



Parcel Map Review Committee Staff Report

Meeting Date: October 8, 2020

Agenda Item: 7D

TENTATIVE PARCEL MAP CASE NUMBER: WTPM20-0009 (Lombardi)

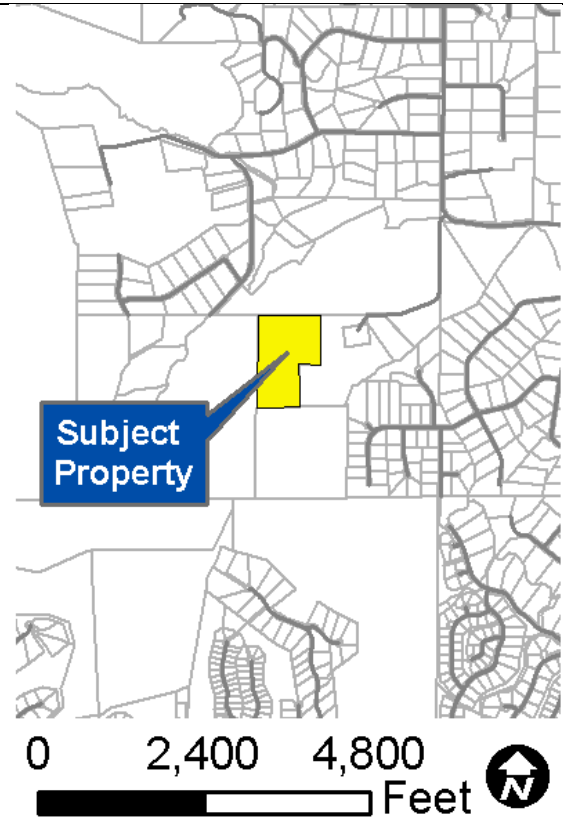
BRIEF SUMMARY OF REQUEST: Request to divide a ±24.02-acre parcel into four parcels of ±4 acres, ±4 acres, ±8.83 acres, and ±7.19 acres respectively.

STAFF PLANNER: Planner's Name: Dan Cahalane
Phone Number: 775.328.3628
E-mail: dcahalane@washoecounty.us

CASE DESCRIPTION

For possible action, hearing, and discussion to approve a tentative parcel map dividing a ±24.02-acre parcel into four parcels of ±4 acres, ±4 acres, ±8.83 acres, and ±7.19 acres respectively. This is not a second or subsequent parcel map.

Applicant: Lombardi Lane Partners LLC
Property Owner: Brady Family Trust
Location: Approximately 2,680ft south of the intersection of Lone Tree Ln and Frost Ln, 0 Lombardi Ln
APN: 041-190-11
Parcel Size: 24.0230001 Acres
Master Plan: Rural Residential/Rural
Regulatory Zone: Medium Density Rural (22.34139 Acres) & General Rural (1.68161 Acres)
Area Plan: Southwest Truckee Meadows
Citizen Advisory Board: South Truckee Meadows/Washoe Valley
Development Code: Authorized in Article 606
Commission District: 2 – Commissioner Lucey



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 WTPM20-0009 for Lombardi Ln Partners, 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 9)

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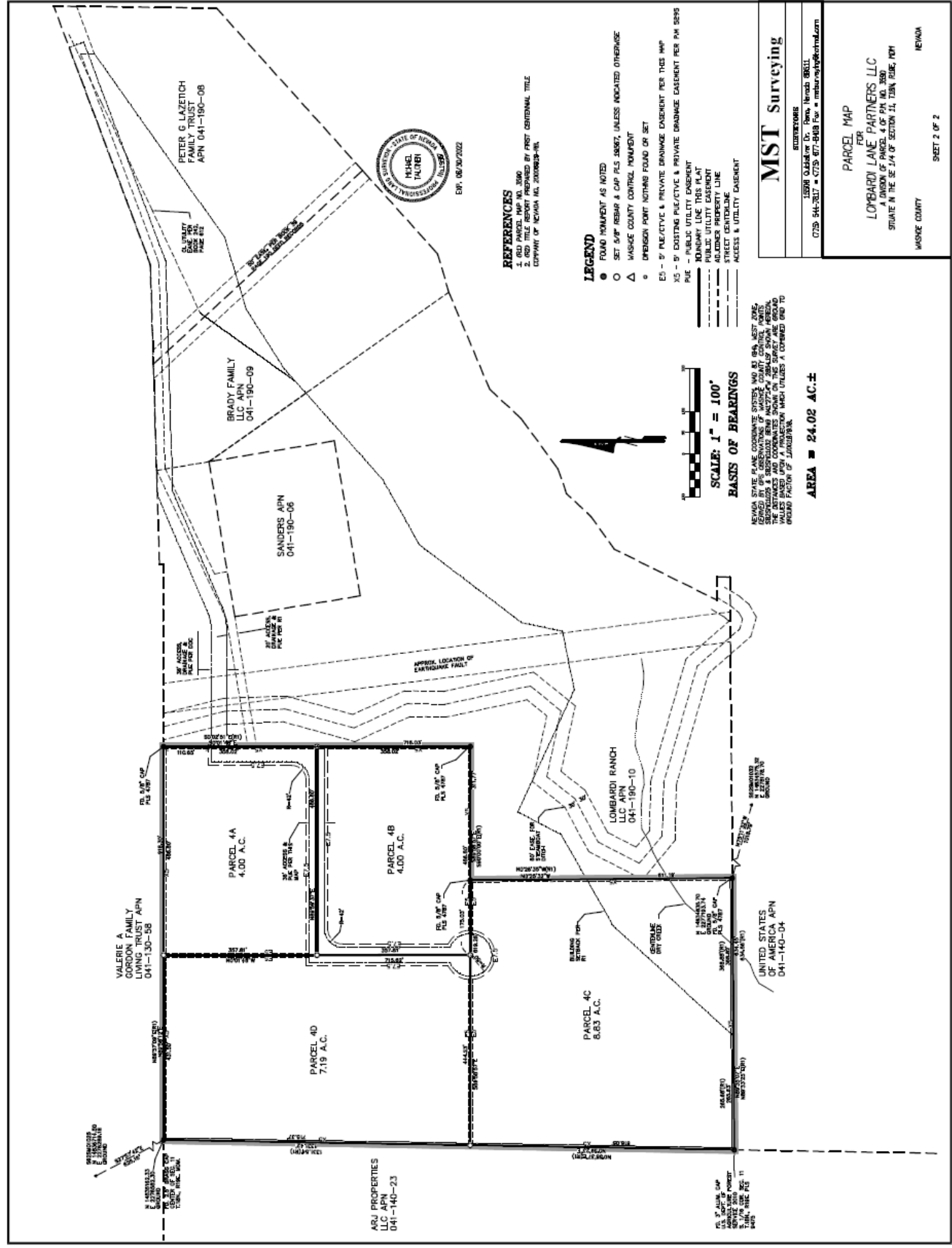
Parcel Map

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 WTPM20-0009 are attached to this staff report and will be included with the action order, if approved by the Parcel Map Review Committee.



Site Plan

Tentative Parcel Map Evaluation

Regulatory Zone: Medium Density Rural (MDR)/ General Rural (GR).

Maximum Lot Potential: 4

Number of Lots on Parcel Map: 4

Minimum Lot Size Required: 4 acres

Minimum Lot Size on Parcel Map: 4 acres

Minimum Lot Width Required: 200ft

Minimum Lot Width on Parcel Map: 357.81ft

The tentative parcel map meets all minimum requirements for the Medium Density Rural regulatory zone.

Development Suitability Constraints: The Southwest Truckee Meadows Development Suitability Map, a part of the Southwest Truckee Meadows Area Plan, identifies the subject parcel as most suitable for development, slopes over 15% and slopes over 30%.

Hydrographic Basin: The subject parcel is within the Truckee Meadows 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. Therefore, this application does not require public noticing per WCC 110.606.30(d).

Southwest Truckee Meadows Area Plan Modifiers

The subject parcel is located within the Southwest Truckee Meadows Area Plan. The following is the pertinent policy from the Area Plan:

SW 2.15 Clustering of density to facilitate the efficient use of infrastructure and maintenance of habitat and open space is appropriate. Landowners who seek to create new parcels but choose not to cluster **should** be able to demonstrate how habitat, recharge areas, and open space will be preserved.

Staff Comment: The proposed parcel is zoned Medium Density Rural (MDR) and General Rural (GR). Staff believes that the minimum lot size of 4 acres preserves habitat, recharge areas, and open space in conjunction with the 15% lot coverage standards for MDR outlined in WCC 110.306.10(a)(5). The parcel including GR regulatory zoning would also be subject to the 15% lot coverage standard.

SW 8.5 As new residential and commercial properties develop in the Southwest Truckee Meadows planning area, the Washoe County Department of Regional Parks and Open Space will review development proposals for potential trail connections.

