



Parcel Map Review Committee Staff Report

Meeting Date: October 12, 2017

Subject: Parcel Map Case Number WTPM17-0012

Applicant: Robert Gurnea

Agenda Item Number: 7A

Project Summary: Merge two parcels totaling ± 60.07 -acres and subsequently divide them into four new parcels of ± 43.90 -acres, ± 10.47 -acres, ± 2.91 -acres, and ± 2.76 -acres.

Recommendation: **Approval with Conditions**

Prepared by: Kelly Mullin, AICP, Planner
Washoe County Community Services Department
Planning and Building Division
775.328.3608
kmullin@washoecounty.us

Description

Tentative Parcel Map Case Number WTPM17-0012 (Furer/Douglas) – For possible action, hearing and discussion to approve a parcel map merging two parcels totaling ± 60.07 -acres and subsequently dividing them into four new parcels of ± 43.90 -acres, ± 10.47 -acres, ± 2.91 -acres, and ± 2.76 -acres.

- Applicant: Robert Gurnea
- Property Owner: Furer/Douglas Comm. Prop. Trust
- Location: 11095 Thomas Creek Road, at the southwest corner of its intersection with Johnson Lane
- Assessor's Parcel Numbers: 040-720-16 and 040-750-01
- Parcel Size: ± 24.59 -acres (APN 040-720-16) and ± 35.48 -acres (APN 040-750-01)
- Master Plan Category: Rural Residential (RR)
- Regulatory Zone: High Density Rural (HDR)
- Area Plan: Southwest Truckee Meadows
- 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 13, T18N, R19E, MDM, Washoe County, NV

Staff Report Contents

Parcel Map.....3

Site Plan5

Tentative Parcel Map Evaluation.....6

Southwest Truckee Meadows Area Plan Modifiers6

Development Information6

Reviewing Agencies.....6

Recommendation.....8

Motion.....8

Appeal Process.....9

Exhibit Contents

Conditions of Approval.....Exhibit A

Comments and Conditions from Reviewing AgenciesExhibit B

Public Notice Map Exhibit C

Project Application Exhibit D

Parcel Map

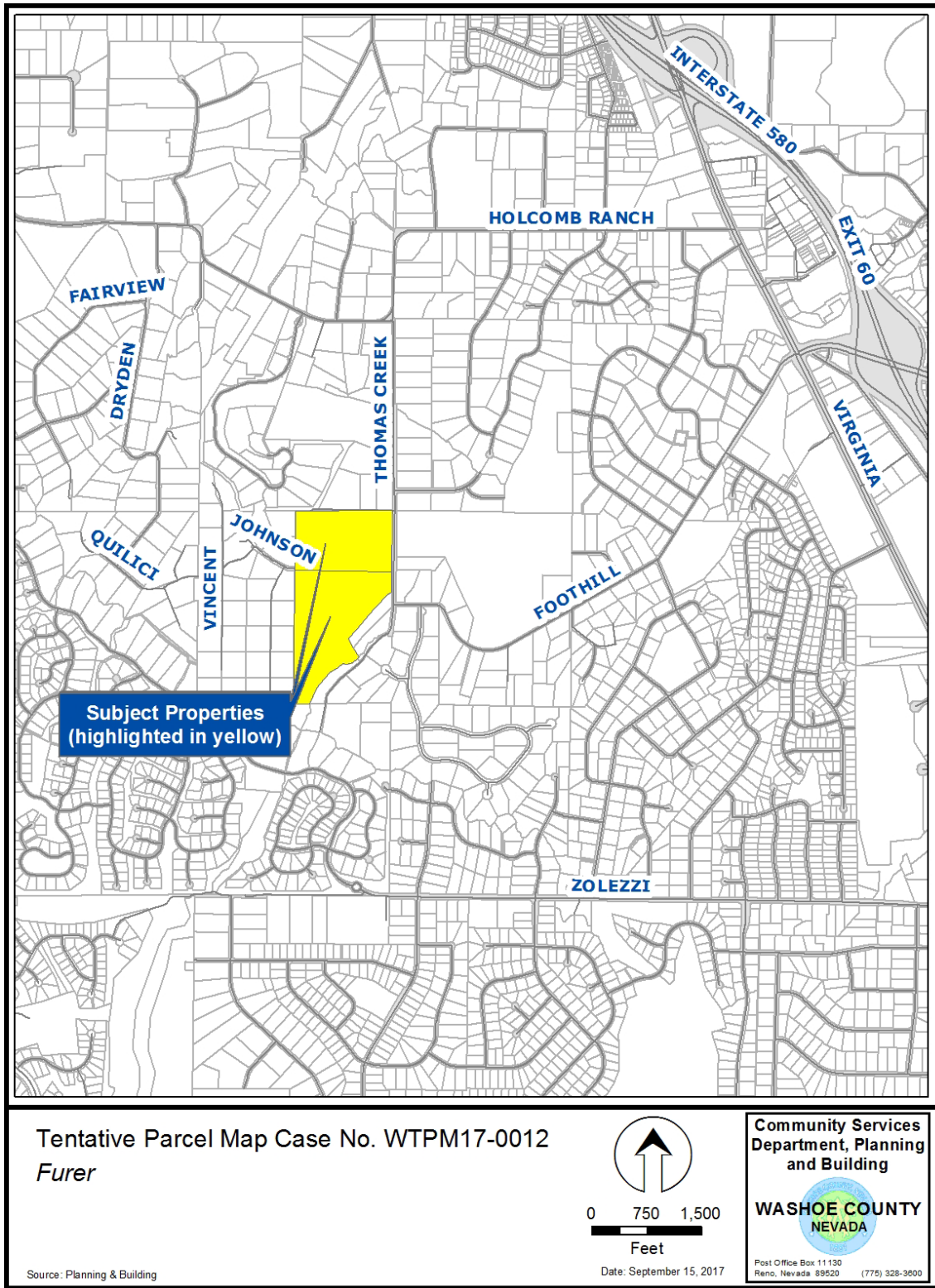
The purpose of a parcel map is to allow for the creation of subdivisions, merger and re-subdivision of existing lots, and common-interest communities consisting of four or fewer parcels pursuant to Washoe County Code Chapter 110, Article 606, *Parcel Maps*. A tentative parcel map must be submitted to 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 (PMRC) 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.

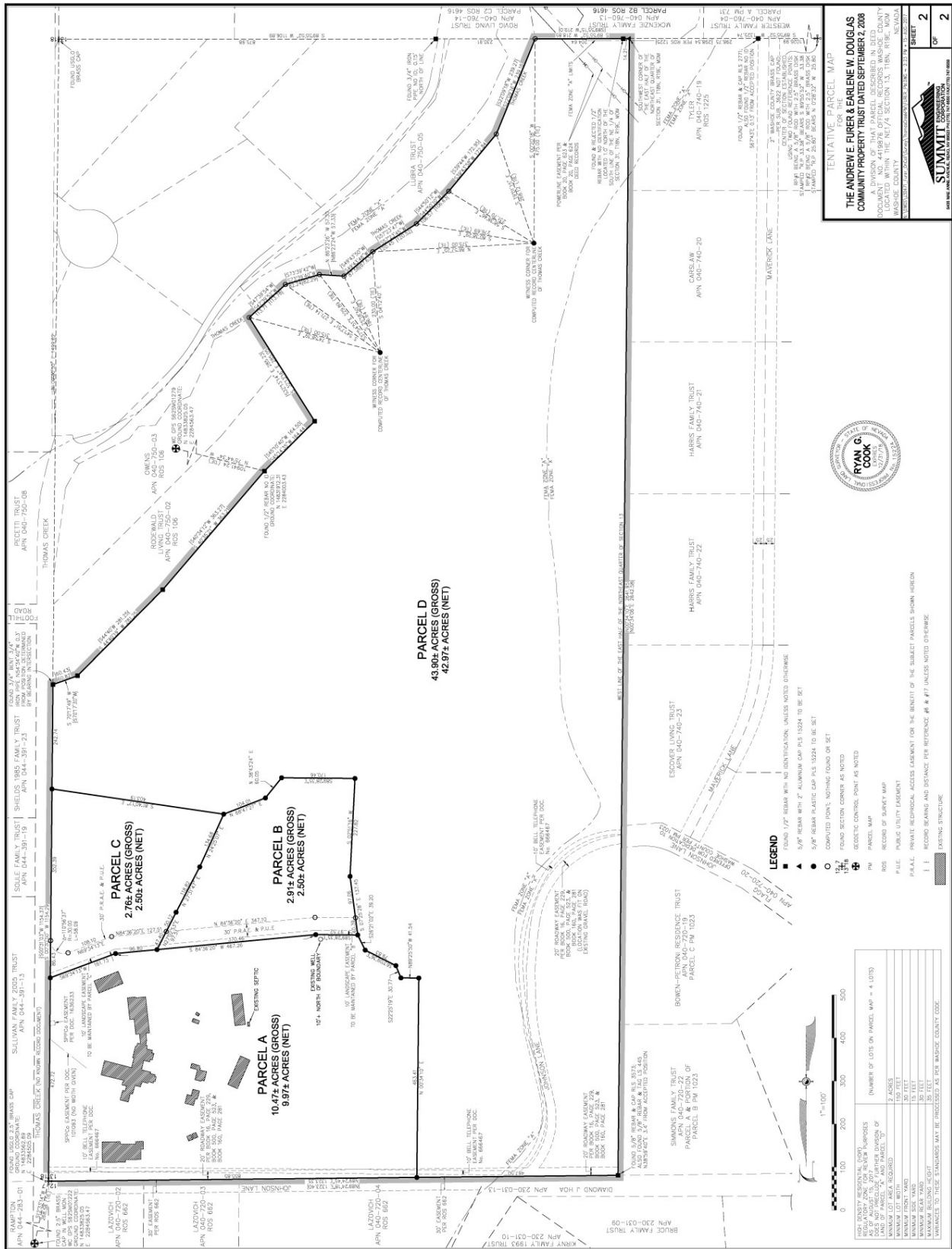
Within 22 months from the date of approval of the tentative parcel map, the applicant must file a final parcel map along with any required supporting materials with the Planning and Building Division and the County Engineer showing that all conditions imposed by the Washoe County Parcel Map Review Committee 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 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.

