



Parcel Map Review Committee Staff Report

Meeting Date: February 11, 2021

Agenda Item: 7A

TENTATIVE PARCEL MAP CASE NUMBER: WTPM20-0017 (Sidehill Parcel Map)

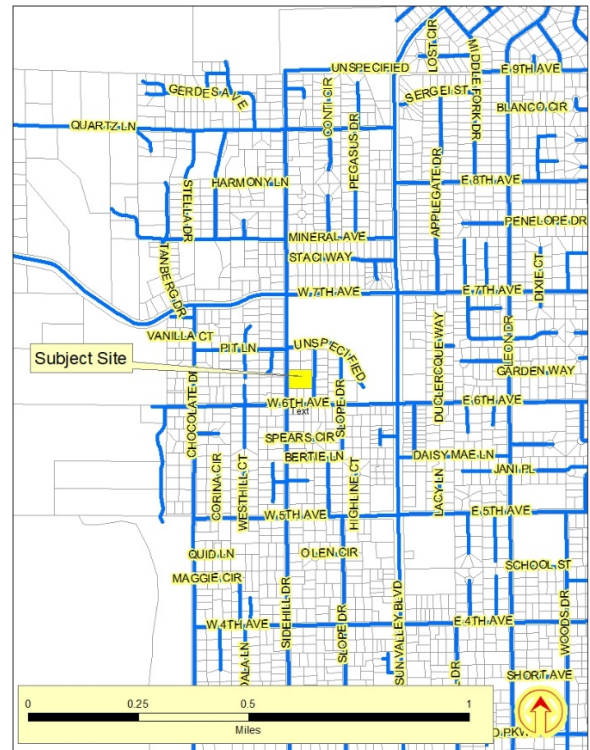
BRIEF SUMMARY OF REQUEST: Divide one parcel of land into four parcels of land.

STAFF PLANNER: Roger Pelham, Senior Planner,
775.328.3622
rpelham@washoecounty.us

CASE DESCRIPTION

Tentative Parcel Map Case Number WTPM20-0017 (Sidehill Parcel Map) – For possible action, hearing, and discussion to approve the division of one parcel of land of approximately 1.37 acres in size into four parcels of land, each being approximately 15,020 square feet (±0.34 acres) in size.

Applicant: Star West Homes
 Property Owner: Bilk Creek, LLC
 Location: 5636 Sidehill Drive, approximately 250 feet north of its intersection with West Sixth Avenue
 APN: 085-620-23
 Parcel Size: ± 1.379 Acres (±60,069 square feet)
 Master Plan: Suburban Residential (SR)
 Regulatory Zone: Medium Density Suburban (MDS)
 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 WTPM20-0017 for Star West Homes, 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.

