



Parcel Map Review Committee Staff Report

Meeting Date: February 8, 2024

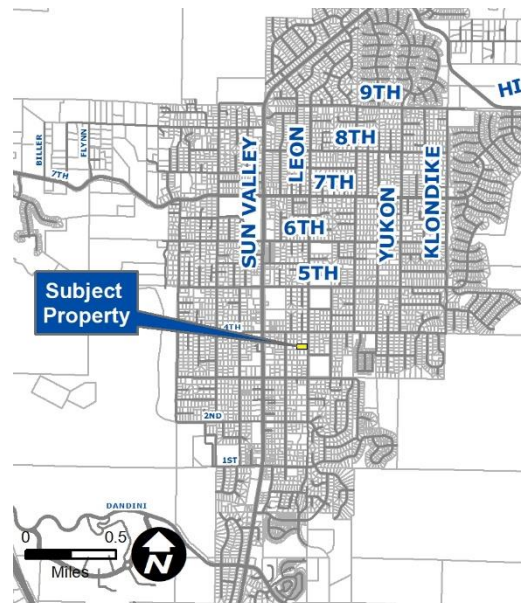
Agenda Item: 7A

TENTATIVE PARCEL MAP CASE NUMBER:	WTPM23-0017 (Veasley)
BRIEF SUMMARY OF REQUEST:	Division of a parcel of land into three parcels of land
STAFF PLANNER:	Katy Stark, Planner Phone Number: 775.328.3618 E-mail: krstark@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve a tentative parcel map dividing a 1.085-acre parcel into 3 parcels of 15,174 sq. ft., 16,503 sq. ft., and 15,604 sq. ft.

Applicant/Owner: Jeffrey Veasley
 Location: 5365 Leon Drive
 APN: 085-154-02
 Parcel Size: 1.085 acres
 Master Plan: Suburban Residential
 Regulatory Zone: Medium Density Suburban (MDS)
 Area Plan: Sun Valley
 Development Code: Authorized in Article 606, Parcel Maps
 Commission District: 3 – Commissioner Garcia



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 WTPM23-0017 for Jeffrey Veasley, 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 Pages 9 and 10)

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Exhibits Contents

Conditions of Approval Exhibit A

Agency Comments..... Exhibit B

Project Application Exhibit C

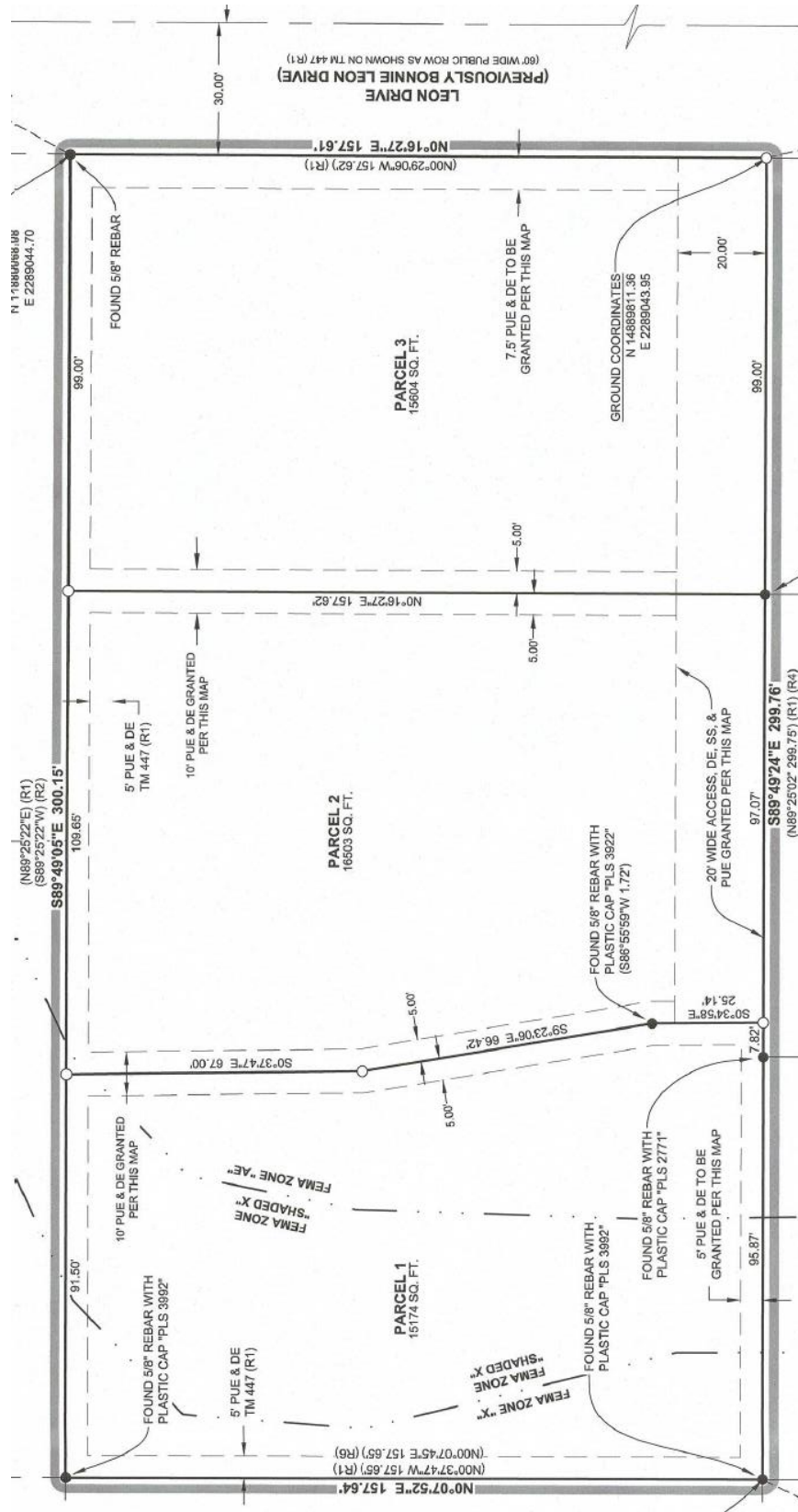
Parcel Map

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 WTPM23-0017 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	Sun Valley
Truckee Meadows Service Area (TMSA)	Inside TMSA
Regulatory Zone	Medium Density Suburban (MDS)
Maximum Lot Potential	3
Number of Lots on Parcel Map	3
Minimum Lot Size Required	12,000 square feet
Minimum Lot Size on Parcel Map	15,174 square feet
Minimum Lot Width Required	80 feet
Minimum Lot Width on Parcel Map	91.5 feet
Development Suitability Map	Most Suitable
Hydrographic Basin	Sun Valley Hydrographic Basin

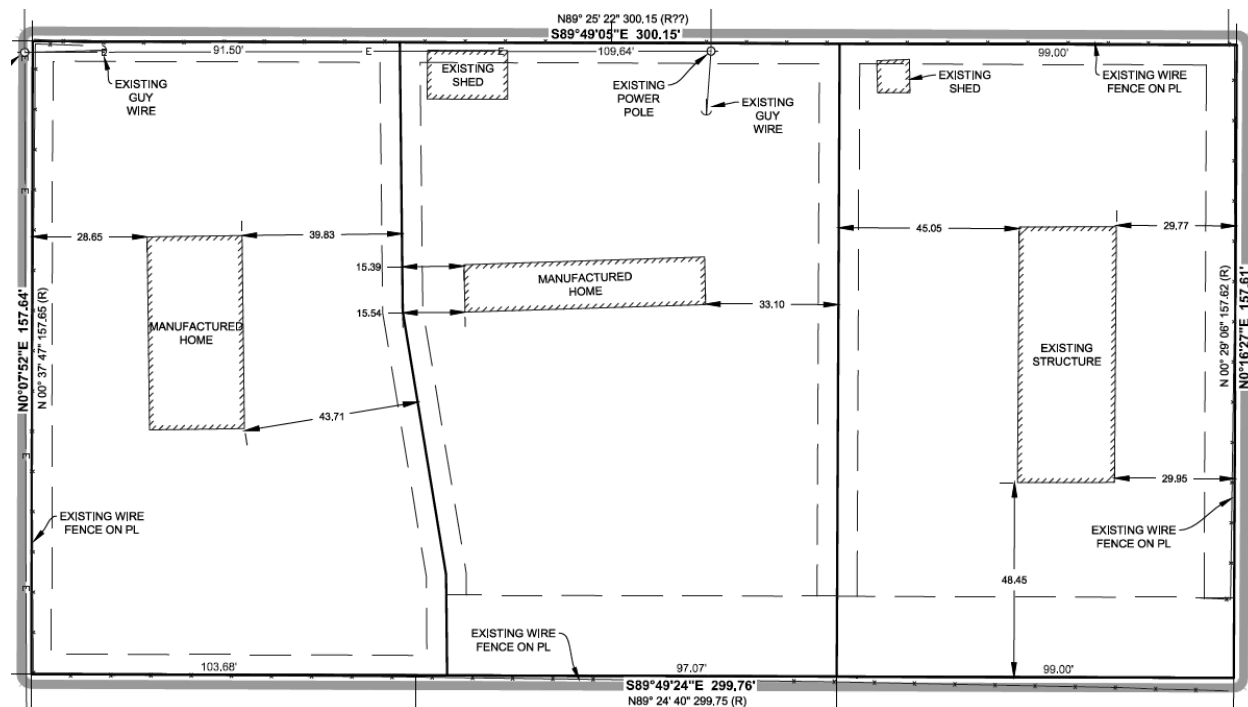
The tentative parcel map meets all minimum requirements for the Medium Density Suburban (MDS) regulatory zone.

