



# Parcel Map Review Committee Staff Report

Meeting Date: December 9, 2021

Agenda Item: 7C

TENTATIVE PARCEL MAP CASE NUMBER: WTPM21-0018 (Lenco Avenue)

---

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

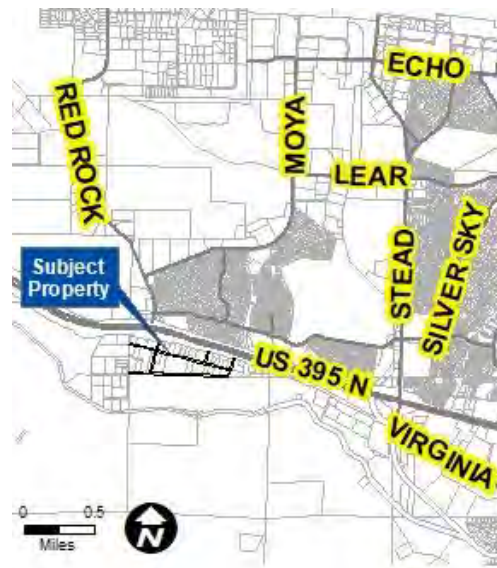
---

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

### CASE DESCRIPTION

For hearing, discussion, and possible action to approve a tentative parcel map to allow the merger and subsequent re-division of ten existing parcels totaling 44.05 acres of land into 3 parcels: parcel one consisting of 3.67 acres, parcel two consisting of 40.68 acres and parcel three consisting of 2.69 acres.

Applicant: Panattoni Development  
 Property Owner: Peavine Investors LLC  
 Location: Lenco Drive and portion of Trail Drive  
 APN: 081-031-27, 28, 29, 30, 31, 32, 33, 34, 35, & 50  
 Parcel Size: ±9.43 acres  
 Master Plan: Residential Rural (RR) & OpenSpace (OS)  
 Regulatory Zone: High Density Rural (HDR) & Public & Semi Public Facility (PSP)  
 Area Plan: North Valleys  
 Development Code: Authorized in Article 606, Parcel Maps  
 Commission District: 5 – Commissioner Herman



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 WTPM21-0018 Lenco Avenue for Panattoni Development, 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(e).

*(Motion with Findings on Page 7)*

**Staff Report Contents**

Parcel Map.....3  
Site Plan .....4  
Tentative Parcel Map Evaluation.....5  
Development Information .....5  
Area Plan Evaluation.....6  
North Valleys Area Plan Modifiers.....6  
Reviewing Agencies.....6  
Recommendation.....8  
Motion.....8  
Appeal Process.....9

---

**Exhibits Contents**

Conditions of Approval .....Exhibit A  
Agency Review Comments .....Exhibit B  
Project Application ..... Exhibit C