Staff Report Contents

Parcel Map3

Vicinity Map.....**Error! Bookmark not defined.**

Site Plan.....4

Tentative Parcel Map Evaluation4

Sun Valley Area Plan Modifiers5

Development Information5

Reviewing Agencies5

Recommendation7

Review Criteria.....7

Appeal Process8

Exhibits Contents

Conditions of ApprovalExhibit A

Agency CommentsExhibit B

Project Application..... Exhibit C

Parcel Map

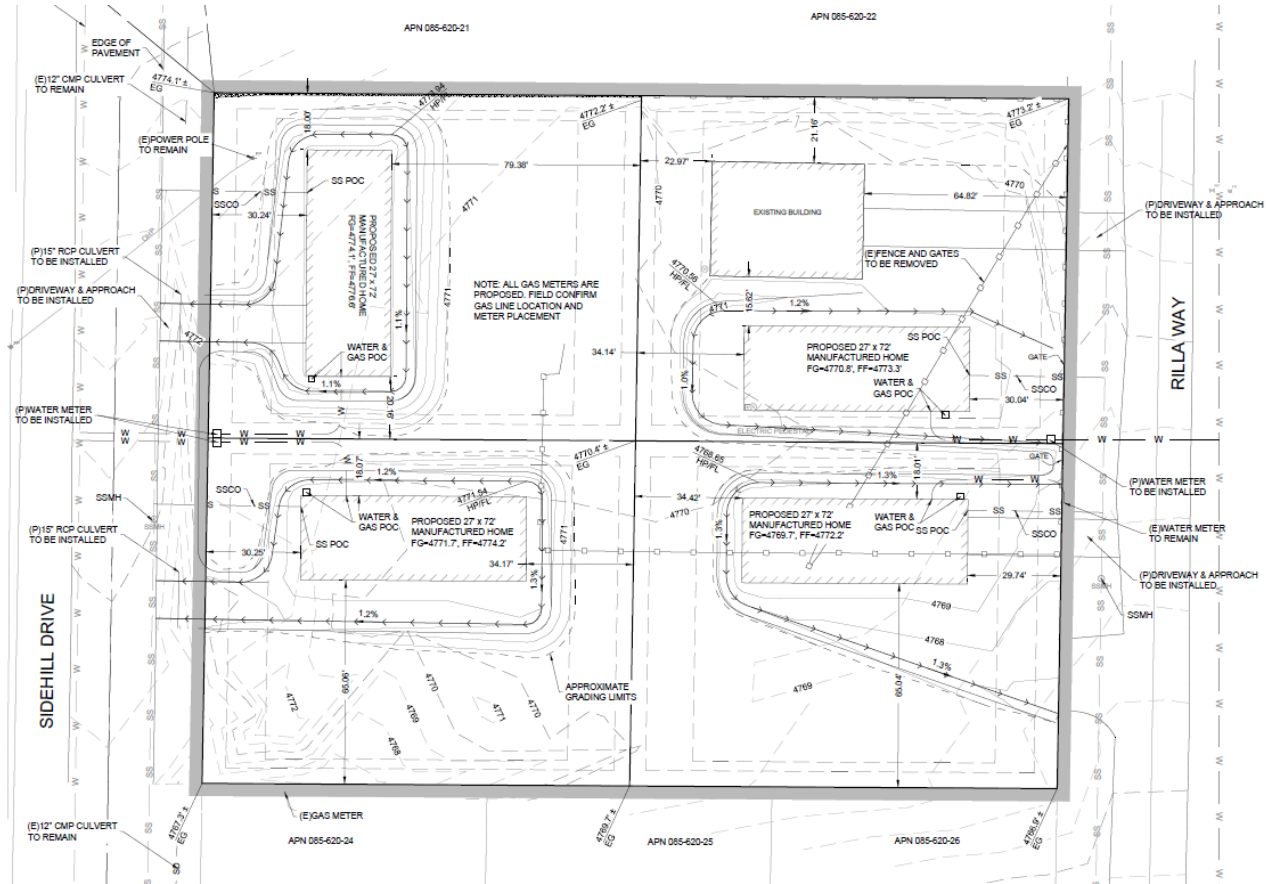
The purpose of a parcel map is to allow for the creation of subdivisions, merger and re-subdivision of existing lots, and common-interest communities consisting of four or fewer parcels pursuant to Washoe County Code Chapter 110, Article 606, *Parcel Maps*. A tentative parcel map must be submitted to 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 ensure 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 WTPM20-0017 are 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 Medium Density Suburban, which allows parcels of land to be created as small as 12,000 square feet.



Site Plan

Tentative Parcel Map Evaluation

Regulatory Zone: Medium Density Suburban (MDS)

Maximum Lot Potential: 4

Number of Lots on Parcel Map: 4

Minimum Lot Size Required: 12,000 square feet

Minimum Lot Size on Parcel Map: 15,012 square feet

Minimum Lot Width Required: 80 feet

Minimum Lot Width on Parcel Map: 110.04 feet

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

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 located 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. There are no particularly pertinent policies from the Area Plan that would apply to this proposed division.