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

Development Information

The subject parcel is developed with three single-family homes and two detached accessory structures. The existing homes on proposed parcels 1 and 2 are manufactured homes and are not on permanent foundations. These manufactured homes will need to be converted to real property. A condition has been included in Exhibit A requiring a financial assurance from the applicant prior to recordation of the final map to ensure that the manufactured homes are converted to real property after recordation of the final map. Proposed parcel 3 is developed with a stick-built home on a foundation. The existing homes and sheds are shown in the image below. The required setbacks for the Medium Density Suburban (MDS) regulatory zone are 20 feet from the front and rear yard property lines and 8 feet from the side yard property lines. The single-family dwellings will meet the above-mentioned setbacks.

The existing sheds appear to be located within setbacks and within the public utility easement. These sheds will need to be moved or removed prior to recordation of the final map. According to WCC Section 110.306.10(b)(1): "Accessory structures 12 feet in height or less may be located within the required rear and side yard setbacks provided they are five feet or more from the rear and side property line," and WCC 110.306.10(b)(2) states: "Accessory structures more than 12 feet in height shall comply with the yard setbacks for the main dwelling units". A condition has been included in Exhibit A requiring the applicant to provide proof of the sheds' setbacks from the proposed property lines and proof of the sheds' heights prior to recordation of the final map. Any sheds that do not meet the setback requirements in accordance with the sheds' heights must be moved or removed. Any sheds located within the public utility easement must be moved or removed.



Existing Homes and Structures Shown on Proposed Parcels

Sun Valley Area Plan Modifiers

The subject parcel is located within the Sun Valley Area Plan. The following are the pertinent development code regulations from Article 218, Sun Valley Area Plan Modifiers:

WCC Section 110.218.05 Community Water and Sewer. The following types of development shall be served by community water and sewer facilities:

- (a) Residential development of one (1) unit or more per acre;

WCC Section 110.218.25 New Parcel Restrictions. The creation of additional parcels in any regulatory zone within the Sun Valley planning area is restricted to areas within the service area of recognized water purveyors.

The applicant has stated that all proposed parcels will be served by municipal water and sewer services via the Sun Valley General Improvement District (SVGID). The parcel map application was reviewed by SVGID staff. SVGID provided a condition requiring separate water services and separate lines, as well as inspection by SVGID. This condition is included in Exhibit A. The application was also reviewed by Washoe County Water Rights (Water Rights) and by Northern Nevada Public Health (NNPH), Environmental Health Division (EHS). EHS had no concerns or conditions and indicated that the existing parcel is served by community water and sewerage systems. Water Rights also indicated that the proposed parcels will be served by SVGID. A condition is included in Exhibit A requiring the applicant to provide a copy of the SVGID will-serve or approval to Water Rights.

Area Plan Evaluation

The subject parcel is located within the Sun Valley Area Plan, Suburban Character Management Area. The following are the pertinent Policies from the Area Plan:

Relevant Area Plan Policies Reviewed

Policy	Brief Policy Description	Complies	Condition of Approval
SUN.10.1	Whenever applicable, all development within the Sun Valley Suburban Character Management Area and the Downtown Character Management Area will connect to a community water service.	Yes	The proposed parcels will connect to SVGID water service.
SUN.12.1	Whenever applicable, all development within the Sun Valley Suburban Character Management Area and the Downtown Character Management Area will connect to a community sewer service.	Yes	The proposed parcels will connect to SVGID sewer service.

Reviewing Agencies

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

Agencies	Sent to Review	Responded	Provided Conditions	Contact
Washoe County Parks & Open Space	X	X		Faye-Marie Pekar, fpekar@washoecounty.gov
Washoe County Sewer	X			
Washoe County Surveyor (PMs Only)	X	X	X	Matthew Philumalee, mphilumalee@washoecounty.gov
Washoe County Traffic	X			
Washoe County Water Rights Manager (All Apps)	X	X	X	Timber Weiss, tweiss@washoecounty.gov
WCSO Law Enforcement	X			
Washoe County Engineering (Land Development) (All Apps)	X	X	X	Rob Wimer, rwimer@washoecounty.gov; Janelle Thomas, jkthomas@washoecounty.gov
Washoe County Engineering & Capital Projects Director (All Apps)	X			
NNPH Air Quality	X			
NNPH EMS	X	X		April Miller, EMSProgram@nnph.org
NNPH Environmental Health	X	X		James English, jenglish@washoecounty.gov
TMFPD	X	X	X	Dale Way, dway@tmfpd.us; Brittany Lemon, BLemon@tmfpd.us
Sun Valley GID	X	X	X	Brad Baeckel, bbaeckel@svgid.com

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: Compliance with 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 will be ensured, as appropriate, with the recordation of the map and/or upon development on each parcel of land. The application was reviewed by Washoe County Water Rights, Sun Valley General Improvement District (SVGID), and Northern Nevada Public Health (NNPH), Environmental Health Division (EHS), and no recommendation for denial was received. Washoe County Water Rights provided a condition requiring a SVGID will-serve letter or approval. SVGID provided a condition requiring separate water services for each parcel and separate lines for each dwelling. These conditions are included in Exhibit A.

- (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: Water is currently supplied and will be supplied by SVGID. Washoe County Water Rights, SVGID, and Northern Nevada Public Health (NNPH), Environmental Health Division (EHS), reviewed the proposed parcel map. EHS had no conditions or concerns. Water Rights provided a condition requiring a SVGID will-serve letter or approval. SVGID provided a condition requiring separate water services for each parcel and separate lines for each dwelling. These conditions are included in Exhibit A.

- (iii) The availability and accessibility of utilities.

Staff Comment: The proposed parcels are currently receiving water and sewer services from SVGID and will continue to do so. Washoe County Water Rights, SVGID, and Northern Nevada Public Health (NNPH), Environmental Health Division (EHS), reviewed the proposed parcel map. Water Rights provided a condition requiring a SVGID will-serve letter or approval. SVGID provided a condition requiring separate water services for each parcel and separate lines for each dwelling. These conditions are included in Exhibit A. Power is provided by NV Energy.

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

Staff Comment: The proposed parcel map would create two additional lots, which are anticipated to have minimal impact on local services. There are existing public services such as schools, police and fire protection, transportation, recreation and parks available to the Sun Valley Planning Area.

- (v) Conformity with the zoning ordinances and master plan.

Staff Comment: The proposed division of land conforms with the applicable provisions of the Washoe County Development Code and Master Plan, as discussed in this staff report, and with the regulatory zoning on the property.

- (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 plans for 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.

Staff Comment: The application was reviewed by the appropriate agencies, including Washoe County Engineering, and no recommendations for new streets or highways was received.

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

Staff Comment: The subject parcel is designated as "Most Suitable" for development on the Sun Valley Development Suitability map. No physical characteristics of the land have interfered with existing residential development on the proposed parcels.

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

Staff Comment: These provisions of statute refer to the preparation of tentative maps. All recommended conditions of approval from the reviewing agencies have been included with the staff report.

