



Parcel Map Review Committee Staff Report

Meeting Date: June 13, 2019

Agenda Item: 7C

TENTATIVE PARCEL MAP CASE NUMBER: WTPM19-0006 (Burkhart)

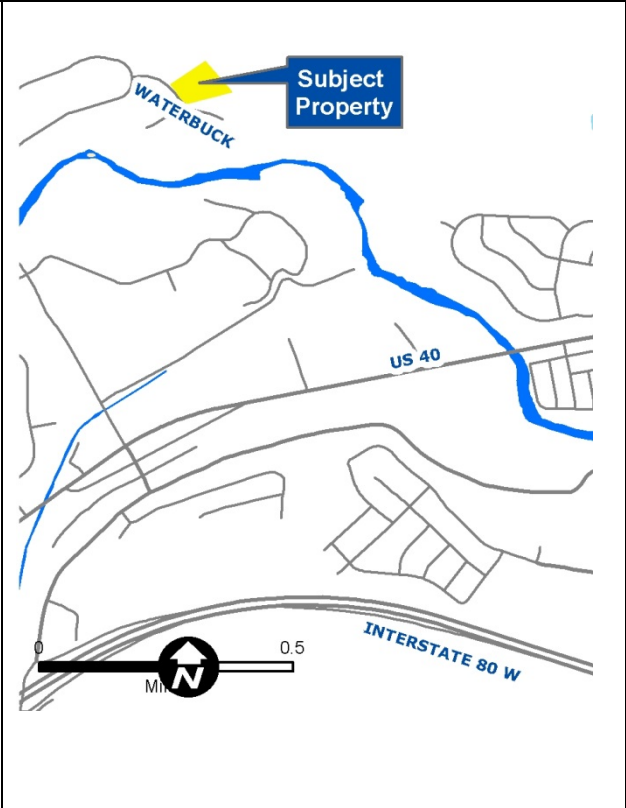
BRIEF SUMMARY OF REQUEST: Dividing a 3.35 Acre lot into two (2) parcels. One parcel at 60,345 square feet and a remainder parcel of 85,396 square feet.

STAFF PLANNER: Chris Bronczyk
775.328.3612
cbronczyk@washoecounty.us

CASE DESCRIPTION

For possible action, hearing, and discussion to approve a tentative parcel map dividing a 3.35 Acre lot into two (2) parcels. One parcel will be 60,345 square feet the other parcel will be 85,396 square feet.

Applicant:	Landmark Surveying
Property Owner:	Hans Burkhart
Location:	65 Water Buck Way
APN:	038-710-17
Parcel Size:	3.35 Acres
Master Plan:	Suburban Residential (SR)
Regulatory Zone:	Low Density Residential (LDS)
Area Plan:	Verdi
Citizen Advisory Board:	West Truckee Meadows/Verdi Township
Development Code:	Authorized in Article 606, <i>Parcel Maps</i>
Commission District:	5 – Commissioner Herman



STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM19-0006 for Hans Burkhart, subject to the conditions of approval included as Exhibit A.

(Motion with Findings on Page 8)

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Parcel Map

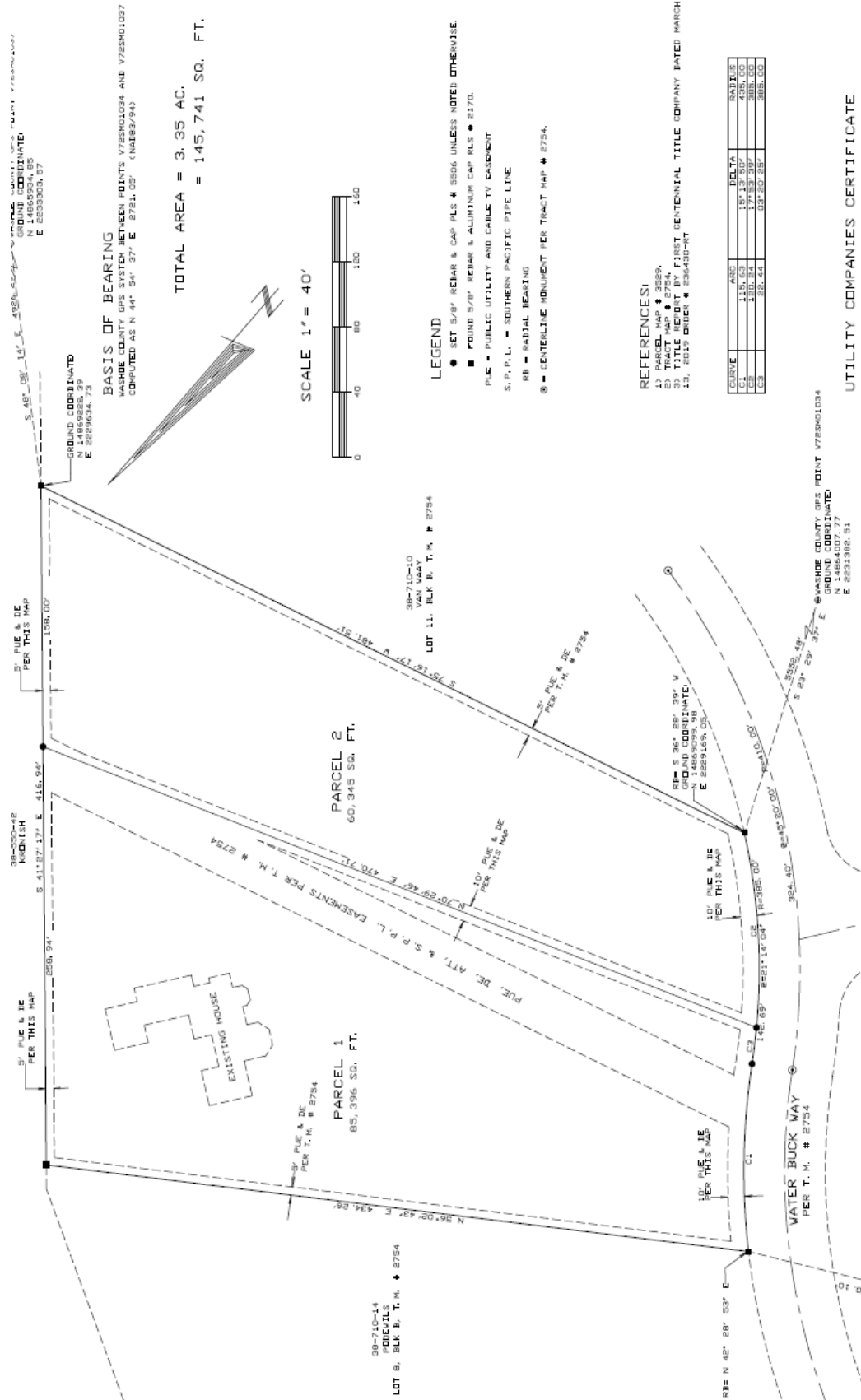
The purpose of a parcel map is to allow for the creation of subdivisions, merger and re-subdivision of existing lots, and common-interest communities consisting of four or fewer parcels pursuant to Washoe County Code Chapter 110, Article 606, *Parcel Maps*. A tentative parcel map must be submitted to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

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

Within 22 months from the date of approval of the tentative parcel map, the applicant must file a final parcel map along with any required supporting materials with the Planning and Building Division and the County Engineer showing that all conditions imposed by the Washoe County Parcel Map Review Committee have been met. Approval or conditional approval of a tentative parcel map imposes no obligation on the part of the Director of the Planning and Building Division or the Washoe County Board of County Commissioners to approve the final parcel map or to accept any public dedication shown on the tentative or final parcel map. Failure to submit a complete final parcel map and pay the required fees within the two year time period shall cease any further action on the map and shall render the tentative parcel map as expired.

