



Parcel Map Review Committee Staff Report

Meeting Date: September 9, 2021

Agenda Item: 7A

TENTATIVE PARCEL MAP CASE NUMBER: WTPM21-0005 1st PM Woodland Village Phase 22
WTPM21-0006 2nd PM Woodland Village Phase 22
WTPM21-0007 3rd PM Woodland Village Phase 22
WTPM21-0008 4th PM Woodland Village Phase 22

BRIEF SUMMARY OF REQUEST: Request to create eleven parcels through four proposed tentative parcel maps

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

CASE DESCRIPTION

WTPM21-0005 (1st PM Woodland Village) – For hearing, discussion and possible action to approve the division of a parcel into two residential parcels and two remainder parcels. This is the first of four parcel maps.

WTPM21-0006 (2nd PM Woodland Village) – For hearing, discussion and possible action to approve the division of the first remainder parcel of WTPM21-0005 to result in three residential lots and one remainder parcel. This is the second of four parcel maps.

WTPM21-0007 (3rd PM Woodland Village) – For hearing, discussion and possible action to approve the division of the second remainder parcel of WTPM21-0005 to result in three residential lots and one remainder parcel. This is the third of four parcel maps.

WTPM21-0008 (4th PM Woodland Village) – For hearing, discussion and possible action to approve the division of the remainder parcel of WTPM21-0007 to result in two residential lots. This is the fourth of four parcel maps.

Applicant: Woodland Village Phase 22, LLC
Location: North end of Woodland Village
APN: 556-290-35
Parcel Size: 18.52 acres
Master Plan: Suburban Residential (9.45 acres), General Rural (9.07 acres)
Regulatory Zone: Medium Density Suburban, General Rural
Area Plan: Cold Springs
Development Code: Authorized in Article 606
Commission District: 5 – Commissioner Herman

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

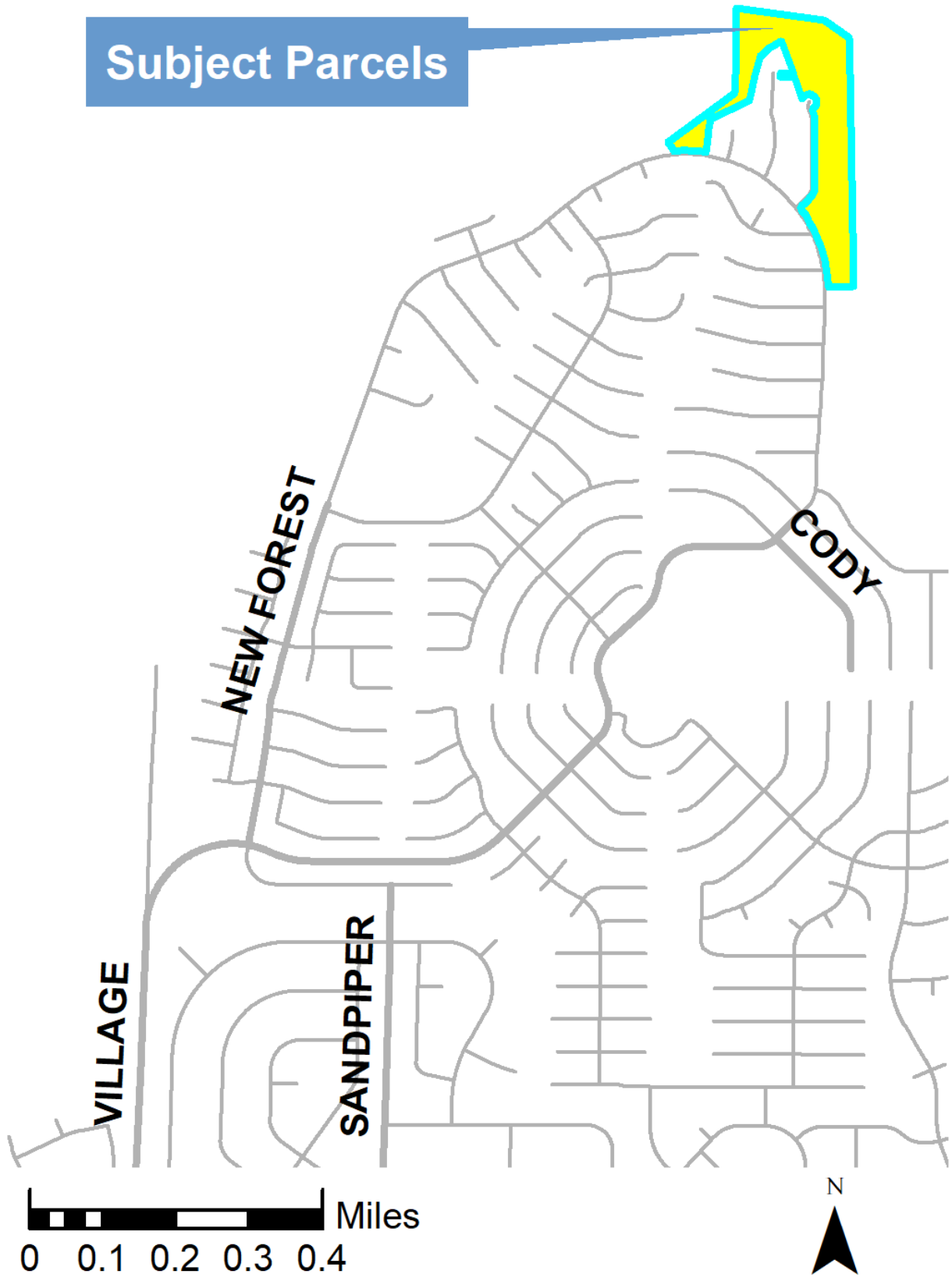
DENY

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 Numbers WTPM21-0005, WTPM21-0006, WTPM21-0007, and WTPM21-0008 for Woodland Village Phase 22, LLC, subject to the conditions of approval included as Exhibit A with the staff report, and make the determination that the following criteria is or will be adequately provided for pursuant to Washoe County Code, Section 110.606.30.

(Motion with Findings on Page 11)

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Vicinity Map

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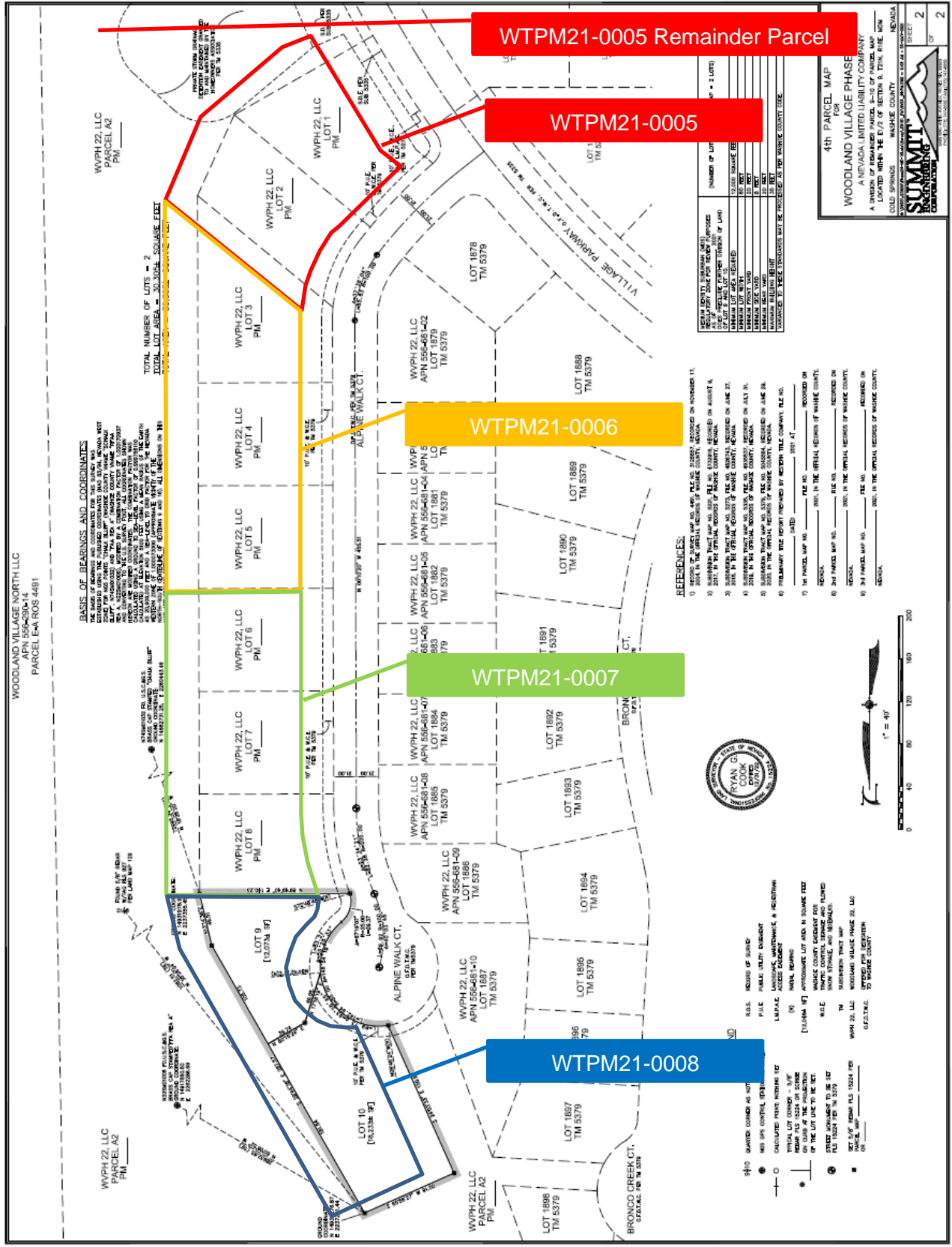
Parcel Map

The purpose of a parcel map is to allow for divisions of land into four lots or less, merger and re-division 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 dividing land in order to further the orderly layout and use of land and ensure proper legal descriptions and monumenting of divided 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 22-month time period shall cease any further action on the map and shall render the tentative parcel map as expired.

The conditions of approval for Tentative Parcel Map Case Numbers WTPM21-0005 WTPM21-0006, WTPM21-0007 and WTPM21-0008 are attached to this staff report and will be included with the action order if approved by the Parcel Map Review Committee.



Site Plan

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Tentative Parcel Map Evaluation

Requirement	Evaluation
Area Plan	Cold Spring
TMSA	Inside
Regulatory Zone	Medium Density Suburban
Maximum Lot Potential	28 parcels
Number of Lots on Parcel Maps	11 parcels
Minimum Lot Size Required	12,000 sf
Minimum Lot Size on Parcel Map	12,048 sf
Minimum Lot Width Required	80 ft
Minimum Lot Width on Parcel Map	82 ft
Development Suitability Map	Most suitable for development
Hydrographic Basin	Cold Springs Hydrographic Basin

The tentative parcel maps meet all minimum requirements for the *Medium Density Suburban* regulatory zone.

The proposed divisions are a second or subsequent division of a parcel map approved within the last five years.

Development Information

The subject parcels are currently undeveloped. The required setbacks for the *Medium Density Suburban* zone are 20 feet for front and rear yard setbacks and 8 feet for the side yard setbacks.

Subdivision Standards for Second and Subsequent Parcel Maps

Article 412

The applicant has not provided a landscaping plan for the development of the parcel maps. Since these are second and/or subsequent parcel maps, subdivision standards apply per WCC 110.412.05(a). Note, that under 110.412.10 Exemptions:

The following uses are exempt from the provisions of this article:

- (a) *Residential Use Types. The required front, side or rear yard areas of existing and new detached single family residential lots, **unless front yard landscaping is required under any article found in Division Two, Area Plan Regulations, of the Washoe County Development Code or Section 110.412.35.** Landscaping shall be compatible with the latest adopted International Wildland Urban Interface (IWUI) fire rating of the site to reduce fire hazards.*

Staff notes that the exemption language is somewhat confusing, as it relates to detached housing. Accordingly, in interpreting this provision, staff relies on WCC 110.918.15:

Interpretation of Development Code. In interpretation and application, the provisions of the Development Code shall be held to be minimum provisions only for the promotion of the health, safety, morals, convenience, property and general welfare of the public.

Therefore, staff finds that under 110.412.35 only subsections (b), (c), and (f) apply to detached single-family homes. These are summarized as follows:

- (b) – 1 tree every 50 ft of linear feet of public street frontage
- (c) – New residential subdivisions shall provide 1 tree every 50 ft of perimeter frontage adjoining an arterial or collector

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(f) – Landscaping shall be compatible with the latest adopted International Wildland Urban Interface (IWUI).

Staff notes that the aerial photography show that the applicant has already provided 1 tree every 50 ft of perimeter frontage adjoining an arterial or collector.

Additionally, this development is within a High WUI fire risk rating. Staff has included conditions requiring a landscaping plan, landscaping complying with fire resistive vegetation characteristics, and prohibiting the use of certain plants in Exhibit A.

Article 604

The applicant broadly meets the requirements for a tentative parcel map. However, there are two sections within the Article 604, which is applicable to all parcel maps per WCC 110.604.05, that must be addressed:

- 110.604.25 – Pedestrian Circulation and Access. In all subdivisions, a plan for pedestrian circulation and access in conformance with the appropriate area plan of the Washoe County Master Plan shall be prepared and implemented to the satisfaction of the County Engineer.
 - Therefore, staff has provided conditions of approval requiring a pedestrian circulation plan in Exhibit A.
- 110.604.35 - Street lighting. Street lights are required for major street intersections or hazardous street intersections. Major street intersections are those intersections having at least one intersecting street with a minimum designed vehicular speed limit of forty-five (45) miles per hour. Hazardous intersections are those intersections determined to be hazardous by the traffic-control committee because of detrimental physical characteristics. All street lighting shall be luminaries in accordance with local utility standards, and as determined appropriate by the County Engineer to be required. Light poles shall be either wooden or metal, or other material, as required by the County Engineer.
 - The location of hazardous street intersections shall be determined on the basis of the pedestrian circulation plan, as conditioned above, to outline areas with detrimental physical characteristics.

Cold Springs Area Plan Modifiers

The subject parcel is located within the Cold Springs Area Plan. There are no modifiers within the development code for Cold Springs

Area Plan Evaluation

The subject parcel is located within the Cold Springs Area Plan. The following is/are the pertinent policies from the Area Plan:

Relevant Area Plan Policies Reviewed

Policy	Brief Policy Description	Complies	Condition of Approval
CS 1.1	Any residential land use more dense than one dwelling unit per five acres (1du/5 acres) must be located within the Cold Springs Suburban Character Management Area (CSSCMA).	Yes	NA
CS 2.6	All divisions of land must comply with the most current regulations of the Washoe County District Health Department.	Yes	Washoe County Health District has provided conditions of approval in Exhibit A.
CS 2.7	Where landscaping is required in yards adjoining streets, residential subdivisions shall offer at least two (2) options for drought tolerant (i.e., climate adaptive) and native type landscaping.	NA	Staff has provided conditions of approval requiring at least 2 options of landscaping in Exhibit A.

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CS 6.6	The Washoe County Department of Regional Parks and Open Space, in conjunction with Washoe County Community Development staff, will review new development proposals for potential trail connections.	Yes	Washoe County Parks provided conditions of approval in Exhibit A
CS 6.7	Internal subdivision trails or pathways should connect to open space or the regional trail system as identified in the District 2A Park District Master Plan.	Yes	Washoe County Parks provided conditions of approval in Exhibit A
CS 11.2	New development shall comply with Regional Water Management Plan Policy 1.3.e: "Water Resource Commitments"	Yes	Washoe County Water Rights Coordinator provided conditions of approval in Exhibit A.
CS 11.3	New development shall comply with Regional Water Management Plan Policy 2.1.a: "Effluent Reuse – Efficient Use of Water Resources and Water Rights."	Yes	Washoe County Water Rights Coordinator provided conditions of approval in Exhibit A.
CS 11.5	Water imported into the Cold Springs planning area shall only be used within the Suburban Character Management Area and the Suburban Community Water and Sanitary Sewer Service Area.	Yes	These parcel maps are within the Suburban Character Management Area. Washoe County Water Rights Coordinator provided conditions of approval in Exhibit A.
CS 12.4	The Washoe County District Health Department and/ the Nevada Division of Environmental Protection may require immediate connection to a community treatment service if their adopted regulations and local site conditions do not warrant the use of temporary individual septic disposal systems.	Yes	Washoe County Health District has provided conditions of approval in Exhibit A.

Reviewing Agencies

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

Agency	Sent to Review	Responded	Provided Conditions	Contact
Army Corp of Engineers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Nevada Dept of Env Protection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Nevada Dept of Transportation	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Nevada Dept of Water Resources	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Steve Shell sshell@water.nv.gov
Nevada Div. of Wildlife	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe County Building & Safety	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe County Parks & Open Spaces	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Sophia Kirschenman skirschenman@washoecounty.us
Washoe County Water Rights	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Vahid Behmaram vbehmaram@washoecounty.us
Washoe County Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Wayne Handrock, PLS whandrock@washoecounty.us
Washoe County Sherriff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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WCHD – Air Quality	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Genine Rosa Grosa@washoecounty.us
WCHD – Environment Health	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wesley Rubio wrubio@washoecounty.us
WCHD- EMS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Truckee Meadows Fire Protection District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
RTC Washoe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe Storey Conservation District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Washoe County School District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Nevada Historic Preservation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

All conditions required by the contacted agencies can be found in Exhibit A, Conditions of Approval.

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 proposed tentative parcel maps comply with the 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.
 - b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision.
Staff Comment: The availability of water will meet the applicable health standards as conditioned in Exhibit A.
 - c) The availability and accessibility of utilities.
Staff Comment: The proposed parcel maps have access to community water and sewerage.
 - d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks.
Staff Comment: Staff forwarded the application to Washoe County Parks, Washoe County School District, Washoe County Engineering, Truckee Meadows Fire Protection District, and Washoe County Sherriff’s Office who provided conditions of approval relative to their respective areas of expertise in Exhibit A.
 - e) Conformity with the zoning ordinances and master plan.
Staff Comment: The proposed parcel maps are in conformity with the zoning ordinance and master plan as conditioned in Exhibit A.
 - f) General conformity with the governing body’s master plan of streets and highways.
Staff Comment: The proposed parcel maps are in general conformity with the master plan of streets and highways. There are no new proposed roadways.

- 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 parcel maps do not require new streets or highways. There are no new streets required for the proposed 11 parcels.

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

Staff Comment: The proposed parcels are within areas considered most desirable 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 the Truckee Meadows Fire Protection District, who will require the proposed parcel maps to abide by adopted fire codes.

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

Staff Comment: The applicant will provide CATV conduit and pull wire as part of any building plans.

- l) Recreation and trail easements.

Staff Comment: Staff forwarded the application to the Washoe County Parks Program who provided conditions related to recreation and trail easements in Exhibit A.

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

Staff Comment: Staff has provided conditions of approval up to the limits required for subdivision maps.

Recommendation

After a thorough analysis and review, Parcel Map Case Numbers WTPM21-0005, WTPM21-0006, WTPM21-0007, WTPM21-0008 are being recommended for approval with conditions. Staff offers the following motion for the Parcel Map Review Committee's consideration.

Motion

I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Numbers WTPM21-0005, WTPM21-0006, WTPM21-0007, and WTPM21-0008 for Woodland Village Phase 22, LLC, subject to the conditions of approval included as Exhibit A with the staff report, and make the determination that the following criteria is or will be adequately provided for pursuant to Washoe County Code, Section 110.606.30:

- 1) General improvement considerations for all parcel maps including, but not limited to:
 - a) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal;
 - b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision;
 - c) The availability and accessibility of utilities;

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- d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks;
 - e) Conformity with the zoning ordinances and master plan;
 - f) General conformity with the governing body’s master plan of streets and highways;
 - g) The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision;
 - h) Physical characteristics of the land such as floodplain, slope and soil;
 - i) The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive;
 - j) The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands;
 - k) Community antenna television (CATV) conduit and pull wire; and
 - l) Recreation and trail easements.
- 2) Subdivision improvement considerations for second or subsequent parcel maps pursuant to Washoe County Code, Section 110.606.30(d) and which are in addition to the criteria listed above.

Appeal Process

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

Applicant/Owner: Woodland Village Phase 22, LLC
4790 Caughlin Parkway #439
Reno, NV 89519
rlissner@gmail.com

Representatives: Ryan Cook, PLS
ryan@summitnv.com



Conditions of Approval

Tentative Parcel Map Case Numbers WTPM21-0005, WTPM21-0006, WTPM21-0007, WTPM21-0008

The tentative parcel map approved under Parcel Map Case Numbers WTPM21-0005, WTPM21-0006, WTPM21-0007, and WTPM21-0008 shall be carried out in accordance with the conditions of approval granted by the Washoe County Parcel Map Review Committee on September 9, 2021. 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 these tentative parcel maps 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 these tentative parcel maps 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 these tentative parcel maps should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

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

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

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

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

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

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

Washoe County Planning and Building Division

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

Contact: 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 these tentative parcel maps.**
- b. The final map(s) shall be in substantial compliance with all plans and documents submitted as part of these tentative parcel map applications, 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. WTPM21-000_ MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. THE OFFER(S) OF DEDICATION IS (ARE) REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278.

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

MOJRA HAUENSTEIN, DIRECTOR, PLANNING AND BUILDING DIVISION

- e. The applicant 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 these tentative parcel maps 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. Applicant shall provide a landscaping plan that at a minimum:
 - i. There must be at least 2 options for drought tolerant and native type landscaping in accordance with CS 2.7
 - ii. At a minimum, plants shall meet the 8 characteristics of fire resistive vegetation within the IWUI in accordance with 110.412.30(a)(3)
 - iii. The following plants are expressly prohibited in accordance with WCC 110.424.50(d) as recommended by Truckee Meadows Fire Protection District:

BOTANICAL NAME	COMMON NAME
<i>Artemisia</i> species	Sage or Wormwood
<i>Calamagrostis acutiflora</i>	Feather Reed Grass
<i>Calocedrus decurrens</i>	Incense Cedar
<i>Cedrus atlantica 'Glauca'</i>	Blue Atlas Cedar
<i>Chrysothamnus nauseosus</i>	Rubber Rabbitbrush
<i>Cupressus glabra</i>	Arizona Cypress
<i>Cytisus</i> species	Broom
<i>Genista</i> species	Dwarf Broom
<i>Juniperus</i> species	Juniper
<i>Picea glauca 'Conica'</i>	Dwarf Alberta Spruce
<i>Picea pungens</i>	Spruce
<i>Pinus</i> species	Pine
<i>Sequoiadendron giganteum</i>	Giant Redwood
<i>Thuja occidentalis</i>	Arborvitae

- i. The proposed parcel maps shall be in substantial conformance with the provisions of Washoe County Development Code Article 604, Design Requirements, and Article 608, Tentative Subdivision Maps. Specifically, the applicant shall address the following:

- i. Applicant shall provide a pedestrian circulation plan in accordance with WCC 110.604.25. Washoe County Planning will make a determination on the completeness of said plan.
- ii. Applicant shall provide street lighting at all major street intersections and hazardous street intersections as determined in the pedestrian circulation plan outlined in condition 1(b)(i), above.

Washoe County Engineering and Capital Projects

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

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

- a. Comply with the conditions of the Washoe County technical check for this map.
- b. All boundary corners must be set.
- c. Add a Security Interest Holder's Certificate to the map if applicable.
- d. Improvements associated with these parcel maps shall meet Washoe County subdivision standards. Prior to final approval and recordation of the parcel maps, prepare and submit to Washoe County Engineering for approval a complete set of construction drawings including lot grading, street plan and profile and utility plan showing utility stubs to each parcel.
- e. 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: West Rubio, wrubio@washoecounty.us

- a. WCHD has no objection to the approval of the parcel map as proposed.
- b. Any proposed water infrastructure will require a current Water Project Approval per NAC 445A to be reviewed and approved by the Health District.

Washoe County Water Rights

4. The following conditions are requirements of the Water Resources Coordinator, which shall be responsible for determining compliance with these conditions.

Contact: Vahid Behmaram, vbehmaram@washoecounty.us

- a. A valid water Will Serve letter from the water purveyor, Great Basin Water Company, will be required prior to approval of these parcel maps. The Will Serve letter shall be for the 10 newly created parcels to be served by the water utility.

State of Nevada Water Rights

5. The following conditions are requirements of the State of Nevada, which shall be responsible for determining compliance with these conditions.

Contact: Steve Shell, sshell@water.nv.gov

- a. A Will Serve from Great Basin Water Company and mylar map of the proposed project must be presented to the State Engineer for approval and signed through his office prior to development.

Washoe County Parks Program

6. The following conditions are requirements of Washoe County Parks Program, which shall be responsible for determining compliance with these conditions.

Contact: Sophia Kirschenman, skirschenman@washoecounty.us

- a. A 10' wide public pedestrian trail easement shall be recorded over all future walking paths in the subdivision to ensure that all paths remain open to the public in perpetuity. The easement shall be recorded on each final map that contains a walking path in accordance with Cold Springs Area Plan Recreational Opportunities Plan Map.

Washoe County Air Quality Management

7. The following conditions are requirements of Washoe County Air Quality Management, which shall be responsible for determining compliance with these conditions.

Contact: Genine Rosa, grosa@washoecounty.us

- a. Must maintain current Dust Control Permit as long as ground is actively being worked in excess of 1 acre, failure to do so may result in enforcement action resulting in a Notice of Violation with associated fines.

