



Parcel Map Review Committee Staff Report

Meeting Date: October 8, 2020

Agenda Item: 7C

TENTATIVE PARCEL MAP CASE NUMBER: WTPM20-0007 (Comoda Holdings)

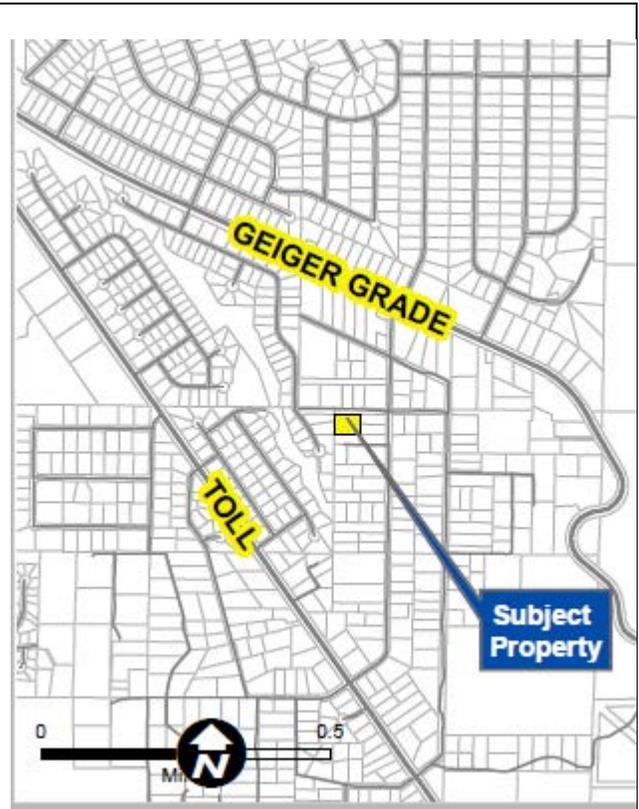
BRIEF SUMMARY OF REQUEST: To divide an one acre parcel into two 21,850 sq. ft. parcels

STAFF PLANNER: Planner's Name: Julee Olander
Phone Number: 775.328.3627
E-mail: jolander@washoecounty.us

CASE DESCRIPTION

For possible action, hearing, and discussion to approve a tentative parcel map dividing a one (1) acre parcel into two (2) separate parcels of 21,850 sq. ft. in size.

Applicant/Property Owner: Comoda Holding LLC
Location: 1640 Moon Ln.
APN: 017-071-29
Parcel Size: 1 acre
Master Plan: Suburban Residential (SR)
Regulatory Zone: Medium Density Suburban (MDS)
Area Plan: Southeast Truckee Meadows
Citizen Advisory Board: South Truckee Meadows/Washoe Valley
Development Code: Authorized in Article 606, Parcel Maps
Commission District: 2 – Commissioner Lucey



STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM20-0007 for Comoda Holdings LLC, subject to the conditions of approval included as Exhibit A with the staff report, and make the determination that the following criteria is or will be adequately provided for pursuant to Washoe County Code, Section 110.606.30.

(Motion with Findings on Page 8)