Development Information The subject parcel is developed with a detached accessory structure (garage) of approximately 1800 square feet. If the dwelling proposed on the parcel of land resulting from this map that includes the garage, is smaller than the existing garage, an Administrative Permit must be approved, prior to construction of the dwelling. Otherwise, single family dwellings are appropriate on each of the resulting parcels of land. The required setbacks for the MDS regulatory zone are 20 feet for front and rear yard setbacks and 8 feet for the side yard setbacks. The single-family dwelling and all structures will the above-mentioned setbacks.

Reviewing Agencies

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

- Washoe County Community Services Department
 - Planning and Building Division
 - Engineering and Capital Projects Division
 - Parks and Open Spaces
 - Utilities
 - Water Rights Coordinator Manager
- US Army Corps of Engineers
- US Postal Service
- Washoe County Health District
 - Air Quality Management Division
 - Vector-Borne Diseases Program
 - Environmental Health Services Division
- Washoe County Regional Animal Services
- Washoe County Sheriff
- Truckee Meadows Fire Protection District
- Regional Transportation Commission (RTC)
- Sun Valley General Improvement District
- Washoe Storey Conservation District

Three of these 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 and requires that the water purveyor note and signature be included on the final map.

**Contact: Roger Pelham, Senior Planner, 328-3622, rpelham@washoecounty.us and
Vahid Behmaram, 775.328.3600, vbehmaram@washoecounty.us**

- Washoe County Engineering and Capital Projects Division provided comments related to technical check for the map, easements and flood zones.

Contact: Wayne Handrock, 775.328.3600, whandrock@washoecounty.us

- Truckee Meadows Fire Protection provided conditions related to access for fire equipment, water supply and wildland-urban interface.

Contact: Dale Way, 775.326.6005, dway@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: All parcels are proposed to be connected to existing community water, sewer, electric and related services. The area surrounding the subject site is currently developed with single-family dwellings on parcels of land, similar in size.
 - b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision.
Staff Comment: All parcels will be connected to the existing Sun Valley General Improvement District service adjacent to the proposed parcels.
 - c) The availability and accessibility of utilities.
Staff Comment: All parcels are proposed to be connected to existing community water, sewer, electric and related services.
 - d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks.
Staff Comment: There are existing public services such as schools, police and fire protection, transportation, recreation and parks in the Sun Valley Area Plan.
 - e) Conformity with the zoning ordinances and master plan.
Staff Comment: The subject property has a regulatory zone of Medium Density Suburban which allows parcels with a minimum size of 12,000 square feet.
 - f) General conformity with the governing body's master plan of streets and highways.
Staff Comment: The subject site is located adjacent to an existing unpaved access on the east and paved access on the west.
 - 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: No new roadways are necessary for access to the new parcels.
 - h) Physical characteristics of the land such as floodplain, slope and soil.

Staff Comment: There are no physical characteristics that inhibit the division of the existing parcel of land into four parcels of land.

- 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 subject site is within the Truckee Meadows Fire Protection District.

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

Staff Comment: All required easements will be provided prior to the recordation of a final map.

- l) Recreation and trail easements.

Staff Comment: The proposed division is not adjacent to any existing or planned public trails.

Recommendation

After a thorough analysis and review, Parcel Map Case Number WTPM20-0017 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 WTPM20-0017 for Star West Homes, 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: Star West Homes
Attn: Kevin Ward
8745 Technology Way, Suite F
Reno, NV 8 9521

Owner: Bilk Creek, LLC
6770 S. McCarran Blvd,
Reno, NV 89509

Representatives: Robison Engineering
Attn: Rebecca Bernier
846 Victorian Ave, Suite 20
Sparks, NV 89431



Conditions of Approval

Tentative Parcel Map Case Number WTPM20-0017

The tentative parcel map approved under Parcel Map Case Number WTPM20-0017 shall be carried out in accordance with the conditions of approval granted by the Washoe County Parcel Map Review Committee on February 11, 2021. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

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

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

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

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

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

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

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

Washoe County Planning and Building Division

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

Contact: Roger Pelham, Senior Planner, 775.328.3622, rpelham@washoecounty.us and Sophia Kirschenman, Park Planner, 775.328.3600, skirschenman@washoecounty.us and Vahid Behmaram, Water Management Planner Coordinator, 775.328.3600, vbehmaram@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. WTPM20-0017 MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. THE OFFER(S) OF DEDICATION IS (ARE) REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278.