Staff Comment: The proposed application was forwarded to the Washoe County Parks Program who provided comments and conditions regarding trail connections in Exhibit E.

SW 15.1 Development proposals must be consistent with Regional Water Plan Policies as outlined in the Washoe County Comprehensive Regional Water Management Plan:

1.3.b, "Protection and Enhancement of Groundwater Recharge;"

1.3.d, "Water Resources and Land Use;"

1.3.e, "Water Resource Commitments;" and

1.3.g, "Groundwater Resource Development and Management of Water Quality."

Staff Comment: The application was routed to the Washoe County Water Rights Coordinator who provided comments and conditions regarding water rights in Exhibit D.

SW 15.3 Water rights shall be dedicated to Washoe County for all maps of division into large parcels, parcel maps, and subdivision maps, as well as all new, civic, commercial and industrial uses.

Staff Comment: The application was routed to the Washoe County Water Rights Coordinator who provided comments and conditions regarding water rights in Exhibit D.

Development Information The subject parcel is currently undeveloped. The required setbacks for the MDR regulatory zone are 30 feet from the front property line and rear property line and 15 feet from the side property lines. The GR area of the parcel is not being subdivided and therefore this proposed division of land does not make the legal nonconformance worse.

Reviewing Agencies

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

- US Army Corps of Engineers
- Nevada Department of Wildlife
- Washoe County Community Services Department
 - Planning and Building Division
 - Engineering and Capital Projects Division
 - Parks and Open Spaces
 - Water Rights Coordinator Manager
- Washoe County Sheriff's Office
- Washoe County Health District
 - Air Quality Management
 - Environmental Health Services Division
- Truckee Meadows Fire Protection District
- Regional Transportation Commission (RTC)
- Washoe Storey Conservation District
- Nevada Historical Preservation

Six out of the thirteen above listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. Three additional agencies reviewed the application and had no comments on the 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: Dan Cahalane, 775-328-3628, dcahalane@washoecounty.us
- Washoe Engineering provided conditions related to technical map requirements
Contact: Wayne Handrock, 775.328.2318, whandrock@washoecounty.us

- Washoe County Health District provided conditions related to test trenches and sanitation
Contact: Wes Rubio, 775.328.2635, wrubio@washoecounty.us
- Washoe County Water Management Planner Coordinator provided comments and conditions related to water rights, and domestic well relinquishment.
Contact: Vahid Behmaram, 775.328.3600, vbehmaram@washoecounty.us
- Washoe County Parks Program provided comments and conditions related trail easements and connectivity
Contact: Sophia Kirschenman, 775.328.3600, skirschenman@washoecounty.us
- Truckee Meadows Fire Protection District provided comments and conditions related to fire access, water availability, and the Wildland Urban Interface.
Contact: Dale Way, 775.326.6005, dway@tmfpd.us
Contact: Brett Lee, 775.326.6074, blee@tmfpd.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 application was forwarded to the Washoe County Health District, who provided comments and conditions addressing health regulations for water, air pollution, sewage and water supply.
 - b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision.
Staff Comment: The application was forwarded to the Washoe County Health District, who provided comments and conditions addressing the availability of water in order to meet health standards.
 - c) The availability and accessibility of utilities.
Staff Comment: The proposed application does not have access to municipal water or sewer and will require a well and septic system for water and sewage facilities. This parcel has access to electricity. There are adequate utility facilities for the proposed parcels.
 - d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks.
Staff Comment: The proposed parcels have adequate access to public services such as schools, police, fire, transportation, and recreation.
 - e) Conformity with the zoning ordinances and master plan.
Staff Comment: The proposed application is in conformance with the zoning ordinances and master plan.
 - f) General conformity with the governing body's master plan of streets and highways.

Staff Comment: The proposed application is in general conformity with the 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.

Staff Comment: The proposed application will have minimal effects on existing public streets and highways. This parcel is accessible through a public access easement. The number of parcels, four, does not require new streets or highways.

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

Staff Comment: The proposed parcels are generally in areas considered most suitable for development. One of the proposed parcels contains slopes in excess of 15%. However, this parcel is ± 8.83 acres and therefore provides ample area to build within areas most 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: 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: Staff forwarded the application to Truckee Meadows Fire Protection District, who provided comments and conditions that provided for the availability and accessibility of fire protection. These conditions are outlined in Exhibit A, conditions of approval.

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

Staff Comment: The proposed application has access to CATV conduit and pull wire.

- l) Recreation and trail easements.

Staff Comment: The proposed application was forwarded to the Washoe County Parks Program who provided comments and conditions of approval in Exhibit A.

Recommendation

After a thorough analysis and review, Parcel Map Case Number WTPM20-0009 is being recommended for approval with conditions. Staff offers the following motion for the Parcel Map Review Committee's consideration.

Review Criteria

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 WTPM20-0009 for Lombardi Lane Partners, 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: Lombardi Lane Partners, LLC
1100 California Ave.
Reno, NV 89509

Representatives: MST Surveying
15506 Quicksilver Dr.
Reno, NV 89511



Conditions of Approval

Tentative Parcel Map Case Number WTPM20-0009

The tentative parcel map approved under Parcel Map Case Number WTPM20-0009 shall be carried out in accordance with the conditions of approval granted by the Washoe County Parcel Map Review Committee on October 8, 2020. 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: Dan Cahalane, Planner, 775.328.3628 dcahalane@washoecounty.us

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

DIRECTOR OF PLANNING AND BUILDING CERTIFICATE

THE FINAL PARCEL MAP CASE NO. WTPM20-0009 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; this

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

- g. The approval for this tentative parcel map does not include improvements for driveways to building pads. Grading for access to building pads, if they exceed the criteria stated in the previous condition, shall require a special use permit.

Washoe County Engineering

2. The following conditions are requirements of Engineering Division, which shall be responsible for determining compliance with these conditions.

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

- a. All parcels must Comply with the conditions of the Washoe County technical check for this map.
- b. Add the granting of the twenty-foot access easement to the Owner's Certificate.
- c. Place a note on the map stating that the natural drainage will not be impeded.
- d. Provide evidence of 36-foot documented access that favors the applicant.
- e. Grant 100-foot drainage easement centered on Dry Creek.
- f. 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 Health District

3. The following conditions are requirements of Environment Health Services, which shall be responsible for determining compliance with these conditions.

Contact: Wes Rubio, 775.328.2610, wrubio@washoecounty.us

- a. All parcels must have a test trench performed under permit with the Health District prior to signing the final map. At the time of submittal of the mylar for signature the applicant must include the test trench inspection letter from WCHD.
- b. Any future development must be in accordance with the current Washoe County District Board of Health Regulations Governing Sewage, Wastewater, and Sanitation for all required septic design, setbacks, and well locations.

Washoe County Water Rights Coordinator

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

Contact: Vahid Behmaram, 775.328.3600, 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, 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.

- c. The Relinquishment form is available at the following site: <http://water.nv.gov/forms/forms09/Relinquishment09.pdf>
- d. 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.*
- e. The ground water rights subject to relinquishment MAY NOT be supplemental ground water which supplement primary surface water rights.
- f. 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. This parcel map will create 3 newly created parcels which will require the relinquishment of 6.00 acre-feet of ground water rights.
- g. 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.

Washoe County Parks Program

5. The following conditions are requirements of Washoe County Parks Program, which shall be responsible for determining compliance with these conditions.

Contact: Sophia Kirschenman, 775.328.3600, skirschenman@washoecounty.us

- a. The applicant shall provide a 30-ft-wide relocatable public trail easement to Washoe County to allow for the development of a non-motorized trail. The easement shall be located along either the western side or the eastern side of the existing parcel, whichever is more conducive to future residential development. The relocatable public trail easement shall be identified on the Final Map.

