



# Parcel Map Review Committee Staff Report

Meeting Date: November 12, 2020

Agenda Item: 7B

TENTATIVE PARCEL MAP CASE NUMBER: WTPM20-0011 (Bell)

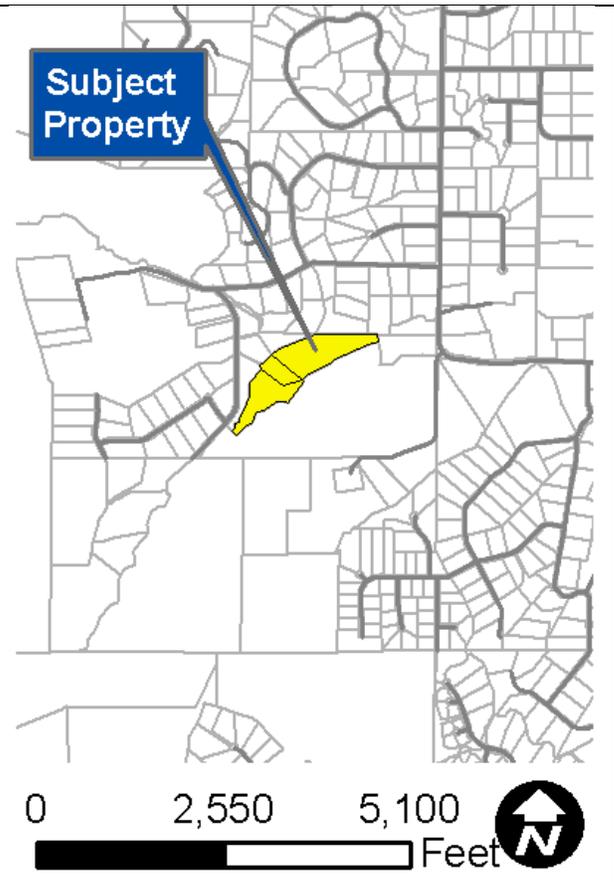
BRIEF SUMMARY OF REQUEST: Request to merge three parcels and subdivide into two parcels of ±8.07 and ±11.69 acres.

STAFF PLANNER: Planner's Name: Dan Cahalane  
Phone Number: 775.328.3628  
E-mail: [dcahalane@washoecounty.us](mailto:dcahalane@washoecounty.us)

### CASE DESCRIPTION

For possible action, hearing, and discussion to approve a tentative parcel map merging of 3 parcels (±6.81 acres, ±2.5 acres, ±10.45 acres respectively) and subdividing into 2 parcels of ±8.07 acres (parcel A) and ±11.69 acres (parcel B).

Applicant: Odyssey Engineering  
Property Owner: Dr. Walter C Bell  
Location: 8540 Bellhaven Rd.  
APNs: 041-130-51, 041-130-52, 041-130-27  
Parcel Size: 6.81 acres, 2.5 acres, 10.45 acres respectively  
Master Plan: Rural, Rural Residential  
Regulatory Zone: General Rural, High Density Rural  
Area Plan: Southwest Truckee Meadows  
Citizen Advisory Board: South Truckee Meadows/Washoe Valley  
Development Code: Authorized in Article 606  
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 WTPM20-0011 for Walter C Bell, 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 )*

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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 subject properties include 3.6582 acres of high density rural (HDR) and 16.1038 acres of general rural (GR). The total GR area is less than the required 40 acre minimum for GR regulatory zones and is legally non-conforming regulatory zoning. However, the merger and re-subdivision of these parcels moves the existing legal nonconformance closer to being in conformance by increasing the size of the GR areas in both parcels. The conditions of approval for Tentative Parcel Map Case Number WTPM20-0011 is attached to this staff report and will be included with the action order if approved by the Parcel Map Review Committee.







**Tentative Parcel Map Evaluation**

Regulatory Zone: General Rural/High Density Rural  
 Maximum Lot Potential: 2 lots  
 Number of Lots on Parcel Map: 2 lots  
 Minimum Lot Size Required: 2 acres (HDR), General Rural is legal non-conforming.  
 Minimum Lot Size on Parcel Map: ±8.07 acres  
 Minimum Lot Width Required: 150ft (HDR)  
 Minimum Lot Width on Parcel Map: 270ft

**Development Information**The subject parcels are legal non-conforming parcels with General Rural (GR), as they are smaller than the 40 acre minimum lot size. This parcel map would increase the amount of area in both of the proposed parcels, bringing them closer to conformance with the 40 acre requirement for GR regulatory zones.

Current Parcels				
APN	Regulatory Zoning	General Rural	High Density Rural	Total Size
041-130-51	GR	6.81	0	6.81
041-130-52	GR	2.5	0	2.5
041-130-27	GR/HDR	6.7938	3.6582	10.452

Proposed Parcels				
APN	Regulatory Zoning	General Rural	High Density Rural	Total Size
Parcel A	GR	8.61	0	8.61
Parcel B	GR/HDR	8.0318	3.6582	11.69

Parcel, 041-130-51, is developed with a single-family house and several detached accessory structures. The required setbacks for the General Rural regulatory zone approximates to the setbacks for Medium Density Rural per WCC 110.406.05 are 30 feet for front and rear yard setbacks and 15 feet for the side yard setbacks. The single-family dwelling and all structures *meet* the above-mentioned setbacks. The other proposed parcel is undeveloped.

Development Suitability Constraints: The Southwest Truckee Meadows Development Suitability Map, a part of the Southwest Truckee Meadows Area Plan, identifies the subject parcel as most suitable for development, slopes greater than 15%, slopes greater than 30% and potential wetlands.

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

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

The proposed subdivision *is not* a second or subsequent division of a parcel map approved within the last five years.

### **Southwest Truckee Meadows Area Plan Modifiers**

The subject parcel is located within the Southwest Truckee Meadows Area Plan. The following is the pertinent policy from the Area Plan:

SW 8.6 Access to existing trails will be protected and improved whenever possible. During the process of development review, the Washoe County Departments of Community Development and Regional Parks and Open space will request dedication of property and/or easements when appropriate trail alignments have been identified that link significant nodes within the Southwest Truckee Meadows planning area or connect existing trails or otherwise implement Goal 8.

Staff Comment: Staff forwarded the application to the Washoe County Parks Program, who provided comments and conditions regarding trail easements in Exhibit D.

SW 15.1 Development proposals must be consistent with Regional Water Plan Policies as outlined in the Washoe County Comprehensive Regional Water Management Plan: 1.3.b, "Protection and Enhancement of Groundwater Recharge;" 1.3.d, "Water Resources and Land Use;" 1.3.e, "Water Resource Commitments;" and 1.3.g, "Groundwater Resource Development and Management of Water Quality."

Staff Comment: Staff forwarded the application to the Washoe County Water Rights Coordinator who provided comments in Exhibit F.

SW 15.3 Water rights shall be dedicated to Washoe County for all maps of division into large parcels, parcel maps, and subdivision maps, as well as all new, civic, commercial and industrial uses.

Staff Comment: Staff forwarded the application to the Washoe County Water Rights Coordinator who provided comments in Exhibit F.

SW 18.1 All development will meet or exceed the standards for wetland development and impact established by state and federal agencies responsible for wetlands management.

Staff Comment: Staff forwarded the application to the US Army Corp of Engineering, who did not provide any comments or feedback on this application.

SW 18.3 Development proposals that impact any area designated "potential wetlands" on the Development Suitability map must conduct a wetlands delineation study and obtain Army Corps of Engineers certification of the proposed wetlands.

Staff Comment: Per WCC 110.902.15 "Development" means any man-made change to improved or unimproved real estate including the construction of buildings or other structures, mining, dredging, filling, grading, paving, excavation, drilling operations or storage of equipment or materials. Staff has determined that an application to combine and subdivide the parcel does not meet the definition of development per WCC 110.902.15 and therefore is not required to conduct a wetlands delineation study. However, these requirements may impact any future development. Staff has provided conditions requiring that this language is incorporated within the final map in Exhibit A.

### **Reviewing Agencies**

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

- US Army Corp of Engineers
- Nevada Department of Environmental Protection
- Nevada Department of Wildlife
- Washoe County
  - Water Resource Planning
  - Building and Safety
  - Parks and Open Space

- Water Rights Manager
- Engineering
- Washoe County Sheriff
- Washoe County District Health
  - Air Quality Management
  - Environmental Health
  - Emergency Medical Services
- Truckee Meadows Fire Protection District
- RTC Washoe
- Washoe-Storey Conservation District
- Nevada Historic Preservation

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

- Washoe County Planning and Building Division, Planning Program requires that the final map be in substantial compliance with all plans and documents submitted with the tentative parcel map.  
**Contact:** [Dan Cahalane, Planner, 775-328-3628, dcahalane@washoecounty.us](mailto:dcahalane@washoecounty.us)
- Washoe County Engineering and Capital Projects Division provided comments related to map notes, FEMA flood plains, and boundary corners.  
**Contact:** [Wayne Handrock, whandrock@washoecounty.us](mailto:whandrock@washoecounty.us)
- Washoe County Health District provided conditions related to environmental health.  
**Contact:** [David Kelly, dakelly@washoecounty.us](mailto:dakelly@washoecounty.us)
- Washoe County Water Management Planner Coordinator provided comments but no conditions of approval on this application.  
**Contact:** [Vahid Behmaram, 775.328.3600, vbehmaram@washoecounty.us](mailto:vbehmaram@washoecounty.us)
- Washoe Parks Program provided comments regarding trail access and easements  
**Contact:** [Sophia Kirschenman, skirschenman@washoecounty.us](mailto:skirschenman@washoecounty.us)
- Truckee Meadows Fire Protection District provided comments regarding fire access, water supply, and the wildland urban interface.  
**Contact:** [Dale Way, 775.326.6005 dway@tmfpd.us](mailto:dway@tmfpd.us)  
**Contact:** [Brett Lee, 775.326.6074 blee@tmfpd.us](mailto:blee@tmfpd.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: The application was forwarded to the Washoe County Health District, who provided comments and conditions addressing health regulations for water, air pollution, sewage and water supply.

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

Staff Comment: The application was forwarded to the Washoe County Health District, who provided comments and conditions addressing the availability of water in order to meet health standards.

- c) The availability and accessibility of utilities.

Staff Comment: The proposed application does not have access to municipal water or sewer and will require a well and septic system for water and sewage facilities. This parcel has access to electricity. There are adequate utility facilities for the proposed parcels.

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

Staff Comment: Staff forwarded the proposed application to the relevant governmental agencies. These agencies addressed the availability and accessibility of schools, police, fire protection, transportation and parks and provided conditions of approval in exhibit A.

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

Staff Comment: The proposed application, as conditioned in Exhibit A, is in conformance with the zoning ordinances and master plan.

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

Staff Comment: The proposed application is in 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.

Staff Comment: The proposed application reducing the number of parcels from three parcels to two parcels. Therefore, there is less demand for new streets or highways to serve the subdivision.