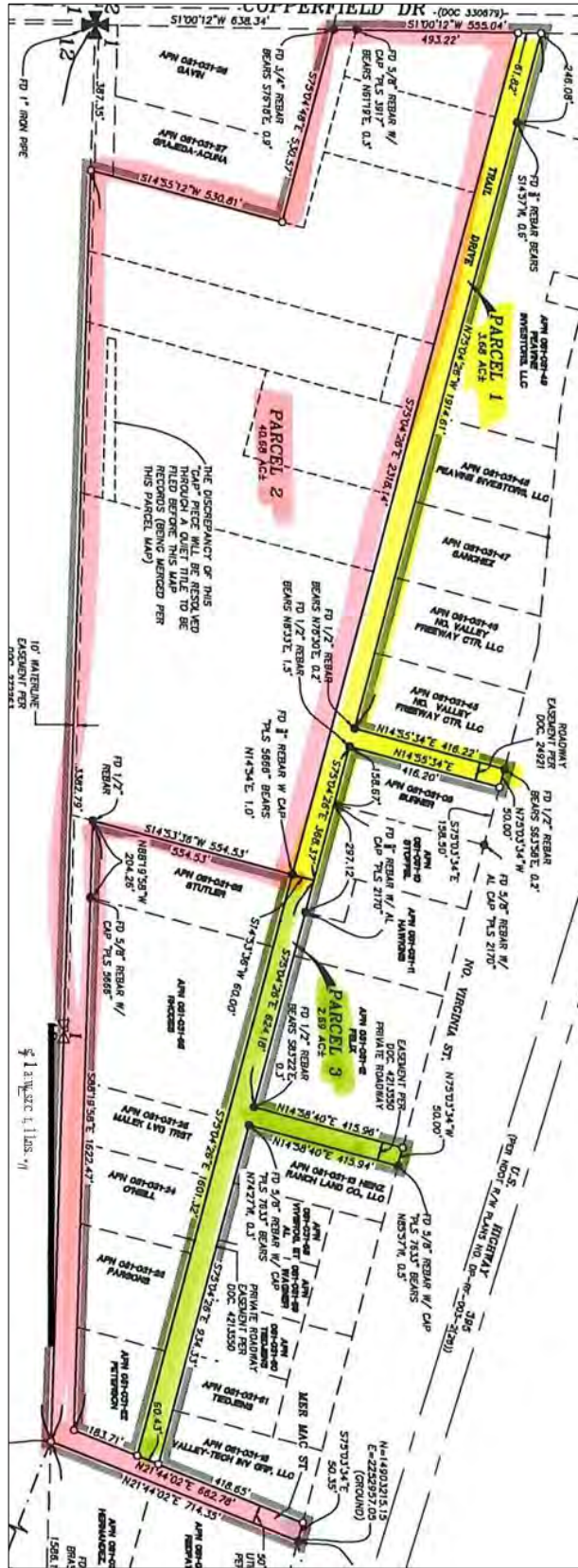
## **Parcel Map**

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 22 months from the date of approval and record the map within the two year time period shall cease any further action on the map and shall render the tentative parcel map as expired.

The conditions of approval for Tentative Parcel Map Case Number WTPM21-0018 (Lenco Avenue) 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	North Valleys
TMSA	Outside TMSA
Regulatory Zone	High Density Rural (HDR)
	Public and Semi Public Facilities (PSP)
Maximum Lot Potential	HDR- 2 acres & PSP- NA
Number of Lots on Parcel Map	3 parcels
Minimum Lot Size Required	HDR- 2 acres & PSP- NA
Minimum Lot Size on Parcel Map	2.69 acres
Minimum Lot Width Required	HDR -150 feet & PSP 100 feet
Minimum Lot Width on Parcel Map	50 feet
Development Suitability Map	Most suitable for development
Hydrographic Basin	Lemmon Valley Hydrographic Basin.

The tentative parcel map meets all minimum requirements for the 9 parcels with regulatory zoning of High Density Rural (HDR). The roadway parcel easement has a regulatory zoning of Public and Semi Public Facilities (PSP) and is of 50 feet wide. The requirements for PSP is 100 feet wide, which makes the parcel non-conforming. The applicant is not increasing the size of the PSP area and the PSP area will remain non-conforming.

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

**Development Information**

The 10 parcels include one parcel that is a roadway easement, with some portions of the roadway developed and some portions undeveloped. Nine of the parcels have a regulatory zoning of High Density Suburban (HDR) and the roadway easement is Public and Semi Public Facilities (PSP). There are no single family dwellings or structures on the parcels and there are no issues with meeting setbacks.

The three parcels will include the following area (see site plan above):

Parcel 1: undeveloped roadway easement between APNs: 018-031-45 and 09 and western portion of Trail Drive, totaling 3.68 acres;

Parcel 2: APNs: 081-031-27 to 35, a portion of APN: 018-031-50 that borders the southern property line of APNs: 081-031-27 to 35 to Mer Mac Street, and includes Mer Mac Street, totaling 40.68 acres; and

Parcel 3: northern portion of Trial Drive and Common Road, totaling 2.69 acres

The applicant has also, applied for an abandonment of Lenco Avenue and a portion of undeveloped roadway at the southern terminus of Lenco Avenue, totaling 3.72 acres (WAB21-0011). Lenco Avenue and the undeveloped roadway will be incorporated into the proposed parcel one.

