



# Parcel Map Review Committee Staff Report

Meeting Date: September 9, 2021

Agenda Item: 7B

PARCEL MAP CASE NUMBER: WTPM21-0010 (Scannell Properties)

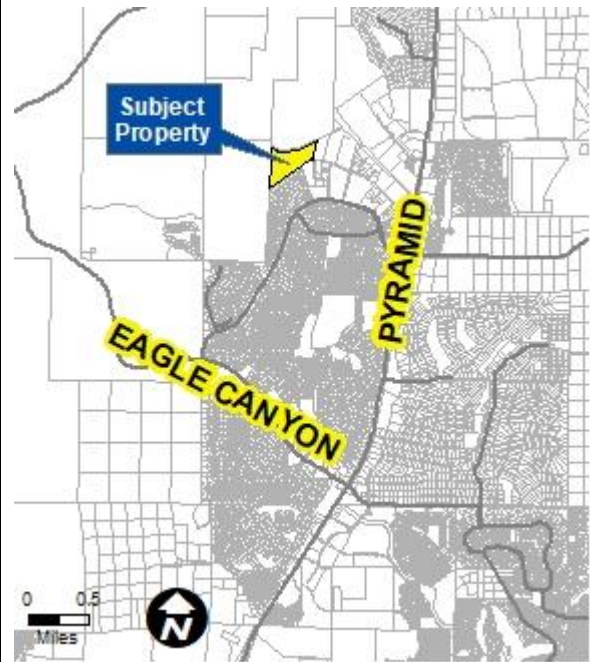
BRIEF SUMMARY OF REQUEST: To approve a division of one parcel into two parcels

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

## CASE DESCRIPTION

For hearing, discussion, and possible action to approve a tentative parcel map dividing a 44.82 acre parcel into 2 parcels, one that is 8.82 acres and another 36.04 acres.

Applicant /Property Owner: Scannell Properties # 497, LLC  
 Location: 10 Isidor Court  
 APN: 530-931-20  
 Parcel Size: 44.82 acres  
 Master Plan: Industrial (I)  
 Regulatory Zone: Industrial(I)  
 Area Plan: Spanish Springs  
 Development Code: Authorized in Article 606, Parcel Maps  
 Commission District: 4 – Commissioner Hartung



Vicinity Map

## STAFF RECOMMENDATION

APPROVE

**APPROVE WITH CONDITIONS**

DENY

## POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM21-0010 for Scannell Properties # 497, LLC, subject to the conditions of approval included as Exhibit A with the staff report, and make the determination that the following criteria is or will be adequately provided for pursuant to Washoe County Code, Section 110.606.30

*(Motion with Findings on Page 8)*

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Agency Review Comments ..... Exhibit B

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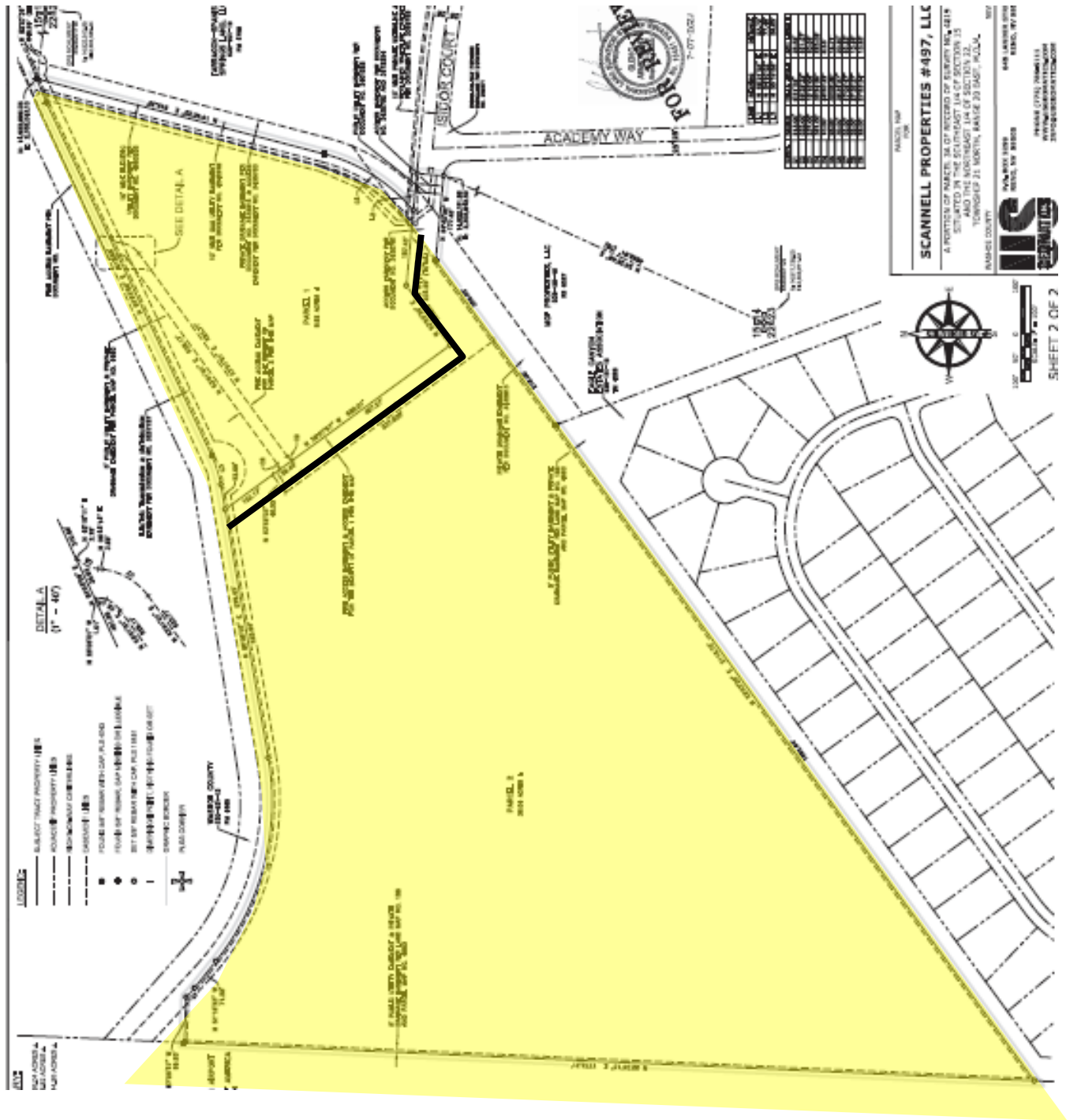
## **Parcel Map**

