



# Parcel Map Review Committee Staff Report

Meeting Date: January 10, 2019

Agenda Item: 7B

TENTATIVE PARCEL MAP CASE NUMBER: WTPM18-0010 (Lepire)

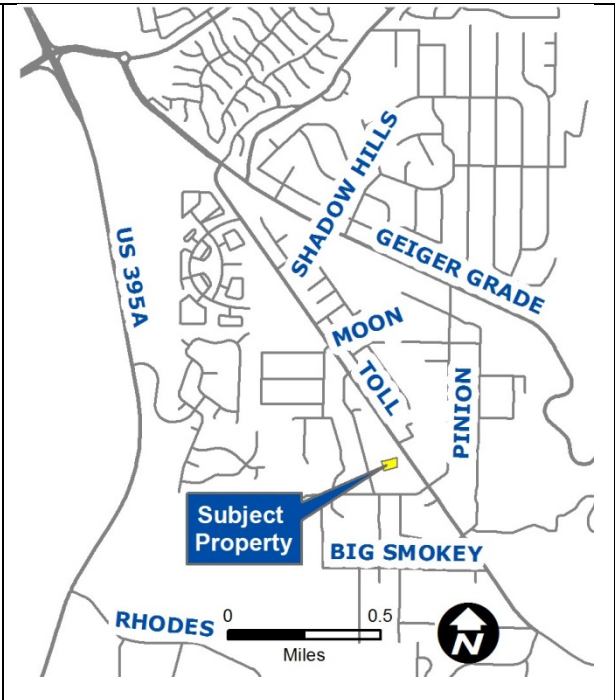
BRIEF SUMMARY OF REQUEST: Request to divide one parcel of ±43,561 sq. ft. into two parcels of ±21,780 sq. ft. and ±21,781 sq. ft.

STAFF PLANNER: Kelly Mullin, AICP, Senior Planner  
775.328.3608  
[kmullin@washoecounty.us](mailto:kmullin@washoecounty.us)

### CASE DESCRIPTION

For possible action, hearing, and discussion to approve a parcel map dividing one parcel of ±43,561 sq. ft. into two parcels of ±21,780 sq. ft. and ±21,781 sq. ft. The proposed division is considered a subsequent parcel map, as the subject property was created as part of Parcel Map 5343, recorded March 30, 2018.

- Applicant/Owner: Matthew Lepire
- Location: 15370 Sylvester Rd.
- APN: 017-110-92
- Parcel Size: ±1-acre
- Master Plan: Suburban Residential
- Regulatory Zone: Medium Density Suburban
- Area Plan: Southeast Truckee Meadows
- CAB: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 606, *Parcel Maps*
- Commission District: 2 – Commissioner Lucey



### STAFF RECOMMENDATION

APPROVE

**APPROVE WITH CONDITIONS**

DENY

### POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM18-0010 for Matthew Lepire, 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.

*(Motion with Findings on Page 9)*

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## **Parcel Map Purpose and Process**

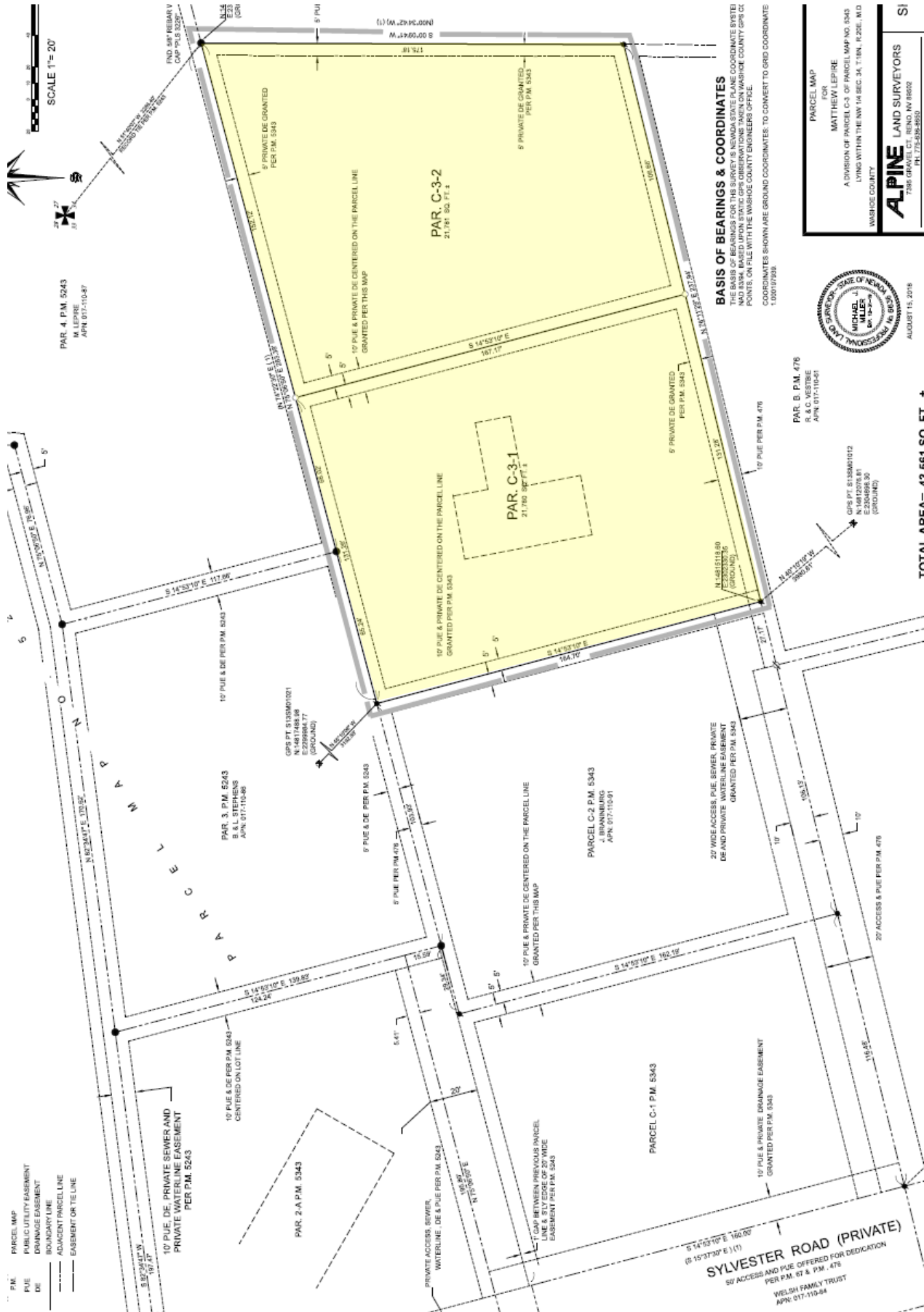
The purpose of a parcel map is to allow for the creation of subdivisions, merger and re-subdivision of existing lots, and common-interest communities consisting of four or fewer parcels pursuant to Washoe County Code (WCC) Chapter 110, Article 606, *Parcel Maps*. A tentative parcel map must be submitted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

