



# Parcel Map Review Committee Staff Report

Meeting Date: October 10, 2019

Agenda Item: 7A

TENTATIVE PARCEL MAP CASE NUMBER: WTPM19-0011 (Falcon Ridge PM1)

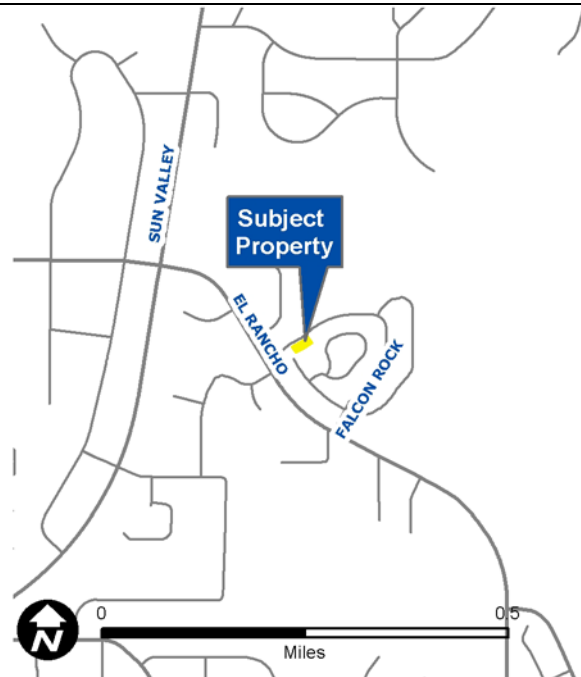
BRIEF SUMMARY OF REQUEST: To parcel the remainder parcel No. 1 from Subdivision Tract Map #5302 into 4 lots.

STAFF PLANNER: Chris Bronczyk  
775.328.3612  
cbronczyk@washoecounty.us

### CASE DESCRIPTION

For possible action, hearing, and discussion to approve a parcel map to divide the remainder parcel No. 1 from Subdivision Tract Map #5302 which is 6,918 sf (0.16 acre) parcel into four lots. Lot 1A will be 1,733 sf; Lot 1B will be 1,733 sf, Lot 1C will be 1,725 sf, and Lot 1D will be 1,725 sf.

Applicant/Property Owner:	Falcon Ridge by Desert Wind LP
Location:	0 Falcon Rock Lane
APN:	035-731-21
Parcel Size:	0.16 Acres (6,918 SF)
Master Plan:	Urban Residential (UR)
Regulatory Zone:	Light Density Urban (LDU)
Area Plan:	Sun Valley
Citizen Advisory Board:	Sun Valley
Development Code:	Authorized in Article 606, Parcel Maps
Commission District:	3 – Commissioner Jung



### 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 WTPM19-0011 for Falcon Ridge, subject to the conditions of approval included as Exhibit A with the staff report, and make the determination that the following criteria is or will be adequately provided for pursuant to Washoe County Code, Section 110.606.30

*(Motion with Findings on Page 8)*

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## **Parcel Map**

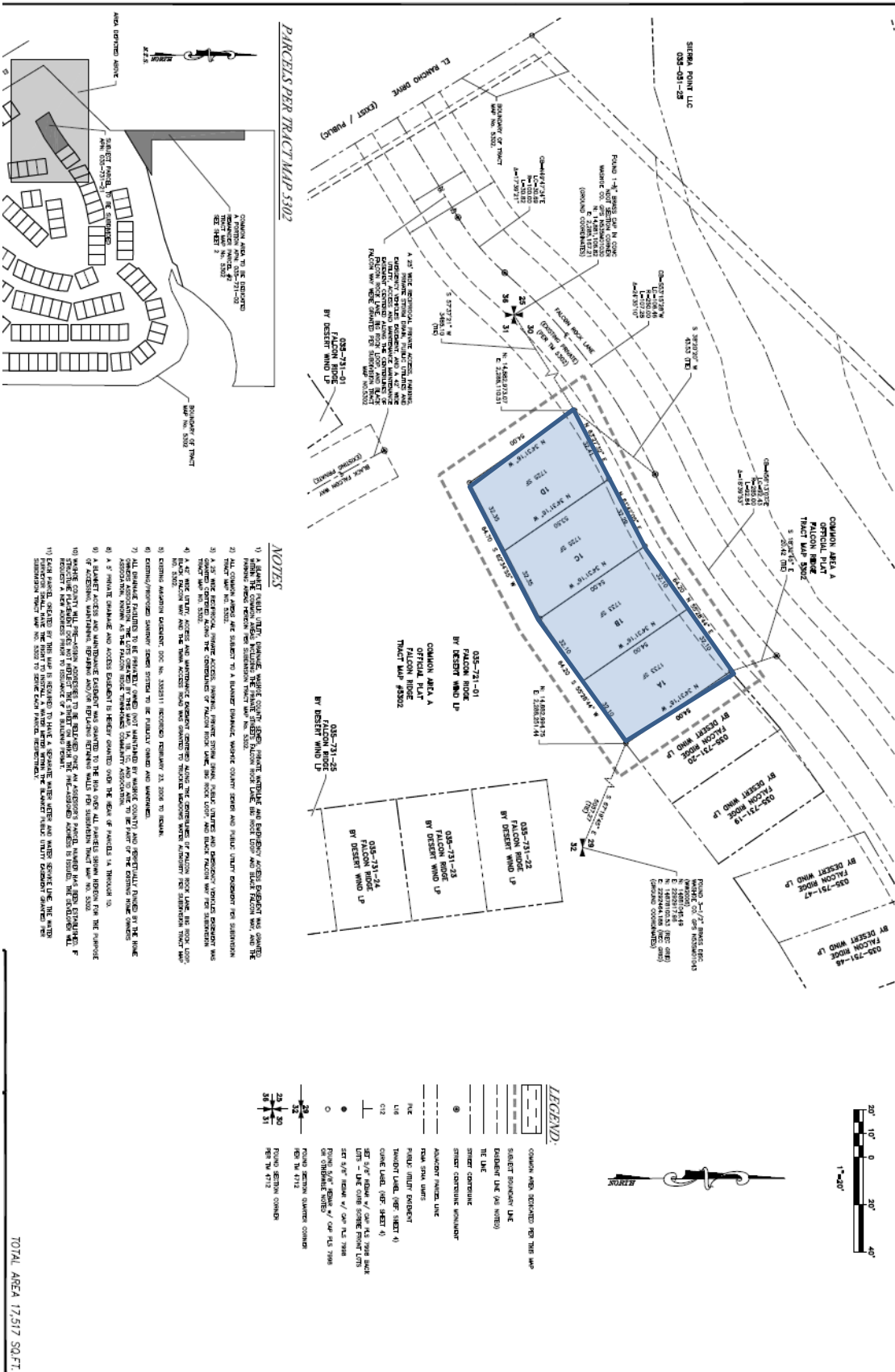
The purpose of a parcel map is to allow for the creation of subdivisions, merger and re-subdivision of existing lots, and common-interest communities consisting of four or fewer parcels pursuant to Washoe County Code Chapter 110, Article 606, *Parcel Maps*. A tentative parcel map must be submitted to 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 WTPM19-0011 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 Urban (LDU). The proposal is for 4 lots, Lot 1A will be 1,733 sf; Lot 1B will be 1,733 sf, Lot 1C will be 1,725 sf, and Lot 1D will be 1,725 sf.



