



Parcel Map Review Committee Staff Report

Meeting Date: April 14, 2016

Subject: Parcel Map Case Number PM16-003
Applicants: Alexa Gallagher, Laura Gallagher-Mullen & Paul Gallagher-Brooks
Agenda Item Number: 7A
Project Summary: Divide a ± 4.17 acre property into four parcels of 1 acre, 1 acre, ± 1.003 acres, and ± 1.17 acres
Recommendation: Approval with Conditions
Prepared by: Trevor Lloyd - Senior Planner
Washoe County Community Services Department
Division of Planning and Development
Phone: 775.328.3620
E-Mail: tlloyd@washoecounty.us

Description

Parcel Map Case Number PM16-003 (Trust Agreement of Norine M. Gallagher) – Hearing, discussion, and possible action to approve a parcel map to divide a ± 4.17 acre property into four parcels of 1 acre, 1 acre, ± 1.003 acres, and ± 1.17 acres.

- Applicants/Owners: Alexa Gallagher
Laura Gallagher-Mullen
Paul M. Gallagher-Brooks
- Location: 320 US Highway 395 South
- Assessor's Parcel Number: 050-220-57
- Parcel Size: 4.17 Acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Low Density Suburban (LDS)
- Area Plan: South Valleys
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 606, Parcel Maps
- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Section 23, T17N, R19E, MDM,
Washoe County, NV

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Exhibits Contents

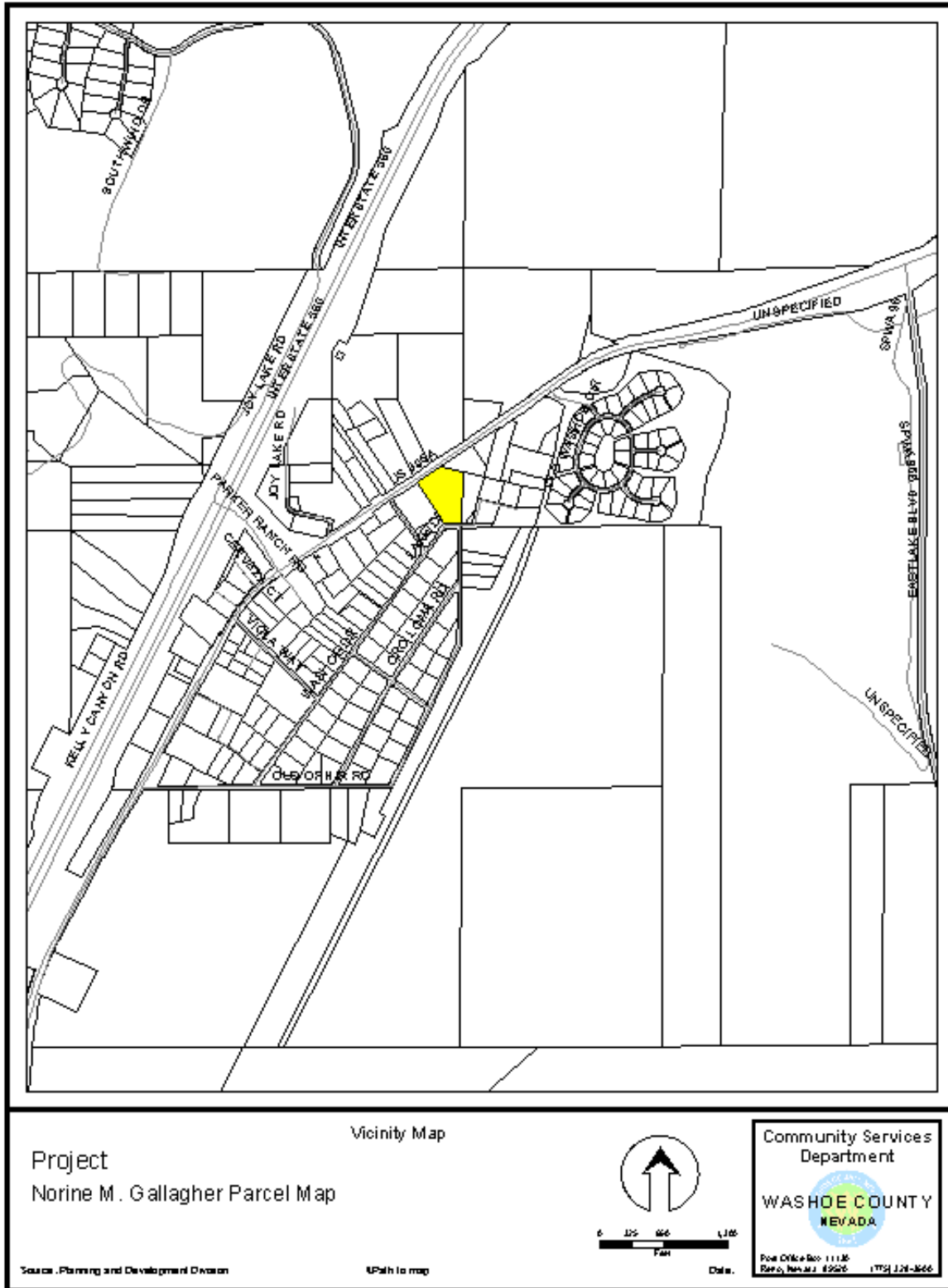
Conditions of Approval Exhibit A
Engineering and Capitol Projects Exhibit B
Health District Letter..... Exhibit C
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Parcel Map