*** End of Conditions ***



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Engineering and Capital Projects

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

INTEROFFICE MEMORANDUM

PARCEL MAP REVIEW

DATE: August 2, 2021
TO: Dan Cahalane, Planner - Department of Community Services
FROM: Wayne Handrock, PLS, Engineering and Capital Projects Division
SUBJECT: *Parcel Map for: Woodland Village*
Parcel Map Case No.: WTPM21-0005, WTPM21-0006, WTPM21-0007,
WTPM21-0008
APN: 556-290-35
Review Date: July 30, 2021

The Engineering and Capital Projects Division has reviewed the subject parcel maps 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. All boundary corners must be set.
3. Add a Security Interest Holder’s Certificate to the map if applicable.
4. Improvements associated with these parcel maps shall meet Washoe County subdivision standards. Prior to final approval and recordation of the parcel maps, prepare and submit to Washoe County Engineering for approval a complete set of construction drawings including lot grading, street plan and profile and utility plan showing utility stubs to each parcel.
5. 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.”



INTEGRITY



EFFECTIVE COMMUNICATION



QUALITY PUBLIC SERVICE

WTPM21-0005, 0006, 0007, 0008
EXHIBIT B

WASHOE COUNTY HEALTH DISTRICT

ENHANCING QUALITY OF LIFE

August 10, 2021

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

RE: Woodland Village Phase 22; APN 556-290-35
Tentative Parcel Map; WTPM21-0005

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 – Wesley Rubio - wrubio@washoecounty.us

- a) WCHD has no objection to the approval of the parcel map as proposed.
- b) Any proposed water infrastructure will require a current Water Project Approval per NAC 445A to be reviewed and approved by the Health District.

If you have any questions or would like clarification regarding the foregoing, please contact Wesley Rubio, EHS Supervisor at wrubio@washoecounty.us regarding all Health District comments.

Sincerely,



Wesley Rubio, MPH, REHS
EHS Supervisor
Environmental Health
Washoe County Health District





WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

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

July 20, 2021

TO: Dan Cahalane, Planner, CSD, Planning & Development Division

FROM: Vahid Behmaram, Water Rights & Water Resources Consultant, CSD

SUBJECT: Tentative Parcel Map Case Number WTPM21-0005 through 00008 (1st through 4th PM Woodland Village)

Project description:

The applicant is proposing to approve the division of one parcel of land (18.52 acres in size) into Ten (10) residential parcels of land, and one large remainder.

Project is located at North end of Woodland Village, APN: 556-290-35.

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

Comments: The application indicates that municipal water service is available and will be provided by Great Basin Water Company. The series of 4 proposed parcel maps is equivalent of a Final Subdivision Map.

Conditions: A valid water will serve letter from the water purveyor, Great Basin Water Company, will be required prior to approval of these parcel maps. The will serve letter shall for the 10 newly created parcels to be served by the water utility.

From: [Steve Shell](#)
To: [Cahalane, Daniel](#)
Subject: FW: NDWR - July Agency Review Memos I & II
Date: Tuesday, July 27, 2021 3:24:22 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[July Agency Review Memo I.pdf](#)
[July Agency Review Memo II.pdf](#)

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

WTPM21-0005, WTPM21-0006, and WTPM21-0008, Woodland Village Tentative Maps:

There are no active water rights appurtenant to the described lands in this proposed project. The lands of the proposed project lie within the Great Basin Water Company service area. Any water used on the described lands should be provided by an established utility or under permit issued by the State Engineer's Office. No estimate of water requirements for these projects.

All waters of the State belong to the public and may be appropriated for beneficial use pursuant to the provisions of Chapters 533 and 534 of the Nevada Revised Statutes (NRS), and not otherwise.

Any water or monitor wells, or boreholes that may be located on either acquired or transferred lands are the ultimate responsibility of the owner of the property at the time of the transfer and must be plugged and abandoned as required in Chapter 534 of the Nevada Administrative Code. If artesian water is encountered in any well or borehole it shall be controlled as required in NRS § 534.060(3).

Municipal water service is subject to Great Basin Water Company rules and regulations and approval by the Office of the State Engineer regarding water quantity and availability.

A Will Serve from Great Basin Water Company and mylar map of the proposed project must be presented to the State Engineer for approval and signed through his office prior to development.

As of June 1, 2021, the Office of the State Engineer is open to the public. Please call 684-2800 upon arrival and a representative will come down to escort you to our office. Please be aware that only a limited number of clients are allowed on the floor at any given time.

Steve Shell
Nevada Division of Water Resources
775-684-2836

WTPM21-0005, 0006, 0007, 0008
EXHIBIT B

From: Kerfoot, Lacey <LKerfoot@washoecounty.us>
Sent: Thursday, July 15, 2021 11:12 AM
To: Steve Shell <sshell@water.nv.gov>
Cc: Emerson, Kathy <KEmerson@washoecounty.us>
Subject: NDWR - July Agency Review Memos I & II

Good afternoon,

I have attached Agency Review Memos I and II with cases received in July by Washoe County Community Services Department, Planning and Building Division. You've been asked to review the below items. The item descriptions and links to the applications are provided in the memo.

Memo I – Comments Due by July 30, 2021

- Item 1

Memo II – Comments Due by August 2, 2021

- Items 1-4

Please remember to send any agency review responses/comments directly to the Planner for the case, rather than replying to me.

Regards,



Lacey Kerfoot

Office Support Specialist | Community Services Department

LKerfoot@washoecounty.us | Office: 775-328-3606 | Fax: 775-328-6133

1001 E. 9th Street, Reno, NV 89512

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

For Planning call (775) 328-3600, Email: Planning@washoecounty.us





WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Regional Parks and Open Space

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

TO: Dan Cahalane, Planner

FROM: Sophia Kirschenman, Park Planner

DATE: August 11, 2021

SUBJECT: Tentative Parcel Map Case Numbers WTPM21-0005, WTPM21-0006, WTPM21-0007, and WTPM21-0008 (Woodland Village Phase 22 Parcel Maps 1 – 4).



I have reviewed WTPM21-0005, WTPM21-0006, WTPM21-0007, and WTPM21-0008 on behalf of the Washoe County Regional Parks and Open Space Program (Parks Program) and prepared the following comments:

If approved, these tentative parcel maps would result in the creation of ten new residential lots with one remainder parcel. This would be Phase 22 of the larger Woodland Village Subdivision in Cold Springs. This subdivision is characterized by several walking paths that provide excellent pedestrian connectivity through the area. The walking paths generally extend north/south with connections to the end of each cul-de-sac. The Cold Springs Area Plan identifies the need for trails that would extend north through the entire Woodland Village Subdivision, to eventually connect with the Bureau of Land Management properties to the north and west.

Given these considerations, Parks Program staff provide the following conditions of approval:

1. A 10' wide public pedestrian trail easement shall be recorded over all future walking paths in the subdivision to ensure that all paths remain open to the public in perpetuity. The easement shall be recorded on each final map that contains a walking path.



INTEGRITY



EFFECTIVE COMMUNICATION



QUALITY PUBLIC SERVICE

WTPM21-0005, 0006, 0007, 0008
EXHIBIT B

From: [Rosa, Genine](#)
To: [Cahalane, Daniel](#)
Subject: July Agency Review Memo II
Date: Tuesday, July 27, 2021 4:47:50 PM

Tentative Parcel Map Case Number WTPM21-0005 (1st PM Woodland Village)

Tentative Parcel Map Case Number WTPM21-0006 (2nd PM Woodland Village)

Tentative Parcel Map Case Number WTPM21-0007 (3rd PM Woodland Village)

Tentative Parcel Map Case Number WTPM21-0008 (4th PM Woodland Village)

Must maintain current Dust Control Permit as long as ground is actively being worked in excess of 1 acre, failure to do so may result in enforcement action resulting in a Notice of Violation with associated fines. For Dust Control Permit questions call AQMD at 775-784-7200 or visit www.OurCleanAir.com. Current Dust Control Permit in place.

P.S. – Please be sure to click the link below and sign up to receive air quality news, updates, public notices and more via e-mail.

Genine Rosa

Environmental Engineer II | Air Quality Management Division | Washoe County Health District
grosa@washoecounty.us | O: (775) 784-7204 | 1001 E. Ninth St., Bldg. B, Reno, NV 89512

*My schedule is 4 x 10's M-Th 7-5:30 off on Fridays.

www.OurCleanAir.com | [Subscribe to get Air Quality Updates!](#)

-



Please take our customer satisfaction survey by clicking [here](#)



Washoe-Storey Conservation District

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

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

August 2, 2021

Washoe County Community Services Department

C/O Dan Cahalane, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WTPM21-0005 1st parcel map Woodland Village

Dear Dan,

In reviewing to approve the division of a parcel into two residential parcels and two remainder parcels, the Conservation District has the following comments.

To prevent the spread of noxious weeds concerning grading and importation of material, the applicant shall collaborate with the Conservation District to develop an onsite noxious weeds management plan to ensure weed seeds do not impact other areas, utilizing certified weed free material.

Thank you for providing us the opportunity to review the project that may have impacts on our natural resources and if there are any questions call us at (775) 750-8272.

Sincerely,

Shaffer-Tyler



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

Washoe-Storey Conservation District

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

August 2, 2021

Washoe County Community Services Department

C/O Dan Cahalane, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WTPM21-0006 2nd parcel map Woodland Village

Dear Dan,

In reviewing to approve the first remainder for three residential lots and one remainder parcel, the Conservation District has the following comments.

To prevent the spread of noxious weeds concerning grading and importation of material, the applicant shall collaborate with the Conservation District to develop an onsite noxious weeds management plan to ensure weed seeds do not impact other areas, utilizing certified weed free material.

Thank you for providing us the opportunity to review the project that may have impacts on our natural resources and if there are any questions call us at (775) 750-8272.

Sincerely,

Shaffer-Tyler



Washoe-Storey Conservation District

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

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

August 2, 2021

Washoe County Community Services Department

C/O Dan Cahalane, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WTPM21-0007 3rd parcel map Woodland Village

Dear Dan,

In reviewing to approve the division of the second remainder parcel for three residential lots and one remainder parcel, the Conservation District has the following comments.

To prevent the spread of noxious weeds concerning grading and importation of material, the applicant shall collaborate with the Conservation District to develop an onsite noxious weeds management plan to ensure weed seeds do not impact other areas, utilizing certified weed free material.

Thank you for providing us the opportunity to review the project that may have impacts on our natural resources and if there are any questions call us at (775) 750-8272.

Sincerely,

Shaffer-Tyler



Washoe-Storey Conservation District

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

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

August 2, 2021

Washoe County Community Services Department

C/O Dan Cahalane, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WTPM21-0008 4th parcel map Woodland Village

Dear Dan,

In reviewing to approve the remainder parcel of WTMP21-007 for two residential lots, the Conservation District has the following comments.

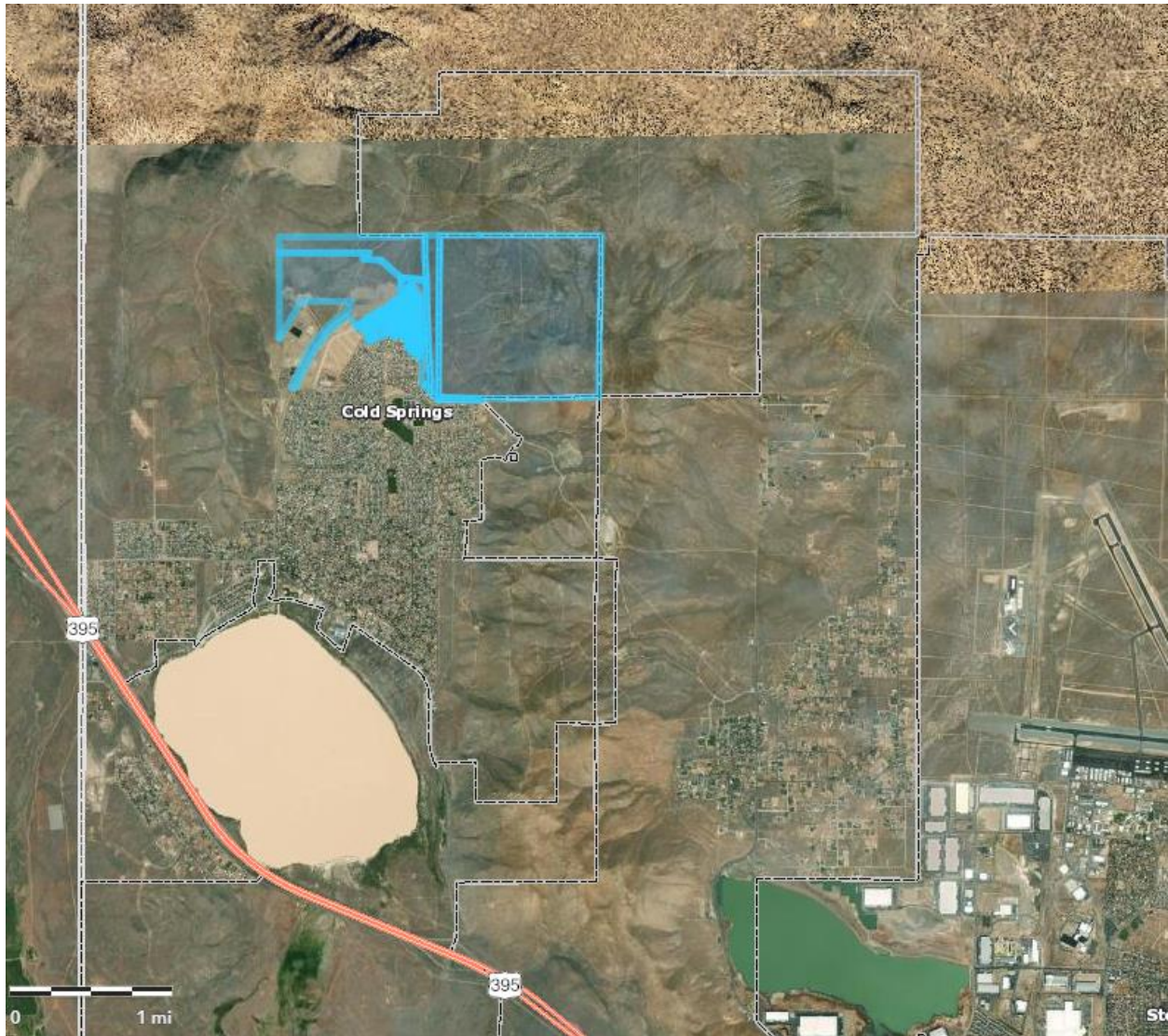
To prevent the spread of noxious weeds concerning grading and importation of material from an existing stockpile, the applicant shall collaborate with the Conservation District to develop an onsite noxious weeds management plan to ensure weed seeds do not impact other areas, utilizing certified weed free material.

Thank you for providing us the opportunity to review the project that may have impacts on our natural resources and if there are any questions call us at (775) 750-8272.

Sincerely,

Shaffer-Tyler

Public Notice



Notice provided to 133 parcels within 500ft of the affected area.

Community Services Department

Planning and Building

TENTATIVE PARCEL MAP

(see page 6)

PARCEL MAP WAIVER

(see page 11)

APPLICATION



**1st PM for Woodland Village
Phase 22, LLC, A Nevada limited
liability company; Tentative Parcel
Map Application to Washoe County;**

Prepared by:

Ryan Cook, PLS, WRS, CFedS
VP & Surveying Department Manager
Summit Engineering Corp.
5405 Mae Anne Avenue
(775)787-4316
Fax 747-8559
www.summitnv.com

May 10, 2021

Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Telephone: 775.328.6100



ITEM 1

FEES

1st Tentative Parcel Map for
Woodland Village Phase 22, LLC



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

ITEM 2
DEVELOPMENT APPLICATION

1st Tentative Parcel Map for
Woodland Village Phase 22, LLC



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

Tentative Parcel Map

Washoe County Code (WCC) Chapter 110, Article 606, Tentative Parcel Map, prescribes the requirements for and waiver of, parcel maps. A parcel map shall be required for all subdivisions, merger, and re-subdivision of existing lots, and common-interest communities consisting of four (4) or fewer units. The Parcel Map Review Committee shall approve, conditionally approve, or deny the tentative parcel map within sixty (60) days of the date that the application is determined to be complete. See WCC 110.606, for further information.

Development Application Submittal Requirements

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

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

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

shown on the map by a prominent note on each sheet, as well as width and direction of flow of each water course within the boundaries of the development.

- g. The location and outline to scale of each existing building or structure that is not to be moved in the development.
 - h. Existing roads, trails or rights-of-way within the development shall be designated on the map.
 - i. Vicinity map showing the proposed development in relation to the surrounding area.
 - j. Date, north arrow, scale, and number of each sheet in relation to the total number of sheets.
 - k. Location of snow storage areas sufficient to handle snow removed from public and private streets, if applicable.
 - l. All known areas of potential hazard including, but not limited to, earth slide areas, avalanche areas or otherwise hazardous slopes, shall be clearly designated on the map. Additionally, active fault lines (post-Holocene) shall be delineated on the map.
8. **Street Names:** A completed "Request to Reserve New Street Name(s)" form (included in application packet). Please print all street names on the Tentative Map. Note whether they are existing or proposed.
9. **Packets:** Four (4) packets and flash drive or DVD - any digital documents need to have a resolution of 300 dpi. One (1) packet must be labeled "Original" and contain a signed and notarized Owner Affidavit. Each packet shall include an 8.5" x 11" reduction of any large format sheets included in the application. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ x 11" display. Each packet shall include: one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

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

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



RYAN G. COOK
Exp. 12-31-22
No. 15224

Professional Land Surveyor

5-10-2021

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name: 1st Parcel Map for Woodland Village Phase 22, LLC			
Project Description: DIVIDE PARCEL A OF WOODLAND VILLAGE PHASE 23 (TM 5379) TO RESULT IN TWO RESIDENTIAL LOTS AND TWO REMAINDER PARCELS.			
Project Address: 0 NEW FOREST DRIVE			
Project Area (acres or square feet): 18.52 ACRES			
Project Location (with point of reference to major cross streets AND area locator): NORTHEAST OF THE INTERSECTION OF VILLAGE PARKWAY & APLINE WALK CT, COLD SPRINGS, NV			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
556-290-35	18.52 ACRE		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: WOODLAND VILLAGE PHASE 22, LLC		Name: RYAN COOK, PLS	
Address: 4790 CAUGHLIN PARKWAY #439		Address: SUMMIT ENGINEERING CORP.	
RENO, NV	Zip: 89519	RENO, NV	Zip: 89523
Phone: 775-971-2000	Fax:	Phone: 775-787-4316	Fax: 747-8559
Email: lshreno@gmail.com		Email: ryan@summitnv.com	
Cell: 775-813-0046	Other:	Cell: 775-223-7432	Other: 747-8550
Contact Person: PETER LISSNER		Contact Person: RYAN COOK, PLS	
Applicant/Developer:		Other Persons to be Contacted:	
Name: WOODLAND VILLAGE PHASE 22, LLC		Name:	
Address: 4790 CAUGHLIN PARKWAY #439		Address:	
RENO, NV	Zip: 89519		Zip:
Phone: 775-971-2000	Fax:	Phone:	Fax:
Email: rlissner@gmail.com		Email:	
Cell: 775-750-5537	Other:	Cell:	Other:
Contact Person: BOB LISSNER		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

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

NORTHEAST OF THE INTERSECTION OF VILLAGE PARKWAY & APLINE WALK CT, COLD SPRINGS, NV

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
556-290-35	VACANT	18.52

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

VACANT

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	15.39 acres	2.43 acres	17,475 sf	12,771 sf
Proposed Minimum Lot Width	200	800	106	80

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

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

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

Yes No

6. Utilities:

a. Sewer Service	WASHOE COUNTY
b. Electrical Service/Generator	NV ENERGY
c. Water Service	GREAT BASIN

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

- a. Water System Type:

<input type="checkbox"/> Individual wells		
<input type="checkbox"/> Private water	Provider:	
<input checked="" type="checkbox"/> Public water	Provider:	GREAT BASIN

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		
<input checked="" type="checkbox"/> Public system	Provider:	GREAT BASIN

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 #	N/A	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):

N/A

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 type="checkbox"/> Yes	<input checked="" 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 type="checkbox"/> Yes	<input checked="" 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?

N/A		
-----	--	--

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

Grading

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

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

0 cy

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?

2,045 cy import from existing stockpiles & pit under existing SWPP pond dust control permit for Woodland Village Phase 23

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?

The site is already mass graded. The remaining grading is mostly backfill for house construction.

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?

Mostly flat pads for home construction. Max 3:1 slopes. Water truck, storm drain inlet protection, silt fence, street & surface clearing, solid waste management, & concrete disposal BMP.

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?

Standard County mix. See Grading Plan (attached in Item 5).

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

No

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

N/A

28. Surveyor:

Name	WOODLAND VILLAGE PHASE 22, LLC
Address	4790 CAUGHLIN PARKWAY #439
Phone	775-787-4316
Cell	775-223-7432
E-mail	lshreno@gmail.com
Fax	775-747-8559
Nevada PLS #	15224

ITEM 3
OWNER AFFIDAVIT

1st Tentative Parcel Map for
Woodland Village Phase 22, LLC



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

Property Owner Affidavit

Applicant Name: Woodland Village Phase 22, LLC

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, Peter Lassner
(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): 556-290-35

Printed Name Peter Lassner

Signed [Signature]

Address 4790 Caughlen Pkwy #439
Reno, NV 89519

Subscribed and sworn to before me this
4th day of May, 2021.

(Notary Stamp)

Jana Lamoureux
Notary Public in and for said county and state

My commission expires: Nov. 15, 2023



*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

ITEM 4
PROOF OF PROPERTY TAX PAYMENT

1st Tentative Parcel Map for
Woodland Village Phase 22, LLC



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

Washoe County Treasurer
Tammi Davis

Bill Detail

[Back to Account Detail](#) ||

[Change of Address](#)

[Print this Page](#)

Washoe County Parcel Information		
Parcel ID	Status	Last Update
55629035	Active	5/6/2021 1:40:05 AM
Current Owner: WOODLAND VILLAGE PHASE 22 LLC 4790 CAUGHLIN PKWY 439 RENO, NV 89519		SITUS: 0 NEW FOREST DR WASHOE COUNTY NV
Taxing District: 4000	Geo CD:	
Legal Description		
WOODLAND VILLAGE PHASE 23 LOT A		

Installments						
Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/17/2020	2020	\$0.00	\$0.00	\$0.00	\$0.00
Total Due:			\$0.00	\$0.00	\$0.00	\$0.00

Tax Detail			
	Gross Tax	Credit	Net Tax
State of Nevada	\$0.30	\$0.00	\$0.30
Truckee Meadows Fire Dist	\$0.95	\$0.00	\$0.95
Washoe County	\$2.46	\$0.00	\$2.46
Washoe County Sc	\$1.99	\$0.00	\$1.99
COLD SPRINGS VALLEY WATER BASIN	\$0.63	\$0.00	\$0.63
Total Tax	\$6.33	\$0.00	\$6.33

Payment History				
Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2020	2020586386	B20.100172	\$6.33	8/24/2020

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

Change of Address

All requests for a mailing address change must be submitted in writing, including a signature (unless using the online form).