**Site Plan**

**Tentative Parcel Map Evaluation**

Regulatory Zone:	Low Density Urban (LDU)
Maximum Lot Potential:	10.5 Dwelling Units per Acre
Number of Lots on Parcel Map:	4
Minimum Lot Size Required:	No minimum lot size per Article 408, <i>Common Open Space Development</i>
Minimum Lot Size on Parcel Map:	1,725 square feet
Minimum Lot Width Required:	60 feet
Minimum Lot Width on Parcel Map:	No minimum lot size per Article 408, <i>Common Open Space Development</i>

The tentative parcel map meets all minimum requirements for the Low Density Urban regulatory zone in association with a **common open space development**.

Development Suitability Constraints: The Sun Valley Development Suitability Map, a part of the Sun Valley Area Plan, identifies the subject parcel as most suitable for development.

Hydrographic Basin: The subject parcel is within the Sun Valley 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.

**Sun Valley Area Plan Modifiers**

The subject parcel is located within the Sun Valley Area Plan. The following is the pertinent policy from the Area Plan:

- Section 110.218.05, *Community Water and Sewer*, requires that residential development of one dwelling unit or more per acre be served by community water and sewer facilities.

Staff Comment: The proposed lots will be served by Truckee Meadows Water Authority (TMWA), which provides community water and sewer.

- Section 110.218.25, *New Parcel Restrictions*, requires newly created parcels to be in areas within the service area of recognized water purveyors.

Staff Comment: The proposed parcels are within the service area of Truckee Meadows Water Authority (TMWA).

**Development Information**The subject parcel is a remainder lot and is part of an existing approved tentative map development (TM14-003 Falcon Ridge). Falcon Ridge is a 142 lot, single-family attached subdivision on 25.6 acres, located on El Rancho Drive east of Sun Valley Blvd. The subdivision was previously approved on February 2, 2005 and was recorded on October 17, 2006. Subsequently, the 142 lots were reverted back to one parcel on June 6, 2013. TM14-003 Falcon Ridge was submitted on December 15, 2014 and approved by the Planning Commission on February 3, 2015. The final plat map (Subdivision Tract Map 5302) was recorded on December 13, 2018.

The Falcon Ridge subdivision is approximately 25.59 acres in size, and zoned Low Density Urban (LDU) which allows for a residential density of 10 dwellings per acre detached, 14 dwellings per acre multi-family, and 14 dwellings per acre for mobile home parks. These parcels are also within the Falcon Ridge Specific Plan, which allows 10.6 dwelling units per acre. The applicant is proposing to transfer 10,600 square feet of common area to be reserved and made part of the common areas of Falcon Ridge Townhomes Community Association. This requirement if made as part of the tentative map would violate the four (4) lot allowance of tentative parcel maps; therefore, this requirement will be conditioned within the conditions of approval to require the applicant to submit a boundary line adjustment to Washoe County Engineering.

Lots within Tentative Subdivision Map Case Number TM14-003 (Falcon Ridge) ranged in size from 1,600 square feet to 2,526 square feet, the proposed lot sizes of 1,725 and 1,733 square feet are consistent with the existing lots within the approved subdivision.

The Falcon Ridge Specific Plan requires the applicant to construct a traffic signal at El Ranch Drive and the project entry, prior to the construction or recordation of the 143<sup>rd</sup> dwelling unit to mitigate traffic concerns in this area. Staff is requiring the applicant to construct the traffic signal prior to the issuance of the first certificate of occupancy of the 143<sup>rd</sup> lot.

### **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
- Water Rights Coordinator Manager
- Nevada Department of Wildlife
- Washoe County Health District
  - Air Quality
  - Environmental Health Services Division
- Truckee Meadows Fire Protection District
- Regional Transportation Commission (RTC)
- Washoe-Storey Conservation District
- City of Sparks

2 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, 775.328.2612, [cbronczyk@washoecounty.us](mailto:cbronczyk@washoecounty.us)**
- Washoe County Engineering and Capital Projects Division provided comments related to property conditions and technical map requirements.  
**Contact: Wayne Handrock, 775.328.2318, [whandrock@washoecounty.us](mailto:whandrock@washoecounty.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: Compliance with all applicable environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, and sewage disposal will be ensured prior to recordation of the final map or prior to approval of a development permit on the subject site. The application was reviewed by the appropriate agencies and no recommendation for denial was received.
  - b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision.  
Staff Comment: The proposed lots are served by Truckee Meadows Water Authority and Sun Valley General Improvement District.
  - c) The availability and accessibility of utilities.  
Staff Comment: The existing and proposed lot will be served by extension of the existing, adjacent, infrastructure to serve the newly created parcel.
  - d) 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 four additional lots within a previously developed area that is currently served by community services. The application was reviewed by the appropriate agencies and no recommendation for denial was received.
  - e) Conformity with the zoning ordinances and master plan.  
Staff Comment: The 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 proposed division of land is in conformity with the applicable provisions of the Streets and Highways 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 application was reviewed by the appropriate agencies, including Washoe County Engineering and Capital Projects Division, no recommendation for denial was received, and no recommendation for new streets or highways to serve the subdivision was received.
  - h) Physical characteristics of the land such as floodplain, slope and soil.  
Staff Comment: The application was reviewed by the appropriate agencies, including Washoe County Engineering and Capital Projects Division and no recommendation for denial was received.
  - i) The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive.

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

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

Staff Comment: The application was reviewed by the appropriate agencies, including the Truckee Meadows Fire Protection District and no recommendation for denial was received.

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

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

- l) Recreation and trail easements.