Conditions of approval for Tentative Parcel Map Case Number WTPM17-0012 are attached to this staff report and will be included with the Action Order, if the request is approved.

The subject property has a regulatory zone of High Density Rural, which allows one dwelling unit per 2.5-acres and a minimum lot size of 2-acres, per Washoe County Code (WCC) Section 110.106.15. The current request is to merge two parcels totaling ±60.07-acres and subsequently divide them into four new parcels of ±43.90-acres, ±10.47-acres, ±2.91-acres, and ±2.76-acres.



Vicinity Map



Site Plan

Tentative Parcel Map Evaluation

Regulatory Zone:	High Density Rural (HDR)
Maximum Lot Potential:	24
Number of Lots on Parcel Map:	4
Minimum Lot Size Required:	2 acres
Minimum Lot Size on Parcel Map:	±2.76-acres
Minimum Lot Width Required:	150 feet
Minimum Lot Width on Parcel Map:	351 feet

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

Development Suitability Constraints: The Southwest Truckee Meadows Development Suitability Map, a part of the Southwest Truckee Meadows Area Plan, identifies the majority of both subject parcels as containing a 100-year flood hazard and potential wetlands.

Hydrographic Basin: The subject parcel is within the Truckee Meadows Hydrographic Basin.

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

Southwest Truckee Meadows Area Plan Modifiers

There are no area plan modifiers applicable to the proposed tentative parcel map.

Development Information

Parcel A is developed with a single family residence and several detached accessory structures. This includes a 30,000 square foot indoor riding facility. The remaining parcels are undeveloped. The required setbacks for HDR are 30-feet for front and rear yard setbacks and 15-feet for the side yard setbacks. The dwelling and all structures meet the above-mentioned setbacks.

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
 - Engineering and Capital Projects Division
 - Parks and Open Spaces
 - Water Rights
- Washoe County Health District
 - Air Quality Management Division
 - Environmental Health Services Division
- Truckee Meadows Fire Protection District
- Nevada Department of Transportation (NDOT)
- Washoe-Storey Conservation District
- Charter Communications

Several 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 is provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order if granted approval. Washoe County Planning and Development Division requires the final map be in substantial compliance with all plans and documents submitted with the tentative parcel map, and offered conditions related to water rights dedication.

Contacts: Kelly Mullin, 775.328.3608, kmullin@washoecounty.us and Vahid Behmaram, 775.954.4647, vbehmaram@washoecounty.us

- Washoe County Engineering and Capital Projects Division provided comments related to drainage, technical map requirements, and access.

Contact: Mike Gump, 775.328.2041, mgump@washoecounty.us

- Washoe County Health District provided conditions related to septic system location and requirements, and a test trench.

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

The Regional Transportation Commission and Washoe County Parks and Open Space reviewed the application and indicated they had no comments or conditions of approval.

Staff Comments on Required Review Criteria

WCC Section 110.606.30(i) requires that all of the following review criteria be provided for to the satisfaction of the PMRC before granting approval of the request. Staff has completed an analysis of the application and has determined that the proposal adequately addresses the review criteria as follows.

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

Staff Comment: Compliance with all applicable environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, and sewage disposal will be ensured prior to recordation of the final map or prior to approval of a development permit on the subject site. The application was reviewed by the Health District and recommended conditions of approval have been provided with Exhibit A.
 - b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision.

Staff Comment: The existing and proposed lots will be served by individual domestic wells. Recommended conditions of approval are provided for water rights dedication requirements.
 - c) The availability and accessibility of utilities.

Staff Comment: The existing and proposed lots will be served by individual well and septic systems. Power will be provided through NV Energy.
 - d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks.

Staff Comment: The proposed parcel map would merge the two existing lots and create a total of four lots, which are anticipated to have minimal impacts on local services. The application was provided for review by fire and transportation agencies and no adverse comments were received.
 - e) Conformity with the zoning ordinances and master plan.

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

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

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

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

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

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

Staff Comment: The majority of the project site is identified as being located within a 100-year flood hazard area by the Southwest Truckee Meadows Area Plan Development Suitability Map. Improvements upon the parcels will be addressed during the building permit and grading permit review processes (if applicable).

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

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

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

Staff Comment: The application was reviewed by the Truckee Meadows Fire Protection District and no comments were received.

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

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

- l) Recreation and trail easements.

Staff Comment: The proposal was provided to Washoe County Parks and Open Space for review, who indicated they had no recommended conditions of approval.

Recommendation

Those agencies which reviewed the application recommended conditions in support of approval of the tentative parcel map or had no comments. After a thorough analysis and review, Parcel Map Case Number WTPM17-0012 is being recommended for approval with conditions. Staff offers the following motion for the PMRC's consideration.

Motion

I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM17-0012, subject to the conditions of approval included as Exhibit A with the staff report, and make the determination

that the following criteria are or will be adequately provided for pursuant to Washoe County Code Section 110.606.30:

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

Appeal Process

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

Applicant: Robert Gurnea
7900 Sugar Pine Ct., Suite A
Reno, NV

Property Owners: Andrew E. Furer and Earlene W. Douglas
11095 Thomas Creek Rd.
Reno, NV 89511

Representative: Summit Engineering
Attn: Ryan Cook
5405 Mae Anne Ave.
Reno, NV 89523



Conditions of Approval

Parcel Map Case Number WTPM17-0012

The tentative parcel map approved under Parcel Map Case Number WTPM17-0012 shall be carried out in accordance with the Conditions of Approval granted by the Washoe County Parcel Map Review Committee on October 12, 2017. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project 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.

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

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

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

Washoe County Planning and Building Division

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

General Conditions

Contact: Kelly Mullin, 775.328.3608, kmullin@washoecounty.us

- a. The final map shall be in substantial compliance with all plans and documents submitted as part of this tentative parcel map application, and with any amendments imposed by the Parcel Map Review Committee. All documentation necessary to satisfy the conditions noted below shall accompany the final map when submitted to the County Engineer and the Planning and 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. WTPM17-0012 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. 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 has indicated that 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.

- f. The approval for this tentative parcel map does not include improvements for driveways to building pads. Grading for access to building pads, if they exceed the criteria stated in the previous condition, shall require a special use permit.
- g. Prior to recordation of the final map, the applicant shall provide evidence that existing or proposed structures on the property meet all required setbacks per the standards of the Washoe County Development Code.

Water Rights Conditions

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

- h. The subject parcel is not near any municipal, quasi-municipal or private water delivery infrastructure; therefore, resulting parcels will rely on Individual Domestic wells as their source of domestic water supply.
- i. Washoe County Code requires that the applicant for a tentative 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 final parcel map.
- j. Washoe County retains the authority to impose its own review and reject water rights which do not comply with Washoe County code and area plans. Therefore, a preview of water rights intended to support the project (prior to relinquishment process) will be helpful for both the applicant and Washoe County staff.
- k. The ground water rights subject to relinquishment MAY NOT be supplemental ground water which supplement primary surface water rights.
- l. The amount of water rights necessary is 2.00 acre-feet of ground water rights per newly created parcel. This proposed map will require the relinquishment of 4.00 acre-feet in total, since the process begins with 2 existing parcels.
- m. The water rights must be in good standing with the State of Nevada, with current title. The water rights must be from the same hydrographic basin as the lands subject to the parcel map and comply with the appropriate area plan.