To submit your address change online [click here](#)

Address change requests may also be faxed to: (775) 328-3642

Address change requests may also be mailed to:
Washoe County Assessor
1001 E 9th Street
Reno, NV 89512-2845

The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washocounty.us

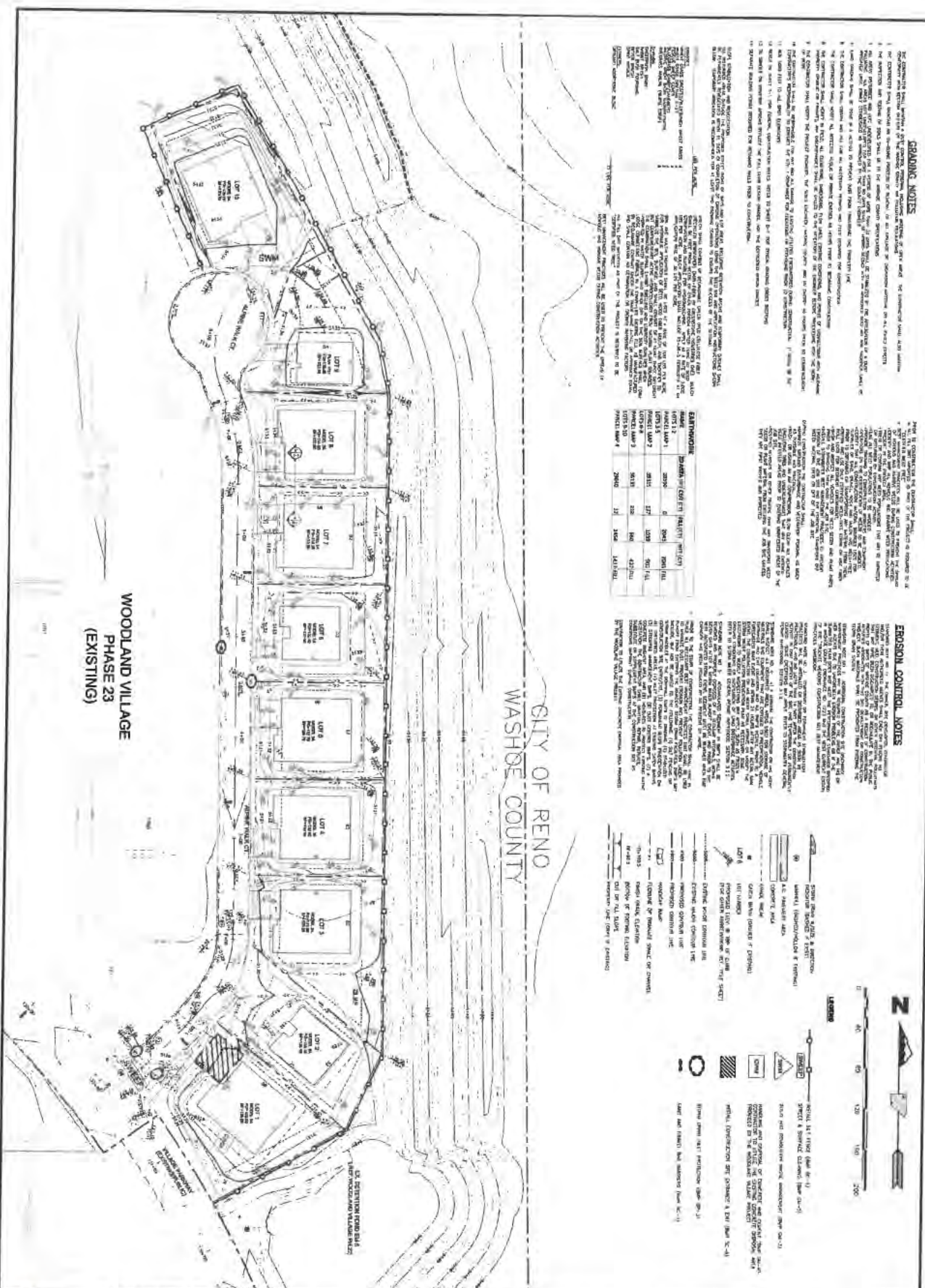
This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

ITEM 5
APPLICATION MATERIALS

1st Tentative Parcel Map for
Woodland Village Phase 22, LLC



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



GRADING NOTES

1. THE CONTRACTOR SHALL MAINTAIN THE EXISTING GRADE THROUGHOUT THE ENTIRE PROJECT UNLESS OTHERWISE SHOWN ON THIS PLAN.
2. THE CONTRACTOR SHALL MAINTAIN THE EXISTING GRADE THROUGHOUT THE ENTIRE PROJECT UNLESS OTHERWISE SHOWN ON THIS PLAN.
3. THE CONTRACTOR SHALL MAINTAIN THE EXISTING GRADE THROUGHOUT THE ENTIRE PROJECT UNLESS OTHERWISE SHOWN ON THIS PLAN.
4. THE CONTRACTOR SHALL MAINTAIN THE EXISTING GRADE THROUGHOUT THE ENTIRE PROJECT UNLESS OTHERWISE SHOWN ON THIS PLAN.
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7. THE CONTRACTOR SHALL MAINTAIN THE EXISTING GRADE THROUGHOUT THE ENTIRE PROJECT UNLESS OTHERWISE SHOWN ON THIS PLAN.
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10. THE CONTRACTOR SHALL MAINTAIN THE EXISTING GRADE THROUGHOUT THE ENTIRE PROJECT UNLESS OTHERWISE SHOWN ON THIS PLAN.
11. THE CONTRACTOR SHALL MAINTAIN THE EXISTING GRADE THROUGHOUT THE ENTIRE PROJECT UNLESS OTHERWISE SHOWN ON THIS PLAN.
12. THE CONTRACTOR SHALL MAINTAIN THE EXISTING GRADE THROUGHOUT THE ENTIRE PROJECT UNLESS OTHERWISE SHOWN ON THIS PLAN.
13. THE CONTRACTOR SHALL MAINTAIN THE EXISTING GRADE THROUGHOUT THE ENTIRE PROJECT UNLESS OTHERWISE SHOWN ON THIS PLAN.

EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL MAINTAIN THE EXISTING GRADE THROUGHOUT THE ENTIRE PROJECT UNLESS OTHERWISE SHOWN ON THIS PLAN.
2. THE CONTRACTOR SHALL MAINTAIN THE EXISTING GRADE THROUGHOUT THE ENTIRE PROJECT UNLESS OTHERWISE SHOWN ON THIS PLAN.
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13. THE CONTRACTOR SHALL MAINTAIN THE EXISTING GRADE THROUGHOUT THE ENTIRE PROJECT UNLESS OTHERWISE SHOWN ON THIS PLAN.

SECTION	DATE	BY	APP'D
SECTION 1	2000	JK	JK
SECTION 2	2001	JK	JK
SECTION 3	2002	JK	JK
SECTION 4	2003	JK	JK
SECTION 5	2004	JK	JK
SECTION 6	2005	JK	JK
SECTION 7	2006	JK	JK
SECTION 8	2007	JK	JK
SECTION 9	2008	JK	JK
SECTION 10	2009	JK	JK
SECTION 11	2010	JK	JK
SECTION 12	2011	JK	JK
SECTION 13	2012	JK	JK
SECTION 14	2013	JK	JK
SECTION 15	2014	JK	JK
SECTION 16	2015	JK	JK
SECTION 17	2016	JK	JK
SECTION 18	2017	JK	JK
SECTION 19	2018	JK	JK
SECTION 20	2019	JK	JK
SECTION 21	2020	JK	JK
SECTION 22	2021	JK	JK
SECTION 23	2022	JK	JK
SECTION 24	2023	JK	JK
SECTION 25	2024	JK	JK
SECTION 26	2025	JK	JK
SECTION 27	2026	JK	JK
SECTION 28	2027	JK	JK
SECTION 29	2028	JK	JK
SECTION 30	2029	JK	JK
SECTION 31	2030	JK	JK

**WOODLAND VILLAGE
PHASE 23
(EXISTING)**

**CITY OF RENO
WASHOE COUNTY**



**CIVIL IMPROVEMENT PLANS FOR
WOODLAND VILLAGE PHASE 24
GRADING AND EROSION CONTROL PLAN**

COLD SPRINGS WASHOE COUNTY HEVADA

DESIGNED BY: JK
CHECKED BY: RB
SCALE: 1"=40'
DATE: 11/14/20
JOB NO: 2116
SHEET: 1
OF: 1

Per Mike Railey at Christy Corporation:

The case #'s for the Master Plan Amendment and Zone Change were

WMPA21-0001 and WRZA21-0001.

WOODLAND VILLAGE LAND USE AMENDMENTS



MASTER PLAN AMENDMENT AND REGULATORY ZONE AMENDMENT REQUESTS

Prepared by:



JANUARY 8, 2021

**WTPM21-0005, 0006, 0007, 0008
EXHIBIT D**

WOODLAND VILLAGE LAND USE AMENDMENTS

MASTER PLAN AND REGULATORY ZONE AMENDMENTS

Prepared for:

Woodland Village North, LLC
4790 Caughlin Parkway, Suite 519
Reno, Nevada 89519

Prepared by:

Christy Corporation, Ltd.
1000 Kiley Parkway
Sparks, Nevada 89436
(775) 502-8552

January 8, 2021

ITEM 6
TITLE REPORT

1st Tentative Parcel Map for
Woodland Village Phase 22, LLC



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

ITEM 7
APPLICATION MAP
(REDUCED 8.5"X11")
(SEE BACK POCKET FOR FULL SIZE)

1st Tentative Parcel Map for
Woodland Village Phase 22, LLC



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

PRELIMINARY, FOR REVIEW ONLY

1st PARCEL MAP FOR WOODLAND VILLAGE PHASE 22, LLC, A NEVADA LIMITED LIABILITY COMPANY

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, WOODLAND VILLAGE PHASE 22, LLC, A NEVADA LIMITED LIABILITY COMPANY IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278 AND 116; AND HEREBY GRANTS TO ALL PUBLIC UTILITIES PERMANENT EASEMENTS SHOWN, AND/OR NOTED, ON THIS PLAT FOR UTILITY SYSTEMS TOGETHER WITH THE RIGHT OF ACCESS THERETO FOREVER. THE OWNER AND ASSIGNEES AGREE TO THE USE OF RESIDENTIAL WATER METERS. THE SEWER FACILITIES AND ASSOCIATED APPURTENANCES ARE HEREBY DEDICATED TO WASHOE COUNTY.

WOODLAND VILLAGE PHASE 22, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____ DATE _____
PETER LISSNER, MANAGER

NOTARY PUBLIC CERTIFICATE:

STATE OF NEVADA S.S.
COUNTY OF WASHOE
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ BY
PETER LISSNER AS MANAGER OF WOODLAND VILLAGE PHASE 22, LLC, A NEVADA LIMITED LIABILITY COMPANY.

(SIGNATURE OF NOTARIAL OFFICER) _____
(MY COMMISSION EXPIRES _____)

SECURITY INTEREST HOLDERS' CERTIFICATES:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, HAMILTON PROPERTIES, INC., A NEVADA CORPORATION, CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT.

BY: _____ DATE _____
ROBERT J. LISSNER
TITLE: PRESIDENT

STATE OF NEVADA S.S.
COUNTY OF WASHOE
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ BY
ROBERT J. LISSNER AS PRESIDENT OF HAMILTON PROPERTIES, INC.

(SIGNATURE OF NOTARIAL OFFICER) _____
(MY COMMISSION EXPIRES _____)

THIS IS TO CERTIFY THAT THE UNDERSIGNED, WOODLAND VILLAGE NORTH, LLC, A NEVADA LIMITED LIABILITY COMPANY, CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT.

BY: _____ DATE _____
ROBERT J. LISSNER
TITLE: MANAGER

STATE OF NEVADA S.S.
COUNTY OF WASHOE
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ BY
ROBERT J. LISSNER AS MANAGER OF WOODLAND VILLAGE NORTH, LLC.

(SIGNATURE OF NOTARIAL OFFICER) _____
(MY COMMISSION EXPIRES _____)

UTILITY COMPANIES CERTIFICATE:

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED, AND APPROVED BY THE UNDERSIGNED CABLE TV AND PUBLIC UTILITY COMPANIES AND GREAT BASIN WATER CO.

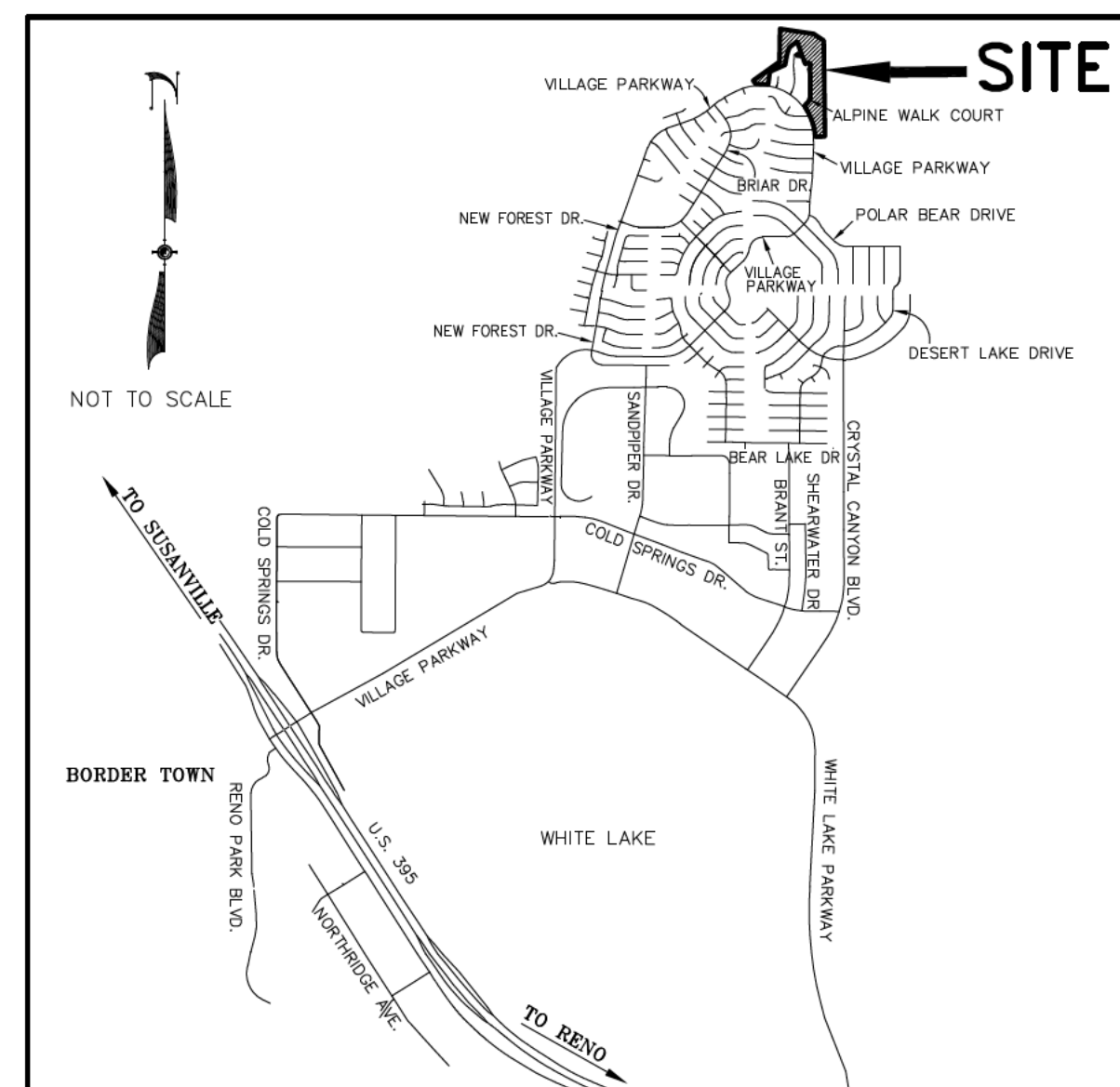
SIERRA PACIFIC POWER COMPANY DBA NV ENERGY DATE _____
BY: _____
ITS: _____

CHARTER COMMUNICATIONS DATE _____
BY: _____
ITS: _____

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT DATE _____
BY: _____
ITS: _____

GREAT BASIN WATER CO. DATE _____
BY: _____
ITS: _____

NEVADA BELL TELEPHONE COMPANY DBA AT&T NEVADA DATE _____
BY: _____
ITS: _____



VICINITY MAP

NOTES:

- NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT HAS BEEN ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGIC TIME.
- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL THE SEWER FACILITIES HAVE BEEN COMPLETED AND ACCEPTED BY THE WASHOE COUNTY UTILITY DIVISION AND THE WATER FACILITIES HAVE BEEN COMPLETED AND ACCEPTED BY GREAT BASIN WATER COMPANY.
- NO OWNER OR TENANT SHALL OBSTRUCT A DRAINAGE EASEMENT OR CHANNEL WITHIN THE TRACT.
- DRAINAGE FACILITIES OUTSIDE THE DEDICATED STREET RIGHT-OF-WAYS ARE TO BE PRIVATE AND MAINTAINED AND PERPETUALLY FUNDED BY THE HOMEOWNERS ASSOCIATION UNLESS THEY ARE IN A MINIMUM 15 FOOT EASEMENT AND ARE PIPED WITH CONCRETE OR PVC PIPE.
- NO FENCES SHALL BE ALLOWED WITHIN OR ACROSS ANY DRAINAGE OR UTILITY EASEMENT MAINTAINED BY WASHOE COUNTY.
- A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT LOT AND THE RIGHT TO EXIT THAT LOT WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING OTHER LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY. IN ADDITION, ALL SIDE PROPERTY LINES SHALL HAVE A PUBLIC UTILITY EASEMENT AND PRIVATE DRAINAGE EASEMENT TO FEET IN WIDTH CENTERED ABOUT THE PROPERTY LINE. ALSO, ALL REAR PROPERTY LINES SHALL HAVE A PUBLIC UTILITY EASEMENT AND PRIVATE DRAINAGE EASEMENT 5 FEET IN WIDTH LOCATED WITHIN THE LOT, ADJACENT TO THE REAR PROPERTY LINE.
- THE PUBLIC UTILITY EASEMENTS SHOWN AND NOTED ON THIS PLAT INCLUDE USE FOR THE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES.
- WASHOE COUNTY WILL PRE-ASSIGN ADDRESSES TO BE RELEASED IN CONJUNCTION WITH THE RELEASE OF THE ASSESSORS PARCEL NUMBERS. IF A PLANNED STRUCTURE WILL NOT FACE THE ADDRESS STREET, TYPICALLY ON CORNER LOTS, THE DEVELOPER MUST REQUEST A NEW ADDRESS PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- 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.

TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND WOODLAND VILLAGE PHASE 22, LLC, A NEVADA LIMITED LIABILITY COMPANY, OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT IT IS THE ONLY OWNER OF RECORD OF SAID LAND; THAT ALL THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP; THAT HAMILTON PROPERTIES, INC. AND WOODLAND VILLAGE NORTH, L.L.C. HOLD OF RECORD A SECURITY INTEREST IN THE LAND TO BE DIVIDED AND THAT THEY ARE THE ONLY HOLDERS OF RECORD OF A SECURITY INTEREST IN SAID LAND; AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE COMMON INTEREST COMMUNITY FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES OR SPECIAL

ASSESSMENTS, AND THAT A GUARANTEE DATED _____, FOR THE BENEFIT OF THE COUNTY OF WASHOE, STATE OF NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

WESTERN TITLE COMPANY

BY: _____ DATE _____

DIRECTOR OF PLANNING AND BUILDING CERTIFICATE

THE FINAL PARCEL MAP CASE NO. WTPM _____ 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.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2021, BY THE DIRECTOR OF PLANNING AND BUILDING OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

MOJRA HAUENSTEIN, DIRECTOR, PLANNING AND BUILDING DIVISION

WATER AND SEWER RESOURCE REQUIREMENTS CERTIFICATE

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

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT DATE _____

DISTRICT BOARD OF HEALTH CERTIFICATE:

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

FOR THE DISTRICT BOARD OF HEALTH DATE _____

TAX CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THIS LAND FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO NRS 361A.265.

WASHOE COUNTY TREASURER

BY: _____ DEPUTY _____ DATE _____

SURVEYOR'S CERTIFICATION

I, RYAN G. COOK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, DO HEREBY CERTIFY:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION AT THE INSTANCE OF WOODLAND VILLAGE PHASE 22, LLC, A NEVADA LIMITED LIABILITY COMPANY.
- THE LAND SURVEYED LIES WITHIN THE EAST 1/2 SECTION 9, TOWNSHIP 21 NORTH, RANGE 18 EAST, M.D.M., WASHOE COUNTY, NEVADA AND THE SURVEY WAS COMPLETED ON _____, 2021.
- THIS PLAT COMPLIES WITH APPLICABLE STATE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
- THE MONUMENTS DEPICTED ON THIS PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



RYAN G. COOK NEVADA P.L.S. 15224

FILE No. _____	1st PARCEL MAP
FEE. \$ _____	FOR
FILED FOR RECORD AT THE REQUEST	WOODLAND VILLAGE PHASE 22, LLC
OF BY _____	A NEVADA LIMITED LIABILITY COMPANY
ON THIS _____ DAY OF _____	A DIVISION OF PARCEL A OF SUBDIVISION TRACT MAP 5379
20____, AT _____ MINUTES PAST _____	LOCATED WITHIN THE E1/2 OF SECTION 9, T21N, R18E, MDM
O'CLOCK _____ OFFICIAL RECORDS	COLD SPRINGS WASHOE COUNTY NEVADA
OF WASHOE COUNTY, NEVADA	NEVADA P.L.S. 15224
COUNTY RECORDER	SHEET
BY: _____	1
DEPUTY _____	OF
	2

PRELIMINARY, FOR REVIEW ONLY



W.V. NORTH LLC
APN 556-290-14
PARCEL E-A ROS 4491

N22SM01006 F.D.U.S.C.&S.
BRASS CAP STAMPED "FAA REA A"
GROUND COORDINATE:
N 14917860.60
E 2262286.69

REFERENCES:

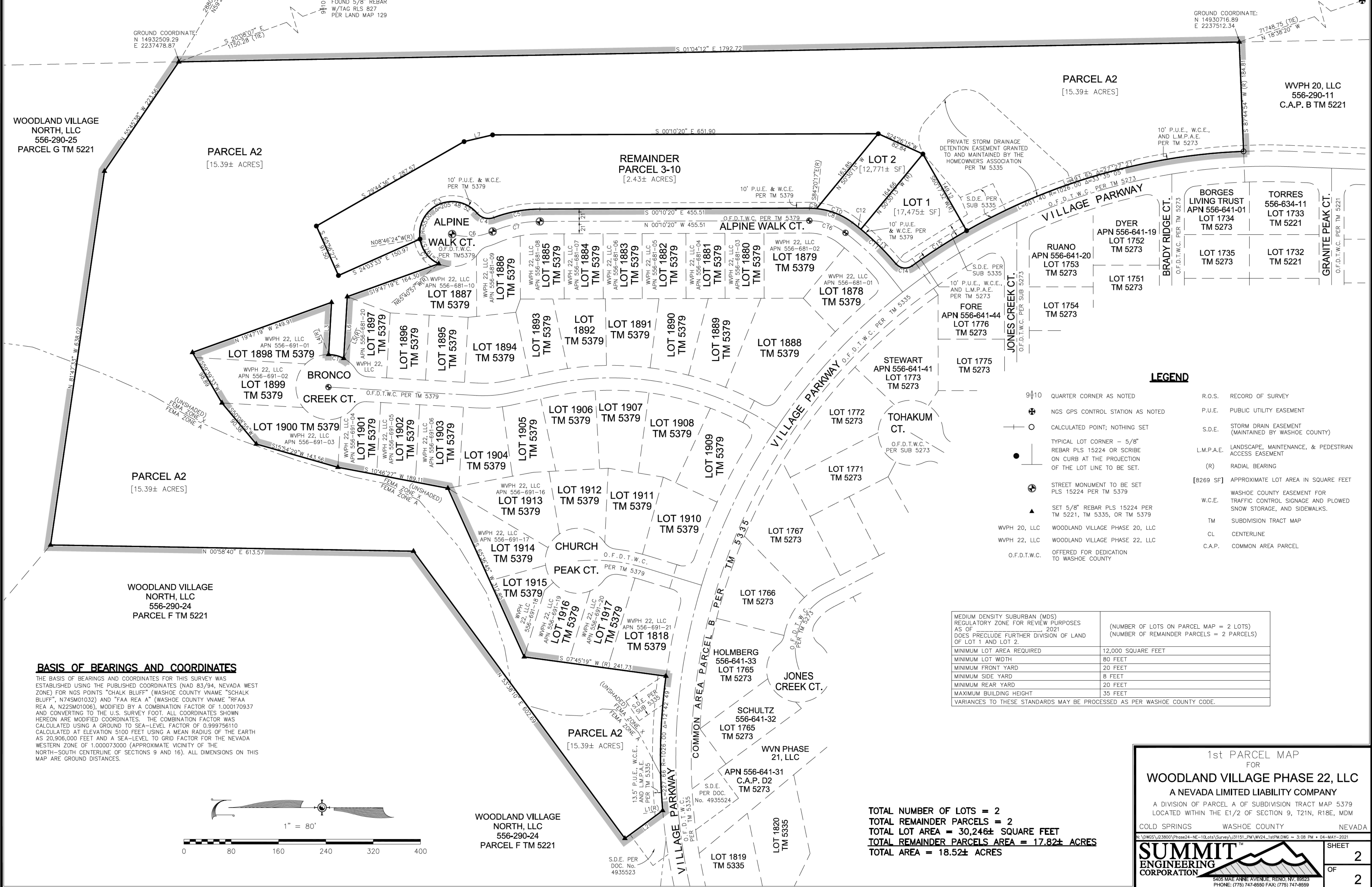
- RECORD OF SURVEY MAP NO. 4491, FILE NO. 3128857, RECORDED ON NOVEMBER 17, 2004, IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- SUBDIVISION TRACT MAP NO. 5221, FILE NO. 4732916, RECORDED ON AUGUST 9, 2017, IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- SUBDIVISION TRACT MAP NO. 5273, FILE NO. 4826743, RECORDED ON JUNE 27, 2018, IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- SUBDIVISION TRACT MAP NO. 5335, FILE NO. 4935537, RECORDED ON JULY 31, 2019, IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- SUBDIVISION TRACT MAP NO. 5379, FILE NO. 5045584, RECORDED ON JUNE 29, 2020, IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- PRELIMINARY TITLE REPORT PREPARED BY WESTERN TITLE COMPANY, FILE NO. _____ DATED _____, 2021 AT _____

WOODLAND VILLAGE NORTH LLC
APN 556-290-14
PARCEL E-A ROS 4491

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	27°51'33"	55.00	26.74	26.48
C2	56°54'33"	55.00	54.63	52.41
C3	148°54'19"	55.00	142.94	105.87
C4	70°57'58"	25.00	30.96	29.02
C5	20°39'43"	221.00	79.70	79.27
C6	40°03'46"	100.00	69.92	68.51
C7	23°34'21"	200.00	82.28	81.70
C8	37°36'04"	121.00	79.41	77.99
C9	03°50'03"	121.00	12.32	12.32
C10	31°46'01"	121.00	67.09	66.23
C11	12°13'54"	471.00	100.55	100.36
C12	02°04'04"	471.00	17.00	17.00
C13	10°09'51"	471.00	83.55	83.44
C14	85°29'49"	20.00	29.84	27.15
C15	06°07'44"	1026.00	109.75	109.70
C16	37°36'04"	100.00	65.63	64.45

LINE	BEARING	DISTANCE
L1	S 08°41'25" E (R)	
L2	S 36°21'50" E	79.31
L3	N 86°44'50" W	88.26
L4	S 89°44'55" E (R)	
L5	S 61°53'22" E (R)	
L6	N 86°44'50" W	104.34
L7	S 13°14'38" E	49.51

N74SM01032 F.D.U.S.C.&S.
BRASS CAP STAMPED "CHALK BLUFF"
GROUND COORDINATE:
N 14862731.25, E 2260443.46



WOODLAND VILLAGE NORTH, LLC
556-290-25
PARCEL G TM 5221

PARCEL A2
[15.39± ACRES]

REMAINDER PARCEL 3-10
[2.43± ACRES]

PARCEL A2
[15.39± ACRES]

WVPH 20, LLC
556-290-11
C.A.P. B TM 5221

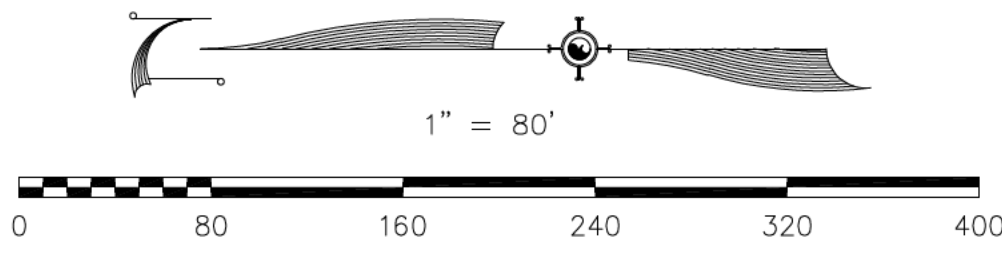
PARCEL A2
[15.39± ACRES]

WOODLAND VILLAGE NORTH, LLC
556-290-24
PARCEL F TM 5221

WOODLAND VILLAGE NORTH, LLC
556-290-24
PARCEL F TM 5221

BASIS OF BEARINGS AND COORDINATES

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY WAS ESTABLISHED USING THE PUBLISHED COORDINATES (NAD 83/94, NEVADA WEST ZONE) FOR NGS POINTS "CHALK BLUFF" (WASHOE COUNTY VNAME "SCHALK BLUFF", N74SM01032) AND "FAA REA A" (WASHOE COUNTY VNAME "FAA REA A", N22SM01006), MODIFIED BY A COMBINATION FACTOR OF 1.000170937 AND CONVERTING TO THE U.S. SURVEY FOOT. ALL COORDINATES SHOWN HEREON ARE MODIFIED COORDINATES. THE COMBINATION FACTOR WAS CALCULATED USING A GROUND TO SEA-LEVEL FACTOR OF 0.999756110 CALCULATED AT ELEVATION 5100 FEET USING A MEAN RADIUS OF THE EARTH AS 20,906,000 FEET AND A SEA-LEVEL TO GRID FACTOR FOR THE NEVADA WESTERN ZONE OF 1.000073000 (APPROXIMATE VICINITY OF THE NORTH-SOUTH CENTERLINE OF SECTIONS 9 AND 16). ALL DIMENSIONS ON THIS MAP ARE GROUND DISTANCES.



