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

- Washoe County Community Services Department
  - Planning and Development Division
  - Engineering and Capital Projects Division
- Washoe County Health District
  - Environmental Health Services Division
  - Air Quality Management Division
- Truckee Meadows Fire Protection District
- Regional Transportation Commission (RTC)
- Washoe-Storey Conservation District
- Charter Communications and NV Energy
Four of the above listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A summary of each agency’s comments and/or recommended conditions of approval and their contact information is provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order, if granted approval.

- **Washoe County Planning and Development Division** requires the final map be in substantial compliance with all plans and documents submitted with the tentative parcel map, and offered conditions related to water rights dedication.
  
  **Contacts:** Kelly Mullin, 775.328.3608, kmullin@washoecounty.us and Vahid Behmaram, 775.954.4647, vbehmaram@washoecounty.us

- **Washoe County Engineering and Capital Projects Division** provided comments related to drainage, technical map requirements, and access.
  
  **Contact:** Mike Gump, 775.328.2041, mgump@washoecounty.us

- **Washoe County Health District** provided conditions related to septic system location and requirements, and a test trench.
  
  **Contact:** Wes Rubio, 775.328.2635, wrubio@washoecounty.us

The **Regional Transportation Commission** reviewed the application and indicated they had no comments or conditions of approval.

**Staff Comment on Required Findings**

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

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

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

   **Staff Comment:** Compliance with 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 Health District and recommended conditions of approval were provided.

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

   **Staff Comment:** The existing and proposed lots will be served by individual domestic wells. Recommended conditions of approval were provided for water rights dedication requirements.

   c) The availability and accessibility of utilities.

   **Staff Comment:** The existing and proposed lots will be served by individual well and septic systems. Power will be provided through NV Energy.

   d) 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. The application was reviewed by fire and transportation agencies and no recommendation for denial was received.

Parc Smith
e) Conformity with the zoning ordinances and master plan.

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

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

   **Staff Comment:** The application was reviewed by the Planning and Development Division, Engineering and Capital Projects Division, and Regional Transportation Commission, and no recommendation for denial was received. The proposal is in conformance with the Area Plan and Master Plan for streets and highways.

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

   **Staff Comment:** The application was reviewed by the Washoe County Engineering and Capital Projects Division and the Regional Transportation Commission, and no recommendations for new streets or highways to serve the subdivision were received.

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

   **Staff Comment:** The majority of the project site is identified as “most suitable for development” by the South Valleys Area Plan Development Suitability Map. The rear of parcel D contains slopes over 15% and 30%, but this lot is already developed with a single family residence. Appropriate conditions of approval have been provided to address natural constraints of the land.

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

   **Staff Comment:** These provisions of statute refer to the preparation and distribution of tentative maps. All recommended conditions of approval have been included with the staff report.

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

   **Staff Comment:** The application was reviewed by the Truckee Meadows Fire Protection District and no recommendation for denial was received.

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

   **Staff Comment:** The application was provided to Charter Communications for review, and neither comments nor a recommendation for denial were received.

l) Recreation and trail easements.

   **Staff Comment:** The proposal does not affect any existing recreational or trail easements in the area.

**Recommendation**

Those agencies which reviewed the application, either recommended conditions in support of approval of the tentative parcel map or provided no comments. Therefore, after a thorough analysis and review, Parcel Map Case Number WTPM17-0006 is being recommended for approval with conditions. Staff offers the following motion for the Parcel Map Review Committee’s consideration.
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 WTPM17-0006 for Julian and Joanna Smith, subject to the conditions of approval included as Exhibit A with the staff report, and make the determination that the following criteria is or will be adequately provided for pursuant to Washoe County Code Section 110.606.30:

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

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

Applicant/Property Owner: Smith Trust
Attn: Julian Smith, Jr. and Joanna Smith, Trustees
8255 Eastlake Boulevard
Washoe Valley, NV 89704

Representative: Summit Engineering Corp.
Attn: Ryan Cook
5405 Mae Anne Avenue
Reno, NV 89523
Conditions of Approval
Parcel Map Case Number WTPM17-0006

The tentative parcel map approved under Parcel Map Case Number WTPM17-0006 shall be carried out in accordance with the Conditions of Approval granted by the Washoe County Parcel Map Review Committee on June 8, 2017. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

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

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

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

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

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

- Prior to recordation of a final map.
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.