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

Staff Comment: The proposed parcels are generally in areas considered most suitable for development. Both of the proposed parcels contain slopes in excess of 15% and potential wetlands. However, these parcels  $\pm 8.07$  acres (parcel A) and  $\pm 11.69$  acres (parcel B) acres respectively and therefore provides ample area to build within areas most suitable for development.

- 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 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: Staff forwarded the application to Truckee Meadows Fire Protection District, who provided comments and conditions that provided for the availability and accessibility of fire protection. These conditions are outlined in Exhibit A, conditions of approval.

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

Staff Comment: The proposed application has access to CATV conduit and pull wire.

- l) Recreation and trail easements.

Staff Comment: The proposed application was forwarded to the Washoe County Parks Program who provided comments and conditions of approval in Exhibit A.

### **Recommendation**

After a thorough analysis and review, Parcel Map Case Number WTPM20-0011 is being recommended for approval with conditions. Staff offers the following motion for the Parcel Map Review Committee's consideration.

### **Review Criteria**

I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM20-0011 for Walter C Bell, 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.

Property Owner: Dr. Walter C Bell  
8540 Bellhaven Rd.  
Reno, NV 89511

Applicant: Odyssey Engineering  
895 Roberta Ln, Ste 104  
Sparks, NV 89431



# Conditions of Approval

Tentative Parcel Map Case Number WTPM20-0011

The tentative parcel map approved under Parcel Map Case Number WTPM20-0011 shall be carried out in accordance with the conditions of approval granted by the Washoe County Parcel Map Review Committee on November 12, 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.

- The RENO-TAHOE AIRPORT AUTHORITY is directed and governed by its own Board. Therefore, any conditions set by the Reno-Tahoe Airport Authority must be appealed to their Board of Trustees.
- The REGIONAL TRANSPORTATION COMMISSION (RTC) is directed and governed by its own Board. Conditions recommended by the RTC may be required, at the discretion of Washoe County.
- The NEVADA DEPARTMENT OF TRANSPORTATION (NDOT) is directed and governed by its own board. Therefore, any conditions set by the Nevada Department of Transportation must be appealed to that Board.

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: Dan Cahalane, Planner, 775-328-3628, dcahalane@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. WTPM20-0011 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

- e. The applicant shall provide verification to the Planning and Building Division that all conditions from the Truckee Meadows Fire Protection District have been satisfied.
- f. The applicant has indicated that the proposed improvements will not exceed the major grading thresholds that require a special use permit. If the final construction drawings for the map include grading that exceeds the *Major Grading Permit Thresholds* listed in Article 438 Grading Standards, the applicant shall apply for a special use permit for grading; 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.
- g. The approval for this tentative parcel map does not include improvements for driveways to building pads. Grading for access to building pads, if they exceed the criteria stated in the previous condition, shall require a special use permit.
- h. The applicant shall add the following note to the map: "Development proposals that impact any area designated "potential wetlands" on the Development Suitability map must conduct a wetlands delineation study and obtain Army Corps of Engineers certification of the proposed wetlands."

**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, whandrock@washoecounty.us**

- a. Comply with the conditions of the Washoe County technical check for this map.
- b. Remove structures, trees, poles and hydrants from the map.
- c. Add the following note to the map: The Owner, buyers, assigns, or any interest holder of any lots or parcels shown hereon, hereby agree that all existing irrigation flows crossing these parcels shall be perpetuated. Any legal rights to water from these ditches shall be honored and the right of access for maintenance and operation will not be denied to valid holders of those rights.
- d. Add the FEMA floodplains to the map.
- e. All boundary corners must be set.
- f. Place a note on the map stating that the natural drainage will not be impeded.
- g. Add a note to the map stating: No habitable structures shall be located on a fault that was active during the Holocene Epoch of geological time.
- h. Add a Security Interest Holder's Certificate to the map if applicable.
- i. 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**

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

**Contact: David Kelly, [dakelly@washoecounty.us](mailto:dakelly@washoecounty.us)**

- a. Any future development must be in accordance with the current Washoe County District Board of Health Regulations Governing Sewage, Wastewater, and Sanitation for all required septic design, setbacks, and well locations. Future development permit approval will be contingent on the property maintaining sufficient area for two code compliant septic systems, the primary and space for a repair, meeting all applicable setbacks.

### **Washoe County Parks Program**

4. The following conditions are requirements of the Parks Program, which shall be responsible for determining compliance with these conditions.

**Contact: Sophia Kirschenman, [skirschenman@washoecounty.us](mailto:skirschenman@washoecounty.us)**

- a. The applicant shall provide a 30-ft-wide relocatable public trail easement to Washoe County to allow for the development of a non-motorized trail in compliance with Map 10, Recreational Resources of the Open Space and Natural Resource plan. The easement shall be located along the southwestern side of Steamboat Ditch and the parcel currently identified as Assessor's Parcel Number 041-130-51 (see map on the following page for an approximate location). The relocatable public trail easement shall be identified on the Final Map.



### **Truckee Meadows Fire Protection District**

5. The following conditions are requirements of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions.

**Contact: Dale Way, 775.326.6005 [dway@tmfpd.us](mailto:dway@tmfpd.us)**

**Contact: Brett Lee, 775.326.6074 [blee@tmfpd.us](mailto:blee@tmfpd.us)**

#### **Fire Apparatus Access Roads**

- a. Fire apparatus access roads shall be in accordance with *International Fire Code* Appendix D and all other applicable requirements of the IFC. (IFC 503.1 / D101.1)

- b. Approved fire apparatus access roads shall be required for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access roads shall comply with the requirements of IFC Section 503 and Appendix D and shall extend to within 150 feet of all portions of the facility and all portions of the *exterior walls* of the first story of the building as measured by an *approved route* (as the hose lays around obstructions) around the exterior of the building or facility. (IFC 503.1.1)
- c. Fire apparatus access roads shall have an all-weather surface and be capable of supporting the weight of TMFPD apparatus (80,000 pounds). (IFC 503.2.3 / D102.1)
- d. Fire apparatus access roads shall have a minimum width of 20 feet (with no parking), 26 feet (one side parking), and 32 feet (parking on both sides), exclusive of shoulders, and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1 / D103.6.1 / D103.6.2)
- e. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1). (IFC D103.1)
- f. Fire apparatus access roads less than the width required for parking on both sides shall be marked and/or signed in accordance with Section 503.3 and Appendix D103.6 to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. (IFC 503.3 / D103.6)
- g. Fire apparatus access roads shall not exceed 10 percent in grade. Angles of approach and angles of departure must not exceed 6 percent for 25 feet before or after the grade change. (IFC D103.2 / 503.2.8)
- h. Fire apparatus access roads shall have a minimum inside turning radius of 28 feet, and a minimum outside turning radius of 52 feet. (IFC D103.3)
- i. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. (IFC D103.4)
- j. Developments of one- or two-family *dwelling*s where the number of *dwelling units* exceeds 30 shall be provided with two separate and *approved* fire apparatus access roads. (IFC D107.1)

#### Fire Protection Water Supplies

- a. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. (IFC 507.1)
- b. The number of fire hydrants available to a building shall be not less than the minimum specified in Table C102.1. (IFC C102.1)
- c. Fire hydrant systems shall comply with Washoe County Standard Detail W-23 and IFC Sections 507.5.1 through 507.5.6. (IFC 507.5 / Washoe County Code)
- d. Fire hydrants must be spaced at a maximum separation of 500 feet along the required apparatus access lane in residential areas and 1,000 feet where not required for structures to provide for transportation hazards. Hydrant spacing may be increased by 125 feet if all structures within the development are provided with fire sprinkler protection. There is no allowable increase for hydrants installed for transportation hazards. (IFC Table C102.1)
- e. In developments with R-3 occupancies, where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 600 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the

exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. (IFC 507.5.1)

- f. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. (IFC 507.5.4)
- g. A 3-foot minimum clear space shall be maintained around the circumference of fire hydrants, as measured from the furthest edge of a fire hydrant in any direction. (IFC 507.5.5)
- h. Fire hydrants shall not be located within six feet of a driveway, power pole, or light standard. (IFC 507.5.6)
- i. Fire hydrants shall be located adjacent to apparatus access lanes and a minimum of four feet and a maximum of seven feet from back of curb. Provide a detail on the plans. (IFC 507.5.6)
- j. Fire hydrants shall have a concrete pad around the base in accordance with Washoe County Standard Detail W-23.

International Wildland-Urban Interface Code

- a. All parcels located in other than a Low Hazard WUI Rating shall comply with all provisions of the IWUI as adopted and amended by TMFPD and Washoe County Building.
- b. The IWUI Fire Hazard designation for your project is available on the provided Washoe Regional Mapping System link. (<https://gis.washoecounty.us/wrms/firehazard>). After you have found your property using the address search feature, the color of the background area will indicate your wildland fire risk.
- c. When you have determined your Fire Risk Rating use the link provided, to determine the *IWUIC* construction and defensible space requirements. ([https://www.washoecounty.us/building/Files/Files/2012%20WUI%20CODE%20GUIDE\\_rev%2011-25-13.pdf](https://www.washoecounty.us/building/Files/Files/2012%20WUI%20CODE%20GUIDE_rev%2011-25-13.pdf)).

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



# WASHOE COUNTY

## COMMUNITY SERVICES DEPARTMENT

### Engineering and Capital Projects

1001 EAST 9<sup>TH</sup> STREET  
 RENO, NEVADA 89512  
 PHONE (775) 328-3600  
 FAX (775) 328.3699

#### INTEROFFICE MEMORANDUM

#### PARCEL MAP REVIEW

**DATE:** October 1, 2020

**TO:** Dan Cahalane, Planner - Department of Community Services

**FROM:** Wayne Handrock, PLS, Engineering and Capital Projects Division

**SUBJECT:** *Parcel Map for: Bell  
 Parcel Map Case No.: WTPM20-0011  
 APNs: 041-130-27, 51 & 52  
 Review Date: September 29, 2020*

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. Remove structures, trees, poles and hydrants from the map.
3. Add the following note to the map: The Owner, buyers, assigns, or any interest holder of any lots or parcels shown hereon, hereby agree that all existing irrigation flows crossing these parcels shall be perpetuated. Any legal rights to water from these ditches shall be honored and the right of access for maintenance and operation will not be denied to valid holders of those rights.
4. Add the FEMA floodplains to the map.
5. All boundary corners must be set.
6. Place a note on the map stating that the natural drainage will not be impeded.
7. Add a note to the map stating: No habitable structures shall be located on a fault that was active during the Holocene Epoch of geological time.
8. Add a Security Interest Holder’s Certificate to the map if applicable.
9. 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



INTEGRITY



EFFECTIVE COMMUNICATION



QUALITY PUBLIC SERVICE

Memo to: Dan Cahalane, Planner  
Subject: Parcel Map Case No.: WTPM20-0011  
Date: October 1, 2020  
Page: 2

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

October 26, 2020

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

RE: 8540 Bellhaven; APN 041-130-51  
Parcel Map; WTPM20-0011

Dear Washoe County Staff:

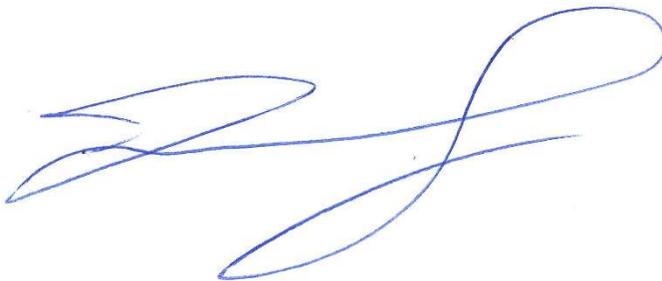
The following conditions are requirements of the Washoe County Health District, Environmental Health Division, which shall be responsible for determining compliance with these conditions.