The Conditions of Approval for Tentative Parcel Map Case Number WTPM19-0006 is attached to this staff report and will be included with the Action Order if approved by the Parcel Map Review Committee.

The subject property has a regulatory zone of Low Density Suburban (LDS); General Rural (GR); and High Density Rural (HDR). The request is to divide one 3.35 acre lot into two lots. The sizes of the newly created lots will consist of one 60,345 square foot parcel; and an 85,396 square foot remainder. The parcel map is also proposing an additional 10' public utility easement on the newly created boundary. The proposed parcel map conforms to lot size and width requirements.



Site Plan

Tentative Parcel Map Evaluation

Regulatory Zone:	Low Density Suburban (LDS)
Maximum Lot Potential:	3 Lots
Number of Lots on Parcel Map:	2
Minimum Lot Size Required:	35,000 Square Feet
Minimum Lot Size on Parcel Map:	60,345 Square Feet
Minimum Lot Width Required:	120 Feet
Minimum Lot Width on Parcel Map:	120 Feet

The tentative parcel map meets all minimum requirements for the Low Density Suburban regulatory zone.

Development Suitability Constraints: The Verdi Area Plan Development Suitability Map, a part of the Verdi Area Plan, identifies the subject parcel as having slopes greater than 15% on portions of the parcels.

Hydrographic Basin: The subject parcel is within the Truckee Canyon Segment Hydrographic Basin.

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

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

Verdi Area Plan Modifiers

The subject parcel is located within the Verdi Area Plan. There are no modifiers within Article 224 (Area Plan Regulations – Verdi Area) of the Washoe County Code Chapter 110 (Development Code) that effect the evaluation of this proposed parcel map.

Development InformationThe subject site currently contains a 5,387 square foot single family dwelling which was constructed in 2001. The existing dwelling will be parcel 1, which is 85,396 square feet. There are existing five (5) foot public utility easements on the existing side property lines; the applicant is proposing to include an additional 10' public utility easement on the newly created property line.

Verdi Area Plan V.13.4 At the request of the Department of Public Works, development proposals shall submit traffic reports and mitigation plans to the Departments of Public Works and Community Development for review and approval prior to the approval of tentative maps or the issuance of building permits for the project.

Staff Comment: The Department of Public Works is now known as Engineering and Capital Projects. The Engineering Division has reviewed the request and waived the requirement for traffic reports and mitigation plans.

Reviewing Agencies

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

- Washoe County Community Services Department
 - Planning and Building Division

- Engineering and Capital Projects Division
- Parks and Open Spaces
- Water Rights Coordinator Manager
- Truckee Meadows Water Authority (TMWA)
- Washoe County Health District
 - Environmental Health Services Division
- Truckee Meadows Fire Protection District
- Regional Transportation Commission (RTC)
- Washoe-Storey Conservation District

4 out of the 9 above listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A **summary** of each agency's comments and/or recommended conditions of approval and their contact information is provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order, if granted approval.

- Washoe County Planning and Building Division, Planning Program requires that the final map be in substantial compliance with all plans and documents submitted with the tentative parcel map.
Contact: Chris Bronczyk 775.328.3612, cbronczyk@washoecounty.us
- Washoe County Engineering and Capital Projects Division provided comments related to technical map requirements, and FEMA related notes.
Contact: Wayne Handrock, 775.328.2318, whandrock@washoecounty.us
- Washoe County Water Management Planner provided comments regarding a TMWA note and a will serve.
Contact: Vahid Behmaram, 775.954.4647, vbehmaram@washoecounty.us
- Truckee Meadows Fire Protection District provided comments regarding the International Fire Code (IFC) and International Wildland Urban Interface Code (IWUIC).
Contact: Don Coon, 775.326.6077, dcoon@tmfcpd.us

Staff Comment on Required Findings

WCC Section 110.606.30 (i) requires that all of the following findings be made to the satisfaction of the Washoe County Parcel Map Review Committee before granting approval of the request. Staff has completed an analysis of the application and has determined that the proposal is in compliance with the required findings as follows.

- 1) General improvement considerations for all parcel maps including, but not limited to:
 - a) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal.
Staff Comment: The Washoe County Health District reviewed the application, and had no comments or conditions regarding the need for additional improvements. The Health District retains the rights to require additional improvement for future development of the property.
 - b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision.
Staff Comment: Washoe County Water Management has reviewed the tentative parcel map and provided conditions related to water service.
 - c) The availability and accessibility of utilities.

Staff Comment: All necessary easements shall be provided as part of the parcel map, as applicable.

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

Staff Comment: All services are available to the subject property. The area is serviced by Truckee Meadows Fire Protection District and Washoe County Sheriff.

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

Staff Comment: The parcel map conforms to all regulatory zone requirements and the goals and policies of the Washoe County master plan.

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

Staff Comment: The parcel map conforms to the Streets and Highway plan.

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

Staff Comment: The proposed tentative parcel map will not greatly impact the existing public streets and highways. No new streets are needed or proposed to serve the new parcel.

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

Staff Comment: The subject parcel is physically suitable for development,

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

Staff Comment: All recommended conditions of approval from the reviewing agencies have been included as a condition of approval, as part of the staff report.

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

Staff Comment: The Truckee Meadows Fire Protection District adequately serves these properties.

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

Staff Comment: All utilities will be made available as necessary, within the recorded utility easements.

- l) Recreation and trail easements.

Staff Comment: No trail or recreational easements are proposed within this area.

Recommendation

Those agencies which reviewed the application, recommended conditions in support of approval of the tentative parcel map. Therefore, after a thorough analysis and review, Parcel Map Case Number WTPM19-0006 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 WTPM19-0006 for Hans Burkhardt, subject to the conditions of approval included as Exhibit A with the staff report, and make the

determination that the following criteria is or will be adequately provided for pursuant to Washoe County Code, Section 110.606.30:

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

Appeal Process

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

Applicant: Landmark Surveying
2548 Rampart Terrace
Reno, NV 89519

Owner: Hans Burkhart
65 Water Buck Way
Reno, NV 89539



Conditions of Approval

Tentative Parcel Map Case Number WTPM19-0006

The tentative parcel map approved under Parcel Map Case Number WTPM19-0006 shall be carried out in accordance with the Conditions of Approval granted by the Washoe County Parcel Map Review Committee on June 13, 2019. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

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

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

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

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

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

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

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

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District.**

Any conditions set by the Health District must be appealed to the District Board of Health.

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: Chris Bronczyk, Planner, 775.328.3612, cbronczyk@washoecounty.us

- a. The applicant shall attach a copy of the Action Order approving this project to all administrative permit 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 County Engineer Division 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. WTPM19-0006 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. Any regulations, procedures, and conditions adopted by the Washoe County Health District must be met prior to recordation of a final map.
- f. The applicant shall provide verification to the Planning and Building Division that all conditions from the Truckee Meadows Fire Protection District have been satisfied.

- g. 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; and if approved, may take an additional three months to process. In addition, all related standards within the Washoe County Development Code shall be met on the construction drawings.
- h. The approval for this tentative parcel map does not include improvements for driveways to building pads. Grading for access to building pads, if they exceed the criteria stated in the previous condition, shall require a special use permit.

Washoe County Engineering and Capital Projects

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

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

1. Comply with the conditions of the Washoe County technical check for this map.
2. Add a graphic border around the proposed division.
3. Remove structures, trees, poles and hydrants from the map.
4. Show and reference the existing irrigation ditch (Coldron Ditch) on the map.
5. Add the following note to the map: The Owner, buyers, assigns, or any interest holder of any lots or parcels shown hereon, hereby agree that all existing irrigation flows crossing these parcels shall be perpetuated. Any legal rights to water from these ditches shall be honored and the right of access for maintenance and operation will not be denied to valid holders of those rights.
6. Add a note to the map stating: A surface drainage easement is hereby granted across all parcels created by this map.
7. All boundary corners must be set.
8. 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.
9. Add a Security Interest Holder's Certificate to the map, if applicable.
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 perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."