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 Development Division

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

General Conditions - Contact: Kelly Mullin, 775.328.3608, kmullin@washoecounty.us

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

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

c. The final map shall contain the following jurat:

DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE

THE FINAL PARCEL MAP CASE NO. WTPM17-0006 MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. THE OFFER(S) OF DEDICATION IS (ARE) REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278.

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

________________________________________________________
MOJRA HAUENSTEIN, DIRECTOR, PLANNING AND DEVELOPMENT DIVISION

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

e. 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.
f. Any regulations, procedures, and conditions adopted by Washoe County Health District must be met prior to recordation of a final map.

g. Prior to recordation of the final map, the applicant shall provide evidence to the Planning and Development Division that setbacks for the existing structure will be met.

Water Rights Conditions – Contact: Vahid Behmaram, 775.954.4647, vbehmaram@washoecounty.us

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

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

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

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

l. 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.

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

Washoe County Engineering and Capital Projects Division

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

General Conditions - Contact: Mike Gump, 775.328.2315, mgump@washoecounty.us

a. Comply with the conditions of the Washoe County technical check for this map.

b. Provide drainage easement on parcel A for standing water. Provide drainage/overflow plan for water.

c. Provide evidence of grading permit for fill (corral) on parcel B.

d. Add a section corner tie.

e. Remove structures, trees, poles and hydrants from the map.

f. An NDOT driveway permit is required with acknowledgment of access to 4 parcels.

h. Remove debris and unlicensed vehicles from Parcel B. Could be place on Parcel D.

i. All boundary corners must be set.
j. Any access way shall be upgraded to a gravel road that will allow emergency vehicle travel, 2-way traffic (or pull outs), issuance of a building permit, and take drainage into consideration. Submit plans for review and approval.

k. Add a Security Interest Holder’s Certificate to the map if applicable.

**Washoe County Health District**

3. The following conditions are a requirement of the Washoe County Health District’s Environmental Health Services Division, which shall be responsible for determining compliance with these conditions.

   **Contact:** Wes Rubio, 775.328.2635, wrubio@washoecounty.us

   a. A complete septic layout for proposed “parcel D” will be required with the current location of the existing septic system, leach line repair area, and existing domestic well. The parcel must demonstrate that the existing septic system meets the current requirements in the WCHD Regulations Governing Sewage, Wastewater, and Sanitation.

   b. Additionally, a test trench is required on each of the proposed parcels C, B, and A. The test trench is required in order to determine if the parcel is suitable for on-site sewage disposal.

   *** End of Conditions ***
April 27, 2017

TO: Kelly Mullen, Planner, CSD, Planning & Development Division

FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD

SUBJECT: Tentative Parcel Map Case Number WTPM17-0006 (Smith)

7515 South Virginia Street, approximately ½ mile south of its intersection with Franktown Road, Assessor’s Parcel Number: 055-292-16

Project description:
The applicant is proposing a parcel map dividing one parcel of ±24.71-acres into four parcels. Three of the parcels are ±4.01-acres each, and one parcel is ±12.67-acres. Water will be provided by individual domestic wells, and sewage disposal will be by individual septic systems.

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

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

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

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

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

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

PARCEL MAP REVIEW

DATE:

TO: Department of Community Services, Kelly Mullin

FROM: Mike Gump, PLS, Engineering Division

SUBJECT: Parcel Map for: Smith Trust

Parcel Map Case No.: WTPM17-0006

APN: 055-292-16

Review Date:

Existing Zoning/Land Use Designation:

