



Parcel Map Review Committee Staff Report

Meeting Date: September 13, 2018

Agenda Item: 7A

TENTATIVE PARCEL MAP CASE NUMBER: WTPM18-0008 (Eastlake Parcel Map)

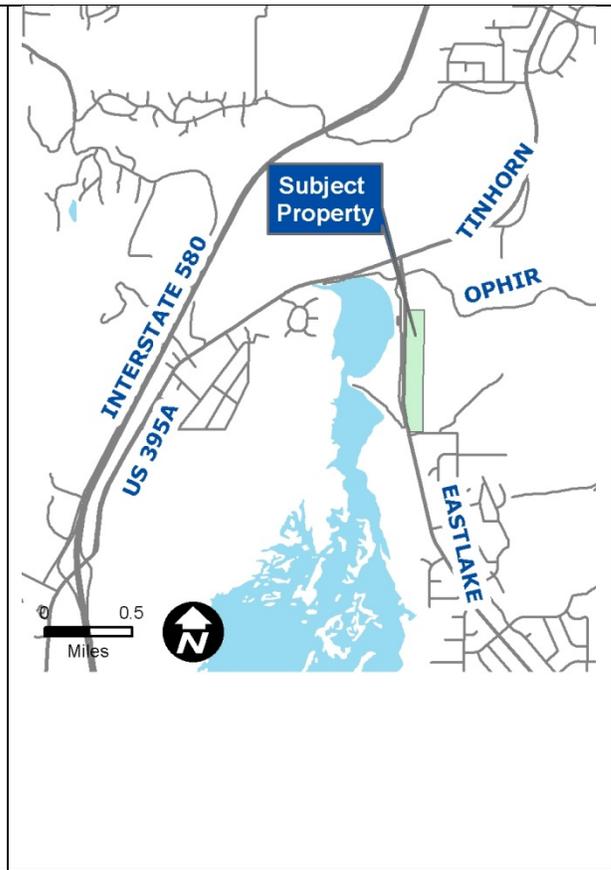
BRIEF SUMMARY OF REQUEST: To approve a second subsequent tentative parcel map to create three (3) parcels from one existing 44.86 acre parcel.

STAFF PLANNER:	Planner's Name:	Chris Bronczyk
	Phone Number:	775.328.3612
	E-mail:	cbronczyk@washoecounty.us

CASE DESCRIPTION

For possible action, hearing, and discussion to approve a second subsequent tentative parcel map to create three (3) parcels from one existing 44.86 acre parcel. The change will result in one (1) 5.05 acre parcel, one (1) 5.02 acre parcel, and one (1) 34.79 acre remaining parcel. The property is currently vacant and is located at 0 Eastlake Blvd. The proposed parcel map is a second or subsequent division of a parcel map approved within the last five years.

Applicant:	TEC Civil Engineering Consultants
Property Owner:	Lake & Mountain Views LLC
Location:	0 Eastlake Blvd
APN:	050-210-51
Parcel Size:	44.86 Acres
Master Plan:	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



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 WTPM18-0008 for Lake and Mountain Views LLC, 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.

(Motion with Findings on Page 9)

Staff Report Contents

Staff Report Contents.....2

Parcel Map.....3

Site Plan.....4

Tentative Parcel Map Evaluation6

South Valleys Area Plan Modifiers6

Development Information6

Reviewing Agencies7

Recommendation9

Review Criteria.....9

Appeal Process10

Exhibits Contents

Conditions of ApprovalExhibit A

Engineering and Capital Projects CommentsExhibit B

Washoe County Health District Comments..... Exhibit C

Regional Transportation Commission Comments..... Exhibit D

Washoe County Water Manager CommentsExhibit E

Public NoticeExhibit F

Project Application..... Exhibit G

Parcel Map

The purpose of a parcel map is to allow for the creation of subdivisions, merger and re-subdivision of existing lots, and common-interest communities consisting of four or fewer parcels pursuant to 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 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 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 the two year time period shall cease any further action on the map and shall render the tentative parcel map as expired.

The proposed Tentative Parcel Map is a second or subsequent parcel map for this location, and the proposed new lots conform to the MDR regulatory zone.

The Conditions of Approval for Tentative Parcel Map Case Number WTPM18-0008 is attached to this staff report and will be included with the Action Order, if approved by the Parcel Map Review Committee.

Tentative Parcel Map Evaluation

Regulatory Zone:	Medium Density Rural (MDR)
Maximum Lot Potential:	13
Number of Lots on Parcel Map:	4
Minimum Lot Size Required:	4 Acres
Minimum Lot Size on Parcel Map:	5.02 Acres
Minimum Lot Width Required:	200 feet
Minimum Lot Width on Parcel Map:	409.5 feet

The tentative parcel map meets all minimum requirements for the MDR regulatory zone.

Development Suitability Constraints: The South Valleys Area Plan Development Suitability Map, a part of the South Valleys Area Plan Area Plan, indicates that portions of the parcel are most suitable for development (i.e. slopes less than 15%, no wetlands, etc.) while other portions of the parcel contain slopes in excess of 15% and 30%. There is floodplain present on the parcel map.

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

The subject parcel is outside the Truckee Meadows Service Area (TMSA) and is within the Rural Development Area (RDA).

The proposed subdivision is a second or subsequent division of a parcel map approved within the last five years. The most recent case number was WTPM16-0006. Additionally, there have been a series of parcel maps previously approved, but have since expired. Those case numbers were PM08-009, PM08-010, PM08-011, and PM08-012.

South Valleys Area Plan Modifiers

The tentative parcel map is subject to the following South Valleys Area Plan Modifier:

Section 110.210.05 Water Rights Dedication Requirements.

- (a) Washoe Valley Hydrographic Basin. Dedication of sufficient certificated water rights from the Washoe Valley Hydrographic Basin, or imported water rights from an adjoining hydrographic basin when a parcel is split by the Washoe Valley Hydrographic Basin, or "will serve" letters when served by a water purveyor, shall be provided for all development in the Washoe Valley Hydrographic Basin, including maps of division into large parcels, parcel maps, and subdivision maps, and new civic, commercial and industrial use types.

The tentative parcel map would create two new parcels. Therefore, the applicant will be required to dedicate groundwater rights for each of the newly created parcels. This must be done prior to the recordation of the final map. A proposed condition is included to this effect.

Development Information

The subject parcel is undeveloped.