Washoe County Water Rights Manager

3. The following conditions are requirements of the Water Rights Manager, which shall be responsible for determining compliance with these conditions.

Contact: Vahid Behmaram, 775.954.4647, vbehmaram@washoecounty.us

- a. The subject parcel is not near any municipal, quasi-municipal or private water delivery infrastructure; therefore, resulting parcels will rely on Individual Domestic wells as their source of domestic water supply.
- b. Washoe County code requires that the applicant for a parcel map with parcels served by an individual domestic well, bring forth an approved and recorded "Affidavit of

Relinquishment for Domestic Wells” by the Nevada State Engineer’s office. The applicant shall complete the relinquishment process with the State Engineer’s office and record the approved form with the County Recorder’s office and submit a recorded copy to Washoe County as a pre-requisite of approval for their parcel map.

- c. Washoe County retains the authority to impose its own review and reject water rights which do not comply with Washoe County code and area plans. Therefore, a preview of water rights intended to support the project (prior to relinquishment process) will be helpful for both the applicant and Washoe County staff.
- d. The ground water rights subject to relinquishment MAY NOT be supplemental ground water which supplement primary surface water rights.
- e. The amount of water rights necessary is 2.00 acre-feet of ground water rights per newly created parcel. The original parcel is deemed exempt from the relinquishment process. In the way of an example, if one parcel is subdivided into a total of 4, there are 3 newly created parcels and one existing or remains thereof. The Burkhart parcel map will create 1 newly created parcel which will require the relinquishment of 2.00 acre-feet of ground water rights.
- f. The water rights must be in good standing with the State of Nevada, with current title. The water rights must be from the same hydrographic basin as the lands subject to the parcel map and comply with the appropriate area plan

Truckee Meadows Fire Protection District (TMFPD)

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

Contact: Don Coon, 775.326.6077, Dcoon@tmfpd.us

- a. Fire protection of the new structures shall be as required by the current adopted International Fire Code, (*IFC*) International Wildland Urban Interface Code (*IWUIC*) 2012 *Ed*, with amendments and the requirements of the NFPA standard(s).
(<https://codes.iccsafe.org/content/IWUIC2012>)
(<https://codes.iccsafe.org/content/IFC2012>)

*** End of Conditions ***



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects

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

INTEROFFICE MEMORANDUM

PARCEL MAP REVIEW

DATE: May 14, 2019

TO: Chris Bronczyk, Planner - Department of Community Services

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

SUBJECT: *Parcel Map for: Hans Burkhart*
Parcel Map Case No.: WTPM19-0006
APN: 038-710-17
Review Date: May 13, 2019

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

1. Comply with the conditions of the Washoe County technical check for this map.
2. Add a graphic border around the proposed division.
3. Remove structures, trees, poles and hydrants from the map.
4. Show and reference the existing irrigation ditch (Coldron Ditch) on the map.
5. Add the following note to the map: The Owner, buyers, assigns, or any interest holder of any lots or parcels shown hereon, hereby agree that all existing irrigation flows crossing these parcels shall be perpetuated. Any legal rights to water from these ditches shall be honored and the right of access for maintenance and operation will not be denied to valid holders of those rights.
6. Add a note to the map stating: A surface drainage easement is hereby granted across all parcels created by this map.
7. All boundary corners must be set.
8. 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.
9. Add a Security Interest Holder's Certificate to the map if applicable.



INTEGRITY



EFFECTIVE
COMMUNICATION



QUALITY
PUBLIC SERVICE

Memo to: Chris Bronczyk, Planner
Subject: Parcel Map Case No.: WTPM19-0006 (Burkhart)
Date: May 14, 2019
Page: 2

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



WASHOE COUNTY

COMMUNITY SERVICES

INTEGRITY COMMUNICATION SERVICE

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

April 26, 2019

TO: Chris Bronczyk, Planner, CSD, Planning & Development Division

FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD

SUBJECT: Tentative Parcel Map Case Number WTPM19-0006 (Burkhart)

Project description:

The applicant is proposing to approve a subdivision of a 3.35 Acre lot into two (2) parcels. One parcel at 60,345 square feet, and a remainder parcel of 85,396 square feet.

Location: 65 Water Buck Way, Assessor's Parcel Number: 038-710-17.

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

- 1) The subject parcel is not near any municipal, quasi-municipal or private water delivery infrastructure; therefore, resulting parcels will rely on Individual Domestic wells as their source of domestic water supply.
- 2) Washoe County code requires that the applicant for a parcel map with parcels served by an individual domestic well, to bring forth an approved and recorded "Affidavit of Relinquishment for Domestic Wells" by the Nevada State Engineer's office. The applicant shall complete the relinquishment process with the State Engineer's office and record the approved form with the County Recorder's office and submit a recorded copy to Washoe County as a pre-requisite to approval of their parcel map.
- 3) Washoe County retains the authority to impose its own review and reject water rights which do not comply with Washoe County code and area plans. Therefore, a preview of water rights intended to support the project (prior to relinquishment process) will be helpful for both the applicant and Washoe County staff.
- 4) The ground water rights subject to relinquishment MAY NOT be supplemental ground water which supplement primary surface water rights.
- 5) The amount of water rights necessary is 2.00 acre-feet of ground water rights per newly created parcel. The original parcel is deemed exempt from the relinquishment process. In the way of an example, if one parcel is subdivided into a total of 4, there are 3 newly created parcels and one existing or remains thereof. The Burkhart parcel map will create 1 newly created parcel which will require the relinquishment of 2.00 acre-feet of ground water rights.
- 6) The water rights must be in good standing with the State of Nevada, with current title.



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

P.O. Box 11130
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The water rights must be from the same hydrographic basin as the lands subject to the parcel map and comply with the appropriate area plan.

Comment:

The property owner/applicant has water rights that are currently held by Washoe County in trust for the applicant. These water rights are of sufficient quantity and acceptable for the proposed parcel map. The water rights credit was created as a result of reversion of two prior parcels into one at this very same site. The applicant will utilize these water rights in support of the proposed parcel map, and will be required to pay for the relinquishment filing fee of \$300.00 as required by the State Engineer's office.

Truckee Meadows Fire Protection District (TMFPD)

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

Contact Name – Don Coon, 775.326.6077, Dcoon@tmfpd.us

- a. Fire protection of the new structures shall be as required by the current adopted International Fire Code, (*IFC*) International Wildland Urban Interface Code (*IWUIC*) 2012 *Ed*, with amendments and the requirements of the NFPA standard(s). (<https://codes.iccsafe.org/content/IWUIC2012>
<https://codes.iccsafe.org/content/IFC2012>)
- b. The Fire Hazard designation for your project is available on the provided Washoe Regional Mapping System link. (<https://gis.washoecounty.us/wrms/firehazard>)
After you have found your property using the address search feature, the color of the background area will indicate your wildland fire risk.
- c. When you have determined your Fire Risk Rating use the link provided, to determine the *IWUIC* construction and defensible space requirements.
(https://www.washoecounty.us/building/Files/Files/2012%20WUI%20CODE%20GUIDE_rev%2011-25-13.pdf)
- d. Provide a Vegetation selection, installation, management and Defensible Space Plan as required for the project in accordance with the requirements of the *IWUIC*.