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

1. Comply with the conditions of the Washoe County technical check for this map.
2. Provide drainage easement on parcel A for standing water. Provide drainage/overflow plan for water.
3. Provide evidence of grading permit for fill (corral) on parcel B.
4. Add a section corner tie.
5. Remove structures, trees, poles and hydrants from the map.
6. An NDOT driveway permit is required with acknowledgment of access to 4 parcels.
7. Add a drainage easement for surface drainage along property lines.
8. Remove debris and unlicensed vehicles from Parcel B. Could be place on Parcel D.
9. All boundary corners must be set.
10. Any access way shall be upgraded to a gravel road that will allow emergency vehicle travel, 2-way traffic (or pull outs), issuance of a building permit, and take drainage into consideration. Submit plans for review and approval.
11. Add a Security Interest Holder’s Certificate to the map if applicable.
May 3, 2017

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

RE: Smith; APN 055-292-16
    Tentative Parcel Map; WTPM17-0006

Dear Ms. Mullin:

The Washoe County Health District, Environmental Health Services Division (WCHD) has reviewed the above referenced project. Approval by the WCHD is subject to the following conditions:

1. The WCHD has reviewed the proposed Tentative Parcel Map and have the following requirements in order to approve the proposed parcel map:
   a. A complete septic layout for proposed “parcel D” will be required with the current location of the existing septic system, leach line repair area, and existing domestic well. The parcel must demonstrate that the existing septic system meets the current requirements in the WCHD Regulations Governing Sewage, Wastewater, and Sanitation.
   b. Additionally, a test trench is required on each of the proposed parcels C, B, and A. The test trench is required in order to determine if the parcel is suitable for on-site sewage disposal.

If you have any questions or would like clarification regarding the foregoing, please contact Wes Rubio, Senior Environmental Health Specialist at wrubio@washoecounty.us regarding all Health District comments.

Sincerely,

James English, REHS, CP-FS
EHS Supervisor
Waste Management/Land Development Programs

JE:wr
May 1, 2017

Mr. Roger Pelham, Senior Planner
Community Services Department
Washoe County
PO Box 11130
Reno, NV 89520

RE: WADMIN17-0004 (Classical Tahoe)
WPVAR17-0002 (Fisher/Kintz Front Yard Setback Reduction)
WSUP17-0008 (Quilici Group Care)
WSUP17-0009 (Truckee Meadows Water Authority)
WTPM17-0006 (Smith)
WTPM17-0007 (Kauffmann)

Dear Mr. Pelham,

We have reviewed the above application and have no comments at this time.

Thank you for the opportunity to comment on this application. Please feel free to contact me at 775-332-0174 or email me at rakapuler@rtcwashoe.com if, you have any questions or comments.

Sincerely,

Rebecca Kapuler
Planner

RK/jm

Copies: Mojra Hauenstein, Washoe County Community Services
Chad Giesinger, Washoe County Community Services
Kelly Mullin, Washoe County Community Services
Jae Pullen, Nevada Department of Transportation, District II
Daniel Doenges, Regional Transportation Commission
Tina Wu, Regional Transportation Commission
Julie Masterpool, Regional Transportation Commission
David Jickling, Regional Transportation Commission

/Washoe County no comment 05052017

RTC Board: Ron Smith (Chair) · Bob Lucey (Vice Chair) · Paul McKenzie · Marsha Berkbigler · Neoma Jardon
PO Box 30002, Reno, NV 89520 · 1105 Terminal Way, Reno, NV 89502 · 775-348-0400 · rtcwashoe.com
Public Notice Map

Tentative Parcel Map Case No. WTPM17-0006

Smith

Owners of 32 properties within 1250-feet of project site provided with notice

Source: Planning & Development

Date: May 25, 2017
Smith Trust dated September 12, 2011
Application to Washoe County for a:
Parcel Map

Prepared by:

SUMMIT ENGINEERING CORPORATION

Ryan Cook, PLS, WRS, CFedS
VP & Surveying Department Manager
Summit Engineering Corp.
5405 Mae Anne Avenue
(775)747-8550
Fax 747-8559
www.summitnv.com

Prepared for:
Smith Trust dated September 12, 2011
Attn: Julian C. Smith Jr.
Trustee
8255 Eastlake BLVD.
Washoe Valley, NV 89704
April 17, 2017
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.
   - A separate $299.00 check for the engineering technical review fee is required upon submittal.


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.


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 276.466.
   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. Data, 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.

N/A 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 Development.

(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.