**Area Plan Evaluation**

The subject parcel is located within the North Valleys Area Plan. The following is the pertinent Policy from the Area Plan:

***Relevant Area Plan Policies Reviewed***

Policy	Brief Policy Description	Complies	Condition of Approval
NV 11.5	Washoe County Department of Parks and Recreation will review development proposals for potential trail connections.	yes	no

**North Valleys Area Plan Modifiers**

The subject parcel is located within the North Valleys Area Plan. The following is the pertinent area plan modifier:

**Section 110.208.35 Water Rights Dedication Requirements.**

- (a) Lemmon Valley Hydrographic Basin. Proof of sufficient certificated water rights, or imported water rights for other hydrographic basins, or "will serve" letters when served by a water purveyor, shall be submitted with the following applications for development: final division of land maps, final parcel maps, final subdivision maps, special use permits, and applications for building permits in the Lemmon Valley Hydrographic Basin, whichever occurs first. Applications for development that do not demonstrate proof of adequate water resources to serve the proposed development shall be rejected.

The applicant is not requesting development that requires water service and has not identified water service at this time. With any future development of the parcels water service will need to be identified as stated in the conditions of approval.

**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 (Name/email)
Washoe County Parks & Open Spaces	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sophia Kirschenman, SKirschenman@washoecounty.gov
Washoe County Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Matt Philumalee, PLS, Mphilumalee@washoecounty.gov
Washoe County Sherriff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Water Management	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Timber Weiss, tweiss@washoecounty.gov
WCHD – Environment Health	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



Truckee Meadows Fire Protection District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Dale Way/Brittany Lemon, dway@tmfspd.gov/blemon@tmfspd.gov
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"/>	Jim Schaffer, shafferjam51@gmail.com
NV Energy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
AT & T	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TMWA	<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(e) 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:
  - i. 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 parcels are undeveloped and vacate with no significant environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, and sewage disposal are found on the subject site. The application was reviewed by the appropriate agencies and no recommendation for denial was received.
  - ii. The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the parcels of land being created.  
*Staff Comment:* The proposed parcels are undeveloped and vacate and have no water service. Two of the parcels will remain roadway easements and the other parcel will need to be annexed into the Truckee Meadows Water Authority service area to receive water service.
  - iii. The availability and accessibility of utilities.  
*Staff Comment:* The proposed parcels are undeveloped and vacate and have no utilities. Two of the parcels will remain roadway easements and the other parcel will need to connect with NV Energy for power.
  - iv. The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks.  
*Staff Comment:* The proposed parcels are undeveloped and vacate and the need for public services will be addressed when the parcels are developed. The application were reviewed by the appropriate agencies and no recommendation for denial was received.
  - v. Conformity with the zoning ordinances and master plan.  
*Staff Comment:* The parcels that are HDR regulatory zone conform with the requirements and the applicable provisions of the Washoe County Development Code and Master Plan.

The parcels that are PSP regulatory zone are currently non-conform and will remain non-conforming.

- vi. 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 plan.

- vii. The effect of the proposed division of land on existing public streets and the need for new streets or highways to serve the parcels of land being created.

Staff Comment: The proposed parcels include a roadway easement and two proposed parcels will remain as roadway easements, providing access to a portion of the area. No recommendation for new streets or highways to serve the area were received.

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

Staff Comment: The proposed parcels are undeveloped and vacate with no significant physical characteristics. The application was reviewed by the appropriate agencies, including Washoe County Engineering and Capital Projects Division, and no recommendation for denial were received.

- ix. 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.

- x. 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, including Washoe County Fire District and Truckee Meadows Water Authority (TMWA) and NV Energy and no recommendation for denial were received.

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

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

- xii. Recreation and trail easements.

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

### **Recommendation**

After a thorough analysis and review, Parcel Map Case Number WTPM21-0018 (Lenco Avenue) 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 WTPM21-0018 Lenco Avenue for



Panattoni Development, 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(e):

- 1) General improvement considerations for all parcel maps including, but not limited to:
  - i. 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;
  - ii. The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the parcels of land being created;
  - iii. The availability and accessibility of utilities;
  - iv. The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks;
  - v. Conformity with the zoning ordinances and master plan;
  - vi. General conformity with the governing body's master plan of streets and highways;
  - vii. The effect of the proposed division of land on existing public streets and the need for new streets or highways to serve the parcels of land being created;
  - viii. Physical characteristics of the land such as floodplain, slope and soil;
  - ix. The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive;
  - x. 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;
  - xi. Community antenna television (CATV) conduit and pull wire; and
  - xii. 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: Panattoni Development, [ldeller@panattoni.com](mailto:ldeller@panattoni.com)