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

MOJRA HAUENSTEIN, DIRECTOR, PLANNING AND BUILDING DIVISION

- e. All fill materials imported as part of the project are required to be “certified weed free” in order to prevent the spread of noxious weeds in the county and to nearby parkland.
- f. The Parcel Map shall contain SVGID’s note regarding all conditions necessary for provision of water service to the four (4) parcels. SVGID’s note requires that all water rights and water service conditions be met prior to approval of building permits on the resulting parcels; or a valid water will serve letter from SVGID for the resulting parcels is also acceptable at any time before or after the approval the Parcel Map but prior to final approval of any Building Permits.
- g. The applicant has indicated that the proposed improvements will not exceed the major grading thresholds that require a special use permit. If the final construction drawings for

the map include grading that exceeds the *Major Grading Permit Thresholds* listed in Article 438 Grading Standards, the applicant shall apply for a special use permit for grading; 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.

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

Washoe County Engineering and Capital Projects

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

Contact: Wayne Handrock, 775.328.3600, whandrock@washoecounty.us

- a. Comply with the conditions of the Washoe County technical check for this map.
- b. Add the names of the adjacent property owners.
- c. Show all existing easements.
- d. All boundary corners must be set.
- e. Add a Security Interest Holder's Certificate to the map if applicable.
- 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."

Truckee Meadows Fire Protection District

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

Contact: Dale Way/Brittany Lemon, 775.326.6000, dway@tmfspd.us/blemon@tmfspd.us

- a. The Truckee Meadows Fire Protection District (TMFPD) will require that this project meet the requirements of Washoe County Code 60 to include infrastructure, access, and water for fire suppression.

Sun Valley General Improvement District

4. The following conditions are requirements of the Sun Valley General Improvement District, which shall be responsible for determining compliance with these conditions.

Contact: Chris Melton, 775-673-2253, CMelton@svgid.com

- a. Any water rights that may be required for development will be required to be dedicated to Sun Valley GID.
- b. Sun Valley GID to be signature on the Jurat.
- c. Compliance with applicable regulations and policies of the Sun Valley General Improvement District shall be required.
- d. If lot is subdivided owner is subject to SVGID water and sewer facility fees for each parcel as well as construction cost to bring utilities to property line.

*** End of Conditions ***



Roger Pelham, Sr. Planner
Washoe County – Community Services Department
1001 E. Ninth St
Reno, NV 89512
775.328.3622

December 21, 2020

Re: WTPM20-0017 (Sidehill Parcel Map) – 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 / Brittany Lemon, 775.326.6000, dway@tmfpd.us / blemon@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)

Truckee Meadows Fire Protection District • 3663 Barron Way, Reno, NV 89511 • tmfpd.us • 775-326-6000



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 units* 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).





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: Roger Pelham, Senior Planner

FROM: Sophia Kirschenman, Park Planner

DATE: December 30, 2020

SUBJECT: Tentative Parcel Map Case Number WTPM20-0017 (Sidehill Parcel Map)



I have reviewed WTPM20-0017 (Sidehill Parcel Map) on behalf of the Washoe County Regional Parks and Open Space Program and prepared the following comments.

If approved, this parcel map would allow for the division of one parcel into four parcels. The subject site is located along Sidehill Drive, close to West 6th Avenue in Sun Valley. The configuration of the lots would create two new driveways that would traverse Rilla Way, a path that provides recreational access to the nearby Sun Valley Community Park. While it is not ideal to encourage vehicular traffic in an area provided for pedestrian access, there are several existing driveways along this access path and two additional driveways would not likely result in a significant risk to pedestrians.