Washoe County Engineering and Capital Projects Division

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

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

- a. Comply with the conditions of the Washoe County technical check for this map.
- b. Revise Note 6 to effective date of 3/16/2009.
- c. Remove structures, poles, fencing and cattle fencing, and large dirt stockpile located along north boundary of property. Obtain Washoe County grading permit for disposal of stockpiled material.
- d. Add the following note to the map: *The Owner, buyers, assigns, or any interest holder of any lots or parcels shown hereon, hereby agree that all existing irrigation flows crossing these parcels shall be perpetuated. Any legal rights to water from these ditches shall be honored and the right of access for maintenance will not be denied to valid holders of those rights.*
- e. Place a note on the map stating that the natural drainage will not be impeded.

- f. Any access way shall be upgraded to a gravel road that will allow emergency vehicle travel, issuance of a building permit and take drainage into consideration. Submit plans for review and approval.
- g. All private driveway approaches onto County roadways for two (2) residences or less shall be constructed in accordance with Washoe County Standard Details Drawings.
- h. Obtain Washoe County street cut permit for any work within Washoe County Right-of-way.
- i. Add temporary cul-de-sac bulb at end of access easement.

Washoe County Health District (WCHD)

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

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

- a. Prior to any potential approval from the Health District, the applicant must provide a site plan, to an engineer's scale, identifying all septic systems and well locations on the existing parcel.
 - i. It is the Health District's understanding that all systems have been previously located, but they must be accurately plotted and identified on the site map with all structures, driveways, well locations, required repair areas, and the proposed parcel lines. This is required to ensure all required setbacks are maintained.
 - ii. Each proposed parcel is required to perform a test trench under permit with WCHD to ensure an on-site sewage disposal system can be established for each proposed parcel.
 - (1) A single site plan with each proposed test trench may be submitted. Please contact WCHD at 775.328.2434 with any questions regarding the submittal and permit process for test trenches for a parcel map.

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



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

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

August 25, 2017

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

FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD

SUBJECT: Tentative Parcel Map Case Number WTPM17-0012 (Furer) APN: 040-720-16 and 040-750-01

Project description:

The applicant is proposing a parcel map merging two parcels totaling ± 60.07 -acres and dividing them into four new parcels of ± 43.90 -acres, ± 10.47 -acres, ± 2.91 -acres, and ± 2.76 -acres.. Water will be provided by individual domestic wells, and sewage disposal will be by individual septic systems.

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

- 1) The subject parcel is not near any municipal, quasi-municipal or private water delivery infrastructure; therefore, resulting parcels will rely on Individual Domestic wells as their source of domestic water supply.
- 2) Washoe County code requires that the applicant for a parcel map with parcels served by an individual domestic well, to bring forth an approved and recorded "**Affidavit of Relinquishment for Domestic Wells**" by the Nevada State Engineer's office. The applicant shall complete the relinquishment process with the State Engineer's office and record the approved form with the County Recorder's office and submit a recorded copy to Washoe County as a pre-requisite to approval of their parcel map.
- 3) Washoe County retains the authority to impose its own review and reject water rights which do not comply with Washoe County code and area plans. *Therefore, a preview of water rights intended to support the project (prior to relinquishment process) will be helpful for both the applicant and Washoe County staff.*
- 4) The ground water rights subject to relinquishment MAY NOT be supplemental ground water which supplement primary surface water rights.
- 5) The amount of water rights necessary is 2.00 acre-feet of ground water rights per newly created parcel. The original parcel is deemed exempt from the relinquishment process. In the way of an example, if one parcel is subdivided into a total of 4, there are 3 newly created parcels and one existing or remains thereof. This proposed map will require the relinquishment of 4.00 acre-feet in total, since the process begins with 2 existing parcels.



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

P.O. Box 11130
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- 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.



WASHOE COUNTY

Engineering & Capital Projects

INTEGRITY COMMUNICATION SERVICE

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

INTEROFFICE MEMORANDUM

PARCEL MAP REVIEW

DATE: August 28th, 2017

TO: Department of Community Services, Kelly Mullin

FROM: Mike Gump, PLS, Engineering Division

SUBJECT: Parcel Map for: Furer, Douglas
Parcel Map Case No.: WTPM 17-0012
APN: 040-720-16, 040-750-01
Review Date: 8/28/17

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

1. Comply with the conditions of the Washoe County technical check for this map.
2. Revise Note 6 to effective date of 3/16/2009.
3. Remove structures, poles, fencing and cattle fencing, and large dirt stockpile located along north boundary of property. Obtain Washoe County grading permit for disposal of stockpiled material.
4. Add the following note to the map: ***The Owner, buyers, assigns, or any interest holder of any lots or parcels shown hereon, hereby agree that all existing irrigation flows crossing these parcels shall be perpetuated. Any legal rights to water from these ditches shall be honored and the right of access for maintenance will not be denied to valid holders of those rights.***
5. Place a note on the map stating that the natural drainage will not be impeded.
6. Any access way shall be upgraded to a gravel road that will allow emergency vehicle travel, issuance of a building permit and take drainage into consideration. Submit plans for review and approval.
7. All private driveway approaches onto County roadways for two (2) residences or less shall be constructed in accordance with Washoe County Standard Details Drawings.
8. Obtain Washoe County street cut permit for any work within Washoe County Right-of-way.
9. Add temporary cul-de-sac bulb at end of access easement.

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

September 15, 2017

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

RE: Furer Parcel Map; APN 040-720-16 & 040-750-01
Tentative Parcel Map; WTPM17-0012

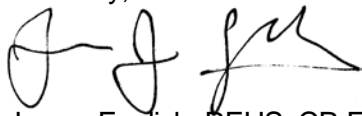
Dear Ms. Mullin:

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

1. The WCHD has reviewed the above proposed parcel map and has the following conditions and requirements:
 - a. Prior to any potential approval from the Health District, the applicant must provide a site plan, to an engineer's scale, identifying all septic systems and well locations on the existing parcel.
 - i. It is our understanding that all systems have been previously located, but they must be accurately plotted and identified on the site map with all structures, driveways, well locations, required repair areas, and the proposed parcel lines. This is required to ensure all required setbacks are maintained.
 - ii. Each proposed parcel is required to perform a test trench under permit with WCHD to ensure an on-site sewage disposal system can be established for each proposed parcel.
 1. A single site plan with each proposed test trench may be submitted, please contact WCHD at 775-328-2434 with any questions regarding the submittal and permit process for test trenches for a parcel map.

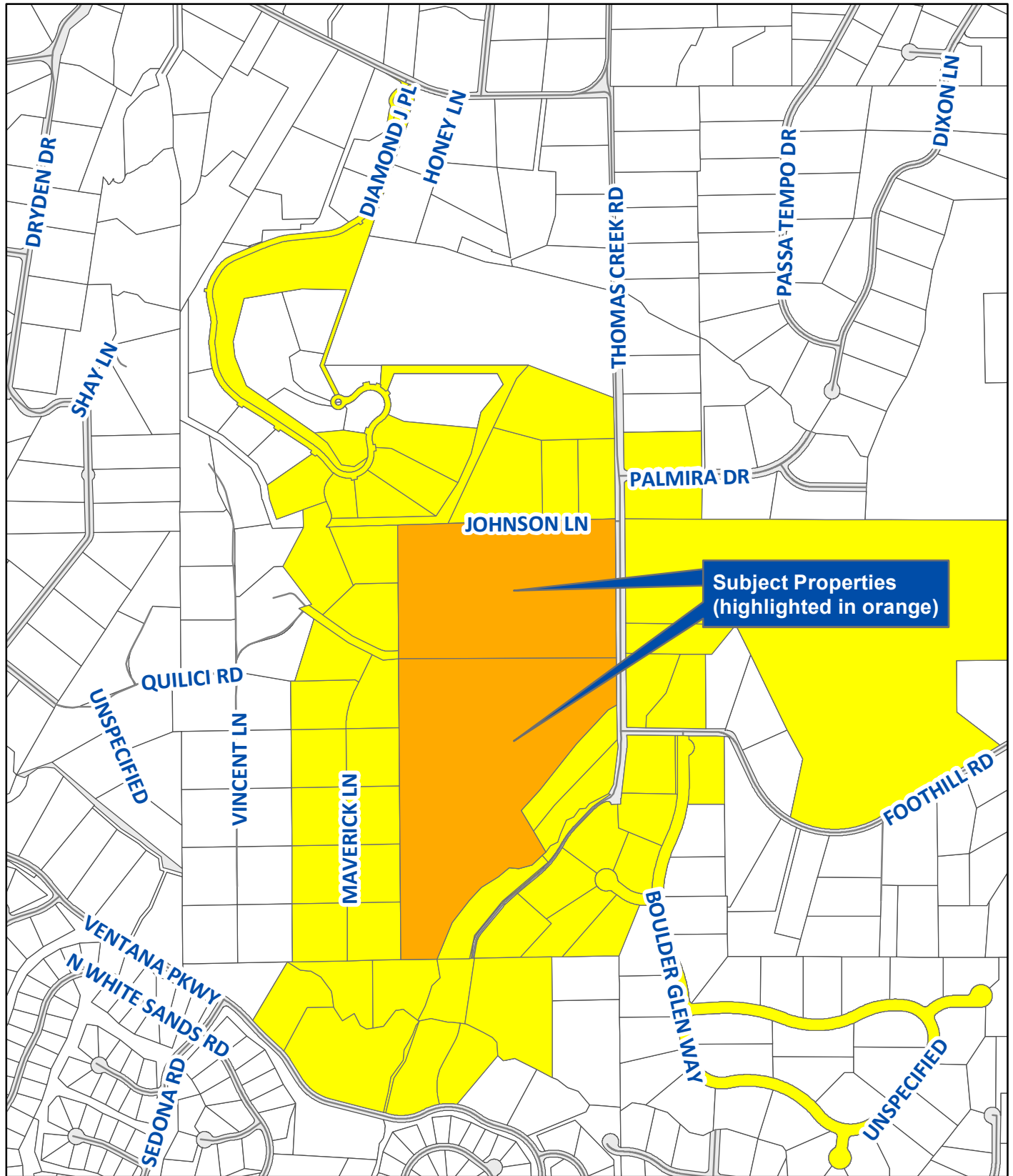
If you have any questions or would like clarification regarding the foregoing, please contact Wes Rubio, Senior Environmental Health Specialist at wrubio@washoecounty.us regarding all Health District comments.