Property Owner: Peavine Investors LLC, [teresaemaloney@gmail.com](mailto:teresaemaloney@gmail.com)

Representatives: Wood Rodgers, [shuggins@woodrodgers.com](mailto:shuggins@woodrodgers.com)



# Conditions of Approval

Tentative Parcel Map Case Number WTPM21-0018

The tentative parcel map approved under Parcel Map Case Number WTPM21-0018 shall be carried out in accordance with the conditions of approval granted by the Washoe County Parcel Map Review Committee on December 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.gov](mailto:jolander@washoecounty.gov)

- 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. WTPM21-0018 MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. THE OFFER(S) OF DEDICATION IS (ARE) REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278.

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

\_\_\_\_\_  
MOJRA HAUENSTEIN, DIRECTOR, PLANNING AND BUILDING DIVISION

- e. The applicant has indicated that the proposed improvements will not exceed the major grading thresholds that require a special use permit. If the final construction drawings for the map include grading that exceeds the *Major Grading Permit Thresholds* listed in Article 438 Grading Standards, the applicant shall apply for a special use permit for grading; this approval may take up to three months to process. In addition, all related standards within the Washoe County Development Code shall be met on the construction drawings.
- f. The approval for this tentative parcel map does not include improvements for driveways to building pads. Grading for access to building pads, if they exceed the criteria stated in the previous condition, shall require a special use permit.
- g. Any future development of the parcels will need to be identified water service per Section 110.208.35 Water Rights Dedication Requirements.

**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: Matt Philumalee, PLS, 775.328.2315, [Mphilumalee@washoecounty.gov](mailto:Mphilumalee@washoecounty.gov)**

- a. Comply with the conditions of the Washoe County technical check for this map.
- b. Add the names of the adjacent property owners.
- c. Complete the Surveyor's Certificate.
- d. Add a Water Rights Dedication Certificate.
- e. All boundary corners must be set.
- f. Place a note on the map stating that the natural drainage will not be impeded.
- g. Add a note to the map stating: No habitable structures shall be located on a fault that was active during the Holocene Epoch of geological time.
- h. Add a Security Interest Holder's Certificate to the map if applicable.
- i. An Order of Abandonment to abandon portions of Lenco Ave. shall record concurrently with this parcel map.
- j. Add the following note to the map; "All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."

**Truckee Meadows Fire Protection District**

3. The following condition is a requirement of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with this condition.

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

- a. 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/>

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



# WASHOE COUNTY

## COMMUNITY SERVICES DEPARTMENT

### Engineering and Capital Projects

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

---

---

#### INTEROFFICE MEMORANDUM

---

---

#### PARCEL MAP REVIEW

DATE: November 1, 2021

TO: Julee Olander, Planner - Department of Community Services

FROM: Matt Philumalee, PLS, Engineering and Capital Projects Division

**SUBJECT: Parcel Map for: PEAVINE INVESTORS**  
**Parcel Map Case No.: WTPM21-0018**  
**APN:081-031-27, 28-35, & 50**  
**Review Date: 10/19/2021**

---

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

1. Comply with the conditions of the Washoe County technical check for this map.
2. Add the names of the adjacent property owners.
3. Complete the Surveyor's Certificate.
4. Add a Water Rights Dedication Certificate.
5. All boundary corners must be set.
6. Place a note on the map stating that the natural drainage will not be impeded.
7. Add a note to the map stating: No habitable structures shall be located on a fault that was active during the Holocene Epoch of geological time.
8. Add a Security Interest Holder's Certificate to the map if applicable.
9. An Order of Abandonment to abandon portions of Lenco Ave. shall record concurrently with this parcel map.
10. Add the following note to the map; "All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not



INTEGRITY



EFFECTIVE  
COMMUNICATION



QUALITY  
PUBLIC SERVICE

**WTPM21-0018**  
**EXHIBIT B**

Memo to: Julee Olander, Planner  
Subject: Parcel Map Case No.: WTPM21-0018  
Date: November 1, 2021  
Page: 2

perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties.”