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

Within 22 months from the date of approval of the tentative parcel map, the applicant must file a final parcel map along with any required supporting materials with the Planning and Building Division and the County Engineer showing that all conditions imposed by the Washoe County Parcel Map Review Committee have been met. Approval or conditional approval of a tentative parcel map imposes no obligation on the part of the Director of the Planning and Building Division or the Washoe County Board of 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 recommended conditions of approval for Tentative Parcel Map Case Number WTPM18-0009 are attached to this staff report as Exhibit A and will be included with the Action Order if approved by the Parcel Map Review Committee.

The subject property has a regulatory zone of Medium Density Suburban (MDS), which allows up to two dwelling units per acre, with a minimum lot size of ½ acre, per WCC Section 110.212.05. The current request is to divide a ±1-acre parcel into two parcels, each ±1/2-acre in size (±21,780 sq. ft. and ±21,781 sq. ft.).



**Site Plan (subject area highlighted in yellow)**

**Tentative Parcel Map Evaluation**

Regulatory Zone:	Medium Density Suburban (MDS)
Maximum Lot Potential:	2 (in Southeast Truckee Meadows)
Number of Lots on Parcel Map:	2
Minimum Lot Size Required:	±0.5-ac. (in Southeast Truckee Meadows)
Minimum Lot Size on Parcel Map:	±0.5-ac. (21,780 sq. ft.)
Minimum Lot Width Required:	80 feet
Minimum Lot Width on Parcel Map:	164 feet

The tentative parcel map meets all minimum requirements for the Medium Density Suburban (MDS) regulatory zone within the Southeast Truckee Meadows Area Plan.

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

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

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

The proposed division of land is a second parcel map approved within the last five years. A prior tentative parcel map (WTPM17-0022) was approved in 2017 and recorded in 2018 as Parcel Map 5343. This previous tentative parcel map proposed to subdivide a ±1.93-ac. parcel into 3 lots, the maximum allowed. A full 2-acres would have been required to create a fourth lot at that time.

During recordation of Parcel Map 5343, a boundary line adjustment with a neighboring parcel was simultaneously recorded, providing the applicant with over 2-acres on the project site – more land than had been available during the tentative map process. This resulted in one of the parcels being created at exactly 1-acre in size, facilitating the applicant's ability to seek the current parcel map request. Had this small amount of additional acreage been available during the previous request, the current division of land could have been completed as part of the previous review.

Subsequent divisions of land within five years require subdivision improvements unless the Parcel Map Review Committee determines they are not warranted. As a result of the circumstances of this property and the previous tentative parcel map, staff does not believe subdivision requirements are necessary at this time, apart from the recommended conditions of approval included with Exhibit A.

**Southeast Truckee Meadows Area Plan Modifiers**

The subject parcel is located within the Toll Road Suburban Character Management Area, which is part of the Southeast Truckee Meadows Area Plan. This tentative parcel map request is subject to the following standards:

**Section 110.212.05 Medium Density Suburban Area Modifier** In addition to the regulations of the regulatory zones described in Article 106, Regulatory Zones, in any area designated Medium Density Suburban in the Southeast Truckee Meadows planning area, the following regulations shall apply.

- (a) Density. The maximum number of dwelling units that may be located in the Medium Density Suburban Regulatory Zone in the Southeast Truckee Meadows planning area is two (2) units per acre.
- (b) Minimum Lot Area. The minimum lot area allowed in the Medium Density Suburban Regulatory Zone in the Southeast Truckee Meadows planning area is fourteen thousand three hundred seventy-five (14,375) square feet, with the following exceptions:
  - (1) When abutting a developed Medium Density Suburban area with one half (1/2) acre or greater lot sizes, the minimum lot area shall be one-half (1/2) acre for all exterior, abutting lots (roads or Open Space regulatory zone do not create non-abutting parcels), ...

Staff Comment: The subject property abuts developed Medium Density Suburban properties that are ½ acre or greater in size; therefore, each parcel created by the proposed parcel map is required to be ½ acre or greater. Both properties being created by this parcel map are ½ acre in size and conform to the two units per acre density limitation.

### **Development Information**

The subject parcel is currently developed with a single family home. A 20-ft-wide private access easement connects to the southwest corner of the property and a 30-ft-wide private access easement connects to the northeast corner of the property. The required setbacks for the Medium Density Suburban regulatory zone are 20-feet for front and rear yards and 8-feet for side yards. A recommended condition of approval has been included with Exhibit A requiring the applicant provide evidence that all existing structures meet setback standards prior to recordation of the final map.