Sincerely,



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

JE:wr

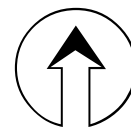


Public Notice Map

Parcel Map Case Number WPVAR17-0012
(Furer)

*Provided with notice: 47 owners of 60 parcels
within a distance of 500 feet of the project site.*

Source: Planning and Building Division



0 125 250 500
Feet

Date: August 18, 2017

Community Services
Department



Post Office Box 11130
Reno, Nevada 89520 (775) 328-3600

WTPM17-012
EXHIBIT C

**Andrew E. Furer & Earlene W. Douglas Co-Trustees under
The Andrew E. Furer & Earlene W. Douglas Community
Property Trust Dated September 2, 2008
Application to Washoe County for a:
Parcel Map**

Prepared by:



Ryan Cook, PLS, WRS, CFedS
VP & Surveying Department Manager

Summit Engineering Corp.

5405 Mae Anne Avenue

(775)747-8550

Fax 747-8559

www.summitnv.com

Prepared for:

Andrew E. Furer & Earlene W. Douglas

Attn: Andrew E. Furer & Earlene W. Douglas

Co-Trustees

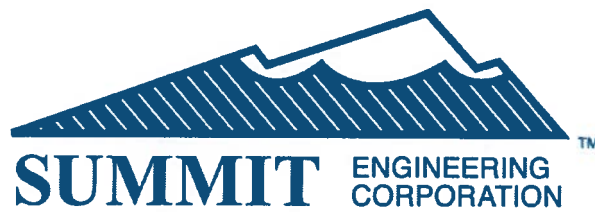
11095 Thomas Creek Road

Reno, NV 89511

August 15, 2017

ITEM 1
FEES

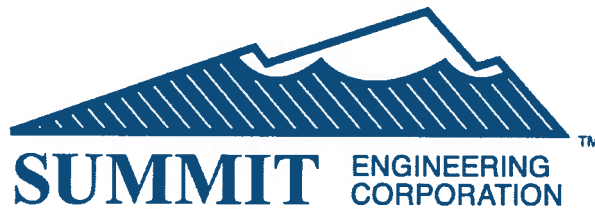
PARCEL MAP FOR
ANDREW E. FURER & EARLENE W. DOUGLAS



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

ITEM 2
DEVELOPMENT APPLICATION

PARCEL MAP FOR
ANDREW E. FURER & EARLENE W. DOUGLAS



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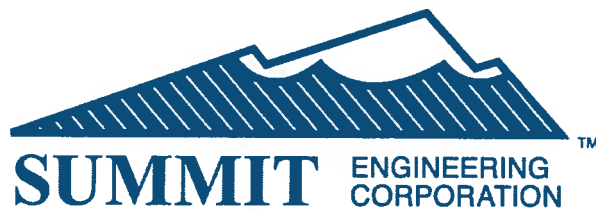
Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name: Parcel Map for Andrew E. Furer & Earlene W. Douglas			
Project Description: A division of that parcel described in deed document no. 4419876 official records Washoe County.			
Project Address: 11095 THOMAS CREEK RD, RENO, NV 89511			
Project Area (acres or square feet): 60.05+/- acres			
Project Location (with point of reference to major cross streets AND area locator): South East of the intersection of Thomas Creek RD & Johnson LN			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
040-720-16	24.59		
040-750-01	35.48		
Section(s)/Township/Range: NE1/4 of Sec. 13, T18N, R19E, MDM			
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner: Furer/Douglas Comm. Prop. Trust		Professional Consultant: Summit Engineering Corp.	
Name: Andrew E. Furer & Earlene W. Douglas		Name: Ryan Cook	
Address: 11095 Thoma Creek Rd Reno, NV		Address: 5405 Mae Anne Avenue Reno, NV	
Zip: 89511		Zip: 89523	
Phone: contact developer Fax:		Phone: 775-747-8550 Fax: 747-8559	
Email: contact developer		Email: ryan@summitnv.com	
Cell: contact developer Other:		Cell: 775-223-7432 Other:	
Contact Person: Robert Gurnea		Contact Person: Ryan Cook	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Robert Gurnea		Name:	
Address: 7900 Suger Pine Ct., Suite A Reno, NV		Address:	
Zip: 89523		Zip:	
Phone: 775-690-4788 Fax:		Phone: Fax:	
Email: robert@gurneaconstruction.com		Email:	
Cell: 75-690-4788 Other:		Cell: Other:	
Contact Person: Robert Gurnea		Contact Person:	
For Office Use Only			
Date Received: Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

ITEM 3
OWNER AFFIDAVIT

PARCEL MAP FOR
ANDREW E. FURER & EARLENE W. DOUGLAS



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

Property Owner Affidavit

Applicant Name: Andrew E. Furer + Earlene W. Douglas, Trustees

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, Earlene W. Douglas, Trustee
(please print name)

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

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

Assessor Parcel Number(s): _____

Printed Name Earlene W. Douglas, Trustee

Signed Earlene W. Douglas Trustee

Address 11095 Thomas Creek Rd.

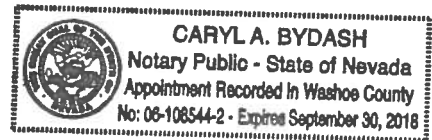
Reno, NV 89511

Subscribed and sworn to before me this
28 day of February, 2017

(Notary Stamp)

Caryl A. Bydash
Notary Public in and for said county and state

My commission expires: 09/30/2018



*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

Property Owner Affidavit

Applicant Name: Andrew E. Furer + Earlene W. Douglas, Trustees

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, Andrew E. Furer, Trustee
(please print name)

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

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

Assessor Parcel Number(s):

Printed Name Andrew E. Furer, Trustee

Signed Andrew E. Furer, Trustee

Address 11095 Thomas Creek Rd.

Reno, NV 89511

Subscribed and sworn to before me this 28 day of February, 2017.

Caryla A. Bydash
Notary Public in and for said county and state

My commission expires: 09/30/2018

(Notary Stamp)

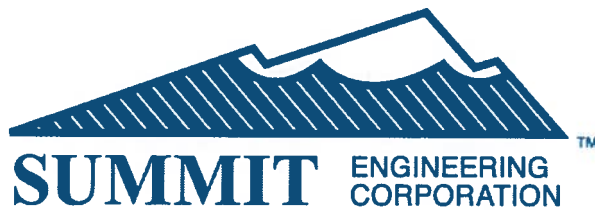


*Owner refers to the following: (Please mark appropriate box.)