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

### **Recommendation**

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 WTPM19-0011 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 WTPM19-0011 for Falcon Ridge, 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:                   TEC Civil Engineering Consultants  
                                  9429 Double Diamond Parkway, Suite A  
                                  Reno, NV 89521

Owner:                       Falcon Ridge by Desert Wind LP  
                                  550 California Ave  
                                  Reno, NV 89509



# Conditions of Approval

Tentative Parcel Map Case Number WTPM19-0011

The tentative parcel map approved under Parcel Map Case Number WTPM19-0011 shall be carried out in accordance with the Conditions of Approval granted by the Washoe County Parcel Map Review Committee on October 10, 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.

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 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. WTPM19-0011 MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. THE OFFER(S) OF DEDICATION IS (ARE) REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278.

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

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

- e. The applicant shall provide verification to the Planning and Building Division that all conditions from the Truckee Meadows Fire Protection District have been satisfied.
- f. The applicant has indicated that the proposed improvements will not exceed the major grading thresholds that require a special use permit. If the final construction drawings for the map include grading that exceeds the *Major Grading Permit Thresholds* listed in Article 438 Grading Standards, the applicant shall apply for a special use permit for grading; and if approved, may be delayed up to three months processing time. 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. The applicant shall submit a boundary line adjustment to Washoe County Engineering and it shall be approved prior to recordation of WTPM19-0011.
- i. The applicant shall construct a traffic signal at the intersection of the project entrance, El Rancho Drive and Moorpark Court, to be funded 100% by the developer prior to the issuance of the certificate of occupancy of the 143<sup>rd</sup> unit of Falcon ridge and Falcon Ridge North.

### **Washoe County Engineering and Capital Projects**

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

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

- a. Comply with the conditions of the Washoe County technical check for this map.
- b. Complete the Surveyor's Certificate.
- c. Remove contours from the map.
- d. All boundary corners must be set.
- e. 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.
- f. Provide evidence of documented access that favors the applicant.
- g. 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."
- h. Provide documentation that all parcels created by this map are included and governed by the Falcon Ridge development CC&Rs.

### **Washoe County Water Management**

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

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

- a. The Parcel Map shall contain TMWA's note and acknowledgement regards all conditions necessary for provision of water service to these parcels. Or a valid will serve from TMWA for the newly created parcel is also acceptable.

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



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

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

August 22, 2019

TO: Chris Bronczyk, Planner, CSD, Planning & Development Division  
FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD  
SUBJECT: Tentative Parcel Map Case Number WTPM19-0011 (Falcon Ridge PM1)

**Project description:**

The applicant is proposing to approve the subdivision of remainder parcel No. 1 from Subdivision Tract Map #5302.

Location: 0 Falcon Rock Lane, Assessor's Parcel Number: 035-731-21.

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

*Comments:*

- 1) This application indicates the project is or will annex to and receive water service from The Truckee Meadows Water Authority (TMWA).
- 2)

*Conditions:*

- 1) The Parcel Map shall contain TMWA's note and acknowledgement regards all conditions necessary for provision of water service to these parcels. Or a valid will serve from TMWA for the newly created parcel is also acceptable.



# WASHOE COUNTY

## COMMUNITY SERVICES DEPARTMENT

### Engineering and Capital Projects

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

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#### INTEROFFICE MEMORANDUM

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#### PARCEL MAP REVIEW

DATE: June 28, 2019

TO: Chris Bronczyk Planner - Department of Community Services

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

**SUBJECT: *Parcel Map for: Falcon Ridge***  
***Parcel Map Case No.: WTPM19-0011***  
***APN: 035-731-21***  
***Review Date: June 27, 2019***

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

1. Comply with the conditions of the Washoe County technical check for this map.
2. Complete the Surveyor's Certificate.
3. Remove contours from the map.
4. All boundary corners must be set.
5. 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.
6. Provide evidence of documented access that favors the applicant.
7. 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."
8. Provide documentation that all parcels created by this map are included and governed by the Falcon Ridge development CC&Rs.



INTEGRITY



EFFECTIVE  
COMMUNICATION



QUALITY  
PUBLIC SERVICE



Community  
Services  
Department

September 11, 2019

Christopher Bronczyk, Washoe County Planning  
PO Box 11130  
Reno, NV 89520

**RE: Tentative Parcel Map (Falcon Ridge) WTPM19-0011**

Dear Mr. Bronczyk:

The City of Sparks Community Services Department has reviewed Case number WMPA19-0011.

Sparks staff recommends the following conditions be placed on the Tentative Map:

- Prior to the issuance of a street cut permit, the applicant shall delineate the southbound El Rancho Drive left turn pocket into the subdivision with median curb, like the existing northbound El Rancho Drive left turn pocket to turn onto Moorpark Court to the approval of the City Engineer at the City of Sparks.
- Prior to the issuance of a street cut permit, the design of median curb for the southbound El Rancho left turn pocket into the subdivision shall include a grind and overlay of at least one lane on each side of the median curb to the approval of the City Engineer at the City of Sparks.
- Prior to the issuance of a street cut permit, the full intersection at El Rancho Drive/Moorpark Court/entry to project shall require a grind and overlay to the approval of the City Engineer at the City of Sparks.
- Prior to the issuance of a street cut permit, the utility connection from the project site to an existing utility main in El Rancho Drive north of the project entry shall include a permanent patch across all lanes of traffic in this location to the approval of the City Engineer at the City of Sparks.
- Prior to the issuance of a street cut permit, bike lane striping on northbound El Rancho Drive north of the project entry intersection shall be relocated to the northeast side of the pavement widening, adjacent to the curb and gutter section, to eliminate a potential parking issue on El Rancho Drive to the approval of the City Engineer at the City of

Sparks. Additionally, no parking bike lane signage shall be placed along the project frontage on El Rancho drive to the approval of the City Engineer at the City of Sparks.


- Prior to the issuance of the first certificate of occupancy, Washoe County shall require the applicant to design and install a traffic signal at El Rancho Drive and the project entry.

Sparks Staff has coordinated with the applicant on this respective request and informed them of the City's requirements. If you have any questions please contact Planning Manager Jim Rundle at 775.353.7827 or Amber Sosa, Transportation Manager 775.353.7863.