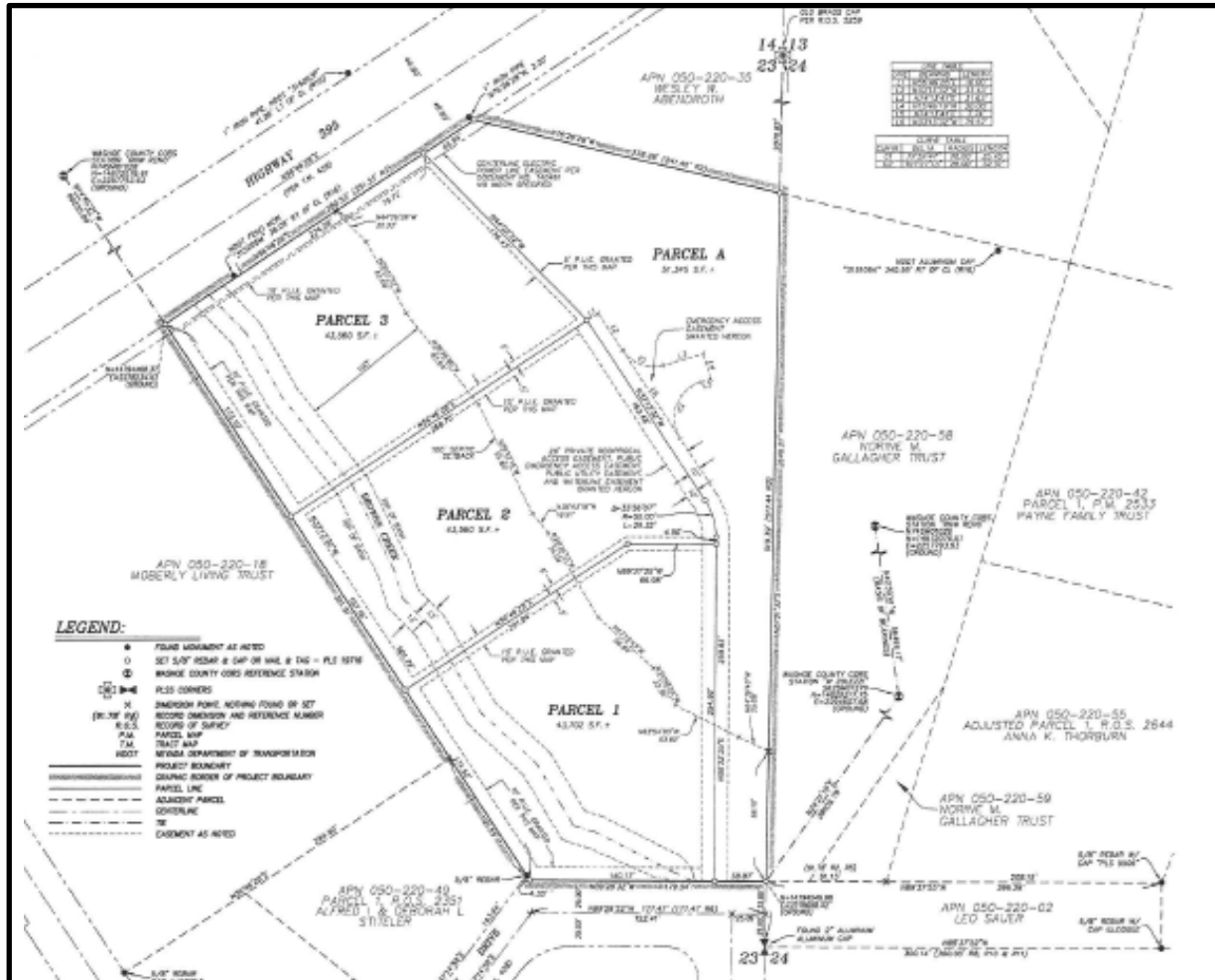
The purpose of a parcel map is to allow for the creation of subdivisions, merger and re-subdivision of existing lots, and common-interest communities consisting of four or fewer parcels pursuant to Article 606, *Parcel Maps*, of the Washoe County Development Code. A tentative parcel map must be submitted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