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Parcel Map

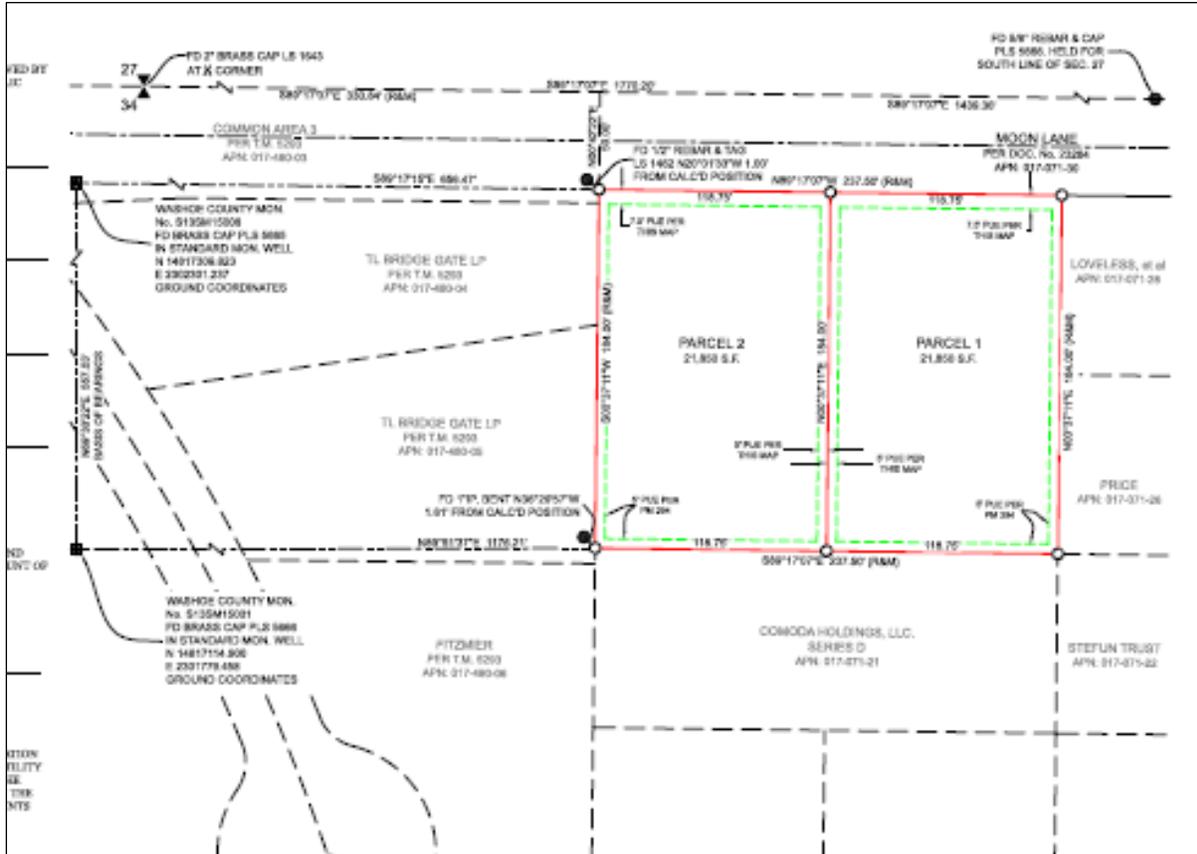
The purpose of a parcel map is to allow for the creation of subdivisions, merger and re-subdivision of existing lots, and common-interest communities consisting of four or fewer parcels pursuant to Washoe County Code Chapter 110, Article 606, *Parcel Maps*. A tentative parcel map must be submitted to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

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

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

The conditions of approval for Tentative Parcel Map Case Number WTPM20-0007 is attached to this staff report and will be included with the action order, if approved by the Parcel Map Review Committee.

The subject property has a regulatory zone of Medium Density Suburban (MDS). The proposed parcel map conforms to lot size and width requirements.



Site Plan



Arterial view of Parcel

Tentative Parcel Map Evaluation

Regulatory Zone: Medium Density Suburban (MDS)

Maximum Lot Potential: 2 parcels

Number of Lots on Parcel Map: 2 parcels

Minimum Lot Size Required: 14,375 sq. ft.

Minimum Lot Size on Parcel Map: 21,850 sq. ft.

Minimum Lot Width Required: 80 ft.

Minimum Lot Width on Parcel Map: 118.75 ft.

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

Development Suitability Constraints: The Southeast Truckee Meadows Area Plan 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 subdivision is not a second or subsequent division of a parcel map approved within the last five years.

Southeast Truckee Meadows Area Plan Area Plan Modifiers

The subject parcel is located within the Southeast Truckee Meadows Area Plan. The following is the pertinent policy from the Area Plan for Medium Density Suburban regulatory zoned parcels:

- 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.
- 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:
 - 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), and; Exterior lots may have a minimum lot area of fourteen thousand three hundred seventy-five (14,375) square feet when abutting a developed higher intensity land use designation or a ten (10) acre or larger undeveloped Medium Density Suburban development.

Development Information

The applicant is requesting to create two 21,850 sq. ft. parcels from one existing one (1) acre parcel. There is an existing two-car garage on the southeast area of the existing parcel. The accessory structure is nonconforming because there is no main structure on the parcel. The applicant has indicated that the intent is to place a manufactured home on each of the new parcels. The Conditions of Approval (See Exhibit A, item 1g) requires a building permit to be applied for within six

(6) months of the approval of the tentative parcel map for a main structure on the parcel or the garage will be removed by the applicant.