- (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 Truckee Meadows Fire Protection District, and no recommendation for denial was received.

- (xi) 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.

- (xii) Recreation and trail easements.

Staff Comment: The application was provided to Washoe County Regional Parks and Open Space staff, and no conditions or recommendation for denial was received.

Recommendation

After a thorough analysis and review, Parcel Map Case Number WTPM23-0017 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 WTPM23-0017 for Jeffrey Veasley, 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.
- (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/Owner: Jeffery Veasley, admin@jveasley.com

Consultant: Eric V. Snyder, esnyder@cfareno.com

Consultant: Deane Easdon, deasdon@cfareno.com



Conditions of Approval

Tentative Parcel Map Case Number WTPM23-0017

The tentative parcel map approved under Parcel Map Case Number WTPM23-0017 shall be carried out in accordance with the conditions of approval granted by the Washoe County Parcel Map Review Committee on February 8, 2024. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

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

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

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

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

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

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

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

- **The DISTRICT BOARD OF HEALTH, through Northern Nevada Public Health (NNPH), has jurisdiction over all public health matters in the Health District. Any conditions set by NNPH must be appealed to the District Board of Health.**

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

Washoe County Planning and Building Division

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

Contact Name – Katy Stark, Planner, 775.328.3618, krstark@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. WTPM23-0017 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.

KELLY MULLIN, DIRECTOR, PLANNING AND BUILDING DIVISION

- e. The applicant shall provide verification to the Planning and Building Division that all conditions from the Truckee Meadows Fire Protection District have been satisfied.
- f. The applicant has indicated that the proposed improvements will not exceed the major grading thresholds that require a special use permit. If the final construction drawings for the map include grading that exceeds the *Major Grading Permit Thresholds* listed in Article 438 Grading Standards, the applicant shall apply for a special use permit for

grading; this approval may take up to three months to process. In addition, all related standards within the Washoe County Development Code shall be met on the construction drawings.

- g. The approval for this tentative parcel map does not include improvements for driveways to building pads. Grading for access to building pads, if they exceed the criteria stated in the previous condition, shall require a special use permit.
- h. Prior to recordation of the final map, the applicant shall provide proof that all sheds located on Proposed Parcels 2 and 3 are not located in the side or rear yard setbacks. If any of the sheds are 12 feet in height or less, then they may be located within the side and/or rear yard setbacks provided the shed is not within the public utility easement and provided the shed is five feet or more from the side and rear property lines, according to WCC Section 110.306.10(b). If any of the sheds do not meet the above requirements, then they must be moved or removed.
- i. Prior to recordation of the final map, the applicant shall submit to Washoe County a financial assurance in the amount of \$1,000 per parcel containing a mobile or manufactured home (\$2,000 total) to ensure that after the recordation of the final map, all remaining mobile or manufactured homes shall be converted to real property per Section 110.312.25 of the Washoe County Code.

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 Names –

Matthew Philumalee, PLS, 775.328.2315, mphilumalee@washoecounty.gov

Janelle K. Thomas, P.E., C.F.M., 775.328.3603, jkthomas@washoecounty.gov

Robert Wimer, P.E., 775.328.2059, rwimer@washoecounty.gov

- a. Comply with the conditions of the Washoe County technical check for this map.
- b. Add the granting of the 20' Drainage Easement (DE), Sanitary Sewer Easement (SS), and access easement to the Owner's Certificate.
- c. Remove debris and unlicensed vehicles from the proposed parcels.
- d. All boundary corners must be set.

Sun Valley General Improvement District

- 3. The following conditions are requirements of Sun Valley General Improvement District (SVGID), which shall be responsible for determining compliance with these conditions.

Contact Name – Brad Baeckel, Public Works Director, 775.673.2220, bbaeckel@svgid.com

- a. Water services need to be separate. Additional tap has been installed. Landowner to install separate lines to each dwelling and SVGID needs to inspect.

Truckee Meadows Fire Protection District

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

Contact Name – Brittany Lemon, Fire Captain – Fire Prevention, 775.326.6079, 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/>

Washoe County Water Rights

5. The following conditions are a requirement of Washoe County Water Rights, which shall be responsible for determining compliance with these conditions.

Contact Name – Timber Weiss, P.E., Licensed Engineer, 775.954.4626, tweiss@washoecounty.gov

- a. The proposed parcels will be served by Sun Valley General Improvement District (SVGID). Applicant must provide a will serve letter in support of the proposed project, or an acknowledgment letter from SVGID, the water supplier, indicating that sufficient water rights are available to the proposed project prior to the approval of the parcel map. Please email a copy of the SVGID will-serve or approval to: tweiss@washoecounty.gov.

*** End of Conditions ***

January 16, 2024

Washoe County Community Services
Planning and Development Division

RE: Veasley; 085-154-02
Tentative Parcel Map; WTPM23-0017

Dear Washoe County Staff:

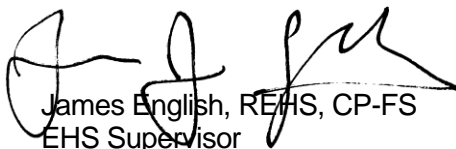
The following conditions are requirements of Northern Nevada Public Health (NNPH), Environmental Health Division, (EHS) which shall be responsible for determining compliance with these conditions.

Contact Name – James English - jenglish@washoecounty.us

- a) Condition #1: EHS has reviewed the application as submitted and has no concerns with the approval of the application as submitted.
- b) Condition #2: The map is proposed on a parcel served by community water and sewerage systems.

If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at jenglish@washoecounty.us regarding all NNPH comments.

Sincerely,



James English, REHS, CP-FS
EHS Supervisor
Environmental Health Services
Northern Nevada Public Health



From: [Program, EMS](#)
To: [Stark, Katherine](#)
Cc: [Program, EMS](#)
Subject: FW: December Agency Review Memo II - Tentative Parcel Map Case Number WTPM23-0017 (Veasley)
Date: Thursday, December 28, 2023 1:20:45 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[December Agency Review Memo II.pdf](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)

Good afternoon,

The EMS Program has reviewed the December Agency Review Memo II– Tentative Parcel Map Case Number WTPM23-0017 (Veasley), and has no concerns or questions at this time based on the information provided.

Thank you,



April Miller
Sr. Office Specialist
Epidemiology and Public Health Preparedness

O: [775-326-6049](tel:775-326-6049)
1001 E Ninth St. Bldg. B Reno, NV 89512

[NNPH.org](https://www.nnph.org) | [f](#) [f](#) [@](#) [X](#) [in](#)

[Click here to take our customer satisfaction survey](#)



Date: December 20, 2023

To: Katy Stark, Planner

From: Matthew Philumalee, PLS, Geomatics Specialist
Janelle K. Thomas, P.E., C.F.M., Senior Licensed Engineer
Robert Wimer, P.E., Licensed Engineer

Re: Parcel Map for **WTPM20-0017 VEASELY**
APN: 085-154-02

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 granting of the 20' Drainage Easement (DE), Sanitary Sewer Easement (SS), and access easement to the Owner's Certificate.
3. Remove debris and unlicensed vehicles from the proposed division.
4. All boundary corners must be set.

From: [Pekar, Faye-Marie L.](#)
To: [Stark, Katherine](#)
Subject: WTPM23-0017 (Veasley)
Date: Friday, December 15, 2023 3:21:13 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Good Afternoon Katy,

I have reviewed the Tentative Parcel Map Case Number WTPM23-0017 (Veasley) on behalf of parks and do not have any comments.

Have a good weekend!

Sincerely,



Faye-Marie L. Pekar, MPA
Park Planner, Planning & Building Division | Community Services Department
fpekar@washoecounty.gov |

Visit us first online: www.washoecounty.gov/csd
Planning Division: 775.328.6100 | Planning@washoecounty.gov
CSD Office Hours: Monday-Friday 8:00am to 4:00pm
1001 East Ninth Street, Reno, NV 89512



Have some kudos to share about a Community Services Department employee or experience?
Submit a nomination for a Washoe Star by clicking this link: [WASHOE STAR](#)

From: bbaeckel@svgid.com
To: [Stark, Katherine](#)
Subject: WTPM23-0017
Date: Thursday, December 14, 2023 2:52:34 PM

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

Comment:

Water services needs to be separate. Additional tap has been installed. Landowner to install separate lines to each dwelling and SVGID needs to inspect.