Reviewing Agencies

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

- Washoe County Community Services Department
 - Planning and Building Division
 - GIS
 - Engineering and Capital Projects Division
 - Land Development
 - Washoe County Surveyor
 - Parks and Open Spaces
 - Water Rights Manager
- Washoe County Health District
 - Air Quality Division
 - Environmental Health Services Division
- Washoe-Storey Conservation District
- Truckee Meadows Fire Protection District
- Regional Transportation Commission (RTC)

Five out of the Fifteen 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 Building Division, Planning Program requires that the final map be in substantial compliance with all plans and documents submitted with the tentative parcel map.
Contact: Chris Bronczyk, 775.328.3612, cbronczyk@washoecounty.us
- Washoe County Engineering and Capital Projects Division requires improvements to access off Eastlake Blvd, additional notes, as well as technical map corrections.
Contact: Mike Gump, 775.328.2041, mgump@washoecounty.us
- Washoe County Health District requires compliance with conditions relating to the individual onsite sewage disposal systems.
Contact: Wes Rubio, 775.328.2635, wrubio@washoecounty.us
- Washoe County Water Management Planner provided comments related to water rights, reviews, and relinquishments.
Contact: Vahid Behmaram, 775.328.3600, vbehmaram@washoecounty.us
- Regional Transportation Commission requires compliance with the Moderate Access Control Standards for arterials.
Contact: Rebecca Kapuler, 775.332.0174, rkapuler@rtcwashoe.com

Staff Comment on Required Findings

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

- 1) General improvement considerations for all parcel maps including, but not limited to:
 - a) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal.
Staff Comment: The proposed map has been reviewed by Health District and appropriate conditions of approval have been proposed.
 - b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision.
Staff Comment: The parcels will be served by individual domestic wells. The applicant is required to obtain and dedicate the water rights necessary for these wells prior to approval of the final map. This requirement is included as a proposed condition.
 - c) The availability and accessibility of utilities.
Staff Comment: Adequate utility infrastructure is available to the site.
 - d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks.
Staff Comment: The application was reviewed by the agencies shown on page 7 of this staff report and appropriate conditions of approval from those agencies have been proposed.
 - e) Conformity with the zoning ordinances and master plan.
Staff Comment: Lot size and residential density of the proposed map is in conformance with the regulatory zoning and master plan.
 - f) General conformity with the governing body's master plan of streets and highways.
Staff Comment: The proposed development will be served by existing paved public roadways.
 - g) The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision.
Staff Comment: The proposed development will be served by existing paved public roadways. Adequate road capacity exists to maintain the adopted Level of Service.
 - h) Physical characteristics of the land such as floodplain, slope and soil.
Staff Comment: The South Valleys Area Plan Development Suitability Map, a part of the South Valleys Area Plan Area Plan, indicates that portions of the parcel are most suitable for development (i.e. slopes less than 15%, no wetlands, etc.) while other portions of the parcel contain slopes in excess of 15% and 30%. The proposed large remainder parcel contains the majority of slopes in excess of 15 and 30%. Each of the proposed parcels appears to contain suitable areas for building pads. The applicant has provided FEMA FIRM Panel 32031C3333G, which notes the existence of a Flood Zone "A" on parcel 4A, the remaining parcels fall within Flood Zone "X".
 - i) The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive.
Staff Comment: All recommended conditions of approval have been included in the proposed conditions of approval
 - 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 map was sent to Truckee Meadows Fire Protection District and no comments, or recommendations of denial were received.

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

Staff Comment: Appropriate easements are required to be included on the final map.

- l) Recreation and trail easements.

Staff Comment: No reviewing agencies recommended conditions requiring trail easements.

- 2) Subdivision improvement considerations for second or subsequent parcel maps pursuant to Washoe County Code, Section 110.606.30(d) and which are in addition to the criteria listed above.

Staff Comment: The tentative map is a second subsequent parcel map. Notice of the public hearing on this item will be sent in accordance with WCC Section 110.606.30(d).

Recommendation

Those agencies which reviewed the application, 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 WTPM18-0008 is being recommended for approval with conditions. Staff offers the following motion for the Parcel Map Review Committee's consideration.

Review Criteria

I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM18-0008 for Lake and Mountain Views LLC, 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.
- 2) Subdivision improvement considerations for second or subsequent parcel maps pursuant to Washoe County Code, Section 110.606.30(d) and which are in addition to the criteria listed above.

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/Owner: Lake and Mountain Views, LLC
9222 Prototype Drive
Reno, Nevada 89521

Representatives: TEC Engineering Consultants
9437 Double Diamond Pkwy
Reno, NV 89521



Conditions of Approval

Tentative Parcel Map Case Number WTPM18-0008

The tentative parcel map approved under Parcel Map Case Number WTPM18-0008 shall be carried out in accordance with the Conditions of Approval granted by the Washoe County Parcel Map Review Committee on September 13, 2018. 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.

- **The REGIONAL TRANSPORTATION COMMISSION (RTC) is directed and governed by its own Board. Conditions recommended by the RTC may be required, at the discretion of Washoe County.**

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: Chris Bronczyk, Planner, 775.328.3612, cbronczyk@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 Building 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 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.
- c. The final map shall contain the following jurat:

DIRECTOR OF PLANNING AND BUILDING CERTIFICATE

THE FINAL PARCEL MAP CASE NO. WTPM18-0008 MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. THE OFFER(S) OF DEDICATION IS (ARE) REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278.

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

MOJRA HAUENSTEIN, DIRECTOR, PLANNING AND BUILDING DIVISION

- 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.

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.

Contact: Mike Gump, PLS, 775.328.2315, mgump@washoecounty.us

- a. Comply with the conditions of the Washoe County technical check for this map.
- b. All boundary corners must be set.
- c. Place a note on the map stating that the natural drainage will not be impeded.
- d. Prior to approval of the parcel map, a driveway access plan for each lot shall be submitted for approval and driveway improvements installed. The driveway locations shall be situated with a 300' minimum spacing. Minimum AASHTO stopping site distances for the south bound Eastlake Blvd shall be demonstrated through an analysis performed by a licensed engineer. An Encroachment/Excavation Permit (aka Street Cut Permit) shall be obtained for all work within Washoe County's right-of-way.
- e. 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."
- f. Add the following note to the map; "Westerly portions of the property adjacent to Eastlake Blvd are subject to flooding due to ponding along Eastlake Blvd. The final design of the single family residences shall account for potential flooding and structures submitted for building permit shall be appropriately elevated to prevent flooding up to a 100-year return frequency storm event".
- g. 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.

Washoe County Health District (WCHD)

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

Contact: Wesley Rubio, 775.328.2434, wrubio@washoecounty.us

- a. WCHD has no objection to the project as proposed. All proposed parcels require test trench permits and inspection through WCHD and may require percolation tests.
- b. A site plan with all proposed/previous test trenches on the parcel must be provided at the time of permit. Please contact Dave Kelly at dakelly@washoecounty.us with any questions regarding the test trench process.
- c. Upon submittal of the Parcel Map mylar, all documentation of the test trench inspection and percolation tests (if required) must be included with the mylar for review and signature.

Regional Transportation Commission

4. The following conditions are requirements of the Regional Transportation Commission, which shall be responsible for determining compliance with these conditions.