LEGEND

- 9/10 QUARTER CORNER AS NOTED
- NGS GPS CONTROL STATION AS NOTED
- CALCULATED POINT; NOTHING SET
- TYPICAL LOT CORNER - 5/8" REBAR PLS 15224 OR SCRIBE ON CURB AT THE PROJECTION OF THE LOT LINE TO BE SET.
- STREET MONUMENT TO BE SET PLS 15224 PER TM 5379
- SET 5/8" REBAR PLS 15224 PER TM 5221, TM 5335, OR TM 5379
- WOODLAND VILLAGE PHASE 20, LLC
- WOODLAND VILLAGE PHASE 22, LLC
- OFFERED FOR DEDICATION TO WASHOE COUNTY
- R.O.S. RECORD OF SURVEY
- P.U.E. PUBLIC UTILITY EASEMENT
- S.D.E. STORM DRAIN EASEMENT (MAINTAINED BY WASHOE COUNTY)
- L.M.P.A.E. LANDSCAPE, MAINTENANCE, & PEDESTRIAN ACCESS EASEMENT
- (R) RADIAL BEARING
- [8269 SF] APPROXIMATE LOT AREA IN SQUARE FEET
- WASHOE COUNTY EASEMENT FOR TRAFFIC CONTROL SIGNAGE AND PLOWED SNOW STORAGE, AND SIDEWALKS.
- TM SUBDIVISION TRACT MAP
- CL CENTERLINE
- C.A.P. COMMON AREA PARCEL

MINIMUM LOT AREA REQUIRED	12,000 SQUARE FEET
MINIMUM LOT WIDTH	80 FEET
MINIMUM FRONT YARD	20 FEET
MINIMUM SIDE YARD	8 FEET
MINIMUM REAR YARD	20 FEET
MAXIMUM BUILDING HEIGHT	35 FEET

VARIANCES TO THESE STANDARDS MAY BE PROCESSED AS PER WASHOE COUNTY CODE.

TOTAL NUMBER OF LOTS = 2
TOTAL REMAINDER PARCELS = 2
TOTAL LOT AREA = 30,246± SQUARE FEET
TOTAL REMAINDER PARCELS AREA = 17.82± ACRES
TOTAL AREA = 18.52± ACRES

1st PARCEL MAP FOR
WOODLAND VILLAGE PHASE 22, LLC
A NEVADA LIMITED LIABILITY COMPANY
A DIVISION OF PARCEL A OF SUBDIVISION TRACT MAP 5379
LOCATED WITHIN THE E1/2 OF SECTION 9, T21N, R18E, NDM

COLD SPRINGS WASHOE COUNTY NEVADA

SHEET 2 OF 2

SUMMIT ENGINEERING CORPORATION
5405 MAE ANNE AVENUE, RENO, NV, 89523
PHONE: (775) 747-6550 FAX: (775) 747-6599

ITEM 8
STREET NAMES

N/A

1st Tentative Parcel Map for
Woodland Village Phase 22, LLC



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

Community Services Department

Planning and Building

TENTATIVE PARCEL MAP

(see page 6)

PARCEL MAP WAIVER

(see page 11)

APPLICATION



**2nd PM for Woodland Village
Phase 22, LLC, A Nevada limited
liability company; Tentative Parcel
Map Application to Washoe County;**

Prepared by:

Ryan Cook, PLS, WRS, CFedS
VP & Surveying Department Manager
Summit Engineering Corp.
5405 Mae Anne Avenue
(775)787-4316
Fax 747-8559
www.summitnv.com

May 10, 2021

Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Telephone: 775.328.6100



ITEM 1

FEES

2nd Tentative Parcel Map for
Woodland Village Phase 22, LLC



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

ITEM 2
DEVELOPMENT APPLICATION

2nd Tentative Parcel Map for
Woodland Village Phase 22, LLC



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

Tentative Parcel Map

Washoe County Code (WCC) Chapter 110, Article 606, Tentative Parcel Map, prescribes the requirements for and waiver of, parcel maps. A parcel map shall be required for all subdivisions, merger, and re-subdivision of existing lots, and common-interest communities consisting of four (4) or fewer units. The Parcel Map Review Committee shall approve, conditionally approve, or deny the tentative parcel map within sixty (60) days of the date that the application is determined to be complete. See WCC 110.606, for further information.

Development Application Submittal Requirements

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

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

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

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

shown on the map by a prominent note on each sheet, as well as width and direction of flow of each water course within the boundaries of the development.

- g. The location and outline to scale of each existing building or structure that is not to be moved in the development.
 - h. Existing roads, trails or rights-of-way within the development shall be designated on the map.
 - i. Vicinity map showing the proposed development in relation to the surrounding area.
 - j. Date, north arrow, scale, and number of each sheet in relation to the total number of sheets.
 - k. Location of snow storage areas sufficient to handle snow removed from public and private streets, if applicable.
 - l. All known areas of potential hazard including, but not limited to, earth slide areas, avalanche areas or otherwise hazardous slopes, shall be clearly designated on the map. Additionally, active fault lines (post-Holocene) shall be delineated on the map.
8. **Street Names:** A completed "Request to Reserve New Street Name(s)" form (included in application packet). Please print all street names on the Tentative Map. Note whether they are existing or proposed.
9. **Packets:** Four (4) packets and flash drive or DVD - any digital documents need to have a resolution of 300 dpi. One (1) packet must be labeled "Original" and contain a signed and notarized Owner Affidavit. Each packet shall include an 8.5" x 11" reduction of any large format sheets included in the application. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ x 11" display. Each packet shall include: one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

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

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



Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name: 2nd Parcel Map for Woodland Village Phase 22, LLC			
Project Description: DIVIDE REMAINDER PARCEL 3-10 OF THE 1ST PARCEL MAP FOR WOODLAND VILLAGE PHASE 22, LLC (SUBMITTED CONCURRENT) TO RESULT IN THREE RESIDENTIAL LOTS AND ONE REMAINDER PARCEL.			
Project Address: ALPINE WALK COURT			
Project Area (acres or square feet): 2.43 ACRES			
Project Location (with point of reference to major cross streets AND area locator): NORTHEAST OF THE INTERSECTION OF VILLAGE PARKWAY & APLINE WALK CT, COLD SPRINGS, NV			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
PORTION OF 556-290-35	2.43 ACRE		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: WOODLAND VILLAGE PHASE 22, LLC		Name: RYAN COOK, PLS	
Address: 4790 CAUGHLIN PARKWAY #439		Address: SUMMIT ENGINEERING CORP.	
RENO, NV	Zip: 89519	RENO, NV	Zip: 89523
Phone: 775-971-2000	Fax:	Phone: 775-787-4316	Fax: 747-8559
Email: lshreno@gmail.com		Email: ryan@summitnv.com	
Cell: 775-813-0046	Other:	Cell: 775-223-7432	Other: 747-8550
Contact Person: PETER LISSNER		Contact Person: RYAN COOK, PLS	
Applicant/Developer:		Other Persons to be Contacted:	
Name: WOODLAND VILLAGE PHASE 22, LLC		Name:	
Address: 4790 CAUGHLIN PARKWAY #439		Address:	
RENO, NV	Zip: 89519		Zip:
Phone: 775-971-2000	Fax:	Phone:	Fax:
Email: rlissner@gmail.com		Email:	
Cell: 775-750-5537	Other:	Cell:	Other:
Contact Person: BOB LISSNER		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

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

NORTHEAST OF THE INTERSECTION OF VILLAGE PARKWAY & APLINE WALK CT, COLD SPRINGS, NV

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
556-290-35	VACANT	18.52

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

VACANT

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	66,459 SF	15,421	12,048 sf	12,048 sf
Proposed Minimum Lot Width	560	70	96	96

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

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

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

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

6. Utilities:

a. Sewer Service	WASHOE COUNTY
b. Electrical Service/Generator	NV ENERGY
c. Water Service	GREAT BASIN

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

- a. Water System Type:

<input type="checkbox"/> Individual wells		
<input type="checkbox"/> Private water	Provider:	
<input checked="" type="checkbox"/> Public water	Provider:	GREAT BASIN

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		
<input checked="" type="checkbox"/> Public system	Provider:	GREAT BASIN

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 #	N/A	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):

N/A

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 checked="" 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 type="checkbox"/> Yes	<input checked="" 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 type="checkbox"/> Yes	<input checked="" 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?

N/A		
-----	--	--

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

Grading

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

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

137 cy

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?

902 cy import from existing stockpiles & pit under existing SWPP pond dust control permit for Woodland Village Phase 23

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?

The site is already mass graded. The remaining grading is mostly backfill for house construction.

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?

Mostly flat pads for home construction. Max 3:1 slopes. Water truck, storm drain inlet protection, silt fence, street & surface clearing, solid waste management, & concrete disposal BMP.

22. Are you planning any berms and, if so, how tall is the berm at its highest? How will it be stabilized and/or revegetated?

N/A

23. Are retaining walls going to be required? If so, how high will the walls be, will there be multiple walls with intervening terracing, and what is the wall construction (i.e. rockery, concrete, timber, manufactured block)? How will the visual impacts be mitigated?

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?

Standard County mix. See Grading Plan (attached in Item 5).

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

No

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

N/A

28. Surveyor:

Name	WOODLAND VILLAGE PHASE 22, LLC
Address	4790 CAUGHLIN PARKWAY #439
Phone	775-787-4316
Cell	775-223-7432
E-mail	lshreno@gmail.com
Fax	775-747-8559
Nevada PLS #	15224

ITEM 3
OWNER AFFIDAVIT

2nd Tentative Parcel Map for
Woodland Village Phase 22, LLC



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

ITEM 4
PROOF OF PROPERTY TAX PAYMENT

2nd Tentative Parcel Map for
Woodland Village Phase 22, LLC



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

Washoe County Treasurer
Tammi Davis

Bill Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

Washoe County Parcel Information

Parcel ID	Status	Last Update
55629035	Active	5/6/2021 1:40:05 AM
Current Owner: WOODLAND VILLAGE PHASE 22 LLC 4790 CAUGHLIN PKWY 439 RENO, NV 89519		SITUS: 0 NEW FOREST DR WASHOE COUNTY NV
Taxing District 4000		Geo CD:
Legal Description		
WOODLAND VILLAGE PHASE 23 LOT A		

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/17/2020	2020	\$0.00	\$0.00	\$0.00	\$0.00
Total Due:			\$0.00	\$0.00	\$0.00	\$0.00

Tax Detail

	Gross Tax	Credit	Net Tax
State of Nevada	\$0.30	\$0.00	\$0.30
Truckee Meadows Fire Dist	\$0.95	\$0.00	\$0.95
Washoe County	\$2.46	\$0.00	\$2.46
Washoe County Sc	\$1.99	\$0.00	\$1.99
COLD SPRINGS VALLEY WATER BASIN	\$0.63	\$0.00	\$0.63
Total Tax	\$6.33	\$0.00	\$6.33

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2020	2020586386	B20.100172	\$6.33	8/24/2020

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

Change of Address

All requests for a mailing address change must be submitted in writing, including a signature (unless using the online form).

To submit your address change online [click here](#)

Address change requests may also be faxed to: (775) 328-3642

Address change requests may also be mailed to: Washoe County Assessor 1001 E 9th Street Reno, NV 89512-2845

The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

ITEM 5
APPLICATION MATERIALS

2nd Tentative Parcel Map for
Woodland Village Phase 22, LLC



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

Per Mike Railey at Christy Corporation:

The case #'s for the Master Plan Amendment and Zone Change were

WMPA21-0001 and WRZA21-0001.

WOODLAND VILLAGE LAND USE AMENDMENTS



MASTER PLAN AMENDMENT AND REGULATORY ZONE AMENDMENT REQUESTS

Prepared by:



JANUARY 8, 2021

**WTPM21-0005, 0006, 0007, 0008
EXHIBIT E**

WOODLAND VILLAGE LAND USE AMENDMENTS

MASTER PLAN AND REGULATORY ZONE AMENDMENTS

Prepared for:

Woodland Village North, LLC
4790 Caughlin Parkway, Suite 519
Reno, Nevada 89519

Prepared by:

Christy Corporation, Ltd.
1000 Kiley Parkway
Sparks, Nevada 89436
(775) 502-8552

January 8, 2021

ITEM 6
TITLE REPORT

2nd Tentative Parcel Map for
Woodland Village Phase 22, LLC



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

ITEM 7
APPLICATION MAP
(REDUCED 8.5"X11")
(SEE BACK POCKET FOR FULL SIZE)

2nd Tentative Parcel Map for
Woodland Village Phase 22, LLC



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

2nd PARCEL MAP FOR WOODLAND VILLAGE PHASE 22, LLC, A NEVADA LIMITED LIABILITY COMPANY

OWNER'S CERTIFICATE:

WOODLAND VILLAGE PHASE 22, LLC, A NEVADA LIMITED LIABILITY COMPANY, IS THE OWNER OF THE PROPERTY DESCRIBED IN THIS PARCEL MAP AND HAS THE RIGHT TO CONVEY THE SAME TO THE STATE OF NEVADA AND TO THE COUNTY OF WASHINGTON.

BY: PETER LUDWIG, MANAGER DATE: _____

NOTARY PUBLIC CERTIFICATE:

STATE OF NEVADA, I, _____, a Notary Public in and for the State of Nevada, do hereby certify that the foregoing is a true and correct copy of the original as recorded in my office.

DEPARTMENT OF NEVADA SERVICES DATE: _____

SECURITY INTEREST HOLDERS' CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, _____, A NEVADA CORPORATION, CONSENTS TO THE PREPARATION AND RECORDING OF THIS MAP.

STATE OF NEVADA, I, _____, DATE: _____

COUNTY OF WASHINGTON, I, _____, DATE: _____

BY: _____, DATE: _____

THIS IS TO CERTIFY THAT THE UNDERSIGNED, WOODLAND VILLAGE PHASE 22, LLC, A NEVADA LIMITED LIABILITY COMPANY, CONSENTS TO THE PREPARATION AND RECORDING OF THIS MAP.

BY: _____, DATE: _____

STATE OF NEVADA, I, _____, DATE: _____

COUNTY OF WASHINGTON, I, _____, DATE: _____

BY: _____, DATE: _____

UTILITY COMPANIES CERTIFICATE:

THE UNDERSIGNED, _____, HAS REVIEWED THE PARCEL MAP AND HAS ADVISED THAT THE SAME DOES NOT AFFECT ANY RIGHTS OR INTERESTS OF THE UNDERSIGNED.

BY: _____, DATE: _____

BY: _____, DATE: _____

BY: _____, DATE: _____

BY: _____, DATE: _____

BY: _____, DATE: _____

DIRECTOR OF PLANNING AND BUILDING CERTIFICATE

THE PLANNING AND BUILDING DEPARTMENT HAS REVIEWED THIS PARCEL MAP AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE PLANNING AND BUILDING CODES OF THE COUNTY OF WASHINGTON.

DATE: _____

WATER AND SEWER RESOURCE REQUIREMENTS CERTIFICATE

THE PROJECT DESCRIBED IN THIS MAP IS IN COMPLIANCE WITH THE REQUIREMENTS OF THE WATER AND SEWER RESOURCE REQUIREMENTS CERTIFICATE.

DATE: _____

DISTRICT BOARD OF HEALTH CERTIFICATE:

THIS MAP IS APPROVED BY THE DISTRICT BOARD OF HEALTH. THE APPROVAL CONVEYS SERVICE TO THE PROPERTY DESCRIBED IN THIS MAP AND IS NOT A GUARANTEE OF THE ACCURACY OF THE MAP.

DATE: _____

TAX CERTIFICATE:

THE PROPERTY DESCRIBED IN THIS MAP IS SUBJECT TO THE PAYMENT OF TAXES TO THE COUNTY OF WASHINGTON AND TO THE STATE OF NEVADA.

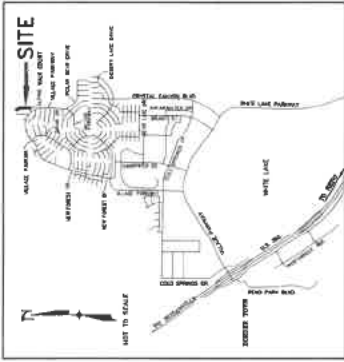
DATE: _____

SURVEYOR'S CERTIFICATION

- 1. I, RYAN G. COOK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, DO HEREBY CERTIFY THAT I HAVE PERSONALLY EXAMINED THE SURVEY AND THE INSTRUMENTS USED THEREIN AND THAT I AM AWARE OF ALL FACTS AND CIRCUMSTANCES PERTAINING TO THE SURVEY.



DATE: _____



NOTES:

- 1. NO SURVEY INSTRUMENTS SHALL BE LOCATED ON A PARCEL THAT HAS BEEN ACQUIRED DURING THE RECORDING OF THIS MAP.
- 2. THE SURVEYOR'S CERTIFICATION IS LIMITED TO THE SURVEY AND THE INSTRUMENTS USED THEREIN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE SURVEY.

TITLE COMPANY CERTIFICATE:

THE TITLE COMPANY HAS REVIEWED THIS PARCEL MAP AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TITLE COMPANY.

DATE: _____

Summary of map details including parcel map number (22), location (Woodland Village Phase 22, LLC), and recording information (County of Washington, District 1, Sheet 2).

PRELIMINARY, FOR REVIEW ONLY

2nd PARCEL MAP FOR WOODLAND VILLAGE PHASE 22, LLC, A NEVADA LIMITED LIABILITY COMPANY

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, WOODLAND VILLAGE PHASE 22, LLC, A NEVADA LIMITED LIABILITY COMPANY IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278 AND 116; AND HEREBY GRANTS TO ALL PUBLIC UTILITIES PERMANENT EASEMENTS SHOWN, AND/OR NOTED, ON THIS PLAT FOR UTILITY SYSTEMS TOGETHER WITH THE RIGHT OF ACCESS THERETO FOREVER. THE OWNER AND ASSIGNEES AGREE TO THE USE OF RESIDENTIAL WATER METERS. THE SEWER FACILITIES AND ASSOCIATED APPURTENANCES ARE HEREBY DEDICATED TO WASHOE COUNTY.

WOODLAND VILLAGE PHASE 22, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____ DATE _____
PETER LISSNER, MANAGER

NOTARY PUBLIC CERTIFICATE:

STATE OF NEVADA S.S.
COUNTY OF WASHOE
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ BY
PETER LISSNER AS MANAGER OF WOODLAND VILLAGE PHASE 22, LLC, A NEVADA LIMITED LIABILITY COMPANY.

(SIGNATURE OF NOTARIAL OFFICER)
(MY COMMISSION EXPIRES _____)

SECURITY INTEREST HOLDERS' CERTIFICATES:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, HAMILTON PROPERTIES, INC., A NEVADA CORPORATION, CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT.

BY: _____ DATE _____
ROBERT J. LISSNER
TITLE: PRESIDENT

STATE OF NEVADA S.S.
COUNTY OF WASHOE
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ BY
ROBERT J. LISSNER AS PRESIDENT OF HAMILTON PROPERTIES, INC.

(SIGNATURE OF NOTARIAL OFFICER)
(MY COMMISSION EXPIRES _____)

THIS IS TO CERTIFY THAT THE UNDERSIGNED, WOODLAND VILLAGE NORTH, LLC, A NEVADA LIMITED LIABILITY COMPANY, CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT.

BY: _____ DATE _____
ROBERT J. LISSNER
TITLE: MANAGER

STATE OF NEVADA S.S.
COUNTY OF WASHOE
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ BY
ROBERT J. LISSNER AS MANAGER OF WOODLAND VILLAGE NORTH, LLC.

(SIGNATURE OF NOTARIAL OFFICER)
(MY COMMISSION EXPIRES _____)

UTILITY COMPANIES CERTIFICATE:

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED, AND APPROVED BY THE UNDERSIGNED CABLE TV AND PUBLIC UTILITY COMPANIES AND GREAT BASIN WATER CO.