The parcel has the master planned designation of Suburban Residential (SR) and the regulatory zone is Medium Density Suburban (MDS). The minimum lot size requirement for MDS in the Southeast Truckee Meadows planning area is 14,375 sq. ft. and setback standards are 20 feet for the front yard, 20 feet for the rear yard, and 8 feet for the side yards. There is sufficient area on the parcels to meet these requirements and for the parcel with the residence to meet the requirements. The parcel is in a designated trailer (TR) overlay and requirements for development in a TR overlay are found in Article 312. The access for the parcels will remain off Moon Lane. There is municipal water service in the area, but no sewer service.

Reviewing Agencies

The following agencies received a copy of the project application for review and evaluation. Washoe County Community Services Department

- Washoe County Community Services Department
 - Planning and Building Division
 - Engineering and Capital Projects Division
 - Water Rights Coordinator Manager
- Washoe County Health District
 - Environmental Health Services Division

Three 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 approved.

- **Washoe County Planning and Building Division, Planning Program** provided comments that the final map be in substantial compliance with all plans and documents submitted with the tentative parcel map.
Contact: Julee Olander, 775-328-3627, jolander@washoecounty.us
- **Washoe County Engineering and Capital Projects Division** provided comments related to the technical map requirements.
Contact: Wayne Handrock, 775.328.2318, whandrock@washoecounty.us
- **Washoe County Water Management Planner Coordinator** provided comments related water service.
Contact: Vahid Behmaram, 775.328.3600, vbehmaram@washoecounty.us
- **Washoe County Health District (WCHD)** provided comments related to WCHD regulations.
Contact: James English, 775.328.2434, jenglish@washoecounty.us

Staff Comment on Required Findings

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

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

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

Staff Comment: Compliance with all applicable environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, and sewage disposal will be ensured prior to recordation of the final map or prior to approval of a development permit on the subject site. The application was reviewed by the appropriate agencies and no recommendation for denial was received.

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

Staff Comment: 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 extension of the existing, adjacent, infrastructure to serve the newly created parcel.

- d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks.

Staff Comment: The application was reviewed by the appropriate agencies and no recommendation for denial was received.

- e) Conformity with the zoning ordinances and master plan.

Staff Comment: The proposed division of land is in conformity with the existing Medium Density Suburban regulatory zone and the applicable provisions of the Washoe County Development Code and Master Plan. The proposal also, meets the Southeast Truckee Meadows Area Plan Area Plan Modifiers requirements.

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

Staff Comment: The application was reviewed by the appropriate agencies and no recommendation for denial was received, the proposal is in conformance with the area plan and master plans 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 appropriate agencies, including Washoe County Engineering and Capital Projects Division, and no recommendation for denial was received, no recommendation for new streets or highways to serve the subdivision was received.

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

Staff Comment: The application was reviewed by the appropriate agencies, including Washoe County Engineering and Capital Projects Division, and no recommendation for denial was received.

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

Staff Comment: All recommended conditions of approval have been included with the staff report. These sections of Nevada Revised Statutes deal with technical review of the map, review appropriate agencies for health considerations and utility considerations.

- 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 appropriate agencies and no recommendation for denial was received.

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

Staff Comment: The application was reviewed by the appropriate agencies and no recommendation for denial was received. All appropriate easements shall be provided prior to approval of the final map.

- l) Recreation and trail easements.

Staff Comment: The application was reviewed by the appropriate agencies and no recommendation for denial was received.

Recommendation

After thorough analysis and review, Parcel Map Case Number WTPM20-0007 is being recommended for approval with conditions. Staff offers the following motion for the Parcel Map Review Committee'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 WTPM20-0007 for Comoda Holdings LLC, subject to the conditions of approval included as Exhibit A with the staff report, and make the determination that the following criteria is or will be adequately provided for pursuant to Washoe County Code, Section 110.606.30:

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

Appeal Process

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

Applicant: Comoda Holdings LLC
285 Doe Run Circle
Henderson, NV 89012
email: nick@heathmanrealty.com

Representatives: DK Survey, Inc.
2035 Woodhaven Lane
Sparks, NV 89434
email: dan@dksurveyinc.com