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

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

Within 22 months from the date of approval of the tentative parcel map, the applicant must file a final parcel map along with any required supporting materials with the Planning and Building Division and the County Engineer showing that all conditions imposed by the Washoe County Parcel Map Review Committee have been met. Approval or conditional approval of a tentative parcel map imposes no obligation on the part of the Director of the Planning and Building Division or the Washoe County Board of County Commissioners to approve the final parcel map or to accept any public dedication shown on the tentative or final parcel map. Failure to submit a complete final parcel map and pay the required fees within the 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 Number WTPM21-0010 are attached to this staff report and will be included with the action order if approved by the Parcel Map Review Committee.



**Site Plan**

**Tentative Parcel Map Evaluation**

Requirement	Evaluation
Area Plan	Spanish Springs
TMSA	Inside TMSA
Regulatory Zone	Industrial (I)
Maximum Lot Potential	195 Lots
Number of Lots on Parcel Map	2
Minimum Lot Size Required	10,000 SF
Minimum Lot Size on Parcel Map	8.82 acres
Minimum Lot Width Required	100 feet
Minimum Lot Width on Parcel Map	407.27 feet
Development Suitability Map	Unconstrained
Hydrographic Basin	Spanish Springs Valley Hydrographic Basin

The tentative parcel map meets all minimum requirements for the Industrial (I) regulatory zone.

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

**Development Information**

The subject ±44.82 acre parcel is vacant. The parcel has a regulatory zone of Industrial (I). The parcels to the south are residential properties with regulatory zones of Medium Density Suburban (MDS). The property to the east has a regulatory zone designation of I. The parcel to the west is the Spanish Springs Airport and has a regulatory zone of Parks and Recreation (PR). The applicant is proposing two parcels; one ±36.04 acre parcel and another ±8.82 acres parcel. The parcel to the north is the Sha Neva aggregate pit and has a regulatory zone of General Rural (GR).

The new parcels will be meet the minimum lot size requirement for I, which is 10,000 square feet. The setback requirements for I are 15 feet from the front and rear property lines, and 10 feet from the side property lines. There is sufficient area within each proposed parcel to meet these standards.

**Spanish Springs Area Plan Modifiers**

The subject parcel is located within the Spanish Springs Area Plan. There are no modifiers within Washoe County Code (WCC) Chapter 110, *Spanish Springs Area*, Article 216 that effect the evaluation of this proposed parcel map.

**Area Plan Evaluation**

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

***Relevant Area Plan Policies Reviewed***

Policy	Brief Policy Description	Complies	Condition of Approval
SS 12.8	Dedication of water rights to Washoe County	Yes	Yes
SS 15.1	Will connect to a community water service	Yes	Yes
SS 16.1	Will connect to a community sewer service	Yes	No

**Reviewing Agencies**

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

<b>Agency</b>	<b>Sent to Review</b>	<b>Responded</b>	<b>Provided Conditions</b>	<b>Contact</b>
BLM – Nevada State Office	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe County Water Rights	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Vahid Behmaram, <a href="mailto:vbehmaram@washoecounty.us">vbehmaram@washoecounty.us</a>
Washoe County Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Wayne Handrock, <a href="mailto:whandroc@washoecounty.us">whandroc@washoecounty.us</a>
WCHD – Air Quality	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
WCHD – Environment Health	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	David Kelly, <a href="mailto:dakelly@washoecounty.us">dakelly@washoecounty.us</a>
Truckee Meadows Fire Protection District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Brittany Lemon, <a href="mailto:blemon@tmfpd.us">blemon@tmfpd.us</a>
Washoe County School District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Brett Rodela. <a href="mailto:Brett.Rodela@washoeschools.net">Brett.Rodela@washoeschools.net</a>
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"/>	Bret Tyler & Jim Shaffer

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: Compliance with all applicable environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, and sewage disposal will be ensured prior to recordation of the final map or prior to approval of a development permit on the subject site. The application was reviewed by the appropriate agencies and no recommendation for denial was received.
  - b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision.
 

Staff Comment: The proposed lots will be served by extension of the existing, adjacent, infrastructure and will be annexed into the Truckee Meadows Water Authority service area to receive water service.
  - c) The availability and accessibility of utilities.
 

Staff Comment: The lots will be served by extension of the existing, adjacent, infrastructure and will connect with NV Energy for power.
  - d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks.

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

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

Staff Comment: The proposed division of land is in conformity with the existing Industrial (I) regulatory zone and the applicable provisions of the Washoe County Development Code and Master Plan.

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

Staff Comment: The application was reviewed by the appropriate agencies and no recommendation for denial was received, the proposal is in conformance with the area plan and master plans for streets and highways.

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

Staff Comment: The application was reviewed by the appropriate agencies, including Washoe County Engineering and Capital Projects Division, and no recommendation for new streets or highways to serve the subdivision was received.

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

Staff Comment: The applicant states that there are no wetlands, slopes of hillsides in the access of 15%, geologic hazards and only a small are in one parcel (APN: 046-032-05) shows within the FEMA floodplain. The majority of the site show in an area of minimal flood hazard. The application was reviewed by the appropriate agencies, including Washoe County Engineering and Capital Projects Division, and no recommendation for denial was received.