Thanks,

Brad Baeckel

Public Works Director

Sun Valley General Improvement District

5000 Sun Valley Blvd.

Sun Valley, NV 89433

Phone: (775) 673-2220

Fax: (775) 673-7708

www.svgid.com

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From: [Lemon, Brittany](#)
To: [Stark, Katherine](#)
Cc: [Way, Dale](#)
Subject: WTPM23-0017 (Veasley) Conditions of Approval
Date: Friday, December 22, 2023 12:13:38 PM
Attachments: [image001.png](#)

Hi Katy,

“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/>.

Have a great holiday!

Brittany Lemon

Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue

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”



Date: December 20, 2023

To: Katy Stark, Planner

From: Timber Weiss, P.E., Licensed Engineer

Re: Tentative Parcel Map Case Number WTPM23-0017 (Veasley)
APN 085-154-02

GENERAL PROJECT DISCUSSION

For hearing, discussion, and possible action to approve a tentative parcel map dividing a 1.085-acre parcel into 3 parcels of 15,174 sq. ft., 16,503 sq. ft., and 15,604 sq. ft.

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

The proposed parcels will be served by Sun Valley General Improvement District (SVGID). Applicant must provide a will serve letter in support of the proposed project, or an acknowledgment letter from SVGID, the water supplier, indicating that sufficient water rights are available to the proposed project prior to the approval of the parcel map.

Please email a copy of the SVGID will-serve or approval to: tweiss@washoecounty.gov

Community Services Department

Planning and Building

TENTATIVE PARCEL MAP

(see page 6)

PARCEL MAP WAIVER

(see page 11)

APPLICATION



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

Telephone: 775.328.6100

- f. If any portion of the land within the boundary of the development is subject to inundation or storm water overflow, as shown on the adopted Federal Emergency Management Agency's Flood Boundary and Floodway Maps, that fact and the land so affected shall be clearly shown on the map by a prominent note on each sheet, as well as width and direction of flow of each water course within the boundaries of the development
 - g. The location and outline to scale of each existing building or structure that is not to be moved in the development.
 - h. Existing roads, trails or rights-of-way within the development shall be designated on the map.
 - i. Vicinity map showing the proposed development in relation to the surrounding area.
 - j. Date, north arrow, scale, and number of each sheet in relation to the total number of sheets.
 - k. Location of snow storage areas sufficient to handle snow removed from public and private streets, if applicable.
 - l. All known areas of potential hazard including, but not limited to, earth slide areas, avalanche areas or otherwise hazardous slopes, shall be clearly designated on the map. Additionally, active fault lines (post-Holocene) shall be delineated on the map.
8. **Street Names:** A completed "Request to Reserve New Street Name(s)" form (included in application packet). Please print all street names on the Tentative Map. Note whether they are existing or proposed.
9. **Submission Packets:** One (1) packet and a flash drive. Any digital documents need to have a resolution of 300 dpi. If materials are unreadable, you will be asked to provide a higher quality copy. The packet shall include one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. Labeling on these reproductions should be no smaller than 8 point on the 8.5" x 11" display. 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) Appropriate map engineering and building architectural scales are subject to the approval of the Planning and Building and/or Engineering and Capital Projects.
- (iii) All oversized maps and plans must be folded to a 9" x 12" size.
- (iv) 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 that clarify the potential impacts and potential conditions of development in order 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.
- (v) The Title Report should only be included in the one (1) original packet.

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.

Project Information		Staff Assigned Case No.: _____	
Project Name:			
Project Description: Parcel Map for Jeffrey Veasley			
Project Address: 5365 Leon Drive Sun Valley, NV 89433			
Project Area (acres or square feet): 1.09 acres or 47,281 sf			
Project Location (with point of reference to major cross streets AND area locator): Situates in a portion of the NE 1/4 of Section 9, T20N, R20E, on Leon Drive between E. Gepford Pkwy & E. 4th Ave			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
085-154-02	1.09		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). N/A			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: JEFFERY VEASLEY		Name: Eric V. Snyder	
Address: PO BOX 11734		Address: 1150 Corporate Blvd	
Reno, NV	Zip: 89510	Reno, NV	Zip: 89502
Phone: 775-843-4386	Fax:	Phone: 775-432-6323	Fax: 432-6323
Email: admin@jveasley.com		Email: esnyder@cfareno.com	
Cell:	Other:	Cell:	Other:
Contact Person: Jeff		Contact Person: Eric Snyder	
Applicant/Developer:		Other Persons to be Contacted:	
Name: JEFFERY VEASLEY		Name: Deane Easdon	
Address: PO BOX 11734		Address: 1150 Corporate Blvd	
Reno, NV	Zip: 89510	Reno, NV	Zip: 89502
Phone: 775-843-4386	Fax:	Phone: 775-432-6601	Fax: 432-6601
Email: admin@jveasley.com		Email: deasdon@cfareno.com	
Cell:	Other:	Cell:	Other:
Contact Person: Jeff		Contact Person: Deane Easdon	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

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

5365 Leon Drive - 345 ft +/- North to E. 4th AVE

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
085-154-02	320 - three or four units	1.09

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

Site has 3 existing structures & site plan is attached

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	15,174	16,503	15,604	
Proposed Minimum Lot Width	157.64'	157.62'	157.61'	

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	MDS	MDS	MDS	
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	Muni
b. Electrical Service/Generator	NV Energy
c. Water Service	Muni

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

- a. Water System Type:

<input type="checkbox"/> Individual wells		
<input type="checkbox"/> Private water	Provider:	
<input checked="" type="checkbox"/> Public water	Provider:	Sun Valley GID

b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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c. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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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:	Sun Valley GID

b. Available:

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

c. Washoe County Capital Improvements Program project?

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

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

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

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

N/A

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

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

11. Does property contain slopes or hillsides in excess of 15 percent and/or significant ridgelines? (If yes, and this is the second parcel map dividing this property, Article 424, Hillside Development of the Washoe County Development Code will apply.)

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

12. Does property contain geologic hazards such as active faults; hillside or mountainous areas; is it subject to avalanches, landslides, or flash floods; is it near a water body, stream, Significant Hydrologic Resource as defined in Article 418, or riparian area such as the Truckee River, and/or an area of groundwater recharge

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

13. Does the tentative parcel map involve common open space as defined in Article 408 of the Washoe County Development Code? (If so, please identify all proposed non-residential uses and all the open space parcels.)?

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

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

N/A

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

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

16. Are there any applicable area plan modifiers in the Development Code in which the project is located that require compliance? If so, which modifiers and how does the project comply?

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

19. How many cubic yards of material are you exporting or importing? If exporting of material is anticipated, where will the material be sent? If the disposal site is within unincorporated Washoe County, what measures will be taken for erosion control and revegetation at the site? If none, how are you balancing the work on-site?

N/A

20. Can the disturbed area be seen from off-site? If yes, from which directions, and which properties or roadways? What measures will be taken to mitigate their impacts?

N/A

21. What is the slope (Horizontal/Vertical) of the cut and fill areas proposed to be? What methods will be used to prevent erosion until the revegetation is established?

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

28. Surveyor:

Name	Eric V. Snyder
Address	1150 Corporate Blvd, Reno, NV 89502
Phone	775-432-6323
Cell	
E-mail	esnyder@cfareno.com
Fax	775-432-6323
Nevada PLS #	11194

Parcel Map Waiver Application Supplemental Information

(All required information may be separately attached)

1. Identify the public agency or utility for which the parcel is being created:

--

- a. If a utility, is it Public Utility Commission (PUC) regulated?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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2. What is the location (address or distance and direction from nearest intersection)?

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- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres

3. Please describe:

- a. The existing conditions and uses located at the site:

--

- b. The existing conditions and uses in the vicinity to the north, south, east and west (i.e. vacant land, roadways, buildings, etc.):

North	
South	
East	
West	

4. What are the proposed lot standards?

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

5. Utilities:

a. Sewer Service	
b. Electrical Service/Generator	
c. Water Service	

6. Please describe the source and timing of the water facilities necessary to serve the proposed waiver.

a. Water System Type:

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

b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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c. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of water service:

--

7. What is the nature and timing of sewer services necessary to accommodate the proposed waiver?

a. Sewage System Type:

<input checked="" type="checkbox"/> Individual septic		
<input checked="" type="checkbox"/> Public system	Provider:	

b. Available:

<input type="checkbox"/> Now	<input checked="" type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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c. Washoe County Capital Improvements Program project?