**Contact Name – David Kelly – [dakelly@washoecounty.us](mailto:dakelly@washoecounty.us)**

- a) Any future development must be in accordance with the current Washoe County District Board of Health Regulations Governing Sewage, Wastewater, and Sanitation for all required septic design, setbacks, and well locations. Future development permit approval will be contingent on the property maintaining sufficient area for two code compliant septic systems, the primary and space for a repair, meeting all applicable setbacks.

If you have any questions or would like clarification regarding the foregoing, please contact Choose an item. regarding all Health District comments.

Sincerely,



David Kelly  
EHS Supervisor  
Environmental Health  
Washoe County Health District



**WASHOE COUNTY**  
**COMMUNITY SERVICES DEPARTMENT**  
**Regional Parks and Open Space**

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

---

**TO:** Dan Cahalane, Planner

**FROM:** Sophia Kirschenman, Park Planner

**DATE:** September 28, 2020

**SUBJECT:** Tentative Parcel Map Case Number WTPM20-0011 (Bell)

---



I have reviewed WTPM20-0011 on behalf of Washoe County Regional Parks and Open Space (Parks) and prepared the following comments:

If approved, this parcel map would reconfigure three existing parcels into two parcels of ±8 and ±11.7 acres in size. The subject parcels are in close proximity to Washoe County’s Arrowcreek Open Space and Ballardini Open Space properties, which are characterized by several existing trails. The subject parcels are also located in close proximity (less than ½ mile) of a public parcel administered by the United States Forest Service.

The Recreational Resources Map in the Washoe County Open Space and Natural Resource Management Plan identifies a missing trail corridor segment that spans the parcel in question. In an effort to develop connectivity between the area’s existing trails and the surrounding community and establish a loop trail system, a trail easement through the subject parcel is desirable. Thus, Washoe County Parks requires the following condition of approval:

1. The applicant shall provide a 30-ft-wide relocatable public trail easement to Washoe County to allow for the development of a non-motorized trail. The easement shall be located along the southwestern side of Steamboat Ditch and the parcel currently identified as Assessor’s Parcel Number 041-130-51 (see map on the following page for an approximate location). The relocatable public trail easement shall be identified on the Final Map.



**INTEGRITY**



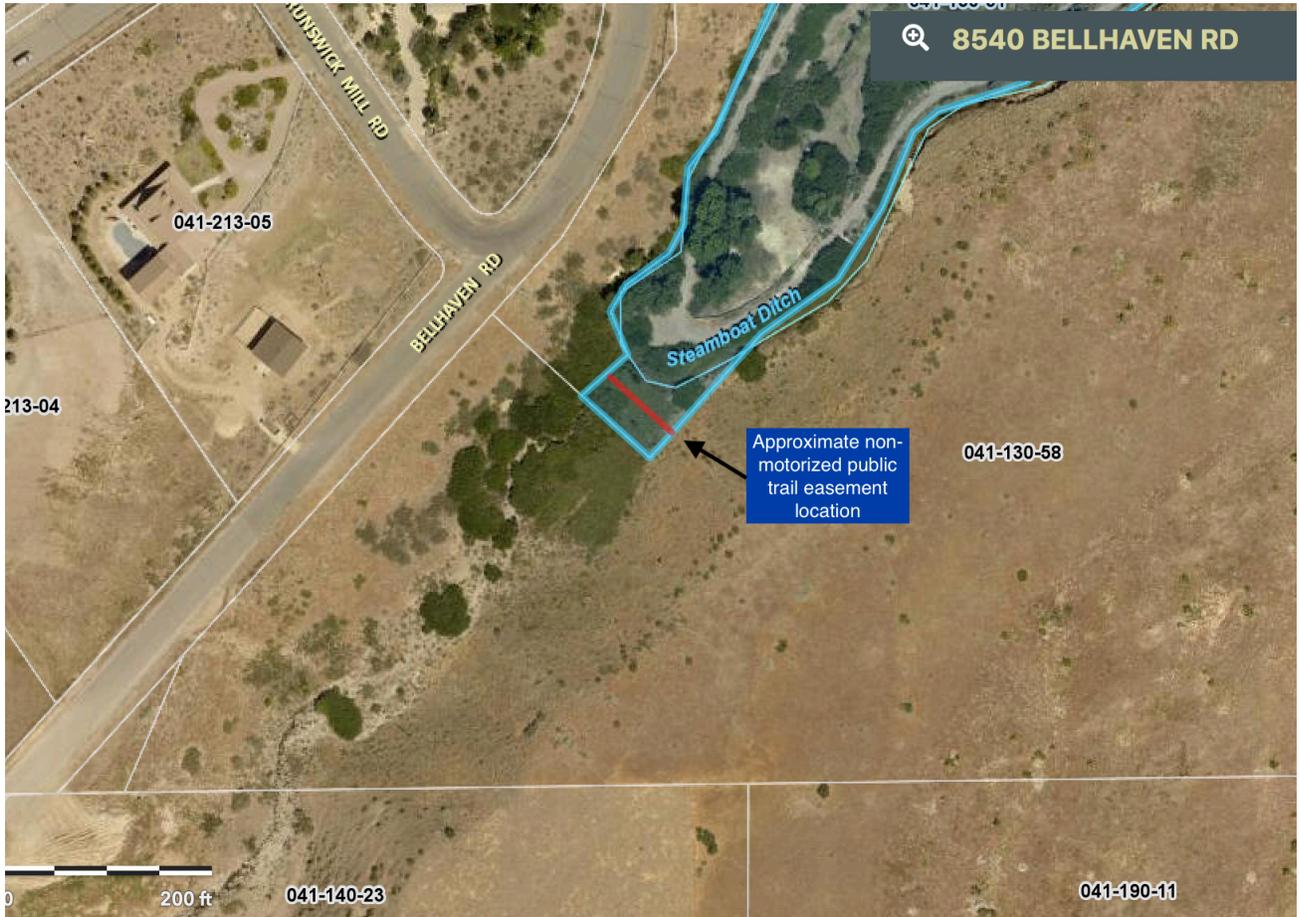
**EFFECTIVE COMMUNICATION**



**QUALITY PUBLIC SERVICE**

WWW.WASHOECOUNTY.US

Memo to: Dan Cahalane  
Subject: WTPM20-0011  
Date: September 28, 2020  
Page: 2





Dan Cahalane, Planner  
Washoe County – Community Services Department  
1001 E. Ninth St  
Reno, NV 89512  
775.328.3628

August 19, 2020

Re: WTPM20-0011 (Bell) – Conditions of Approval

### **Truckee Meadows Fire Protection District (TMFPD)**

The following conditions are requirements of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions. Unless otherwise stated, these conditions shall be met prior to the issuance of any building or grading permit or on an ongoing basis (phased development) as determined by TMFPD.

Any future development of a single, multiple, or all parcels will be subject to currently adopted Fire and Wildland-Urban Interface Codes at the time of development on the specific parcel.

**Contact Name – Dale Way, 775.326.6005, [dway@tmfpd.us](mailto:dway@tmfpd.us)  
Brett Lee, 775.326.6074, [blee@tmfpd.us](mailto:blee@tmfpd.us)**

### **Fire Apparatus Access Roads**

1. Fire apparatus access roads shall be in accordance with *International Fire Code* Appendix D and all other applicable requirements of the IFC. (IFC 503.1 / D101.1)
2. Approved fire apparatus access roads shall be required for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access roads shall comply with the requirements of IFC Section 503 and Appendix D and shall extend to within 150 feet of all portions of the facility and all portions of the *exterior walls* of the first story of the building as measured by an *approved* route (as the hose lays around obstructions) around the exterior of the building or facility. (IFC 503.1.1)
3. Fire apparatus access roads shall have an all-weather surface and be capable of supporting the weight of TMFPD apparatus (80,000 pounds). (IFC 503.2.3 / D102.1)
4. Fire apparatus access roads shall have a minimum width of 20 feet (with no parking), 26 feet (one side parking), and 32 feet (parking on both sides), exclusive of shoulders, and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1 / D103.6.1 / D103.6.2)



5. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1). (IFC D103.1)
6. Fire apparatus access roads less than the width required for parking on both sides shall be marked and/or signed in accordance with Section 503.3 and Appendix D103.6 to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. (IFC 503.3 / D103.6)
7. Fire apparatus access roads shall not exceed 10 percent in grade. Angles of approach and angles of departure must not exceed 6 percent for 25 feet before or after the grade change. (IFC D103.2 / 503.2.8)
8. Fire apparatus access roads shall have a minimum inside turning radius of 28 feet, and a minimum outside turning radius of 52 feet. (IFC D103.3)
9. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. (IFC D103.4)
10. Developments of one- or two-family *dwelling*s where the number of *dwelling units* exceeds 30 shall be provided with two separate and *approved* fire apparatus access roads. (IFC D107.1)

## Fire Protection Water Supplies

1. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. (IFC 507.1)
2. The number of fire hydrants available to a building shall be not less than the minimum specified in Table C102.1. (IFC C102.1)
3. Fire hydrant systems shall comply with Washoe County Standard Detail W-23 and IFC Sections 507.5.1 through 507.5.6. (IFC 507.5 / Washoe County Code)
4. Fire hydrants must be spaced at a maximum separation of 500 feet along the required apparatus access lane in residential areas and 1,000 feet where not required for structures to provide for transportation hazards. Hydrant spacing may be increased by 125 feet if all structures within the development are provided with fire sprinkler protection. There is no allowable increase for hydrants installed for transportation hazards. (IFC Table C102.1)
5. In developments with R-3 occupancies, where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 600 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. (IFC 507.5.1)



6. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. (IFC 507.5.4)
7. A 3-foot minimum clear space shall be maintained around the circumference of fire hydrants, as measured from the furthest edge of a fire hydrant in any direction. (IFC 507.5.5)
8. Fire hydrants shall not be located within six feet of a driveway, power pole, or light standard. (IFC 507.5.6)
9. Fire hydrants shall be located adjacent to apparatus access lanes and a minimum of four feet and a maximum of seven feet from back of curb. Provide a detail on the plans. (IFC 507.5.6)
10. Fire hydrants shall have a concrete pad around the base in accordance with Washoe County Standard Detail W-23.