Sincerely,



Jim Rundle  
Planning Manager



Amber Sosa, P.E.  
Transportation Manager



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

## Tentative Parcel Map

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

### Development Application Submittal Requirements

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

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

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

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

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

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

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

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

  
Professional Land Surveyor

## Parcel Map Waiver

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

### Development Application Submittal Requirements

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

**Submit Title Report with "Original Packet" only. You may be requested to provide additional copies, but do not include Title Report in other copies of the packet.**
6. **Development Plan Specifications:**
  - a. Record of Survey.
7. **Packets:** Four (4) packets and flash drive or DVD - any digital documents need to have a resolution of 300 dpi. One (1) packet must be labeled "Original" and contain a signed and notarized Owner Affidavit. Each packet shall include one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ 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 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 to clarify the potential impacts and potential conditions of development to minimize or mitigate impacts resulting from the project. No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Building.

## Washoe County Development Application

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

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>Falcon Ridge Parcel Map No. 1</b>			
Project Description: The subdivision of remainder parcel No. 1 from Subdivision Tract Map #5302, and dedication of 10,600 sq. ft. from remainder parcel No. 2 as Common Area Open Space.			
Project Address: 0 Falcon Rock Ln			
Project Area (acres or square feet): 0.16 ac / 6918 sq. ft. & 10,600 sq. ft. as Common Area Open Space			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): 0 Falcon Rock Ln., approximately 200' Northeast from the intersection of Maynard Way and El Rancho Blvd.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
035-731-21	0.16		
035-721-02	6.19		
<b>Indicate any previous Washoe County approvals associated with this application:</b> Case No.(s).			
<b>Applicant Information (attach additional sheets if necessary)</b>			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Falcon Ridge by Desert Wind LP		Name: TEC Civil Engineering Consultants	
Address: 550 California Ave		Address: 9429 Double Diamond Pkwy. Ste. A	
Reno, NV.	Zip: 89509	Reno, NV.	Zip: 89521
Phone: 775.626.1800	Fax:	Phone: 775.352.7800	Fax:
Email: cf@desertwindhomes.com		Email: jgilles@tecreno.com	
Cell: 775.513.4349	Other:	Cell: 775.846.0164	Other:
Contact Person: Chris Fawcett		Contact Person: Jason Gilles	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Falcon Ridge by Desert Wind LP		Name: TEC Civil Engineering Consultants	
Address: 550 California Ave		Address: 9429 Double Diamond Pkwy. Ste. A	
Reno, NV.	Zip: 89509	Reno, NV.	Zip: 89521
Phone: 775.626.1800	Fax:	Phone: 775.473.7278	Fax:
Email: cf@desertwindhomes.com		Email: cmcdonnell@tecreno.com	
Cell: 775.513.4349	Other:	Cell:	Other:
Contact Person: Chris Fawcett		Contact Person: Charlie McDonnell	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: Falcon by Desert Wind LP

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, Chris Fawcett  
(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): 035-731-21, 037-721-02

Printed Name Chris Fawcett

Signed [Signature]

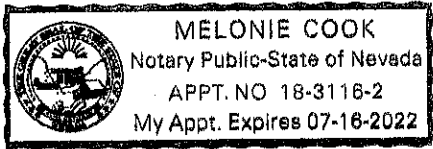
Address 550 California Ave

Reno NV 89509

Subscribed and sworn to before me this 12 day of AUGUST, 2019.

(Notary Stamp)

Melanie Cook  
Notary Public in and for said county and state



My commission expires: 7/16/22

\*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)?

0 Falcon Rock Ln., approximately 200' Northeast from the intersection of Maynard Way and El Rancho Blvd.

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
035-731-21	110 - vacant, under development	0.16
035-721-02	110 - vacant, under development	6.19

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

These are remainder / vacant parcels within the Falcon Ridge Subdivision.

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	1726 SQ. FT.	1726 SQ. FT.	1733 SQ. FT.	1733 SQ. FT.
Proposed Minimum Lot Width	32.10'	32.10'	32.10'	32.10'

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				
Proposed Zoning Area				

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

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

6. Utilities:

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

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:	TMWA

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
------------------------------	--

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 General Improvement District

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):

--

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

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

<input 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 checked="" type="checkbox"/> Yes	<input 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
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15. Are there any applicable policies of the adopted area plan in which the project is located that require compliance? If so, which policies and how does the project comply.

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

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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.
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## 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
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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
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28. Surveyor:

Name	Randal L. Briggs
Address	9429 Double Diamond Pkwy., Ste. A Reno, NV. 89521
Phone	775.690.2966
Cell	775.690.2966
E-mail	randalbriggs@gmail.com
Fax	
Nevada PLS #	7998

**OWNER'S CERTIFICATE**

THIS IS TO CERTIFY THAT THE UNDERSIGNED, FALCON RIDGE BY DESERT WIND LP, 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. CHAPTERS 278 AND 116; AND HEREBY GRANTS TO ALL PUBLIC UTILITIES AND SERVICE PROVIDERS ALL NECESSARY EASEMENTS, RIGHTS OF WAY, RIGHTS OF ACCESS, PERMANENT EASEMENTS, RIGHTS OF WAY, RIGHTS OF CONSTRUCTION, AND MAINTENANCE OF DRAINAGE, POTABLE WATER, AND UTILITIES, TOGETHER WITH THE RIGHT OF ACCESS THERETO FOREVER. THE OWNERS AND THEIR ASSIGNS AGREE TO THE USE OF RESIDENTIAL WATER METERS.