### **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 Space
  - Utilities
  - Water Rights
- Sun Valley General Improvement District (SVGID)
- Washoe County Health District
  - Air Quality Management Division
  - Environmental Health Services Division
  - Emergency Medical Services Program
- Truckee Meadows Fire Protection District
- Truckee Meadows Water Authority (TMWA)
- Nevada Division of Water Resources
- Regional Transportation Commission (RTC)
- City of Reno Community Development
- Washoe-Storey Conservation District
- AT&T, NV Energy and Charter Communications

Four of the above-listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A summary of each agency's comments and/or recommended conditions of approval and their contact information is provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order if granted approval.

- Washoe County Planning and Building Division require the final map be in substantial compliance with the tentative parcel map, for all structures to meet setback standards, and for water service to be provided by TMWA.

**Contacts:** Kelly Mullin, 775.328.3608, [kmullin@washoecounty.us](mailto:kmullin@washoecounty.us) and  
Vahid Behmaram, 775.954.4647, [vbehmaram@washoecounty.us](mailto:vbehmaram@washoecounty.us)

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

**Contacts:** Mike Gump, 775.328.2041, [mgump@washoecounty.us](mailto:mgump@washoecounty.us)  
Tim Simpson, 775.954.4648, [tsimpson@washoecounty.us](mailto:tsimpson@washoecounty.us)

- Washoe County Health District requires the septic system for the existing home be abandoned, and the home be connected to municipal sewer prior to recordation of the final map.

**Contact:** Wes Rubio, 775.328.2635, [wrubio@washoecounty.us](mailto:wrubio@washoecounty.us)

The Washoe County Health District's Emergency Medical Services Program reviewed the application and indicated they had no comments or conditions of approval.

### **Staff Comments on Required Findings**

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

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

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

Staff Comment: Compliance with all applicable environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, and sewage disposal will be ensured prior to recordation of the final map or prior to approval of a development permit on the subject site. The application was reviewed by the Health District, and sewer service will be through Washoe County. The new parcel will connect to TMWA.

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

Staff Comment: The lot with the existing home will continue to be served by an individual domestic well. The new lot (Parcel C-3-2) will connect to TMWA.

- c) The availability and accessibility of utilities.

Staff Comment: Both lots will connect to municipal sewer. Parcel C-3-2 will connect to TMWA. 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 divide an existing parcel into a total of two 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 subject parcel is outside the 100-year flood hazard area, is relatively flat, and has already been partially developed. Any future development will be required to comply with all applicable policies.

- 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 recommend conditions of approval from the 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 no comments were received.

- l) Recreation and trail easements.

Staff Comment: The proposal was provided to Washoe County Parks and Open Space for review, and no comments or conditions were received.

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

Staff Comment: Noticing will be provided in accordance with the requirements of this section.

- 3) Due to the nature of this request and the previously approved Parcel Map 5343, improvements associated with tentative subdivision maps, beyond those required in the Conditions of Approval (Exhibit A), are unnecessary at this time.

Staff Comment: Although it is recommended that standard improvements associated with tentative subdivision maps are unnecessary with this request, standard requirements associated with tentative parcel maps are still applicable.



## **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 WTPM18-0010 is recommended for approval with conditions. Staff offers the following motion for the Parcel Map Review Committee's consideration.

## **Possible Motion**

I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM18-0010 for Matthew Lepire, subject to the conditions of approval included as Exhibit A with the staff report, and make the determination that the following criteria is or will be adequately provided for pursuant to Washoe County Code, Section 110.606.30:

- 1) General improvement considerations for all parcel maps including, but not limited to:
  - a) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal;
  - b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision;
  - c) The availability and accessibility of utilities;
  - d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks;
  - e) Conformity with the zoning ordinances and master plan;
  - f) General conformity with the governing body's master plan of streets and highways;
  - g) The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision;
  - h) Physical characteristics of the land such as floodplain, slope and soil;
  - i) The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive;
  - j) The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands;
  - k) Community antenna television (CATV) conduit and pull wire; and
  - l) Recreation and trail easements.
- 2) Subdivision improvement considerations for second or subsequent parcel maps pursuant to Section 110.606.30(d) and which are in addition to the criteria listed above.
- 3) Due to the nature of this request and the previously approved Parcel Map 5343, improvements associated with tentative subdivision maps, beyond those required in the Conditions of Approval (Exhibit A), are unnecessary at this time.

## **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 from the

date the written decision is filed with and signed by the Secretary of the Parcel Map Review Committee and mailed to the applicant.

Applicant/Owner: Matthew Lepire  
P.O. Box 4353,  
Carson City, NV 89792

Consultant: Alpine Land Surveyors  
Attn: Michael Miller  
7395 Gravel Ct.  
Reno, NV 89502



# Conditions of Approval

Tentative Parcel Map Case Number WTPM18-0010

The tentative parcel map approved under Parcel Map Case Number WTPM18-0010 shall be carried out in accordance with the Conditions of Approval granted by the Washoe County Parcel Map Review Committee on January 10, 2019. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

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

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

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

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

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

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

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

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District.**

**Any conditions set by the Health District must be appealed to the District Board of Health.**

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

**Washoe County Planning and Building Division**

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

**Contact: Kelly Mullin, 775.328.3608, [kmullin@washoecounty.us](mailto:kmullin@washoecounty.us)**

**General Conditions**

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

**DIRECTOR OF PLANNING AND BUILDING CERTIFICATE**

THE FINAL PARCEL MAP CASE NO. WTPM18-0010 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.

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MOJRA HAUENSTEIN, DIRECTOR, PLANNING AND BUILDING DIVISION

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

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

**Water Rights Condition**

**Contact: Vahid Behmaram, 775.954.4647, [vbehmaram@washoecounty.us](mailto:vbehmaram@washoecounty.us)**

- g. This application indicates the project will annex to and receive water service from the Truckee Meadows Water Authority (TMWA). The final map shall contain TMWA's note and acknowledgement regarding all conditions necessary for provision of water service to these parcels prior to approval of building permit. A valid will-serve from TMWA for the newly created parcel is also acceptable.