Contact: Rebecca Kapuler, 775-332-0174, rkapuler@rtcwashoe.com

- a. The applicant shall adhere to the access management standards for arterials and collectors. Eastlake Blvd. is identified as an arterial subject to the Moderate Access Control standards regarding driveway spacing.

Washoe County Water Rights Manager

5. The following conditions are requirements of Washoe County Water Management.

Contact: Vahid Behmaram, 775.328.3600, vbehmaram@washoecounty.us

- 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. 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.*
- d. The ground water rights subject to relinquishment MAY NOT be supplemental ground water which supplement primary surface water rights.
- e. 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 Lake and Mountain Views, LLC parcel map will create 2 newly created parcels which will require the relinquishment of 4.00 acre-feet of ground water rights.
- f. 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
COMMUNITY SERVICES DEPARTMENT
Engineering and Capital Projects

1001 EAST 9TH STREET
 PO BOX 11130
 RENO, NEVADA 89520-0027
 PHONE (775) 328-3600
 FAX (775) 328.3699

INTEROFFICE MEMORANDUM

PARCEL MAP REVIEW

DATE: August 17, 2018
TO: Chris Bronczyk, Planner - Department of Community Services
FROM: Mike Gump, PLS, Engineering Division
SUBJECT: *2nd Parcel Map for Lake & Mountain
 Parcel Map Case No.: WTPM18-0008
 APN: 050-210-51
 Review Date: August 14, 2018*

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. All boundary corners must be set.
3. Place a note on the map stating that the natural drainage will not be impeded.
4. Prior to approval of the parcel map, a driveway access plan for each lot shall be submitted for approval and driveway improvements installed. The driveway locations shall be situated with a 300' minimum spacing. Minimum AASHTO stopping site distances for the south bound Eastlake Blvd shall be demonstrated through an analysis performed by a licensed engineer. An Encroachment/Excavation Permit (aka Street Cut Permit) shall be obtained for all work within Washoe County's right-of-way.
5. 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."
6. Add the following note to the map; "Westerly portions of the property adjacent to Eastlake Blvd are subject to flooding due to ponding along Eastlake Blvd. The final design of the single family residences shall account for potential flooding and structures



INTEGRITY



**EFFECTIVE
COMMUNICATION**



**QUALITY
PUBLIC SERVICE**

Memo to: Chris Bronczyk, Planner
Subject: Parcel Map Case No.: WTPM18-008
Date: August 17, 2018
Page: 2

submitted for building permit shall be appropriately elevated to prevent flooding up to a 100-year return frequency storm event”.

7. 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.

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

August 10, 2018

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

RE: Eastlake Parcel Map; APN 050-210-51
Tentative Parcel Map; WTPM18-0008

Dear Mr. Bronczyk:

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 – Wesley Rubio, 775.328.2434, wrubio@washoecounty.us

- a. WCHD has no objection to the project as proposed. All proposed parcels require test trench permits and inspection through WCHD and may require percolation tests.
- b. A site plan with all proposed/previous test trenches on the parcel must be provided at the time of permit. Please contact Dave Kelly at dakelly@washoecounty.us with any questions regarding the test trench process.
- c. Upon submittal of the Parcel Map mylar, all documentation of the test trench inspection and percolation tests (if required) must be included with the mylar for review and signature.

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



REGIONAL TRANSPORTATION COMMISSION

Metropolitan Planning • Public Transportation & Operations • Engineering & Construction

Metropolitan Planning Organization of Washoe County, Nevada

August 7, 2018

FR: Chrono/PL 183-18

Mr. Chris Bronczyk, Planner
Community Services Department
Washoe County
PO Box 11130
Reno, NV 89520

RE: WMPM18-0008 (Eastlake Parcel Map)

Dear Mr. Bronczyk,

We have reviewed the subject application and have the following comments and recommendations.

Comments and Recommendations:

1. The 2040 Regional Transportation Plan (RTP) identifies Eastlake Boulevard as an arterial with moderate-access control. To maintain arterial capacity, the following RTP access management standards should be maintained.

Access Management Standards-Arterials ¹ and Collectors							
Access Management Class	Posted Speeds	Signals Per Mile and Spacing ²	Median Type	Left From Major Street? (Spacing from signal)	Left From Minor Street or Driveway?	Right Decel Lanes at Driveways?	Driveway Spacing ³
Moderate Access Control	40-45 mph	3 or less Minimum spacing 1590 feet	Raised or painted w/turn pockets	Yes 500 ft. minimum	No, on 6 or 8-lane roadways w/o signal	Yes ⁴	200 ft./300 ft.

¹ On-street parking shall not be allowed on any new arterials. Elimination of existing on-street parking shall be considered a priority for major and minor arterials operating at or below the policy level of service.

² Minimum signal spacing is for planning purposes only; additional analysis must be made of proposed new signals in the context of planned signalized intersections, and other relevant factors impacting corridor level of service.

³ Minimum spacing from signalized intersections/spacing other driveways.

⁴ If there are more than 60 inbound, right-turn movements during the peak-hour.

2. The Policy Level of Service (LOS) standard for Eastlake Boulevard is LOS D. Policy LOS for intersections shall be designed to provide a level of service consistent with maintaining the policy level of service of the intersection corridor. This project should be required to meet all the conditions necessary to complete road improvements to maintain policy LOS standards.
3. The RTP, RTC Bicycle/Pedestrian Master Plan and the Nevada Department of Transportation Pedestrian Safety Action Plan, all indicate that new development and re-development will be encouraged to construct pedestrian and bicycle facilities, internal

and/or adjacent to the development, within the regional road system. Also, these plans recommend that the applicant be required to design and construct any sidewalks along the frontage of the property in conformance with the stated ADA specifications.

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

Sincerely,



Rebecca Kapuler
Planner

RK/jm

Copies: Mojra Hauenstein, Washoe County Community Services
Trevor Lloyd, Washoe County Community Services
Jae Pullen, Nevada Department of Transportation, District II
Daniel Doenges, Regional Transportation Commission
Tina Wu, Regional Transportation Commission
Mark Maloney, Regional Transportation Commission
Julie Masterpool, Regional Transportation Commission
David Jickling, Regional Transportation Commission

/468 Eastlake Parcel Map



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

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

July 19, 2018

TO: Chris Bronczyk, Planner, CSD, Planning & Development Division

FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD

SUBJECT: Tentative Parcel Map Case Number WTPM18-0008 (Lake and Mountain Views, LLC)

Project description:

The applicant is proposing a parcel map to approve a second subsequent tentative parcel map to create three (3) parcels from one existing 44.86 acre parcel. The parcel map approval will result in one (1) 5.05 acre parcel, one (1) 5.02 acre parcel, and a 34.79 acre remaining parcel. Water will be provided by individual domestic wells, and sewage disposal will be by individual septic systems.