FALCON RIDGE BY DESERT WIND LP

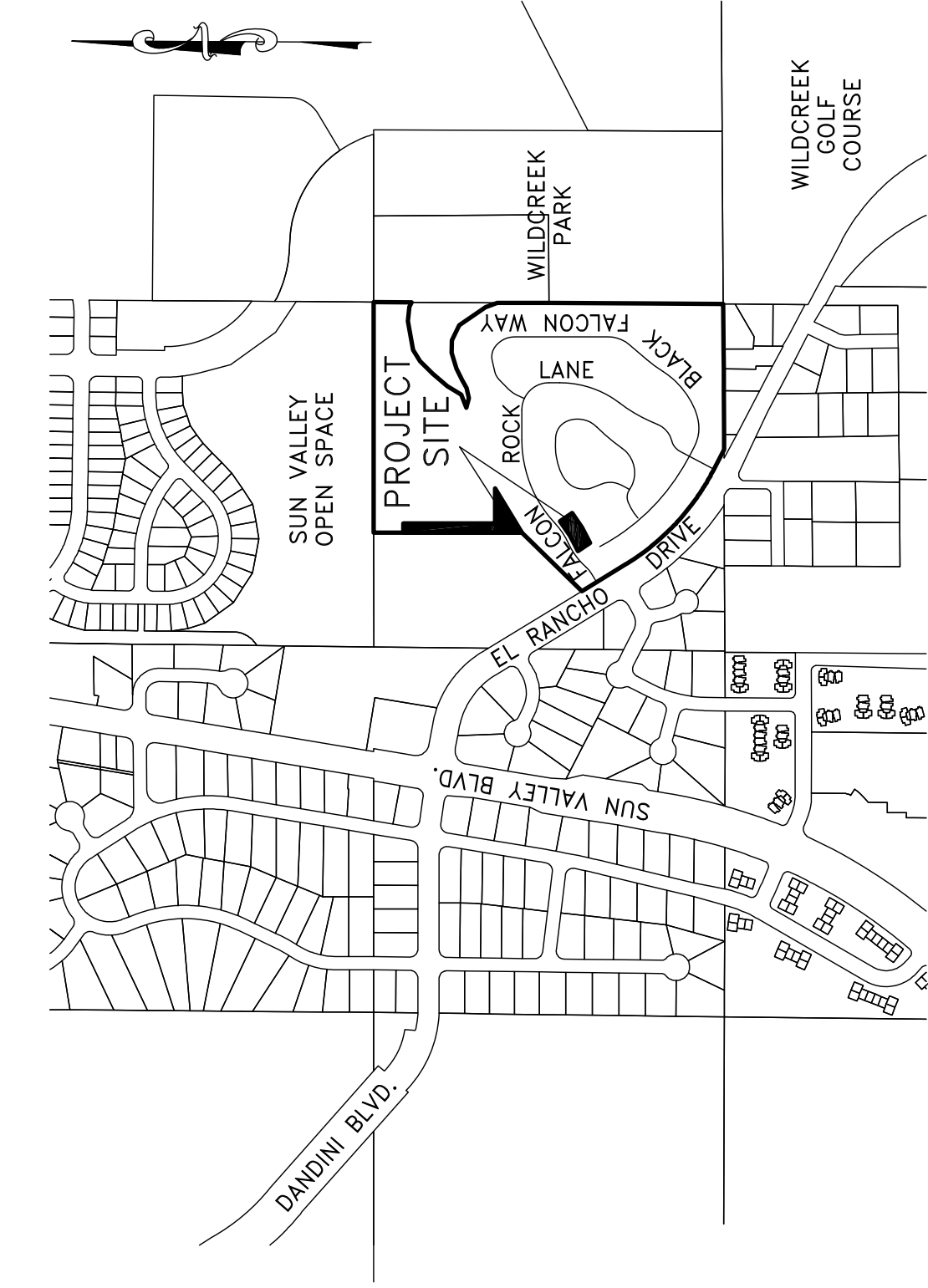
BY: \_\_\_\_\_ DATE \_\_\_\_\_

NAME/TITLE \_\_\_\_\_

STATE OF \_\_\_\_\_ S. S. COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, \_\_\_\_\_ OF FALCON RIDGE BY DESERT WIND LP DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF I HERETO SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY'S SIGNATURE \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_



**VICINITY MAP**  
N.T.S.

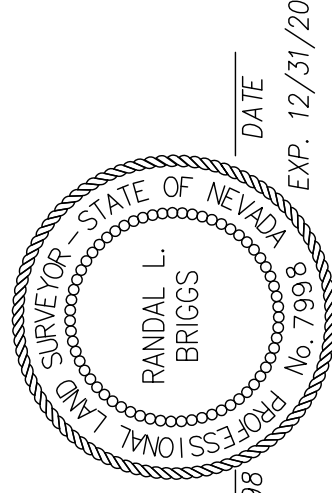
**SURVEYOR'S CERTIFICATE**

I, RANDAL L. BRIGGS, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT: 1) THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION AT THE INSTANCE OF FALCON RIDGE BY DESERT WIND LP.

2) THE LANDS SURVEYED LIE WITHIN THE NW 1/4 OF THE SE 1/4 OF SECTION 30, T. 20 N., R. 20 E., M.D.M., AND THE SURVEY WAS COMPLETED ON MAY 5, 2019.

3) THIS PLAT COMPLIES WITH THE APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.

4) THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, AND WILL OCCUPY THE POSITIONS INDICATED THEREON, AND APPROPRIATE FINANCIAL GUARANTEES WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.



RANDAL L. BRIGGS, P.L.S. 7998 No. 7699 Exp. 12/31/20

FOR THE DISTRICT BOARD OF HEALTH \_\_\_\_\_ DATE \_\_\_\_\_

**DISTRICT BOARD OF HEALTH CERTIFICATE**

THIS MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY, AND WATER SUPPLY FACILITIES AND IS PRECATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

**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 \_\_\_\_\_

**TAX CERTIFICATE**

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

WASHOE COUNTY TREASURER APN 035-731-21 \_\_\_\_\_ DATE \_\_\_\_\_

BY: \_\_\_\_\_ DEPUTY \_\_\_\_\_

**UTILITY COMPANIES' CERTIFICATE**

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

BY: SIERRA PACIFIC POWER COMPANY D/B/A NV ENERGY \_\_\_\_\_ DATE \_\_\_\_\_

BY: NEVADA BELL TELEPHONE COMPANY D/B/A AT&T NEVADA \_\_\_\_\_ DATE \_\_\_\_\_

BY: CHARTER COMMUNICATIONS \_\_\_\_\_ DATE \_\_\_\_\_

BY: TRUCKEE MEADOWS WATER AUTHORITY \_\_\_\_\_ DATE \_\_\_\_\_

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

BY: SUN VALLEY GENERAL IMPROVEMENT DISTRICT \_\_\_\_\_ DATE \_\_\_\_\_

**DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE**

THE FINAL PARCEL MAP CASE NO. WTPM \_\_\_\_\_ MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP.