OWNER'S CERTIFICATE
THIS IS TO CERTIFY THAT THE UNDERSIGNED, H. BURKHART AS TRUSTEE FOR THE H. A. B. LIVING TRUST, IS THE OWNER OF THE TRACT OF LAND DESCRIBED HEREIN AND THAT THE SAME IS BEING CONVEYED TO THE COUNTY OF WASHOE IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF NRS 278, THE DRAINAGE, CABLE TV, AND PUBLIC UTILITY EASEMENTS (PUE) SHOWN HEREON ARE HEREBY GRANTED FOR THE PURPOSE STATED.

H. BURKHART
AS TRUSTEE OF THE H. A. B. LIVING TRUST

STATE OF NEVADA
COUNTY OF WASHOE

ON THIS _____ DAY OF _____, 20____ PERSONALLY APPEARED BEFORE ME A NOTARY PUBLIC IN SAID COUNTY, H. BURKHART, WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE ABOVE INSTRUMENT IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF NRS 278 AND AFFIX HIS OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC

TITLE COMPANY CERTIFICATE
THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT H. BURKHART AS TRUSTEE OF THE H. A. B. LIVING TRUST, OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT HE IS THE ONLY OWNER OF RECORD OF SAID LAND MAP THAT IS THE SUBJECT OF THIS INSTRUMENT.

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. THIS MAP IS THE FINAL MAP AS APPROVED AND ACCEPTED BY ME, _____, BY THE DIRECTOR OF THE PLANNING AND BUILDING DIVISION OF WASHOE COUNTY, NEVADA, IN COMPLIANCE WITH NEVADA REVISED STATUTES 278.74; THROUGH 278.4725.

BY _____ DATE _____
TITLE _____
MELJRA HAUENSTEIN, DIRECTOR PLANNING AND BUILDING DIVISION

DIRECTOR OF PLANNING AND BUILDING 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. THIS MAP IS THE FINAL MAP AS APPROVED AND ACCEPTED BY ME, _____, BY THE DIRECTOR OF THE PLANNING AND BUILDING DIVISION OF WASHOE COUNTY, NEVADA, IN COMPLIANCE WITH NEVADA REVISED STATUTES 278.74; THROUGH 278.4725.

FOR THE DISTRICT BOARD OF HEALTH

WATER AND SEWER RESOURCE REQUIREMENTS CERTIFICATE
THE PROJECT/DEVELOPMENT DEPICTED ON THIS PLAT IS IN CONFORMANCE WITH THE PROVISIONS OF ARTICLE 462 OF WASHOE COUNTY DEVELOPMENT CODE (CHAPTER 110).

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT

TAXATION CERTIFICATE
APN 038-710-17

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

WASHOE COUNTY TREASURER

FILE NO. _____
FILED FOR RECORD AT THE REQUEST OF _____
ON THIS _____ DAY OF _____, 20____ AT _____ MINUTES PAST _____ O'CLOCK
OFFICIAL RECORDS OF WASHOE COUNTY
NEVADA
COUNTY RECORDER
PREPARED BY: _____ DEPUTY
SHEET: 1
DF 1
FEE: _____

PARCEL MAP FOR HANS BURKHART
OF LOT 9A, PARCEL MAP # 9529
A PORTION OF THE WEST 1/2 OF SECTION 8, T. 19N., R. 18E., MDM
WASHOE COUNTY, NEVADA

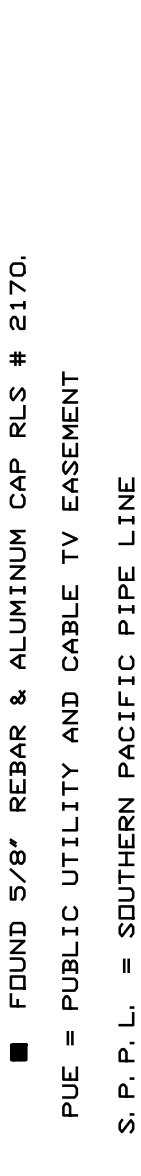
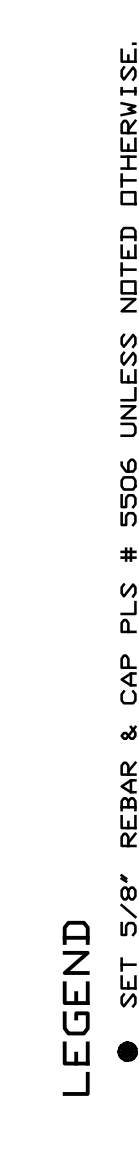
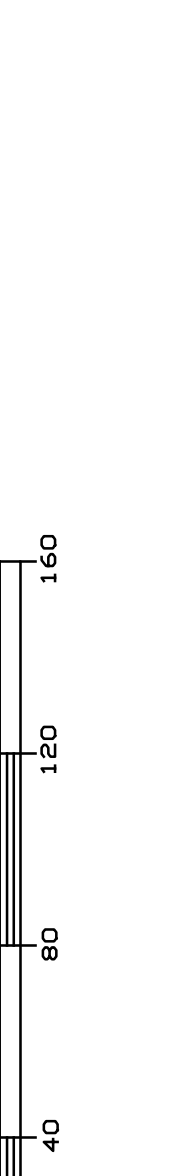
LANDMARK SURVEYING
2548 RAMPART TERRACE RENO, NV 89519
(775) 324-0504

WASHOE COUNTY GPS POINT V72S01037
N 148°59'34.89" W
E 2833303.57

WASHOE COUNTY GPS SYSTEM BETWEEN POINTS V72S01034 AND V72S01037
COMPUTED AS N 44° 37' E 2721.05' (NAD83/94)

TOTAL AREA = 3.35 AC.
= 145,741 SQ. FT.

LEGEND
● SET 5/8" REBAR & CAP PLS # 5906 UNLESS NOTED OTHERWISE.
■ FOUND 5/8" REBAR & ALUMINUM CAP PLS # 2170.
PUE = PUBLIC UTILITY AND CABLE TV EASEMENT
S. P. L. = SOUTHERN PACIFIC PIPE LINE
RB = RADIAL BEARING
⊙ = CENTERLINE MONUMENT PER TRACT MAP # 2754.



REFERENCES:
1) PARCEL MAP # 3529.
2) TITLE REPORT BY FIRST CENTENNIAL TITLE COMPANY DATED MARCH 13, 2019 ORDER # 236430-RT