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

The Conditions of Approval for Tentative Parcel Map Case Number PM16-003 is attached to this staff report and will be included with the Action Order.



Vicinity Map



Site Plan

Background

The applicants are asking to parcel a 4.17 acre property into four parcels. The property has a regulatory zone of Low Density Suburban (LDS) and the request meets all requirements of the LDS regulatory zone. The property owner of the subject property also owns the adjoining two properties to the east and has concurrently submitted an application for a boundary line adjustment to reconfigure the two adjoining parcels as well as Parcel A of the proposed parcel map application immediately following the recordation of the subject parcel.

Tentative Parcel Map Evaluation

Land Use Designation:	Low Density Suburban (LDS)
Maximum Lot Potential:	4 lots
Number of Lots on Parcel Map:	4 lots
Minimum Lot Size Required:	35,000 square feet
Minimum Lot Size on Parcel Map:	43560 square feet (1 acre)
Minimum Lot Width Required:	120 feet
Minimum Lot Width on Parcel Map:	Parcel A is less than 120 feet; however there is a boundary line adjustment application that has been filed that will increase the minimum width of this parcel to over 120 feet.

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

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

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

The subject parcel is outside the Truckee Meadows Service Area (TMSA).

South Valleys Area Plan Modifiers**Section 110.210.05 Water Rights Dedication Requirements.**

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.

Development InformationThe subject parcel is currently vacant but contains several easements including a 26 foot wide creek easement near the western boundary of the property. The site is surrounded by residential properties to the south and east, commercial properties to the north and a commercially zoned property with a residential use to the west.

Reviewing Agencies

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

- Washoe County Community Services Department
 - Planning and Development
 - Engineering and Capitol Projects
 - Utilities
 - Water Management
- Truckee Meadows Water Authority (TMWA)
- Washoe County Health District
 - Vector-Borne Diseases Program
 - Environmental Health Services
- Truckee Meadows Fire Protection District
- Reno-Tahoe Airport Authority
- Nevada Department of Transportation (NDOT)
- Regional Transportation Commission (RTC)
- Washoe Storey Conservation District

Six out of the twelve above listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A **summary** of each agency's comments and/or recommended conditions of approval and their contact information is provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order if granted approval. Washoe County Planning and Development requires that the final map be in substantial compliance with all plans and documents submitted with the tentative parcel map and that the width of parcel A be increased to a minimum of 120 feet.