The application also indicates that site grading would include the importation of approximately 845 cubic yards of fill material. Given this information and the proximity to the nearby recreation area, the Parks Program requires the following condition of approval:

1. All fill materials imported as part of the project are required to be "certified weed free" in order to prevent the spread of noxious weeds in the county and to nearby parkland.

From: cmelton@svgid.com
To: [Pelham, Roger](#)
Cc: [Jennifer Merritt](#)
Subject: WTPM20-0017 Sidehill Parcel Map - SVGID comments
Date: Tuesday, December 15, 2020 4:44:06 PM

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

Good afternoon Roger,

This email is in response to WTPM20-0017 Sidehill Parcel Map, 1.37 acres into 4 parcels.

Sun Valley GID comments on parcel map case number WTPM20-0017 (Sidehill Parcel Map)

1. The parcel is located at 5600 block of Sidehill Dr. and in SVGID service area.
2. Sun Valley GID will be the water and waste water provider.
3. Any water rights that may be required for development will be required to be dedicated to Sun Valley GID.
4. Sun Valley GID to be signature on the Jurat.
5. Compliance with applicable regulations and policies of the Sun Valley General Improvement District shall be required.
6. If lot is subdivided owner is subject to SVGID water and sewer facility fees for each parcel as well as construction cost to bring utilities to property line.

Thank you,

Chris Melton
Public Works Director
Sun Valley General Improvement District
5000 Sun Valley Blvd.
Sun Valley, NV 89433
Phone: 775-673-2253
Fax: 775-673-7708
CMelton@svgid.com
Website: www.svgid.com

"The information contained in this e-mail is confidential and may be legally privileged. It is intended only for the use of the individual or entity named above. If you are not an intended recipient or if you have received this message in error, you are hereby notified that any dissemination, distribution, or copy of this e-mail is strictly prohibited. If you have received this e-mail in error, please immediately notify us by return e-mail or telephone if the sender's phone number is listed above, then promptly and permanently delete this message. Thank you for your cooperation and consideration."

From: [Thomason, Jennifer C. CIV USARMY CESPK \(USA\)](#)
To: [Pelham, Roger](#)
Subject: Tentative Parcel Map Case Number WTPM20-0017 (Sidehill Parcel Map)
Date: Wednesday, December 16, 2020 7:17:13 AM

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

Hi Roger,

After reviewing the information provided and aerial mapping for the subject project, there are no obvious features that appear to be waters of the U.S. that would require a permit from our office. However, per the federal regulations, it is the responsibility of the property owner to identify aquatic features that may require Section 404 Clean Water Act (CWA) permit(s) and this message does not constitute an official disclaimer of jurisdiction. For more information about our Regulatory Program and the resources that are jurisdictional under Section 404 of the CWA, please visit our website at <https://www.spk.usace.army.mil/Missions/Regulatory.aspx> or call me to discuss further.

Thank you,

Jennifer C. Thomason
Senior Project Manager
Nevada-Utah Regulatory Section
300 Booth Street, Room 3050
Reno, Nevada 89509

Ph: 775-784-5304

Cell: 775-525-0384- Primary number during COVID-19 Response

In response to COVID-19, Regulatory Division staff are teleworking from home or other approved location. We will do our best to administer the Regulatory Program in an effective and efficient manner. Priority will be given to health and safety activities and essential infrastructure. Action on your permit application or other request may be delayed during this emergency. We appreciate your patience over the next several weeks.

Let us know how we're doing. Please complete the survey at:
http://corpsmapu.usace.army.mil/cm_apex/f?p=regulatory_survey



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

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

December 18, 2020

TO: Roger Pelham, Senior Planner, CSD, Planning & Development Division
FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD
SUBJECT: Tentative Parcel Map Case Number WTPM20-0017 (Sidehill Parcel Map)

Project description:

The applicant is proposing to approve the division of one parcel of land of approximately 1.37 acres in size into four parcels of land, each being approximately 15,020 square feet (± 0.34 acres) in size.

Project located at 5636 Sidehill Drive, approximately 250 feet north of its intersection with West Sixth Avenue, in the Sun Valley area, Assessor's Parcel Number: 085-620-23.