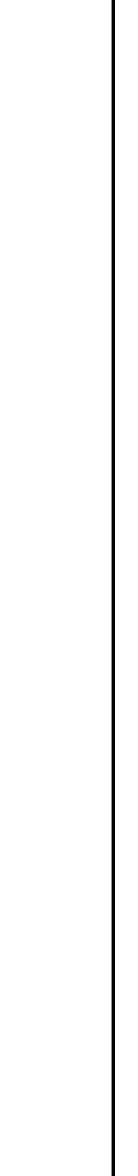
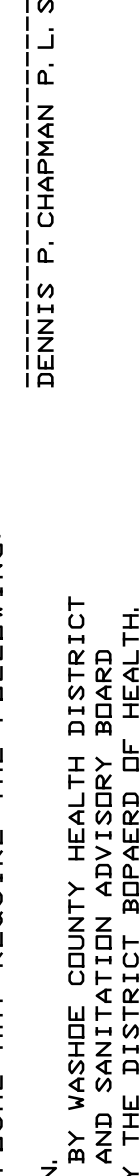
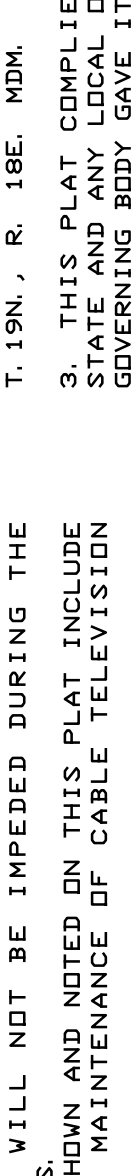
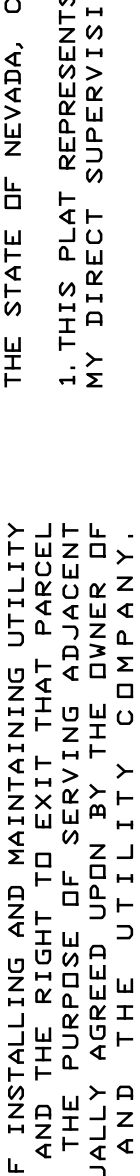
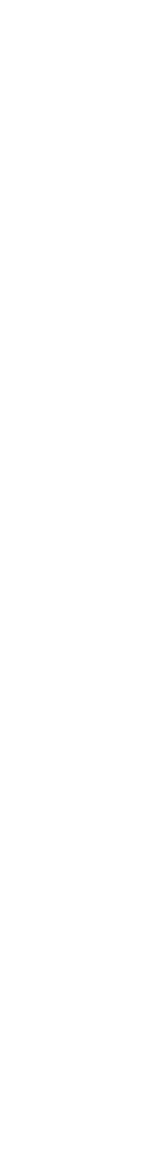
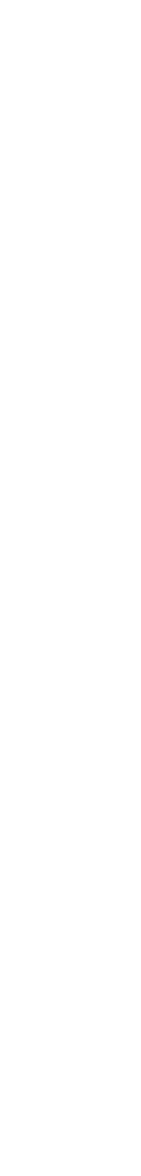
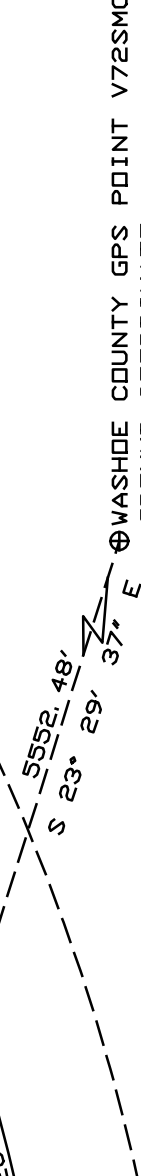
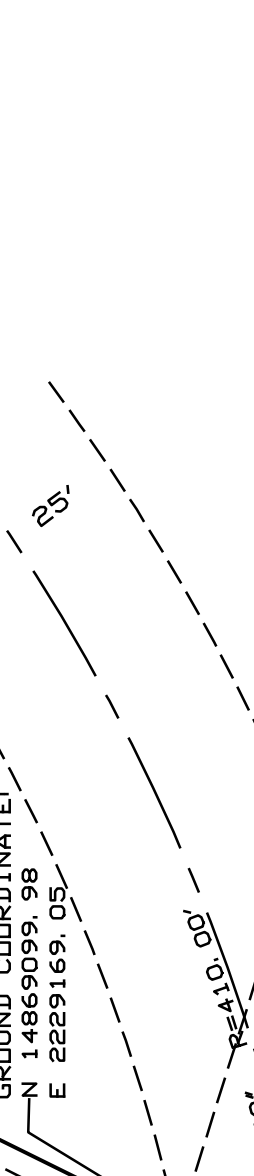
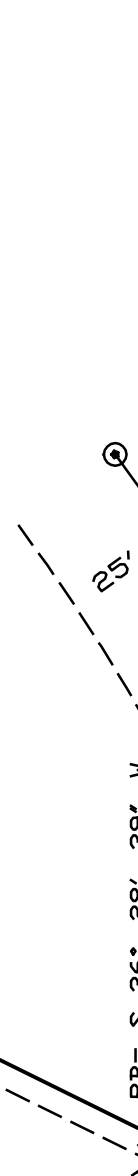
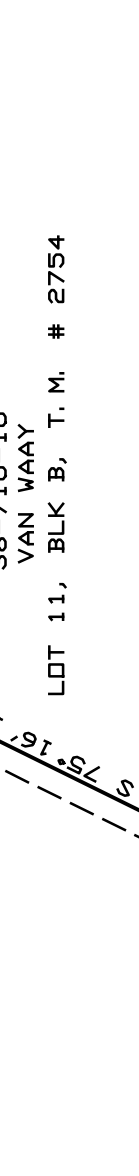
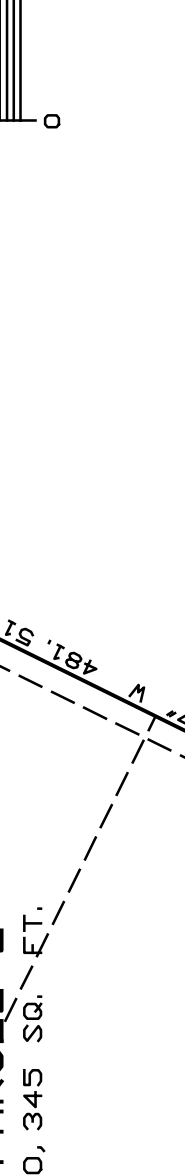
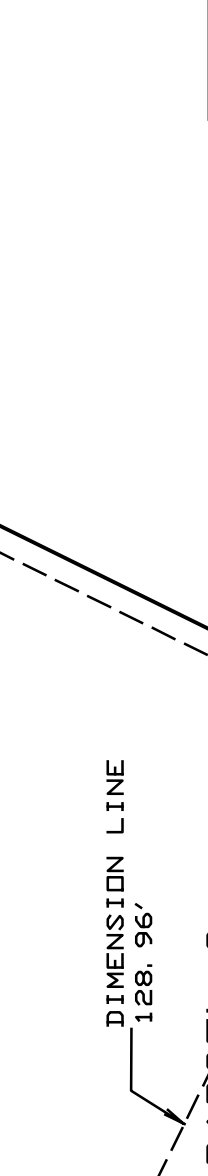
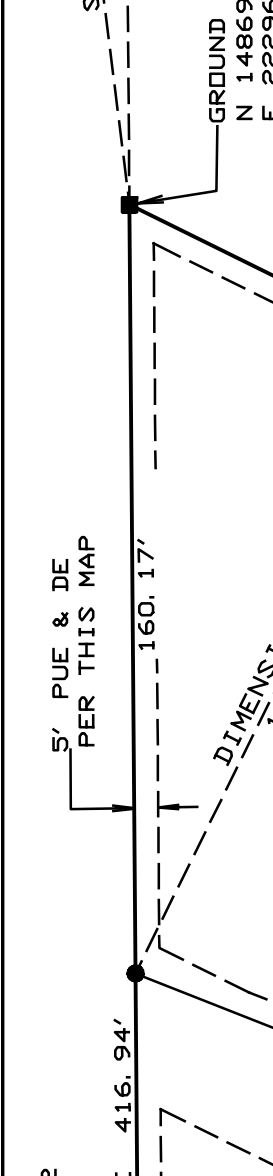
CURVE	ARC	DELTA	RADIUS
C1	135.54	157.87	385.00
C2	135.54	17.47	385.00
C3	22.44	03° 20' 25"	385.00

UTILITY COMPANIES CERTIFICATE
THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN APPROVED BY THE UNDERSIGNED PUBLIC UTILITY, COMPANIES, AND CABLE TV COMPANY.