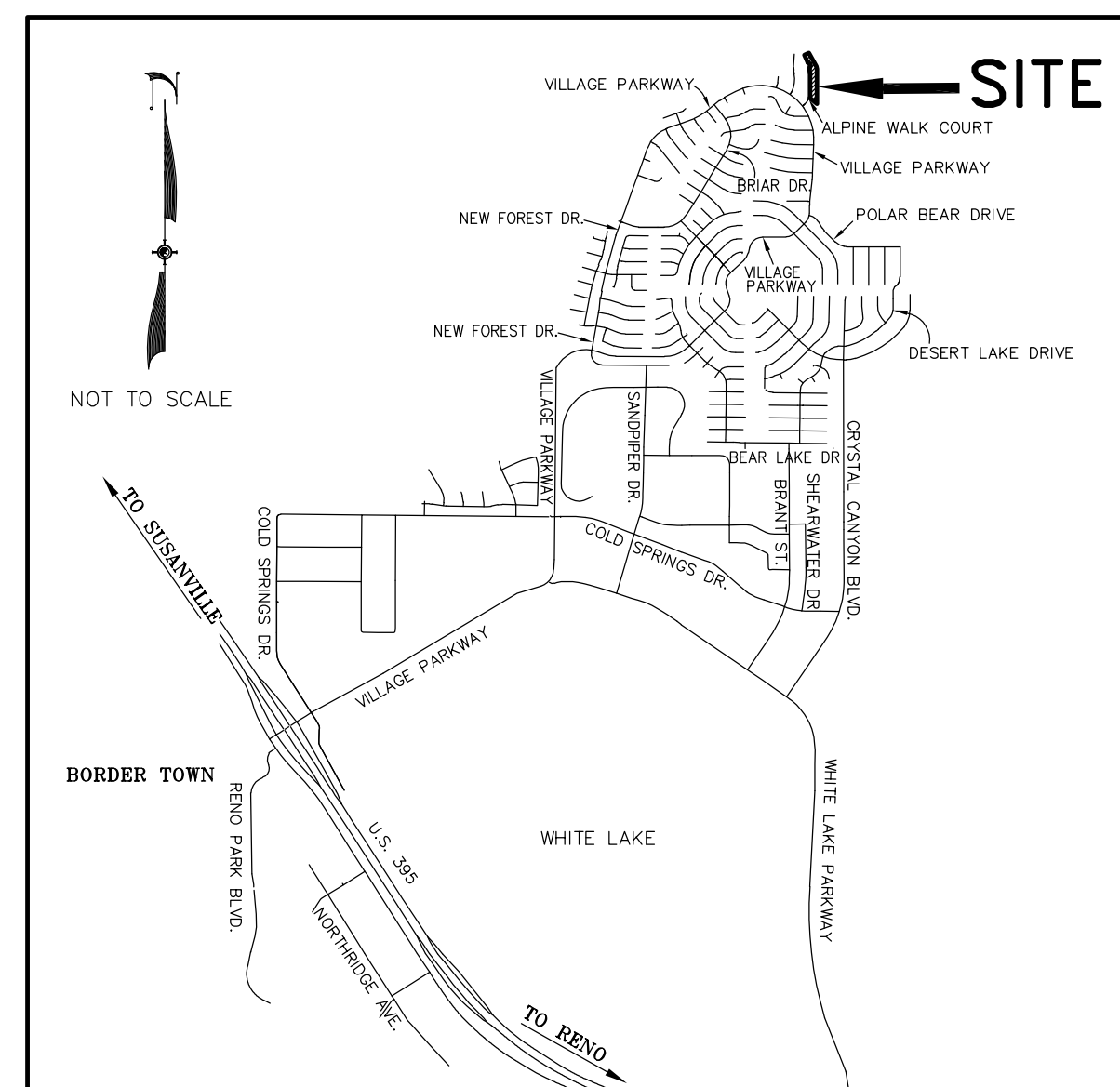
SIERRA PACIFIC POWER COMPANY DBA NV ENERGY DATE _____
BY: _____
ITS: _____

CHARTER COMMUNICATIONS DATE _____
BY: _____
ITS: _____

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT DATE _____
BY: _____
ITS: _____

GREAT BASIN WATER CO. DATE _____
BY: _____
ITS: _____

NEVADA BELL TELEPHONE COMPANY DBA AT&T NEVADA DATE _____
BY: _____
ITS: _____



VICINITY MAP

NOTES:

- NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT HAS BEEN ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGIC TIME.
- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL THE SEWER FACILITIES HAVE BEEN COMPLETED AND ACCEPTED BY THE WASHOE COUNTY UTILITY DIVISION AND THE WATER FACILITIES HAVE BEEN COMPLETED AND ACCEPTED BY GREAT BASIN WATER COMPANY.
- NO OWNER OR TENANT SHALL OBSTRUCT A DRAINAGE EASEMENT OR CHANNEL WITHIN THE TRACT.
- DRAINAGE FACILITIES OUTSIDE THE DEDICATED STREET RIGHT-OF-WAYS ARE TO BE PRIVATE AND MAINTAINED AND PERPETUALLY FUNDED BY THE HOMEOWNERS ASSOCIATION UNLESS THEY ARE IN A MINIMUM 15 FOOT EASEMENT AND ARE PIPED WITH CONCRETE OR PVC PIPE.
- NO FENCES SHALL BE ALLOWED WITHIN OR ACROSS ANY DRAINAGE OR UTILITY EASEMENT MAINTAINED BY WASHOE COUNTY.
- A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT LOT AND THE RIGHT TO EXIT THAT LOT WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING OTHER LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY. IN ADDITION, ALL SIDE PROPERTY LINES SHALL HAVE A PUBLIC UTILITY EASEMENT AND PRIVATE DRAINAGE EASEMENT TO FEET IN WIDTH CENTERED ABOUT THE PROPERTY LINE. ALSO, ALL REAR PROPERTY LINES SHALL HAVE A PUBLIC UTILITY EASEMENT AND PRIVATE DRAINAGE EASEMENT 5 FEET IN WIDTH LOCATED WITHIN THE LOT, ADJACENT TO THE REAR PROPERTY LINE.
- THE PUBLIC UTILITY EASEMENTS SHOWN AND NOTED ON THIS PLAT INCLUDE USE FOR THE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES.
- WASHOE COUNTY WILL PRE-ASSIGN ADDRESSES TO BE RELEASED IN CONJUNCTION WITH THE RELEASE OF THE ASSESSORS PARCEL NUMBERS. IF A PLANNED STRUCTURE WILL NOT FACE THE ADDRESS STREET, TYPICALLY ON CORNER LOTS, THE DEVELOPER MUST REQUEST A NEW ADDRESS PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- 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.

TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND WOODLAND VILLAGE PHASE 22, LLC, A NEVADA LIMITED LIABILITY COMPANY, OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT IT IS THE ONLY OWNER OF RECORD OF SAID LAND; THAT ALL THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP; THAT HAMILTON PROPERTIES, INC. AND WOODLAND VILLAGE NORTH, L.L.C. HOLD OF RECORD A SECURITY INTEREST IN THE LAND TO BE DIVIDED AND THAT THEY ARE THE ONLY HOLDERS OF RECORD OF A SECURITY INTEREST IN SAID LAND; AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE COMMON INTEREST COMMUNITY FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES OR SPECIAL

ASSESSMENTS, AND THAT A GUARANTEE DATED _____, FOR THE BENEFIT OF THE COUNTY OF WASHOE, STATE OF NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

WESTERN TITLE COMPANY

BY: _____ DATE _____

DIRECTOR OF PLANNING AND BUILDING CERTIFICATE

THE FINAL PARCEL MAP CASE NO. WTPM _____ 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.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2021, BY THE DIRECTOR OF PLANNING AND BUILDING OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

MOJRA HAUENSTEIN, DIRECTOR, PLANNING AND BUILDING DIVISION

WATER AND SEWER RESOURCE REQUIREMENTS CERTIFICATE

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

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT DATE _____

DISTRICT BOARD OF HEALTH CERTIFICATE:

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

FOR THE DISTRICT BOARD OF HEALTH DATE _____

TAX CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THIS LAND FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO NRS 361A.265.

WASHOE COUNTY TREASURER

BY: _____ DEPUTY _____ DATE _____

SURVEYOR'S CERTIFICATION

I, RYAN G. COOK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, DO HEREBY CERTIFY:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION AT THE INSTANCE OF WOODLAND VILLAGE PHASE 22, LLC, A NEVADA LIMITED LIABILITY COMPANY.
- THE LAND SURVEYED LIES WITHIN THE EAST 1/2 SECTION 9, TOWNSHIP 21 NORTH, RANGE 18 EAST, M.D.M., WASHOE COUNTY, NEVADA AND THE SURVEY WAS COMPLETED ON _____, 2021.
- THIS PLAT COMPLIES WITH APPLICABLE STATE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
- THE MONUMENTS DEPICTED ON THIS PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



RYAN G. COOK NEVADA P.L.S. 15224

FILE No. _____	2nd PARCEL MAP
FEE. \$ _____	FOR
FILED FOR RECORD AT THE REQUEST	WOODLAND VILLAGE PHASE 22, LLC
OF BY _____	A NEVADA LIMITED LIABILITY COMPANY
ON THIS _____ DAY OF _____	A DIVISION OF REMAINDER PARCEL 3-10 OF PARCEL MAP _____
20____, AT _____ MINUTES PAST _____	LOCATED WITHIN THE E1/2 OF SECTION 9, T21N, R18E, MDM
O'CLOCK _____ OFFICIAL RECORDS	COLD SPRINGS WASHOE COUNTY NEVADA
OF WASHOE COUNTY, NEVADA	NEVADA P.L.S. 15224
COUNTY RECORDER	SHEET
BY: _____	1
DEPUTY _____	OF
	2

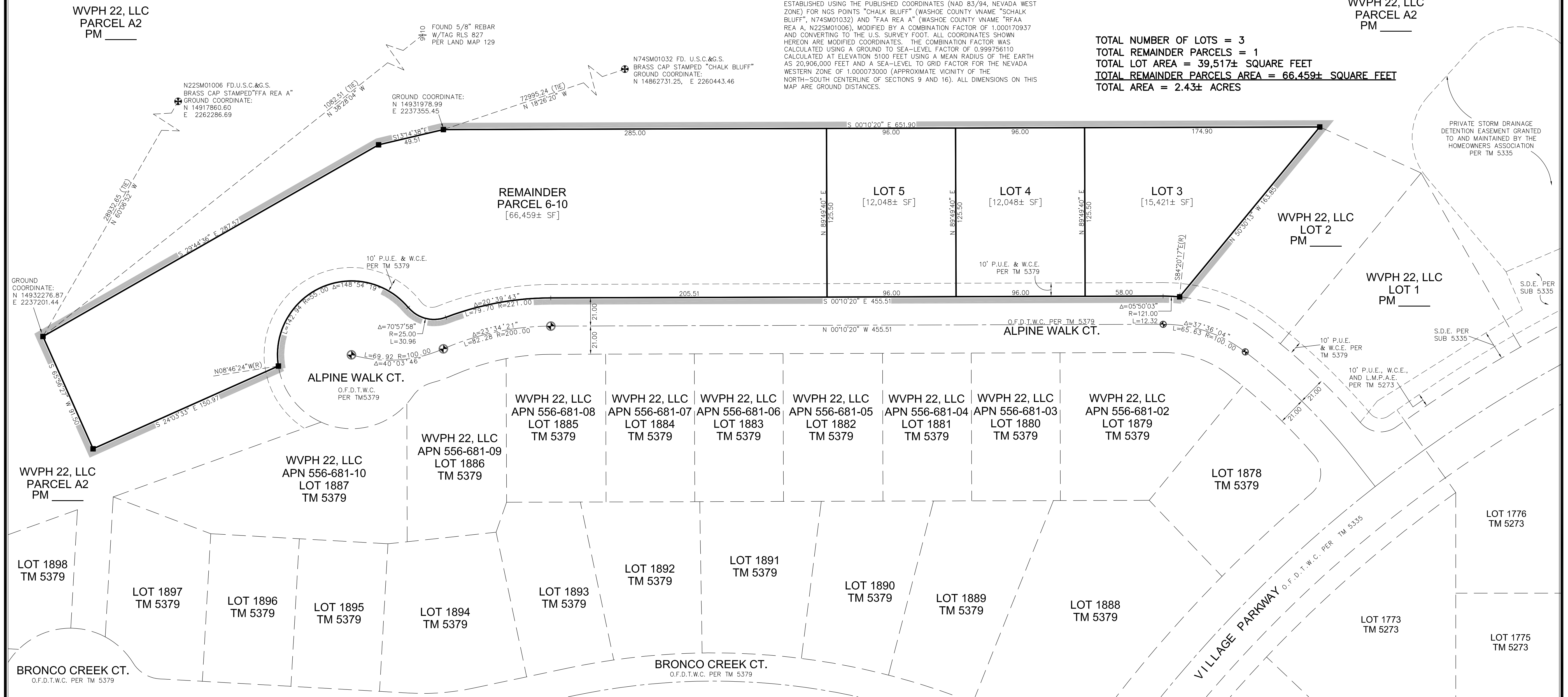
PRELIMINARY, FOR REVIEW ONLY

WOODLAND VILLAGE NORTH LLC
APN 556-290-14
PARCEL E-A ROS 4491

BASIS OF BEARINGS AND COORDINATES

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY WAS ESTABLISHED USING THE PUBLISHED COORDINATES (NAD 83/94, NEVADA WEST ZONE) FOR NGS POINTS "CHALK BLUFF" (WASHOE COUNTY VNAME "SCHALK BLUFF", N745M01032) AND "FAA REA A" (WASHOE COUNTY VNAME "RFAA REA A", N225M01006), MODIFIED BY A COMBINATION FACTOR OF 1.000170937 AND CONVERTING TO THE U.S. SURVEY FOOT. ALL COORDINATES SHOWN HEREON ARE MODIFIED COORDINATES. THE COMBINATION FACTOR WAS CALCULATED USING A GROUND TO SEA-LEVEL FACTOR OF 0.999756110 CALCULATED AT ELEVATION 5100 FEET USING A MEAN RADIUS OF THE EARTH AS 20,906,000 FEET AND A SEA-LEVEL TO GRID FACTOR FOR THE NEVADA WESTERN ZONE OF 1.000073000 (APPROXIMATE VICINITY OF THE NORTH-SOUTH CENTERLINE OF SECTIONS 9 AND 16). ALL DIMENSIONS ON THIS MAP ARE GROUND DISTANCES.

TOTAL NUMBER OF LOTS = 3
TOTAL REMAINDER PARCELS = 1
TOTAL LOT AREA = 39,517± SQUARE FEET
TOTAL REMAINDER PARCELS AREA = 66,459± SQUARE FEET
TOTAL AREA = 2.43± ACRES



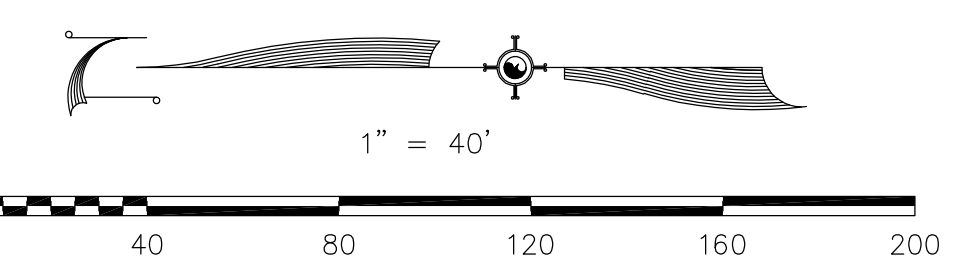
REFERENCES:

- RECORD OF SURVEY MAP NO. 4491, FILE NO. 3128857, RECORDED ON NOVEMBER 17, 2004, IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- SUBDIVISION TRACT MAP NO. 5221, FILE NO. 4732916, RECORDED ON AUGUST 9, 2017, IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- SUBDIVISION TRACT MAP NO. 5273, FILE NO. 4826743, RECORDED ON JUNE 27, 2018, IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- SUBDIVISION TRACT MAP NO. 5335, FILE NO. 4935537, RECORDED ON JULY 31, 2019, IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- SUBDIVISION TRACT MAP NO. 5379, FILE NO. 5045584, RECORDED ON JUNE 29, 2020, IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- PRELIMINARY TITLE REPORT PREPARED BY WESTERN TITLE COMPANY, FILE NO. _____, DATED _____, 2021 AT _____.
- 1st PARCEL MAP NO. _____, FILE NO. _____, RECORDED ON _____, 2021, IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

MEDIUM DENSITY SUBURBAN (MDS) REGULATORY ZONE FOR REVIEW PURPOSES AS OF _____, 2021 DOES PRECLUDE FURTHER DIVISION OF LAND OF LOT 3, LOT 4, AND LOT 5.	(NUMBER OF LOTS ON PARCEL MAP = 3 LOTS) (NUMBER OF REMAINDER PARCELS = 1 PARCEL)
MINIMUM LOT AREA REQUIRED	12,000 SQUARE FEET
MINIMUM LOT WIDTH	80 FEET
MINIMUM FRONT YARD	20 FEET
MINIMUM SIDE YARD	8 FEET
MINIMUM REAR YARD	20 FEET
MAXIMUM BUILDING HEIGHT	35 FEET
VARIANCES TO THESE STANDARDS MAY BE PROCESSED AS PER WASHOE COUNTY CODE.	

LEGEND

- | | |
|--|---|
| 9+10 QUARTER CORNER AS NOTED | R.O.S. RECORD OF SURVEY |
| ⊕ NGS GPS CONTROL STATION AS NOTED | P.U.E. PUBLIC UTILITY EASEMENT |
| ○ CALCULATED POINT, NOTHING SET | L.M.P.A.E. LANDSCAPE, MAINTENANCE, & PEDESTRIAN ACCESS EASEMENT |
| ● TYPICAL LOT CORNER - 5/8" REBAR PLS 15224 OR SCRIBE ON CURB AT THE PROJECTION OF THE LOT LINE TO BE SET. | (R) RADIAL BEARING |
| ⊕ STREET MONUMENT TO BE SET PLS 15224 PER TM 5379 | [12,048± SF] APPROXIMATE LOT AREA IN SQUARE FEET |
| ■ SET 5/8" REBAR PLS 15224 PER PARCEL MAP _____ | W.C.E. WASHOE COUNTY EASEMENT FOR TRAFFIC CONTROL SIGNAGE AND PLOWED SNOW STORAGE, AND SIDEWALKS. |
| | TM SUBDIVISION TRACT MAP |
| | WVPH 22, LLC WOODLAND VILLAGE PHASE 22, LLC |
| | O.F.D.T.W.C. OFFERED FOR DEDICATION TO WASHOE COUNTY |



2nd PARCEL MAP FOR
WOODLAND VILLAGE PHASE 22, LLC
A NEVADA LIMITED LIABILITY COMPANY
A DIVISION OF REMAINDER PARCEL 3-10 OF PARCEL MAP _____
LOCATED WITHIN THE E1/2 OF SECTION 9, T21N, R18E, MDM
COLD SPRINGS WASHOE COUNTY NEVADA
SHEET 2 OF 2

SUMMIT ENGINEERING CORPORATION
5405 MAE ANNE AVENUE, RENO, NV, 89523
PHONE: (775) 747-8550 FAX: (775) 747-8559

ITEM 8
STREET NAMES

N/A

2nd Tentative Parcel Map for
Woodland Village Phase 22, LLC



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

Community Services Department

Planning and Building

TENTATIVE PARCEL MAP

(see page 6)

PARCEL MAP WAIVER

(see page 11)

APPLICATION



**3rd PM for Woodland Village
Phase 22, LLC, A Nevada limited
liability company; Tentative Parcel
Map Application to Washoe County;**

Prepared by:

Ryan Cook, PLS, WRS, CFedS
VP & Surveying Department Manager
Summit Engineering Corp.
5405 Mae Anne Avenue
(775)787-4316
Fax 747-8559
www.summitnv.com

Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Telephone: 775.328.6100



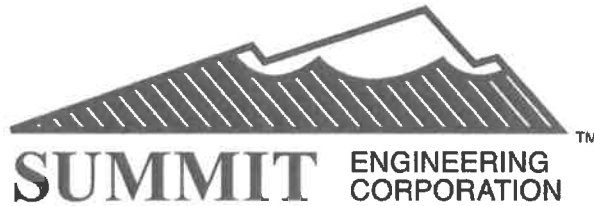
May 10, 2021

**WTPM21-0005, 0006, 0007, 0008
EXHIBIT F**

ITEM 1

FEES

3rd Tentative Parcel Map for
Woodland Village Phase 22, LLC

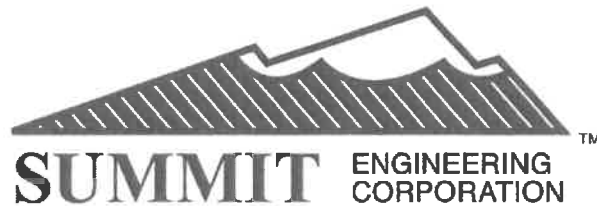


**5405 Mae Anne Ave
Reno, Nv 89523
(775) 747-8550
www.summitnv.com**

**WTPM21-0005, 0006, 0007, 0008
EXHIBIT F**

ITEM 2
DEVELOPMENT APPLICATION

3rd Tentative Parcel Map for
Woodland Village Phase 22, LLC



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

Tentative Parcel Map

Washoe County Code (WCC) Chapter 110, Article 606, Tentative Parcel Map, prescribes the requirements for and waiver of, parcel maps. A parcel map shall be required for all subdivisions, merger, and re-subdivision of existing lots, and common-interest communities consisting of four (4) or fewer units. The Parcel Map Review Committee shall approve, conditionally approve, or deny the tentative parcel map within sixty (60) days of the date that the application is determined to be complete. See WCC 110.606, for further information.

Development Application Submittal Requirements

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

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

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

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

shown on the map by a prominent note on each sheet, as well as width and direction of flow of each water course within the boundaries of the development.

- g. The location and outline to scale of each existing building or structure that is not to be moved in the development.
 - h. Existing roads, trails or rights-of-way within the development shall be designated on the map.
 - i. Vicinity map showing the proposed development in relation to the surrounding area.
 - j. Date, north arrow, scale, and number of each sheet in relation to the total number of sheets.
 - k. Location of snow storage areas sufficient to handle snow removed from public and private streets, if applicable.
 - l. All known areas of potential hazard including, but not limited to, earth slide areas, avalanche areas or otherwise hazardous slopes, shall be clearly designated on the map. Additionally, active fault lines (post-Holocene) shall be delineated on the map.
8. **Street Names:** A completed "Request to Reserve New Street Name(s)" form (included in application packet). Please print all street names on the Tentative Map. Note whether they are existing or proposed.
9. **Packets:** Four (4) packets and flash drive or DVD - any digital documents need to have a resolution of 300 dpi. One (1) packet must be labeled "Original" and contain a signed and notarized Owner Affidavit. Each packet shall include an 8.5" x 11" reduction of any large format sheets included in the application. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ x 11" display. Each packet shall include: one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

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

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



Professional Land Surveyor

5-10-2021

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name: 3rd Parcel Map for Woodland Village Phase 22, LLC			
Project Description: DIVIDE REMAINDER PARCEL 6-10 OF THE 2nd PARCEL MAP FOR WOODLAND VILLAGE PHASE 22, LLC (SUBMITTED CONCURRENT) TO RESULT IN THREE RESIDENTIAL LOTS AND ONE REMAINDER PARCEL.			
Project Address: ALPINE WALK COURT			
Project Area (acres or square feet): 66,459 sf			
Project Location (with point of reference to major cross streets AND area locator): NORTHEAST OF THE INTERSECTION OF VILLAGE PARKWAY & APLINE WALK CT, COLD SPRINGS, NV			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
PORTION OF 556-290-35	66,459 sf		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: WOODLAND VILLAGE PHASE 22, LLC		Name: RYAN COOK, PLS	
Address: 4790 CAUGHLIN PARKWAY #439		Address: SUMMIT ENGINEERING CORP.	
RENO, NV	Zip: 89519	RENO, NV	Zip: 89523
Phone: 775-971-2000	Fax:	Phone: 775-787-4316	Fax: 747-8559
Email: lshreno@gmail.com		Email: ryan@summitnv.com	
Cell: 775-813-0046	Other:	Cell: 775-223-7432	Other: 747-8550
Contact Person: PETER LISSNER		Contact Person: RYAN COOK, PLS	
Applicant/Developer:		Other Persons to be Contacted:	
Name: WOODLAND VILLAGE PHASE 22, LLC		Name:	
Address: 4790 CAUGHLIN PARKWAY #439		Address:	
RENO, NV	Zip: 89519		Zip:
Phone: 775-971-2000	Fax:	Phone:	Fax:
Email: rlissner@gmail.com		Email:	
Cell: 775-750-5537	Other:	Cell:	Other:
Contact Person: BOB LISSNER		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

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

NORTHEAST OF THE INTERSECTION OF VILLAGE PARKWAY & APLINE WALK CT, COLD SPRINGS, NV

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
PORTION OF 556-290-35	VACANT	66,459 SF

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

VACANT

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	30,305 SF	12,048 SF	12,048 SF	12,058 sf
Proposed Minimum Lot Width	280	96	96	93

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

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

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

Yes No

6. Utilities:

a. Sewer Service	WASHOE COUNTY
b. Electrical Service/Generator	NV ENERGY
c. Water Service	GREAT BASIN

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

- a. Water System Type:

<input type="checkbox"/> Individual wells		
<input type="checkbox"/> Private water	Provider:	
<input checked="" type="checkbox"/> Public water	Provider:	GREAT BASIN

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		
<input checked="" type="checkbox"/> Public system	Provider:	GREAT BASIN

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 #	N/A	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):

N/A

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 type="checkbox"/> Yes	<input checked="" 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 type="checkbox"/> Yes	<input checked="" 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?

N/A

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

Grading

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

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

233 cy

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?

427 cy import from existing stockpiles & pit under existing SWPP pond dust control permit for Woodland Village Phase 23

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?

The site is already mass graded. The remaining grading is mostly backfill for house construction.

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?

Mostly flat pads for home construction. Max 3:1 slopes. Water truck, storm drain inlet protection, silt fence, street & surface cleaning, solid waste management, & concrete disposal BMP.

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?

Standard County mix. See Grading Plan (attached in Item 5).

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

No

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

N/A

28. Surveyor:

Name	WOODLAND VILLAGE PHASE 22, LLC
Address	4790 CAUGHLIN PARKWAY #439
Phone	775-787-4316
Cell	775-223-7432
E-mail	Ishreno@gmail.com
Fax	775-747-8559
Nevada PLS #	15224

ITEM 3
OWNER AFFIDAVIT

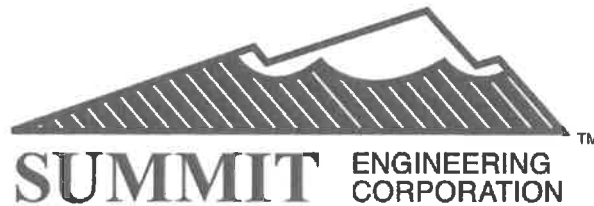
3rd Tentative Parcel Map for
Woodland Village Phase 22, LLC



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

ITEM 4
PROOF OF PROPERTY TAX PAYMENT

3rd Tentative Parcel Map for
Woodland Village Phase 22, LLC



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

Bill Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

Washoe County Parcel Information

Parcel ID	Status	Last Update
55629035	Active	5/6/2021 1:40:05 AM
Current Owner: WOODLAND VILLAGE PHASE 22 LLC 4790 CAUGHLIN PKWY 439 RENO, NV 89519		SITUS: 0 NEW FOREST DR WASHOE COUNTY NV
Taxing District 4000	Geo CD:	
Legal Description		
WOODLAND VILLAGE PHASE 23 LOT A		

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/17/2020	2020	\$0.00	\$0.00	\$0.00	\$0.00
Total Due:			\$0.00	\$0.00	\$0.00	\$0.00

Tax Detail

	Gross Tax	Credit	Net Tax
State of Nevada	\$0.30	\$0.00	\$0.30
Truckee Meadows Fire Dist	\$0.95	\$0.00	\$0.95
Washoe County	\$2.46	\$0.00	\$2.46
Washoe County Sc	\$1.99	\$0.00	\$1.99
COLD SPRINGS VALLEY WATER BASIN	\$0.63	\$0.00	\$0.63
Total Tax	\$6.33	\$0.00	\$6.33

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2020	2020586386	B20.100172	\$6.33	8/24/2020

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

Change of Address

All requests for a mailing address change must be submitted in writing, including a signature (unless using the online form).