**From:** [Lemon, Brittany](#)  
**To:** [Olander, Julee](#)  
**Cc:** [Way, Dale](#)  
**Subject:** WTPM21-0018 (Lenco Avenue and Trail Drive) Conditions of Approval  
**Date:** Monday, October 25, 2021 3:52:49 PM  
**Attachments:** [image001.png](#)

---

Hi Julee,

“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/>

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”*



**From:** [Kirschenman, Sophia](#)  
**To:** [Olander, Julee](#)  
**Subject:** Re: WTPM21-0018 Lenco Ave  
**Date:** Tuesday, November 2, 2021 4:19:08 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[Outlook-x45rmsru.png](#)  
[Outlook-j40yzcpq.png](#)  
[Outlook-nrbny5pd.png](#)  
[Outlook-5ji5kwzm.png](#)  
[Outlook-ag5jnosq.png](#)

---

Hi Julee,

I've reviewed WTPM21-0018 (Lenco Ave.) on behalf of Washoe County Regional Parks and Open Space and have no comments or conditions.

Thank you,



**Sophia Kirschenman**  
Park Planner | Community Services Department  
775.328.3623 | 1001 E. 9th Street, Reno, NV 89512



Tell us how we did by taking a quick [survey](#).

Please consider the environment before printing this e-mail.

---

**From:** Olander, Julee <JOlander@washoecounty.gov>  
**Sent:** Monday, November 1, 2021 10:41 AM  
**To:** Kirschenman, Sophia <SKirschenman@washoecounty.gov>  
**Subject:** RE: WTPM21-0018 Lenco Ave

Thank you! Will so good when we get rid of these area plans!



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

**Julee Olander**  
Planner | Community Services Department- Planning & Building Division  
[jolander@washoecounty.gov](mailto:jolander@washoecounty.gov) | 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)

**WTPM21-0018  
EXHIBIT B**



**Washoe-Storey Conservation District**

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

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

November 2, 2021

Washoe County Community Services Department

C/O Julee Olander, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WTPM21-erger Lenco Avenue and Trail Drive

Dear Julee,

In reviewing the merger and re-parceling of 44 acres into 4 parcels, the Conservation District has no comments.

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



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

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

October 28, 2021

TO: Julee Olander, Planner, CSD, Planning & Development Division

FROM: Timber Weiss, Licensed Engineer, CSD

SUBJECT: Tentative Parcel Map Case Number WTPM21-0018 (Lenco Avenue and Trail Drive)

**Project description:**

The applicant is proposing to approve a tentative parcel map consolidating several parcels into one 40.68 acre parcel. The applicant also proposes dividing one 9.43-acre parcel zoned as PSP and a portion of the parcel under APN 081-031-27 into three separate parcels for property roads and access, identified as: Parcel 1 – 0.478 acres; Parcel 2 – 3.20 acres; and Parcel 4 – 2.69 acres.

The property is located at Lenco Avenue and Trail Drive, Reno, NV 89506, Assessor's Parcel Number: 081-031-50.

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

**Comment:**

The application does not identify existing water service at this property. The application does not describe a proposed source of water facilities necessary to serve the proposed tentative parcel map.

A portion of this project is located within the place of use of Permit 29589, Certificate 8996; Permit 29590, Certificate 8997; and Permit 29591, Certificate 8998; all of which identify surface water sources and are commingled with each other. These water rights may or may not be controlled by the applicant.

This tentative parcel map proposes to create three parcels that will be considered not buildable and should be ineligible for domestic well allotments.

The one proposed consolidated Parcel #3 is entitled to one, 2.00 acre-foot per annum domestic well allotment pursuant to Nevada Revised Statutes Chapter 533 and 534. Any existing domestic well allotments for pre-consolidated parcels will be abandoned.

**Conditions:**

There are no conditions of approval for this tentative parcel map.