Conditions of Approval

Tentative Parcel Map Case Number WTPM20-0007

The tentative parcel map approved under Parcel Map Case Number WTPM20-0007 shall be carried out in accordance with the conditions of approval granted by the Washoe County Parcel Map Review Committee on October 8, 2020. 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: Julee Olander, Planner, 775.328.3627, jolander@washoecounty.us

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this tentative parcel map.**
- b. 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.
- c. 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.
- d. The final map shall contain the following jurat:

DIRECTOR OF PLANNING AND BUILDING CERTIFICATE

THE FINAL PARCEL MAP CASE NO. WTPM20-0007 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

- e. 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; this approval may take up to three months to process. 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. A building permit must be applied for within six (6) months of approval of the tentative parcel map to construct a main structure on the parcel where the existing garage is located or the garage must be removed by the applicant prior to the recordation of the final map.

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: Wayne Handrock, PLS, 775.328.2318, whandrock@washoecounty.us

- a. Comply with the conditions of the Washoe County Technical check for this map.
- b. Add a graphic boarder around the proposed division.
- c. Add a section corner tie.

Washoe County Health District (WCHD)

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

Contact: James English, 775.328.2610, jenglish@washoecounty.us

- a. Must meet all applicable regulations and statutes enforced by the WCHD.

Washoe County Planning and Building Division - Water Planning

4. The following conditions are requirements of the Planning and Building Division, Water Management Planner Coordinator, which shall be responsible for determining compliance with these conditions.

Contact: Vahid Behmaram, 775.945.4647, vbehmaram@washoecounty.us

- a. The Parcel Map shall contain TMWA's note regards all conditions necessary for provision of water service to the two (2) parcels. TMWA's note requires that all water rights and water service conditions to be met prior to approval of building permits on the resulting parcels. Or a valid water will serve letter from TMWA for the resulting parcels is also acceptable at any time before or after the approval the Parcel Map but prior to granting of any Building Permits.

*** End of Conditions ***

From: [English, James](#)
To: [Olander, Julee](#); [Handrock, Wayne](#); [Vesely, Leo](#); [Rubio, Wesley S](#)
Cc: [Heeran, Jennifer](#)
Subject: RE: WTPM20-0007 Comoda Holdings
Date: Thursday, September 10, 2020 3:57:25 PM
Attachments: [image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)
[image013.png](#)

Must meet all applicable regulations and statutes enforced by the WCHD.

Regards,
Jim

Health Branch Deputy Director, COVID-19 Response

James English, REHS, CP-FS

Environmental Health Specialist Supervisor | Environmental Health Services | Washoe County Health District
jenglish@washoecounty.us | (775) 328-2610 | 1001 E. Ninth St., Bldg. B, Reno, NV 89512



“September is National Preparedness Month. [Be Prepared!](#)”

From: Olander, Julee <JOlander@washoecounty.us>
Sent: Thursday, September 10, 2020 3:55 PM
To: Handrock, Wayne <WHandrock@washoecounty.us>; Vesely, Leo <LVesely@washoecounty.us>; English, James <JEnglish@washoecounty.us>; Rubio, Wesley S <WRubio@washoecounty.us>
Cc: Heeran, Jennifer <JHeeran@washoecounty.us>
Subject: RE: WTPM20-0007 Comoda Holdings

Still have received no conditions or comments. This was due 9/3- Last call!!



Julee Olander

Planner | Community Services Department- Planning & Building Division

jolander@washoecounty.us | Office: 775.328.3627

1001 E. Ninth St., Bldg A., Reno, NV 89512

Visit us first online: www.washoecounty.us/csd

For Planning call (775) 328-6100

Email: Planning@washoecounty.us



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From: Olander, Julee

Sent: Friday, September 04, 2020 8:46 AM

To: Handrock, Wayne <WHandrock@washoecounty.us>; Vesely, Leo <LVesely@washoecounty.us>; English, James <JEnglish@washoecounty.us>; Rubio, Wesley S <WRubio@washoecounty.us>

Subject: WTPM20-0007 Comoda Holdings

Just friendly reminder I need any comments/conditions for WTPM20-0007 Comoda Holdings, if you have any.