- Owner (checked)
Corporate Officer/Partner
Power of Attorney
Owner Agent
Property Agent
Letter from Government Agency with Stewardship

ITEM 4
PROOF OF PROPERTY TAX PAYMENT

PARCEL MAP FOR
ANDREW E. FURER & EARLENE W. DOUGLAS



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

WASHOE COUNTY TREASURER

PO BOX 30039
 RENO, NV 89520-3039
 775-328-2510

Received By:
 Location:
 Session:

aleaton
 Treasurer's Office
 aeat-0-08142017

Receipt Number: U17.450
 Receipt Year: 201
 Date Received: 08/14/201

PAYMENT RECEIPT

Type	Description	Balance	Net Tax	Interest	Fees Penalties	Current Due	Current Paid	Balance Remaining
Real	Bill Number: 2017066516 Bill Year: 2017 PIN: 04075001 Primary Owner: ANDREW FURER & EARLENE DOUGLAS Property Addr: 11095 THOMAS CREEK RD Property Desc: Block Range 19 Section 13 Lot SubdivisionName _UNSPECIFIED Tow	688.57	315.16	0.00	0.00	315.16	315.16	373.41
Totals:		688.57	315.16	0.00	0.00	315.16	315.16	373.41
Tender Information:		Charge Summary:						
Check #21/4514		315.16	Real					315.16
Total Tendered		315.16	Total Charges					315.16

WASHOE COUNTY TREASURER PO BOX 30039 RENO, NV 89520-3039

By Whom Paid:

ANDREW FURER & EARLENE DOUGLAS
 11095 THOMAS CREEK RD
 RENO NV 89511

W. C. T. O. 26

AUG 11 2017

PAID

BALANCE REMAINING	373.41
CHARGES	315.16
PAID	315.16
CHANGE	0.00

WASHOE COUNTY TREASURER

PO BOX 30039
 RENO, NV 89520-3039
 775-328-2510

Received By:
 Location:
 Session:

aleaton
 Treasurer's Office
 aeat-0-08142017

Receipt Number: U17.458
 Receipt Year: 201
 Date Received: 08/14/201

PAYMENT RECEIPT

Type	Description	Balance	Net Tax	Interest	Fees Penalties	Current Due	Current Paid	Balance Remaining
Real	Bill Number: 2017065976 Bill Year: 2017 PIN: 04072016 Primary Owner: ANDREW FURER & EARLENE DOUGLAS Property Addr: 11095 THOMAS CREEK RD Property Desc: Block Range 19 Section 13 Lot SubdivisionName _UNSPECIFIED Tow	58,222.30	14,657.90	0.00	0.00	14,657.90	14,657.90	43,564.40
Totals:		58,222.30	14,657.90	0.00	0.00	14,657.90	14,657.90	43,564.40
Tender Information:		Charge Summary:						
Check #20/4513		14,657.90	Real					14,657.90
Total Tendered		14,657.90	Total Charges					14,657.90

WASHOE COUNTY TREASURER PO BOX 30039 RENO, NV 89520-3039

By Whom Paid:

ANDREW FURER & EARLENE DOUGLAS
 11095 THOMAS CREEK RD
 RENO NV 89511

W. C. T. O. 26

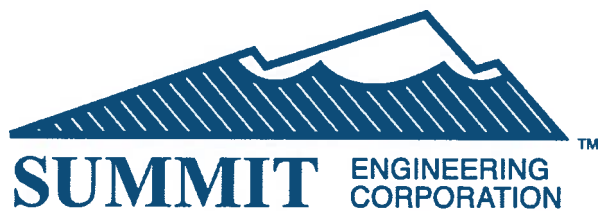
AUG 11 2017

PAID

BALANCE REMAINING	43,564.40
CHARGES	14,657.90
PAID	14,657.90
CHANGE	0.00

ITEM 5
APPLICATION MATERIALS

PARCEL MAP FOR
ANDREW E. FURER & EARLENE W. DOUGLAS



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

Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to tentative parcel maps may be found in Article 606, Parcel Maps.

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

11095 Thomas Creek Road

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
040-720-16	200/600	24.59 Ac
040-750-01	200/600	35.48 Ac

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

Single family residence with barn near north west corner of property.

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area	10.47 acres	2.91 acres	2.76 acres	43.90 acres
Minimum Lot Width	TBD	TBD	TBD	TBD

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

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

5. Utilities:

a. Sewer Service	Septic
b. Electrical Service/Generator	NV Energy
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 checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
---	------------------------------------	------------------------------------	-----------------------------------

- c. Washoe County Capital Improvements Program project?

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

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

- c. Washoe County Capital Improvements Program project?

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

8. 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 #	TBD	acre-feet per year	TBD
b. Certificate #	TBD	acre-feet per year	TBD
c. Surface Claim #	TBD	acre-feet per year	TBD
d. Other, #	TBD	acre-feet per year	TBD

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

TBD

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

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

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

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

NA

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 checked="" 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?

NA

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

Grading

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

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	Ryan Cook, PLS
Address	5405 Mae Anne Avenue Reno, NV 89523
Phone	775-747-8550
Cell	775-223-7432
E-mail	ryan@summitnv.com
Fax	775-7478559
Nevada PLS #	15224

Tentative Parcel Map Development Application Submittal Requirements

This sheet must accompany the original application and be signed by
the Professional Land Surveyor.

1. **Fees:** See Master Fee Schedule. **Bring payment with your application to Community Services Department (CSD). Make check payable to Washoe County.**
 - A separate \$299.00 check for the engineering technical review fee is required upon submittal.
2. **Development Application:** A completed Washoe County Development Application form.
3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
4. **Proof of Property Tax Payment:** The applicant must provide a written statement from the Washoe County Treasurer's Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.
5. **Application Materials:** The completed Tentative Parcel Map Application materials.
6. **Title Report:** A preliminary title report, with an effective date of no more than one hundred twenty (120) days of the submittal date, by a title company which provides the following information:
 - Name and address of property owners.
 - Legal description of property.
 - Description of all easements and/or deed restrictions.
 - Description of all liens against property.
 - Any covenants, conditions and restrictions (CC&Rs) that apply.

Submit Title Report with "Original Packet" only. You may be requested to provide additional copies, but do not include Title Report in other copies of the packet.

7. **Development Plan Specifications: (If the requirement is "Not Applicable," please check the box proceeding the requirement)**
 - a. Map to be drawn using engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500' unless a prior approval is granted by the County Surveyor) showing all streets and ingress/egress to the property and must meet NRS standards as specified in NRS 278.466.
 - b. Property boundary lines, distances and bearings.
 - c. Contours at five (5) foot intervals or two (2) foot intervals where, in the opinion of the County Engineer, topography is a major factor in the development.
 - d. The cross sections of all right-of-ways, streets, alleys or private access ways within the proposed development, proposed name and approximate grade of each, and approximate radius of all curves and diameter of each cul-de-sac.
 - e. The width and approximate location of all existing or proposed easements, whether public or private, for roads, drainage, sewers, irrigation, or public utility purposes.
 - f. If any portion of the land within the boundary of the development is subject to inundation or storm water overflow, as shown on the adopted Federal Emergency Management Agency's Flood Boundary and Floodway Maps, that fact and the land so affected shall be clearly shown on the map by a prominent note on each sheet, as well as width and direction of flow of each water course within the boundaries of the development.

- g. The location and outline to scale of each existing building or structure that is not to be moved in the development.
- h. Existing roads, trails or rights-of-way within the development shall be designated on the map.
- i. Vicinity map showing the proposed development in relation to the surrounding area.
- j. Date, north arrow, scale, and number of each sheet in relation to the total number of sheets.
- k. Location of snow storage areas sufficient to handle snow removed from public and private streets, if applicable.
- l. All known areas of potential hazard including, but not limited to, earth slide areas, avalanche areas or otherwise hazardous slopes, shall be clearly designated on the map. Additionally, active fault lines (post-Holocene) shall be delineated on the map.

8. **Street Names:** A completed "Request to Reserve New Street Name(s)" form (included in application packet). Please print all street names on the Tentative Map. Note whether they are existing or proposed.
9. **Packets:** Four (4) packets and flash drive or DVD. One (1) packet must be labeled "Original" and must include the fee schedule (including the appropriate fees) and the original signed and notarized Owner Affidavit. Each packet shall include an 8.5" x 11" reduction of any large format sheets included in the application. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ x 11" display. Each packet shall include: one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

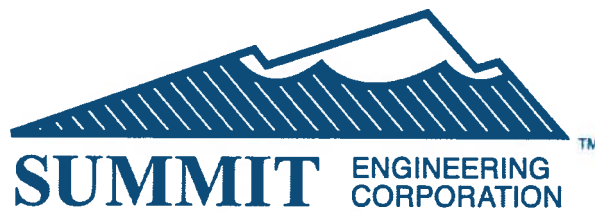
- Notes:
- (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.
 - (ii) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies to clarify the potential impacts and potential conditions of development to minimize or mitigate impacts resulting from the project. No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Development.
 - (iii) All oversized maps and plans must be folded to a 9" x 12" size.

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



ITEM 7
DEVELOPMENT PLAN SPECIFICATIONS

PARCEL MAP FOR
ANDREW E. FURER & EARLENE W. DOUGLAS



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

TENTATIVE PARCEL MAP FOR THE THE ANDREW E. FURER & EARLENE W. DOUGLAS COMMUNITY PROPERTY TRUST DATED SEPTEMBER 2, 2008

OWNER'S CERTIFICATE

THE ANDREW E. FURER & EARLENE W. DOUGLAS COMMUNITY PROPERTY TRUST, TRUSTEES AND GRANTEES OF THIS PARCEL MAP, HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT AND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT AND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT...