# Parcel Map Application

## Peavine Investors, LLC

ORIGINAL

### PREPARED FOR

Peavine Investors, LLC  
9432 Double R Blvd  
Reno, NV 89521

Submitted to Washoe County  
October 8, 2021

Prepared By



**WOOD RODGERS**  
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

WTPM21-0018  
EXHIBIT C

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



## 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 Peavine Investors, LLC</b>			
Project Description: A merger and re-subdivision of the parcel described in doc no 5178984 and the parcels described under the headings "property 1" and "property 3" in doc. No. 4874358			
Project Address: n/a			
Project Area (acres or square feet): 44.05 +/- Acres			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): Located south of the Red Rock Road/US 395 Interchange in the North Valleys			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
See attached			
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information (attach additional sheets if necessary)</b>			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Peavine Investors LLC		Name: Wood Rodgers/Jeff Brooke	
Address: 9432 Double R Blvd		Address: 1361 Corporate Blvd	
Reno, NV	Zip: 89521	Reno, NV	Zip: 89502
Phone: 775-786-4800	Fax:	Phone: 775-823-4068	Fax:
Email: teresaemaloney@gmail.com		Email: jbrooke@woodrodgers.com	
Cell:	Other:	Cell:	Other:
Contact Person: Teresa Maloney		Contact Person: Jeff Brooke	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Panattoni Development		Name: Wood Rodgers/Stacie Huggins	
Address: 980 Sandhill Road #100		Address: 1361 Corporate Blvd	
Reno, NV	Zip: 89521	Reno, NV	Zip: 89502
Phone: 775-327-6280	Fax:	Phone: 775-823-4068	Fax:
Email: ldeller@panattoni.com		Email: shuggins@woodrodgers.com	
Cell:	Other:	Cell:	Other:
Contact Person: Lindy Deller		Contact Person: Stacie Huggins	
<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)?

Located South of the Red Rock Road/US 395 interchange in North Valleys

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
See Attached		

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

Vacant Land

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	20,810 S.F	3.20 AC	40.68 AC	2.69 AC
Proposed Minimum Lot Width	50 ft	60 ft	50 ft	60 ft

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	20,810 S.F (HDR)	3.20 AC (PSP)	5.6 AC (PSP)	2.69 AC (PSP)
Proposed Zoning Area			35.08 AC (HDR)	

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

Yes
  No

6. Utilities:

a. Sewer Service	None
b. Electrical Service/Generator	None
c. Water Service	None

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	N/A		
<input type="checkbox"/> Private water	Provider:	N/A	
<input type="checkbox"/> Public water	Provider:	N/A	



<b>Assessor's Parcel No</b>	<b>Parcel Acreage</b>	<b>Land Use Designation</b>
081-031-27	13.079	120
081-031-28	5.39	120
081-031-29	2.00	120
081-031-30	2.94	120
081-031-31	0.36	120
081-031-32	6.30	120
081-031-33	2.00	120
081-031-34	1.72	120
081-031-35	0.83	170
081-031-50	9.43	170
<b>Total Acreage</b>	<b>44.05</b>	

b. Available:

<input 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 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	None
<input type="checkbox"/> Public system	Provider: None

b. Available:

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

No
----

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?

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?

N/A
-----

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

N/A
-----

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

N/A
-----

28. Surveyor:

Name	Jeff Brooke/Wood Rodgers
Address	1361 Corporate Blvd. Reno, NV 89502
Phone	775-823-4068
Cell	
E-mail	jbrooke@woodrogers.com
Fax	
Nevada PLS #	8658