Truckee Meadows Fire Protection District

6. The following conditions are requirements of Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions.

Contact: Dale Way, 775.326.6005, dway@tmfpd.us

Contact: Brett Lee, 775.326.6074, blee@tmfpd.us

Fire Apparatus Access Roads

- a. Fire apparatus access roads shall be in accordance with *International Fire Code* Appendix D and all other applicable requirements of the IFC. (IFC 503.1 / D101.1)
- b. Approved fire apparatus access roads shall be required for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access roads shall comply with the requirements of IFC Section 503 and Appendix D and shall extend to within 150 feet of all portions of the facility and all portions of the *exterior walls* of

the first story of the building as measured by an *approved* route (as the hose lays around obstructions) around the exterior of the building or facility. (IFC 503.1.1)
- c. Fire apparatus access roads shall have an all-weather surface and be capable of supporting the weight of TMFPD apparatus (80,000 pounds). (IFC 503.2.3 / D102.1)

- d. Fire apparatus access roads shall have a minimum width of 20 feet (with no parking), 26 feet (one side parking), and 32 feet (parking on both sides), exclusive of shoulders, and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1 / D103.6.1 / D103.6.2)
- e. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1). (IFC D103.1)
- f. Fire apparatus access roads less than the width required for parking on both sides shall be marked and/or signed in accordance with Section 503.3 and Appendix D103.6 to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. (IFC 503.3 / D103.6)
- g. Fire apparatus access roads shall not exceed 10 percent in grade. Angles of approach and angles of departure must not exceed 6 percent for 25 feet before or after the grade change. (IFC D103.2 / 503.2.8)
- h. Fire apparatus access roads shall have a minimum inside turning radius of 28 feet, and a minimum outside turning radius of 52 feet. (IFC D103.3)
- i. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. (IFC D103.4)
- j. Developments of one- or two-family *dwelling*s where the number of *dwelling units* exceeds 30 shall be provided with two separate and *approved* fire apparatus access roads. (IFC D107.1)

Fire Protection Water Supplies

- k. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. (IFC 507.1)
- l. The number of fire hydrants available to a building shall be not less than the minimum specified in Table C102.1. (IFC C102.1)
- m. Fire hydrant systems shall comply with Washoe County Standard Detail W-23 and IFC Sections 507.5.1 through 507.5.6. (IFC 507.5 / Washoe County Code)
- n. Fire hydrants must be spaced at a maximum separation of 500 feet along the required apparatus access lane in residential areas and 1,000 feet where not required for structures to provide for transportation hazards. Hydrant spacing may be increased by 125 feet if all structures within the development are provided with fire sprinkler protection. There is no allowable increase for hydrants installed for transportation hazards. (IFC Table C102.1)
- o. In developments with R-3 occupancies, where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 600 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. (IFC 507.5.1)
- p. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. (IFC 507.5.4)
- q. A 3-foot minimum clear space shall be maintained around the circumference of fire hydrants, as measured from the furthest edge of a fire hydrant in any direction. (IFC 507.5.5)

- r. Fire hydrants shall not be located within six feet of a driveway, power pole, or light standard. (IFC 507.5.6)
- s. Fire hydrants shall be located adjacent to apparatus access lanes and a minimum of four feet and a maximum of seven feet from back of curb. Provide a detail on the plans. (IFC 507.5.6)
- t. Fire hydrants shall have a concrete pad around the base in accordance with Washoe County Standard Detail W-23.

International Wildland-Urban Interface Code

- u. All parcels located in other than a Low Hazard WUI Rating shall comply with all provisions of the IWUI as adopted and amended by TMFPD and Washoe County Building.
- v. The IWUI 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.
- w. 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).

*** 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: September 22, 2020

TO: Dan Cahalane, Planner - Department of Community Services

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

SUBJECT: *Parcel Map for: Lombardi Lane Partners, LLC*
Parcel Map Case No.: WTPM20-0009
APN: 041-190-11
Review Date: September 22, 2020

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

1. Comply with the conditions of the Washoe County technical check for this map.
2. Add the granting of the twenty foot access easement to the Owner’s Certificate.
3. Place a note on the map stating that the natural drainage will not be impeded.
4. Provide evidence of 36 foot documented access that favors the applicant.
5. Grant 100 foot drainage easement centered on Dry Creek.
6. 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.”



INTEGRITY



**EFFECTIVE
COMMUNICATION**



**QUALITY
PUBLIC SERVICE**

**WASHOE COUNTY
HEALTH DISTRICT**
ENHANCING QUALITY OF LIFE

September 18, 2020

Washoe County Community Services
Planning and Development Division
PO Box 11130
Reno, NV 89520-0027

RE: Lombardi Lane; APN 041-190-11
Parcel Map; WTPM20-0009

Dear Washoe County Staff:

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

Contact Name – Wesley Rubio - wrubio@washoecounty.us

- a) All parcels must have a test trench performed under permit with the Health District prior to signing the final map. At the time of submittal of the mylar for signature the applicant must include the test trench inspection letter from WCHD.
- b) Any future development must be in accordance with the current Washoe County District Board of Health Regulations Governing Sewage, Wastewater, and Sanitation for all required septic design, setbacks, and well locations.

If you have any questions or would like clarification regarding the foregoing, please contact Wesley Rubio, EHS Supervisor at wrubio@washoecounty.us regarding all Health District comments.

Sincerely,



Wesley Rubio, MPH, REHS
EHS Supervisor
Environmental Health
Washoe County Health District



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

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

August 20, 2020

TO: Dan Cahalane, Planner, CSD, Planning & Development Division

FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD

SUBJECT: Tentative Parcel Map Case Number WTPM20-0009 (Lombardi Lane).

Project description:

The applicant is proposing to approve a tentative parcel map dividing a ± 24.02 acre parcel into four separate parcels of ± 4 acres, ± 4 acres, ± 8.83 acres, and ± 7.19 acres respectively. This is not a second or subsequent parcel map.

The property is currently vacant, and is located approximately 2,680ft south of the intersection of Lone Tree Ln and Frost Ln, 0 Lombardi Ln, Assessor's Parcel Number: 041-190-11.

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) The Relinquishment form is available at the following site: <http://water.nv.gov/forms/forms09/Relinquishment09.pdf>
- 4) 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.*
- 5) The ground water rights subject to relinquishment MAY NOT be supplemental ground water which supplement primary surface water rights.
- 6) 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



WASHOE COUNTY

COMMUNITY SERVICES

INTEGRITY COMMUNICATION SERVICE

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

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. This parcel map will create 3 newly created parcels which will require the relinquishment of 6.00 acre-feet of ground water rights.

- 7) 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.



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Regional Parks and Open Space

1001 EAST 9TH STREET
 RENO, NEVADA 89520-0027
 PHONE (775) 328-3600
 FAX (775) 328.3699

TO: Dan Cahalane, Planner

FROM: Sophia Kirschenman, Park Planner

DATE: August 31, 2020

SUBJECT: Tentative Parcel Map Case Number WTPM20-0009 (Lombardi Lane)



I have reviewed WTPM20-0009 on behalf of Washoe County Regional Parks and Open Space (Parks) and prepared the following comments:

If approved, this parcel map would divide an existing ±24-acre parcel into four parcels of varying sizes. The subject parcel is in close proximity to Washoe County’s Arrowcreek Open Space and Ballardini Open Space properties, which are characterized by several existing trails. The subject parcel is also located directly north of a public parcel administered by the United States Forest Service.

The Recreational Resources Map in the Washoe County Open Space and Natural Resource Management Plan identifies a missing trail corridor segment that spans the parcel in question. In an effort to develop connectivity between the area’s existing trails and the surrounding community and establish a loop trail system, a trail easement through the subject parcel is desirable. Thus, Washoe County Parks requires the following condition of approval:

1. The applicant shall provide a 30-ft-wide relocatable public trail easement to Washoe County to allow for the development of a non-motorized trail. The easement shall be located along either the western side or the eastern side of the existing parcel, whichever is more conducive to future residential development. The relocatable public trail easement shall be identified on the Final Map.



INTEGRITY



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WWW.WASHOECOUNTY.US



Dan Cahalane, Planner
Washoe County – Community Services Department
1001 E. Ninth St
Reno, NV 89512
775.328.3628

August 19, 2020

Re: WTPM20-0009 (Lombardi Lane) – Conditions of Approval

Truckee Meadows Fire Protection District (TMFPD)

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

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

**Contact Name – Dale Way, 775.326.6005, dway@tmfpd.us
Brett Lee, 775.326.6074, blee@tmfpd.us**

Fire Apparatus Access Roads

1. Fire apparatus access roads shall be in accordance with *International Fire Code* Appendix D and all other applicable requirements of the IFC. (IFC 503.1 / D101.1)
2. Approved fire apparatus access roads shall be required for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access roads shall comply with the requirements of IFC Section 503 and Appendix D and shall extend to within 150 feet of all portions of the facility and all portions of the *exterior walls* of the first story of the building as measured by an *approved* route (as the hose lays around obstructions) around the exterior of the building or facility. (IFC 503.1.1)
3. Fire apparatus access roads shall have an all-weather surface and be capable of supporting the weight of TMFPD apparatus (80,000 pounds). (IFC 503.2.3 / D102.1)
4. Fire apparatus access roads shall have a minimum width of 20 feet (with no parking), 26 feet (one side parking), and 32 feet (parking on both sides), exclusive of shoulders, and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1 / D103.6.1 / D103.6.2)



5. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1). (IFC D103.1)
6. Fire apparatus access roads less than the width required for parking on both sides shall be marked and/or signed in accordance with Section 503.3 and Appendix D103.6 to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. (IFC 503.3 / D103.6)
7. Fire apparatus access roads shall not exceed 10 percent in grade. Angles of approach and angles of departure must not exceed 6 percent for 25 feet before or after the grade change. (IFC D103.2 / 503.2.8)
8. Fire apparatus access roads shall have a minimum inside turning radius of 28 feet, and a minimum outside turning radius of 52 feet. (IFC D103.3)
9. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. (IFC D103.4)
10. Developments of one- or two-family *dwelling*s where the number of *dwelling units* exceeds 30 shall be provided with two separate and *approved* fire apparatus access roads. (IFC D107.1)