Contact: Trevor Lloyd, 328-3620, tlloyd@washoecounty.us

- Washoe County Engineering and Capital Projects require that the final map be in substantial compliance with all plans and documents submitted with the tentative parcel map and that the width of parcel A be increased to a minimum of 120 feet.

Contact: Mike Gump, 325-8033, mgump@washoecounty.us

- Truckee Meadows Fire Protection District requires compliance with WCC60, driveway access to all buildings and turnarounds sufficient for emergency access, etc.

Contact: Amy Ray, 326-6005, aray@washoecounty.us

- Washoe County Health District addressed vector issues.

Contact: Jim Shaffer, 785-4599, jshaffer@washoecounty.us

- Washoe County Water Management Planner requires a note on the map providing for TMWA water service.

Contact: Vahid Behmaram, 954-4647, vbehmaram@washoecounty.us

Staff Comment on Required Findings

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

- 1) General improvement considerations for all parcel maps including, but not limited to:
 - a) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal.

Staff Comment: The proposed maps have been reviewed by the relevant agencies and no recommendations for denial were received. The Washoe County Health District and Washoe County Utilities (sewer) reviewed the application and provided conditions of approval. The Truckee Meadows Water Authority (TMWA) is the service provider for community water and received a copy of the application for review
 - b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision.

Staff Comment: TMWA is the service provider for community water.
 - c) The availability and accessibility of utilities.

Staff Comment: The TMWA is the service provider for community water. NV Energy is the service provider for electricity. There are various communication services available in the South Valleys area for phone, internet, and television connections
 - d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks.

Staff Comment: Truckee Meadows Fire Protection District and the Washoe County Sheriff provides emergency service for the area. The subject site has access to public schools and there are County and State parks in the South Valleys area.
 - e) Conformity with the zoning ordinances and master plan.

Staff Comment: The subject parcel conforms to requirements of the Low Density Suburban (LDS) Regulatory zone and to the Washoe County Master Plan.
 - f) General conformity with the governing body's master plan of streets and highways.

Staff Comment: There are no streets or highways that will be significantly impacted by three additional parcels.
 - 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: This parcel map will not significantly impact existing public streets, or require new streets or highways.
 - h) Physical characteristics of the land such as floodplain, slope and soil.

Staff Comment: The subject site is not identified as being within a FEMA flood zone according to the South Valleys Development Suitability map.
 - i) The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive.

Staff Comment: The recommendations and comments of Reviewing Agencies meet the requirements of Nevada Revised Statutes.

- 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: Truckee Meadows Fire Protection District (TMFPD) is the designated fire protection agency for this area.

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

Staff Comment: Access to cable and/or satellite TV is available in the area.

- l) Recreation and trail easements.

Staff Comment: There are several public parks (County and State) in the South Valleys area.

Recommendation

Those agencies which reviewed the application, recommended conditions in support of approval of the tentative parcel map. Therefore, after a thorough analysis and review, Parcel Map Case Number PM16-003 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, the Washoe County Parcel Map Review Committee approve Parcel Map Case Number PM16-003 for Trust Agreement of Norine M. Gallagher, subject to the conditions of approval as listed in the staff report, and make the determination that the following criteria is or will be adequately provided for pursuant to Washoe County Development Code, Section 110.606.30:

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

- j) The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands;
- k) Community antenna television (CATV) conduit and pull wire; and
- l) Recreation and trail easements.

Appeal Process

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

- xc: Applicant/Owner: Alexa Gallagher
3480 Bryan Street
Reno, NV 89503

- Applicant/Owner: Laura Gallagher-Mullen
7720 Peerless Ave.
Orangevale, CA 95662

- Applicant/Owner: Paul M. Gallagher-Brooks
2435 Sand Wedge Ln.
Reno, NV 89523

- Representatives: Wood Rodgers, Inc.
Attn: Dan Bigrigg
5440 Reno Corporate Dr.
Reno, NV 89511

Staff Report xc: William Whitney, Director of Planning and Development Division



Conditions of Approval

Parcel Map Case Number PM16-003

The tentative parcel map approved under Parcel Map Case Number PM16-003 shall be carried out in accordance with the Conditions of Approval granted by the Washoe County Parcel Map Review Committee on April 14, 2016. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

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

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

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

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

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

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

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

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

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

Washoe County Planning and Development

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

Contact: Trevor Lloyd, 775.328.3620, tlloyd@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. PM16-003 MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. THE OFFER(S) OF DEDICATION IS (ARE) REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278.