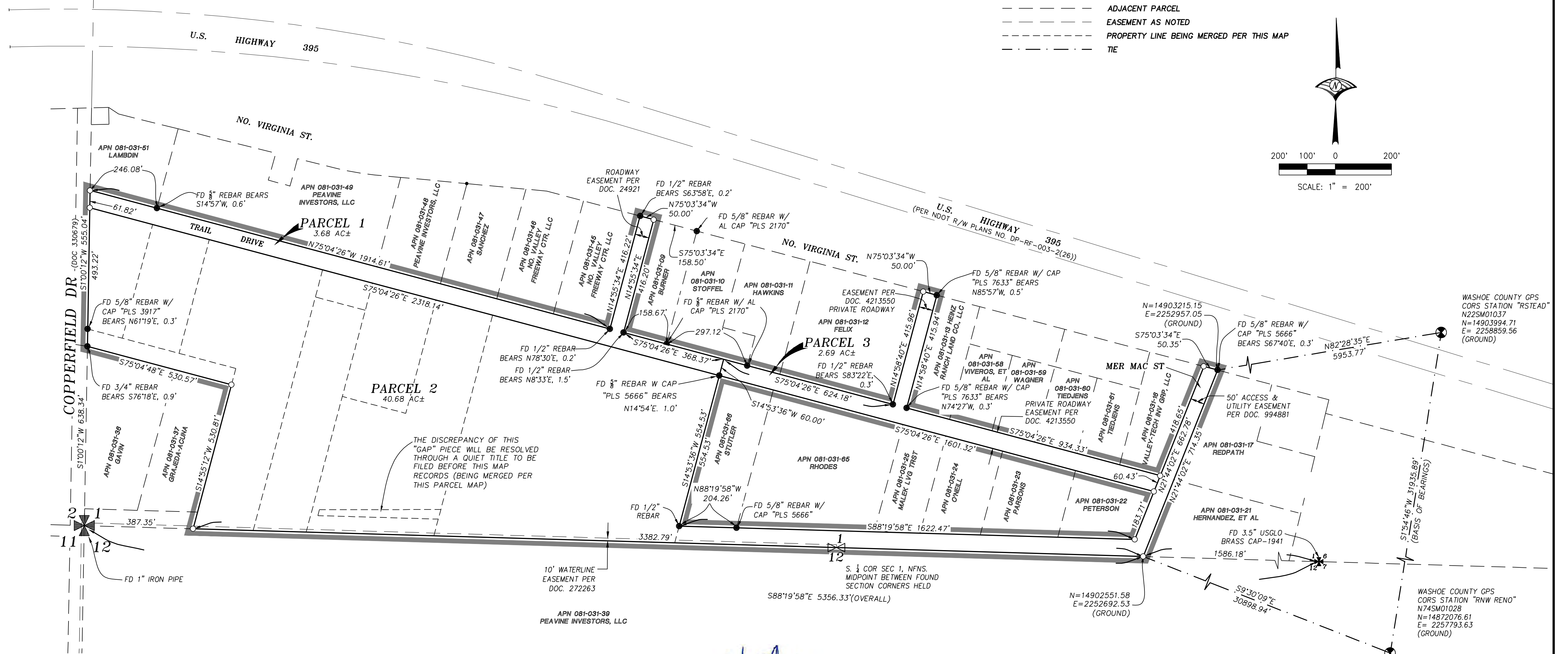
PRELIMINARY - FOR REVIEW ONLY

**NOTES:**

1. A PUBLIC UTILITY EASEMENT IS 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 SERVICE FACILITIES FOR THE PURPOSE OF SERVING OTHER LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD, AT THAT TIME, AND THE UTILITY COMPANY.
2. ALL PUBLIC UTILITY EASEMENTS SHALL INCLUDE CABLE TELEVISION.
3. WASHOE COUNTY WILL PRE-ASSIGN ADDRESSES TO BE RELEASED ONCE AN ASSESSOR'S PARCEL NUMBER HAS BEEN ESTABLISHED. IF STRUCTURE PLACEMENT DOES NOT REFLECT THE STREET ON WHICH THE PRE-ASSIGNED ADDRESS IS ISSUED, THE DEVELOPER WILL REQUEST A NEW ADDRESS PRIOR TO ISSUANCE OF A BUILDING PERMIT.
4. NATURAL DRAINAGE WILL NOT BE IMPEDED.
5. NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT WAS ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGICAL TIME.
6. 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.

**LEGEND:**

- ⊕ SET 5/8" REBAR & CAP - PLS 8658 OR SCRIBED CURB ON PROPERTY LINE EXTENSION
- + DIMENSION POINT, NOTHING FOUND OR SET
- ⊗ PLS SECTION CORNER, AS NOTED
- ⊙ NNCRN GPS REFERENCE STATION
- NFNS NOTHING FOUND, NOTHING SET
- FD FOUND
- L.M.E. LANDSCAPE MAINTENANCE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- P.V.T. PRIVATE
- R.D.E. RECIPROCAL DRIVEWAY EASEMENT
- S.D.E. STORM DRAIN EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- W.L.E. WATER LINE EASEMENT
- (R) RADIAL BEARING
- S.F. SQUARE FEET
- SUBDIVISION BOUNDARY
- GRAPHIC BORDER
- LOT LINE
- RIGHT-OF-WAY
- CENTERLINE
- ADJACENT PARCEL
- EASEMENT AS NOTED
- PROPERTY LINE BEING MERGED PER THIS MAP
- TIE