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

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

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

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

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

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

- l) Recreation and trail easements.

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

### **Recommendation**

After a thorough analysis and review, Parcel Map Case Number WTPM21-0010 is being recommended for approval with conditions. Staff offers the following motion for the Parcel Map Review Committee's consideration.

**Motion**

I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM21-0010 for Scannell Properties # 497, LLC, subject to the conditions of approval included as Exhibit A with the staff report, and make the determination that the following criteria is or will be adequately provided for pursuant to Washoe County Code, Section 110.606.30:

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

**Appeal Process**

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

Applicant/ Owner: Scannell Properties # 497, LLC  
[chrism@scannellproperties.com](mailto:chrism@scannellproperties.com)

Representatives: US Geomatics  
[garmstrong@usgeomatics.com](mailto:garmstrong@usgeomatics.com)





# Conditions of Approval

Tentative Parcel Map Case Number WTPM21-0010

The tentative parcel map approved under Parcel Map Case Number WTPM21-0010 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 this tentative parcel map shall be met or financial assurance must be provided to satisfy the conditions of approval prior to the recordation of a final parcel map. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

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

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

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

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

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

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

**Washoe County Planning and Building Division**

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

**Contact: Julee Olander, Planner, 775.328.3627, [jolander@washoecounty.us](mailto:jolander@washoecounty.us)**

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

**DIRECTOR OF PLANNING AND BUILDING CERTIFICATE**

THE FINAL PARCEL MAP CASE NO. WTPM21-0010 MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. THE OFFER(S) OF DEDICATION IS (ARE) REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278.

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

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MOJRA HAUENSTEIN, DIRECTOR, PLANNING AND BUILDING DIVISION

- e. The applicant has indicated that the proposed improvements will not exceed the major grading thresholds that require a special use permit. If the final construction drawings for the map include grading that exceeds the *Major Grading Permit Thresholds* listed in Article 438 Grading Standards, the applicant shall apply for a special use permit for grading; this approval may take up to three months to process. In addition, all related standards within the Washoe County Development Code shall be met on the construction drawings.
- f. The approval for this tentative parcel map does not include improvements for driveways to building pads. Grading for access to building pads, if they exceed the criteria stated in the previous condition, shall require a special use permit.

### **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, 775.328.2318, [whandrock@washoecounty.us](mailto:whandrock@washoecounty.us)**

- a. Washoe County Community Services Department shall have a signature block under Utility Companies Certificate.
- b. Comply with the conditions of the Washoe County technical check for this map.
- c. Add a graphic border around the proposed division.
- d. All boundary corners must be set.
- e. Add a Security Interest Holder's Certificate to the map if applicable.

### **Washoe County Water Management Planner Coordinator**

3. The following conditions are requirements of Washoe County Water Management Planner Coordinator, who shall be responsible for determining compliance with these conditions.

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

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

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

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

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

**Contact Name – Dale Way / Brittany Lemon, 775.326.6000, [dway@tmfpd.us](mailto:dway@tmfpd.us) / [blemon@tmfpd.us](mailto:blemon@tmfpd.us)**

- a. The Truckee Meadows Fire Protection District (TMFPD) will require that this project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply.

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



# WASHOE COUNTY

## COMMUNITY SERVICES DEPARTMENT

### Engineering and Capital Projects

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

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#### INTEROFFICE MEMORANDUM

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#### PARCEL MAP REVIEW

DATE: August 2, 2021

TO: Julee Olander, Planner - Department of Community Services

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

**SUBJECT: *Parcel Map for: Scannell Properties***  
***Parcel Map Case No.: WTPM21-0010***  
***APN: 530-931-20***  
***Review Date: July 30, 2021***

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

1. Comply with the conditions of the Washoe County technical check for this map.
2. Add a graphic border around the proposed division.
3. All boundary corners must be set.
4. Add a Security Interest Holder's Certificate to the map if applicable.



INTEGRITY



EFFECTIVE  
COMMUNICATION



QUALITY  
PUBLIC SERVICE

**WTPM21-0010**  
**EXHIBIT B**

**From:** [Lemon, Brittany](#)  
**To:** [Olander, Julee](#)  
**Subject:** RE: WPTM21-0010 (Scannell Properties)  
**Date:** Tuesday, August 10, 2021 12:57:17 PM  
**Attachments:** [image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)

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Hi Julee,

My apologies for missing this one.

“This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply.”

<https://tmfpd.us/fire-code/>

Please note this parcel is located in a Moderate WUI Zone.

Thank you,

## **Brittany Lemon**

**Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue**

[blemon@tmfpd.us](mailto:blemon@tmfpd.us) | Office: 775.326.6079 | Cell: 775.379.0584

3663 Barron Way, Reno, NV 89511



*"Committed to excellence, service, and the protection of life and property in our community"*

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**From:** Olander, Julee <JOlander@washoecounty.us>  
**Sent:** Tuesday, August 10, 2021 12:33 PM  
**To:** Way, Dale <DWay@tmfpd.us>; Lemon, Brittany <BLemon@tmfpd.us>  
**Subject:** RE: WPTM21-0010 (Scannell Properties)

Let me know if you have anything- thanks.

**Please tell us how we did by taking a [quick survey](#)**

**Julee Olander**

Planner | Community Services Department- Planning & Building Division

**WTPM21-0010  
EXHIBIT B**



[jolander@washoecounty.us](mailto:jolander@washoecounty.us) | Office: 775.328.3627

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

Visit us first online: [www.washoecounty.us/csd](http://www.washoecounty.us/csd)

For Planning call (775) 328-6100

Email: [Planning@washoecounty.us](mailto:Planning@washoecounty.us)



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**From:** Way, Dale <[DWay@tmfpd.us](mailto:DWay@tmfpd.us)>  
**Sent:** Tuesday, August 10, 2021 12:28 PM  
**To:** Lemon, Brittany <[BLemon@tmfpd.us](mailto:BLemon@tmfpd.us)>  
**Cc:** Olander, Julee <[JOlander@washoecounty.us](mailto:JOlander@washoecounty.us)>  
**Subject:** Fwd: WPTM21-0010 (Scannell Properties)

Brittany,

Did we miss one? Anyway, good timing as we were just discussing something with this property.