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

MOJARA HAUENSTEIN \_\_\_\_\_ DATE \_\_\_\_\_  
DIRECTOR OF PLANNING AND DEVELOPMENT DIVISION

**TITLE COMPANY CERTIFICATE**

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THE OWNERS SHOWN HEREON ARE THE OWNERS OF RECORD OF SAID LAND; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS (EXCEPT DOC. NO. \_\_\_\_\_) AND THERE ARE NO LIENS OF RECORD AGAINST THE OWNERS FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES COLLECTED AS TAXES OR SPECIAL ASSESSMENTS EXCEPT AS SHOWN BELOW:

WESTERN TITLE COMPANY

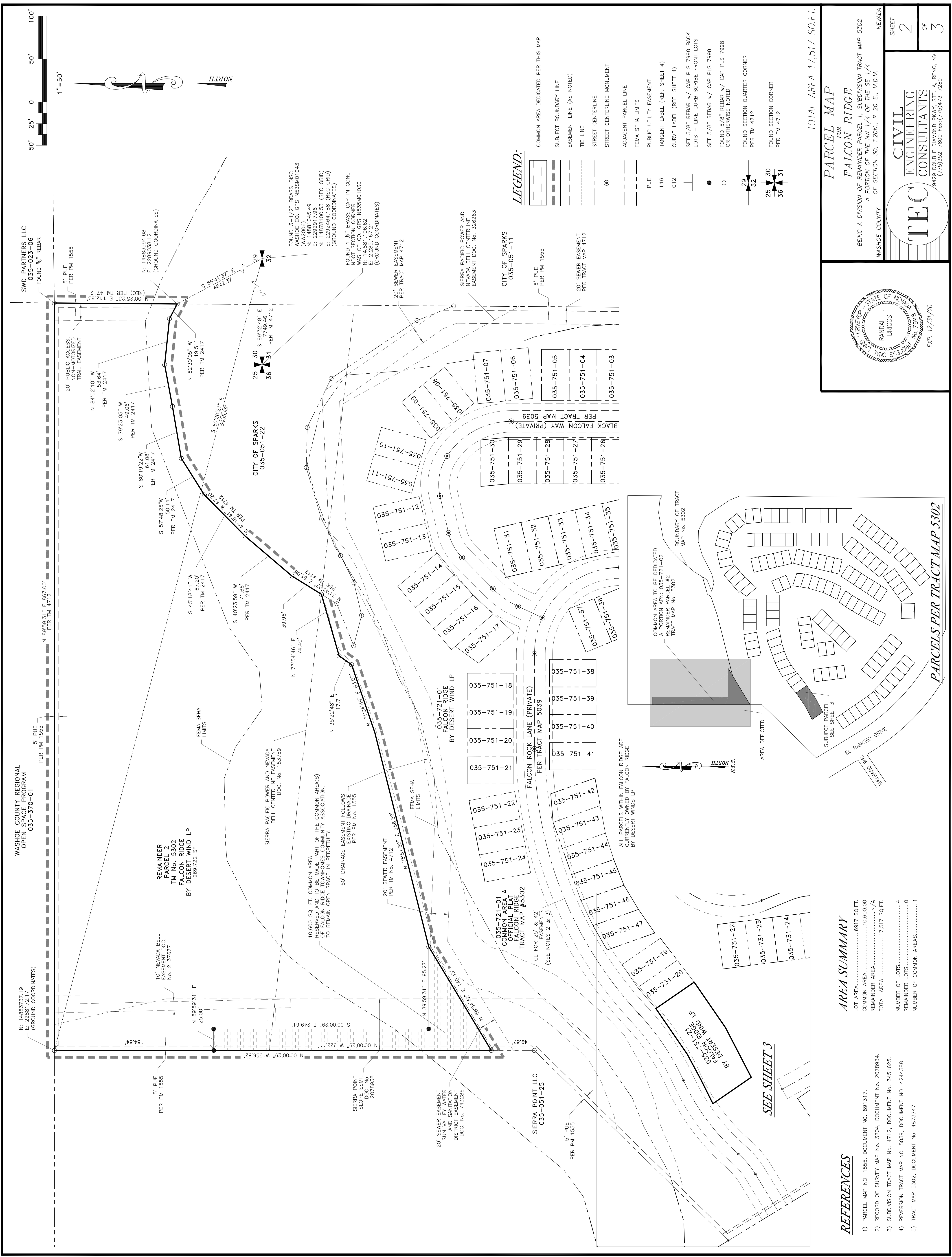
BY: \_\_\_\_\_ DATE \_\_\_\_\_

NAME \_\_\_\_\_

TITLE \_\_\_\_\_

TOTAL AREA 17,517 SQ.FT.

FILE No. _____	<p><b>PARCEL MAP</b> FOR <b>FALCON RIDGE</b> BEING A DIVISION OF REMAINDER PARCEL 1, SUBDIVISION TRACT MAP 5302 A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 30, T.20N., R. 20 E., M.D.M. WASHOE COUNTY NEVADA</p>	<p><b>TTC</b> CIVIL ENGINEERING CONSULTANTS 94429 DOUBLE DIAMOND PKWY, STE. A, RENO, NV (775)352-7800 Fax: (775)473-7289</p>	SHEET
<p>SEE: _____ FILED FOR RECORD AT THE REQUEST OF _____ ON THIS _____ DAY OF _____ 2019, AT _____ MINUTES PAST O'CLOCK, _____ M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA KALIE WORK _____ COUNTY RECORDER BY: _____ DEPUTY _____</p>			1
			OF 3



TOTAL AREA 17,517 SQ.FT.

**PARCEL MAP FOR FALCON RIDGE**

BEING A DIVISION OF REMAINDER PARCEL 1, SUBDIVISION TRACT MAP 5302 A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 30, T.20N., R. 20 E., M.D.M. WASHOE COUNTY NEVADA

**TEC CIVIL ENGINEERING CONSULTANTS**  
9429 DOUBLE DIAMOND PKWY, STE. A, RENO, NV (775)352-7800 Fax: (775)473-7289

SHEET 2 OF 3

STATE OF NEVADA  
SEAL OF RANDAL L. BRIGGS  
PROFESSIONAL LAND SURVEYOR No. 79393  
EXP. 12/31/20

**AREA SUMMARY**

LOT AREA.....	6817 SQ.FT.
COMMON AREA.....	10,600.00
REMAINDER AREA.....	N/A
TOTAL AREA.....	17,517 SQ.FT.
NUMBER OF LOTS.....	4
REMAINDER LOTS.....	0
NUMBER OF COMMON AREAS.....	1

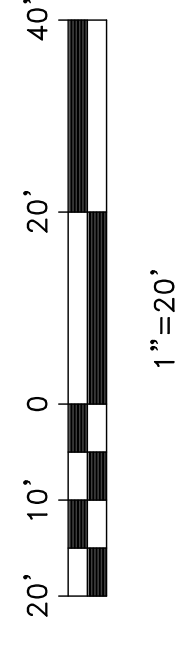
**REFERENCES**

- 1) PARCEL MAP NO. 1555, DOCUMENT NO. 881517.
- 2) RECORD OF SURVEY MAP NO. 3204, DOCUMENT NO. 2078934.
- 3) SUBDIVISION TRACT MAP NO. 4712, DOCUMENT NO. 3451625.
- 4) REVERSION TRACT MAP NO. 5039, DOCUMENT NO. 4244388.
- 5) TRACT MAP 5302, DOCUMENT NO. 4873747