STERRA PACIFIC POWER COMPANY
DBA NV ENERGY

NEVADA BELL TELEPHONE COMPANY
DBA AT&T NEVADA

CHARTER COMMUNICATIONS



38-550-42
KRONISH

38-710-14
BURBILLS

38-710-10
VAN WAAY

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Landmark Surveying

2548 Rampart Terrace

Reno, Nevada 89519

(775) 324-0904

Email: hubtacpls@gmail.com

May 2, 2019

To: Washoe County Planning & Building Division
ATTN: Chris Bronczyk
cbronczyk@washoecounty.us

Re: 65 Waterbuck Way, Washoe Valley Nv. (APN 038-710-17)
WTPM19-0006

Chris, per your request I am supplying you the method used for determining the average width for a proposed parcel, parcel 2, of a tentative parcel map submitted to your office on April 15, 2019 under number WTPM19-0006.

There are 4 "dimension lines" that were used to determine said average width. The dimension lines are depicted on the tentative map and attached to this email.

The dimension lines are as follows: 143.05 feet
128.96 feet
117.80 feet
108.85 feet

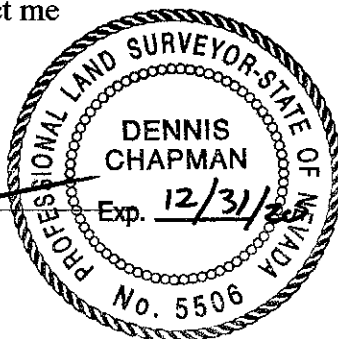
Average width equals 124.67 feet.

If you have any questions please contact me

Thank you



DENNIS P. CHAPMAN PLS # 5506



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

WTPM19-0006
EXHIBIT G

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: HANS BURKHART PARCEL MAP			
Project Description: PARCEL SPLIT OF LOT 9A OF PARCEL MAP NUMBER 3529			
Project Address: 65 WATER BUCK WAY			
Project Area (acres or square feet): 3.35 ACRES			
Project Location (with point of reference to major cross streets AND area locator): 400 FEET EASTERLY FROM THE INTERSECTION OF RIVERDALE CIR. AND WATERBUCK WAY			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
038-710-17	3.35 AC.		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: HANS BURKHART		Name: LANDMARK SURVEYING	
Address: 65 WATER BUCK WAY		Address: 2548 RAMPART TERRACE	
RENO, NV	Zip: 89539	RENO, NV	Zip: 89519
Phone: 775-240-7083	Fax:	Phone: 775-324-0904	Fax: 324-0904
Email:		Email: hubtacpls@gmail.com	
Cell:	Other:	Cell: 775-772-6058	Other:
Contact Person: HANS BURKHART		Contact Person: DENNIS CHAPMAN	
Applicant/Developer:		Other Persons to be Contacted:	
Name: SAME AS OWNER		Name:	
Address:		Address:	
	Zip:		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: HANS BURKHART

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, HANS BURKHART
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 038-710-17

Printed Name HANS BURKHART

Signed [Signature]

Address 65 Waterbuck Verdi, NV 89439

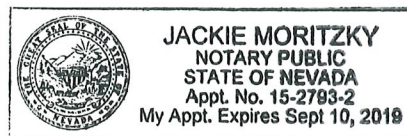
State of Nevada
County of Washoe

Subscribed and sworn to before me this
9th day of April, 2019.
by Hans Burkhardt.

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

My commission expires: 9-10-19

(Notary Stamp)



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

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

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)?

65 WATER BUCK WAY

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
038-710-17	LDS	3.35

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

THER IS A SINGLE FAMILY RESIDENCE ON THE PARCEL

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	85,396 SQ. FT.	60,345 SQ. FT.		
Proposed Minimum Lot Width	197'	138'		

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	85,396 sq. ft.	60,345 sq. ft.		
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	SEPTIC
b. Electrical Service/Generator	
c. Water Service	DOMESTIC WELL

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

- a. Water System Type:

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

b. Available:

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

c. Washoe County Capital Improvements Program project?

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

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

a. Sewage System Type:

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

b. Available:

<input type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input checked="" 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 #	58928	acre-feet per year	2.2
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other, #		acre-feet per year	

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

--

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

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

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

<input 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?

NA

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?

NA

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?

--

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?

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?

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?

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?

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?

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

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?

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

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

28. Surveyor:

Name	HANS BURKHART
Address	65 WATER BUCK WAY
Phone	
Cell	
E-mail	
Fax	
Nevada PLS #	

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 checked="" type="checkbox"/> No
------------------------------	--

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

65 WATER BUCK WAY

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
038-710-17	LDS	3.35

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	85,396 SQ. FT.	60,345 SQ. FT.		
Proposed Minimum Lot Width	197'	138'		

5. Utilities:

a. Sewer Service	SEPTIC
b. Electrical Service/Generator	
c. Water Service	DOMESTIC WELL

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

a. Water System Type:

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

b. Available:

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

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 type="checkbox"/> Public system	Provider:	

b. Available:

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

c. Washoe County Capital Improvements Program project?

<input checked="" 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	HANS BURKHART
Address	65 WATER BUCK WAY
Phone	
Fax	
Nevada PLS #	

Washoe County Treasurer
 P.O. Box 30039, Reno, NV 89520-3039
 ph: (775) 328-2510 fax: (775) 328-2500
 Email: tax@washoecounty.us

Washoe County Treasurer
 Tammi Davis

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

CollectionCart

Collection Cart	Items 0	Total \$0.00	Checkout	View
-----------------	------------	-----------------	--------------------------	----------------------

Pay Online

Washoe County Parcel Information

Parcel ID 03871017	Status Active	Last Update 3/19/2019 2:06:42 AM
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Current Owner:
 H A B LIVING TRUST
 PO BOX 250
 VERDI, NV 89439

SITUS:
 65 WATERBUCK WAY
 WCTY NV

Taxing District
 4811

Geo CD:

Legal Description
 Township 19 Section 8 Lot 9A Block Range 18 SubdivisionName _REVERSION

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

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2018	\$9,176.79	\$9,176.79	\$0.00	\$0.00	\$0.00
2017	\$8,909.74	\$8,909.74	\$0.00	\$0.00	\$0.00
2016	\$8,683.97	\$8,683.97	\$0.00	\$0.00	\$0.00
2015	\$8,666.06	\$8,666.06	\$0.00	\$0.00	\$0.00
2014	\$8,488.18	\$8,488.18	\$0.00	\$0.00	\$0.00
Total					\$0.00