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

Comments: The application indicates that Municipal water service is available and will be provided by SVGID.

Conditions: The Parcel Map shall contain SVGID's note regards all conditions necessary for provision of water service to the four (4) parcels. SVGID's note requires that all water rights and water service conditions to be met prior to approval of building permits on the resulting parcels. Or a valid water will serve letter from SVGID for the resulting parcels is also acceptable at any time before or after the approval the Parcel Map but prior to granting of any Building Permits.

From: [Wines-Jennings, Tammy L](#)
To: [Pelham, Roger](#)
Cc: [Schull, Shyanne](#)
Subject: WTPM20-0017 (Sidehill Parcel Map)
Date: Wednesday, December 16, 2020 9:34:42 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hello,
We see no issues from a WCRAS perspective.

Thank you,



Tammy Wines-Jennings

Assistant Director | Washoe County Regional Animal Services

twines-jennings@washoecounty.us | Office: 775-353-8945 | Dispatch 775-322-3647

2825 Longley Lane, Suite A, Reno, Nv 89502



From: [Fink, Mitchell](#)
To: [Heeran, Jennifer](#); [Handrock, Wayne](#); [Vesely, Leo](#)
Cc: [Pelham, Roger](#)
Subject: RE: WTPM20-0017 Sidehill Parcel Map
Date: Monday, January 4, 2021 8:31:37 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)

I have not traffic related comments for WTPM20-0017 Sidehill Parcel Map.



Mitchell Fink, P.E.

Community Services Department | Engineering Division

O: 775.328.2050 | mfink@washoecounty.us

1001 E. 9th Street, Reno, NV 89512





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: January 4, 2021
TO: Roger Pelham, Senior Planner - Department of Community Services
FROM: Wayne Handrock, PLS, Engineering and Capital Projects Division
SUBJECT: *Parcel Map for: Bilk Creel, LLC – Sidehill Parcel Map*
Parcel Map Case No.: WTPM20-0017
APN: 085-620-23
Review Date: January 4, 2021

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

1. Comply with the conditions of the Washoe County technical check for this map.
2. Add the names of the adjacent property owners.
3. Show all existing easements.
4. All boundary corners must be set.
5. Add a Security Interest Holder's Certificate to the map if applicable.
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."



WWW.WASHOECOUNTY.NV

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
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: BILK CREEK LLC		Name:	
Address: 6770 S. McCarran Blvd		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: STAR WEST HOMES

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, BRETT NELSON, MANAGER OF BILK CREEK LLC
(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): 085-620-23

Printed Name BRETT NELSON

Signed *Brett Nelson*

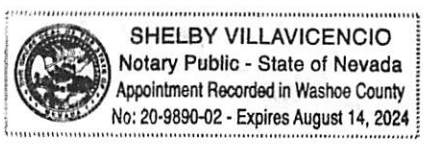
Address 6770 S McLaren Blvd
Reno NV 89509

Subscribed and sworn to before me this 7th day of December, 2020.

Shelby Villavicencio
Notary Public in and for said county and state

My commission expires: Aug 14, 2024

(Notary Stamp)



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

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

Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

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

--

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres

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

--

3. What are the proposed lot standards?

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

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 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 type="checkbox"/> Public water	Provider:	

b. Available:

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

c. Washoe County Capital Improvements Program project?

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

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

a. Sewage System Type:

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

b. Available:

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

c. Washoe County Capital Improvements Program project?

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

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

a. Permit #		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 type="checkbox"/> No	If yes, include a separate set of attachments and maps.
------------------------------	-----------------------------	---

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

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

--

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

Grading

Please complete the following additional questions if the project anticipates grading that involves: (1) Disturbed area exceeding twenty-five thousand (25,000) square feet not covered by streets, buildings and landscaping; (2) More than one thousand (1,000) cubic yards of earth to be imported and placed as fill in a special flood hazard area; (3) More than five thousand (5,000) cubic yards of earth to be imported and placed as fill; (4) More than one thousand (1,000) cubic yards to be excavated, whether or not the earth will be exported from the property; or (5) If a permanent earthen structure will be established over four and one-half (4.5) feet high. If your project exceeds any of the above criteria, you shall either provide a preliminary grading and roadway design plan for review OR if these criteria are exceeded with the final construction drawings and not disclosed at the Tentative Parcel Map Application, you shall be required to apply for a special use permit for grading and you will be delayed up to three months, if approved.