Location: 0 Eastlake Blvd, Assessor's Parcel Number: 050-210-51.

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



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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 Lake and Mountain Views, LLC parcel map will create 2 newly created parcels which will require the relinquishment of 4.00 acre-feet of ground water rights.

- 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.

OFFICIAL NOTICE OF PUBLIC MEETING

DATE: August 31, 2018

You are hereby notified that the **Washoe County Parcel Map Review Committee** will conduct a public meeting at the following time and location:

2:00 p.m., Thursday, September 13, 2018

Community Services Department - Planning and Building, Mount Rose Conference Room, Bldg. A, Rm. 265, 1001 E. Ninth St., Reno, NV 89512

Re: Tentative Parcel Map Case Number WTPM18-0008 (Eastlake Parcel Map) - For possible action, hearing, and discussion to approve a second subsequent tentative parcel map to create three (3) parcels from one existing 44.86 acre parcel. The change will result in one (1) 5.05 acre parcel, one (1) 5.02 acre parcel, and one (1) 34.79 acre remaining parcel. The property is currently vacant and is located at 0 Eastlake Blvd. The proposed parcel map is a second or subsequent division of a parcel map approved within the last five years.

- Applicant: TEC Civil Engineering Consultants
- Property Owner: Lake & Mountain Views LLC
- Location: 0 Eastlake Blvd
- APN: 050-210-51
- Parcel Size: 44.86 Acres
- Master Plan: 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
- Staff: Chris Bronczyk, Planner
Washoe County Community Services Department
Planning and Building Division

- Phone: 775.328.3612
- E-Mail: cbronczyk@washoecounty.us

As an owner of property in the vicinity, you are invited to present testimony relative to these matters.

To access additional information about this item, please visit our website at www.washoecounty.us/csd/planning_and_development/, choose **Boards and Commissions**, then **Parcel Map Review Committee, Meetings, +2018**. Then click on the above referenced meeting date.

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: Eastlake - 2nd Tentative Parcel Map			
Project Description: Division of APN 050-210-51, parcel 4, Parcel Map #5328.			
Project Address: 00 Eastlake Blvd.			
Project Area (acres or square feet): 44.86 ac.			
Project Location (with point of reference to major cross streets AND area locator): East side of Eastlake Blvd. directly south of the intersection of Eastlake Blvd. and U.S. Highway 395, in Washoe Valley.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
050-210-51	44.86		
Section(s)/Township/Range: S24 T17 R19			
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: Lake & Mountain Views, LLC.		Name: TEC Civil Engineering Consultants	
Address:		Address: 9437 Double Diamond Pkwy. #17, Reno, Nevada	
Zip: 89521		Zip: 89521	
Phone: 775.560.1718	Fax: 775.313.0066	Phone: 775.473.7276	Fax:
Email: merchantlegal@yahoo.com		Email: jgilles@tecreno.com	
Cell: 775.560.1718	Other:	Cell: 775.846.0164	Other:
Contact Person: Michael Merchant		Contact Person: Jason Gilles	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Lake & Mountain Views, LLC.		Name: TEC Engineering Consultants	
Address: 9222 Prototype Drive, Reno, Nevada		Address: 9437 Double Diamond Pkwy. #17, Reno, Nevada	
Zip: 89521		Zip: 89521	
Phone: 775.560.1718	Fax:	Phone: 775.473.7278	Fax:
Email: merchantlegal@yahoo.com		Email: cmcdonnell@tecreno.com	
Cell: 775.560.1718	Other:	Cell:	Other:
Contact Person: Michael Merchant		Contact Person: Charlie McDonnell	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: Lake Mountain Views, LLC

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

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, Michael Merchant
(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 Building.

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

Assessor Parcel Number(s): 050-210-51

Printed Name Michael Merchant (MANAGER)

Signed [Signature]

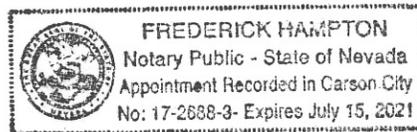
Address 405 Marsh Ave

Subscribed and sworn to before me this 13th day of JULY, 2018.

[Signature]
Notary Public in and for said county and state

My commission expires: JULY 15, 2021

(Notary Stamp)



*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

July 1, 2017

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)?

Approx. 1300' south of the intersection of Eastlake Blvd. & Hwy 395, Washoe Valley.

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
050-210-51	MDR	44.86

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

Undeveloped parcel.

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area	5.05 ac	5.02 ac	34.79 ac	
Minimum Lot Width	409.50'	493.00'	532.83'	

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

5. Utilities:

a. Sewer Service	Septic
b. Electrical Service/Generator	Municipal
c. Water Service	Well

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

a. Water System Type:

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

b. Available:

<input type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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c. Washoe County Capital Improvements Program project?

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

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

a. Sewage System Type:

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

b. Available:

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

c. Washoe County Capital Improvements Program project?

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

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

<input checked="" 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?

N/A

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?

N/A

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?

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:

Name	Randal L. Briggs
Address	9437 Double Diamond Pkwy, #17, Reno, Nevada, 89521
Phone	
Cell	775.690.2966
E-mail	randalbriggs@gmail.com
Fax	
Nevada PLS #	7998

OWNER'S CERTIFICATE

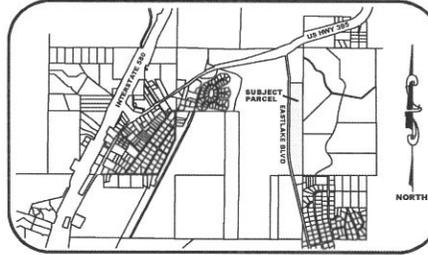
THIS IS TO CERTIFY THAT THE UNDERSIGNED, LAKE & MOUNTAIN VIEWS, LLC, IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278 AND THAT THE 20' DRAINAGE EASEMENTS, AND THE 10' PUBLIC UTILITY EASEMENTS SHOWN HEREON TO BE GRANTED PER THIS MAP ARE HEREBY GRANTED. PUBLIC UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED.

BY: _____ DATE _____
MICHAEL MERCHANT, LAKE & MOUNTAIN VIEWS, LLC.

STATE OF _____ S.S.
COUNTY OF _____

ON THIS _____ DAY OF _____, 2018, MICHAEL MERCHANT, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT IN WITNESS WHEREOF, I HERELIANTO SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____



VICINITY MAP
N.T.S.

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THE OWNERS SHOWN HEREON ARE THE OWNERS OF RECORD OF SAID LAND; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS (EXCEPT DOC. NO. 4338413) AND THERE ARE NO LIENS OF RECORD AGAINST THE OWNERS FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES COLLECTED AS TAXES OR SPECIAL ASSESSMENTS EXCEPT AS SHOWN BELOW:

TICOR TITLE OF NEVADA, INC.