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

d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of sewer service. If a private system is proposed, please describe the system and the recommended location(s) for the proposed facility:

--

8. Please describe whether any of the following natural resources are related to the proposed waiver:

a. Property located in the FEMA 100-year floodplain?

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

Explanation:

--

b. Does 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 type="checkbox"/> No
------------------------------	-----------------------------

Explanation:

- c. 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, the Hillside Ordinance applies.	<input type="checkbox"/> No, it does not.
---	---

Explanation:

9. Surveyor:

Name	
Address	
Phone	
Fax	
Nevada PLS #	

Order: map Comment:

(#447) SUN VALLEY SUBDIVISION NO. 2 S 1/2 OF NE 1/4 OF SEC. 19 T20N - R20E

STATE OF NEVADA WASHOE COUNTY ASSESSOR'S OFFICE

1001 East Ninth Street, Building D Reno, Nevada 89512 (775) 328-2231



1 inch = 200 feet

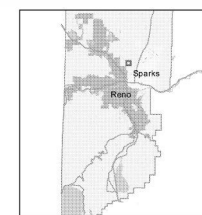


Table of adjacent map sheets with grid coordinates.

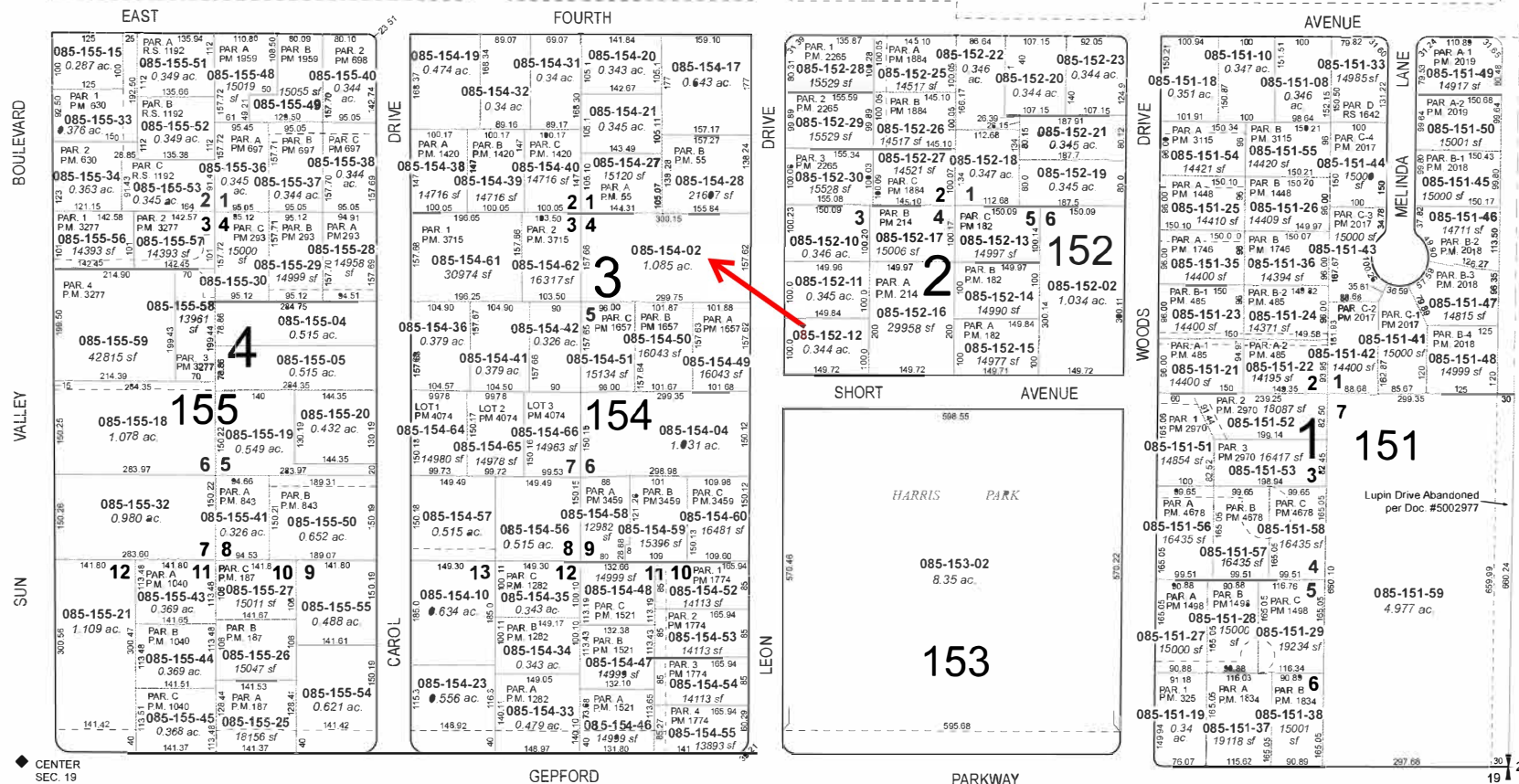


created by: TWT 8/31/2011

updated: KSB 4/23/20

area previously shown map(s)

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.





**LAND SURVEYORS
CIVIL ENGINEERS
LAND USE PLANNERS**

CLOSURE CALCULATIONS

FOR

PARCEL MAP FOR JEFFREY VEASLEY

Parcel Name: PARCEL 1

North: 14889837.11' East: 2288847.62'

Segment #1: Line
Course: S0°34'58"E Length: 25.14'
North: 14889811.97' East: 2288847.88'

Segment #2: Line
Course: N89°49'24"W Length: 103.69'
North: 14889812.29' East: 2288744.20'

Segment #3: Line
Course: N0°07'52"E Length: 157.64'
North: 14889969.93' East: 2288744.56'

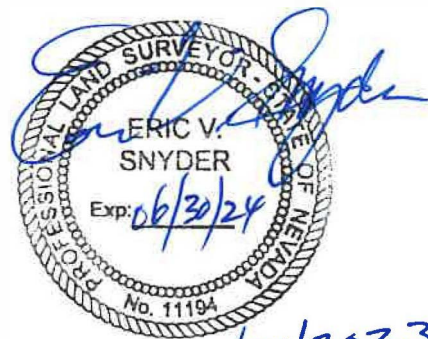
Segment #4: Line
Course: S89°49'05"E Length: 91.50'
North: 14889969.64' East: 2288836.06'

Segment #5: Line
Course: S0°37'47"E Length: 67.00'
North: 14889902.65' East: 2288836.79'

Segment #6: Line
Course: S9°23'06"E Length: 66.42'
North: 14889837.12' East: 2288847.63'

Perimeter: 511.39' Area: 15,174 Sq. Ft.
Error Closure: 0.00 Course: N50°40'21"E
Error North: 0.003 East: 0.004

Precision 1: 511380000.00



09/07/2023

Parcel Name: PARCEL 2

North: 14889902.64' East: 2288836.79'

Segment #1: Line
 Course: N0°37'47"W Length: 67.00'
 North: 14889969.64' East: 2288836.05'

Segment #2: Line
 Course: S89°49'05"E Length: 109.65'
 North: 14889969.29' East: 2288945.70'

Segment #3: Line
 Course: S0°16'27"W Length: 157.62'
 North: 14889811.67' East: 2288944.95'

Segment #4: Line
 Course: N89°49'24"W Length: 97.07'
 North: 14889811.97' East: 2288847.88'

Segment #5: Line
 Course: N0°34'58"W Length: 25.14'
 North: 14889837.11' East: 2288847.62'

Segment #6: Line
 Course: N9°23'06"W Length: 66.42'
 North: 14889902.64' East: 2288836.79'

Perimeter: 522.91' Area: 16,503 Sq. Ft.
 Error Closure: 0.00 Course: S61°02'38"E
 Error North: -0.001 East: 0.003

Precision 1: 522900000.00

Parcel Name: PARCEL 3

North: 14889811.67' East: 2288944.95'

Segment #1: Line
 Course: N0°16'27"E Length: 157.62'
 North: 14889969.29' East: 2288945.70'

Segment #2: Line
 Course: S89°49'05"E Length: 99.00'
 North: 14889968.97' East: 2289044.70'

Segment #3: Line
Course: S0°16'27"W Length: 157.61'
North: 14889811.37' East: 2289043.95'

Segment #4: Line
Course: N89°49'24"W Length: 99.00'
North: 14889811.67' East: 2288944.95'

Perimeter: 513.24' Area: 15,604 Sq. Ft.
Error Closure: 0.00 Course: N1°15'23"E
Error North: 0.001 East: 0.000

Precision 1: 513230000.00

OWNERS CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, JEFFREY VEASLEY, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT, AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278. THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED TOGETHER WITH THE RIGHT OF ACCESS TO ALL PUBLIC UTILITY, CABLE TV COMPANIES AND TRUCKEE MEADOWS WATER AUTHORITY, THEIR SUCCESSORS AND ASSIGNS. THE OWNER AND ITS ASSIGNS AGREE TO THE USE OF RESIDENTIAL WATER METERS.