Disclaimer

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

Pay By Check

Please make checks payable to:
 WASHOE COUNTY TREASURER

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

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

Payment Information

Special Assessment District

Installment Date Information

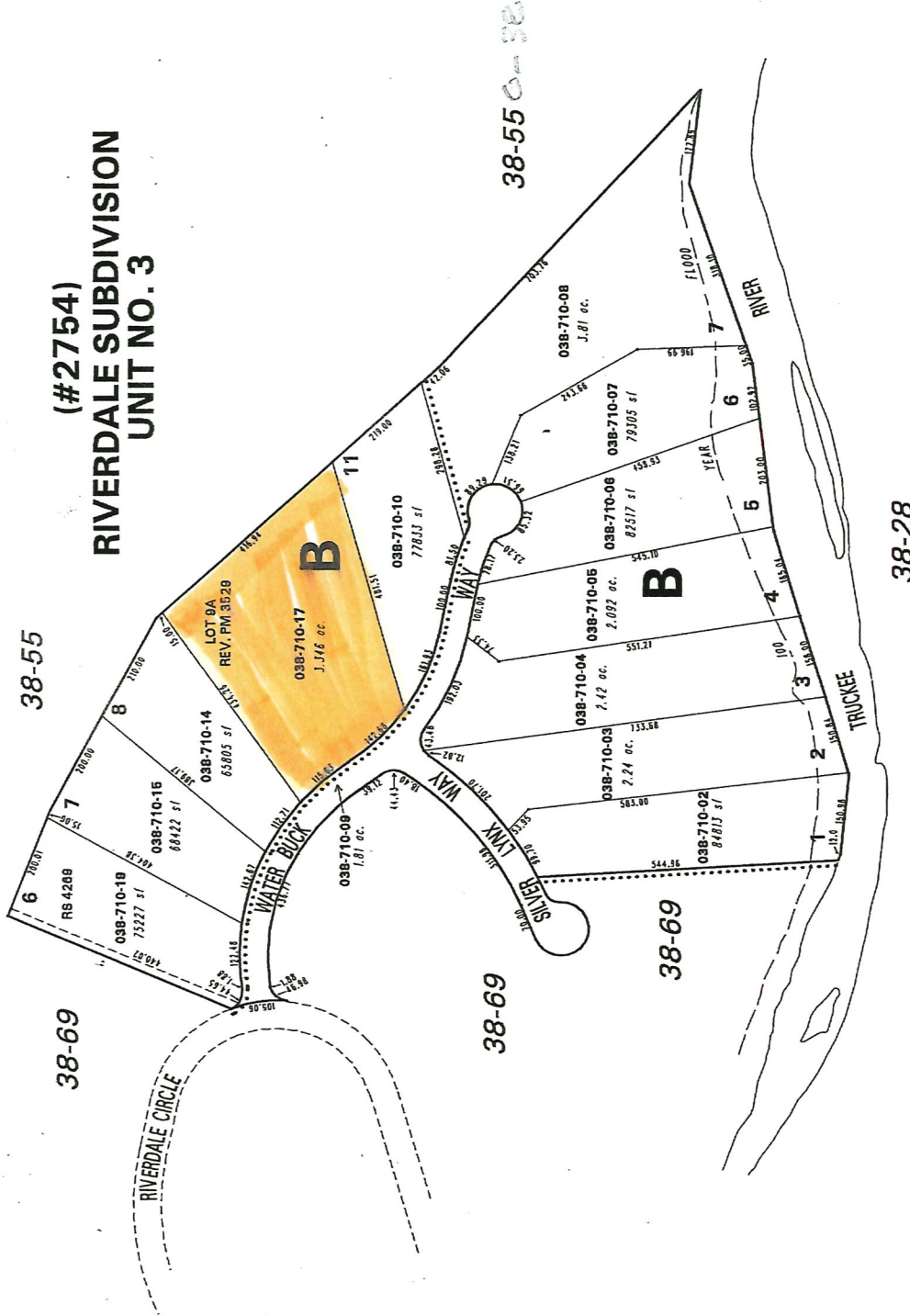
Assessment Information

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

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

038-71

RIVERDALE SUBDIVISION UNIT NO. 3 (#2754)



RIVERDALE SUBDIVISION UNIT NO. 2 (#2663) PORTION OF THE W 1/2 SECTION 8, T19N, R18E

This area previously shown on 38-55

NOTE: Areas of parcels which are less than 2 acres are shown in square feet.

Office of Washoe County Assessor, Nevada - Robert W. McGowan

NOTE: This map is 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 the accuracy of the data delineated hereon.

Drawn by	CFB 6/90
Revised	3/91 TWT 8/10/99 KSB 7/16/03
PK	7/22/04 CFB 2/4/2008
AUGUST 6, 2008 WINDOVA 11001.9	

OWNER'S CERTIFICATE
 THIS IS TO CERTIFY THAT THE UNDERSIGNED, H. BURKHART AS TRUSTEE FOR THE H. A. S. LIVING TRUST, IS THE OWNER OF THE TRACT OF LAND DESCRIBED HEREIN AND THAT THE SAME IS SUBJECT TO THE PROVISIONS OF THE H. A. S. LIVING TRUST AND THAT THE SAME IS EXERCISED IN ACCORDANCE WITH AND SUBJECT TO THE PROVISIONS OF THE H. A. S. LIVING TRUST AND HEREBY WAIVES THE RIGHT TO TAKE ANY ACTION OR TO TAKE ANY OTHER ACTION IN CONNECTION WITH THE SAID TRACT OF LAND.

H. BURKHART
 AS TRUSTEE OF THE H. A. S. LIVING TRUST
 DATE _____

STATE OF NEVADA
 COUNTY OF WASHINGTON
 ON THIS _____ DAY OF _____ 19____, I, _____, PERSONALLY APPEARED TO ME THAT HE EXERCISED THE POWER AUTHORIZED BY THE ABOVE INSTRUMENT AND HE HAS CAUSED THIS INSTRUMENT TO BE EXECUTED AND AFFIXED HIS OFFICIAL SEAL ON THE DATE AND HOUR FIRST ABOVE WRITTEN.

NOTARY PUBLIC

 DATE _____

TITLE COMPANY CERTIFICATE
 THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAN HAS BEEN EXAMINED AND THAT THE SAME IS IN ACCORDANCE WITH THE PROVISIONS OF THE H. A. S. LIVING TRUST AND THAT THE SAME IS EXERCISED IN ACCORDANCE WITH AND SUBJECT TO THE PROVISIONS OF THE H. A. S. LIVING TRUST AND HEREBY WAIVES THE RIGHT TO TAKE ANY ACTION OR TO TAKE ANY OTHER ACTION IN CONNECTION WITH THE SAID TRACT OF LAND.

FIRST AMERICAN TITLE INSURANCE COMPANY

 DATE _____

DIRECTOR OF PLANNING AND BUILDING CERTIFICATE
 THE FINAL PARCEL MAP CASE NO. _____ MEETS ALL REQUIREMENTS OF THE DISTRICT BOARD OF HEALTH AND THE DISTRICT BOARD OF WATER AND SEWER RESOURCE REQUIREMENTS AND THE DISTRICT BOARD OF UTILITY COMPANIES. THIS PLAN IS APPROVED AND ACCEPTED BY THE DISTRICT BOARD OF HEALTH AND THE DISTRICT BOARD OF WATER AND SEWER RESOURCE REQUIREMENTS AND THE DISTRICT BOARD OF UTILITY COMPANIES.

FOR THE DISTRICT BOARD OF HEALTH
 _____ DATE _____

DISTRICT BOARD OF HEALTH CERTIFICATE
 THIS MAP IS APPROVED BY THE WASHINGTON COUNTY DISTRICT BOARD OF HEALTH AND THE DISTRICT BOARD OF WATER AND SEWER RESOURCE REQUIREMENTS AND THE DISTRICT BOARD OF UTILITY COMPANIES.

FOR THE DISTRICT BOARD OF HEALTH
 _____ DATE _____

WATER AND SEWER RESOURCE REQUIREMENTS CERTIFICATE
 THE PROJECT/DEVELOPMENT DEPICTED ON THIS MAP IS IN CONFORMANCE WITH THE REQUIREMENTS OF ARTICLE 100 OF WASHINGTON COUNTY DEVELOPMENT CODE (CHAPTER 110).

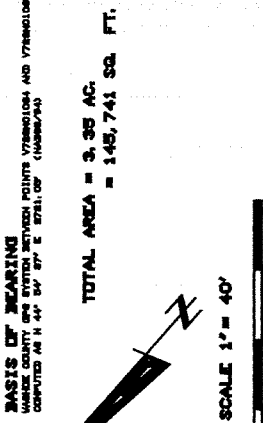
WASCO COUNTY COMMUNITY SERVICES DEPARTMENT
 _____ DATE _____

TAXATION CERTIFICATE
 THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES DUE ON THIS MAP HAVE BEEN PAID PURSUANT TO THE PROVISIONS OF THE H. A. S. LIVING TRUST AND HEREBY WAIVES THE RIGHT TO TAKE ANY ACTION OR TO TAKE ANY OTHER ACTION IN CONNECTION WITH THE SAID TRACT OF LAND.