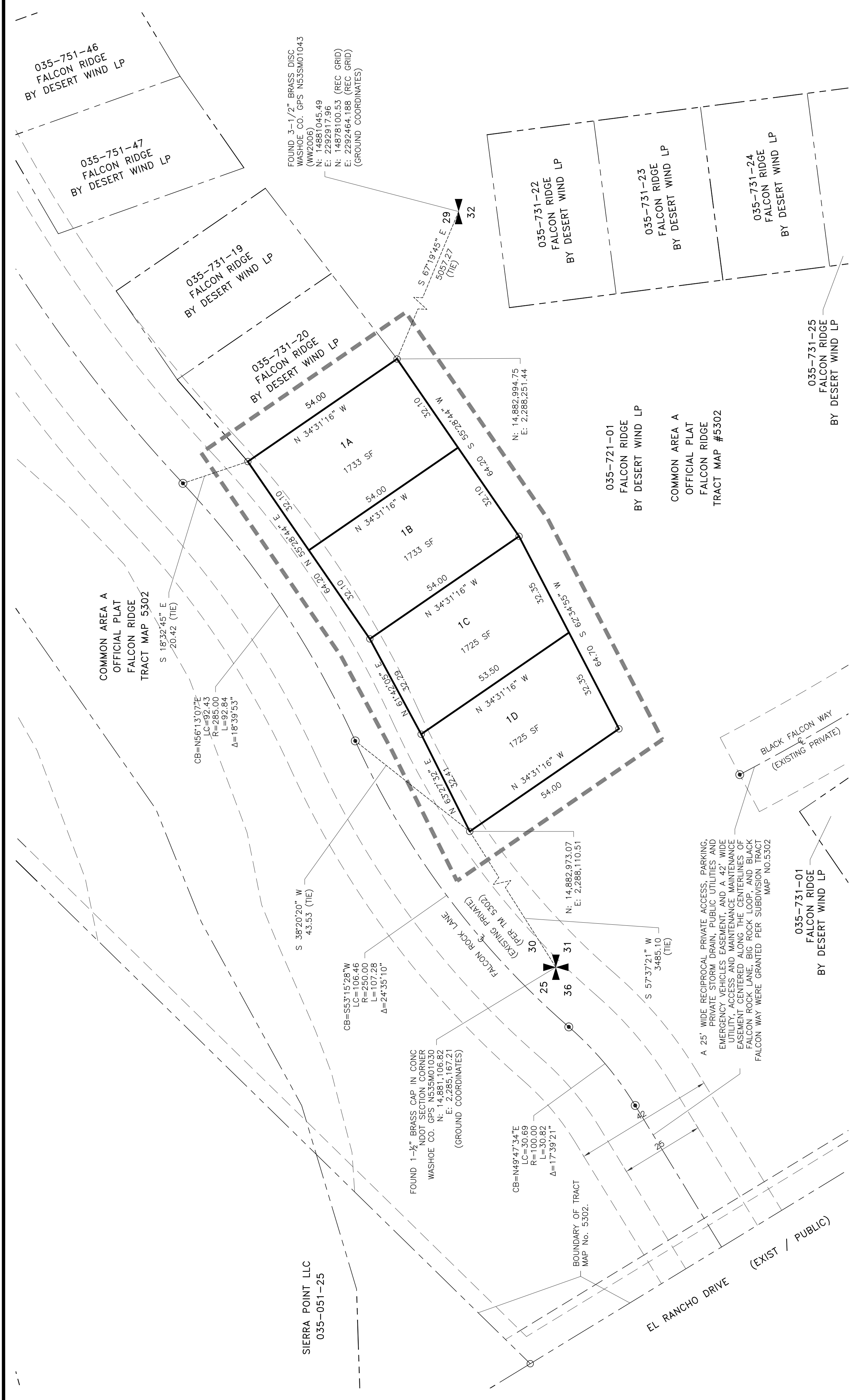
SEE SHEET 3

PARCELS PER TRACT MAP 5302

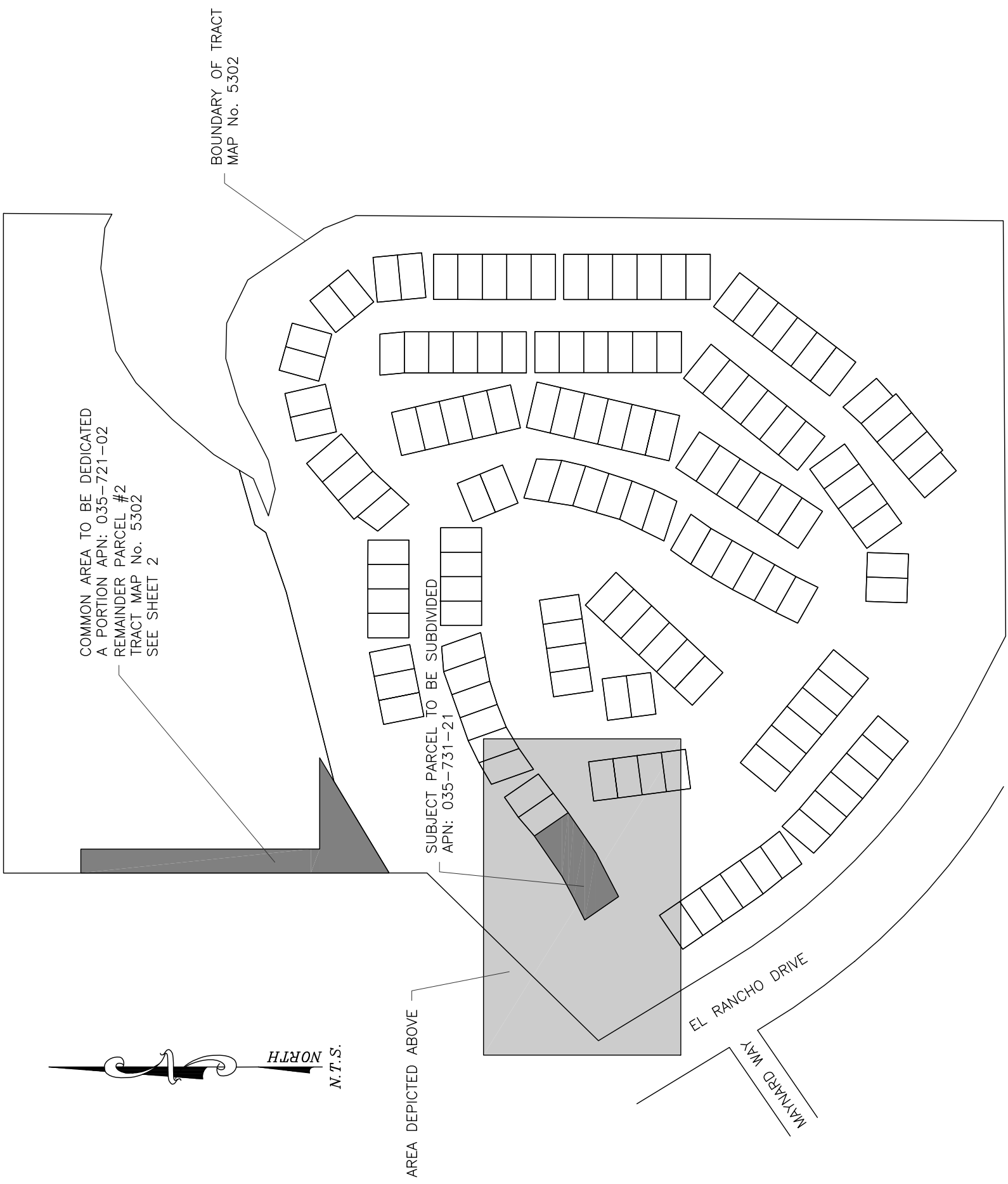


**LEGEND:**

- COMMON AREA DEDICATED PER THIS MAP
- SUBJECT BOUNDARY LINE
- EASEMENT LINE (AS NOTED)
- TIE LINE
- STREET CENTERLINE
- STREET CENTERLINE MONUMENT
- ADJACENT PARCEL LINE
- FEMA SFHA LIMITS
- PUE
- PUBLIC UTILITY EASEMENT
- TANGENT LABEL (REF. SHEET 4)
- CURVE LABEL (REF. SHEET 4)
- SET 5/8" REBAR w/ CAP PLS 7998 BACK LOTS - LINE CURB SCRIBE FRONT LOTS
- SET 5/8" REBAR w/ CAP PLS 7998
- FOUND 5/8" REBAR w/ CAP PLS 7998 OR OTHERWISE NOTED
- FOUND SECTION QUARTER CORNER PER TM 4712
- FOUND SECTION CORNER PER TM 4712



**PARCELS PER TRACT MAP 5302**



**NOTES**

- 1) A BLANKET PUBLIC UTILITY, DRAINAGE, WASHOE COUNTY SEWER, PRIVATE WATERLINE AND EMERGENCY ACCESS EASEMENT WAS GRANTED WITHIN THE COMMON AREAS INCLUDING THE PRIVATE STREETS FALCON ROCK LANE, BIG ROCK LOOP AND BLACK FALCON WAY, AND THE PARKING AREAS HEREON PER SUBDIVISION TRACT MAP NO. 5302.
- 2) ALL COMMON AREAS ARE SUBJECT TO A BLANKET DRAINAGE, WASHOE COUNTY SEWER AND PUBLIC UTILITY EASEMENT PER SUBDIVISION TRACT MAP NO. 5302.
- 3) A 25' WIDE RECIPROCAL PRIVATE ACCESS, PARKING, PRIVATE STORM DRAIN, PUBLIC UTILITIES AND EMERGENCY VEHICLES EASEMENT WAS GRANTED ALONG THE CENTERLINES OF FALCON ROCK LANE, BIG ROCK LOOP, AND BLACK FALCON WAY PER SUBDIVISION TRACT MAP NO. 5302.
- 4) A 42' WIDE UTILITY ACCESS AND MAINTENANCE EASEMENT CENTERED ALONG THE CENTERLINES OF FALCON ROCK LANE, BIG ROCK LOOP, BLACK FALCON WAY AND THE TWIN ACCESS ROAD WAS GRANTED TO TRUCKEE WADOWS WATER AUTHORITY PER SUBDIVISION TRACT MAP NO. 5302.