To submit your address change online [click here](#)

Address change requests may also be faxed to: (775) 328-3642

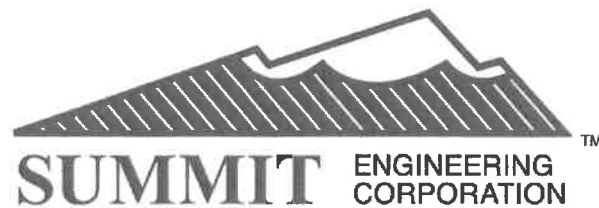
Address change requests may also be mailed to:
 Washoe County Assessor
 1001 E 9th Street
 Reno, NV 89512-2845

The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

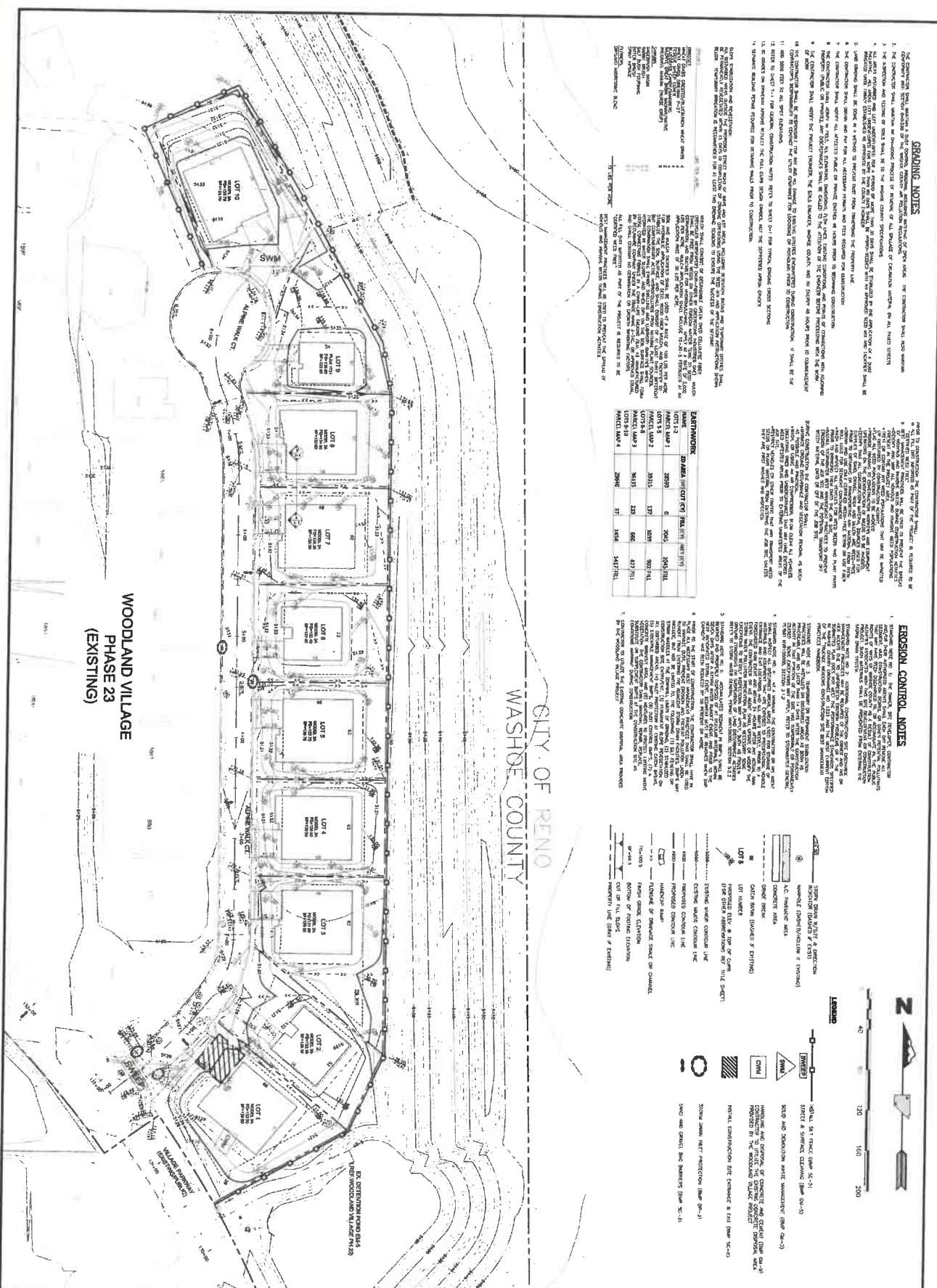
This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

ITEM 5
APPLICATION MATERIALS

3rd Tentative Parcel Map for
Woodland Village Phase 22, LLC



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



GRADING NOTES

1. THE CONTRACTOR SHALL MAINTAIN A RECORD OF ALL GRADING AND EROSION CONTROL MEASURES.
2. THE CONTRACTOR SHALL MAINTAIN A RECORD OF ALL GRADING AND EROSION CONTROL MEASURES.
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EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL MAINTAIN A RECORD OF ALL EROSION CONTROL MEASURES.
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15. THE CONTRACTOR SHALL MAINTAIN A RECORD OF ALL EROSION CONTROL MEASURES.

MARKET	AREA	AREA	AREA	AREA	AREA
MARKET 1	2800	0	2045	2045	1111
MARKET 2	2815	127	2220	2220	1111
MARKET 3	2815	222	666	444	1111
MARKET 4	2840	21	1641	1641	1111

LEGEND

- 1. 100% GRADE
- 2. 5% SLOPE
- 3. 1% SLOPE
- 4. 0% SLOPE
- 5. 1% SLOPE
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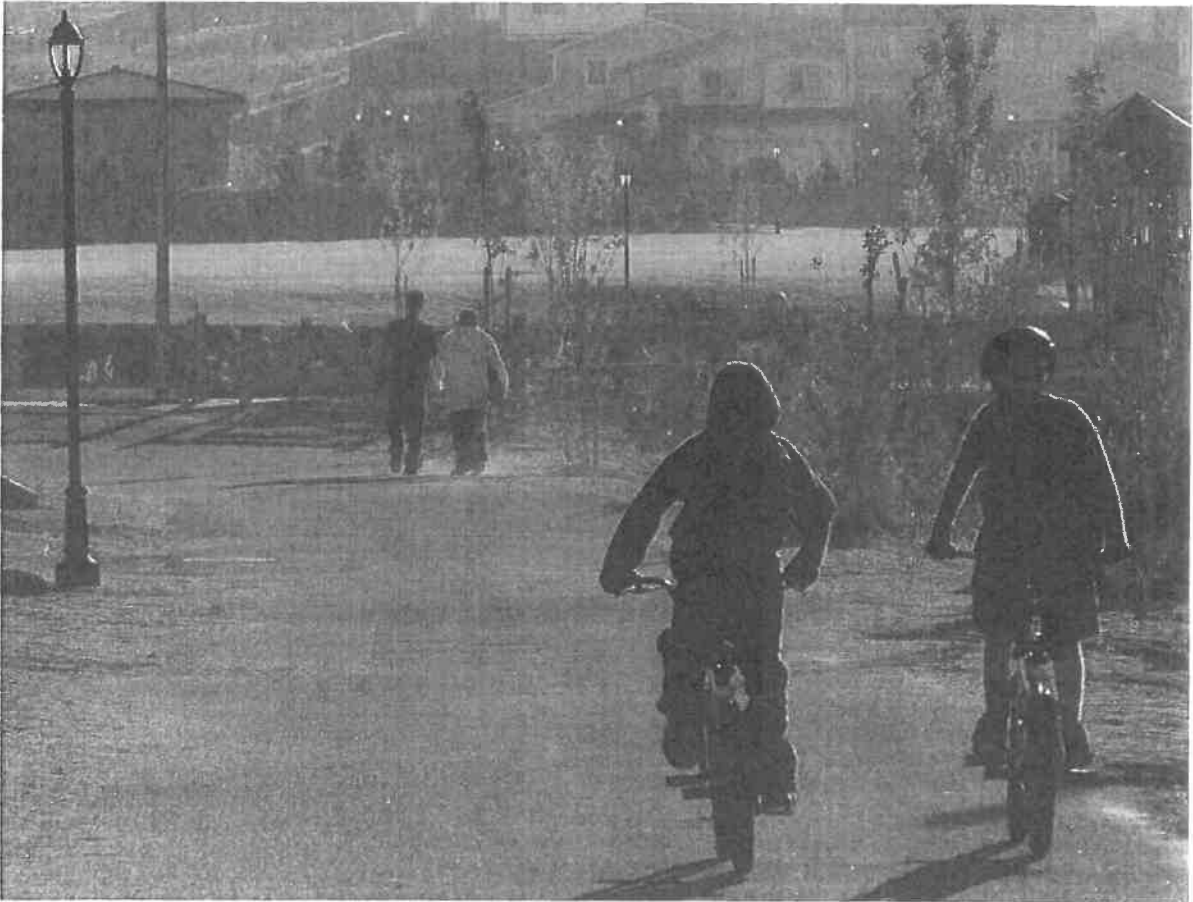
DESIGNED BY: JK CHECKED BY: RB SCALE: 1"=40' VERT: JOB NO. 31151	CIVIL IMPROVEMENT PLANS FOR WOODLAND VILLAGE PHASE 24 GRADING AND EROSION CONTROL PLAN		REV. DATE DESCRIPTION BY APPD
	COLD SPRINGS WASHOE COUNTY NEVADA		
	SUMMIT ENGINEERING CORPORATION 5405 MAE ANNE AVENUE, RENO, NV, 89523 PHONE (775) 777-5555 FAX (775) 777-5555		
	WTPM21-0005, 0006, 0007, 0008 EXHIBIT F		

Per Mike Railey at Christy Corporation:

The case #'s for the Master Plan Amendment and Zone Change were

WMPA21-0001 and WRZA21-0001.

WOODLAND VILLAGE LAND USE AMENDMENTS



MASTER PLAN AMENDMENT AND REGULATORY ZONE AMENDMENT REQUESTS

Prepared by:



JANUARY 8, 2021

**WTPM21-0005, 0006, 0007, 0008
EXHIBIT F**

WOODLAND VILLAGE LAND USE AMENDMENTS

MASTER PLAN AND REGULATORY ZONE AMENDMENTS

Prepared for:

Woodland Village North, LLC
4790 Caughlin Parkway, Suite 519
Reno, Nevada 89519

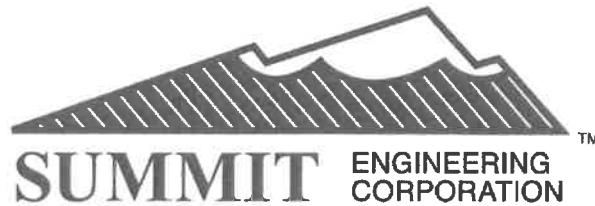
Prepared by:

Christy Corporation, Ltd.
1000 Kiley Parkway
Sparks, Nevada 89436
(775) 502-8552

January 8, 2021

ITEM 6
TITLE REPORT

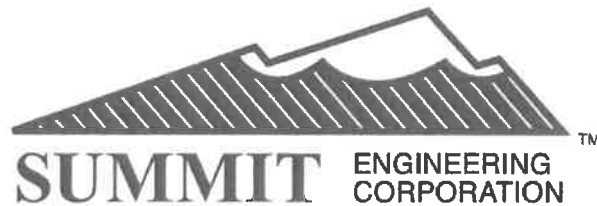
3rd Tentative Parcel Map for
Woodland Village Phase 22, LLC



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

ITEM 7
APPLICATION MAP
(REDUCED 8.5"X11")
(SEE BACK POCKET FOR FULL SIZE)

3rd Tentative Parcel Map for
Woodland Village Phase 22, LLC



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

3rd PARCEL MAP FOR WOODLAND VILLAGE PHASE 22, LLC, A NEVADA LIMITED LIABILITY COMPANY

OWNER'S CERTIFICATE:

WOODLAND VILLAGE PHASE 22, LLC, A NEVADA LIMITED LIABILITY COMPANY...

BY: PETER J. LOSNER, MANAGER DATE

NOTARY PUBLIC CERTIFICATE:

STATE OF NEVADA, SS. I, _____, Notary Public for the State of Nevada...

SECURITY INTEREST HOLDERS' CERTIFICATES:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, HAMILTON PROPERTIES, INC., A NEVADA CORPORATION, CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAN.

BY: PETER J. LOSNER, PRESIDENT DATE

STATE OF NEVADA, SS. _____, COUNTY OF WASHOE, _____, BY: _____

STATE OF NEVADA, SS. _____, COUNTY OF WASHOE, _____, BY: _____

THIS IS TO CERTIFY THAT THE UNDERSIGNED, WOODLAND VILLAGE PARTNERS, LLC, A NEVADA LIMITED LIABILITY COMPANY, CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAN.

BY: _____, TITLE: _____ DATE

STATE OF NEVADA, SS. _____, COUNTY OF WASHOE, _____, BY: _____

STATE OF NEVADA, SS. _____, COUNTY OF WASHOE, _____, BY: _____

UTILITY COMPANIES CERTIFICATE:

UTILITY COMPANIES SHALL BE NOTIFIED BY THE PLAN AND HAVE BEEN ADVISED, ACCEPTED, AND APPROVED BY THE UNDERSIGNED AS SET FORTH IN THE ATTACHED INSTRUMENTS AND THESE INSTRUMENTS.

SERVA PACIFIC POWER COMPANY DBA NV ENERGY DATE

CHARTER COMMUNICATIONS DATE

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT DATE

GREAT BAYVIEW WATER CO. DATE

NEVADA BELL TELEPHONE COMPANY DBA AT&T NEVADA DATE

DIRECTOR OF PLANNING AND BUILDING CERTIFICATE

THIS FINAL PARCEL MAP CASE NO. _____ MEETS ALL APPLICABLE STATUTES, ORDINANCES AND REGULATIONS AND IS IN CONFORMANCE WITH THE PROVISIONS OF CHAPTER 217, NRS, WHICH AUTHORIZES THE DIRECTOR OF PLANNING AND BUILDING TO APPROVE THIS MAP.

LOCAL REPRESENTATIVE, DIRECTOR, PLANNING AND BUILDING DIVISION DATE

WATER AND SEWER RESOURCE REQUIREMENTS CERTIFICATE

THE PROJECT/DEVELOPMENT DESCRIBED ON THIS MAP IS IN CONFORMANCE WITH THE PROVISIONS OF ARTICLE 107 OF THE WASHOE COUNTY DEVELOPMENT CODE (CHAPTER 110).

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT DATE

DISTRICT BOARD OF HEALTH CERTIFICATE:

THIS MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONSIDERS SERVICE TO THE COMMUNITY AND THE HEALTH OF THE PEOPLE OF THE COUNTY AND THE ENVIRONMENTAL HEALTH SERVICES DIVISION OF THE WASHOE COUNTY HEALTH DISTRICT.

FOR THE DISTRICT BOARD OF HEALTH DATE

TAX CERTIFICATE:

THE MAP DESCRIBED HEREIN, INCLUDING THE PROPERTY THEREON, HAS BEEN REVIEWED BY THE WASHOE COUNTY ASSESSOR AND THE PROPERTY TAXES THEREON HAVE BEEN PAID IN FULL AS OF THE DATE OF THIS CERTIFICATE.

BY: _____, COUNTY TREASURER DATE

SURVEYOR'S CERTIFICATION

- 1. I, RYAN G. COOK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, DO HEREBY CERTIFY... 2. THE LAND SURVEYED HAS BEEN MEASURED AND THE SURVEY WAS COMPLETED ON... 3. THIS PLAN COMPLIES WITH APPLICABLE STATE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT IN THE COUNTY OF WASHOE... 4. THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT.



RYAN G. COOK, LICENSE NO. 12747079, NEVADA P.L.S. 1929

REC'D FOR RECORD AT THE RECORDER'S OFFICE, WASHOE COUNTY, NEVADA. Includes fields for Fee No., Fee, and Recorder Name.

3rd PARCEL MAP FOR WOODLAND VILLAGE PHASE 22, LLC. A DIVISION OF REMAINING PARCEL 22-10 OF PARCEL MAP LOCATED WITHIN THE E 1/2 OF SECTION 8, T31N, R18E, 10W. Includes Summit Mapping Consultants logo and sheet number 1 of 2.

PRELIMINARY, FOR REVIEW ONLY

3rd PARCEL MAP FOR WOODLAND VILLAGE PHASE 22, LLC, A NEVADA LIMITED LIABILITY COMPANY

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, WOODLAND VILLAGE PHASE 22, LLC, A NEVADA LIMITED LIABILITY COMPANY IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278 AND 116; AND HEREBY GRANTS TO ALL PUBLIC UTILITIES PERMANENT EASEMENTS SHOWN, AND/OR NOTED, ON THIS PLAT FOR UTILITY SYSTEMS TOGETHER WITH THE RIGHT OF ACCESS THERETO FOREVER. THE OWNER AND ASSIGNEES AGREE TO THE USE OF RESIDENTIAL WATER METERS. THE SEWER FACILITIES AND ASSOCIATED APPURTENANCES ARE HEREBY DEDICATED TO WASHOE COUNTY.

WOODLAND VILLAGE PHASE 22, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____ DATE _____
PETER LISSNER, MANAGER

NOTARY PUBLIC CERTIFICATE:

STATE OF NEVADA S.S.
COUNTY OF WASHOE
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ BY
PETER LISSNER AS MANAGER OF WOODLAND VILLAGE PHASE 22, LLC, A NEVADA LIMITED LIABILITY COMPANY.

(SIGNATURE OF NOTARIAL OFFICER) _____
(MY COMMISSION EXPIRES _____)

SECURITY INTEREST HOLDERS' CERTIFICATES:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, HAMILTON PROPERTIES, INC., A NEVADA CORPORATION, CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT.

BY: _____ DATE _____
ROBERT J. LISSNER
TITLE: PRESIDENT

STATE OF NEVADA S.S.
COUNTY OF WASHOE
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ BY
ROBERT J. LISSNER AS PRESIDENT OF HAMILTON PROPERTIES, INC.

(SIGNATURE OF NOTARIAL OFFICER) _____
(MY COMMISSION EXPIRES _____)

THIS IS TO CERTIFY THAT THE UNDERSIGNED, WOODLAND VILLAGE NORTH, LLC, A NEVADA LIMITED LIABILITY COMPANY, CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT.

BY: _____ DATE _____
ROBERT J. LISSNER
TITLE: MANAGER

STATE OF NEVADA S.S.
COUNTY OF WASHOE
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ BY
ROBERT J. LISSNER AS MANAGER OF WOODLAND VILLAGE NORTH, LLC.

(SIGNATURE OF NOTARIAL OFFICER) _____
(MY COMMISSION EXPIRES _____)

UTILITY COMPANIES CERTIFICATE:

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED, AND APPROVED BY THE UNDERSIGNED CABLE TV AND PUBLIC UTILITY COMPANIES AND GREAT BASIN WATER CO.

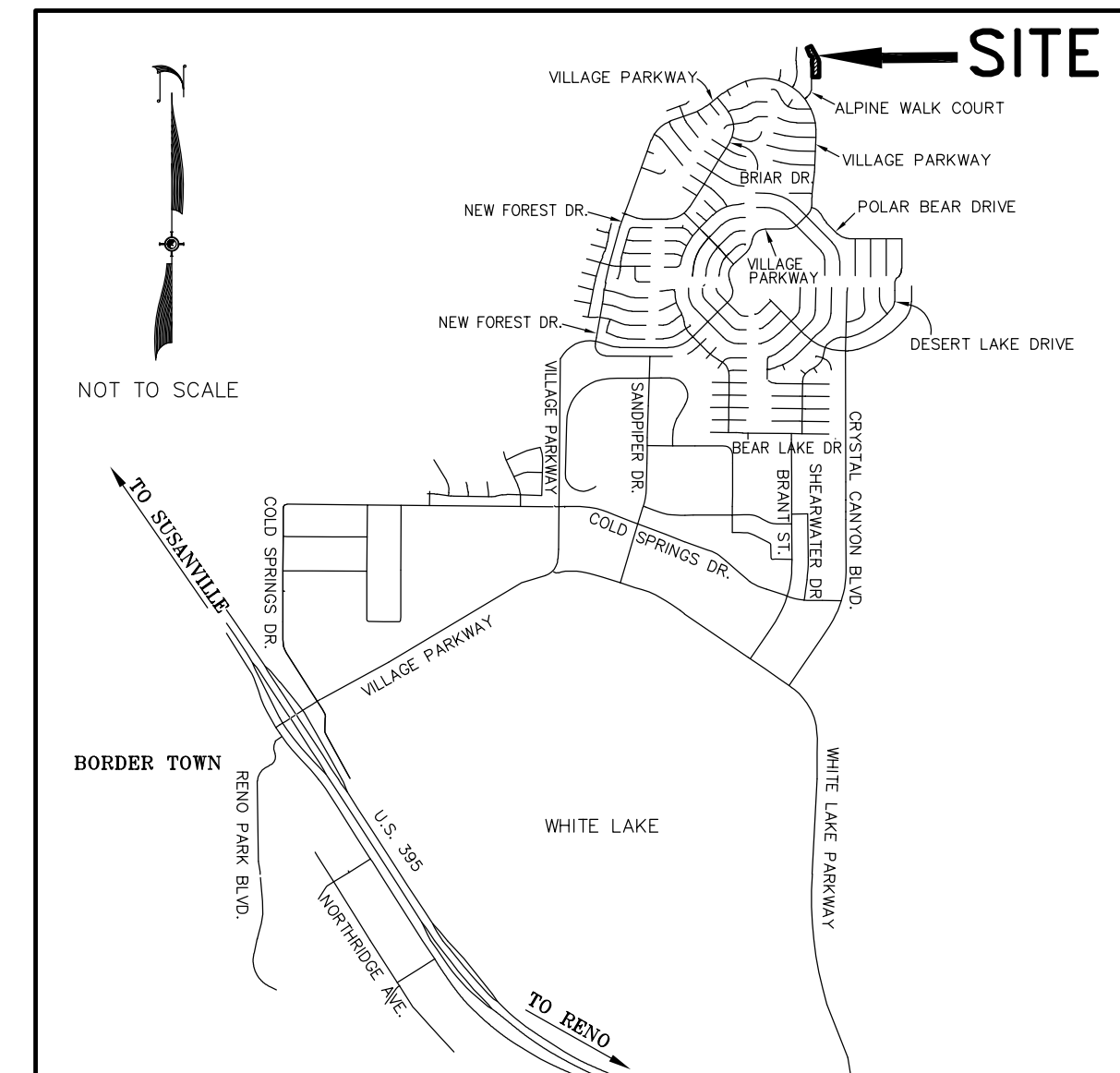
SIERRA PACIFIC POWER COMPANY DBA NV ENERGY DATE _____
BY: _____
ITS: _____

CHARTER COMMUNICATIONS DATE _____
BY: _____
ITS: _____

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT DATE _____
BY: _____
ITS: _____

GREAT BASIN WATER CO. DATE _____
BY: _____
ITS: _____

NEVADA BELL TELEPHONE COMPANY DBA AT&T NEVADA DATE _____
BY: _____
ITS: _____



VICINITY MAP

NOTES:

1. NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT HAS BEEN ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGIC TIME.
2. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL THE SEWER FACILITIES HAVE BEEN COMPLETED AND ACCEPTED BY THE WASHOE COUNTY UTILITY DIVISION AND THE WATER FACILITIES HAVE BEEN COMPLETED AND ACCEPTED BY GREAT BASIN WATER COMPANY.
3. NO OWNER OR TENANT SHALL OBSTRUCT A DRAINAGE EASEMENT OR CHANNEL WITHIN THE TRACT.
4. DRAINAGE FACILITIES OUTSIDE THE DEDICATED STREET RIGHT-OF-WAYS ARE TO BE PRIVATE AND MAINTAINED AND PERPETUALLY FUNDED BY THE HOMEOWNERS ASSOCIATION UNLESS THEY ARE IN A MINIMUM 15 FOOT EASEMENT AND ARE PIPED WITH CONCRETE OR PVC PIPE.
5. NO FENCES SHALL BE ALLOWED WITHIN OR ACROSS ANY DRAINAGE OR UTILITY EASEMENT MAINTAINED BY WASHOE COUNTY.
6. A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT LOT AND THE RIGHT TO EXIT THAT LOT WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING OTHER LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY. IN ADDITION, ALL SIDE PROPERTY LINES SHALL HAVE A PUBLIC UTILITY EASEMENT AND PRIVATE DRAINAGE EASEMENT TO FEET IN WIDTH CENTERED ABOUT THE PROPERTY LINE. ALSO, ALL REAR PROPERTY LINES SHALL HAVE A PUBLIC UTILITY EASEMENT AND PRIVATE DRAINAGE EASEMENT 5 FEET IN WIDTH LOCATED WITHIN THE LOT, ADJACENT TO THE REAR PROPERTY LINE.
7. THE PUBLIC UTILITY EASEMENTS SHOWN AND NOTED ON THIS PLAT INCLUDE USE FOR THE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES.
8. WASHOE COUNTY WILL PRE-ASSIGN ADDRESSES TO BE RELEASED IN CONJUNCTION WITH THE RELEASE OF THE ASSESSORS PARCEL NUMBERS. IF A PLANNED STRUCTURE WILL NOT FACE THE ADDRESS STREET, TYPICALLY ON CORNER LOTS, THE DEVELOPER MUST REQUEST A NEW ADDRESS PRIOR TO ISSUANCE OF A BUILDING PERMIT.
9. 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.

TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND WOODLAND VILLAGE PHASE 22, LLC, A NEVADA LIMITED LIABILITY COMPANY, OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT IT IS THE ONLY OWNER OF RECORD OF SAID LAND; THAT ALL THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP; THAT HAMILTON PROPERTIES, INC. AND WOODLAND VILLAGE NORTH, L.L.C. HOLD OF RECORD A SECURITY INTEREST IN THE LAND TO BE DIVIDED AND THAT THEY ARE THE ONLY HOLDERS OF RECORD OF A SECURITY INTEREST IN SAID LAND; AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE COMMON INTEREST COMMUNITY FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES OR SPECIAL

ASSESSMENTS, AND THAT A GUARANTEE DATED _____, FOR THE BENEFIT OF THE COUNTY OF WASHOE, STATE OF NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

WESTERN TITLE COMPANY

BY: _____ DATE _____

DIRECTOR OF PLANNING AND BUILDING CERTIFICATE

THE FINAL PARCEL MAP CASE NO. WTPM _____ 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.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2021, BY THE DIRECTOR OF PLANNING AND BUILDING OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

MOJRA HAUENSTEIN, DIRECTOR, PLANNING AND BUILDING DIVISION

WATER AND SEWER RESOURCE REQUIREMENTS CERTIFICATE

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

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT DATE _____

DISTRICT BOARD OF HEALTH CERTIFICATE:

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

FOR THE DISTRICT BOARD OF HEALTH DATE _____

TAX CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THIS LAND FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO NRS 361A.265.

WASHOE COUNTY TREASURER

BY: _____ DEPUTY _____ DATE _____

SURVEYOR'S CERTIFICATION

I, RYAN G. COOK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, DO HEREBY CERTIFY:

- 1) THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION AT THE INSTANCE OF WOODLAND VILLAGE PHASE 22, LLC, A NEVADA LIMITED LIABILITY COMPANY.
- 2) THE LAND SURVEYED LIES WITHIN THE EAST 1/2 SECTION 9, TOWNSHIP 21 NORTH, RANGE 18 EAST, M.D.M., WASHOE COUNTY, NEVADA AND THE SURVEY WAS COMPLETED ON _____, 2021.
- 3) THIS PLAT COMPLIES WITH APPLICABLE STATE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
- 4) THE MONUMENTS DEPICTED ON THIS PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



RYAN G. COOK NEVADA P.L.S. 15224

FILE No. _____	3rd PARCEL MAP
FEE. \$ _____	FOR
FILED FOR RECORD AT THE REQUEST	WOODLAND VILLAGE PHASE 22, LLC
OF BY _____	A NEVADA LIMITED LIABILITY COMPANY
ON THIS _____ DAY OF _____	A DIVISION OF REMAINDER PARCEL 6-10 OF PARCEL MAP _____
20____, AT _____ MINUTES PAST _____	LOCATED WITHIN THE E1/2 OF SECTION 9, T21N, R18E, MDM
O'CLOCK _____ OFFICIAL RECORDS	COLD SPRINGS WASHOE COUNTY NEVADA
OF WASHOE COUNTY, NEVADA	NE:\DWG\22800\Phase24-NE-10lots\Survey\031151_P\WV24_3rdPM.DWG ~ 11:07 AM * 05-MAY-2021
COUNTY RECORDER	SHEET
BY: _____	1
DEPUTY _____	OF
	2

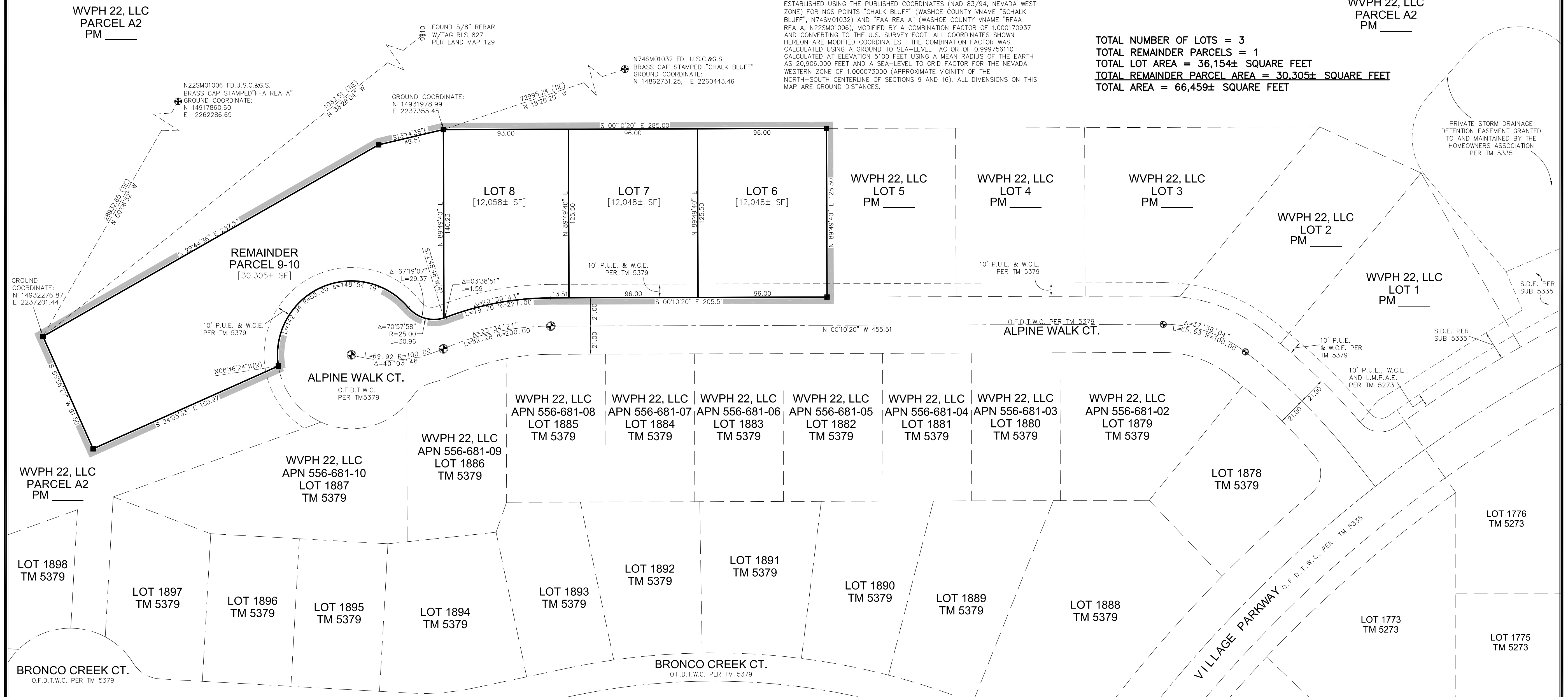
PRELIMINARY, FOR REVIEW ONLY

WOODLAND VILLAGE NORTH LLC
 APN 556-290-14
 PARCEL E-A ROS 4491

BASIS OF BEARINGS AND COORDINATES

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY WAS ESTABLISHED USING THE PUBLISHED COORDINATES (NAD 83/94, NEVADA WEST ZONE) FOR NGS POINTS "CHALK BLUFF" (WASHOE COUNTY VNAME "SCHALK BLUFF", N745M01032) AND "FAA REA A" (WASHOE COUNTY VNAME "RFAA REA A", N225M01006), MODIFIED BY A COMBINATION FACTOR OF 1.000170937 AND CONVERTING TO THE U.S. SURVEY FOOT. ALL COORDINATES SHOWN HEREON ARE MODIFIED COORDINATES. THE COMBINATION FACTOR WAS CALCULATED USING A GROUND TO SEA-LEVEL FACTOR OF 0.999756110 CALCULATED AT ELEVATION 5100 FEET USING A MEAN RADIUS OF THE EARTH AS 20,906,000 FEET AND A SEA-LEVEL TO GRID FACTOR FOR THE NEVADA WESTERN ZONE OF 1.000073000 (APPROXIMATE VICINITY OF THE NORTH-SOUTH CENTERLINE OF SECTIONS 9 AND 16). ALL DIMENSIONS ON THIS MAP ARE GROUND DISTANCES.

TOTAL NUMBER OF LOTS = 3
 TOTAL REMAINDER PARCELS = 1
 TOTAL LOT AREA = 36,154± SQUARE FEET
 TOTAL REMAINDER PARCEL AREA = 30,305± SQUARE FEET
 TOTAL AREA = 66,459± SQUARE FEET



WVPH 22, LLC
 PARCEL A2
 PM _____

WVPH 22, LLC
 PARCEL A2
 PM _____

WVPH 22, LLC
 PARCEL A2
 PM _____

LOT 1898
 TM 5379

LOT 1897
 TM 5379

LOT 1896
 TM 5379

LOT 1895
 TM 5379

LOT 1894
 TM 5379

LOT 1893
 TM 5379

LOT 1892
 TM 5379

LOT 1891
 TM 5379

LOT 1890
 TM 5379

LOT 1889
 TM 5379

LOT 1888
 TM 5379

LOT 1878
 TM 5379

LOT 1773
 TM 5273

LOT 1776
 TM 5273

LOT 1775
 TM 5273

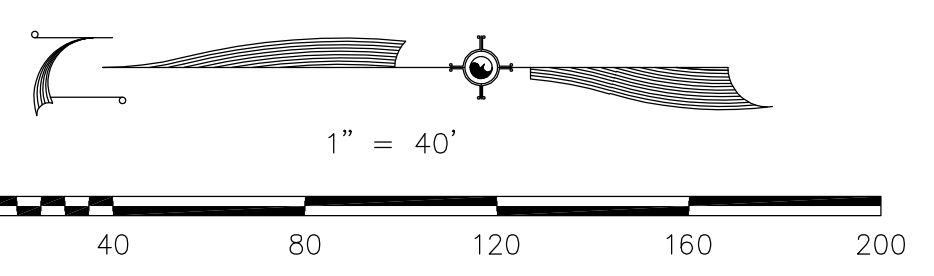
BRONCO CREEK CT.
 O.F.D.T.W.C. PER TM 5379

BRONCO CREEK CT.
 O.F.D.T.W.C. PER TM 5379

VILLAGE PARKWAY
 O.F.D.T.W.C. PER TM 5335

LEGEND

- 9+10 QUARTER CORNER AS NOTED
- ⊕ NGS GPS CONTROL STATION AS NOTED
- CALCULATED POINT, NOTHING SET
- TYPICAL LOT CORNER - 5/8" REBAR PLS 15224 OR SCRIBE ON CURB AT THE PROJECTION OF THE LOT LINE TO BE SET.
- ⊕ STREET MONUMENT TO BE SET PLS 15224 PER TM 5379
- SET 5/8" REBAR PLS 15224 PER PARCEL MAP _____ OR _____
- R.O.S. RECORD OF SURVEY
- P.U.E. PUBLIC UTILITY EASEMENT
- L.M.P.A.E. LANDSCAPE, MAINTENANCE, & PEDESTRIAN ACCESS EASEMENT
- (R) RADIAL BEARING
- [12,048± SF] APPROXIMATE LOT AREA IN SQUARE FEET
- WASHOE COUNTY EASEMENT FOR TRAFFIC CONTROL SIGNAGE AND PLOWED SNOW STORAGE, AND SIDEWALKS.
- TM SUBDIVISION TRACT MAP
- WVPH 22, LLC WOODLAND VILLAGE PHASE 22, LLC
- O.F.D.T.W.C. OFFERED FOR DEDICATION TO WASHOE COUNTY



REFERENCES:

- 1) RECORD OF SURVEY MAP NO. 4491, FILE NO. 3128857, RECORDED ON NOVEMBER 17, 2004, IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 2) SUBDIVISION TRACT MAP NO. 5221, FILE NO. 4732916, RECORDED ON AUGUST 9, 2017, IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 3) SUBDIVISION TRACT MAP NO. 5273, FILE NO. 4826743, RECORDED ON JUNE 27, 2018, IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 4) SUBDIVISION TRACT MAP NO. 5335, FILE NO. 4935537, RECORDED ON JULY 31, 2019, IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 5) SUBDIVISION TRACT MAP NO. 5379, FILE NO. 5045584, RECORDED ON JUNE 29, 2020, IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 6) PRELIMINARY TITLE REPORT PREPARED BY WESTERN TITLE COMPANY, FILE NO. _____, DATED _____, 2021 AT _____
- 7) 1st PARCEL MAP NO. _____, FILE NO. _____, RECORDED ON _____, 2021, IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 8) 2nd PARCEL MAP NO. _____, FILE NO. _____, RECORDED ON _____, 2021, IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

MEDIUM DENSITY SUBURBAN (MDS) REGULATORY ZONE FOR REVIEW PURPOSES AS OF _____, 2021 DOES PRECLUDE FURTHER DIVISION OF LAND OF LOT 6, LOT 7, AND LOT 8.	(NUMBER OF LOTS ON PARCEL MAP = 3 LOTS) (NUMBER OF REMAINDER PARCELS = 1 PARCEL)
MINIMUM LOT AREA REQUIRED	12,000 SQUARE FEET
MINIMUM LOT WIDTH	80 FEET
MINIMUM FRONT YARD	20 FEET
MINIMUM SIDE YARD	8 FEET
MINIMUM REAR YARD	20 FEET
MAXIMUM BUILDING HEIGHT	35 FEET
VARIANCES TO THESE STANDARDS MAY BE PROCESSED AS PER WASHOE COUNTY CODE.	

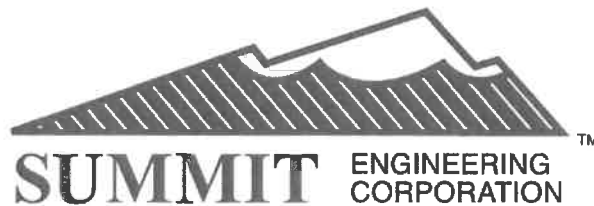
3rd PARCEL MAP
 FOR
WOODLAND VILLAGE PHASE 22, LLC
 A NEVADA LIMITED LIABILITY COMPANY
 A DIVISION OF REMAINDER PARCEL 6-10 OF PARCEL MAP _____
 LOCATED WITHIN THE E1/2 OF SECTION 9, T21N, R18E, MDM
 COLD SPRINGS WASHOE COUNTY NEVADA
 SUMMIT ENGINEERING CORPORATION
 5405 MAE ANNE AVENUE, RENO, NV 89523
 PHONE: (775) 747-8550 FAX: (775) 747-8559

SHEET
 2
 OF
 2

ITEM 8
STREET NAMES

N/A

3rd Tentative Parcel Map for
Woodland Village Phase 22, LLC



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

Community Services Department

Planning and Building

TENTATIVE PARCEL MAP

(see page 6)

PARCEL MAP WAIVER

(see page 11)

APPLICATION



**4th PM for Woodland Village
Phase 22, LLC, A Nevada limited
liability company; Tentative Parcel
Map Application to Washoe County;**

Prepared by:

Ryan Cook, PLS, WRS, CFedS
VP & Surveying Department Manager
Summit Engineering Corp.
5405 Mae Anne Avenue
(775)787-4316
Fax 747-8559
www.summitnv.com

May 10, 2021

Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

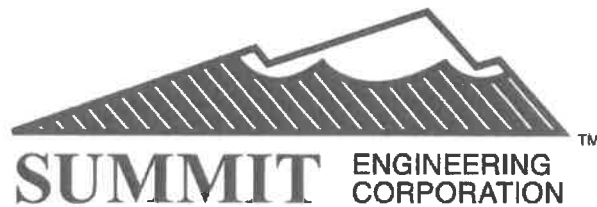
Telephone: 775.328.6100



ITEM 1

FEEES

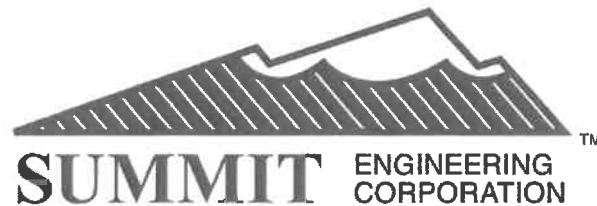
4th Tentative Parcel Map for
Woodland Village Phase 22, LLC



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

ITEM 2
DEVELOPMENT APPLICATION

4th Tentative Parcel Map for
Woodland Village Phase 22, LLC



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

Tentative Parcel Map

Washoe County Code (WCC) Chapter 110, Article 606, Tentative Parcel Map, prescribes the requirements for and waiver of, parcel maps. A parcel map shall be required for all subdivisions, merger, and re-subdivision of existing lots, and common-interest communities consisting of four (4) or fewer units. The Parcel Map Review Committee shall approve, conditionally approve, or deny the tentative parcel map within sixty (60) days of the date that the application is determined to be complete. See WCC 110.606, for further information.

Development Application Submittal Requirements

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

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

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

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

shown on the map by a prominent note on each sheet, as well as width and direction of flow of each water course within the boundaries of the development.

- g. The location and outline to scale of each existing building or structure that is not to be moved in the development.
 - h. Existing roads, trails or rights-of-way within the development shall be designated on the map.
 - i. Vicinity map showing the proposed development in relation to the surrounding area.
 - j. Date, north arrow, scale, and number of each sheet in relation to the total number of sheets.
 - k. Location of snow storage areas sufficient to handle snow removed from public and private streets, if applicable.
 - l. All known areas of potential hazard including, but not limited to, earth slide areas, avalanche areas or otherwise hazardous slopes, shall be clearly designated on the map. Additionally, active fault lines (post-Holocene) shall be delineated on the map.
8. **Street Names:** A completed "Request to Reserve New Street Name(s)" form (included in application packet). Please print all street names on the Tentative Map. Note whether they are existing or proposed.
9. **Packets:** Four (4) packets and flash drive or DVD - any digital documents need to have a resolution of 300 dpi. One (1) packet must be labeled "Original" and contain a signed and notarized Owner Affidavit. Each packet shall include an 8.5" x 11" reduction of any large format sheets included in the application. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ x 11" display. Each packet shall include: one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

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

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


Professional Land Surveyor
Exp. 12-31-22
5-10-2021

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name: 4th Parcel Map for Woodland Village Phase 22, LLC			
Project Description: DIVIDE REMAINDER PARCEL 9-10 OF THE 3rd PARCEL MAP FOR WOODLAND VILLAGE PHASE 22, LLC (SUBMITTED CONCURRENT) TO RESULT IN TWO RESIDENTIAL LOTS.			
Project Address: ALPINE WALK COURT			
Project Area (acres or square feet): 30,305 sf			
Project Location (with point of reference to major cross streets AND area locator): NORTHEAST OF THE INTERSECTION OF VILLAGE PARKWAY & APLINE WALK CT, COLD SPRINGS, NV			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
PORTION OF 556-290-35	30,305 sf		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: WOODLAND VILLAGE PHASE 22, LLC		Name: RYAN COOK, PLS	
Address: 4790 CAUGHLIN PARKWAY #439		Address: SUMMIT ENGINEERING CORP.	
RENO, NV	Zip: 89519	RENO, NV	Zip: 89523
Phone: 775-971-2000	Fax:	Phone: 775-787-4316	Fax: 747-8559
Email: lshreno@gmail.com		Email: ryan@summitnv.com	
Cell: 775-813-0046	Other:	Cell: 775-223-7432	Other: 747-8550
Contact Person: PETER LISSNER		Contact Person: RYAN COOK, PLS	
Applicant/Developer:		Other Persons to be Contacted:	
Name: WOODLAND VILLAGE PHASE 22, LLC		Name:	
Address: 4790 CAUGHLIN PARKWAY #439		Address:	
RENO, NV	Zip: 89519		Zip:
Phone: 775-971-2000	Fax:	Phone:	Fax:
Email: rlissner@gmail.com		Email:	
Cell: 775-750-5537	Other:	Cell:	Other:
Contact Person: BOB LISSNER		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

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

NORTHEAST OF THE INTERSECTION OF VILLAGE PARKWAY & APLINE WALK CT, COLD SPRINGS, NV

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
PORTION OF 556-290-35	VACANT	30,305 SF

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

VACANT

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	12,073 SF	18,233 SF		
Proposed Minimum Lot Width	75	90		

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

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

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

Yes No

6. Utilities:

a. Sewer Service	WASHOE COUNTY
b. Electrical Service/Generator	NV ENERGY
c. Water Service	GREAT BASIN

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

- a. Water System Type:

<input type="checkbox"/> Individual wells		
<input type="checkbox"/> Private water	Provider:	
<input checked="" type="checkbox"/> Public water	Provider:	GREAT BASIN

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		
<input checked="" type="checkbox"/> Public system	Provider:	GREAT BASIN

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 #	N/A	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):

N/A

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 type="checkbox"/> Yes	<input checked="" 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 type="checkbox"/> Yes	<input checked="" 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?

N/A

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

Grading

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

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

37 cy

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?

1418 cy import from existing stockpiles & pit under existing SWPP pond dust control permit for Woodland Village Phase 23

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?

The site is already mass graded. The remaining grading is mostly backfill for house construction.

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?

Mostly flat pads for home construction. Max 3:1 slopes. Water truck, storm drain inlet protection, silt fence, street & surface cleaning, solid waste management, & concrete disposal BMP.

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?

Standard County mix. See Grading Plan (attached in Item 5).

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

No

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

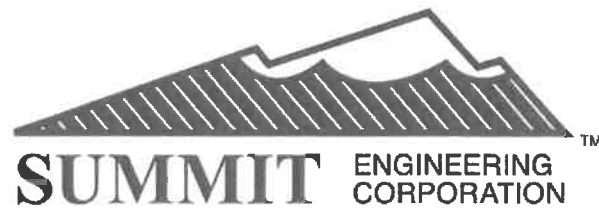
N/A

28. Surveyor:

Name	WOODLAND VILLAGE PHASE 22, LLC
Address	4790 CAUGHLIN PARKWAY #439
Phone	775-787-4316
Cell	775-223-7432
E-mail	lshreno@gmail.com
Fax	775-747-8559
Nevada PLS #	15224

ITEM 3
OWNER AFFIDAVIT

4th Tentative Parcel Map for
Woodland Village Phase 22, LLC



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

Property Owner Affidavit

Applicant Name: Woodland Village Phase 22, LLC

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, PETER LISSNER
(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): 556-290-35

Printed Name PETER LISSNER

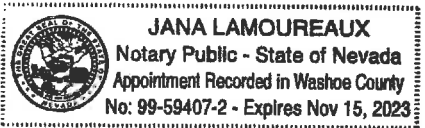
Signed [Signature]

Address 4790 CAUGHLIN PKWY #439
RENO, NV 89519

Subscribed and sworn to before me this 4th day of may, 2021.

(Notary Stamp)

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



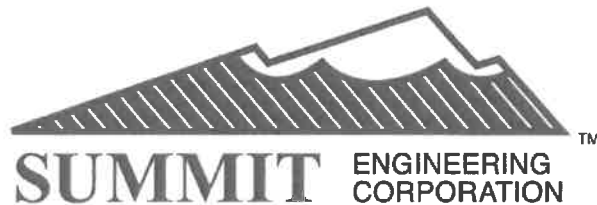
My commission expires: Nov. 15, 2023

*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

ITEM 4
PROOF OF PROPERTY TAX PAYMENT

4th Tentative Parcel Map for
Woodland Village Phase 22, LLC



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

Washoe County Treasurer
Tammi Davis

Bill Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

Washoe County Parcel Information

Parcel ID	Status	Last Update
55629035	Active	5/6/2021 1:40:05 AM
Current Owner: WOODLAND VILLAGE PHASE 22 LLC 4790 CAUGHLIN PKWY 439 RENO, NV 89519		SITUS: 0 NEW FOREST DR WASHOE COUNTY NV
Taxing District 4000	Geo CD:	
Legal Description		
WOODLAND VILLAGE PHASE 23 LOT A		

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/17/2020	2020	\$0.00	\$0.00	\$0.00	\$0.00
Total Due:			\$0.00	\$0.00	\$0.00	\$0.00

Tax Detail

	Gross Tax	Credit	Net Tax
State of Nevada	\$0.30	\$0.00	\$0.30
Truckee Meadows Fire Dist	\$0.95	\$0.00	\$0.95
Washoe County	\$2.46	\$0.00	\$2.46
Washoe County Sc	\$1.99	\$0.00	\$1.99
COLD SPRINGS VALLEY WATER BASIN	\$0.63	\$0.00	\$0.63
Total Tax	\$6.33	\$0.00	\$6.33

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2020	2020586386	B20.100172	\$6.33	8/24/2020

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

Change of Address

All requests for a mailing address change must be submitted in writing, including a signature (unless using the online form).

To submit your address change online [click here](#)

Address change requests may also be faxed to: (775) 328-3642

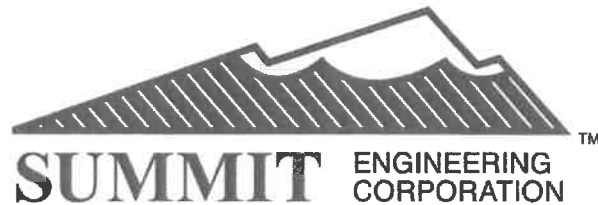
Address change requests may also be mailed to: Washoe County Assessor 1001 E 9th Street Reno, NV 89512-2845

The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

ITEM 5
APPLICATION MATERIALS

4th Tentative Parcel Map for
Woodland Village Phase 22, LLC



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

Per Mike Railey at Christy Corporation:

The case #'s for the Master Plan Amendment and Zone Change were

WMPA21-0001 and WRZA21-0001.