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

WILLIAM WHITNEY, DIRECTOR, PLANNING AND DEVELOPMENT DIVISION

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

- e. The applicant shall provide verification to the Planning and Development Division that all conditions from the Truckee Meadows Fire Protection District have been satisfied.
 - f. The applicant has indicated that the proposed improvements will not exceed the major grading thresholds that require a special use permit. If the final construction drawings for the map include grading that exceeds the *Major Grading Permit Thresholds* listed in Article 438 Grading Standards, the applicant shall apply for a special use permit for grading; and if approved, may be delayed up to three months processing time. In addition, all related standards within the Washoe County Development Code shall be met on the construction drawings. Compliance shall be determined by the Planning and Development Division.
 - g. The approval for this tentative parcel map does not include improvements for driveways to building pads. Grading for access to building pads, if they exceed the criteria stated in the previous condition, shall require a special use permit. Compliance shall be determined by the Planning and Development Division.
 - h. Any regulations, procedures, and conditions adopted by Washoe County Health District must be met prior to recordation of a final map.
 - i. The applicant shall increase the width of parcel A to a minimum of 120 feet through the use of a boundary line adjustment.
2. The following conditions are requirements of the Engineering and Capital Projects, which shall be responsible for determining compliance with these conditions.

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

- a. Provide addition access to parcel 3.
 - b. Provide note that no access will be allowed off NDOT right of way (Highway 395).
 - c. The applicant shall submit a letter from a PLS certifying that the roadway improvements are within the documented access.
 - d. Remove debris and fencing from the proposed division.
 - e. Any access way shall be upgraded to a gravel road that will allow emergency vehicle travel, issuance of a building permit and take drainage and culvert extension into consideration. Submit plans for review and approval.
 - f. Comply with the conditions of the Washoe County technical check for this map.
 - g. Add a Security Interest Holder's Certificate to the map if applicable.
3. The following conditions are requirements of Environment Health Services, which shall be responsible for determining compliance with these conditions.

**Contact: James English, 775.328.2610, jenglish@washoecounty.us
Jim Shaffer, 775.785.4599, jshaffer@washoecounty.us**

- a. If improvements are made to the 20 foot private reciprocal access easement with regard to roadside ditches, the Health District will require 4-6 inch rock in the flow line of the ditches to reduce the downstream transport of sediment (Health Regulations Governing the Prevention of Vector-Borne Diseases 040.021).
- b. Vegetation growing in the flow line shall be removed on annual basis with the reciprocal access easement owners (Health Regulations Governing the Prevention of Vector-Borne Diseases (040.022)).

- c. Prior to the sign off of the building plans the above detail designs are required on the plans and a scheduled compliance inspection with the Vector-Borne Diseases Program is required for the above condition(s).
4. The following conditions are requirements of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions.

Contact: Amy Ray, 775.326.6005, aray@washoecounty.us

- a. Any developments on the property shall meet the requirements of WCC 60. This may include, but is not limited to, the requirements for exterior construction and defensible space/open space planning in accordance with the *Wildland Urban Interface Code*, access requirements, and water for fire suppression. Driveway access at 12 feet shall be provided to all buildings per the WUI and turn-arounds may be required to be placed on property for emergency vehicle access.
 - b. Plans for development of parcels shall be submitted for review and approval to TMFPD.
 - c. The provided map is not scaled to be able to determine if the proposed emergency access is adequate, and this access may not meet the provisions of the WUI.
5. The following conditions are requirements of the Community Services Department, Water Management Planner, which shall be responsible for determining compliance with these conditions.