Thank you.

Sent from Dale Way's iPad

Begin forwarded message:

**From:** "Olander, Julee" <[JOlander@washoecounty.us](mailto:JOlander@washoecounty.us)>  
**Date:** August 10, 2021 at 2:16:16 PM EDT  
**To:** "Way, Dale" <[DWay@tmfpd.us](mailto:DWay@tmfpd.us)>  
**Subject:** **WPTM21-0010 (Scannell Properties)**

Does fire have any comments/conditions for WPTM21-0010 (Scannell Properties)?  
Comments due 8/2.

Thank you,



**Please tell us how we did by taking a quick [survey](#)**

**Julee Olander**

**Planner | Community Services Department- Planning & Building Division**

[jolander@washoecounty.us](mailto:jolander@washoecounty.us) | Office: 775.328.3627

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

Visit us first online: [www.washoecounty.us/csd](http://www.washoecounty.us/csd)

For Planning call (775) 328-6100

**WTPM21-0010  
EXHIBIT B**

Email: [Planning@washoecounty.us](mailto:Planning@washoecounty.us)



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**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: Scannell Properties; 530-931-20  
Parcel Map; WTPM21-0010

Dear Washoe County Staff:

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

- a) EHS has no issues with the PM as proposed.

If you have any questions or would like clarification regarding the foregoing, please contact David Kelly regarding all EHS comments.

Sincerely,



David Kelly  
EHS Supervisor  
Environmental Health Services  
Washoe County Health District





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 Julee Olander, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WTM21-0010 Scannell Properties

Dear Julee,

In reviewing the division of one parcel into two parcels, the Conservation District has the following comments.

The applicant submits to the District for approval a revegetation plan prepared by a qualified professional that includes a seed mix based on soil type, a contingency water plan, fertilizer plan, erosion control structures and a monitoring plan with updates provided to the Conservation District after the completion of the growing season (October 31) every year for a three-year period.

If the construction of rockery walls, we require placing smaller rock in the voids of the face of the entire height of the wall to reduce any undermining by small animals.

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

Sincerely,

Shaffer-Tyler

**From:** [Simpson, Tim](#)  
**To:** [Olander, Julee](#); [West, Walt](#); [Handrock, Wayne](#); [Rubio, Wesley S](#); [English, James](#); [Kelly, David A](#)  
**Cc:** [Heeran, Jennifer](#)  
**Subject:** RE: WTPM21-0010 (Scannell Properties) comments/conditions due 8/2  
**Date:** Tuesday, August 10, 2021 11:17:03 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

---

Julee,

I have one comment:

Washoe County Community Services Department shall have a signature block under the Utility Companies Certificate.



**Timothy Simpson, P.E.**  
Licensed Engineer | Community Services Department  
[tsimpson@washoecounty.us](mailto:tsimpson@washoecounty.us) | Office: 775.954.4648 | SMS: 775.433.0773  
1001 E. 9th, Reno, NV 89512

---

**From:** Olander, Julee <[JOlander@washoecounty.us](mailto:JOlander@washoecounty.us)>  
**Sent:** Tuesday, August 10, 2021 11:10 AM  
**To:** West, Walt <[WWest@washoecounty.us](mailto:WWest@washoecounty.us)>; Simpson, Tim <[TSimpson@washoecounty.us](mailto:TSimpson@washoecounty.us)>; Handrock, Wayne <[WHandrock@washoecounty.us](mailto:WHandrock@washoecounty.us)>; Rubio, Wesley S <[WRubio@washoecounty.us](mailto:WRubio@washoecounty.us)>; English, James <[JEnglish@washoecounty.us](mailto:JEnglish@washoecounty.us)>; Kelly, David A <[DAKelly@washoecounty.us](mailto:DAKelly@washoecounty.us)>  
**Cc:** Heeran, Jennifer <[JHeeran@washoecounty.us](mailto:JHeeran@washoecounty.us)>  
**Subject:** WTPM21-0010 (Scannell Properties) comments/conditions due 8/2

Have not received comments/conditions, they were due 8/2. Please send ASAP.



## **Please tell us how we did by taking a quick [survey](#)**

**Julee Olander**  
Planner | Community Services Department- Planning & Building Division  
[jolander@washoecounty.us](mailto:jolander@washoecounty.us) | Office: 775.328.3627  
1001 E. Ninth St., Bldg A., Reno, NV 89512  
Visit us first online: [www.washoecounty.us/csd](http://www.washoecounty.us/csd)  
For Planning call (775) 328-6100  
Email: [Planning@washoecounty.us](mailto:Planning@washoecounty.us)

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

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

July 20, 2021

TO: Julee Olander, Planner, CSD, Planning & Development Division  
FROM: Vahid Behmaram, Water Rights & Water Resources Consultant, CSD  
SUBJECT: Tentative Parcel Map Case Number WTPM21-0010 (Scannell Properties)

**Project description:**

The applicant is proposing to approve a division of one parcel into two parcels that are 8.82 acres and 36.04 acres.

Project located at 10 Isidor Court, APN: 530-931-20.

*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 will be provided by the Truckee Meadows Water Authority (TMWA).

Conditions:

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

**From:** [Rodela, Brett A](#)  
**To:** [Olander, Julee](#)  
**Cc:** [Freund, Sandy](#)  
**Subject:** Tentative Parcel Ma: WTPM21-0010 (Scannell Properties)  
**Date:** Wednesday, July 28, 2021 9:26:43 AM

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

Hello, Ms./Mrs. Olander,

WCSD has no comments at this time pertaining to WTPM21-0010 (Scannell Properties), but will review and respond upon submission of tentative map(s).