[Signature]

Professional Land Surveyor
ITEM 1
FEES

PARCEL MAP FOR
SMITH TRUST DATED SEPTEMBER 12, 2011

SUMMIT ENGINEERING CORPORATION

5405 Mae Anne Ave
Reno, Nv 89523
(775) 747-8550
www.summitnv.com
ITEM 2
DEVELOPMENT APPLICATION

PARCEL MAP FOR
SMITH TRUST DATED SEPTEMBER 12, 2011

SUMMIT ENGINEERING CORPORATION

5405 Mae Anne Ave
Reno, Nv 89523
(775) 747-8550
www.summitnv.com
Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

<table>
<thead>
<tr>
<th>Project Information</th>
<th>Staff Assigned Case No.:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Name:</td>
<td>Parcel Map for the Smith Trust dated September 12, 2011</td>
</tr>
<tr>
<td>Project Description:</td>
<td>Merger and re-subdivision of Parcels 1 &amp; 2 of Document #4072641 that results in three 4.01 acre parcels plus a remainder 12.67 acre parcel which includes the existing single family home.</td>
</tr>
<tr>
<td>Project Address:</td>
<td>7515 S Virginia Street, Washoe Valley, NV</td>
</tr>
<tr>
<td>Project Area (acres or square feet):</td>
<td>24.71+/- acres</td>
</tr>
<tr>
<td>Project Location (with point of reference to major cross streets AND area locator):</td>
<td>South end of Washoe Valley along SR 429 west of the intersection of SR 429 &amp; I-580.</td>
</tr>
<tr>
<td>Assessor's Parcel No.(s):</td>
<td>Parcel Acreage:</td>
</tr>
<tr>
<td>055-292-16</td>
<td>24.71</td>
</tr>
<tr>
<td>Assessor's Parcel No.(s):</td>
<td>Parcel Acreage:</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>Section(s)/Township/Range:</td>
<td>NE1/4 of Sec. 26, T16N, R19E, MDM</td>
</tr>
<tr>
<td>Indicate any previous Washoe County approvals associated with this application:</td>
<td>Case No.(s).</td>
</tr>
</tbody>
</table>

**Applicant Information (attach additional sheets if necessary)**

<table>
<thead>
<tr>
<th>Property Owner:</th>
<th>Professional Consultant: Summit Engineering Corp.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name: Julian C. Smith Jr., Trustee</td>
<td>Name: Ryan Cook</td>
</tr>
<tr>
<td>Address: 8255 Eastlake Blvd., Washoe Valley, NV</td>
<td>Address: 5405 Mae Anne Avenue Reno, NV</td>
</tr>
<tr>
<td>Phone: 775-883-3200 Fax:</td>
<td>Phone: 775-747-8550 Fax: 747-8559</td>
</tr>
<tr>
<td>Email: <a href="mailto:julian@smithandharmer.com">julian@smithandharmer.com</a></td>
<td>Email: <a href="mailto:ryan@summitnv.com">ryan@summitnv.com</a></td>
</tr>
<tr>
<td>Cell: 775-882-2027 Other:</td>
<td>Cell: 775-223-7432 Other:</td>
</tr>
<tr>
<td>Contact Person: Julian C. Smith Jr., Trustee</td>
<td>Contact Person: Ryan Cook</td>
</tr>
<tr>
<td>Applicant/Developer:</td>
<td>Other Persons to be Contacted:</td>
</tr>
<tr>
<td>Name: Julian C. Smith Jr.</td>
<td>Name:</td>
</tr>
<tr>
<td>Address: 8255 Eastlake Blvd., Washoe Valley, NV</td>
<td>Address:</td>
</tr>
<tr>
<td>Zip: 89704</td>
<td>Zip:</td>
</tr>
<tr>
<td>Phone: 775-883-3200 Fax:</td>
<td>Phone: Fax:</td>
</tr>
<tr>
<td>Email: <a href="mailto:julian@smithandharmer.com">julian@smithandharmer.com</a></td>
<td>Email:</td>
</tr>
<tr>
<td>Cell: 775-882-2027 Other:</td>
<td>Cell: Other:</td>
</tr>
<tr>
<td>Contact Person: Julian C. Smith Jr.</td>
<td>Contact Person:</td>
</tr>
</tbody>
</table>