WOODLAND VILLAGE LAND USE AMENDMENTS



MASTER PLAN AMENDMENT AND REGULATORY ZONE AMENDMENT REQUESTS

Prepared by:



JANUARY 8, 2021

**WTPM21-0005, 0006, 0007, 0008
EXHIBIT G**

WOODLAND VILLAGE LAND USE AMENDMENTS

MASTER PLAN AND REGULATORY ZONE AMENDMENTS

Prepared for:

Woodland Village North, LLC
4790 Caughlin Parkway, Suite 519
Reno, Nevada 89519

Prepared by:

Christy Corporation, Ltd.
1000 Kiley Parkway
Sparks, Nevada 89436
(775) 502-8552

January 8, 2021

ITEM 6
TITLE REPORT

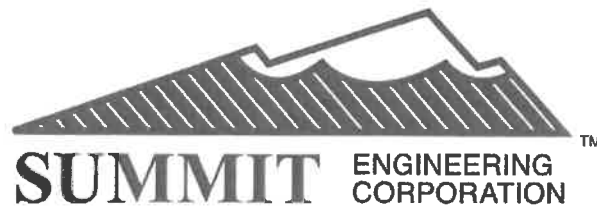
4th Tentative Parcel Map for
Woodland Village Phase 22, LLC



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

ITEM 7
APPLICATION MAP
(REDUCED 8.5"X11")
(SEE BACK POCKET FOR FULL SIZE)

4th Tentative Parcel Map for
Woodland Village Phase 22, LLC



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

PRELIMINARY, FOR REVIEW ONLY

4th PARCEL MAP FOR WOODLAND VILLAGE PHASE 22, LLC, A NEVADA LIMITED LIABILITY COMPANY

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, WOODLAND VILLAGE PHASE 22, LLC, A NEVADA LIMITED LIABILITY COMPANY IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278 AND 116; AND HEREBY GRANTS TO ALL PUBLIC UTILITIES PERMANENT EASEMENTS SHOWN, AND/OR NOTED, ON THIS PLAT FOR UTILITY SYSTEMS TOGETHER WITH THE RIGHT OF ACCESS THERETO FOREVER. THE OWNER AND ASSIGNEES AGREE TO THE USE OF RESIDENTIAL WATER METERS. THE SEWER FACILITIES AND ASSOCIATED APPURTENANCES ARE HEREBY DEDICATED TO WASHOE COUNTY.

WOODLAND VILLAGE PHASE 22, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____ DATE _____
PETER LISSNER, MANAGER

NOTARY PUBLIC CERTIFICATE:

STATE OF NEVADA S.S.
COUNTY OF WASHOE
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ BY
PETER LISSNER AS MANAGER OF WOODLAND VILLAGE PHASE 22, LLC, A NEVADA LIMITED LIABILITY COMPANY.

(SIGNATURE OF NOTARIAL OFFICER) _____
(MY COMMISSION EXPIRES _____)

SECURITY INTEREST HOLDERS' CERTIFICATES:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, HAMILTON PROPERTIES, INC., A NEVADA CORPORATION, CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT.

BY: _____ DATE _____
ROBERT J. LISSNER
TITLE: PRESIDENT

STATE OF NEVADA S.S.
COUNTY OF WASHOE
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ BY
ROBERT J. LISSNER AS PRESIDENT OF HAMILTON PROPERTIES, INC.

(SIGNATURE OF NOTARIAL OFFICER) _____
(MY COMMISSION EXPIRES _____)

THIS IS TO CERTIFY THAT THE UNDERSIGNED, WOODLAND VILLAGE NORTH, LLC, A NEVADA LIMITED LIABILITY COMPANY, CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT.

BY: _____ DATE _____
ROBERT J. LISSNER
TITLE: MANAGER

STATE OF NEVADA S.S.
COUNTY OF WASHOE
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ BY
ROBERT J. LISSNER AS MANAGER OF WOODLAND VILLAGE NORTH, LLC.

(SIGNATURE OF NOTARIAL OFFICER) _____
(MY COMMISSION EXPIRES _____)

UTILITY COMPANIES CERTIFICATE:

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED, AND APPROVED BY THE UNDERSIGNED CABLE TV AND PUBLIC UTILITY COMPANIES AND GREAT BASIN WATER CO.

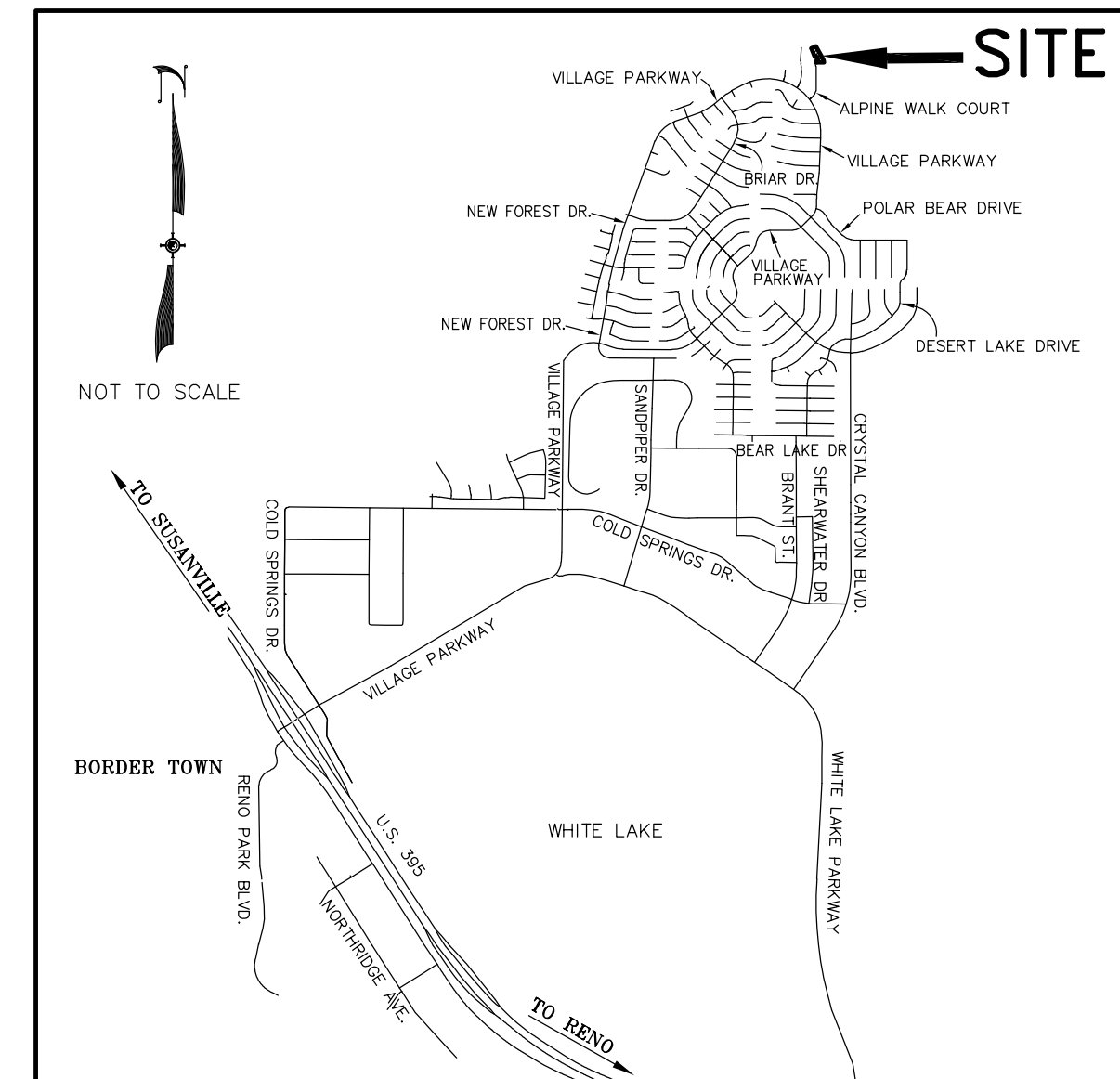
SIERRA PACIFIC POWER COMPANY DBA NV ENERGY DATE _____
BY: _____
ITS: _____

CHARTER COMMUNICATIONS DATE _____
BY: _____
ITS: _____

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT DATE _____
BY: _____
ITS: _____

GREAT BASIN WATER CO. DATE _____
BY: _____
ITS: _____

NEVADA BELL TELEPHONE COMPANY DBA AT&T NEVADA DATE _____
BY: _____
ITS: _____



VICINITY MAP

NOTES:

- NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT HAS BEEN ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGIC TIME.
- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL THE SEWER FACILITIES HAVE BEEN COMPLETED AND ACCEPTED BY THE WASHOE COUNTY UTILITY DIVISION AND THE WATER FACILITIES HAVE BEEN COMPLETED AND ACCEPTED BY GREAT BASIN WATER COMPANY.
- NO OWNER OR TENANT SHALL OBSTRUCT A DRAINAGE EASEMENT OR CHANNEL WITHIN THE TRACT.
- DRAINAGE FACILITIES OUTSIDE THE DEDICATED STREET RIGHT-OF-WAYS ARE TO BE PRIVATE AND MAINTAINED AND PERPETUALLY FUNDED BY THE HOMEOWNERS ASSOCIATION UNLESS THEY ARE IN A MINIMUM 15 FOOT EASEMENT AND ARE PIPED WITH CONCRETE OR PVC PIPE.
- NO FENCES SHALL BE ALLOWED WITHIN OR ACROSS ANY DRAINAGE OR UTILITY EASEMENT MAINTAINED BY WASHOE COUNTY.
- A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT LOT AND THE RIGHT TO EXIT THAT LOT WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING OTHER LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY. IN ADDITION, ALL SIDE PROPERTY LINES SHALL HAVE A PUBLIC UTILITY EASEMENT AND PRIVATE DRAINAGE EASEMENT TO FEET IN WIDTH CENTERED ABOUT THE PROPERTY LINE. ALSO, ALL REAR PROPERTY LINES SHALL HAVE A PUBLIC UTILITY EASEMENT AND PRIVATE DRAINAGE EASEMENT 5 FEET IN WIDTH LOCATED WITHIN THE LOT, ADJACENT TO THE REAR PROPERTY LINE.
- THE PUBLIC UTILITY EASEMENTS SHOWN AND NOTED ON THIS PLAT INCLUDE USE FOR THE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES.
- WASHOE COUNTY WILL PRE-ASSIGN ADDRESSES TO BE RELEASED IN CONJUNCTION WITH THE RELEASE OF THE ASSESSORS PARCEL NUMBERS. IF A PLANNED STRUCTURE WILL NOT FACE THE ADDRESS STREET, TYPICALLY ON CORNER LOTS, THE DEVELOPER MUST REQUEST A NEW ADDRESS PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- 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.

TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND WOODLAND VILLAGE PHASE 22, LLC, A NEVADA LIMITED LIABILITY COMPANY, OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT IT IS THE ONLY OWNER OF RECORD OF SAID LAND; THAT ALL THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP; THAT HAMILTON PROPERTIES, INC. AND WOODLAND VILLAGE NORTH, L.L.C. HOLD OF RECORD A SECURITY INTEREST IN THE LAND TO BE DIVIDED AND THAT THEY ARE THE ONLY HOLDERS OF RECORD OF A SECURITY INTEREST IN SAID LAND; AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE COMMON INTEREST COMMUNITY FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES OR SPECIAL

ASSESSMENTS, AND THAT A GUARANTEE DATED _____, FOR THE BENEFIT OF THE COUNTY OF WASHOE, STATE OF NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

WESTERN TITLE COMPANY

BY: _____ DATE _____

DIRECTOR OF PLANNING AND BUILDING CERTIFICATE

THE FINAL PARCEL MAP CASE NO. WTPM _____ 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.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2021, BY THE DIRECTOR OF PLANNING AND BUILDING OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

MOJRA HAUENSTEIN, DIRECTOR, PLANNING AND BUILDING DIVISION

WATER AND SEWER RESOURCE REQUIREMENTS CERTIFICATE

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

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT DATE _____

DISTRICT BOARD OF HEALTH CERTIFICATE:

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

FOR THE DISTRICT BOARD OF HEALTH DATE _____

TAX CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THIS LAND FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO NRS 361A.265.

WASHOE COUNTY TREASURER

BY: _____ DEPUTY _____ DATE _____

SURVEYOR'S CERTIFICATION

I, RYAN G. COOK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, DO HEREBY CERTIFY:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION AT THE INSTANCE OF WOODLAND VILLAGE PHASE 22, LLC, A NEVADA LIMITED LIABILITY COMPANY.
- THE LAND SURVEYED LIES WITHIN THE EAST 1/2 SECTION 9, TOWNSHIP 21 NORTH, RANGE 18 EAST, M.D.M., WASHOE COUNTY, NEVADA AND THE SURVEY WAS COMPLETED ON _____, 2021.
- THIS PLAT COMPLIES WITH APPLICABLE STATE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
- THE MONUMENTS DEPICTED ON THIS PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



RYAN G. COOK NEVADA P.L.S. 15224

FILE No. _____	<p>4th PARCEL MAP FOR WOODLAND VILLAGE PHASE 22, LLC A NEVADA LIMITED LIABILITY COMPANY</p> <p>A DIVISION OF REMAINDER PARCEL 9-10 OF PARCEL MAP _____ LOCATED WITHIN THE E1/2 OF SECTION 9, T21N, R18E, MDM</p> <p>COLD SPRINGS WASHOE COUNTY NEVADA</p> <p>NE:\DWG\22800\Phase24-NE-10lots\Survey\031151_P\WV24_49\FM.DWG - 11:08 AM - 05-MAY-2021</p> <p>SUMMIT ENGINEERING CORPORATION</p> <p>8405 MAE ANNE AVENUE, RENO, NV, 89523 PHONE: (775) 747-6550 FAX: (775) 747-6559</p>
FEE: \$ _____	
FILED FOR RECORD AT THE REQUEST OF BY _____	
ON THIS _____ DAY OF _____	
20____, AT _____ MINUTES PAST _____	
O'CLOCK _____ OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA	
COUNTY RECORDER	
BY: _____ DEPUTY _____	
SHEET 1 OF 2	

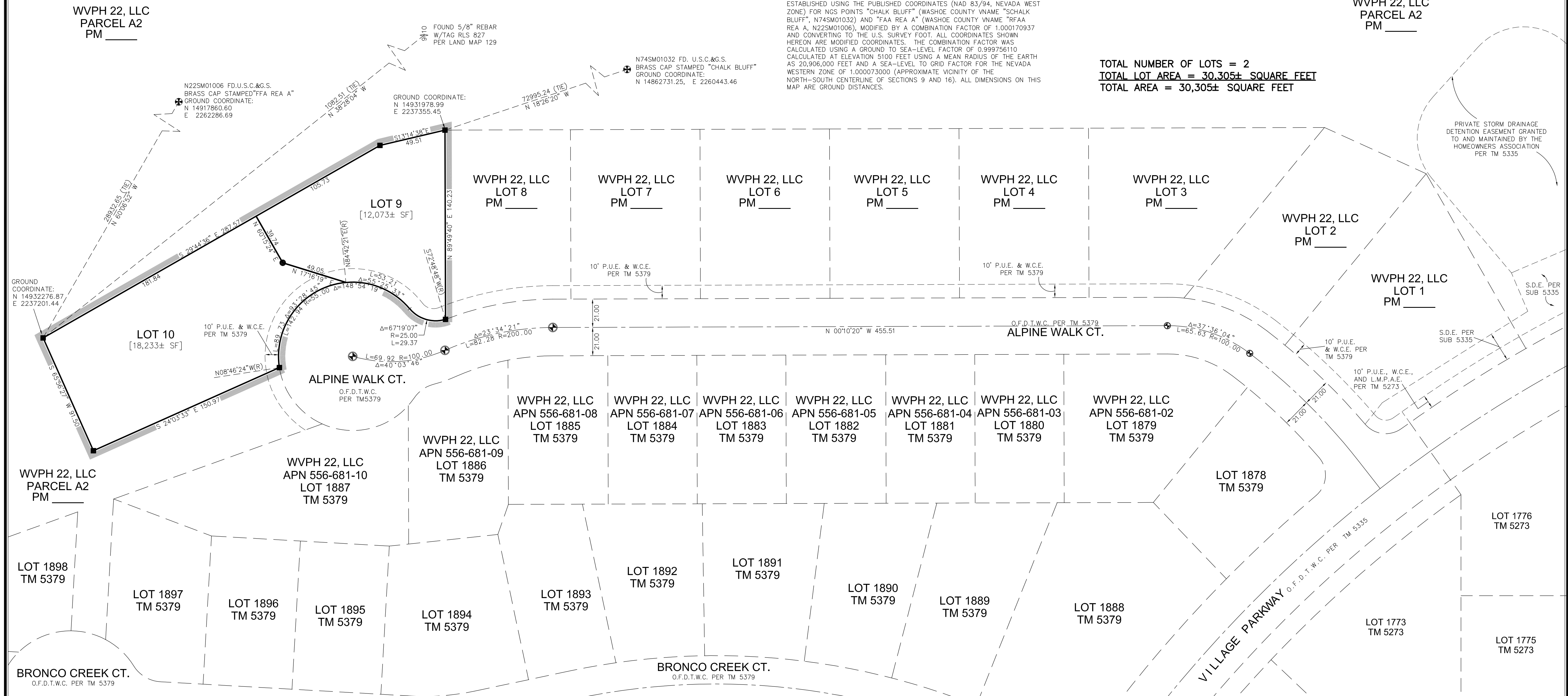
PRELIMINARY, FOR REVIEW ONLY

WOODLAND VILLAGE NORTH LLC
APN 556-290-14
PARCEL E-A ROS 4491

BASIS OF BEARINGS AND COORDINATES

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY WAS ESTABLISHED USING THE PUBLISHED COORDINATES (NAD 83/94, NEVADA WEST ZONE) FOR NGS POINTS "CHALK BLUFF" (WASHOE COUNTY VNAME "SCHALK BLUFF", N745M01032) AND "FAA REA A" (WASHOE COUNTY VNAME "RFAA REA A", N225M01006), MODIFIED BY A COMBINATION FACTOR OF 1.000170937 AND CONVERTING TO THE U.S. SURVEY FOOT. ALL COORDINATES SHOWN HEREON ARE MODIFIED COORDINATES. THE COMBINATION FACTOR WAS CALCULATED USING A GROUND TO SEA-LEVEL FACTOR OF 0.999756110 CALCULATED AT ELEVATION 5100 FEET USING A MEAN RADIUS OF THE EARTH AS 20,906,000 FEET AND A SEA-LEVEL TO GRID FACTOR FOR THE NEVADA WESTERN ZONE OF 1.000073000 (APPROXIMATE VICINITY OF THE NORTH-SOUTH CENTERLINE OF SECTIONS 9 AND 16). ALL DIMENSIONS ON THIS MAP ARE GROUND DISTANCES.

TOTAL NUMBER OF LOTS = 2
TOTAL LOT AREA = 30,305± SQUARE FEET
TOTAL AREA = 30,305± SQUARE FEET



WVPH 22, LLC
PARCEL A2
PM _____

WVPH 22, LLC
PARCEL A2
PM _____

WVPH 22, LLC
PARCEL A2
PM _____

LOT 1898
TM 5379

LOT 1897
TM 5379

LOT 1896
TM 5379

LOT 1895
TM 5379

LOT 1894
TM 5379

LOT 1893
TM 5379

LOT 1892
TM 5379

LOT 1891
TM 5379

LOT 1890
TM 5379

LOT 1889
TM 5379

LOT 1888
TM 5379

LOT 1878
TM 5379

LOT 1776
TM 5273

LOT 1775
TM 5273

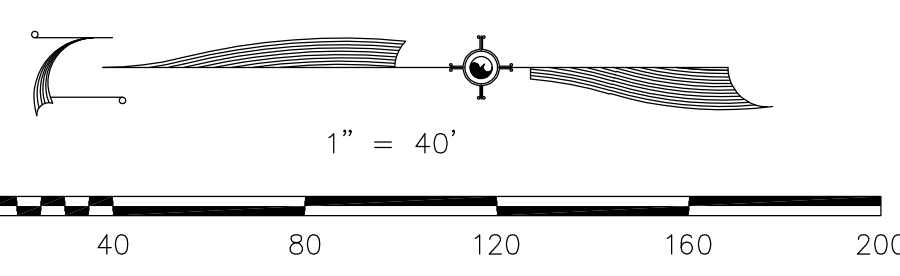
BRONCO CREEK CT.
O.F.D.T.W.C. PER TM 5379

BRONCO CREEK CT.
O.F.D.T.W.C. PER TM 5379

VILLAGE PARKWAY
O.F.D.T.W.C. PER TM 5379

LEGEND

- 9+10 QUARTER CORNER AS NOTED
- NGS GPS CONTROL STATION AS NOTED
- CALCULATED POINT, NOTHING SET
- TYPICAL LOT CORNER - 5/8" REBAR PLS 15224 OR SCRIBE ON CURB AT THE PROJECTION OF THE LOT LINE TO BE SET.
- STREET MONUMENT TO BE SET PLS 15224 PER TM 5379
- SET 5/8" REBAR PLS 15224 PER PARCEL MAP OR _____
- R.O.S. RECORD OF SURVEY
- P.U.E. PUBLIC UTILITY EASEMENT
- L.M.P.A.E. LANDSCAPE, MAINTENANCE, & PEDESTRIAN ACCESS EASEMENT
- (R) RADIAL BEARING
- [12.048± SF] APPROXIMATE LOT AREA IN SQUARE FEET
- WASHOE COUNTY EASEMENT FOR TRAFFIC CONTROL SIGNAGE AND PLOWED SNOW STORAGE, AND SIDEWALKS.
- W.C.E.
- TM SUBDIVISION TRACT MAP
- WVPH 22, LLC WOODLAND VILLAGE PHASE 22, LLC
- O.F.D.T.W.C. OFFERED FOR DEDICATION TO WASHOE COUNTY



REFERENCES:

- 1) RECORD OF SURVEY MAP NO. 4491, FILE NO. 3128857, RECORDED ON NOVEMBER 17, 2004, IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 2) SUBDIVISION TRACT MAP NO. 5221, FILE NO. 4732916, RECORDED ON AUGUST 9, 2017, IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 3) SUBDIVISION TRACT MAP NO. 5273, FILE NO. 4826743, RECORDED ON JUNE 27, 2018, IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 4) SUBDIVISION TRACT MAP NO. 5335, FILE NO. 4935537, RECORDED ON JULY 31, 2019, IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 5) SUBDIVISION TRACT MAP NO. 5379, FILE NO. 5045584, RECORDED ON JUNE 29, 2020, IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 6) PRELIMINARY TITLE REPORT PREPARED BY WESTERN TITLE COMPANY, FILE NO. _____, DATED _____, 2021 AT _____
- 7) 1st PARCEL MAP NO. _____, FILE NO. _____, RECORDED ON _____, 2021, IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 8) 2nd PARCEL MAP NO. _____, FILE NO. _____, RECORDED ON _____, 2021, IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 9) 3rd PARCEL MAP NO. _____, FILE NO. _____, RECORDED ON _____, 2021, IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

MEDIUM DENSITY SUBURBAN (MDS) REGULATORY ZONE FOR REVIEW PURPOSES AS OF _____, 2021 DOES PRECLUDE FURTHER DIVISION OF LAND OF LOT 9 AND LOT 10.	(NUMBER OF LOTS ON PARCEL MAP = 2 LOTS)
MINIMUM LOT AREA REQUIRED	12,000 SQUARE FEET
MINIMUM LOT WIDTH	80 FEET
MINIMUM FRONT YARD	20 FEET
MINIMUM SIDE YARD	8 FEET
MINIMUM REAR YARD	20 FEET
MAXIMUM BUILDING HEIGHT	35 FEET

VARIANCES TO THESE STANDARDS MAY BE PROCESSED AS PER WASHOE COUNTY CODE.

4th PARCEL MAP
FOR
WOODLAND VILLAGE PHASE 22, LLC
A NEVADA LIMITED LIABILITY COMPANY
A DIVISION OF REMAINDER PARCEL 9-10 OF PARCEL MAP _____
LOCATED WITHIN THE E1/2 OF SECTION 9, T21N, R18E, MDM
COLD SPRINGS WASHOE COUNTY NEVADA

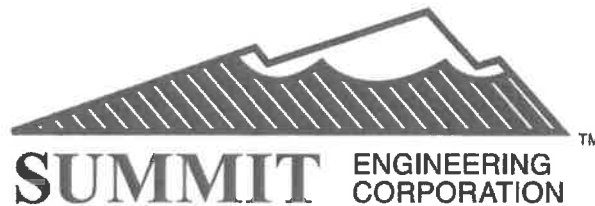
Summit Engineering Corporation
5405 MAE ANNE AVENUE, RENO, NV 89523
PHONE: (775) 747-8550 FAX: (775) 747-8559

SHEET 2 OF 2

ITEM 8
STREET NAMES

N/A

4th Tentative Parcel Map for
Woodland Village Phase 22, LLC



5405 Mae Anne Ave
Reno, Nv 89523
(775) 747-8550
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