### **International Wildland-Urban Interface Code**

1. All parcels located in other than a Low Hazard WUI Rating shall comply with all provisions of the IWUI as adopted and amended by TMFPD and Washoe County Building.
2. The IWUI Fire Hazard designation for your project is available on the provided Washoe Regional Mapping System link. (<https://gis.washoecounty.us/wrms/firehazard>). After you have found your property using the address search feature, the color of the background area will indicate your wildland fire risk.
3. When you have determined your Fire Risk Rating use the link provided, to determine the *IWUIC* construction and defensible space requirements. ([https://www.washoecounty.us/building/Files/Files/2012%20WUI%20CODE%20GUIDE\\_rev%2011-25-13.pdf](https://www.washoecounty.us/building/Files/Files/2012%20WUI%20CODE%20GUIDE_rev%2011-25-13.pdf)).





**WASHOE COUNTY**  
**COMMUNITY SERVICES**  
**INTEGRITY COMMUNICATION SERVICE**

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

September 17, 2020

TO: Dan Cahalane, Planner, CSD, Planning & Development Division  
FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD  
SUBJECT: Tentative Parcel Map Case Number WTPM20-0011 (Bell).

**Project description:**

The applicant is proposing to approve the merger of 3 parcels ( $\pm 6.81$  acres,  $\pm 2.5$  acres,  $\pm 10.45$  acres respectively) and subdivision into 2 parcels of  $\pm 8.07$  acres (parcel A) and  $\pm 11.69$  acres (parcel B).

Project located at 8540 Bellhaven Road, Assessor's Parcel Numbers: 041-130-51, 041-130-52, 041-130-27.

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

Comments: The application indicates that water service is available by individual domestic wells, with no municipal water service available. It should be noted that the completion of the proposed Parcel Map will eliminate the inherent right to drill a domestic well on one of the three parcels currently existing. The right to drill a domestic well is none transferable and may not be severed from the land, and it is NOT a water right with monetary value. Furthermore, if in the future, the land owners wish to re-create a third parcel on these exact lands and location, they will be required to obtain 2.00 acre-feet of ground water rights and complete the relinquishment process as required under County code and the Nevada Revised Statutes (NRS).

Conditions: There are no conditions of approval for the proposed Parcel Map.

## 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>Merger and ReSubdivide Parcel Map for Walter and EnriQuita Bell, and the Bell Family Trust</b>			
Project Description: <b>Being a merger and resubdivision of Parcel A as shown on Parcel Map No. 1431 and Parcels 1 and 2 as shown on Parcel Map No. 3445</b>			
Project Address: <b>8540 Bellhaven Road &amp; 0 Bellhaven Road, Reno NV 89511</b>			
Project Area (acres or square feet): <b>+/-19.77 acres</b>			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): Located +/-2,500' southwest of the intersection of Lakeside Drive and Lone Tree Lane, easterly side of Bellhaven Road			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
041-130-51	6.81 acres	041-130-52	2.50 acres
041-130-27	10.45 acres		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information (attach additional sheets if necessary)</b>			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Dr. Walter C. Bell		Name: Justin Moore, PLS	
Address: 8540 Bellhaven Road		Address: SAME AS APPLICANT	
Reno, NV	Zip: 89511		Zip:
Phone: 775-852-6011	Fax:	Phone:	Fax:
Email: bellhavenranch@gmail.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Walter "Craig" Bell		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Odyssey Engineering		Name:	
Address: 895 Roberta Lane, Suite 104		Address:	
Sparks, NV	Zip: 89431		Zip:
Phone: 775-236-0543	Fax: 775-359-3366	Phone:	Fax:
Email: justin@odysseyreno.com		Email:	
Cell: 775-240-2366	Other:	Cell:	Other:
Contact Person: Justin Moore, PLS		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):	

**Property Owner Affidavit**

**Applicant Name:** Vance N. BELL / BELL FAMILY TRUST

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, VANCE NICHOLS BELL  
(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): 041-130-27

Printed Name Vance Bell

Signed Vance Bell

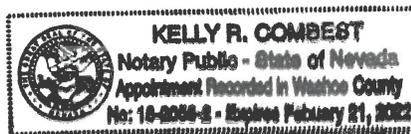
Address 3780 CLOVER WAY  
RENO, NV 89509

Subscribed and sworn to before me this 23 day of JULY, 2020.

Kelly R. Combest  
Notary Public in and for said county and state

My commission expires: FEB 21 2022

(Notary Stamp)



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

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

**Property Owner Affidavit**

**Applicant Name:** WALTER C. BELL

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, WALTER CRAIG BELL  
(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): 041-130-51 AND 041-130-52

Printed Name WALTER CRAIG BELL

Signed [Signature]

Address 8540 BELLHAVEN ROAD

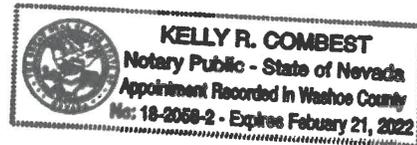
RENO, NV 89511

Subscribed and sworn to before me this 23 day of JULY, 2020.

(Notary Stamp)

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

My commission expires: FEB 21 2022



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

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

## 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)?

**8540 Bellhaven Road, Reno NV 89511**

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
041-130-51	200 - Single Family Residence & 600 Agricultural Deferred	6.81 acres
041-130-27 & 52	600 Agricultural Deferred	12.95 acres

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

APN 041-130-51 is residential building with detached garage, pasture, and Steamboat Ditch. APN's 041-130-27 & 52 are pasture and Dry Creek Ditch

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area				
Proposed Minimum Lot Width				

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	General Rural	General Rural	General Rural	
Proposed Zoning Area	General Rural	General Rural		

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.)

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

6. Utilities:

a. Sewer Service	Septic
b. Electrical Service/Generator	NV Energy - Overhead Power and Communication
c. Water Service	Well

7. 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	APN: 041-130-51 = Existing well APN's: 041-130-27 & 52 = None	
<input type="checkbox"/> Private water	Provider:	
<input type="checkbox"/> Public water	Provider:	

b. Available:

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

c. Washoe County Capital Improvements Program project?

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

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

a. Sewage System Type:

<input type="checkbox"/> Individual septic	APN: 041-130-51 = Existing septic	APN's: 041-130-27 & 52 = None
<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.
------------------------------	----------------------------------------	---------------------------------------------------------

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

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

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.
------------------------------	----------------------------------------	---------------------------------------------------------

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

No private roadways or new access proposed.
---------------------------------------------

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.
------------------------------	----------------------------------------	---------------------------------------------------------

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?

No
----

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

### Grading

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

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

None
------

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?

None

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?

No disturbed areas

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?

No disturbed/grading areas

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?

No

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?

No

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

No

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?

No disturbed/grading areas

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

No disturbed/grading areas

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

No disturbed/grading areas

28. Surveyor:

Name	Justin M. Moore - Odyssey Engineering
Address	895 Roberta Lane, Suite 104
Phone	775-236-0543
Cell	775-240-2366
E-mail	justin@odysseyreno.com
Fax	775-359-3329
Nevada PLS #	22362

Washoe County Treasurer  
 Tammi Davis

Account Detail

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**CollectionCart**

Collection Cart	Items	Total	Checkout	View
	0	\$0.00		

**Pay Online**

**Washoe County Parcel Information**

Parcel ID	Status	Last Update
04113051	Active	8/13/2020 1:41:08 AM

**Current Owner:**  
 BELL, WALTER C & ENRIQUITA C  
 8540 BELLHAVEN RD  
 RENO, NV 89511

**SITUS:**  
 8540 BELLHAVEN RD  
 WCTY NV

**Taxing District**  
 4000

**Geo CD:**

**Tax Bill (Click on desired tax year for due dates and further details)**

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2020	\$5,935.36	\$1,524.82	\$0.00	\$0.00	\$4,410.54
2019	\$5,764.31	\$5,823.41	\$0.00	\$0.00	\$0.00
2018	\$5,571.36	\$5,630.74	\$0.00	\$0.00	\$0.00
2017	\$5,390.00	\$5,390.00	\$0.00	\$0.00	\$0.00
2016	\$5,253.77	\$5,379.42	\$0.00	\$0.00	\$0.00
<b>Total</b>					<b>\$4,410.54</b>

**Disclaimer**

- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See [Payment Information](#) for details.

**Pay By Check**

Please make checks payable to:  
 WASHOE COUNTY TREASURER

**Mailing Address:**  
 P.O. Box 30039  
 Reno, NV 89520-3039

**Overnight Address:**  
 1001 E. Ninth St., Ste D140  
 Reno, NV 89512-2845

 **Payment Information**

 **Special Assessment District**

 **Installment Date Information**

 **Assessment Information**

Washoe County Treasurer  
 Tammi Davis

Account Detail

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CollectionCart			
Collection Cart	Items	Total	Checkout   View
	0	\$0.00	

**Pay Online**

Washoe County Parcel Information			
Parcel ID	Status	Last Update	
04113052	Active	8/13/2020 1:41:08 AM	
<b>Current Owner:</b> BELL, WALTER C & ENRIQUITA C		<b>SITUS:</b> 0 BELLHAVEN RD WASHOE COUNTY NV	
8540 BELLHAVEN RD RENO, NV 89511			
<b>Taxing District</b> 4000		<b>Geo CD:</b>	

Tax Bill (Click on desired tax year for due dates and further details)					
Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2020	\$40.11	\$40.11	\$0.00	\$0.00	\$0.00
2019	\$39.70	\$39.70	\$0.00	\$0.00	\$0.00
2018	\$27.48	\$29.95	\$0.00	\$0.00	\$0.00
2017	\$14.12	\$14.12	\$0.00	\$0.00	\$0.00
2016	\$14.43	\$21.10	\$0.00	\$0.00	\$0.00
<b>Total</b>					\$0.00

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 Reno, NV 89520-3039

**Overnight Address:**  
 1001 E. Ninth St., Ste D140  
 Reno, NV 89512-2845

- Payment Information**
- Special Assessment District**
- Installment Date Information**
- Assessment Information**

Washoe County Treasurer  
 Tammi Davis

Account Detail

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CollectionCart				
Collection Cart	Items	Total	Checkout	View
	0	\$0.00		

**Pay Online**

Washoe County Parcel Information			
Parcel ID	Status	Last Update	
04113027	Active	8/14/2020 1:40:56 AM	
<b>Current Owner:</b> BELL FAMILY TRUST  3780 CLOVER WAY RENO, NV 89509		<b>SITUS:</b> 0 BELLHAVEN RD WCTY NV	
<b>Taxing District</b> 4000		<b>Geo CD:</b>	

Tax Bill (Click on desired tax year for due dates and further details)					
Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2020	\$149.33	\$149.33	\$0.00	\$0.00	\$0.00
2019	\$147.73	\$147.73	\$0.00	\$0.00	\$0.00
2018	\$102.78	\$102.78	\$0.00	\$0.00	\$0.00
2017	\$69.29	\$69.29	\$0.00	\$0.00	\$0.00
2016	\$69.02	\$69.02	\$0.00	\$0.00	\$0.00
<b>Total</b>					<b>\$0.00</b>

**Disclaimer**

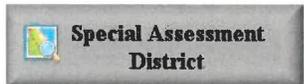
- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See [Payment Information](#) for details.