Fire Protection Water Supplies

1. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. (IFC 507.1)
2. The number of fire hydrants available to a building shall be not less than the minimum specified in Table C102.1. (IFC C102.1)
3. Fire hydrant systems shall comply with Washoe County Standard Detail W-23 and IFC Sections 507.5.1 through 507.5.6. (IFC 507.5 / Washoe County Code)
4. Fire hydrants must be spaced at a maximum separation of 500 feet along the required apparatus access lane in residential areas and 1,000 feet where not required for structures to provide for transportation hazards. Hydrant spacing may be increased by 125 feet if all structures within the development are provided with fire sprinkler protection. There is no allowable increase for hydrants installed for transportation hazards. (IFC Table C102.1)
5. In developments with R-3 occupancies, where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 600 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. (IFC 507.5.1)



6. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. (IFC 507.5.4)
7. A 3-foot minimum clear space shall be maintained around the circumference of fire hydrants, as measured from the furthest edge of a fire hydrant in any direction. (IFC 507.5.5)
8. Fire hydrants shall not be located within six feet of a driveway, power pole, or light standard. (IFC 507.5.6)
9. Fire hydrants shall be located adjacent to apparatus access lanes and a minimum of four feet and a maximum of seven feet from back of curb. Provide a detail on the plans. (IFC 507.5.6)
10. Fire hydrants shall have a concrete pad around the base in accordance with Washoe County Standard Detail W-23.

International Wildland-Urban Interface Code

1. All parcels located in other than a Low Hazard WUI Rating shall comply with all provisions of the IWUI as adopted and amended by TMFPD and Washoe County Building.
2. The IWUI 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.
3. 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).



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

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: PARCEL MAP FOR LOMBARDI LANE PARTNERS LLC			
Project Description: PARCEL MAP			
Project Address: 0 LOMBARDI LN			
Project Area (acres or square feet): 24.02 ACRES			
Project Location (with point of reference to major cross streets AND area locator): LOMBARDI LANE & HOLCOMB RANCH LANE			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
041-190-11	24.02		
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: MST SURVEYING		Name: MST SURVEYING	
Address: 15506 QUICKSILVER DRIVE RENO, NV Zip: 89509		Address: 15506 QUICKSILVER DR RENO, NV Zip: 89511	
Phone: 775-690-7978 Fax:		Phone: 775-544-7817 Fax: 775-677-844	
Email: MSTSURVEYING@HOTMAIL.COM		Email: MSTSURVEYING@HOTMAIL.COM	
Cell: 775-690-7978 Other:		Cell: 775-544-7817 Other:	
Contact Person: STEVE RYCKEBOSCH		Contact Person: MICHAEL TALONEN	
Applicant/Developer:		Other Persons to be Contacted:	
Name: LOMBARDI LANE PARTNERS LLC		Name: MICHAEL TALONEN	
Address: 1100 CALIFORNIA AVE RENO, NV Zip: 89509		Address: 15506 QUICKSILVER DR RENO, NV Zip: 89511	
Phone: 775-690-7978 Fax:		Phone: 775-544-7817 Fax: 775-677-844	
Email: steve.trchomes@gmail.com		Email: MSTSURVEYING@HOTMAIL.COM	
Cell: 775-7978 Other:		Cell: 775-544-7817 Other:	
Contact Person: STEVE RYCKEBOSCH		Contact Person: MICHAEL TALONEN	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

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

2900' SOUTH WEST OF HOLCOMB RANCH LANE & LAKESIDE DRIVE

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
041-190-11	SINGLE FAMILY RESIDENCE	24.02

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

VACANT

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	4 AC	4 AC	8.83 AC	7.19 AC
Proposed Minimum Lot Width	357'	357'	611'	431'

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	MDR	MDR	MDR	MDR
Proposed Zoning Area	MDR	MDR	MDR	MDR

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	NONE
b. Electrical Service/Generator	NV ENERGY
c. Water Service	NONE

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

- a. Water System Type:

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

b. Available:

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

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

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.
------------------------------	--	---

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

<input checked="" type="checkbox"/> Yes	<input 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?

GATED

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?

--

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

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

28. Surveyor:

Name	MST SURVEYING
Address	15506 QUICKSILVER DRIVE RENO, NV
Phone	775-544-7817
Cell	775-544-7817
E-mail	MSTSURVEYING@HOTMAIL.COM
Fax	775-677-8408
Nevada PLS #	19567

**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:

N/A

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

Yes No

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

2900' SOUTH WEST OF HOLCOMB RANCH LANE & LAKESIDE DRIVE

a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
041-190-11	SINGLE FAMILY RESIDENCE	24.02

3. Please describe:

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

VACANT

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

North	RANCH
South	RANCH
East	RANCH
West	SINGLE FAMILY RESIDENCE

4. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	4 AC	4 AC	8.83 AC	7.19 AC
Proposed Minimum Lot Width	357'	357'	611'	431'

5. Utilities:

a. Sewer Service	NONE
b. Electrical Service/Generator	NV ENERGY
c. Water Service	NONE

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

b. Available:

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

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	SEPTIC
<input type="checkbox"/> Public system	Provider:

b. Available:

<input checked="" type="checkbox"/> Now	<input checked="" 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
------------------------------	--

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:

N/A

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:

ZONE A NO BASE FLOOD ELEVATIONS DETERMINED

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 checked="" 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 checked="" type="checkbox"/> No, it does not.
---	--

Explanation:

SITE GRADING TO BE DONE UNDER BUILDING PERMIT
--

9. Surveyor:

Name	MST SURVEYING
Address	15506 QUICKSILVER DRIVE RENO, NV
Phone	775-544-7817
Fax	775-677-8408
Nevada PLS #	19567

EXHIBIT A
LEGAL DESCRIPTION

PARCEL 4A:

ALL THAT CERTAIN REAL PROPERTY SITUATE IN SOUTHWEST (SE) 1/4 OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 19 EAST MDM, COUNTY OF WASHOE, STATE OF NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST (NE) CORNER OF PARCEL 4 OF PARCEL MAP NO. 3590 RECORDED NOVEMBER 22ND, 1999 AS FILE NUMBER 2400153 IN THE OFFICIAL RECORD OF WASHOE COUNTY.

THENCE SOUTH 00°01'48" EAST 358.02 FEET;

THENCE SOUTH 89°59'37" WEST, 486.80 FEET;

THENCE NORTH 00°01'48" WEST 357.81 FEET;

THENCE NORTH 89°58'12" EAST 486.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.00 ACRES, MORE OR LESS.

BASIS OF BEARINGS:

NEVADA STATE PLANE COORDINATE SYSTEM, NAD 83 (94), WEST ZONE.