Thanks,



Julee Olander

Planner | Community Services Department- Planning & Building Division

jolander@washoecounty.us | Office: 775.328.3627

1001 E. Ninth St., Bldg A., Reno, NV 89512

Visit us first online: www.washoecounty.us/csd

For Planning call (775) 328-6100

Email: Planning@washoecounty.us



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WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

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

August 20, 2020

TO: Julee Olander, Planner, CSD, Planning & Development Division
FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD
SUBJECT: Tentative Parcel Map Case Number WTPM20-0007 (Comoda).

Project description:

The applicant is proposing to approve a tentative parcel map dividing a one (1) acre parcel into two (2) parcels of 21,850 sq. ft. in size.

Project located at 1640 Moon Lane, Assessor's Parcel Number: 017-071-29.

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

Comments: The application indicates that Municipal water service is available and will be provided by TMWA.

Conditions: The Parcel Map shall contain TMWA's note regards all conditions necessary for provision of water service to the two (2) parcels. TMWA's note requires that all water rights and water service conditions to be met prior to approval of building permits on the resulting parcels. Or a valid water will serve letter from TMWA for the resulting parcels is also acceptable at any time before or after the approval the Parcel Map but prior to granting of any Building Permits.

From: [Olander, Julee](#)
To: [Olander, Julee](#)
Subject: FW: WTPM20-0007 Comoda Holdings
Date: Tuesday, September 15, 2020 3:00:26 PM
Attachments: [image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)

From: Handrock, Wayne <WHandrock@washoecounty.us>
Sent: Tuesday, September 15, 2020 2:54 PM
To: Olander, Julee <JOlander@washoecounty.us>; Vesely, Leo <LVesely@washoecounty.us>
Cc: Heeran, Jennifer <JHeeran@washoecounty.us>
Subject: Re: WTPM20-0007 Comoda Holdings

Hi Julee,

I sent it last night, not sure what happened. All I had on this one was to:

1. Comply with the conditions of the Washoe County Technical check for this map.
2. Add a graphic boarder around the proposed division.
3. Add a section corner tie.

Leo, Did you have anything else?

Sincerely,

Wayne Handrock



Wayne Handrock, PLS

County Surveyor | Community Services

whandrock@washoecounty.us | Office: 775.328.2318 | Fax: 775.328.3699

1001 E. 9th Street, Reno, NV 89512





Washoe-Storey Conservation District

Bret Tyler Chairmen
Jim Shaffer Treasurer
Cathy Canfield Storey app
Jean Herman Washoe app

1365 Corporate Blvd.
Reno NV 89502
775 857-8500 ext. 131
nevadaconservation.com

August 24, 2020

Washoe County Community Services Department

C/O Julee Olander, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WTPM20-0007 (Comoda)