**Washoe County Engineering and Capital Projects**

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

**Contact: Mike Gump, 775.328.2315, [mgump@washoecounty.us](mailto:mgump@washoecounty.us)**

**General Conditions**

- a. Comply with the conditions of the Washoe County technical check for this map.
- b. Add the names of the adjacent property owners.
- c. Add a bearing and distance.
- d. Remove structures from the map.
- e. Place a note on the map stating that the natural drainage will not be impeded.
- f. Add a note to the map stating: No habitable structures shall be located on a fault that was active during the Holocene Epoch of geological time.
- g. Provide evidence of documented access that favors the applicant.
- h. Add a Security Interest Holder's Certificate to the map if applicable.
- i. Prior to approval of the parcel map, a driveway access plan for each lot shall be submitted for approval and driveway improvements installed to Parcels C-3-1 and C-3-2. The driveway access way shall be improved to a gravel roadway that will allow emergency vehicle travel, issuance of a building permit and take drainage into consideration. An Encroachment/Excavation Permit (aka Street Cut Permit) shall be obtained for all work within Washoe County's right-of-way.
- j. Add the following note to the map; "All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."

**Utility Conditions**

**Contact: Timothy Simpson, 775.954.4648, [tsimpson@washoecounty.us](mailto:tsimpson@washoecounty.us)**

- k. The applicant shall extend the 20-foot-wide public sanitary sewer easement to parcel 017-110-44.

- I. The utility company's certificate on the map shall include Washoe County Community Services Department.

**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](mailto:wrubio@washoecounty.us)**

- a. Prior to signing the parcel map, WCHD requires that the following actions be completed for the existing dwelling:
  - i. Obtain a septic abandonment permit directly from WCHD, abandon the existing septic system, and connect the existing dwelling to municipal sewer.
  - ii. All plans submitted must correctly identify the existing domestic well and all sewer installation must meet the minimum requirements in accordance with the District Board of Health Regulations Governing Well Construction ([www.washoecounty.us/health/files/ehs/regulations/ehs/well-regs-2013-05-23.pdf](http://www.washoecounty.us/health/files/ehs/regulations/ehs/well-regs-2013-05-23.pdf) )

**\*\*\* 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 28, 2018

TO: Kelly Mullin, AICP, Senior Planner, CSD, Planning & Building Division  
FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD  
SUBJECT: Tentative Parcel Map Case Number WTPM18-0010 (Lepire)

**Project description:**

The applicant is requesting to approve a parcel map dividing one parcel of  $\pm 43,561$  sq. ft. into two parcels of  $\pm 21,780$  sq. ft. and  $\pm 21,781$  sq. ft. This is considered a subsequent parcel map, as the subject property was created as part of Parcel Map 5343, which was recorded March 30, 2018.

The parcel is located at 15370 Sylvester Rd., Assessor's Parcel Number: 017-110-92.

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

***Comments:***

- 1) This application indicates the project will annex to and receive water service from the Truckee Meadows Water Authority (TMWA).

***Conditions:***

- 1) The Parcel Map shall contain TMWA's note and acknowledgement regards all conditions necessary for provision of water service to these parcels prior to approval of building permit. Or a valid will serve from TMWA for the newly created parcel is also acceptable.



# WASHOE COUNTY

## COMMUNITY SERVICES DEPARTMENT

### Engineering and Capital Projects

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

#### INTEROFFICE MEMORANDUM

#### PARCEL MAP REVIEW

DATE: September 11, 2018

TO: Kelly Mullin, Senior Planner - Department of Community Services

FROM: Mike Gump, PLS, Engineering and Capital Projects Division

**SUBJECT: 2<sup>nd</sup> Parcel Map for: Matthew Lepire**  
**Parcel Map Case No.: WTPM18-0010**  
**APN: 017-110-92**  
**Review Date: August 21, 2018**

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

1. Comply with the conditions of the Washoe County technical check for this map.
2. Add the names of the adjacent property owners.
3. Add a bearing and distance.
4. Remove structures from the map.
5. Place a note on the map stating that the natural drainage will not be impeded.
6. Add a note to the map stating: No habitable structures shall be located on a fault that was active during the Holocene Epoch of geological time.
7. Provide evidence of documented access that favors the applicant.
8. Add a Security Interest Holder's Certificate to the map if applicable.
9. Prior to approval of the parcel map, a driveway access plan for each lot shall be submitted for approval and driveway improvements installed to Parcels C-3-1 and C-3-2. The driveway access way shall be improved to a gravel roadway that will allow emergency vehicle travel, issuance of a building permit and take drainage into consideration. An Encroachment/Excavation Permit (aka Street Cut Permit) shall be obtained for all work within Washoe County's right-of-way.



INTEGRITY



EFFECTIVE  
COMMUNICATION



QUALITY  
PUBLIC SERVICE



Memo to: Kelly Mullin, Senior Planner  
Subject: Parcel Map Case No.: WTPM18-0010  
Date: September 11, 2018  
Page: 2

10. Add the following note to the map; "All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."

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

September 19, 2018

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

RE: Lepire; APN 017-110-92  
Tentative Parcel Map; WTPM18-0010

Dear Ms. Mullin:

The Washoe County Health District, Environmental Health Services Division (WCHD) has reviewed the above referenced project.