- 5) EXISTING AVIGATION EASEMENT, DOC NO. 3325211 RECORDED FEBRUARY 23, 2006 TO REMAIN.
- 6) EXISTING/PROPOSED SANITARY SEWER SYSTEM TO BE PUBLICLY OWNED AND MAINTAINED.
- 7) ALL DRAINAGE FACILITIES TO BE PRIVATELY OWNED (NOT MAINTAINED BY WASHOE COUNTY) AND PERPETUALLY FUNDED BY THE HOME OWNERS ASSOCIATION. THE LOTS CREATED BY THIS MAP 1A, 1B, 1C, AND 1D ARE TO BE PART OF THE EXISTING HOME OWNERS ASSOCIATION, KNOWN AS THE FALCON RIDGE TOWNHOMES COMMUNITY ASSOCIATION.
- 8) A 5' PRIVATE DRAINAGE AND ACCESS EASEMENT IS HEREBY GRANTED OVER THE REAR OF PARCELS 1A THROUGH 1D.
- 9) A BLANKET ACCESS AND MAINTENANCE EASEMENT WAS GRANTED TO THE HOA OVER ALL PARCELS SHOWN HEREON FOR THE PURPOSE OF ACCESSING, MAINTAINING, REPAIRING AND/OR REPLACING RETAINING WALLS PER SUBDIVISION TRACT MAP NO. 5302.
- 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) 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 WITHIN THE BLANKET PUBLIC UTILITY EASEMENT GRANTED PER SUBDIVISION TRACT MAP NO. 5302 TO SERVE EACH PARCEL RESPECTIVELY.

**BASIS OF BEARINGS AND COORDINATES:**

NEVADA STATE PLANE COORDINATES (NAD 83/94, NEVADA WEST ZONE), COMBINED SCALE FACTOR: 1.000197939.  
ALL DISTANCES SHOWN ON THIS MAP ARE GROUND DISTANCES UNLESS NOTED OTHERWISE.

TOTAL AREA 17,517 SQ.FT.

**PARCEL MAP FOR FALCON RIDGE**

BEING A DIVISION OF REMAINDER PARCEL 1, SUBDIVISION TRACT MAP 5302  
A PORTION OF THE NW 1/4 OF THE SE 1/4  
OF SECTION 30, T.20N., R. 20 E., M.D.M.  
WASHOE COUNTY NEVADA

**TREC CIVIL ENGINEERING CONSULTANTS**  
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SHEET 3 OF 3