MICHAEL TALONEN, P.L.S. 19567

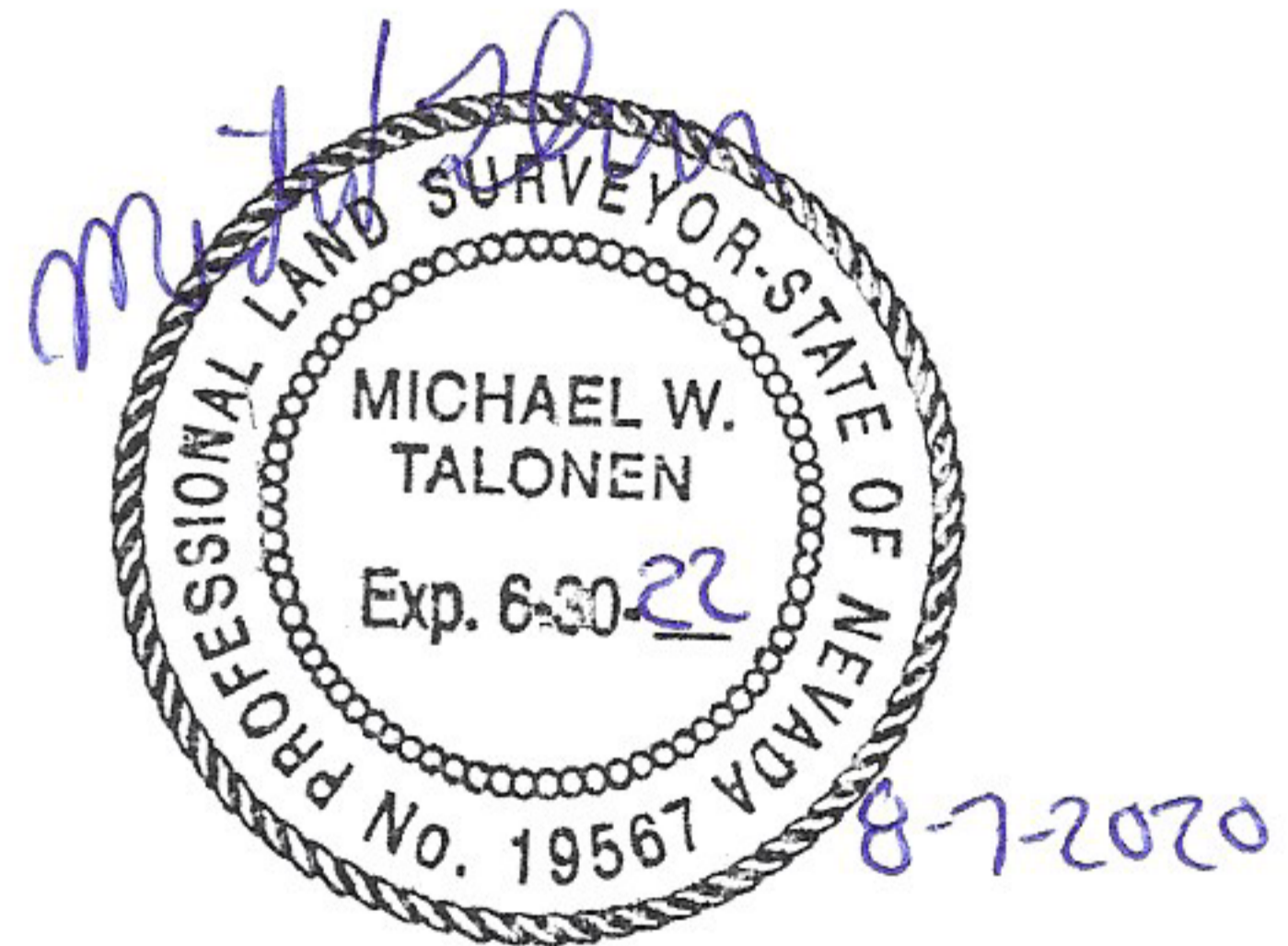


EXHIBIT B
LEGAL DESCRIPTION

PARCEL 4B:

ALL THAT CERTAIN REAL PROPERTY SITUATE IN SOUTHWEST (SE) 1/4 OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 19 EAST MDM, COUNTY OF WASHOE, STATE OF NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST (NE) CORNER OF PARCEL 4 OF PARCEL MAP NO. 3590 RECORDED NOVEMBER 22ND, 1999 AS FILE NUMBER 2400153 IN THE OFFICIAL RECORD OF WASHOE COUNTY. THENCE SOUTH 00°01'48" EAST 358.02 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°01'48" EAST 358.02 FEET;

THENCE NORTH 89°58'57" WEST, 486.80 FEET;

THENCE NORTH 00°01'48" WEST 357.81 FEET;

THENCE NORTH 89°59'37" EAST 486.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.00 ACRES, MORE OR LESS.

BASIS OF BEARINGS:

NEVADA STATE PLANE COORDINATE SYSTEM, NAD 83 (94), WEST ZONE.

MICHAEL TALONEN, P.L.S. 19567

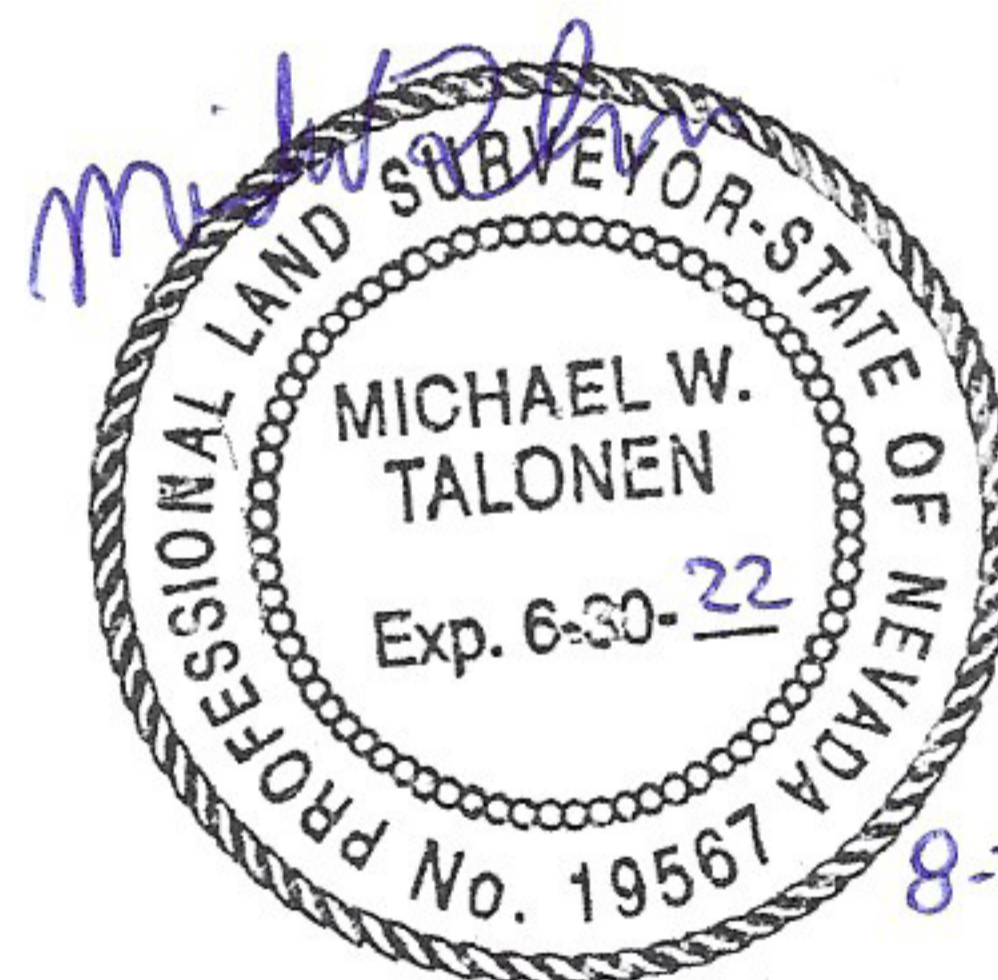


EXHIBIT C
LEGAL DESCRIPTION

PARCEL 4C:

ALL THAT CERTAIN REAL PROPERTY SITUATE IN SOUTHWEST (SE) 1/4 OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 19 EAST MDM, COUNTY OF WASHOE, STATE OF NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST (SW) CORNER OF PARCEL 4 OF PARCEL MAP NO. 3590 RECORDED NOVEMBER 22ND, 1999 AS FILE NUMBER 2400153 IN THE OFFICIAL RECORD OF WASHOE COUNTY.

THENCE NORTH 00°59'23" EAST 616.05 FEET;

THENCE SOUTH 89°58'57" WEST, 619.26 FEET;

THENCE SOUTH 00°25'32" EAST 611.19 FEET;

THENCE SOUTH 89°35'07" WEST 634.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.83 ACRES, MORE OR LESS.

BASIS OF BEARINGS:

NEVADA STATE PLANE COORDINATE SYSTEM, NAD 83 (94), WEST ZONE.