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

**Contact Name – Wesley Rubio, 775.328.2434, [wrubio@washoecounty.us](mailto:wrubio@washoecounty.us)**

- a. Prior to signing the parcel map WCHD requires that the existing house complete the following actions:
  1. Obtain a septic abandonment permit directly from WCHD, abandon the existing septic system, and connect the existing house to municipal sewer.
  2. All plans submitted must correctly identify the existing domestic well and all sewer installation must meet the minimum requirements in accordance with the DBOH Regulations Governing Well Construction.
    - i. <https://www.washoecounty.us/health/files/ehs/regulations/ehs/well-regs-2013-05-23.pdf>

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

Sincerely,



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

Community Services Department  
Planning and Building

**TENTATIVE PARCEL MAP**

(see page 5)

**PARCEL MAP WAIVER**

(see page 15)

**APPLICATION**



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

Telephone: 775.328.6100

## Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>Parcel map for Matt Lepire</b>			
Project Description: Split one existing parcel into two parcels			
Project Address: 15370 Sylvester Rd., Reno, NV 89521			
Project Area (acres or square feet): 1.00 acres			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): E. side Sylvester Rd. approximately 470' north of Hot Springs Rd.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
017-110-92	1.00 ac.		
Section(s)/Township/Range: Section 34, T.18N, R. 20E			
Indicate any previous Washoe County approvals associated with this application: Case No.(s). Parcel Map No. 5343			
<b>Applicant Information (attach additional sheets if necessary)</b>			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Matthew Lepire		Name: Alpine Land Surveyors	
Address: <b>P.O. Box 4353</b>		Address: 7395 Gravel Ct.	
Carson City, NV	Zip: 89792	Reno, NV	Zip: 89502
Phone: 775-315-9292	Fax:	Phone: 775-636-8650	Fax:
Email: <b>mattlepire@gmail.com</b>		Email: mike@alpinelandsurveyors.com	
Cell: 775-315-9292	Other:	Cell: 775-771-1491	Other:
Contact Person: Matthew Lepire		Contact Person: Michael J. Miller P.L.S.	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Matthew Lepire		Name:	
Address: P.O. Box 4353		Address:	
Carson City, NV	Zip: 89792		Zip:
Phone: 630-488-7781	Fax:	Phone:	Fax:
Email: mattlepire@gmail.com		Email:	
Cell: 775-315-9292	Other:	Cell:	Other:
Contact Person: Matthew Lepire		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

July 1, 2017

# Property Owner Affidavit

Applicant Name: Matthew Lepire

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, Matthew Lepire  
(please print name)

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

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

Assessor Parcel Number(s): 017-110-92

Printed Name Matthew Lepire

Signed [Signature]

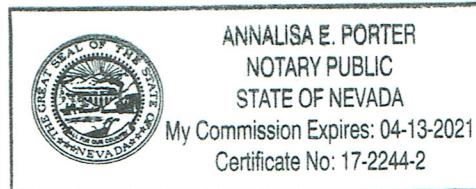
Address 5400 S. Carson St. #1  
Carson City NV 89701

Subscribed and sworn to before me this  
10<sup>th</sup> day of August, 2018.

(Notary Stamp)

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

My commission expires: 04/13/2021



\*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 Agen: (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

## 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)?

15370 Sylvester Rd., Washoe County, NV 89521. Parcel is on the east side Sylvester Rd. approximately 470' north of Hot Springs Rd.

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
017-110-92	MDS Zoning	1.00 Ac.

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

A one acre parcel with one existing residence being split into 2 parcels. Both parcels will connect to County sewer lines. The westerly parcel with the existing house will remain on an existing well. The easterly parcel will connect to TMWA public waterlines.

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area	21,780 s.f.	21,781 s.f.		
Minimum Lot Width	164.70'	167.17'		

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

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

5. Utilities:

a. Sewer Service	W.C. Sewer connection
b. Electrical Service/Generator	NV Energy
c. Water Service	TMWA & private 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 for Westerly parcel only		
<input type="checkbox"/> Private water	Provider:	
<input checked="" type="checkbox"/> Public water	Provider:	TMWA

- b. Available:

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

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

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

- a. Sewage System Type:

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

- 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 #	None	acre-feet per year	
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other, #		acre-feet per year	

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

None

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

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

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

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

11. Does property contain geologic hazards such as active faults; hillside or mountainous areas; is it subject to avalanches, landslides, or flash floods; is it near a water body, stream, Significant Hydrologic Resource as defined in Article 418, or riparian area such as the Truckee River, and/or an area of groundwater recharge

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

12. Does the tentative parcel map involve common open space as defined in Article 408 of the Washoe County Development Code? (If so, please identify all proposed non-residential uses and all the open space parcels.)?

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

13. If private roads are proposed, will the community be gated? If so, is a public trail system easement provided through the subdivision?

No public or private roads are planned.



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?

No.
-----

16. Is the project subject to Article 418, Significant Hydrologic Resources? If yes, please address Special Review Considerations within Section 110.418.30 in a separate attachment.

<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?

No significant grading is proposed.
-------------------------------------

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?

No

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?

No

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

No

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	Alpine Land Surveyors: Michael J. Miller, P.L.S.
Address	7395 Gravel Ct., Reno, NV 89502
Phone	775-636-8650
Cell	775-771-1491
E-mail	mike@alpinelandsurveyors.com
Fax	
Nevada PLS #	6636

**WASHOE COUNTY TREASURER**

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

Received By: nhuang      Receipt Number: U18.5321  
 Location: Treasurer's Office      Receipt Year: 2018  
 Session: nhuang-0-08162018      Date Received: 08/16/2018

**PAYMENT RECEIPT**

Type	Description	Balance	Net Tax	Interest	Fees Penalties	Current Due	Current Paid	Balance Remaining
Real	Bill Number: 2018178106 Bill Year: 2018 PIN: 01711092 Primary Owner: MATTHEW LEPIRE Property Addr: 15430 SYLVESTER RD Property Desc: Section 34 Lot C-3 Block SubdivisionName _UNSPECIFIED Township	668.57	668.57	0.00	0.00	668.57	668.57	0.00
<b>Totals:</b>		668.57	668.57	0.00	0.00	668.57	668.57	0.00
Tender Information:		Charge Summary:						
Check #35/1030		668.57	Real					668.57
Total Tendered		668.57	Total Charges					668.57