***Brett A. Rodela***

GIS Analyst

Washoe County School District, Capital Projects

Office: (775) 325-8303 | Cell: (775) 250-7762



## Washoe County Development Application

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

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>Parcel Map for Scannell Properties #497, LLC</b>			
Project Description: Dividing APN 538-931-20 into 2 Parcels (Parcel 1 = 8.82 ac, Parcel 2 = 36.04 ac) which will be used for an Industrial Warehouse on Parcel 2 and a remainder Parcel 1.			
Project Address: 10 Isidor Court, Washoe County, Nevada 89441			
Project Area (acres or square feet): 44.86 acres			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): Located at the end of Isidor Court right after the intersection of Isidor Court and Academy Way.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
530-931-20	44.82		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Scannell Properties # 497, LLC		Name: US Geomatics	
Address: 8801 River Crossing Blvd, Suite 100		Address: P.O. Box 3299	
Indianapolis, Indiana	Zip: 46240	Reno, Nevada	Zip: 89505
Phone: (317) 218-1667	Fax:	Phone: (775) 786-5111	Fax:
Email: chrism@scannellproperties.com		Email: info@usgeomatics.com	
Cell: (219) 671-4748	Other:	Cell:	Other:
Contact Person: Chris Miller		Contact Person: Glen C. Armstrong	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Scannell Properties		Name: Glen C. Armstrong	
Address: 8801 River Crossing Blvd, Suite 100		Address: 648 Lander Street	
Indianapolis, Indiana	Zip: 46240	Reno, Nevada	Zip: 89505
Phone: (317) 218-1667	Fax:	Phone: (775) 786-5111	Fax:
Email: chrism@scannellproperties.com		Email: garmstrong@usgeomatics.com	
Cell: (219) 671-4748	Other:	Cell: 775.560.8516	Other:
Contact Person: Chris Miller		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

# 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)?

10 Isidor Court, Washoe County, NV 89441

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
530-931-20	Vacant Property - Land Use 150 - Land Zoning I	44.86

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

Existing conditions include a graded site with minor utility work done, no buildings

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	8.82	36.04		
Proposed Minimum Lot Width	N/A	N/A		

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

6. Utilities:

a. Sewer Service	Washoe County
b. Electrical Service/Generator	NV Energy
c. Water Service	Truckee Meadows Water Authority

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:	Truckee Meadows Water Authority

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:	Washoe County

b. Available:

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

c. Washoe County Capital Improvements Program project?

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

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: PARCEL IS ANNEXED INTO TMWA COVERAGE PER DOCUMENT NO. 4591216

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

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

--

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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11. Does property contain slopes or hillsides in excess of 15 percent and/or significant ridgelines? (If yes, and this is the second parcel map dividing this property, Article 424, Hillside Development of the Washoe County Development Code will apply.)

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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12. Does property contain geologic hazards such as active faults; hillside or mountainous areas; is it subject to avalanches, landslides, or flash floods; is it near a water body, stream, Significant Hydrologic Resource as defined in Article 418, or riparian area such as the Truckee River, and/or an area of groundwater recharge

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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13. Does the tentative parcel map involve common open space as defined in Article 408 of the Washoe County Development Code? (If so, please identify all proposed non-residential uses and all the open space parcels.)?

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

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

Access Easements will be granted to provide access for each parcel
--

15. Are there any applicable policies of the adopted area plan in which the project is located that require compliance? If so, which policies and how does the project comply.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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16. Are there any applicable area plan modifiers in the Development Code in which the project is located that require compliance? If so, which modifiers and how does the project comply?

N/A
-----

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?

Cut 100,000 CY Fill 100,000 CY 0 CY Export
--



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?

0 CY Export, See 18

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?

Yes. Mitigation will be done with screen walls and landscaping.

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?

3:1 Slope. Slope to be revegetated.

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?

Retaining wall will be required. The height of walls varies between 4 to 8 feet. Wall will be rockery.

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

N/A

25. What type of revegetation seed mix are you planning to use and how many pounds per acre do you intend to broadcast? Will you use mulch and, if so, what type?

All seed should be uniformly broadcast at 21 lbs./ac and lightly covered by raking or dragging.

The designated seeded areas shall be sprayed with tackifier after seed has been broadcast and raked. the tackifier shall be m-binder applied - the rate of 200 lbs. per acre. All seeded areas shall be applied with Ecoaegis bonded fiber matrix of equal for erosion control. Ecoaegis shall be hydraulically applied per the manufacturers direction at the rate of 2000 lbs./ac. the bonded fiber matrix shall be installed the same day as seeding to prevent wind erosion of the seeds and soil.

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

The landscape contractor shall submit shop drawings of temporary irrigation system for approved by landscape architect (2) two weeks prior to installation.

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

28. Surveyor:

Name	Scannell Properties # 497, LLC
Address	8801 River Crossing Blvd, Suite 100
Phone	(775) 786-5111
Cell	775.560.8516
E-mail	chrism@scannellproperties.com
Fax	
Nevada PLS #	16451

**OWNER'S CERTIFICATE:**

THIS IS TO CERTIFY THAT THE UNDERSIGNED, SCANNELL PROPERTIES #497, LLC, 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 NRS CHAPTER 279, THE ACCESS EASEMENT AND THE ACCESS EASEMENTS AS SHOWN OR NOTED HEREON ARE HEREBY GRANTED, AND THE PUBLIC UTILITY ACCESS EASEMENTS AS SHOWN ON THIS CERTIFICATE ARE HEREBY GRANTED TOGETHER WITH THE RIGHT OF ACCESS TO ALL PUBLIC UTILITY COMPANIES, CABLE TELEVISION COMPANIES, AND TRUCKEE MEADOWS WATER AUTHORITY, THEIR SUCCESSORS AND ASSIGNS.