BY: JEFFREY VEASLEY _____ OWNER _____ DATE _____

OWNER ACKNOWLEDGEMENT

STATE OF _____ }
COUNTY OF _____ } S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____, BY JEFFREY VEASLEY, OWNER.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

DISTRICT BOARD OF HEALTH CERTIFICATE

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

FOR THE DISTRICT BOARD OF HEALTH _____ DATE _____

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT JEFFREY VEASLEY OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT HE IS THE ONLY OWNER OF RECORD OF SAID LAND; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LAND TO BE DIVIDED; EXCEPT PER DEED(S) OF TRUST _____, 2023, AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON FOR DELINQUENT STATE, COUNTY, MUNICIPAL FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS, AS OF _____, 20____.

FIRST CENTENNIAL TITLE COMPANY OF NEVADA

JULIE M. MORENO, TITLE OFFICER _____ DATE _____

TAXATION CERTIFICATE (APN: 085-154-02)

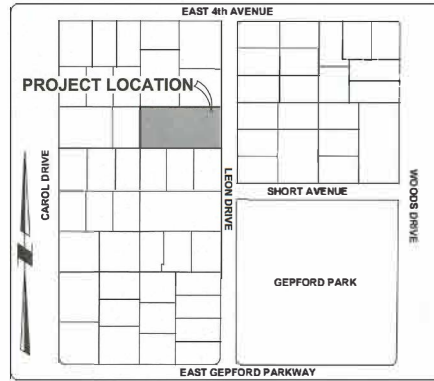
THE UNDERSIGNED HEREBY CERTIFIES THAT ALL THE PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURE USE HAS BEEN PAID PURSUANT TO NRS 361A.265.

WASHOE COUNTY TREASURER

SIGNATURE _____ PRINT NAME/TITLE _____ DATE _____

SECURITY INTEREST HOLDER CERTIFICATE

RICHARD ROSSOW, BENEFICIARY UNDER DEED OF TRUST DOCUMENT NO. 5380223, RECORDED MAY 15, 2023, OFFICIAL RECORDS, WASHOE COUNTY, NEVADA, HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT PER DOCUMENT NO. _____, OFFICIAL RECORDS WASHOE COUNTY, NEVADA.

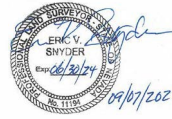


VICINITY MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATE

I, ERIC V. SNYDER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT: THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF JEFFREY VEASLEY.

1. THE LANDS SURVEYED LIE WITHIN A PORTION OF THE NE 1/4 OF SECTION 19, TOWNSHIP 20 NORTH, RANGE 20 EAST, M.D.M., AND THE SURVEY WAS COMPLETED ON JUNE 2023.
2. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN AFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
3. THE MONUMENTS DEPICTED ON THIS PLAT ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



ERIC V. SNYDER - PLS 11194

DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE

THE FINAL PARCEL MAP CASE NO. _____ MEETS ALL APPLICABLE STATUTES, ORDINANCES, AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS 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 DIVISION OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

KELLY MULLIN, DIRECTOR, PLANNING AND BUILDING DIVISION _____ DATE _____

REFERENCES

1. TRACT MAP NO. 447 FOR SUN VALLEY SUBDIVISION NO. 2, FILE NO. 176053, RECORDED AUGUST 10, 1949, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
2. PARCEL MAP NO. 55 FOR HAROLD & MERVIN DE GIOVANNI, ET AL, FILE NO. 319118, RECORDED MARCH 6, 1974, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
3. PARCEL MAP NO. 1420 FOR ALLEN & KATHY Lecompte, ET AL, FILE NO. 835656, RECORDED JANUARY 27, 1983, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
4. PARCEL MAP NO. 1657 FOR AVA E. BARTMESS, FILE NO. 930980, RECORDED JUNE 14, 1984, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
5. 13TH PARCEL MAP NO. 3459 FOR RICHARD GOLDEN, FILE NO. 2282809, RECORDED DECEMBER 7, 1998, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
6. PARCEL MAP NO. 3715 FOR MARY M. ATWELL, FILE NO. 2501654, RECORDED NOVEMBER 21, 2000, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

UTILITY COMPANY CERTIFICATES

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

CHARTER COMMUNICATIONS	PRINT NAME/TITLE _____	DATE _____
NEVADA BELL TELEPHONE CO. D.B.A. AT&T NEVADA	PRINT NAME/TITLE _____	DATE _____
SERRA PACIFIC POWER COMPANY D.B.A. W ENERGY	PRINT NAME/TITLE _____	DATE _____
SUN VALLEY CIO	PRINT NAME/TITLE _____	DATE _____
WASHOE COUNTY COMMUNITY SERVICES	PRINT NAME/TITLE _____	DATE _____

NOTES

1. PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED 7.5 FEET COINCIDENT WITH ANY PUBLIC RIGHT-OF-WAY, 5 FEET IN WIDTH COINCIDENT WITH ALL OTHER EXTERIOR BOUNDARIES AND 10 FEET CENTERED ON ALL INTERIOR LOT LINES.
2. A PUBLIC UTILITY AND CABLE TV EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY AND CABLE TV FACILITIES TO THAT PARCEL AND THE RIGHT TO EXIT THAT PARCEL WITH SAID FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD, AT THAT TIME, AND THE UTILITY AND CABLE TV COMPANIES.
3. PUBLIC UTILITY EASEMENTS SHOWN AND/OR NOTED ON THIS PLAT SHALL INCLUDE USE FOR THE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION AND TRUCKEE MEADOWS WATER AUTHORITY.
4. WITH THE DEVELOPMENT OF EACH PARCEL AND PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR SAID PARCEL THE OWNER SHALL DEDICATE WATER RIGHTS TO THE SERVING UTILITY SUFFICIENT TO SERVE THE DEVELOPMENT, AND SHALL PROVIDE WASHOE COUNTY WITH A WILL-SERVE LETTER.
5. SEWAGE DISPOSAL SHALL BE BY CONNECTION TO A PUBLIC SEWER SYSTEM.
6. ALL REQUIRED IMPROVEMENTS SHALL BE INSTALLED BY THE OWNER IN ACCORDANCE WITH R.M.C. CHAPTER 18 AS PARCELS ARE DEVELOPED.
7. FIRE HYDRANTS SHALL BE INSTALLED AS PER FIRE DEPARTMENT REQUIREMENTS WITH THE ISSUANCE OF BUILDING PERMITS.
8. EACH PARCEL CREATED BY THIS MAP IS REQUIRED TO HAVE A SEPARATE WATER METER AND WATER SERVICE LINE. THE WATER PURVEYOR SHALL HAVE THE RIGHT TO INSTALL A WATER METER IN A PUBLIC UTILITY EASEMENT ADJACENT TO THE STREET TO SERVE EACH PARCEL RESPECTIVELY.
9. FOR EACH PARCEL CREATED BY THIS FINAL MAP, ACCESS AND DRAINAGE IMPROVEMENTS MEETING THE REQUIREMENTS OF WASHOE COUNTY DEVELOPMENT CODE ARE REQUIRED WITH SAID IMPROVEMENTS TO BE INCLUDED WITHIN AN APPROVED RESIDENTIAL BUILDING PERMIT.
10. 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.
11. 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.
12. ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH WASHOE COUNTY DEVELOPMENT CODE ARTICLE 416.
13. OWNERS OF EACH PARCEL SHALL PERPETUATE ALL NATURAL DRAINAGE.
14. NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT WAS ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGICAL TIME.
15. THE OWNER, BUYERS, ASSIGNS, OR ANY INTEREST HOLDER OF ANY LOTS OR PARCELS SHOWN HEREON, HEREBY AGREE THAT ALL EXISTING IRRIGATION FLOWS CROSSING THESE PARCELS SHALL BE PERPETUATED. ANY LEGAL RIGHTS TO WATER FROM THESE DITCHES SHALL BE HONORED AND THE RIGHT OF ACCESS FOR MAINTENANCE AND OPERATION WILL NOT BE DENIED TO VALID HOLDERS OF THOSE RIGHTS.
16. A TEMPORARY RELOCATABLE PRIVATE ACCESS EASEMENT OVER PARCEL 1 FOR THE BENEFIT OF PARCEL 2 IS GRANTED PER THIS MAP. SAID EASEMENT EXTINGUISHES UPON DEDICATION OF PUBLIC ROADWAYS OR OTHER MEANS OF ACCESS AGREED UPON BY BOTH PARTIES.