**For Office Use Only**

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

October 2016
ITEM 3
OWNER AFFIDAVIT

PARCEL MAP FOR
SMITH TRUST DATED SEPTEMBER 12, 2011

SUMMIT ENGINEERING CORPORATION

5405 Mae Anne Ave
Reno, Nv 89523
(775) 747-8550
www.summitnv.com
Property Owner Affidavit

Applicant Name: Parcel Map for the Smith Trust dated September 12, 2011

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

STATE OF NEVADA
COUNTY OF WASHOE

[Signature]

(please print name)

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

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

Assessor Parcel Number(s): 055-292-16

Printed Name [Signature]

Signed

Address 8255 Eaz Hake Blvd

Washoe Valley, NV 89704

(Notary Stamp)

Subscribed and sworn to before me this 17th day of January, 2017.

[Signature]

Notary Public in and for said county and state

My commission expires: 10-19-19

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

☑ Owner

☐ Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)

☐ Power of Attorney (Provide copy of Power of Attorney.)

☐ Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)

☐ Property Agent (Provide copy of record document indicating authority to sign.)

☐ Letter from Government Agency with Stewardship

October 2016
ITEM 4
PROOF OF PROPERTY TAX PAYMENT

PARCEL MAP FOR
SMITH TRUST DATED SEPTEMBER 12, 2011

SUMMIT ENGINEERING CORPORATION

5405 Mae Anne Ave
Reno, NV 89523
(775) 747-8550
www.summitnv.com
**Bill Detail**

### Washoe County Parcel Information

<table>
<thead>
<tr>
<th>Parcel ID</th>
<th>Status</th>
<th>Last Update</th>
</tr>
</thead>
<tbody>
<tr>
<td>05529118</td>
<td>Active</td>
<td>1/25/2017 2:09:3 AM</td>
</tr>
</tbody>
</table>

- **Current Owner:** SMITH TRUST
- **Address:** 8255 EASTLAKE BLVD, WASHOE VALLEY, NV 89704

- **Taxing District:** 4000 Geo CD: 

  **Legal Description**
  
  Subdivision Name: UNSPECIFIED Township 16 Section 26 Lot Block Range 19

### Installments

<table>
<thead>
<tr>
<th>Period</th>
<th>Due Date</th>
<th>Tax Year</th>
<th>Tax</th>
<th>Penalty/Fee</th>
<th>Interest</th>
<th>Total Due</th>
</tr>
</thead>
<tbody>
<tr>
<td>INST 1</td>
<td>8/15/2016</td>
<td>2016</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
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<tr>
<td>INST 2</td>
<td>10/3/2016</td>
<td>2016</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
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<tr>
<td>INST 3</td>
<td>1/2/2017</td>
<td>2016</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
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<tr>
<td>INST 4</td>
<td>3/6/2017</td>
<td>2016</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

- **Total Due:** $0.00

### Tax Detail

- **State of Nevada**: $120.56
- **Truckee Meadows Fire Dist**: $382.95
- **Washoe County**: $986.95
- **Washoe County Sc**: $807.37

- **Total Tax**: $2,297.83

### Payment History

<table>
<thead>
<tr>
<th>Tax Year</th>
<th>Bill Number</th>
<th>Receipt Number</th>
<th>Amount Paid</th>
<th>Last Paid</th>
</tr>
</thead>
</table>

---

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

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.
ITEM 5
APPLICATION MATERIALS

PARCEL MAP FOR
SMITH TRUST DATED SEPTEMBER 12, 2011

SUMMIT ENGINEERING CORPORATION
5405 Mae Anne Ave
Reno, Nv 89523
(775) 747-8550
www.summitnv.com
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:

<table>
<thead>
<tr>
<th>APN of Parcel</th>
<th>Land Use Designation</th>
<th>Existing Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>055-292-16</td>
<td>200 Single Family Residence</td>
<td>24.71 Ac</td>
</tr>
</tbody>
</table>

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

   One existing single family residence near west-center of property.