ANDREW E. FURER, TRUSTEE DATE

EARLENE W. DOUGLAS, TRUSTEE DATE

NOTARY PUBLIC CERTIFICATE

STATE OF WISCONSIN COUNTY OF WAUKESHA I, the undersigned, a Notary Public in and for the State of Wisconsin, do hereby certify that the foregoing is a true and correct copy of the original as presented to me for recording...

SECURITY INTEREST HOLDERS CERTIFICATE

THE TRUSTEES OF THE ANDREW E. FURER & EARLENE W. DOUGLAS COMMUNITY PROPERTY TRUST, TRUSTEES AND GRANTEES OF THIS PARCEL MAP, HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT AND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT...

NOTARY PUBLIC CERTIFICATE

STATE OF WISCONSIN COUNTY OF WAUKESHA I, the undersigned, a Notary Public in and for the State of Wisconsin, do hereby certify that the foregoing is a true and correct copy of the original as presented to me for recording...

TITLE COMPANY CERTIFICATE

WESTERN TITLE COMPANY, a corporation organized under the laws of the State of Wisconsin, is the title company for the above described parcel and hereby certifies that the information contained herein is true and correct...

TAX CERTIFICATE

THE UNDERSIGNED COUNTY CLERK HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THIS LAND FOR THE FISCAL YEAR 2008 HAVE BEEN PAID IN FULL TO THE COUNTY OF WAUKESHA, WISCONSIN...

DISTRICT BOARD OF HEALTH CERTIFICATE

THE DISTRICT BOARD OF HEALTH OF THE COUNTY OF WAUKESHA, WISCONSIN, HAS REVIEWED THE PARCEL MAP AND FINDS THAT THE SAME IS IN ACCORDANCE WITH THE HEALTH AND SAFETY LAWS OF THE STATE OF WISCONSIN...



GENERAL NOTES:

- 1. THE SUBJECT PARCELS ARE SUBJECT TO AN EASEMENT TO THE STATE OF WISCONSIN FOR THE PURPOSES OF THE NATIONAL SYSTEM OF PUBLIC LANDS... 2. THE SUBJECT PARCELS ARE SUBJECT TO AN EASEMENT TO THE STATE OF WISCONSIN FOR THE PURPOSES OF THE NATIONAL SYSTEM OF PUBLIC LANDS...

REFERENCES:

- 1) RECORD OF SURVEY MAP NO. 101, FILE NO. 101-09-9/8/79/91... 2) RECORD OF SURVEY MAP NO. 102, FILE NO. 102-09-10/9/75/84... 3) RECORD OF SURVEY MAP NO. 103, FILE NO. 103-09-11/11/84/84...

EASEMENT NOTES:

- 1) THE SUBJECT PARCELS ARE SUBJECT TO AN EASEMENT TO THE STATE OF WISCONSIN FOR THE PURPOSES OF THE NATIONAL SYSTEM OF PUBLIC LANDS... 2) THE SUBJECT PARCELS ARE SUBJECT TO AN EASEMENT TO THE STATE OF WISCONSIN FOR THE PURPOSES OF THE NATIONAL SYSTEM OF PUBLIC LANDS...

DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE

THE FINAL MAPS, MAPS, PLANS, SPECIFICATIONS, AND ALL APPLICABLE STATUTES, ORDINANCES AND REGULATIONS OF THE COUNTY OF WAUKESHA, WISCONSIN, HAVE BEEN REVIEWED AND APPROVED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT...

WATER AND SEWER RESOURCE REQUIREMENTS CERTIFICATE

THE PROJECT DEVELOPMENT SHOWN ON THIS MAP IS IN CONFORMANCE WITH THE PROVISIONS OF CHAPTER 112 OF THE WISCONSIN STATUTES (CHAPTER 112)...

UTILITY COMPANIES CERTIFICATE

THE UTILITY COMPANIES HAVE BEEN CONTACTED AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY AND CITY COMMISSIONERS...