SCANNELL PROPERTIES #497, LLC

NAME: \_\_\_\_\_ DATE \_\_\_\_\_

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

**NOTARY PUBLIC ACKNOWLEDGMENT:**

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_, S.S. ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, OF SCANNELL PROPERTIES #497, LLC, DID PERSONALLY APPEAR BEFORE ME TO PERSONALLY ACKNOWLEDGE THIS INSTRUMENT.

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

**TITLE COMPANY CERTIFICATE:**

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT SCANNELL PROPERTIES #497, LLC, AMERICAN UNITED LIBERTY COMPANY, ARE THE ONLY OWNERS OF RECORD OF SAID LAND; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN SAID LAND AND THAT THERE ARE NO LIENS OF RECORD AGAINST SAID LAND FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL, OR LOCAL TAXES OR ASSESSMENTS COLLECTED.

FIRST AMERICAN TITLE INSURANCE COMPANY

NAME: \_\_\_\_\_ DATE \_\_\_\_\_

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

**TAX CERTIFICATE:**

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THE LAND SHOWN HEREON FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO NRS. 31A.265, APR 15, 2007-140.

WASHOE COUNTY TREASURY DEPARTMENT DATE \_\_\_\_\_

NAME: \_\_\_\_\_

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

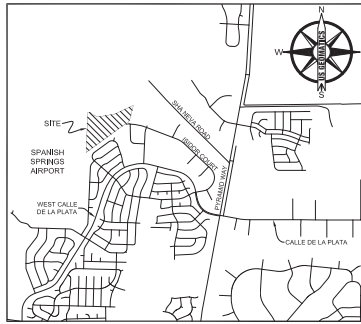
**WATER AND SEWER RESOURCE CERTIFICATE:**

THE PROJECT DEVELOPMENT DEPICTED ON THIS MAP IS IN CONFORMANCE WITH THE PROVISIONS OF ARTICLE 42 OF WASHOE COUNTY CHAPTER 110 DEVELOPMENT CODES.

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

NAME: \_\_\_\_\_

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



**UTILITY COMPANIES CERTIFICATE:**

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

CHARTER COMMUNICATIONS DATE \_\_\_\_\_

NAME: \_\_\_\_\_

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

NEVADA BELL TELEPHONE COMPANY DATE \_\_\_\_\_

NAME: \_\_\_\_\_

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

SERRA PACIFIC POWER COMPANY DATE \_\_\_\_\_

NAME: \_\_\_\_\_

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

TRUCKEE MEADOWS WATER AUTHORITY DATE \_\_\_\_\_

NAME: \_\_\_\_\_

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

**COUNTY SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND PERFORMED A TECHNICAL MAP CHECK OF THE GEOMETRIC DATA SHOWN HEREON AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

WALTER HAINBENDER, JR. WASHOE COUNTY SURVEYOR

**DISTRICT BOARD OF HEALTH CERTIFICATE:**

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

DISTRICT BOARD OF HEALTH DATE \_\_\_\_\_

NAME: \_\_\_\_\_

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

**DIRECTOR OF PLANNING AND BUILDING CERTIFICATE:**

THIS FINAL PARCEL MAP CASE NO. \_\_\_\_\_ MEETS ALL APPLICABLE STATUTES, ORDINANCES, AND CODE PROVISIONS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREBY BY REFERENCE, AND THESE CONDITIONS HAVE BEEN SISTERED FOR RECORDATION OF THIS MAP. THIS FINAL MAP IS APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, BY THE DIRECTOR OF PLANNING AND BUILDING DIVISION OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 276.471 THROUGH 276.475.

ROBERTA HAINBENDER DATE \_\_\_\_\_

DIRECTOR, PLANNING AND BUILDING DIVISION

**SURVEYOR'S CERTIFICATE:**

I, GLEN C. ARMSTRONGS, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

- 1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANACE OF SCANNELL PROPERTIES AND LLC.
- 2. THE LANDS SURVEYED ARE WITHIN A PORTION OF THE SOUTHEAST 1/4 OF SECTION 15 AND THE NORTHEAST 1/4 OF SECTION 22, T.21N. R.20E., M.20M., WASHOE COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON APRIL 15, 2021.
- 3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- 4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND QUALITY.



GLEN C. ARMSTRONGS PROFESSIONAL LAND SURVEYOR NO. 16451

**COUNTY RECORDER'S CERTIFICATE**

PARCEL MAP FOR  
**SCANNELL PROPERTIES #497, LLC**

A PORTION OF PARCEL 3A OF RECORD OF SURVEY NO. 4819 SITUATED IN THE SOUTHEAST 1/4 OF SECTION 15 AND THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 21 NORTH, RANGE 20 EAST, M.20M., WASHOE COUNTY, NEVADA

P.O. BOX 3299 648 LANDER STREET RENO, NV 89508

**IIS GEOMATICS** PHONE (775) 786-5111 WWW.IISGEOMATICS.COM INFO@IISGEOMATICS.COM

FILE NO. \_\_\_\_\_  
FEE: \_\_\_\_\_  
FILED FOR RECORD AT THE REQUEST OF \_\_\_\_\_  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021,  
AT \_\_\_\_\_ HOURS PAST \_\_\_\_\_ O'CLOCK \_\_\_\_\_,  
OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.  
COUNTY RECORDER  
BY: \_\_\_\_\_ DEPUTY

**BASIS OF BEARING:**

IDENTICAL TO THAT OF RECORD OF SURVEY NO. 4819 (SEE REFERENCE IN ALL NEVADA STATE PLANE COORDINATE SYSTEM (WEST ZONE), NAD83) AS DETERMINED FROM WASHOE COUNTY CONTROL POINTS 152804111 AND 152804112 AS SHOWN HEREON.

ALL COORDINATES AND DISTANCES SHOWN HEREON HAVE GRAVIMETRIC VALUES. THE WASHOE COUNTY COMBINED FACTOR OF 0.9999200 WAS USED TO SCALE GRID COORDINATES TO GRAVIMETRIC COORDINATES.