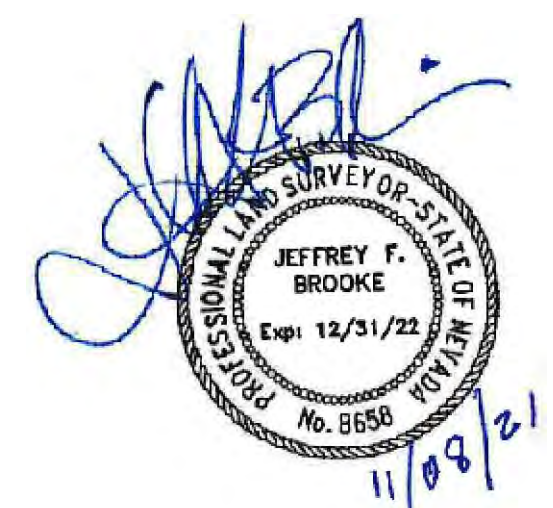


**REFERENCES:**

1. RECORD OF SURVEY 800, DOC NO. 291713, REC. 06/27/1973
2. RECORD OF SURVEY 3646, DOC NO. 2368068, REC. 08/05/1999
3. RECORD OF SURVEY 3647, DOC NO. 2369345, REC. 08/09/1999
4. RECORD OF SURVEY 4060, DOC NO. 2679216, REC. 04/23/2002
5. RECORD OF SURVEY 5917, DOC NO. 4791482, REC. 02/27/2018
6. DEED DOC. NO. 24921, 04/02/1965
7. DEED DOC. NO. 380688, 10/07/1975
8. GRANT OF EASEMENT DOC. NO. 99488105/03/1985
9. GRANT OF EASEMENT DOC. NO. 4213550, 03/11/2013
10. DEED DOC. NO. 4874358, 12/18/2018
11. DEED DOC. NO. 5178984, 05/11/2021
12. ABANDONMENT DOC. NO.

ALL IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA

COMMITMENT FOR TITLE INSURANCE BY FIRST AMERICAN TITLE COMPANY, ORDER NO. NCS-1087959-HHLV, DATED AUGUST 06, 2021



**BASIS OF BEARINGS:**

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994, HIGH ACCURACY REFERENCE NETWORK (NAD 83/94-HARN), AS DETERMINED USING REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS WITH CORRECTIONS TRANSMITTED BY THE NORTHERN NEVADA COOPERATIVE REAL TIME NETWORK GPS (NNCRN GPS). THE BEARING BETWEEN GPS REFERENCE STATION "RSTEAD" - N22SM01037 AND "RNW RENO" - N74SM01028 IS TAKEN AS SOUTH 01°54'46" WEST. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. COMBINED GRID-TO-GROUND FACTOR = 1.000197939.

**AREA SUMMARY:**

- TOTAL AREA = 47.05 ACRES±
- PARCEL 1 = 3.68 ACRES±
- PARCEL 2 = 40.68 ACRES±
- PARCEL 3 = 2.69 ACRES±

**PARCEL MAP**  
FOR  
**PEAVINE INVESTORS, LLC**  
BEING A MERGER AND RESUBDIVISION OF THE PARCEL DESCRIBED IN DOC. NO. 6178984 AND THE PARCELS DESCRIBED UNDER THE HEADINGS "PROPERTY 1" AND "PROPERTY 3" IN DOC. NO. 4874358 BEING A PORTION OF THE SOUTH 1/2 OF SECTION 1 TOWNSHIP 20 NORTH, RANGE 18 EAST, M.D.M. WASHOE COUNTY NEVADA

JOB NO. 3170016

**WOOD RODGERS**  
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
1381 COPPOLE BLVD Reno, NV 89502 Tel: 775.823.4088 Fax: 775.823.4086

SHEET 2  
OF 2