**PAID**  
 AUG 15 2018  
 W. C. T. O. 27

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

By Whom Paid:

MATTHEW LEPIRE  
 PO BOX 4353  
 CARSON CITY NV 89702

BALANCE REMAINING	0.00
CHARGES	668.57
PAID	668.57
CHANGE	0.00

**WTPM18-0010**  
**EXHIBIT C**

**OWNER'S CERTIFICATE**

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT, THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278. ALL EASEMENTS SHOWN HEREON ARE GRANTED. THE OWNER AND HIS ASSIGNS AGREE TO THE USE OF RESIDENTIAL WATER METERS.

MATTHEW LEPIRE \_\_\_\_\_ DATE \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF NEVADA  
COUNTY OF WASHOE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 2018, BY MATTHEW LEPIRE.

NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_

**WATER AND SEWER RESOURCE REQUIREMENTS CERTIFICATE**

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

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

**DISTRICT BOARD OF HEALTH CERTIFICATE**

THIS FINAL MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONSTITUTES SEWAGE DISPOSAL WITHIN THE COMMUNITY WATER SUPPLY AND IS NOT TO BE USED OR PREDICATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

FOR THE DISTRICT BOARD OF HEALTH \_\_\_\_\_ DATE \_\_\_\_\_

**TITLE COMPANY CERTIFICATE**

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT MATTHEW LEPIRE OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT HE IS THE ONLY OWNER OF RECORD OF SAID LAND; THAT ALL OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP, AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LAND DELINEATED HEREON FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS AS OF \_\_\_\_\_, 2018.

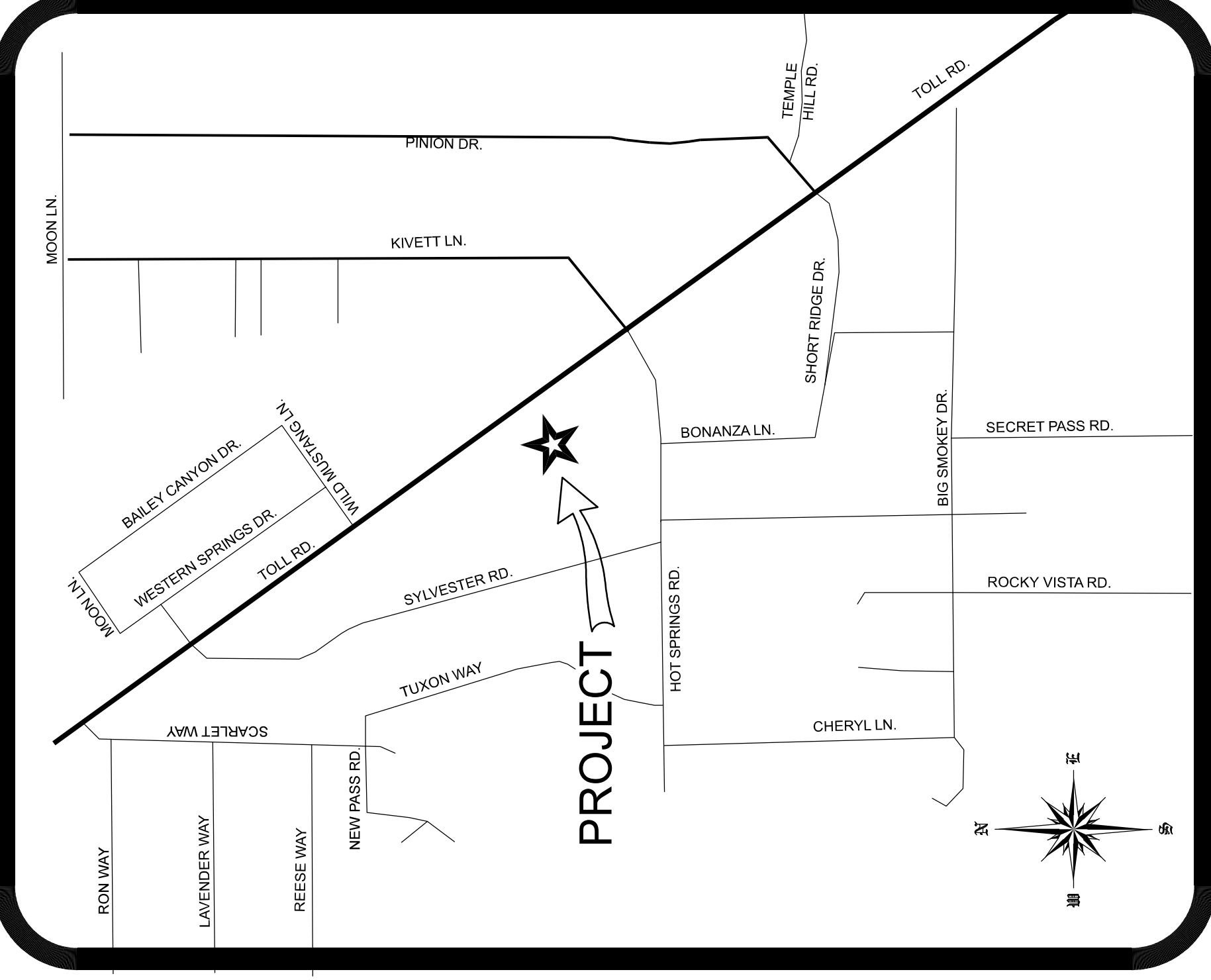
FIRST AMERICAN TITLE \_\_\_\_\_ DATE \_\_\_\_\_  
BY: \_\_\_\_\_ TITLE \_\_\_\_\_

**TAX CERTIFICATE** (APN 017-110-92)

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL THE PROPERTY TAXES ON THE LAND SHOWN HEREON FOR THE FISCAL YEAR ENDING \_\_\_\_\_ HAVE BEEN PAID IN FULL TO THE DISTRICT BOARD OF HEALTH FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURE USE HAS BEEN PAID PURSUANT TO N.R.S. 381A.285.