**Pay By Check**

Please make checks payable to:  
 WASHOE COUNTY TREASURER

**Mailing Address:**  
 P.O. Box 30039  
 Reno, NV 89520-3039

**Overnight Address:**  
 1001 E. Ninth St., Ste D140  
 Reno, NV 89512-2845



**OWNER'S CERTIFICATE.**

THIS IS TO CERTIFY THAT THE UNDERSIGNED, WALTER C. BELL AND THE BELL FAMILY TRUST, HAVE REVIEWED THE PLAT AND THE INSTRUMENTS REFERRED TO HEREIN AND HAVE CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF THE NEVADA PLAT ACT AND THE EASEMENTS AS SHOWN FOR IRRIGATION AND PUBLIC UTILITIES ARE HEREBY GRANTED.

BELL FAMILY TRUST  
 TITLE TRUSTEES  
 \_\_\_\_\_ DATE

WALTER C. BELL  
 TITLE: PROPERTY OWNER  
 \_\_\_\_\_ DATE

ENRIQUITA C. BELL  
 TITLE: PROPERTY OWNER  
 \_\_\_\_\_ DATE

STATE OF \_\_\_\_\_ } S.S.  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_ }  
 BY \_\_\_\_\_ AS TRUSTEE OF THE BELL FAMILY TRUST,  
 PERSONALLY APPEARED BEFORE ME AS TRUSTEE OF THE PUBLIC, WHO ACKNOWLEDGED  
 THAT THEY EXECUTED THE ABOVE INSTRUMENT.

NOTARY PUBLIC  
 (MY COMMISSION EXPIRES \_\_\_\_\_)

STATE OF \_\_\_\_\_ } S.S.  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_ }

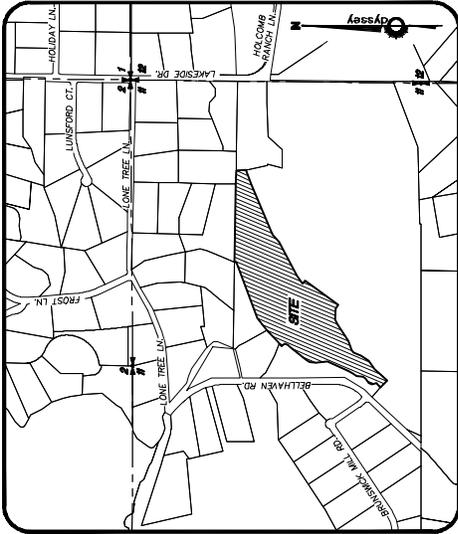
BY \_\_\_\_\_ AS PROPERTY OWNER OF THE A.P.N.'S  
 041-130-51 & 041-130-52, PERSONALLY APPEARED BEFORE ME AS NOTARY  
 PUBLIC, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

NOTARY PUBLIC  
 (MY COMMISSION EXPIRES \_\_\_\_\_)

STATE OF \_\_\_\_\_ } S.S.  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_ }

BY \_\_\_\_\_ AS TRUSTEE OF THE BELL FAMILY TRUST,  
 PERSONALLY APPEARED BEFORE ME AS NOTARY  
 PUBLIC, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

NOTARY PUBLIC  
 (MY COMMISSION EXPIRES \_\_\_\_\_)



**VICINITY MAP**  
 NOT TO SCALE

**TITLE COMPANY CERTIFICATE:**

THE UNDERSIGNED HEREBY CERTIFIES THAT THE PLAT HAS BEEN DRAWN AND THAT WALTER C. BELL & ENRIQUITA C. BELL AND THE BELL FAMILY TRUST, ARE THE OWNERS OF RECORD AN INTEREST IN THE LAND DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNERS OF RECORD OF SAID LAND; THAT THERE ARE NO LIENS OF RECORD AGAINST THE LAND DELINEATED HEREON, OR ANY PART THEREOF; THAT THE RECORDS OF THE COUNTY OF WASHINGTON, DISTRICT OF COLUMBIA, FEDERAL GOVERNMENT, AND STATE OF NEVADA, SHOW NO STATE, FEDERAL, OR LOCAL TAXES OR ASSESSMENTS OF NEVADA, THIS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

TIDOR TITLE OF NEVADA

BY: \_\_\_\_\_  
 TITLE: \_\_\_\_\_

**UTILITY COMPANY'S CERTIFICATE:**

SEE SHEET 4 OF 4 FOR UTILITY CERTIFICATES AND NOTARY PUBLIC CERTIFICATES.

**SURVEYOR'S CERTIFICATE.**

1. JUSTIN M. MOORE, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AGENT FOR ODYSSEY ENGINEERING, INC., CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF WALTER & ENRIQUITA BELL AND THE BELL FAMILY TRUST.
2. THE LANDS SURVEYED LIE WITHIN THE N 1/2 OF SECTION 11, T.18 N., R.19 E., A.D.M., AND THE SURVEY WAS COMPLETED ON AUGUST 17, 2020.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES AND CODE PROVISIONS IS IN SUBSTANTIAL CONFORMANCE WITH THE PROVISIONS OF ARTICLE 422 OF WASHINGTON COUNTY CHAPTER 10 (DEVELOPMENT CODE).
4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



JUSTIN M. MOORE, P.L.S.  
 NEVADA CERTIFICATE NO. 22362

8/17/2020

**WATER & SEWER RESOURCE REQUIREMENTS:**

THE PROJECT DEVELOPMENT DEPICTED ON THIS MAP IS IN CONFORMANCE WITH THE PROVISIONS OF ARTICLE 422 OF WASHINGTON COUNTY CHAPTER 10 (DEVELOPMENT CODE).

WASHINGTON COUNTY DEPT. OF WATER RESOURCES \_\_\_\_\_ DATE \_\_\_\_\_

**DIRECTOR OF PLANNING & DEVELOPMENT CERTIFICATE:**

THE FINAL PARCEL MAP CASE NO. WTPM 20-\_\_\_\_\_ MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS IS IN SUBSTANTIAL CONFORMANCE WITH THE PROVISIONS OF ARTICLE 422 OF WASHINGTON COUNTY CHAPTER 10 (DEVELOPMENT CODE). REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP.

THE FINAL MAP IS APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.475.

MORVA RUBINSTEIN, DIRECTOR  
 PLANNING AND BUILDING DIVISION  
 \_\_\_\_\_ DATE \_\_\_\_\_

**DISTRICT BOARD OF HEALTH CERTIFICATE:**

THIS MAP IS APPROVED BY THE WASHINGTON COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE DATA AND WATER SUPPLY CONDITIONS. SEWER DESIGN, POWER, TELEPHONE, WATER, GAS, CABLE, AND WATER AND PROVISIONS OF THE ENVIRONMENTAL HEALTH SERVICES DIVISION OF THE WASHINGTON COUNTY HEALTH DISTRICT.

BY: \_\_\_\_\_ DATE \_\_\_\_\_

**TAX CERTIFICATE:**

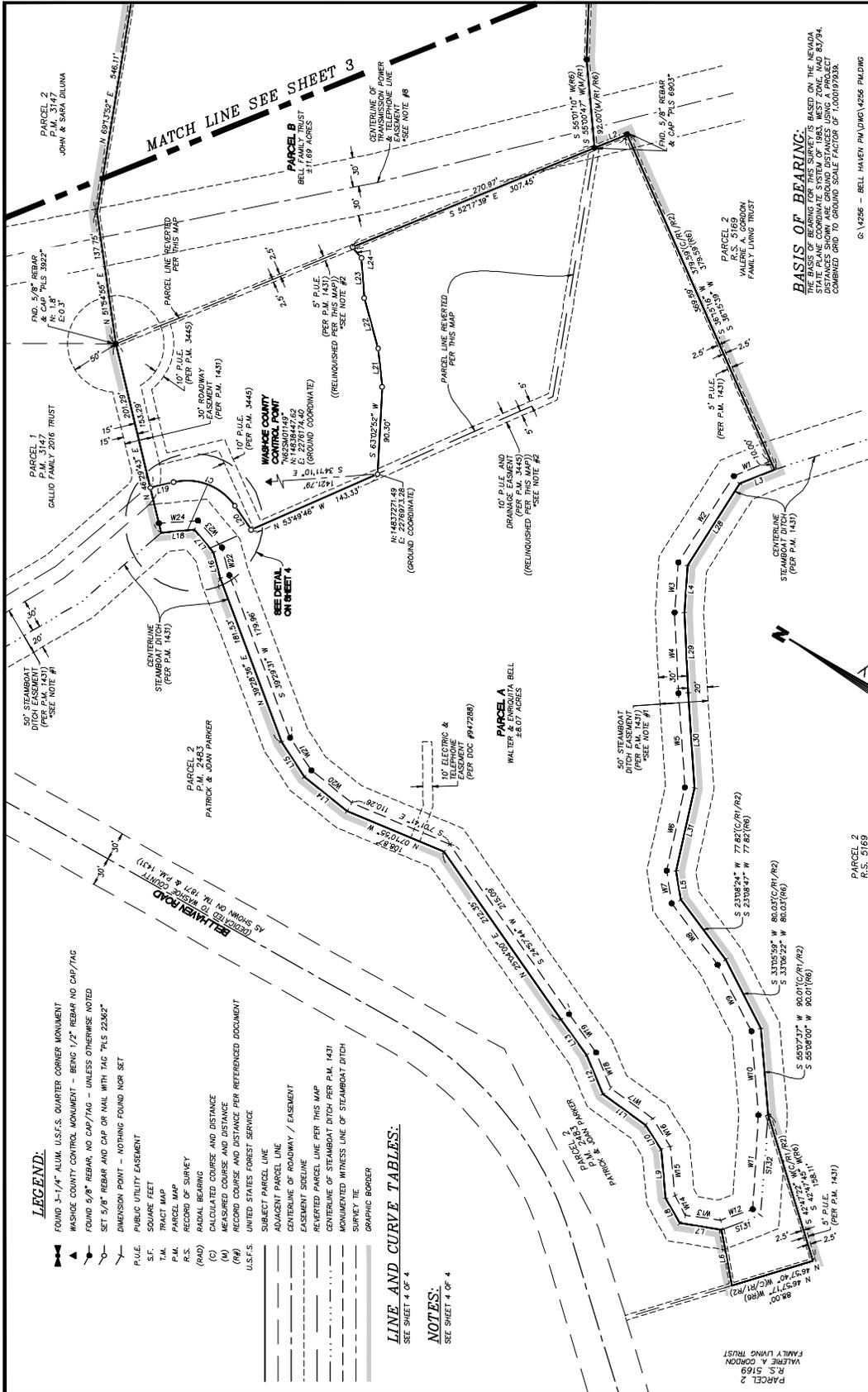
IT IS HEREBY CERTIFIED THAT ALL PROPERTY TAXES ON THE LAND SHOWN HEREON FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO N.E.S. 361A.265.