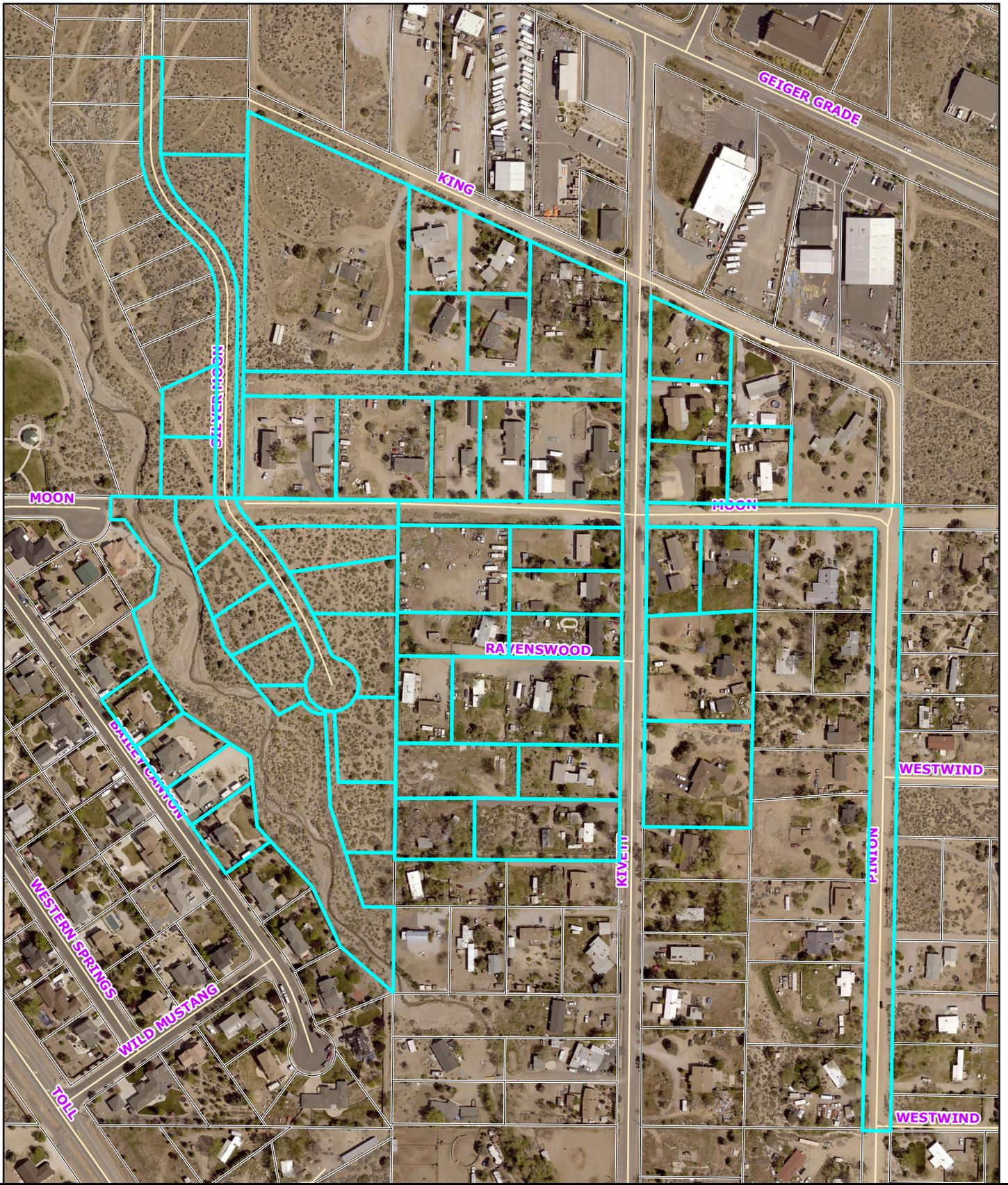
Dear Julee,

In reviewing the Comoda parcel map that divides 1 acre into 2 parcels, the Conservation District with this division has no comments. When the applicant applies to build we would like to review the project for grading and revegetation purposes including infrastructure that impacts conservation elements.

Thank you for providing us the opportunity to review the project that may have impacts on our natural resources.

Sincerely,

Tyler-Shaffer



WTPM20-007 Comoda Holdings

Noticing Map- 500 feet from site



0 250
Feet

Community Services
Department



1001 E Ninth St
Reno, Nevada 89502

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name: COMODA HOLDINGS PARCEL MAP			
Project Description: A SPLIT OF APN: 017-071-29 INTO 2 SEPARATE PARCELS			
Project Address: 1640 MOON LANE, WASHOE COUNTY, NV 89521			
Project Area (acres or square feet): 43560 SF			
Project Location (with point of reference to major cross streets AND area locator): SOUTH SIDE OF MOON LANE WEST OF KIVETT LANE			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
017-071-29	43560 SF		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). NONE KNOWN			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: COMODA HOLDINGS LLC SERIES D		Name: DK SURVEY, INC	
Address: 285 DOE RUN CIRCLE HENDERSON, NV Zip: 89012		Address: 2035 WOODHAVEN LANE SPARKS, NV Zip: 89434	
Phone: 775-722-6297 Fax:		Phone: 775-750-0584 Fax:	
Email: NICK@HEATHMANREALTY.COM		Email: dan@dksurveyinc.com	
Cell: 775-722-6297 Other:		Cell: 775-750-0584 Other:	
Contact Person: NICK HEATHMAN		Contact Person: DAN KELSOE	
Applicant/Developer: SAME AS ABOVE		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

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

SOUTH SIDE OF MOON LANE 250' WEST OF KIVETT LANE

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
017-071-29	120	1

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

LEVEL GROUND WITH EXISTING GARAGE TO BE REMOVED

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	21850 SF	21850 SF		
Proposed Minimum Lot Width	118.75'	118.75'		

4. For parcel with split zoning what is the acreage/square footage of each zoning in the new parcels?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Zoning Area	N/A	N/A		
Proposed Zoning Area				

5. 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.)