WASHOE COUNTY TREASURER

TITLE: \_\_\_\_\_ DATE \_\_\_\_\_



**VICINITY MAP**  
NO SCALE

**UTILITY COMPANIES CERTIFICATE**

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

SIERRA PACIFIC POWER COMPANY dba NV ENERGY

NAME/TITLE (PRINT)	DATE
TRUCKEE MEADOWS WATER AUTHORITY	_____
NAME/TITLE (PRINT)	DATE
NEVADA BELL TELEPHONE COMPANY dba AT&T NEVADA	_____
NAME/TITLE (PRINT)	DATE
CHARTER COMMUNICATIONS	_____
NAME/TITLE (PRINT)	DATE

**NOTES:**

- 1. A PUBLIC UTILITY EASEMENT IS ALSO GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY FACILITIES TO THAT PARCEL AND THE RIGHT TO EXIT THAT PARCEL WITH SAID FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME AND THE UTILITY COMPANY.
- 2. A 5 FOOT PRIVATE DRAINAGE EASEMENT IS HEREBY GRANTED COINCIDENT WITH ALL SIDE AND REAR PARCEL LINES OF ALL PARCELS.
- 3. THE PUBLIC UTILITY EASEMENTS SHOWN AND/OR NOTED ON THIS PLAT INCLUDE USE FOR THE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES.
- 4. WITH THE DEVELOPMENT OF EACH PARCEL AND PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL OBTAIN THE NECESSARY PERMITS TO THE SERVING UTILITY SUFFICIENT TO SERVE THE DEVELOPMENT AND SHALL PROVIDE WASHOE COUNTY WITH A WILL SERVE LETTER.
- 5. ALL COORDINATES AND DISTANCES SHOWN HEREON ARE GROUND COORDINATES AND DISTANCES. DIVIDE GROUND COORDINATES BY THE COMBINED FACTOR OR 1.000197839 TO CONVERT TO GRID COORDINATES.
- 6. WASHOE COUNTY WILL PRE-ASSIGN ADDRESSES TO BE RELEASED ONCE AN ASSESSOR'S PARCEL NUMBER HAS BEEN ESTABLISHED. IF STRUCTURE PLACEMENT DOES NOT REFLECT THE STREET ON WHICH THE PRE-ASSIGNED ADDRESS IS ISSUED, THE DEVELOPER WILL REQUEST A NEW ADDRESS PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- 7. SEWAGE DISPOSAL SHALL BE BY CONNECTION TO A PUBLIC SEWER SYSTEM.
- 8. FIRE HYDRANTS SHALL BE INSTALLED AS PER FIRE DEPARTMENT REQUIREMENTS WITH THE ISSUANCE OF BUILDING PERMITS.
- 9. EACH PARCEL CREATED BY THIS MAP IS REQUIRED TO HAVE A SEPARATE WATER METER AND WATER SERVICE LINE. THE WATER PURVEYOR SHALL HAVE THE RIGHT TO INSTALL A WATER METER IN THE 10' PUBLIC UTILITY EASEMENT ADJACENT TO THE STREET TO SERVE EACH PARCEL RESPECTIVELY.
- 10. THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.

**DIRECTOR OF PLANNING AND BUILDING CERTIFICATE**

THE FINAL PARCEL MAP CASE NO. WTPM17-0022 MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODES AND IS IN SUBSTANTIAL COMPLIANCE WITH THE DEVELOPMENT MAP ACT'S CONDITIONS. THERE IS NO CHARGE INCURRED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018 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

**SURVEYOR'S CERTIFICATE**

I, MICHAEL J. MILLER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, HEREBY CERTIFY THAT:  
1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF MATTHEW LEPIRE.

2. THE LANDS SURVEYED LIE WITHIN THE NW 1/4 OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 20 EAST, M.D.M., COUNTY OF WASHOE, STATE OF NEVADA, AND THE SURVEY WAS COMPLETED ON DECEMBER 12, 2017.

3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.

4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



MICHAEL J. MILLER - PLS 6636

AUGUST 15, 2018

COUNTY RECORDER'S CERTIFICATE  
FILE NO. \_\_\_\_\_  
FILED FOR RECORD AT THE REQUEST OF  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ O'CLOCK \_\_\_\_\_  
OFFICIAL RECORDS OF WASHOE COUNTY,  
NEVADA.

PARCEL MAP  
FOR  
MATTHEW LEPIRE  
A DIVISION OF PARCEL C-3 OF PARCEL MAP NO. 5343  
LYING WITHIN THE NW 1/4 SEC. 34, T. 18N., R. 20E., M.D.M.  
WASHOE COUNTY NEVADA