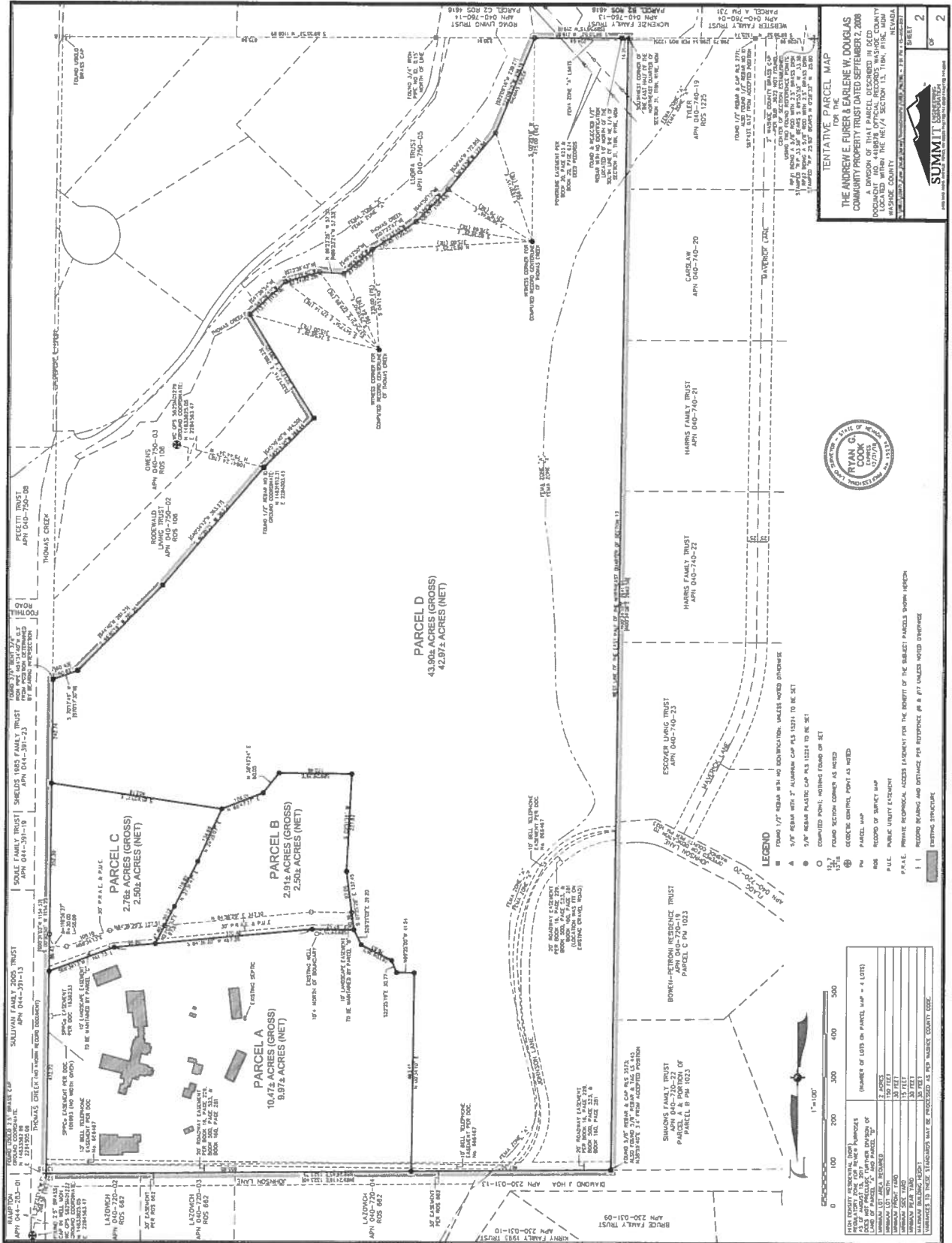
SURVEYOR'S CERTIFICATE

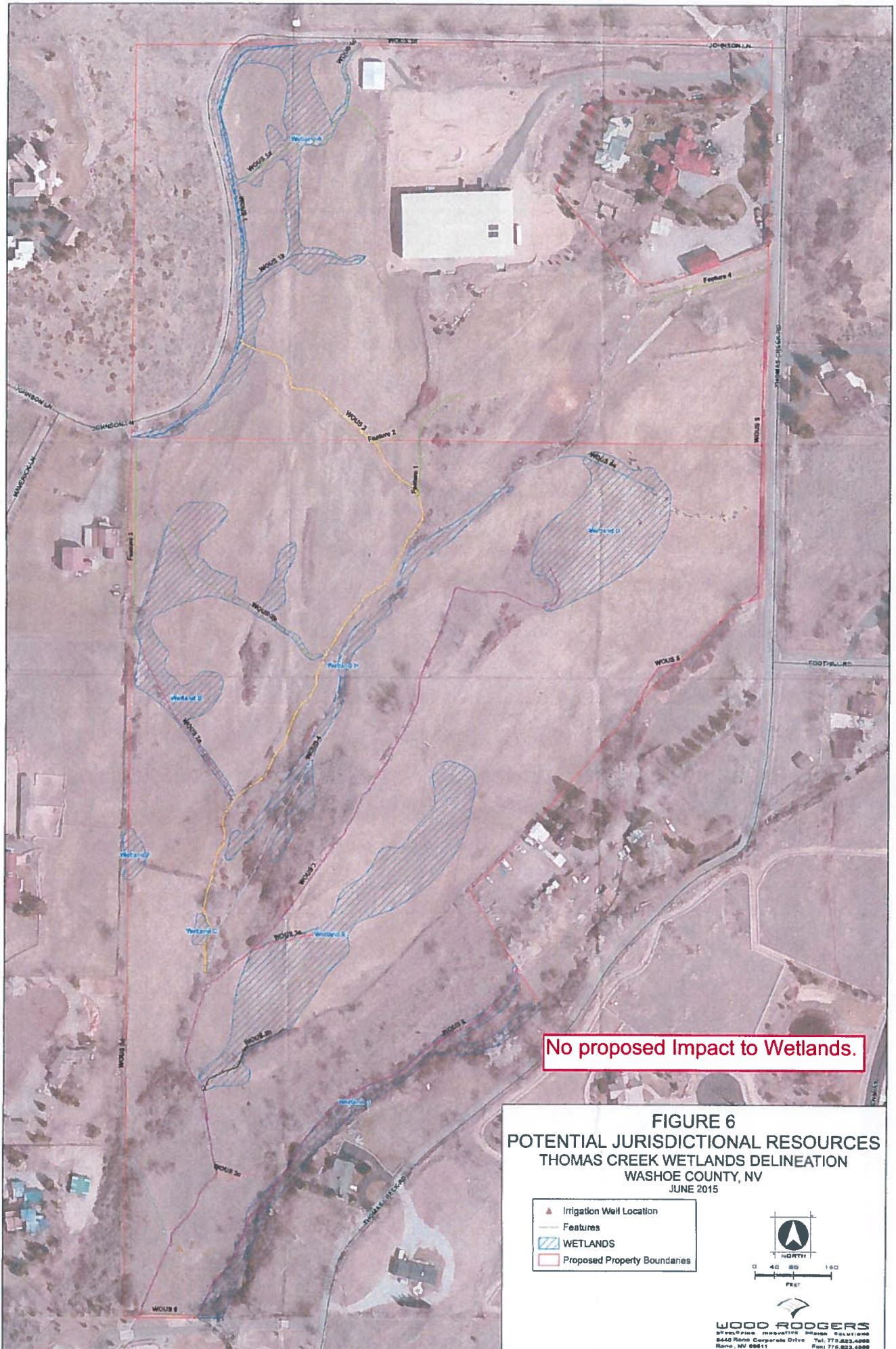
I, the undersigned, a Professional Land Surveyor Licensed in the State of Wisconsin, do hereby certify that the information contained herein is true and correct...



TENTATIVE PARCEL MAP THE ANDREW E. FURER & EARLENE W. DOUGLAS COMMUNITY PROPERTY TRUST DATED SEPTEMBER 2, 2008. Includes a small map and contact information for Summit Surveyors.

PRELIMINARY, FOR REVIEW ONLY

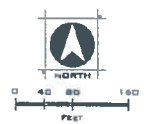




No proposed impact to Wetlands.

FIGURE 6
POTENTIAL JURISDICTIONAL RESOURCES
THOMAS CREEK WETLANDS DELINEATION
WASHOE COUNTY, NV
JUNE 2015

- ▲ Irrigation Well Location
- Features
- / WETLANDS
- Proposed Property Boundaries



WOOD ROGERS
 8440 Reno Corporate Drive, Reno, NV 89521
 Tel: 775.823.4988 Fax: 775.823.4988

TENTATIVE PARCEL MAP FOR THE ANDREW E. FURER & EARLENE W. DOUGLAS COMMUNITY PROPERTY TRUST DATED SEPTEMBER 2, 2008

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, ANDREW E. FURER & EARLENE W. DOUGLAS TRUSTEES OF THE ANDREW E. FURER & EARLENE W. DOUGLAS COMMUNITY PROPERTY TRUST DATED SEPTEMBER 2, 2008...

THE ANDREW E. FURER & EARLENE W. DOUGLAS COMMUNITY PROPERTY TRUST DATED SEPTEMBER 2, 2008

ANDREW E. FURER, TRUSTEE DATE

EARLENE W. DOUGLAS, TRUSTEE DATE

NOTARY PUBLIC CERTIFICATE

STATE OF NEVADA) JSS) COUNTY OF WASHOE

ON THIS DAY OF ANDREW E. FURER, 2017, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC...

NOTARY PUBLIC

SECURITY INTEREST HOLDERS CERTIFICATE

THIS IS TO CERTIFY THAT THE TONY LEE HARRAH FAMILY TRUST DATED OCTOBER 13, 1993 CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP.

THE TONY LEE HARRAH FAMILY TRUST DATED OCTOBER 13, 1993

BY: TONY LEE HARRAH DATE TITLE: TRUSTEE

NOTARY PUBLIC CERTIFICATE

STATE OF NEVADA S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

BY: DATE

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT ANDREW E. FURER AND EARLENE W. DOUGLAS TRUSTEES OF THE ANDREW E. FURER & EARLENE W. DOUGLAS COMMUNITY PROPERTY TRUST DATED SEPTEMBER 2, 2008...

WESTERN TITLE COMPANY

BY: DATE

TAX CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THIS LAND FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE YEAR 2007-2008...

APN 040-720-16 & 040-750-01

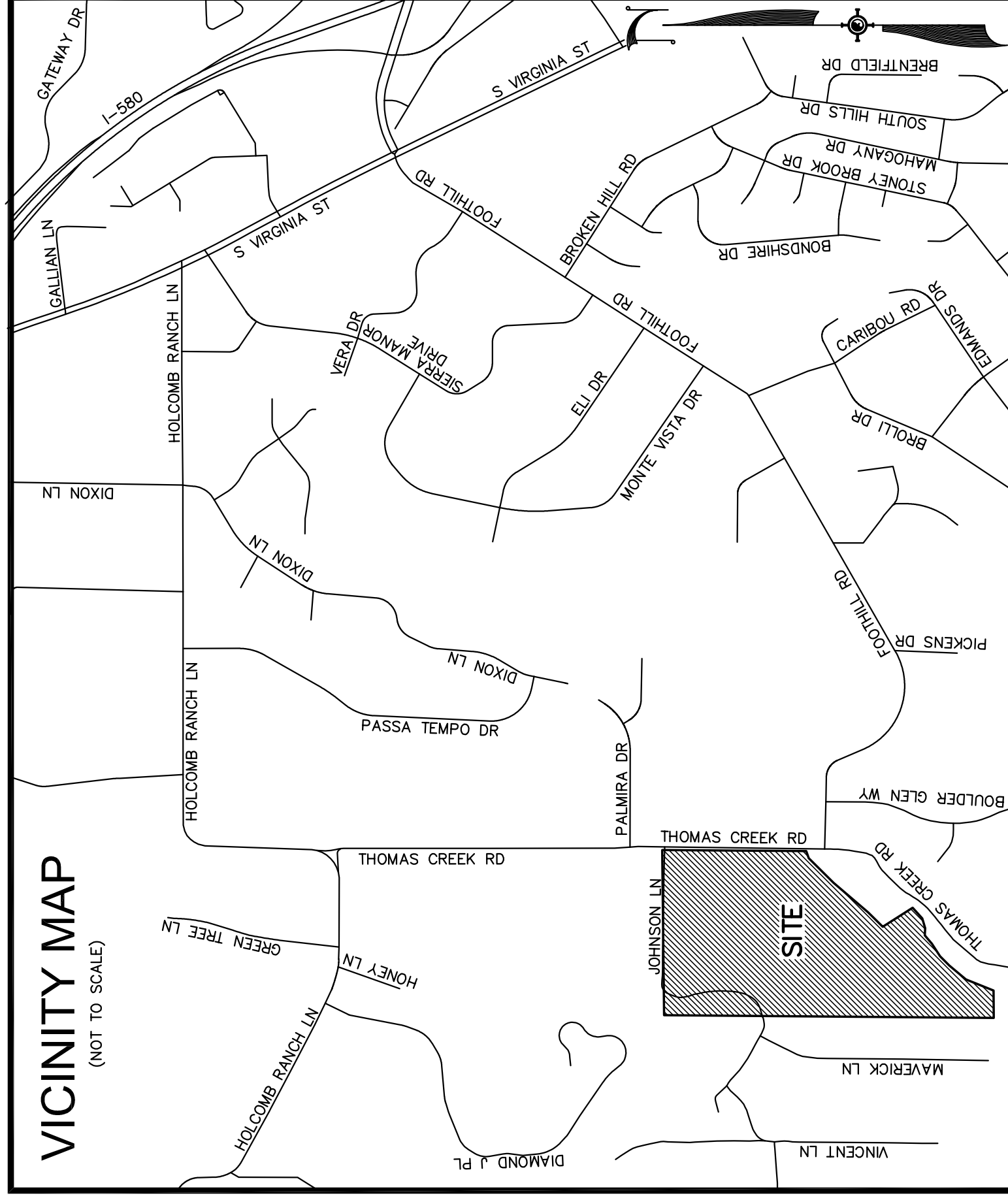
WASHOE COUNTY TREASURER DATE

TITLE: DATE

DISTRICT BOARD OF HEALTH CERTIFICATE

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

FOR THE DISTRICT BOARD OF HEALTH DATE



GENERAL NOTES:

- 1) PUBLIC UTILITY EASEMENTS, DITCH EASEMENTS, AND PRIVATE EASEMENTS WHICH AFFECT PARCELS ARE AS FOLLOWS: CONDUIT EASEMENTS EXCEEDING LOT LINES AND 10 FEET CENTERED ABOUT ALL INTERIOR LOT LINES.

REFERENCES:

- 1) RECORD OF SURVEY MAP No. 662, AS FILE NO. 184430 9/8/1970. 2) PARCEL MAP 976, FILE NO. 639232, 10/9/1958. 3) PARCEL MAP 1023, FILE NO. 65325, 1/16/1980.

EASEMENT NOTES:

- A) THE SUBJECT PARCELS ARE SUBJECT TO AN EASEMENT TO CONSTRUCT, OPERATE AND MAINTAIN ELECTRIC FACILITIES AND INCIDENTAL PURPOSES, GRANTED TO SIERRA PACIFIC POWER COMPANY BY GRANT OF EASEMENT FOR UTILITY FACILITIES, RECORDED FEBRUARY 19, 2007...

DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE

THE FINAL PARCEL MAP CASE NO. PM-2008-001 MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS, IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS...

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS DAY OF SEPTEMBER 2, 2008, BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH THE NEVADA REVISED STATUTES 278.471 THROUGH 248.4725.

WILLIAM H. WHITNEY, DIRECTOR OF PLANNING AND DEVELOPMENT DIVISION

WATER AND SEWER RESOURCE REQUIREMENTS CERTIFICATE

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

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT DATE

UTILITY COMPANIES CERTIFICATE

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

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

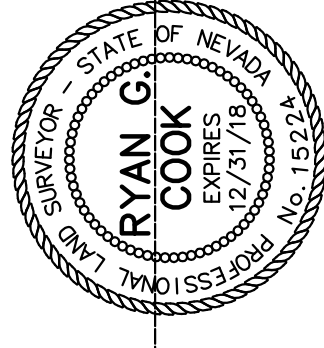
NEVADA BELL TELEPHONE COMPANY d.b.a. AT&T NEVADA DATE

CHARTER COMMUNICATION DATE

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT DATE

SURVEYOR'S CERTIFICATE:

- 1. RYAN G. COOK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT: THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION AND CONTROL BY ME AND MY ASSISTANTS AND EMPLOYEES...



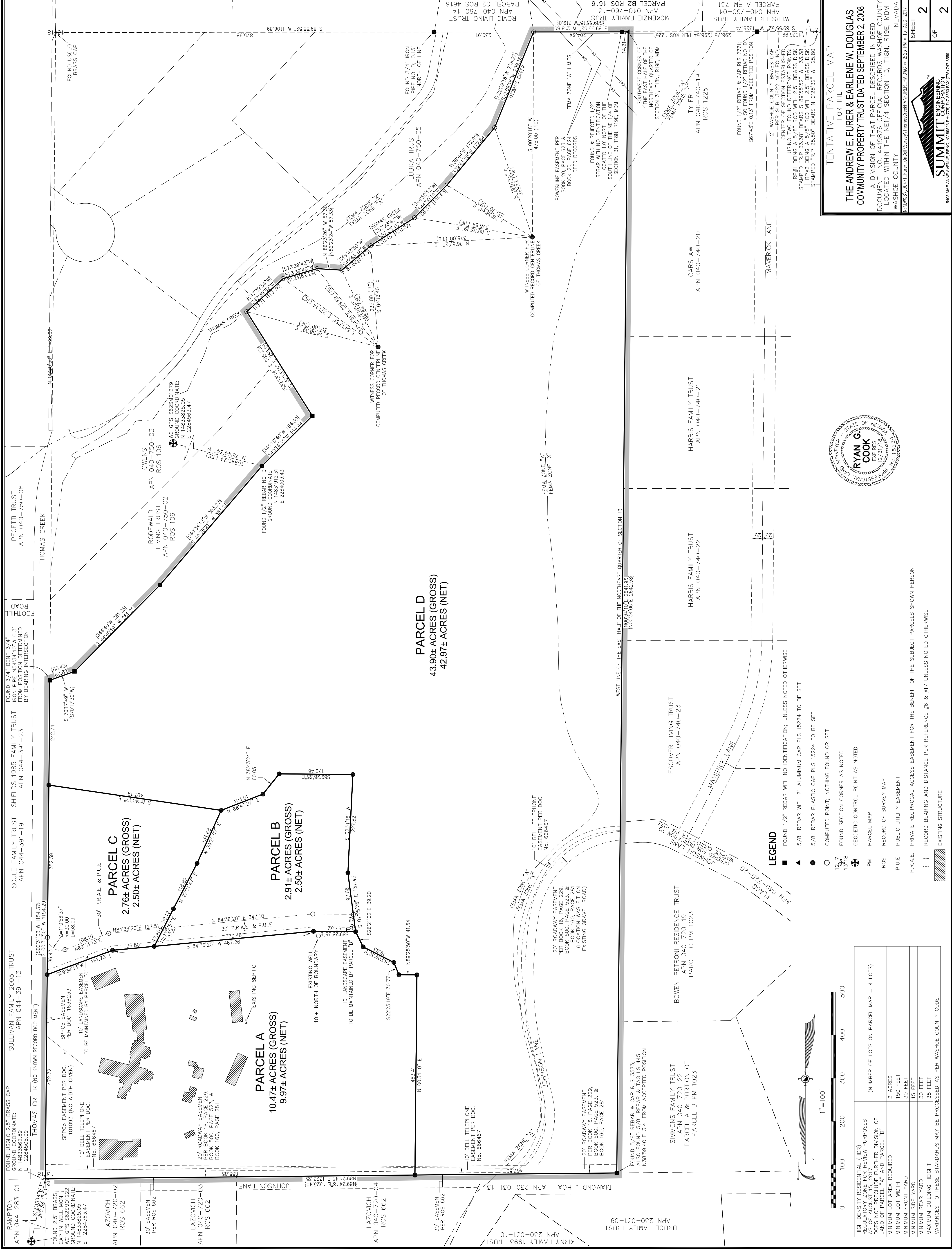
RYAN G. COOK P.L.S. 19224

TENTATIVE PARCEL MAP FOR THE ANDREW E. FURER & EARLENE W. DOUGLAS COMMUNITY PROPERTY TRUST DATED SEPTEMBER 2, 2008

A DIVISION OF THAT PARCEL DESCRIBED IN DEED DOCUMENT NO. 4419876 OFFICIAL RECORDS WASHOE COUNTY LOCATED WITHIN THE NE1/4 SECTION 13, T18N, R19E, MDM WASHOE COUNTY NEVADA

FILE NO. FILED FOR RECORD AT THE REQUEST OF BY: ON THIS DAY OF 201 AT MINUTES PAST O'CLOCK OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA COUNTY RECORDER BY: DEPUTY SHEET 1 OF 2





TENTATIVE PARCEL MAP
FOR THE
**THE ANDREW E. FURER & EARLENE W. DOUGLAS
COMMUNITY PROPERTY TRUST DATED SEPTEMBER 2, 2008**
A DIVISION OF THAT PARCEL DESCRIBED IN DEED
DOCUMENT NO. 4419876 OFFICIAL RECORDS WASHOE COUNTY
LOCATED WITHIN THE NE1/4 SECTION 13, T18N, R19E, MDM
WASHOE COUNTY NEVADA
ST. JAMES 130471 - Error: 0.0001 (Survey) ThomasCook@SummitEng.com - 2:23 PM - 15-AUG-2017