A.P.N. 041-130-51, 041-130-52 & 041-130-53  
 WASHINGTON COUNTY TREASURER

BY: NAME: \_\_\_\_\_ DATE: \_\_\_\_\_  
 DEPUTY TREASURER

<p>FILED No _____</p> <p>FILE: _____</p> <p>FILE FOR RECORD AT THE REQUEST OF ODYSSEY ENGINEERING, INC.</p> <p>ON THIS _____ DAY OF _____, 2020, AT _____ MINUTES PAST _____ O'CLOCK _____ M. OFFICIAL RECORDS OF WASHINGTON COUNTY, NEVADA.</p> <p>KALLE M. WORK          COUNTY RECORDER</p>		<p><b>LEGEND AND RESOURCE</b></p> <p><b>PARCEL MAP</b></p> <p><b>FOR</b></p> <p><b>WALTER AND ENRIQUITA BELL, AND THE BELL FAMILY TRUST</b></p> <p>BEING A MERGER AND RESUBMISSION OF PARCEL A AS SHOWN ON PARCEL MAP NO. 1431 AND PARCELS 1 AND 2 AS SHOWN ON PARCEL MAP NO. 3446</p> <p>SITUATE IN THE NORTH 1/2 OF SECTION 11, T.18 N., R.19 E., A.D.M., WASHINGTON COUNTY, NEVADA.</p>	
<p>666 ROBERTA LANE, SUITE 104, WASHINGTON COUNTY, NEVADA 89002              WWW.ODYSSEY-ENGINEERING.COM</p> <p><b>Odyssey ENGINEERING INCORPORATED</b></p>		<p>SHEET 1</p>	<p>OF 4</p>

G. 14256 - BELL HAVEN PWD/REVISED PAVING



- LEGEND:**
- FOUND 3/4" ALUM. U.S.S. QUARTER CORNER MONUMENT
  - WASCO COUNTY CONTROL MONUMENT - BEING 1/2" REBAR NO CAP/TAG
  - FOUND 5/8" REBAR, NO CAP/TAG - UNLESS OTHERWISE NOTED
  - SET 5/8" REBAR AND CAP OR NAIL WITH TAG "PLS 22362"
  - DIMENSION POINT - NOTHING FOUND NOR SET
  - PUBLIC UTILITY EASEMENT
  - SQUARE FEET
  - P.L.E.
  - S.E.
  - T.M.
  - P.A.M.
  - P.M.
  - R.S.
  - (RAD)
  - (C)
  - (M)
  - (RA)
  - U.S.F.S.
- SUBJECT PARCEL LINE  
ADJACENT PARCEL LINE  
EASEMENT OF ROADWAY / EASEMENT  
EASEMENT SIDELINE  
REVERTED PARCEL LINE PER THIS MAP  
CENTERLINE OF STEAMBOAT DITCH PER P.M. 1431  
MONUMENTED WITNESS LINE OF STEAMBOAT DITCH  
SURVEY TIE  
GRAPHIC BORDER

**LINE AND CURVE TABLES:**  
SEE SHEET 4 OF 4

**NOTES:**  
SEE SHEET 4 OF 4

**BASIS OF BEARING:**  
ALL BEARINGS ARE TRUE BEARINGS BASED ON THE NEVADA STATE PLANE COORDINATE SYSTEM OF 1983. WEST ZONE, LAD 83/94. DISTANCES SHOWN ARE GROUND DISTANCES USING A PROJECT COMBINED GRID TO GROUND SCALE FACTOR OF 1.0001979338.

**WALTER AND ENRIQUITA BELL AND THE BELL FAMILY TRUST**

PARCEL MAP FOR

WALTER AND ENRIQUITA BELL AND THE BELL FAMILY TRUST

BEING A MERGER AND RESUBDIVISION OF PARCEL A, AS SHOWN ON PARCEL MAP NO. 1431 AND PARCELS 1 AND 2 AS SHOWN ON PARCEL MAP NO. 3446 SITUATE WITHIN RANGE 16 NORTH, 12 E, SECTION 11, TOWNSHIP 36 NORTH, RANGE 16 WEST, COUNTY OF WASCO, STATE OF NEVADA.

666 ROBERTA LANE, SUITE 104, LAS VEGAS, NV 89169  
WWW.ODYSSEY-ENGINEERING.COM

**Odyssey ENGINEERING INCORPORATED**

8/17/2020

**AREA:**  
PARCEL A: 24.07 ACRES  
PARCEL B: 411.69 ACRES  
TOTAL AREA: 435.76 ACRES

SHEET 2 OF 4

**GRAPHIC SCALE**

1 INCH = 60 FEET

8/17/2020

**AREA:**  
PARCEL A: 24.07 ACRES  
PARCEL B: 411.69 ACRES  
TOTAL AREA: 435.76 ACRES



**UTILITY COMPANY'S CERTIFICATE:**

SIERRA PACIFIC POWER COMPANY (SPP) HAS BEEN GRANTED RIGHTS IN PARCEL MAP NO. 1431 AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY COMPANIES, RECORD RECORDS WATER AUTHORITY, AND CABLE TV COMPANIES.

BY: \_\_\_\_\_ AS \_\_\_\_\_ OF \_\_\_\_\_ PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THAT HE EXECUTED THE ABOVE INSTRUMENT.

NOTARY PUBLIC (MY COMMISSION EXPIRES \_\_\_\_\_)

STATE OF NEVADA } S.S. THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_

BY: \_\_\_\_\_ AS \_\_\_\_\_ OF \_\_\_\_\_ PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THAT HE EXECUTED THE ABOVE INSTRUMENT.

NOTARY PUBLIC (MY COMMISSION EXPIRES \_\_\_\_\_)

STATE OF NEVADA } S.S. THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_

BY: \_\_\_\_\_ AS \_\_\_\_\_ OF \_\_\_\_\_ PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THAT HE EXECUTED THE ABOVE INSTRUMENT.

NOTARY PUBLIC (MY COMMISSION EXPIRES \_\_\_\_\_)

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BY: \_\_\_\_\_ AS \_\_\_\_\_ OF \_\_\_\_\_ PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THAT HE EXECUTED THE ABOVE INSTRUMENT.

NOTARY PUBLIC (MY COMMISSION EXPIRES \_\_\_\_\_)

STATE OF NEVADA } S.S. THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_

BY: \_\_\_\_\_ AS \_\_\_\_\_ OF \_\_\_\_\_ PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THAT HE EXECUTED THE ABOVE INSTRUMENT.

NOTARY PUBLIC (MY COMMISSION EXPIRES \_\_\_\_\_)

**NOTARY PUBLIC CERTIFICATE:**

STATE OF NEVADA } S.S. THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_

BY: \_\_\_\_\_ AS \_\_\_\_\_ OF \_\_\_\_\_ PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THAT HE EXECUTED THE ABOVE INSTRUMENT.

NOTARY PUBLIC (MY COMMISSION EXPIRES \_\_\_\_\_)

STATE OF NEVADA } S.S. THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_

BY: \_\_\_\_\_ AS \_\_\_\_\_ OF \_\_\_\_\_ PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THAT HE EXECUTED THE ABOVE INSTRUMENT.

NOTARY PUBLIC (MY COMMISSION EXPIRES \_\_\_\_\_)

STATE OF NEVADA } S.S. THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_

BY: \_\_\_\_\_ AS \_\_\_\_\_ OF \_\_\_\_\_ PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THAT HE EXECUTED THE ABOVE INSTRUMENT.

NOTARY PUBLIC (MY COMMISSION EXPIRES \_\_\_\_\_)

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BY: \_\_\_\_\_ AS \_\_\_\_\_ OF \_\_\_\_\_ PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THAT HE EXECUTED THE ABOVE INSTRUMENT.

NOTARY PUBLIC (MY COMMISSION EXPIRES \_\_\_\_\_)