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

- a. The Parcel Map shall contain TMWA's note and acknowledgement regards all conditions necessary for provision of water service to these 4 parcels.

*** End of Conditions ***



Washoe County
COMMUNITY SERVICES DEPARTMENT
Engineering and Capital Projects

INTEROFFICE MEMORANDUM

PARCEL MAP REVIEW

DATE: March 16, 2016

TO: Department of Community Services, Trevor Lloyd

FROM: Mike Gump, PLS, Engineering Division

***SUBJECT Parcel Map for: Gallagher, Norine M. Trust Agreement
Parcel Map Case No.: PM 16-003
APN: 050-220-57
Review Date: 3/16/16
Existing Zoning/Land Use Designation:***

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

1. Provide addition access to parcel 3.
2. Provide note that no access will be allowed off NDOT right of way (Highway 395).
3. The applicant shall submit a letter from a PLS certifying that the roadway improvements are within the documented access.
4. Remove debris and fencing from the proposed division.
5. Any access way shall be upgraded to a gravel road that will allow emergency vehicle travel, issuance of a building permit and take drainage and culvert extension into consideration. Submit plans for review and approval.
6. Comply with the conditions of the Washoe County technical check for this map.
7. Add a Security Interest Holder's Certificate to the map if applicable.

WASHOE COUNTY HEALTH DISTRICT

ENHANCING QUALITY OF LIFE

April 1, 2016

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

RE: Trust Agreement of Norine M. Gallagher; APN: 050-220-57
Tentative Parcel Map; PM16-003

Dear Mr. Trevor:

The Washoe County Health District, Environmental Health Services Division (Division) Engineering and Vector have reviewed the above referenced project. The parcel map is proposed to utilize individual on-site septic systems for each proposed lot. All proposed lots have had a test trench and inspection performed by Environmental Health. Approval by this Division is subject to the following conditions:

1. If improvements are made to the 20 foot private reciprocal access easement with regard to roadside ditches, the Health District will require 4-6 inch rock in the flow line of the ditches to reduce the downstream transport of sediment (Health Regulations Governing the Prevention of Vector-Borne Diseases 040.021).
2. Vegetation growing in the flow line shall be removed on annual basis with the reciprocal access easement owners (Health Regulations Governing the Prevention of Vector-Borne Diseases (040.022)).
3. Prior to the sign off of the building plans the above detail designs are required on the plans and a scheduled compliance inspection with the Vector-Borne Diseases Program is required for the above condition(s).

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

Sincerely,

James English
Environmental Health Specialists Supervisor
Environmental Health Services

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

JE/JS:je

Cc: File - Washoe County Health District
Dan Bigrigg, Wood Rodgers – dbigrigg@woodrodgers.com





Washoe County COMMUNITY SERVICES DEPARTMENT

March 25, 2016

TO: Trevor Lloyd, Senior Planner, CSD, Planning & Development Division

FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD

SUBJECT: Parcel Map Case Number PM16-003 (Gallagher Trust)

Project description:

This application is proposing to divide Washoe County APN 050-220-57, being a 4.17 acre parcel of land located in Washoe Valley, into 4 residential parcels. Domestic water service is to be provided by the Truckee Meadows Water Authority (TMWA) via the Old Washoe water system with existing infrastructure adjacent to this parcel of land.

The applicant is the beneficial holder of 25.368 acre-feet of ground water rights under Permit 74858, currently banked with Washoe County. The Point of Diversion and Place of Use of said water rights are associated with the Old Washoe Water System now owned and operated by TMWA. APN 050-220-57 may also qualify for a single Domestic Well Credit by the State of Nevada to support water rights dedication necessary for one of the 4 parcels. Washoe County will execute appropriate deeds to convey these water rights to TMWA and / or the applicants upon written request.

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

- 1) The Parcel Map shall contain TMWA's note and acknowledgement regards all conditions necessary for provision of water service to these 4 parcels.