Yes
 No

6. Utilities:

a. Sewer Service	NONE
b. Electrical Service/Generator	UNKNOWN
c. Water Service	MUNI

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

- a. Water System Type:

<input type="checkbox"/> Individual wells		
<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
------------------------------	--

8. 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
------------------------------	--

9. For most uses, the Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County when creating new parcels. Please indicate the type and quantity of water rights you have available should dedication be required:

a. Permit #		acre-feet per year	
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other, #		acre-feet per year	

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

--

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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11. 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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12. 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.
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13. 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.
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14. If private roads are proposed, will the community be gated? If so, is a public trail system easement provided through the subdivision?

N/A		
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15. 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.
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16. 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?

NONE		
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17. 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.
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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.

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

ZERO AT THIS TIME

19. 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 AT THIS TIME

20. 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

21. 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

22. 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

23. 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

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

N/A

25. 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

26. How are you providing temporary irrigation to the disturbed area?

N/A

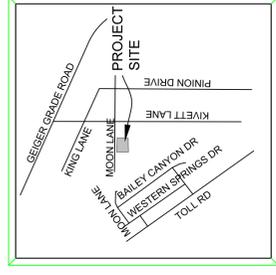
27. Have you reviewed the revegetation plan with the Washoe Storey Conservation District? If yes, have you incorporated their suggestions?

N/A

28. Surveyor:

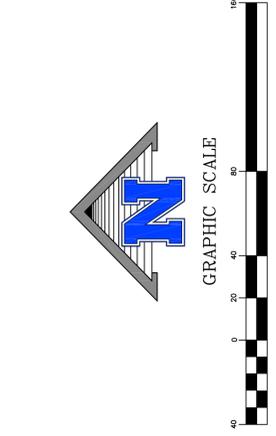
Name	DANIEL T. KELSOE
Address	2035 WOODHAVEN LANE, SPARKS, NV 89434
Phone	775-750-0584
Cell	775-750-0584
E-mail	dan@dksurveyinc.com
Fax	NONE
Nevada PLS #	18974

PARCEL MAP FOR COMODA HOLDINGS, LLC. SERIES D



GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

LOCATION MAP
N.T.S.



OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED ARE THE OWNERS OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAVE CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT, AND THE CREATION AND DEDICATION OF ALL UTILITY EASEMENTS SHOWN HEREON, 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.

COMODA HOLDINGS, LLC. SERIES D

NAME & TITLE _____ DATE _____

ACKNOWLEDGMENT

STATE OF _____ COUNTY OF _____ S.S. _____
ON THIS _____ DAY OF _____, 2020, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN THE COUNTY OF _____ STATE OF _____ OF COMODA HOLDINGS, LLC. SERIES D, WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HERETO SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES: _____

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 d/b/a NV ENERGY

BY: _____ DATE _____

NAME & TITLE _____

TRUCKEE MEADOWS WATER AUTHORITY

BY: _____ DATE _____

NAME & TITLE _____

NEVADA BELL TELEPHONE COMPANY d/b/a AT&T NEVADA

BY: _____ DATE _____

NAME & TITLE _____

CHARTER COMMUNICATIONS

BY: _____ DATE _____

NAME & TITLE _____

WASHOE COUNTY TREASURER

TAX CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL THE PROPERTY TAXES ON THE LAND SHOWN HEREON FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURE USE HAS BEEN PAID PURSUANT TO N.R.S. 361A.265.

WASHOE COUNTY TREASURER

BY: _____ DATE _____

NAME & TITLE _____

LENDER: ALINEA BUILDING AND DEVELOPMENT, LLC. (PER DOC. NO. 5017737)

SECURITY INTEREST HOLDER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THE CREATION AND DEDICATION OF ALL UTILITY EASEMENTS SHOWN HEREON, AND HEREBY SUBORDINATES ANY LIENS HELD BY THE UNDERSIGNED TO THE UTILITY EASEMENTS CREATED BY THIS MAP, SUCH THAT IN THE EVENT OF A LIEN LIQUIDATION, THE UTILITY EASEMENTS WOULD REMAIN AN EASEMENT AND ENCUMBRANCE ON THE PROPERTY.