BY: _____ DATE _____

NAME _____

TITLE _____

TAX CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THE LAND 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.285.

APN: 050-210-22 (REMAINDER OF PARCEL AS DIVIDED PER PARCEL MAP 5328)
WASHOE COUNTY TREASURER

BY: _____ DATE _____
DEPUTY

BY: _____
NAME

BY: _____
TITLE

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 _____

SURVEYOR'S CERTIFICATE

I, RANDAL L. BRIGGS, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, DO HEREBY CERTIFY THAT:

- 1) THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF LAKE & MOUNTAIN VIEWS, LLC.
- 2) THE LANDS SURVEYED LIE WITHIN THE E 1/2 OF THE E 1/2 OF SECTION 24, T. 17 N., R. 19 E., M.D.M., AND THE SURVEY WAS COMPLETED ON AUGUST 3, 2018.
- 3) THIS PLAT COMPLIES WITH THE APPLICABLE STATUTES OF THIS STATE 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, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT DURABILITY.
- 5) THIS MAP IS NOT IN CONFLICT WITH NRS 278.486.



RANDAL L. BRIGGS, P.L.S. 7990 _____ DATE _____
No. 7990 EXP. 12/31/18

SECURITY INTEREST HOLDER'S CERTIFICATE

POD ASSET GROUP, A CALIFORNIA GENERAL PARTNERSHIP, BENEFICIARY OF THE DEED OF TRUST RECORDED MAY 25, 2017 AS DOCUMENT NO. 4707263, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA, HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT PER DOCUMENT NO. _____, OFFICIAL RECORDS, WASHOE COUNTY, NEVADA.

UTILITY COMPANIES' CERTIFICATE

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

BY: _____ DATE _____
SIERRA PACIFIC POWER COMPANY D/B/A NV ENERGY

BY: _____ DATE _____
NEVADA BELL TELEPHONE COMPANY D/B/A AT&T NEVADA

BY: _____ DATE _____
CHARTER COMMUNICATIONS

DIRECTOR OF PLANNING AND BUILDING CERTIFICATE

THE FINAL PARCEL MAP CASE NO. WTPM _____ 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 OFFERER'S OR DESIGNATOR 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 DIVISION DIRECTOR OF PLANNING AND BUILDING OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH THE NEVADA REVISED STATUTES 278.471 THROUGH 278.475.

MORA HALENSTEN _____ DATE _____
DIVISION DIRECTOR OF PLANNING AND BUILDING

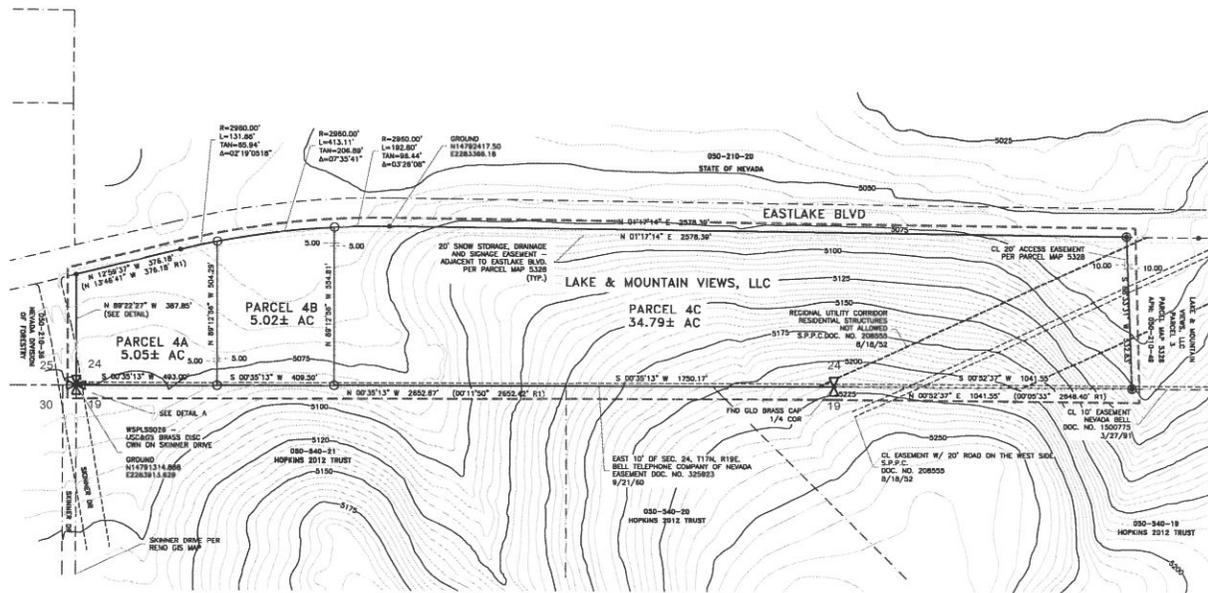
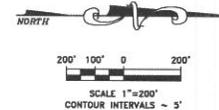
WATER AND SEWER RESOURCE REQUIREMENTS CERTIFICATE

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

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT _____ DATE _____

TOTAL AREA ±44.86 AC

FILE NO. _____	2nd PARCEL MAP
FEE _____	LAKE & MOUNTAIN VIEWS, LLC
FILED FOR RECORD AT THE REQUEST OF _____	BEING A DIVISION OF APN: 050-210-51, PARCEL 4 OF PM 5328, DOC. #4788224
ON THIS _____ DAY OF _____	SITUATE WITHIN THE E 1/2 E 1/2 OF SECTION 24, T.17N., R.19E, M.D.M
2018, AT _____ MINUTES PAST _____ O'CLOCK _____ M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA	WASHOE COUNTY
LAWRENCE R. BURNESS _____	CIVIL ENGINEERING CONSULTANTS
COUNTY RECORDER	TEC
BY: _____ DEPUTY	8437 DOUBLE DIAMOND PKWY, #17, Reno, NV (775)352-1800 Fax (775)355-7928
	NEVADA SHEET 1 OF 2



TOPOGRAPHIC EXHIBIT

NATURAL DRAINAGE SHALL NOT BE IMPEDED.

PARCEL AREA SUMMARY	
PARCEL 4A	5.05 AC
PARCEL 4B	5.02 AC
PARCEL 4C	34.72 AC
TOTAL	44.88 AC

PLANNED AND SURVEYED FOR THE STATE OF NEVADA

RANDAL L. BRIGGS

PROFESSIONAL No. 7998

DATE
EXP. 12/31/18

2nd PARCEL MAP

LAKE & MOUNTAIN VIEWS, LLC

BEING A DIVISION OF APRN 050-210-31, PARCEL 4 OF PM 5328, DOC. #4786334

SITUATE WITHIN THE E 1/2 E 1/2 OF SECTION 24, T.17N., R.19E., M.D.M.