MICHAEL TALONEN, P.L.S. 19567

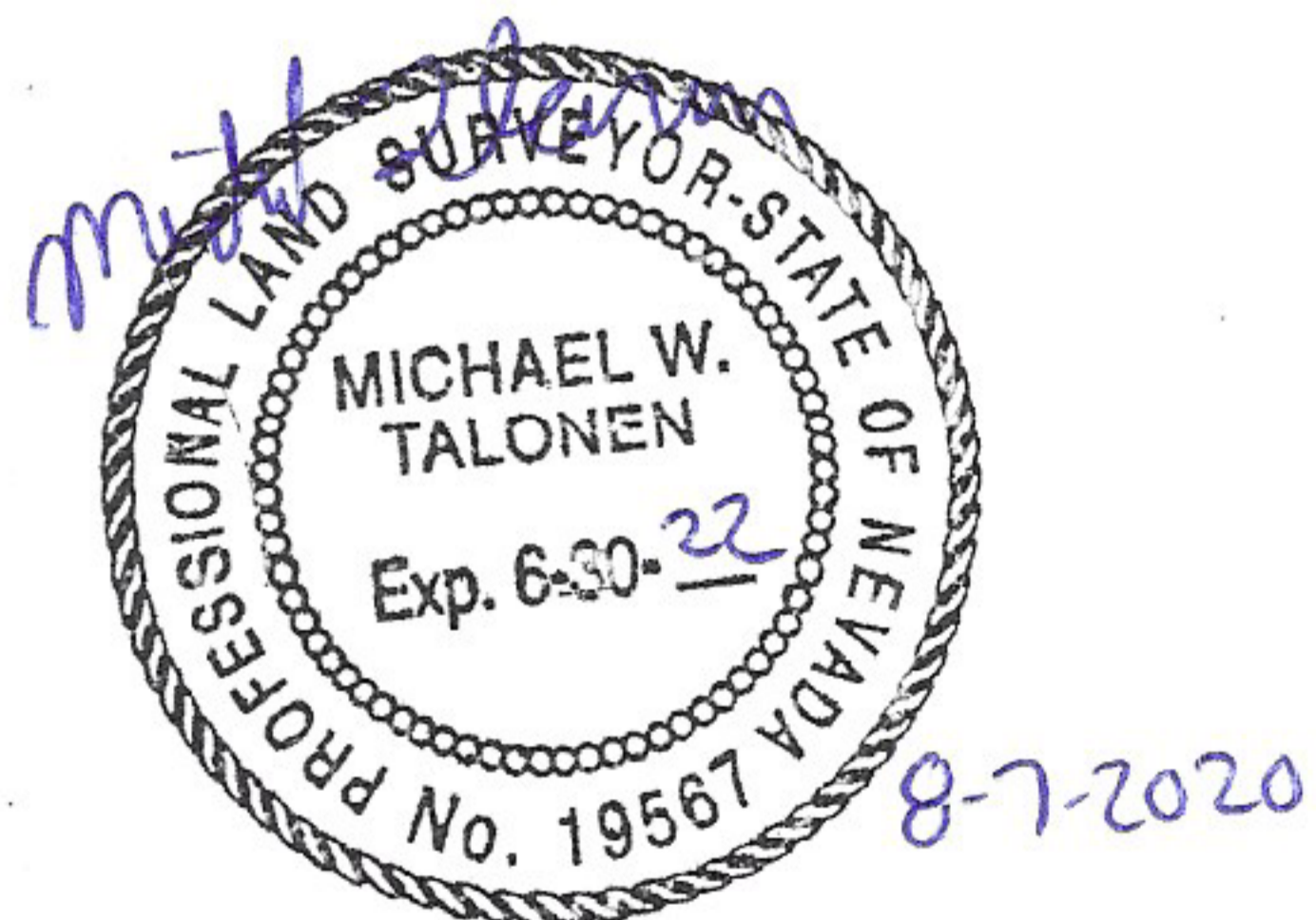


EXHIBIT D
LEGAL DESCRIPTION

PARCEL 4D:

ALL THAT CERTAIN REAL PROPERTY SITUATE IN SOUTHWEST (SE) 1/4 OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 19 EAST MDM, COUNTY OF WASHOE, STATE OF NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST (NW) CORNER OF PARCEL 4 OF PARCEL MAP NO. 3590 RECORDED NOVEMBER 22ND, 1999 AS FILE NUMBER 2400153 IN THE OFFICIAL RECORD OF WASHOE COUNTY.

THENCE NORTH 89°58'12" EAST 431.50 FEET;

THENCE SOUTH 00°01'48" EAST, 715.62 FEET;

THENCE NORTH 89°58'57" WEST 444.23 FEET;

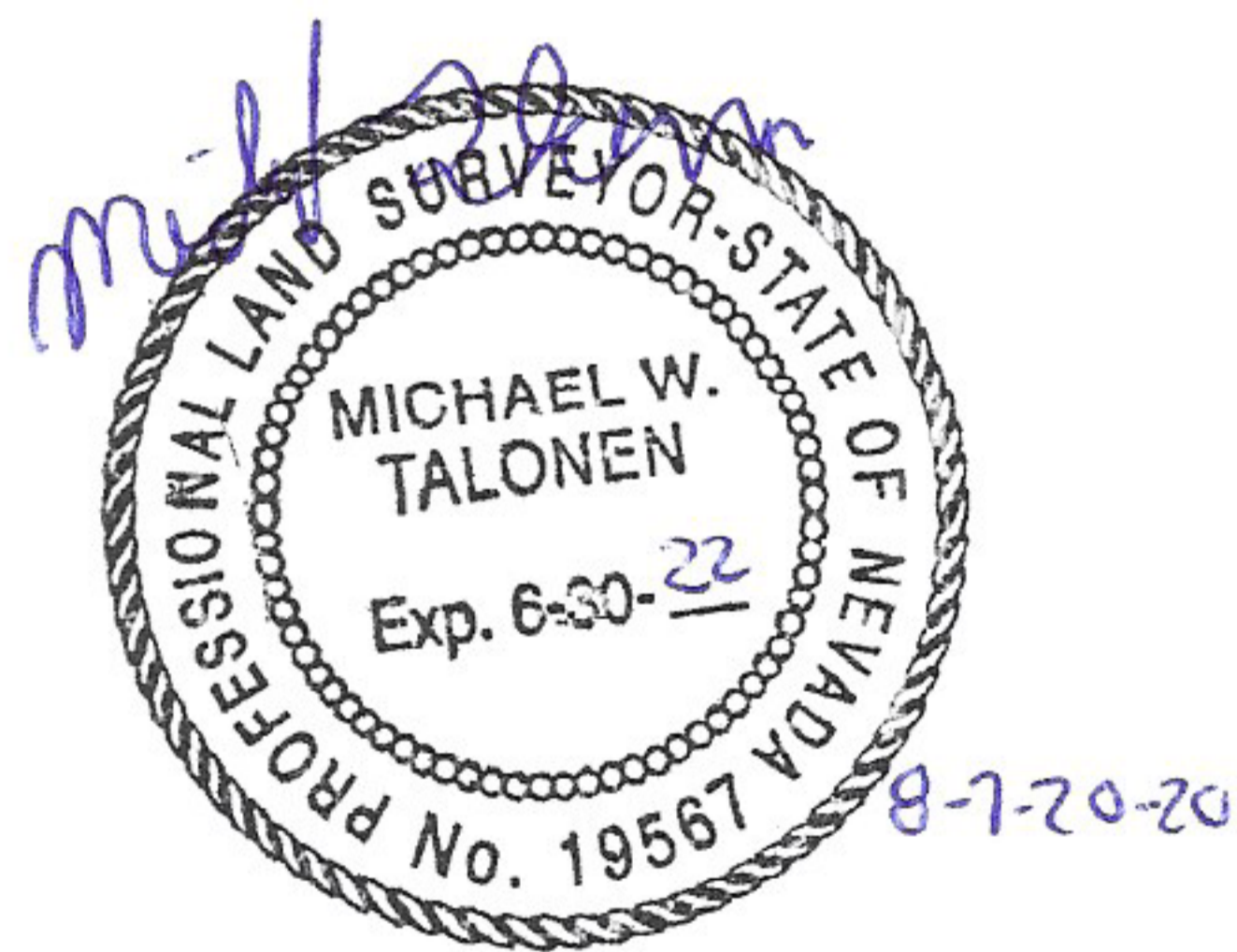
THENCE NORTH 00°59'23" EAST 715.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.19 ACRES, MORE OR LESS.

BASIS OF BEARINGS:

NEVADA STATE PLANE COORDINATE SYSTEM, NAD 83 (94), WEST ZONE.