WASCO COUNTY TREASURER
 _____ DATE _____

FILE NO. _____
 FILED FOR RECORD AT THE OFFICE OF THE COUNTY CLERK
 ON THIS _____ DAY OF _____ 19____
 AT _____ O'CLOCK IN THE AFTERNOON
 OFFICIAL RECORDS OF WASHINGTON COUNTY
 NEVADA
 COUNTY RECORDER

 DEPUTY



- LEGEND**
- SET 6/4' ROAD & CAP PLS & SODS UNLESS NOTED OTHERWISE.
 - FOUND 6/4' ROAD & ALUMINUM CAP PLS @ 8170.
 - POLE = PUBLIC UTILITY AND GABLE TV ELEMENT
 - S.P.P.L. = SOUTHERN PACIFIC PIPE LINE
 - RS = RADIAL BEARING
 - = CENTERLINE POINT PER TRACT MAP @ 8764.

- REFERENCES**
- 1. PARCEL MAP @ 8764.
 - 2. TITLE RECORD BY _____
 - 3. TITLE RECORD BY _____
 - 4. TITLE RECORD BY _____

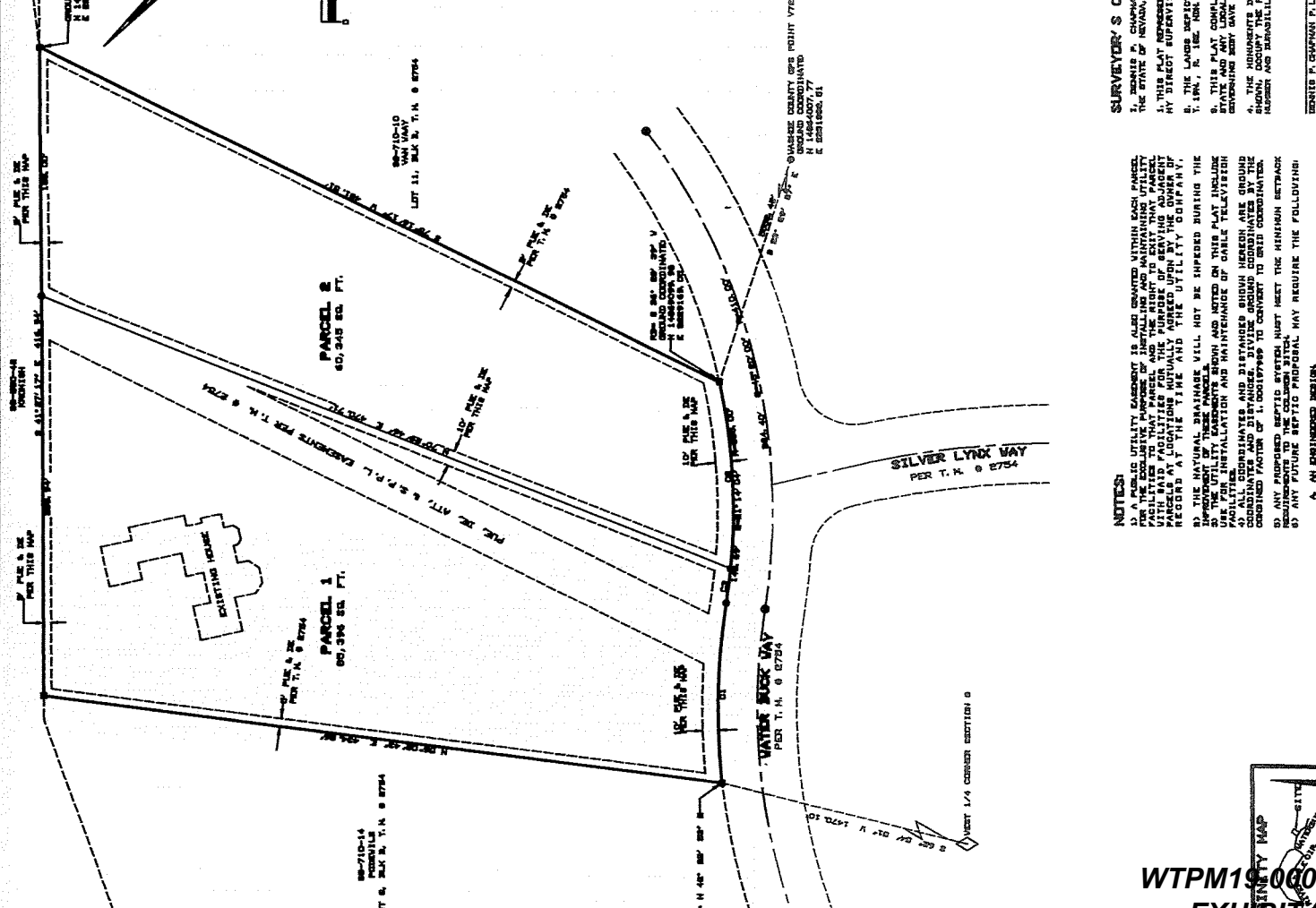
NO.	DESCRIPTION	DATE
1	SET 6/4' ROAD & CAP PLS & SODS UNLESS NOTED OTHERWISE.	
2	FOUND 6/4' ROAD & ALUMINUM CAP PLS @ 8170.	
3	POLE = PUBLIC UTILITY AND GABLE TV ELEMENT	
4	S.P.P.L. = SOUTHERN PACIFIC PIPE LINE	
5	RS = RADIAL BEARING	
6	○ = CENTERLINE POINT PER TRACT MAP @ 8764.	

UTILITY COMPANIES CERTIFICATE
 THE UTILITY COMPANIES SHOWN ON THIS PLAN HAVE BEEN APPROVED BY THE UNDERSIGNED PUBLIC UTILITY, GAS, AND GABLE TV COMPANY.

STORM PACIFIC POWER COMPANY
 _____ DATE _____

NEVADA GAS SERVICE COMPANY
 _____ DATE _____

GABLE TV COMPANY
 _____ DATE _____



NOTES:

1. THE UTILITY COMPANIES ARE ALSO SHOWN WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY FACILITIES TO THAT PARCEL AND THE RIGHT TO EXIST THAT PARCEL SHALL BE RESERVED TO THE UTILITY COMPANIES AT THE TIME AND PLACE OF RECORD AT THE TIME AND THE UTILITY COMPANY.
2. THE NATURAL DRAINAGE WILL NOT BE IMPROVED DURING THE CONSTRUCTION OF THIS PROJECT.
3. THE UTILITY COMPANIES SHOWN AND NOTED ON THIS PLAN INCLUDE USE FOR INSTALLATION AND MAINTENANCE OF GABLE TELEVISION.
4. ALL COORDINATES AND DISTANCES SHOWN HEREON ARE GROUND COORDINATES AND DISTANCES, DIVIDE GROUND COORDINATES BY THE CORRECTION FACTOR OF 1.0000000 TO CONVERT TO GRID COORDINATES.
5. ANY FUTURE REPTO PROPOSAL MAY REQUIRE THE FOLLOWING:
 - a. AN ENGINEER DESIGN.
 - b. REVIEW AND APPROVAL BY WASHINGTON COUNTY DISTRICT BOARD OF HEALTH.
 - c. PRIOR TO APPROVAL BY THE DISTRICT BOARD OF HEALTH.