WASHOE COUNTY NEVADA

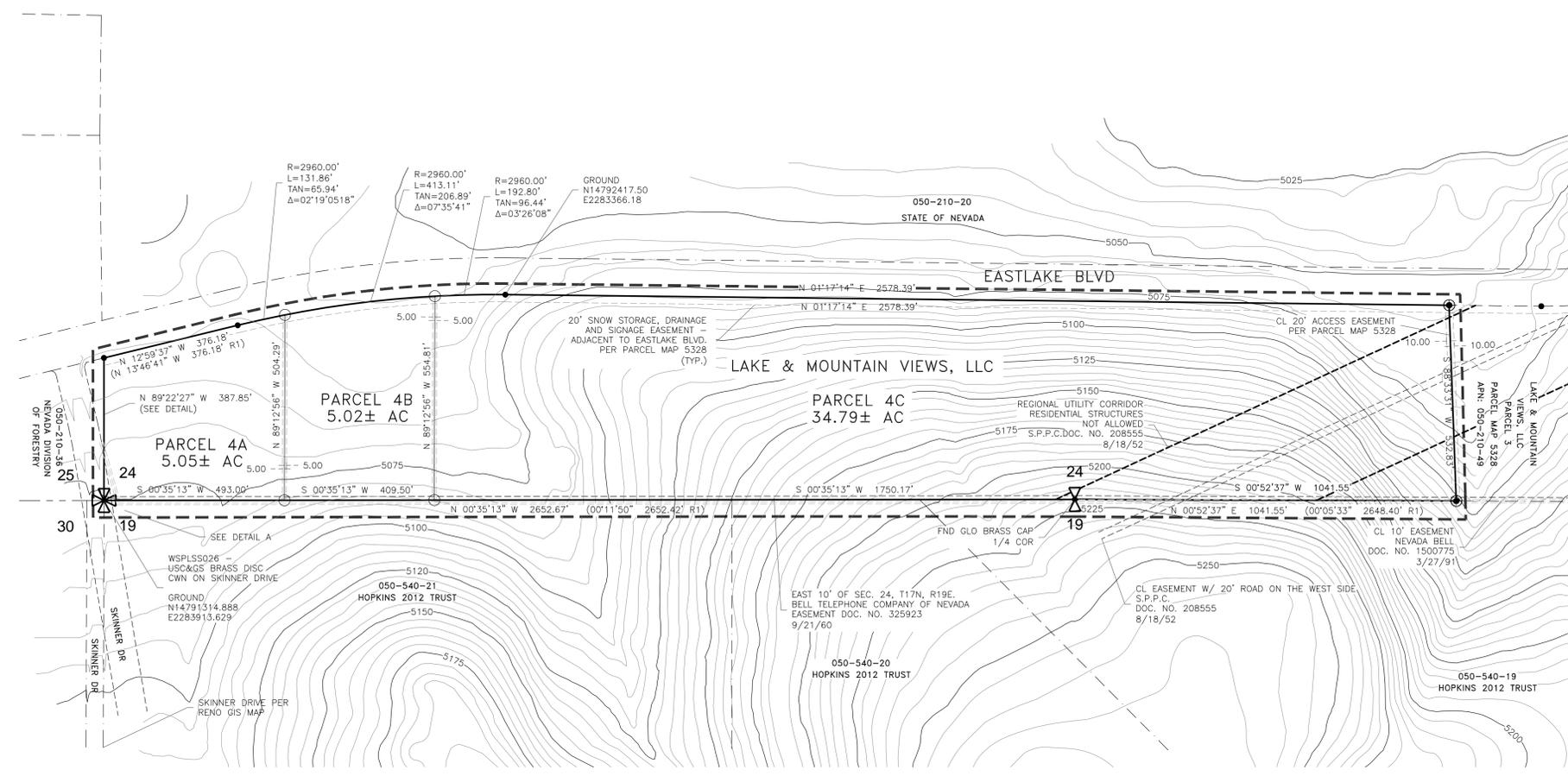
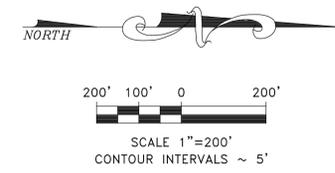
TEC

CIVIL ENGINEERING CONSULTANTS

9437 DOUBLE DIAMOND PKWY. SUITE 100, RENO, NV
775352-7800 FAX (775)352-7429

SHEET
1

OF
1



TOPOGRAPHIC EXHIBIT

NATURAL DRAINAGE SHALL NOT BE IMPEDED.

PARCEL AREA SUMMARY	
PARCEL 4A	5.05 AC
PARCEL 4B	5.02 AC
PARCEL 4C	34.79 AC
TOTAL	44.86 AC

	2nd PARCEL MAP FOR LAKE & MOUNTAIN VIEWS, LLC <small>BEING A DIVISION OF APN: 050-210-51, PARCEL 4 OF PM 5328, DOC. #4786224 SITUATE WITHIN THE E 1/2 E 1/2 OF SECTION 24, T.17N., R.19E., M.D.M</small>	
	 <small>9437 DOUBLE DIAMOND PKWY., #17, RENO, NV (775)352-7800 Fx(775)352-7929</small>	SHEET 1 OF 1

OWNER'S CERTIFICATE

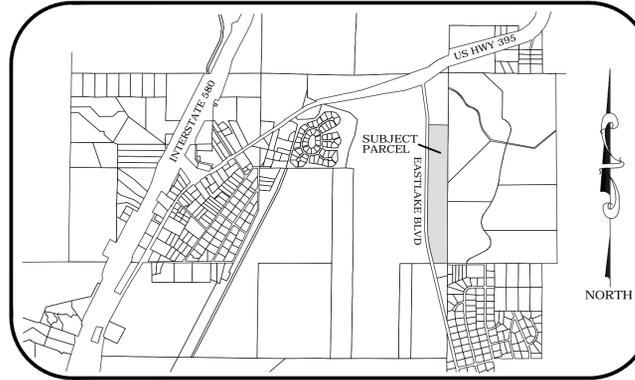
THIS IS TO CERTIFY THAT THE UNDERSIGNED, LAKE & MOUNTAIN VIEWS, LLC., IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278 AND THAT THE 20' DRAINAGE EASEMENTS, AND THE 10' PUBLIC UTILITY EASEMENTS SHOWN HEREON TO BE GRANTED PER THIS MAP ARE HEREBY GRANTED. PUBLIC UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED.

BY: _____ DATE _____
MICHAEL MERCHANT, LAKE & MOUNTAIN VIEWS, LLC.

STATE OF _____ S.S.
COUNTY OF _____

ON THIS _____ DAY OF _____, 2018, MICHAEL MERCHANT, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES: _____



VICINITY MAP
N.T.S.