WATER & SEWER RESOURCE REQUIREMENTS

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

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT _____ DATE _____

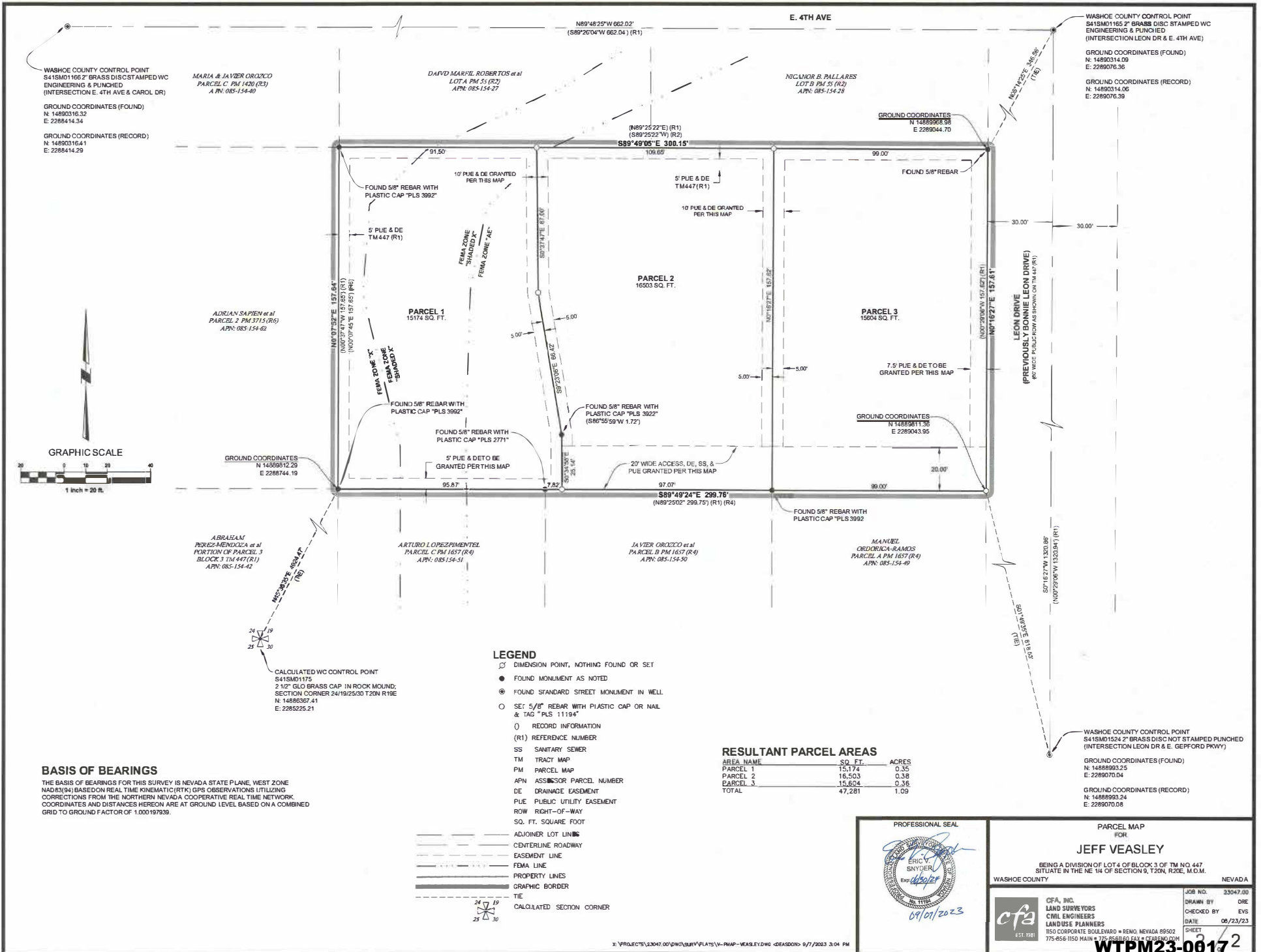
PARCEL MAP
FOR
JEFFREY VEASLEY

BEING A DIVISION OF LOT 4 OF BLOCK 3 OF TM NO. 447
SITUATE IN THE NE 1/4 OF SECTION 19, T20N, R20E, M.D.M.
WASHOE COUNTY _____ NEVADA

	CFA, INC. LAND SURVEYORS CIVIL ENGINEERS LAND USE PLANNERS 150 CORPORATE BOULEVARD • RENO, NEVADA 89502 775-856-1150	JOB NO. 23047.50 DRAWN BY DRE CHECKED BY EWS DATE 08/23/23 SHEET 2
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WTPM23-0017

EXHIBIT C



WASHOE COUNTY CONTROL POINT
S41SM01166 2" BRASS DISC STAMPED WC
ENGINEERING & PUNCHED
(INTERSECTION E. 4TH AVE & CAROL DR.)
GROUND COORDINATES (FOUND)
N: 14890316.32
E: 2288414.34
GROUND COORDINATES (RECORD)
N: 14890316.41
E: 2288414.29

MARIA & JAVIER OROZCO
PARCEL C, PM 1420 (R3)
APN: 085-154-40

DAVID MARTEL ROBERTOS et al
LOT 4, PM 55 (R2)
APN: 085-154-27

NICANOR B. PALLARES
LOT B, PM 35 (R2)
APN: 085-154-28

WASHOE COUNTY CONTROL POINT
S41SM01165 2" BRASS DISC STAMPED WC
ENGINEERING & PUNCHED
(INTERSECTION LEON DR & E. 4TH AVE)
GROUND COORDINATES (FOUND)
N: 14890314.09
E: 2289076.36
GROUND COORDINATES (RECORD)
N: 14890314.06
E: 2289076.39

ADRIAN SAPIEN et al
PARCEL 2, PM 3715 (R6)
APN: 085-154-62

PARCEL 1
15174 SQ. FT.

PARCEL 2
16503 SQ. FT.

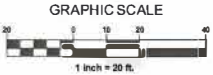
PARCEL 3
15604 SQ. FT.

ABRAHAM
PEREZ-MENDOZA et al
PORTION OF PARCEL 3
BLOCK 3 TM 447 (R1)
APN: 085-154-42

ARTURO LOPEZ-PIENDEL
PARCEL C, PM 1657 (R4)
APN: 085-154-51

JAVIER OROZCO et al
PARCEL D, PM 1657 (R4)
APN: 085-154-50

MANUEL
ORDOQUICA-RAMOS
PARCEL A, PM 1657 (R4)
APN: 085-154-49



GROUND COORDINATES
N 14896812.29
E 2288744.19

GROUND COORDINATES
N 14889611.38
E 2289043.95

GROUND COORDINATES
N 14892502.299.75 (R1) (R4)
E 2399.78

LEGEND

- DIMENSION POINT, NOTHING FOUND OR SET
- FOUND MONUMENT AS NOTED
- ⊙ FOUND STANDARD STREET MONUMENT IN WELL
- SET 5/8" REBAR WITH PLASTIC CAP OR NAIL & TAG * PLS 11194*
- (R) RECORD INFORMATION
- (R1) REFERENCE NUMBER
- SS SANITARY SEWER
- TM TRACT MAP
- PM PARCEL MAP
- APN ASSessor PARCEL NUMBER
- DE DRAINAGE EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- ROW RIGHT-OF-WAY
- SQ. FT. SQUARE FOOT
- ADJOINER LOT LINE
- CENTERLINE ROADWAY
- EASEMENT LINE
- FEMA LINE
- PROPERTY LINE
- GRAPHIC BORDER
- TE CALCULATED SECTION CORNER

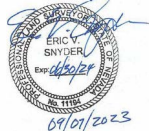
RESULTANT PARCEL AREAS

AREA NAME	SQ. FT.	ACRES
PARCEL 1	15,174	0.35
PARCEL 2	16,503	0.38
PARCEL 3	15,604	0.36
TOTAL	47,281	1.09

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS NEVADA STATE PLANE, WEST ZONE NAD83(84) BASED ON REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS UTILIZING CORRECTIONS FROM THE NORTHERN NEVADA COOPERATIVE REAL TIME NETWORK. COORDINATES AND DISTANCES HEREON ARE AT GROUND LEVEL BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000197939.