GRID TO GROUND SCALE FACTOR = 1.00019799  
GROUND TO GRID SCALE FACTOR = 0.99980201

**NOTES:**

- 1) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 33020C0505, REVISED MARCH 16, 2008, THE SURVEYED PROPERTY (APR 30-40-20) IS LOCATED ENTIRELY WITHIN UNSHOED ZONE 5 AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- 2) ALL PROPERTIES, REGARDLESS IF THEY ARE LOCATED WITHIN OR OUTSIDE OF A FEMA DESIGNATED FLOOD ZONE, MAY BE SUBJECT TO FLOODING. PROPERTY OWNERS ARE REQUIRED TO MAINTAIN ALL DRAINAGE EASEMENTS AND NATURAL DRAINAGE COURSES. ANY REVISIONS OR ALTERATIONS UNPERMITTED AND UNAPPROVED MODIFICATIONS TO THE PROPERTY THAT MAY HAVE DETRIMENTAL IMPACTS TO THE SURROUNDING PROPERTIES.
- 3) PARCELS ARE FOR NON-RESIDENTIAL USE.
- 4) NATURAL DRAINAGE WILL NOT BE IMPAIRED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.
- 5) SEWAGE DISPOSAL SHALL BE BY COMMUNITY SEWER ONLY.
- 6) WATER FOR FIRE SUPPRESSION MEANS BOTH DOMESTIC AND FLOW IN ACCORDANCE WITH CHAPTER 60 OF THE WASHOE COUNTY CODE. SHALL BE PROVIDED AT BUILDING PERMIT.
- 7) WITH THE DEVELOPMENT OF EACH PARCEL AND PRIOR TO THE RESIGNATURE OF ANY BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL DEDICATE WATER RIGHTS TO THE DEVELOPMENT OF THE PROPERTY TO BE DEVELOPED. THE DEVELOPMENT FEE SHALL PROVIDE WASHOE COUNTY WITH A MILL SERVICE LETTER.
- 8) FEES FOR IMPROVEMENT PLAN CHECKING AND CONSTRUCTION INSPECTION SHALL BE IN ACCORDANCE WITH WASHOE COUNTY ORDINANCE AND SHALL BE PAID PRIOR TO THE RESIGNATURE OF BUILDING PERMIT.
- 9) PRIOR TO THE RESIGNATURE OF SANITARY SEWER WILL SERVE LETTER OR BUILDING PERMIT, SANITARY SEWER CONNECTION FEES IN ACCORDANCE WITH WASHOE COUNTY ORDINANCE SHALL BE PAID. CONNECTION FEES FOR COMMERCIAL DEVELOPMENT WILL BE DETERMINED UPON WASTE FUTURE UNIT LOADS. THESE FUTURE UNIT LOADS SHALL BE PREPARED BY THE APPLICANT'S ARCHITECT OR ENGINEER IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE AND SHALL BE SUBMITTED TO THE UTILITY SERVICES DIVISION FOR REVIEW AND APPROVAL.
- 10) THE SWAMP MITIGATION PLAN REQUIRED BY SECTION 4.4.1 OF THE SPANISH SPRINGS SPECIFIC PLAN SHALL BE REVIEWED AND APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT AND THE COUNTY ENGINEER PRIOR TO THE RESIGNATURE OF BUILDING PERMIT.
- 11) STORM WATER IMPACT FEES, IN ACCORDANCE WITH WASHOE COUNTY ORDINANCE, SHALL BE PAID PRIOR TO RELEASE OF BUILDING PERMIT.

**EASEMENT NOTES:**

- 1) ALL PREVIOUSLY ESTABLISHED EASEMENTS ARE TO REMAIN.
- 2) A PUBLIC UTILITY AND CABLE TV EASEMENT IS HEREBY GRANTED WITH EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY AND CABLE TV FACILITIES TO SAID PARCELS AND THE RIGHT TO EXIT SAID PARCELS WITH SAID FACILITIES FOR THE PURPOSE OF SERVING ADJACENT LOTS AND LOTS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME, AND THE UTILITY AND CABLE TV COMPANIES.
- 3) ALL PUBLIC UTILITY EASEMENTS INCLUDE CABLE TELEVISION FACILITIES AND TRUCKS READING WATER AUTHORITY FACILITIES.
- 4) EACH PARCEL OWNED BY THIS MAP IS REQUIRED TO HAVE A SEPARATE WATER METER AND WATER SERVICE LINE.

**REFERENCES:**

- 1) LAND MAP NO. 188, "MAP OF DIMENSION TO LARGE PARCELS FOR 800+ ACRES, INC.", FILED ON FEBRUARY 28, 2006, AS DOCUMENT NO. 342570.
- 2) TRACT MAP NO. 4206, "OFFICIAL PLAN OF EAGLE CANYON UNIT 40", FILED ON DECEMBER 31, 2003, AS DOCUMENT NO. 297060.
- 3) PARCEL MAP NO. 4660, "PARCEL MAP FOR SPANISH SPRINGS ASSOCIATES LIMITED PARTNERSHIP AND BUSINESS CENTERS LIMITED PARTNERSHIP", FILED ON SEPTEMBER 28, 2006, AS DOCUMENT NO. 344736.
- 4) RECORD OF SURVEY NO. 4819, "RECORD OF SURVEY SUPPORTING A BOUNDARY LINE ADJUSTMENT FOR SPANISH SPRINGS ASSOCIATES LIMITED PARTNERSHIP AND BUSINESS CENTERS LIMITED PARTNERSHIP", FILED ON NOVEMBER 30, 2006, AS DOCUMENT NO. 346985.
- 5) PARCEL MAP NO. 4788, "PARCEL MAP FOR TARRACON-SPANISH SPRINGS LAND, L.L.C.", FILED ON JUNE 28, 2007, AS DOCUMENT NO. 354977.
- 6) RECORD OF SURVEY NO. 4937, "RECORD OF SURVEY IN SUPPORT OF A DEED OF COMBINATION FOR MGF PROPERTIES, L.L.C.", FILED ON JUNE 25, 2010, AS DOCUMENT NO. 482257.