3. What are the proposed lot standards?

<table>
<thead>
<tr>
<th>Minimum Lot Area</th>
<th>Parcel 1</th>
<th>Parcel 2</th>
<th>Parcel 3</th>
<th>Parcel 4</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>4.01 acres</td>
<td>4.01 acres</td>
<td>4.01 acres</td>
<td>12.67 acres</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Minimum Lot Width</th>
<th>Parcel 1</th>
<th>Parcel 2</th>
<th>Parcel 3</th>
<th>Parcel 4</th>
</tr>
</thead>
<tbody>
<tr>
<td>TBD</td>
<td>263'</td>
<td>200'</td>
<td>723'</td>
<td></td>
</tr>
</tbody>
</table>
4. Was the parcel or lot that is proposed for division created (recorded) within the last 5 years? (If yes, public review of the parcel map will be required. See Community Development staff for additional materials that are required to be submitted.)

- Yes
- No

5. Utilities:

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

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

a. Water System Type:

- Individual wells
- Private water Provider:
- Public water Provider:

b. Available:

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

c. Washoe County Capital Improvements Program project?

- Yes
- No

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

a. Sewage System Type:

- Individual septic
- Public system Provider:

b. Available:

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

c. Washoe County Capital Improvements Program project?

- Yes
- No

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:

<table>
<thead>
<tr>
<th>a. Permit #</th>
<th>TBD</th>
<th>acre-feet per year</th>
<th>TBD</th>
</tr>
</thead>
<tbody>
<tr>
<td>b. Certificate #</td>
<td>TBD</td>
<td>acre-feet per year</td>
<td>TBD</td>
</tr>
<tr>
<td>c. Surface Claim #</td>
<td>TBD</td>
<td>acre-feet per year</td>
<td>TBD</td>
</tr>
<tr>
<td>d. Other, #</td>
<td>TBD</td>
<td>acre-feet per year</td>
<td>TBD</td>
</tr>
</tbody>
</table>
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):

TBD

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.)

☐ Yes  ☐ 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.)

☐ Yes  ☐ 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

☐ Yes  ☐ 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.)?

☐ Yes  ☐ 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?

No
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?

☐ Yes  ☐ 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?

No

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.

☐ Yes  ☐ No  If yes, include a separate set of attachments and maps.

Grading

Please complete the following additional questions if the project anticipates grading that involves:

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

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

N/A
18. 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?

N/A

19. 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?

N/A

20. 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?

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

N/A

22. 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?

N/A

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

N/A

24. 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?

N/A
25. **How are you providing temporary irrigation to the disturbed area?**

N/A

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

N/A

27. **Surveyor:**

<table>
<thead>
<tr>
<th>Name</th>
<th>Ryan Cook, PLS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>5405 Mae Anne Avenue Reno, NV 89523</td>
</tr>
<tr>
<td>Phone</td>
<td>775-747-8550</td>
</tr>
<tr>
<td>Cell</td>
<td>775-223-7432</td>
</tr>
<tr>
<td>E-mail</td>
<td><a href="mailto:ryan@summitnv.com">ryan@summitnv.com</a></td>
</tr>
<tr>
<td>Fax</td>
<td>775-7478559</td>
</tr>
<tr>
<td>Nevada PLS #</td>
<td>15224</td>
</tr>
</tbody>
</table>
ITEM 7
DEVELOPMENT PLAN SPECIFICATIONS

PARCEL MAP FOR
SMITH TRUST DATED SEPTEMBER 12, 2011

SUMMIT ENGINEERING CORPORATION
5405 Mae Anne Ave
Reno, Nv 89523
(775) 747-8550
www.summitnv.com
USGS Quaternary Faults

Legend
- Project Site
- Parcel Base

USGS Fault Data
name, age
- Mount Rose fault zone, <1,600,000
- Mount Rose fault zone, <15,000

1 inch = 300 feet

Ortho Photos: Google Earth 7/13/2016 & NAIP 6/16/2015

Date Saved: 1/26/2017 1:18:36 PM
Path: N:\DWGSUJ30466 7515SVirginiaStPM\GIS\USGSFaultData.png
No proposed/foreseeable impact to dry pond bed.