BY: _____ DATE _____

NAME & TITLE _____

TITLE COMPANY CERTIFICATE

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

WESTERN TITLE

BY: _____

NAME & TITLE _____

NOTES:

- 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.
- THE PUBLIC UTILITY EASEMENTS SHOWN AND/OR NOTED ON THIS PLAT INCLUDE USE FOR THE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES AND TFWA WATERLINE FACILITIES.
- WITH THE DEVELOPMENT OF EACH PARCEL AND PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL DEDICATE WATER RIGHTS TO THE SERVICING UTILITY SUFFICIENT TO SERVE THE DEVELOPMENT AND SHALL PROVIDE WASHOE COUNTY WITH A WILL SERVE LETTER.
- ALL COORDINATES AND DISTANCES SHOWN HEREON ARE GROUND COORDINATES AND DISTANCES. DIVIDE GROUND COORDINATES BY THE COMBINED FACTOR OR 1.000197939 TO CONVERT TO GRID COORDINATES.
- 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.
- 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.
- 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. _____ MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS COMMENTS, AS APPROVED AND CORRECTED THEREBY; AND HAS BEEN REVIEWED AND APPROVED BY THE DIRECTOR OF PLANNING AND BUILDING DIVISION OF WASHOE COUNTY.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2020 BY THE DIRECTOR OF PLANNING AND BUILDING OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.475.

MOURA HAVENSTEIN, DIRECTOR,
PLANNING AND BUILDING DIVISION _____ 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 _____

SURVEYOR'S CERTIFICATE

I, DANIEL T. KEISOE, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, HEREBY CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF COMODA HOLDINGS, LLC. SERIES D.
- THE LANDS SURVEYED LIE WITHIN THE NE 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 JUNE 1, 2020
- 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.
- THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



DANIEL T. KEISOE, PLS 18974
FOR AND ON BEHALF OF
DK SURVEY, INC.

PARCEL MAP FOR

COMODA HOLDINGS, LLC. SERIES D

BEING ALL THAT PORTION OF PARCEL C PER PARCEL MAP NO. 294, AND DOCUMENT NO. 5017735, IN THE NE 1/4 OF SECTION 34, T.18N., R.20E., M.D.M., WASHOE COUNTY, NEVADA

DK SURVEY, INC.
2035 WOODHAVEN LANE
SPARKS, NV 89434
775-750-0884

FILE NO. _____
FILED FOR RECORD AT THE REQUEST OF: _____
ON THIS _____ DAY OF _____, 2020, AT _____ MINUTES PAST _____ O'CLOCK, _____ M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

COUNTY RECORDER _____
BY: _____ DEPUTY _____
FEE: _____

AREAS:

PARCEL 1 = 21,850 S.F.
PARCEL 2 = 21,850 S.F.
TOTAL AREA = 43,700 S.F.

- ▲ FOUND QUARTER SECTION CORNER
- FOUND MONUMENT AS NOTED
- SET 5/8" REBAR & PLASTIC CAP PLS 18974. NAIL & TAG IN CONCRETE OR SCRIBE IN CURB AS CONDITIONS ALLOW
- ⊠ FOUND WASHOE COUNTY CONTROL MONUMENT OR SET
- (R&M) RECORD & MEASURED
- S.F. SQUARE FEET

HATCHED AREA SHOWS LOCATION OF PARCEL 2 PER THE DEED.
THE LEGAL DESCRIBES THE CENTERLINE OF A 50' "RIGHT OF USE"
FOR THE PURPOSE OF INGRESS AND EGRESS TO THE PROPERTY.

FD 5/8" REBAR & CAP
PLS 5666. HELD FOR
SOUTH LINE OF SEC. 27

S89°17'07"E 1770.20'

S89°17'07"E 1439.36'

MOON LANE

PER DOC No. 232284

APN: 017-071-30

N00°42'22"E

50.00'

FD 1/2" REBAR & TAG
LS 1462 N20°01'33"W 1.00'
FROM CALC'D POSITION

N89°17'07"W 237.50' (R&M)

118.75'

7.5' PUE PER
THIS MAP

7.5' PUE PER
THIS MAP

LOVELESS, et al
APN: 017-071-28

PARCEL 2
21,850 S.F.

PARCEL 1
21,850 S.F.

S00°37'11"W 184.00' (R&M)

S00°37'11"E 184.00'

S71°11"E 184.00' (R&M)

LP