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THE OWNERS SHOWN HEREON ARE THE OWNERS OF RECORD OF SAID LAND; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS (EXCEPT DOC. NO. 4538415) AND THERE ARE NO LIENS OF RECORD AGAINST THE OWNERS FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES COLLECTED AS TAXES OR SPECIAL ASSESSMENTS EXCEPT AS SHOWN BELOW:

TICOR TITLE OF NEVADA, INC.

BY: _____ DATE _____

NAME _____

TITLE _____

TAX CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THE LAND 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: 050-210-22 (REMAINDER OF PARCEL AS DIVIDED PER PARCEL MAP 5328)
WASHOE COUNTY TREASURER

BY: _____ DATE _____
DEPUTY

BY: _____ NAME _____

BY: _____ TITLE _____

DISTRICT BOARD OF HEALTH CERTIFICATE

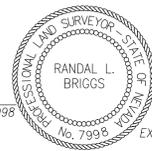
THIS MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY, AND WATER SUPPLY FACILITIES. THIS MAP HAS BEEN FOUND TO MEET ALL APPLICABLE REQUIREMENTS AND PROVISIONS OF THE ENVIRONMENTAL HEALTH SERVICES DIVISION OF THE WASHOE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

FOR THE DISTRICT BOARD OF HEALTH _____ DATE _____

SURVEYOR'S CERTIFICATE

I, RANDAL L. BRIGGS, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, DO HEREBY CERTIFY THAT:

- 1) THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF LAKE & MOUNTAIN VIEWS, LLC.
- 2) THE LANDS SURVEYED LIE WITHIN THE E 1/2 OF THE E 1/2 OF SECTION 24, T. 17 N., R. 19 E., M.D.M., AND THE SURVEY WAS COMPLETED ON AUGUST 3, 2016.
- 3) THIS PLAT COMPLIES WITH THE APPLICABLE STATUTES OF THIS STATE 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, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT DURABILITY.
- 5) THIS MAP IS NOT IN CONFLICT WITH NRS 278.466.



RANDAL L. BRIGGS, P.L.S. 7998 _____ DATE _____ EXP. 12/31/18

SECURITY INTEREST HOLDER'S CERTIFICATE

POD ASSET GROUP, A CALIFORNIA GENERAL PARTNERSHIP, BENEFICIARY OF THE DEED OF TRUST RECORDED MAY 25, 2017 AS DOCUMENT NO. 4707243, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA, HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT PER DOCUMENT NO. _____, OFFICIAL RECORDS, WASHOE COUNTY, NEVADA.

UTILITY COMPANIES' CERTIFICATE

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

BY: _____ DATE _____
SIERRA PACIFIC POWER COMPANY D/B/A NV ENERGY

BY: _____ DATE _____
NEVADA BELL TELEPHONE COMPANY D/B/A AT&T NEVADA

BY: _____ DATE _____
CHARTER COMMUNICATIONS

DIRECTOR OF PLANNING AND BUILDING CERTIFICATE

THE FINAL PARCEL MAP CASE NO. WTPM _____ 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 DIVISION DIRECTOR OF PLANNING AND BUILDING OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH THE NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

MOJRA HAUENSTEIN _____ DATE _____
DIVISION DIRECTOR OF PLANNING AND BUILDING

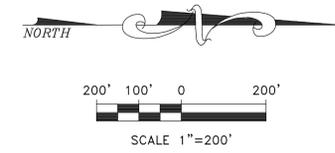
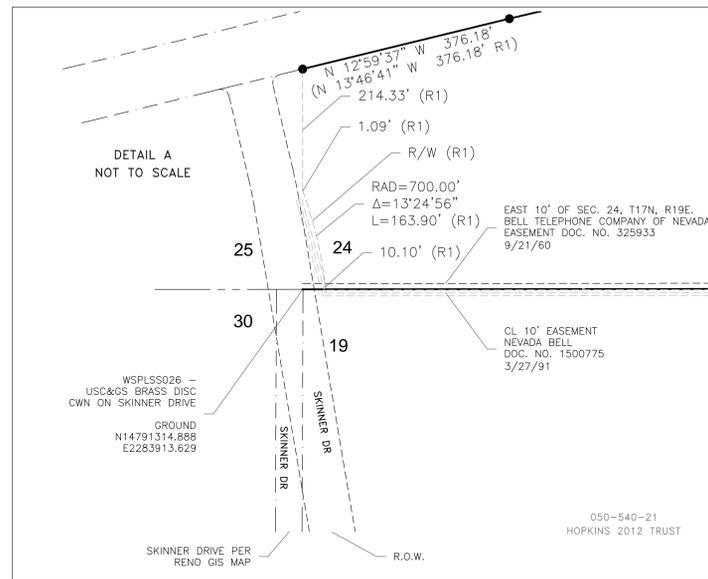
WATER AND SEWER RESOURCE REQUIREMENTS CERTIFICATE