PROFESSIONAL SEAL



PARCEL MAP FOR

JEFF VEASLEY

BEING A DIVISION OF LOT 4 OF BLOCK 3 OF TM NO. 447 SITUATE IN THE NE 1/4 OF SECTION 9, T20N, R20E, M.D.M.

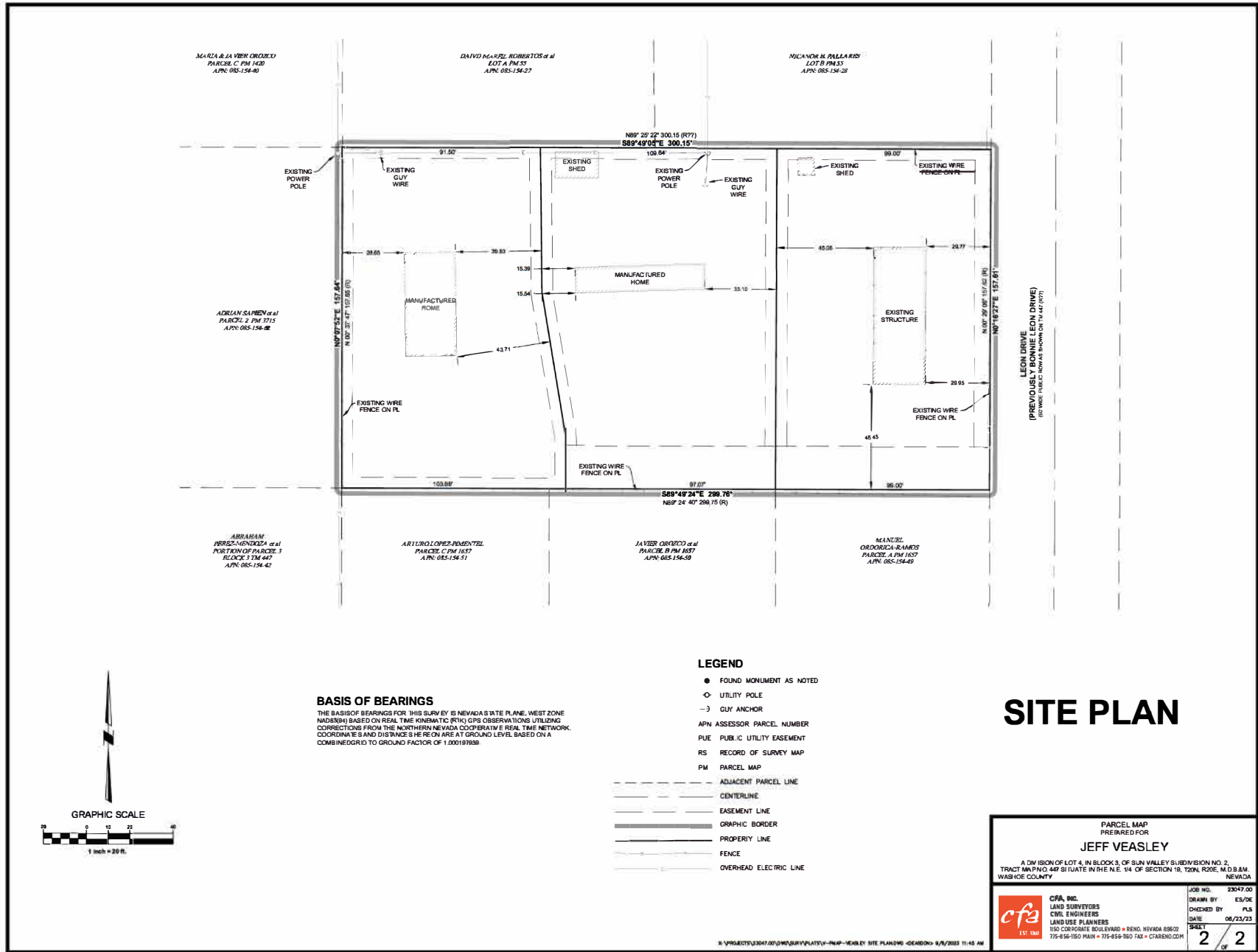
WASHOE COUNTY NEVADA

CFA, INC.
LAND SURVEYORS
CIVIL ENGINEERS
LAND USE PLANNERS
1150 CORPORATE BOULEVARD • RENO, NEVADA 89502
775-856-1150 MAIN • 775-856-1151 FAX

JOB NO. 23047.00
DRAWN BY ORE
CHECKED BY EVS
DATE 09/23/23
SHEET

WTPM23-0617

EXHIBIT C



MARLA & LA VIER OROZCO
PARCEL C, PM 1420
APN: 085-154-40

DAVID MARQUEZ ROBERTOS et al
LOT 2, PM 55
APN: 085-154-27

NICANOR B. PALLARES
LOT 3, PM 55
APN: 085-154-28

ADRIAN GARIBAY et al
PARCEL 2, PM 3715
APN: 085-154-08

ABRAHAM
PEREZ-MENDOZA et al
PORTION OF PARCEL 1
BLOCK 1, PM 447
APN: 085-154-42

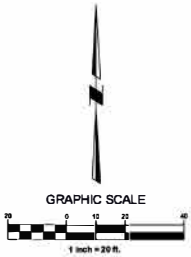
ARIURO LOPEZ-MENDITAL
PARCEL C, PM 1657
APN: 085-154-51

JAVIER OROZCO et al
PARCEL B, PM 1657
APN: 085-154-49

MARCOS
ORDOQUIA-JAMES
PARCEL A, PM 1657
APN: 085-154-49

LEON DRIVE
(PREVIOUSLY BONNIE LEON DRIVE)
(FORMER EASEMENT ROW AS SHOWN ON TM 447 (R77))

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY IS NEVADA'S STATE PLANE, WEST ZONE NAD83(84) BASED ON REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS UTILIZING CORRECTIONS FROM THE NORTHERN NEVADA COOPERATIVE REAL TIME NETWORK. COORDINATE SCALES AND DISTANCES ARE ON A HORIZONTAL GROUND LEVEL, BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000197838.



- LEGEND**
- FOUND MONUMENT AS NOTED
 - UTILITY POLE
 -) GUY ANCHOR
 - APN ASSESSOR PARCEL NUMBER
 - PUE PUBLIC UTILITY EASEMENT
 - RS RECORD OF SURVEY MAP
 - PM PARCEL MAP
 - ADJACENT PARCEL LINE
 - CENTERLINE
 - EASEMENT LINE
 - GRAPHIC BORDER
 - PROPERTY LINE
 - FENCE
 - OVERHEAD ELECTRIC LINE

SITE PLAN

PARCEL MAP
PREPARED FOR
JEFF VEASLEY

A DIVISION OF LOT 4, IN BLOCK 3, OF SUN VALLEY SUBDIVISION NO. 2,
TRACT MAP NO. 447 SITUATE IN THE N.E. 1/4 OF SECTION 10, T20N, R20E, M.D. 8 AM,
WASHINGTON COUNTY, NEVADA

JOB NO. 23047.00
DRAWN BY: ES/DE
CHECKED BY: PLS
DATE: 06/23/23
SHEET: 2 / 2

cfa, inc.
LAND SURVEYORS
CIVIL ENGINEERS
LAND USE PLANNERS
150 CORPORATE BOULEVARD • RENO, NEVADA 89502
775-850-1500 FAX • 775-850-1500 • CFAINC.COM

N:\PROJECTS\23047.00\WORK\PLATE\PM-VEASLEY SITE PLAN.DWG <64620> 6/1/2023 11:45 AM