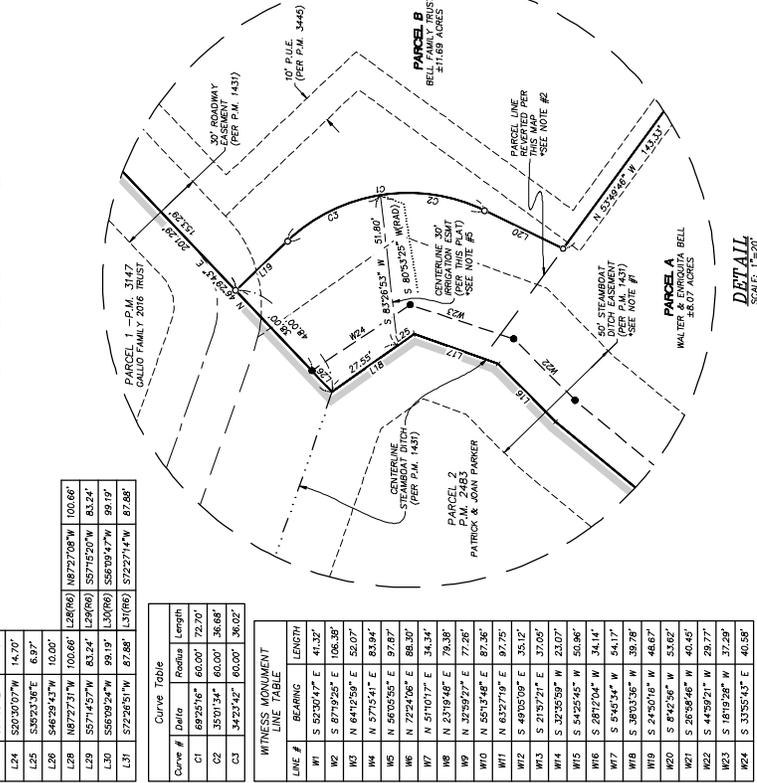
**NOTES:**

- PARCEL MAP NO. 1431, RECORDED MARCH 8, 1984, AS FILE NO. 842343, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA. PARCEL MAP NO. 344, RECORDED OCTOBER 28, 1998, AS FILE NO. 2088784, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA. PARCEL MAP NO. 346, RECORDED SEPTEMBER 19, 1990, AS FILE NO. 1448274, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA. PARCEL MAP NO. 347, RECORDED SEPTEMBER 21, 1993, AS FILE NO. 1714280, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA. PARCEL MAP NO. 347, RECORDED DECEMBER 18, 1996, AS FILE NO. 2057747, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA. PARCEL MAP NO. 5189, RECORDED JUNE 29, 2008, AS FILE NO. 3178044, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- PARCEL MAP NO. 2483 - 30' NORTH-EASTERLY / 15' SOUTH-WESTERLY = 45' TOTAL WIDTH AND 45' TOTAL LENGTH. PARCEL MAP NO. 3445 - 30' NORTH-EASTERLY / 20' SOUTH-WESTERLY = 45' TOTAL WIDTH AND 45' TOTAL LENGTH. PARCEL MAP NO. 5169 - 30' NORTH-EASTERLY / 20' SOUTH-WESTERLY = 50' TOTAL WIDTH AND 50' TOTAL LENGTH.
- PUBLIC UTILITY AND DRAINAGE EASEMENTS ALONG THE REFERRED PARCEL LINES SHOWN HEREON ARE HEREBY REINDEMNED. NEW PUBLIC UTILITY EASEMENTS ARE GRANTED PER NOTE #7 HEREON.
- ANY EASEMENT NOT LABELED AS "REINDEMNED PER THIS MAP" ARE TO REMAIN.
- THE PROPERTY OWNER'S HEREBY AGREE TO ACCEPT ANY SURFACE DRAINAGE ONTO THEIR PROPERTY RESULTING FROM THIS MERGER AND RE-SUBDIVISION PARCEL MAP.
- AN IRRIGATION EASEMENT BEING 20' IN WIDTH, LYING 15' EACH SIDE OF THE DEPICTED PARCEL MAP, IS HEREBY REINDEMNED. THIS EASEMENT IS TO ALLOW FOR IMPROVEMENTS TO AND MAINTENANCE THEREOF.
- A FENCE LINE EASEMENT BEING 5' IN WIDTH, LYING 2.5' EACH SIDE OF THE COMMON PARCEL LINE BETWEEN PARCELS A AND B, IS HEREBY REINDEMNED. THIS EASEMENT IS TO ALLOW FOR THE EXISTING WEEDSOUND FENCING LINE ALONG SAID COMMON PARCEL LINES. MAINTENANCE AND OWNERSHIP OF SAID EXISTING FENCE IS THAT OF PARCEL A HEREON.
- A PUBLIC UTILITY EASEMENT BEING 10' IN WIDTH, 5' EACH SIDE OF THE INTERIOR PARCEL LINES IS HEREBY REINDEMNED. THIS EASEMENT IS TO ALLOW FOR THE INSTALLATION AND MAINTENANCE OF UTILITY SERVICE FACILITIES TO THAT PARCEL AND THE RIGHT TO INSTALL AND MAINTAIN SUCH FACILITIES. THIS EASEMENT IS TO APPLY TO ALL OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
- OVERHEAD ELECTRIC TRANSMISSION AND TELEPHONE LINE EASEMENTS SHOWN HEREON IS GRANTED AND RE-GRANTED WITHIN THE FOLLOWING DOCUMENTS: PARCEL MAP NO. 33, 1911 (50' WIDE) AND PARCEL MAP NO. 336, 1939 (WIDTH NOT STATED).
- BOOK M, PAGE 378, RECORDED JUNE 28, 1939 (WIDTH NOT STATED).
- BOOK M, PAGE 378, RECORDED JUNE 28, 1939 (WIDTH NOT STATED).
- DOCUMENT NO. 209441, RECORDED OCTOBER 8, 1932 (60' WIDE).
- DOCUMENT NO. 238700, RECORDED FEBRUARY 15, 1965 (BLANKET).

PARCEL LINE TABLE (C/M/R/P/R2)	LINE #	DIRECTION	LENGTH	BEARING	AREA
L1	N213107"W	14.64'			
L2	S521789"E	36.48'			
L3	N675228"W	38.81'			
L4	S653245"W	49.00'			
L5	S012417"W	30.00'			
L6	N492652"E	58.57'			
L7	N2055214"W	43.99'			
L8	N042440"E	29.54'			
L9	N643717"E	50.58'			
L10	N269404"E	29.83'			
L11	N593818"E	55.00'			
L12	N737348"E	43.72'			
L13	N240014"E	45.29'			
L14	N814154"E	56.57'			
L15	N265224"E	43.72'			
L16	N492652"E	27.59'			
L17	N194401"E	30.59'			
L18	N352326"W	34.52'			
L19	N433017"W	24.52'			
L20	N265224"E	29.80'			
L21	S503024"W	40.20'			
L22	S443443"W	54.31'			
L23	S480712"W	41.66'			
L24	S2030107"W	16.70'			
L25	S492336"E	6.97'			
L26	S492336"E	10.00'			
L28	N872737"W	100.68'	L28(R6)	N872737"W	100.68'
L29	S571457"W	83.24'	L29(R6)	S571457"W	83.24'
L30	S680924"W	99.19'	L30(R6)	S680924"W	99.19'
L31	S7229251"W	87.88'	L31(R6)	S7229251"W	87.88'

Curve #	Delta	Radius	Length
C1	69.2516°	60.00'	72.70'
C2	35.0134°	60.00'	36.68'
C3	34.2342°	60.00'	36.02'

WITNESS MONUMENT LINE TABLE	LINE #	BEARING	LENGTH
W1	S 8220347° E	41.32'	
W2	S 8719256° E	106.39'	
W3	N 8419290° E	59.07'	
W4	N 5735491° E	83.94'	
W5	N 5905595° E	87.67'	
W6	N 7224196° E	88.30'	
W7	N 5110177° E	34.34'	
W8	N 2319348° E	79.38'	
W9	N 3298297° E	77.95'	
W10	N 5513346° E	87.36'	
W11	N 832719° E	87.75'	
W12	S 492509° E	35.12'	
W13	S 213121° E	37.05'	
W14	S 322599° W	23.07'	
W15	S 442544° W	50.86'	
W16	S 287204° W	34.14'	
W17	S 840534° W	54.17'	
W18	S 380338° W	39.78'	
W19	S 242016° W	48.67'	
W20	S 84256° W	33.62'	
W21	S 382848° W	40.45'	
W22	S 445921° W	29.77'	
W23	S 4181928° W	37.29'	
W24	S 3335543° E	40.59'	



8/17/2020



**WALTER AND ENRIQUETA BELL AND THE BELL FAMILY TRUST**

PARCEL MAP FOR

666 ROBERTA LANE, SUITE 104, WASHOE COUNTY, NEVADA

www.dyssey-engineering.com

**Dyssey ENGINEERING INCORPORATED**

4 OF 4 SHEETS

- REFERENCES:**
- (R1) PARCEL MAP NO. 1431, RECORDED MARCH 8, 1984, AS FILE NO. 842343, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
  - (R2) PARCEL MAP NO. 344, RECORDED OCTOBER 28, 1998, AS FILE NO. 2088784, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
  - (R3) PARCEL MAP NO. 346, RECORDED SEPTEMBER 19, 1990, AS FILE NO. 1448274, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
  - (R4) PARCEL MAP NO. 347, RECORDED SEPTEMBER 21, 1993, AS FILE NO. 1714280, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
  - (R5) PARCEL MAP NO. 347, RECORDED DECEMBER 18, 1996, AS FILE NO. 2057747, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
  - (R6) RECORD OF SURVEY MAP NO. 5189, RECORDED JUNE 29, 2008, AS FILE NO. 3178044, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

REV.	DATE	DESCRIPTION	BY	APP'D

DATE: AUGUST 2020  
 DRAWN BY: J.M.M.  
 DESIGNED BY: J.M.M.  
 CHECKED BY: J.M.M.

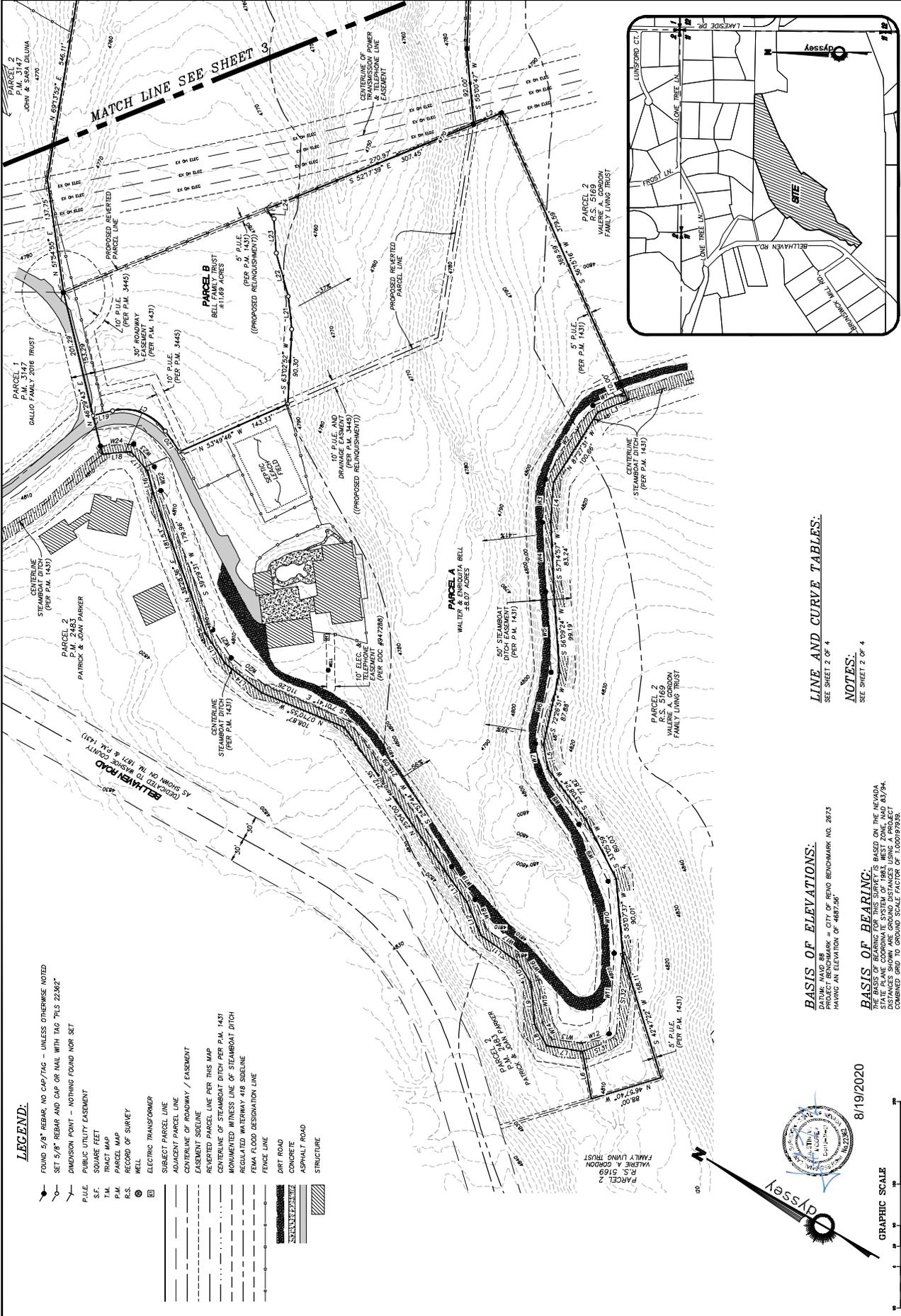
**BELL FAMILY TRUST  
 8540 BELLAHVEN ROAD  
 TOPOGRAPHIC SURVEY**  
 WASHOE COUNTY  
 NEVADA

**dysssey ENGINEERING**  
 890 KOBERTA LANE - SUITE 104 SPARKS, NV 89415  
 (775) 358-3300 FAX (775) 358-3828

SCALE: HORIZONTAL: 1" = 40' VERTICAL: 1" = 40'

JOB NO.: 2020-0011

SHEET: 1 OF 4



**VICINITY MAP**  
 NOT TO SCALE  
 8' VERT. = 100' HORIZ. (SEE TYPINGS)

**LINE AND CURVE TABLES:**  
 SEE SHEET 2 OF 4

**NOTES:**  
 SEE SHEET 2 OF 4

**BASIS OF ELEVATIONS:**  
 ALL ELEVATIONS ARE BASED ON THE INDIANA STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE, NAD 83/94. DISTANCES SHOWN ARE GROUND DISTANCES USING A PROJECT CORRECTION AND TO GROUND SCALE FACTOR OF 1.000000000.