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

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT _____ DATE _____

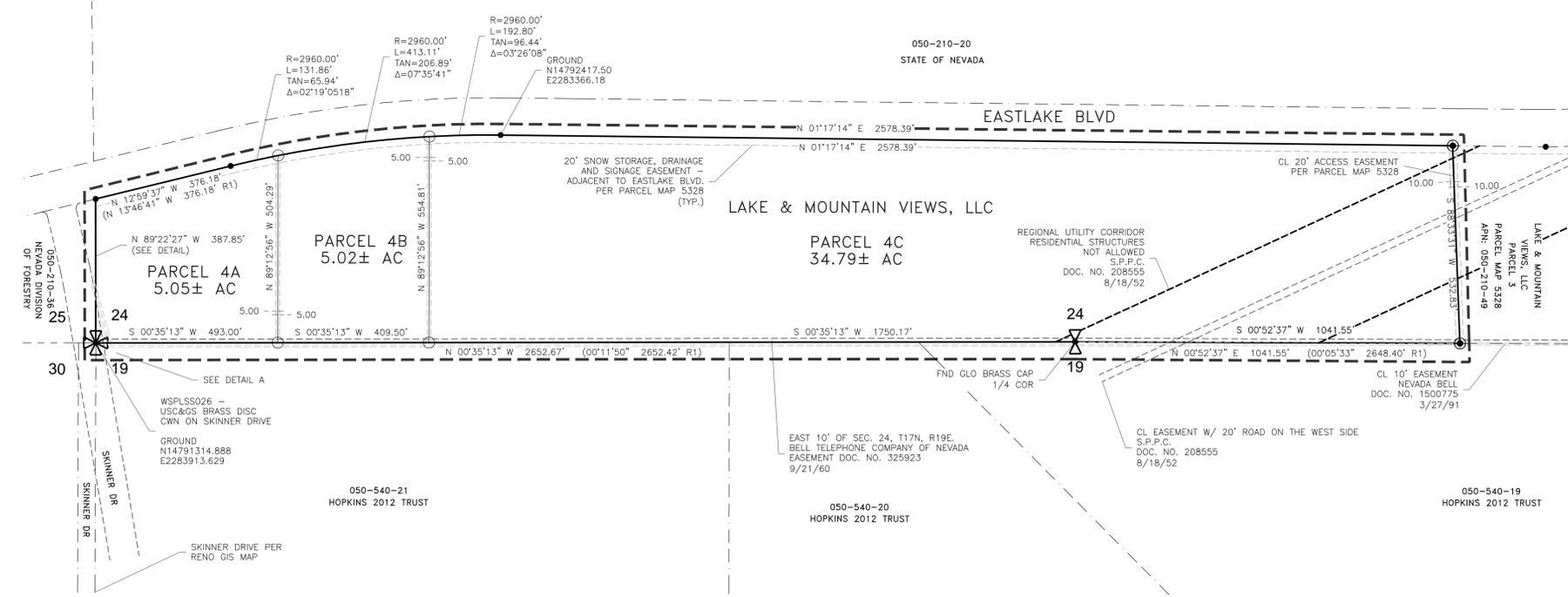
TOTAL AREA ±44.86 AC

FILE NO. _____ FEE: _____ FILED FOR RECORD AT THE REQUEST OF _____ ON THIS _____ DAY OF _____, 2018, AT _____ MINUTES PAST _____ O'CLOCK, _____ M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA LAWRENCE R. BURTNESSE COUNTY RECORDER BY: _____ DEPUTY	<p>2nd PARCEL MAP FOR LAKE & MOUNTAIN VIEWS, LLC BEING A DIVISION OF APN: 050-210-51, PARCEL 4 OF PM 5328, DOC. #4786224 SITUATE WITHIN THE E 1/2 E 1/2 OF SECTION 24, T.17N., R.19E, M.D.M.</p> <p>WASHOE COUNTY NEVADA</p> <p>TEC CIVIL ENGINEERING CONSULTANTS 9437 DOUBLE DIAMOND PKWY, #17, RENO, NV (775)352-7800 Fax(775)352-7929</p>	<p>SHEET 1 OF 2</p>
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GENERAL NOTES

- NATURAL DRAINAGE SHALL NOT BE IMPEDED.
- PARCELS 4A, 4B, AND 4C ARE EACH SUBJECT TO A RECIPROCAL SURFACE DRAINAGE EASEMENT, EXCLUDING EXISTING AND FUTURE BUILDING PADS, PER PARCEL MAP 5328.
- PARCELS 4A, 4B, AND 4C ARE SUBJECT TO 20' SNOW STORAGE, DRAINAGE AND SIGNAGE EASEMENTS, ADJACENT TO EASTLAKE BLVD, PER PARCEL MAP 5328.
- PARCEL 4C IS SUBJECT TO A 20' RECIPROCAL ACCESS EASEMENT GRANTED FOR THE BENEFIT OF PARCELS 4C AND APN 050-210-49 (PARCEL 3 OF PARCEL MAP 5328), CENTERED ON THE PARCEL LINE OF PARCELS 4C AND APN 050-210-49.
- RESIDENTIAL STRUCTURES WILL NOT BE PERMITTED WITHIN 150' OF THE CENTERLINE OF THE REGIONAL UTILITY CORRIDOR AS DENOTED BY DOCUMENT # 208555.
- PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED 10' IN WIDTH CENTERED ON ALL INTERIOR PROPERTY LINES.
- DRAINAGE EASEMENTS ARE HEREBY GRANTED 20' IN WIDTH CENTERED ON ALL INTERIOR PROPERTY LINES.
- A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICED FACILITIES TO THAT PARCEL, WITH THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS, AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME OF INSTALLATION AND THE UTILITY COMPANY.
- ANY FUTURE PARCEL MAPS OR PROPOSALS TO DEVELOP PARCEL 4C WILL REQUIRE DEVELOPMENT WITH PARCELS OF A MINIMUM OF 5 ACRES SERVED BY ON-SITE SEWAGE DISPOSAL, UNLESS MUNICIPAL SEWER IS AVAILABLE FOR THE ENTIRE DEVELOPMENT, PER WASHOE COUNTY ENVIRONMENTAL HEALTH SERVICES.



REFERENCES

- RECORD OF SURVEY MAP 2433, RECORDED AS DOC. 1579269 JUNE 15, 1992.
 - RECORD OF SURVEY MAP 3748, RECORDED AS DOC. 2430602 MARCH 15, 2000.
 - PARCEL MAP 5328, RECORDED AS DOC. 4786224 FEBRUARY 7, 2018.
- REFERENCED DOCUMENTS ARE RECORDED IN THE OFFICIAL RECORDS OF THE COUNTY OF WASHOE, STATE OF NEVADA.

LEGEND

- SET PROPERTY CORNER PLS 7998
- RECORD PROPERTY CORNER PLS 7998
- RECORD PROPERTY CORNER ROS NO. 2433
- PROPERTY BOUNDARY
- - - ADJACENT PROPERTY LINE
- - - PROPOSED PROPERTY LINE
- - - SUBJECT PARCEL BOUNDARY
- (R1) RECORD INFORMATION (BEARING & DISTANCE) PER R.O.S. 2433 (DOC. 1579269)

BASIS OF BEARING

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS THE NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE GRID, NAD 83/94, BASED UPON MEASUREMENTS TAKEN TO GPS CONTROL POINTS, ON FILE WITH THE WASHOE COUNTY ENGINEERING OFFICE.

COORDINATES SHOWN ARE GROUND, TO CONVERT TO GRID DIVIDE BY THE WASHOE COUNTY MODIFIED GRID COMBINED FACTOR OF 1.000197939.

BASIS OF ELEVATION

THE BASIS OF ELEVATION FOR THIS SURVEY IS NAVD 88.

PARCEL AREA SUMMARY

PARCEL 4A	5.05 AC
PARCEL 4B	5.02 AC
PARCEL 4C	34.79 AC
TOTAL	44.86 AC

STATE OF NEVADA
 COUNTY OF WASHOE
 LAND SURVEYOR
 RANDAL L. BRIGGS
 No. 7998
 DATE
 EXP. 12/31/18

2nd **PARCEL MAP**
 FOR
LAKE & MOUNTAIN VIEWS, LLC
 BEING A DIVISION OF APN: 050-210-51, PARCEL 4 OF PM 5328, DOC. #4786224
 SITUATE WITHIN THE E 1/2 E 1/2 OF SECTION 24, T.17N., R.19E, M.D.M
 WASHOE COUNTY NEVADA

TEC
 CIVIL ENGINEERING CONSULTANTS
 9437 DOUBLE DIAMOND PKWY, #17, RENO, NV
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SHEET
2
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