MICHAEL TALONEN, P.L.S. 19567





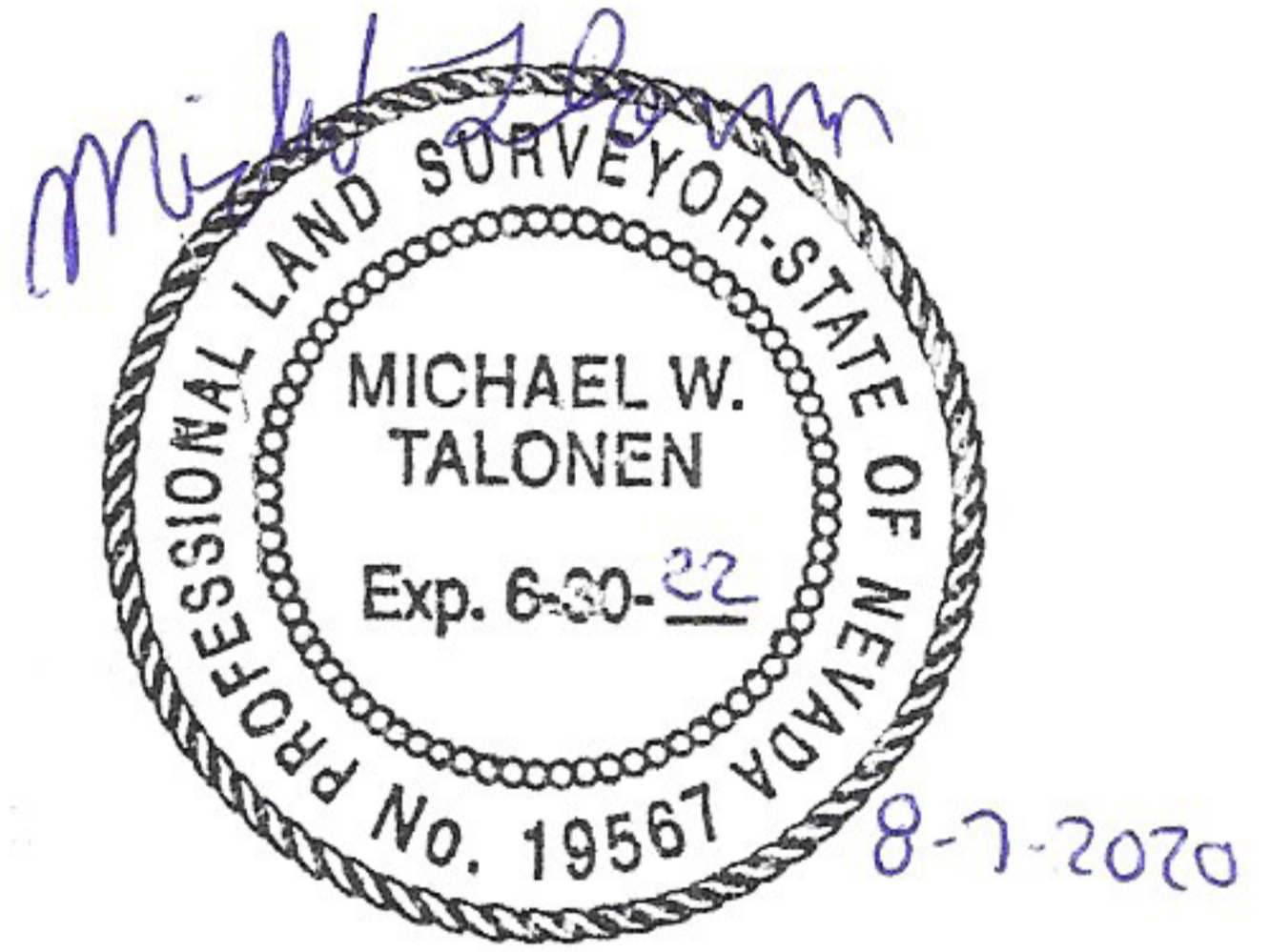
COMMITMENT FOR TITLE INSURANCE

SCHEDULE C

The Land is described as follows:

Parcel 4 of Parcel Map No. 3590 for PATRICK T. BRADY, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on November 22, 1999, as File No. 2400153, Official Records.

APN: 041-190-11



This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Real Advantage Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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ALTA Commitment for Title Insurance (08-01-16) Schedule C

20006919-RB

EXHIBIT A
LEGAL DESCRIPTION

36' ACCESS & UTILITY EASEMENT:

ALL THAT CERTAIN REAL PROPERTY SITUATE IN SOUTHWEST (SE) 1/4 OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 19 EAST MDM, COUNTY OF WASHOE, STATE OF NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST (NE) CORNER OF PARCEL 1 OF PARCEL MAP NO. 3590 RECORDED NOVEMBER 22ND, 1999 AS FILE NUMBER 2400153 IN THE OFFICIAL RECORD OF WASHOE COUNTY. THENCE SOUTH 69°30'11" WEST 103.14 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 69°30'11" WEST 540.29 FEET;

THENCE SOUTH 88°15'06" WEST, 538.30 FEET;

THENCE SOUTH 66°54'05" WEST 302.05 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 77.00 FEET, THROUGH A CENTRAL ANGLE OF 23°04'07", A DISTANCE OF 31.00 FEET;

THENCE SOUTH 89°58'12" WEST 279.93 FEET;

THENCE SOUTH 00°01'48" EAST 77.44 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, TO WHICH A RADIUS BEARS SOUTH 89°15'54" EAST, HAVING A RADIUS OF 42.00 FEET, THROUGH A CENTRAL ANGLE OF 89°14'06", A DISTANCE OF 65.41 FEET;

THENCE NORTH 89°58'12" WEST 237.93 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 113.00 FEET, THROUGH A CENTRAL ANGLE OF 23°04'07", A DISTANCE OF 45.50 FEET;

THENCE NORTH 66°54'05" EAST 295.27 FEET;

THENCE NORTH 88°15'06" EAST, 537.46 FEET;

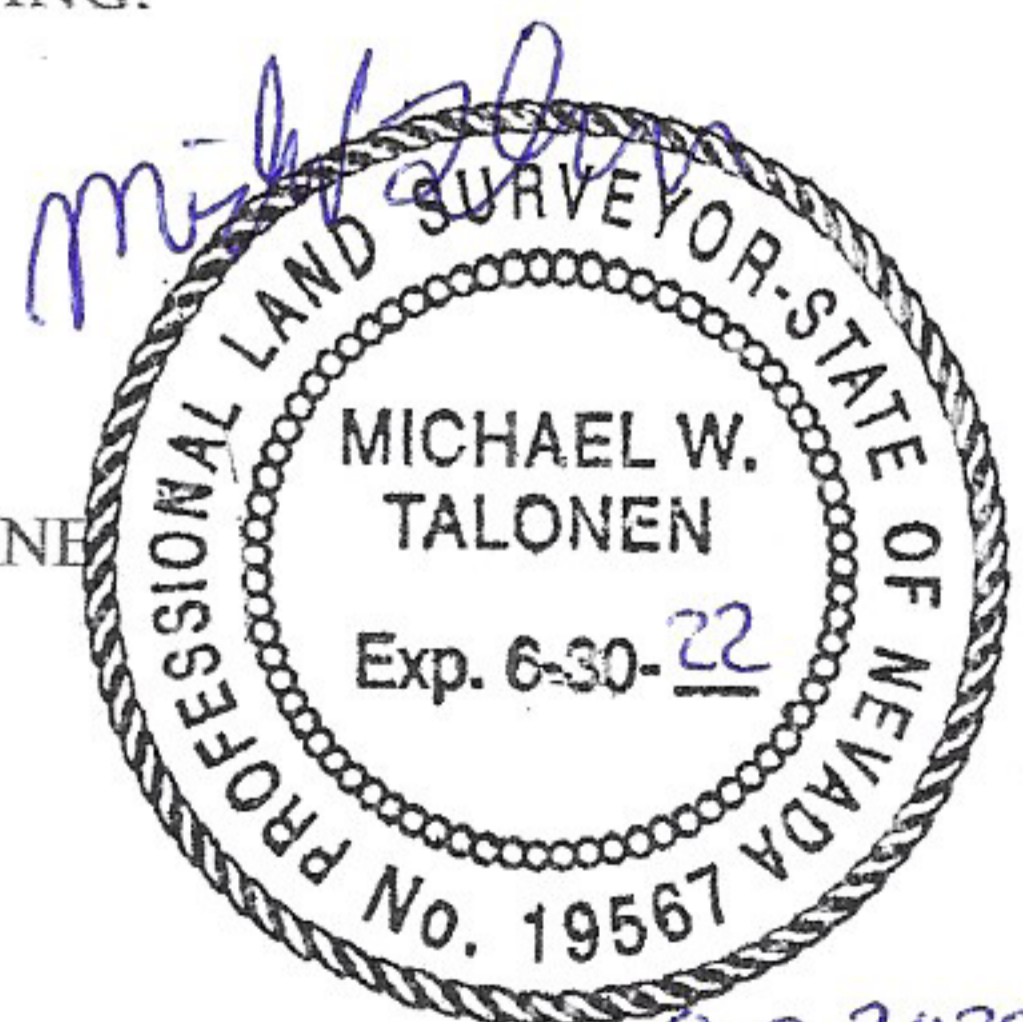
THENCE NORTH 69°30'11" EAST 546.23 FEET;

THENCE NORTH 20°29'49" WEST 36.00 FEET TO THE POINT OF BEGINNING.