**BASIS OF BEARING:**  
 ALL BEARINGS ARE BASED ON THE INDIANA STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE, NAD 83/94. DISTANCES SHOWN ARE GROUND DISTANCES USING A PROJECT CORRECTION AND TO GROUND SCALE FACTOR OF 1.000000000.

**LEGEND:**

- FOUND 5/8" REBAR, NO CAP/TAG - UNLESS OTHERWISE NOTED
- SET 5/8" REBAR AND CAP OR NAIL WITH TAG "PLS 22382"
- DIMENSION POINT - NOTHING FOUND NOR SET
- PUBLIC UTILITY EASEMENT
- PILE
- S.E. SQUARE FEET
- T.M. TRACT MAP
- P.M. PARCEL MAP
- R.S. RECORD OF SURVEY
- WELL
- ELECTRIC TRANSFORMER
- SUBJECT PARCEL LINE
- ADJACENT PARCEL LINE
- EASEMENT ROADWAY / EASEMENT
- RECEIVED PARCEL LINE PER THIS MAP
- CONVENTINE OF STEAMBOAT DITCH PER P.M. 1431
- MONUMENTED WITNESS LINE OF STEAMBOAT DITCH
- REGULATED WATERWAY 418 SUDLINE
- FEMA FLOOD DESIGNATION LINE
- FENCE LINE
- DIRT ROAD
- CONCRETE ASPHALT ROAD
- STRUCTURE



REV.	DATE	DESCRIPTION	BY	APP'D

DATE: AUGUST 2020  
 DRAWN BY: J.M.M.  
 DESIGNED BY: J.M.M.  
 CHECKED BY: J.M.M.

**BELL FAMILY TRUST**  
**8540 BELHAVEN ROAD**  
**TOPOGRAPHIC SURVEY**  
 WASHOE COUNTY  
 NEVADA

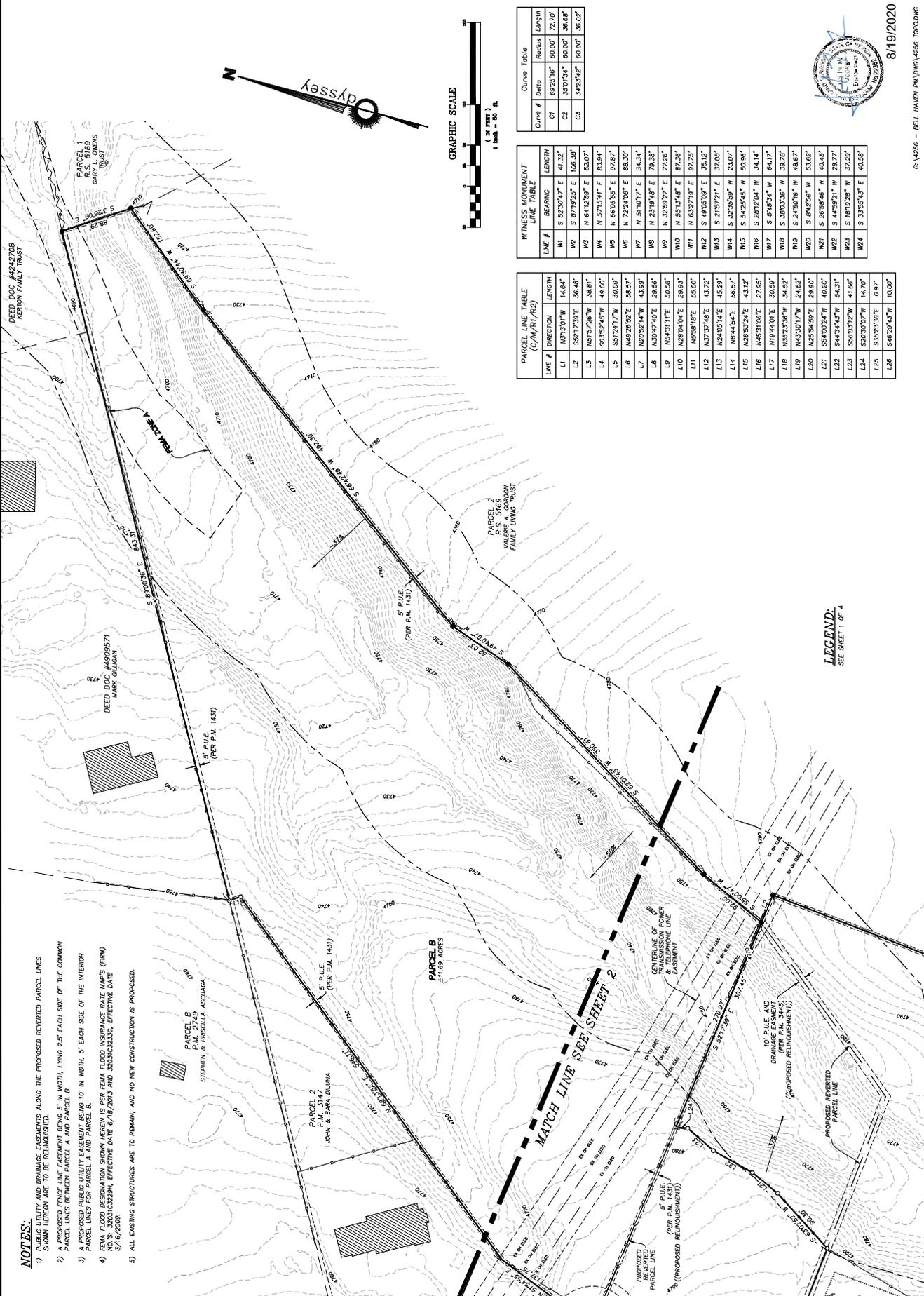
890 KROBERTA LANE SUITE 104 Sparks, NV 89431  
 (775) 335-3300 FAX (775) 335-3328  
**dysssey**  
 ENGINEERING  
 INCORPORATED

SCALE  
 HORIZ. 1"=50'  
 VERT. 1"=10'

8/19/2020

SECRET  
 2  
 OF  
 4

CG:\4256 - BEL HAVEN PWD\4256 TOPO.DWG



- NOTES:**
- 1) PUBLIC UTILITY AND DRAINAGE EASEMENTS ALONG THE PROPOSED REVERTED PARCEL LINES SHOWN HEREON ARE TO BE RELINQUISHED.
  - 2) A PROPOSED FENCE LINE EASEMENT BEING 5' IN WIDTH LYING 2.5' EACH SIDE OF THE COMMON PARCEL LINES BETWEEN PARCEL A AND PARCEL B.
  - 3) A PROPOSED PUBLIC UTILITY EASEMENT BEING 10' IN WIDTH, 5' EACH SIDE OF THE INTERIOR PARCEL LINES FOR PARCEL A AND PARCEL B.
  - 4) FEMA FLOOD DESIGNATION SHOWN HEREIN IS PER FEMA FLOOD INSURANCE RATE MAP'S (FIRM) NOS.: 3203C0329H, EFFECTIVE DATE 6/18/2015 AND 3203C0323AS, EFFECTIVE DATE 5/16/2009.
  - 5) ALL EXISTING STRUCTURES ARE TO REMAIN, AND NO NEW CONSTRUCTION IS PROPOSED.

**CURVE TABLE**

Curve #	Delta	Radius	Length
C1	69°25'16"	80.00'	72.70'
C2	35°07'34"	80.00'	36.86'
C3	1°23'42"	80.00'	36.02'

**WITNESS MONUMENT LINE TABLE**

LINE #	BEARING	LENGTH
W1	S 52°30'47" E	41.32'
W2	S 87°52'25" E	106.98'
W3	N 64°42'39" E	52.07'
W4	N 97°15'41" E	83.94'
W5	N 58°05'55" E	97.87'
W6	N 72°4'06" E	88.30'
W7	N 51°07'17" E	34.34'
W8	N 2°19'48" E	79.38'
W9	N 32°32'27" E	77.28'
W10	N 55°14'48" E	87.36'
W11	N 63°27'19" E	97.75'
W12	S 49°02'09" E	35.12'
W13	S 21°57'21" E	37.05'
W14	S 32°35'59" W	33.07'
W15	S 54°25'45" W	50.96'
W16	S 28°12'04" W	34.14'
W17	S 38°33'36" W	39.78'
W18	S 24°50'16" W	48.67'
W19	S 84°25'56" W	53.60'
W20	S 82°38'46" W	40.45'
W21	S 44°32'21" W	29.77'
W22	S 18°19'28" W	37.29'
W23	S 33°55'43" E	40.58'

**PARCEL LINE TABLE (C/M/R1/R2)**

LINE #	DIRECTION	LENGTH
L1	N 13°13'01" W	14.64'
L2	S 52°17'39" E	36.48'
L3	N 65°17'26" W	36.81'
L4	S 83°52'45" W	48.00'
L5	S 51°24'17" W	30.09'
L6	N 49°28'52" E	58.57'
L7	N 82°02'14" W	43.89'
L8	N 83°37'40" E	28.56'
L9	N 54°37'11" E	50.58'
L10	N 28°04'04" E	29.83'
L11	N 52°38'18" E	55.00'
L12	N 37°37'48" E	43.72'
L13	N 24°02'14" E	45.29'
L14	N 84°45'41" E	56.57'
L15	N 26°32'24" E	43.12'
L16	N 45°10'06" E	27.95'
L17	N 19°44'07" E	30.59'
L18	N 52°23'58" W	54.52'
L19	N 43°33'17" W	24.62'
L20	N 25°54'59" E	28.80'
L21	S 54°00'24" W	40.20'
L22	S 44°34'43" W	54.31'
L23	S 56°03'12" W	41.66'
L24	S 20°30'07" W	14.70'
L25	S 32°33'36" E	6.97'
L26	S 46°29'43" W	10.00'

**LEGEND:**  
 SEE SHEET 1 OF 4