**ALPINE** LAND SURVEYORS  
7395 GRAVEL CT., RENO, NV 89502  
PH. 775-656-8650

**SHEET 1**  
OF  
**2 SHEETS**

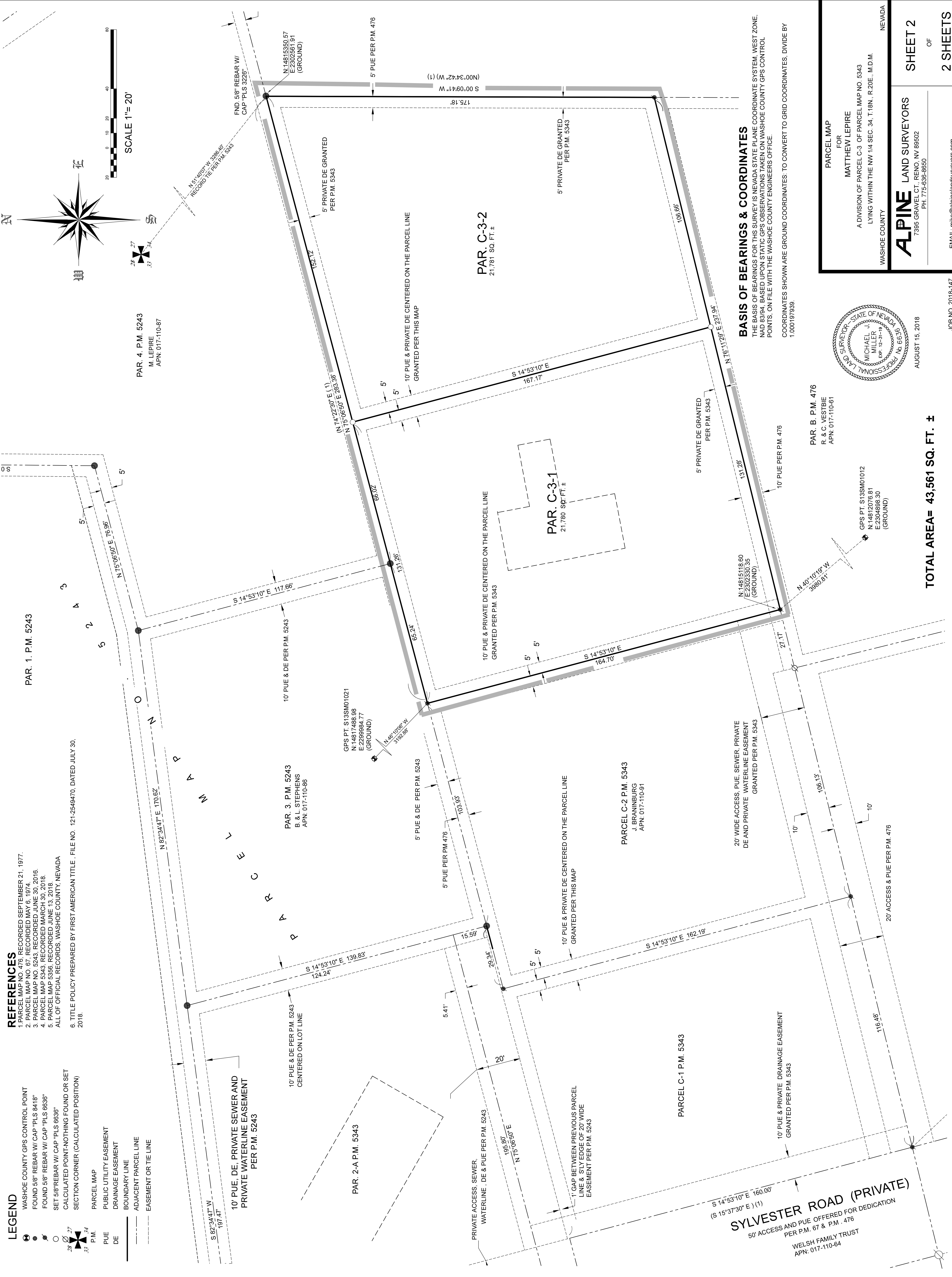
EMAIL: mike@alpineandsurveyors.com

**LEGEND**

- WASHOE COUNTY GPS CONTROL POINT
- FOUND 5/8" REBAR W/ CAP "PLS 8418"
- FOUND 5/8" REBAR W/ CAP "PLS 6638"
- SET 5/8" REBAR W/ CAP "PLS 6638"
- CALCULATED POINT-NOTHING FOUND OR SET
- SECTION CORNER (CALCULATED POSITION)
- P.M.
- PARCEL MAP
- PUBLIC UTILITY EASEMENT
- PUE
- DE
- BOUNDARY LINE
- ADJACENT PARCEL LINE
- EASEMENT OR TIE LINE

**REFERENCES**

1. PARCEL MAP NO. 476, RECORDED SEPTEMBER 21, 1977.
2. PARCEL MAP NO. 67, RECORDED MAY 6, 1974.
3. PARCEL MAP NO. 5243, RECORDED JUNE 30, 2016.
4. PARCEL MAP 5343, RECORDED MARCH 30, 2016.
5. PARCEL MAP 5343, RECORDED MARCH 30, 2016.
6. TITLE POLICY PREPARED BY FIRST AMERICAN TITLE, FILE NO. 121-2548470, DATED JULY 30, 2018.



**BASIS OF BEARINGS & COORDINATES**  
 THE BASIS OF BEARINGS FOR THIS SURVEY IS NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 83/94. BASED UPON STATIC GPS OBSERVATIONS TAKEN ON WASHOE COUNTY GPS CONTROL POINTS, ON FILE WITH THE WASHOE COUNTY ENGINEERS OFFICE.  
 COORDINATES SHOWN ARE GROUND COORDINATES. TO CONVERT TO GRID COORDINATES, DIVIDE BY 1.000197939.



PARCEL MAP FOR  
**MATTHEW LEPIRE**  
 A DIVISION OF PARCEL C-3 OF PARCEL MAP NO. 5343  
 LYING WITHIN THE NW 1/4 SEC. 34, T.18N., R.20E., M.D.M.  
 WASHOE COUNTY NEVADA

**ALPINE LAND SURVEYORS**  
 7395 GRAVEL CT., RENO, NV 89502  
 PH: 775-636-9850  
 EMAIL: mike@alpinelandsurveyors.com

**SHEET 2**  
 OF  
**2 SHEETS**

**TOTAL AREA= 43,561 SQ. FT. ±**

JOB NO. 2018-147  
 AUGUST 15, 2018