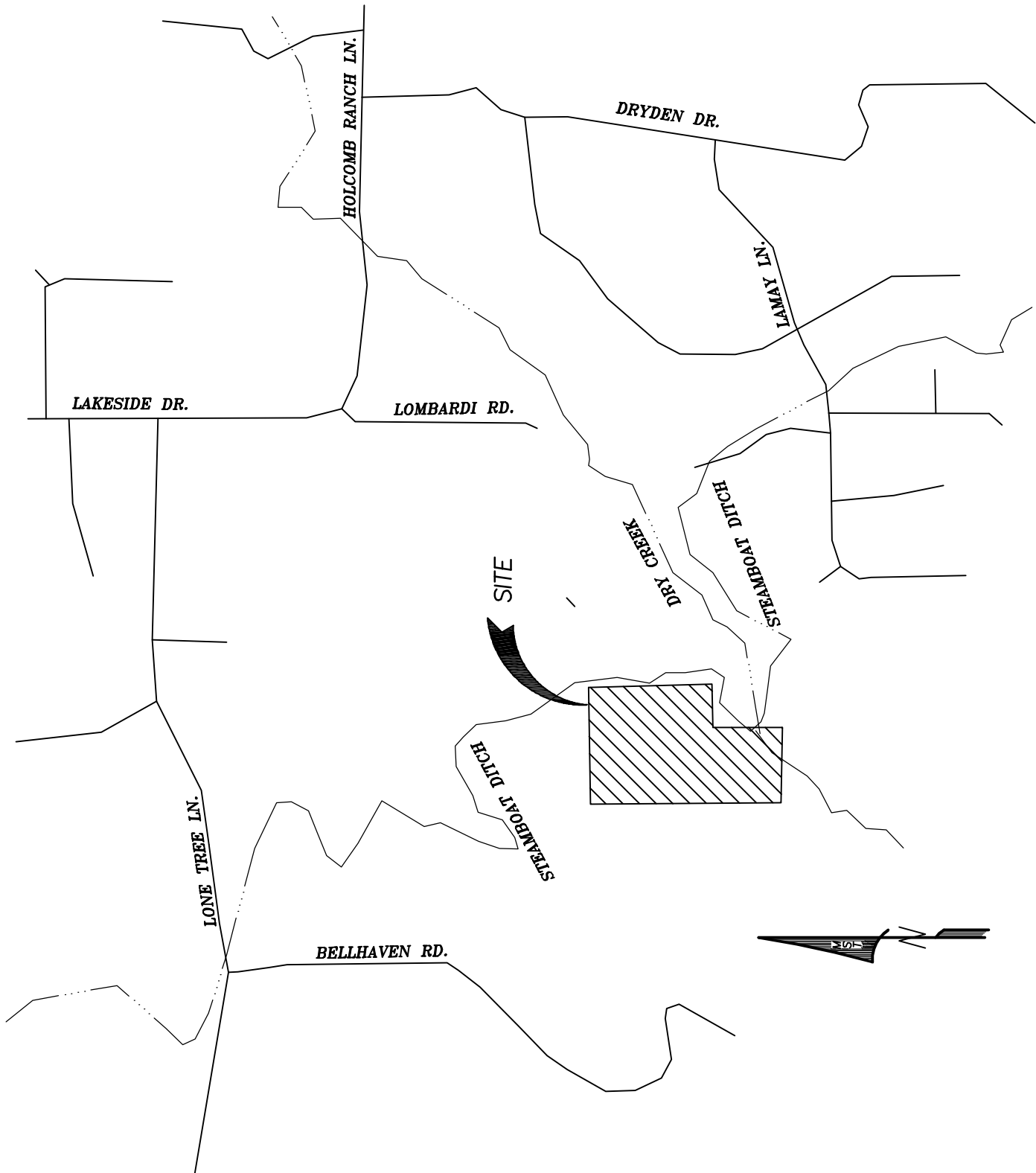
CONTAINING 61,506 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS:

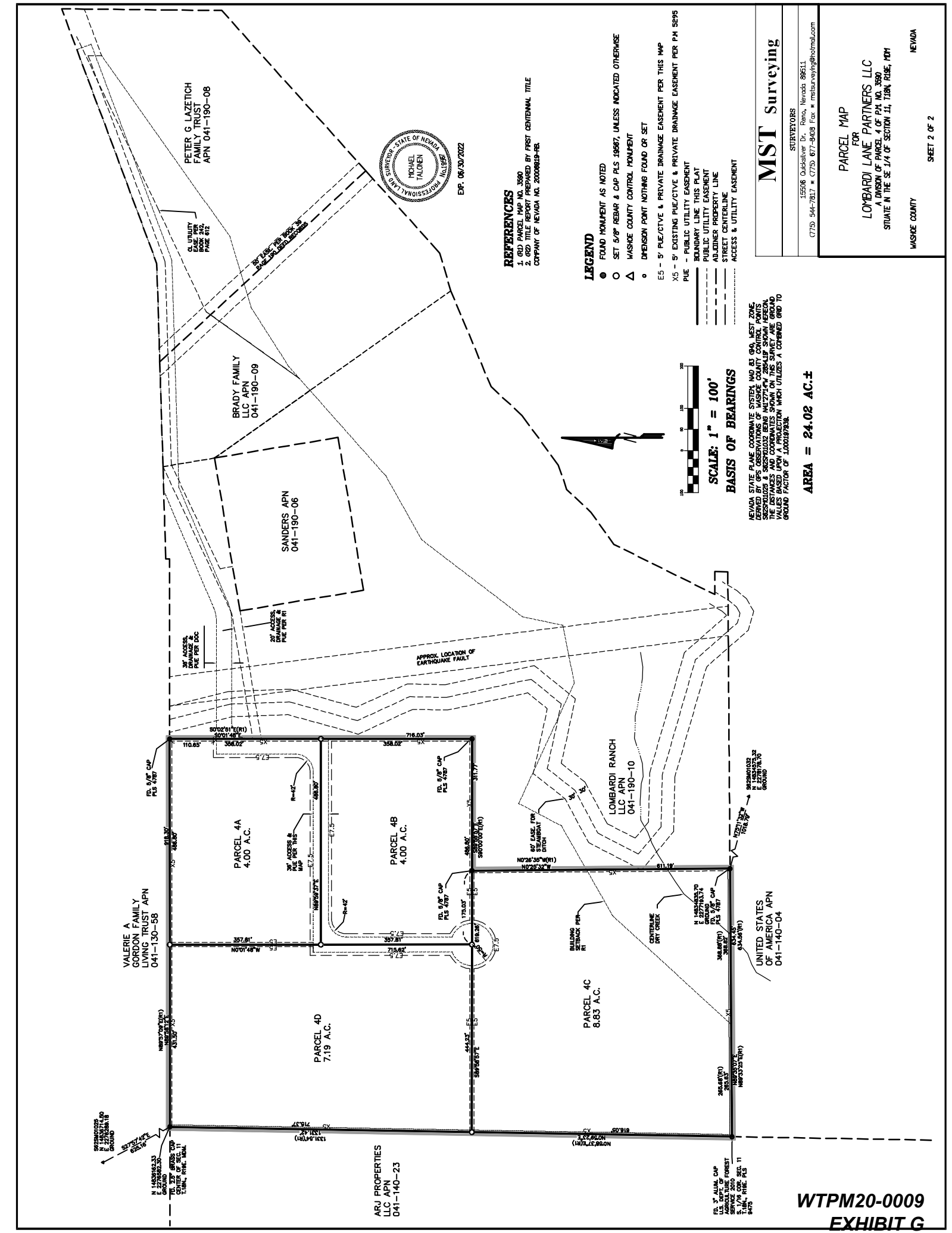
NEVADA STATE PLANE COORDINATE SYSTEM, NAD 83 (94), WEST ZONE



MICHAEL TALONEN, P.L.S. 19567



VICINITY MAP
NOT TO SCALE



REFERENCES
 1. (6D) PARCEL MAP NO. 3590
 2. (6D) TITLE REPORT PREPARED BY FIRST CENTENNIAL TITLE COMPANY OF NEVADA NO. 20008619-RE

- LEGEND**
- FOUND MONUMENT AS NOTED
 - SET 5/8" REBAR & CAP PLS 19567, UNLESS INDICATED OTHERWISE
 - △ WASHOE COUNTY CONTROL MONUMENT
 - DIMENSION POINT NOTHING FOUND OR SET
 - ES - 5' PUE/CTVE & PRIVATE DRAINAGE EASEMENT PER THIS MMP
 - PUE - PUBLIC UTILITY EASEMENT
 - BOUNDARY LINE THIS PLAN
 - PUBLIC UTILITY EASEMENT
 - ADJOINER PROPERTY LINE
 - STREET CENTERLINE
 - ACCESS & UTILITY EASEMENT



NEVADA STATE PLANE COORDINATE SYSTEM NAD 83 850 WEST ZONE DERIVED BY GPS OBSERVATIONS OF WASHOE COUNTY CONTROL POINTS 528350103 & 528350102 BEARS NAD 77 1474 285419 SHOWING MERIDIAN VALUES BASED UPON A PROJECTION WHICH UTILIZES A COVERED GRID TO GROUND FACTOR OF 1.000187938.

AREA = 24.02 AC. ±

MST Surveying
 SURVEYORS
 15506 Oudsilver Dr., Reno, Nevada 89511
 (775) 544-7817 • (775) 677-9408 Fax • mstsurveying@hotmail.com

PARCEL MAP FOR
LOMBARDI LANE PARTNERS LLC
 A DIVISION OF PARCEL 4 OF P41 NO. 3590
 SITUATE IN THE SE 1/4 OF SECTION 11, T18N, R18E, N04E
 WASHOE COUNTY NEVADA
 SHEET 2 OF 2