ALL OF THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

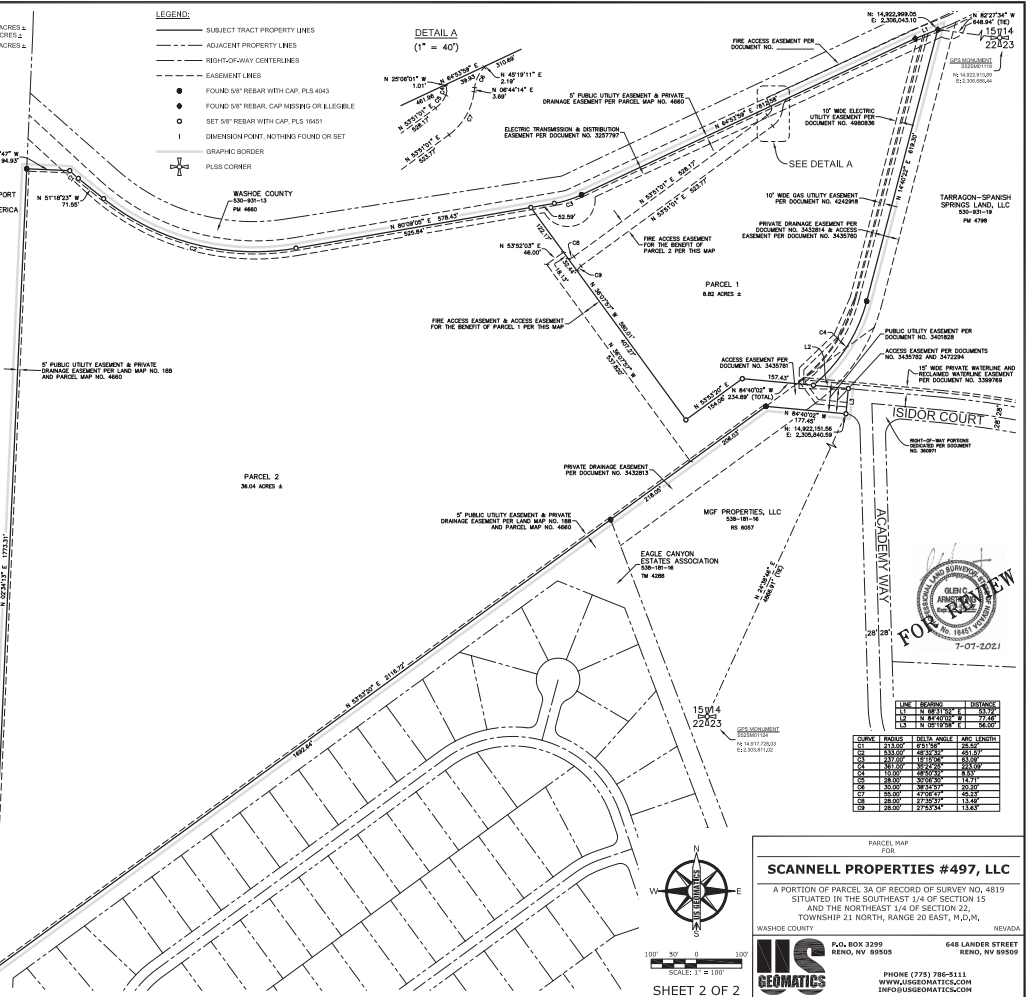
**AREA SUMMARY:**

PARCEL 1 = 30.24 ACRES ±  
PARCEL 2 = 4.82 ACRES ±  
TOTAL AREA = 44.86 ACRES ±

**LEGEND:**

- SUBJECT TRACT PROPERTY LINES
- ADJACENT PROPERTY LINES
- RIGHT-OF-WAY CENTERLINES
- EASEMENT LINES
- FOUND 'X' REBAR WITH CAP, PLS 4043
- FOUND 'X' REBAR, CAP MISSING OR ILLEGIBLE
- SET 'X' REBAR WITH CAP, PLS 16451
- DIMENSION POINT, NOTHING FOUND OR SET
- GRAPHIC BORDER
- PLSS CORNER

**DETAIL A**  
(1" = 40')



CORN	INSTR	DATE	ANGLE	PLSS	LENGTH
1	188	2/28/06	120.00	1	25.00
2	188	2/28/06	120.00	2	25.00
3	188	2/28/06	120.00	3	25.00
4	188	2/28/06	120.00	4	25.00
5	188	2/28/06	120.00	5	25.00
6	188	2/28/06	120.00	6	25.00
7	188	2/28/06	120.00	7	25.00
8	188	2/28/06	120.00	8	25.00
9	188	2/28/06	120.00	9	25.00
10	188	2/28/06	120.00	10	25.00
11	188	2/28/06	120.00	11	25.00
12	188	2/28/06	120.00	12	25.00
13	188	2/28/06	120.00	13	25.00
14	188	2/28/06	120.00	14	25.00
15	188	2/28/06	120.00	15	25.00
16	188	2/28/06	120.00	16	25.00
17	188	2/28/06	120.00	17	25.00
18	188	2/28/06	120.00	18	25.00
19	188	2/28/06	120.00	19	25.00
20	188	2/28/06	120.00	20	25.00

PARCEL MAP FOR  
**SCANNELL PROPERTIES #497, LLC**  
A PORTION OF PARCEL 3A OF RECORD OF SURVEY NO. 4819 SITUATED IN THE SOUTHEAST 1/4 OF SECTION 15 AND THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 21 NORTH, RANGE 20 EAST, NAD83, NEVADA  
WASHOE COUNTY, NEVADA  
P.O. BOX 3299, 648 LANDER STREET, RENO, NV 89509  
PHONE (775) 786-5111  
WWW.JUNGEOMATICS.COM  
INFO@JUNGEOMATICS.COM

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