18. How many cubic yards of material are you proposing to excavate on site?

--

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

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

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

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

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

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

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

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

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

28. Surveyor:

Name	Eric C. Sage
Address	846 Victorian Ave #20 Sparks, NV 89431
Phone	775-852-2251 x 701
Cell	
E-mail	sage@robisoneng.com
Fax	
Nevada PLS #	23301

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

CollectionCart

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

Pay Online

Washoe County Parcel Information

Parcel ID	Status	Last Update
08562023	Active	12/6/2020 1:44:54 AM

Current Owner:
BILK CREEK LLC

6770 S MCCARRAN BLVD
RENO, NV 89509

SITUS:
5636 SIDEHILL DR
WCTY NV

Taxing District
4020

Geo CD:

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

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2020	\$672.98	\$504.75	\$0.00	\$0.00	\$168.23
2019	\$640.92	\$640.92	\$0.00	\$0.00	\$0.00
2018	\$613.24	\$613.24	\$0.00	\$0.00	\$0.00
2017	\$589.25	\$610.01	\$0.00	\$0.00	\$0.00
2016	\$572.46	\$721.46	\$0.00	\$0.00	\$0.00
Total					\$168.23

Disclaimer

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

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

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

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

 **Payment Information**

 **Special Assessment District**

 **Installment Date Information**

 **Assessment Information**

OWNERS CERTIFICATE:
THIS IS TO CERTIFY THAT THE UNDERSIGNED, BILK CREEK, LLC, IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT. THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF CHAPTER 278.425, NRS, AS SHOWN FOR ACCESS, UTILITY, SNOW STORAGE, SIGNAGE AND DRAINAGE ARE HEREBY GRANTED.

BILK CREEK, LLC
BRETT NELSON, MANAGER
DATE: _____

NOTARY PUBLIC ACKNOWLEDGMENT
STATE OF NEVADA } S.S.
COUNTY OF WASHOE }

ON THIS _____ DAY OF _____, 2020,
PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, KNOWN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSE HEREIN STATED.

NOTARY PUBLIC

TITLE COMPANY'S CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT FIRST BILK CREEK, LLC IS THE ONLY OWNER OF SAID LANDS. THAT ALL THE OWNERS OF RECORD OF SAID LANDS: THAT ALL THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS TO BE DIVIDED AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON FOR THE DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OF THE COUNTY OF WASHOE, STATE OF NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

TOIYABE TITLE
BY: _____ DATE: _____

PRINT NAME AND TITLE

SURVEYOR'S CERTIFICATE:

- ERIC C. SAGE, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:
 - THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF BILK CREEK, LLC.
 - THE LANDS SURVEYED LIE WITHIN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, T. 20 N., R. 20 E., M.D.M. COUNTY OF WASHOE, STATE OF NEVADA, AND THE SURVEY WAS COMPLETED ON DECEMBER 2, 2020.
 - THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE NEVADA ADMINISTRATIVE CODE, CHAPTER 625.
 - THE MONUMENTS IDENTIFIED ON THIS PLAT ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



ERIC C. SAGE, PLS 23301
EXP 08/08/22
FOR AND ON BEHALF OF
ROBISON ENGINEERING CO., INC.

WATER AND 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 _____

DISTRICT BOARD OF HEALTH CERTIFICATE:

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

FOR THE DISTRICT BOARD OF HEALTH
DATE _____

TAX CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL THE PROPERTY TAXES ON ASSESSOR'S PARCELS NUMBER 085-620-23 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.

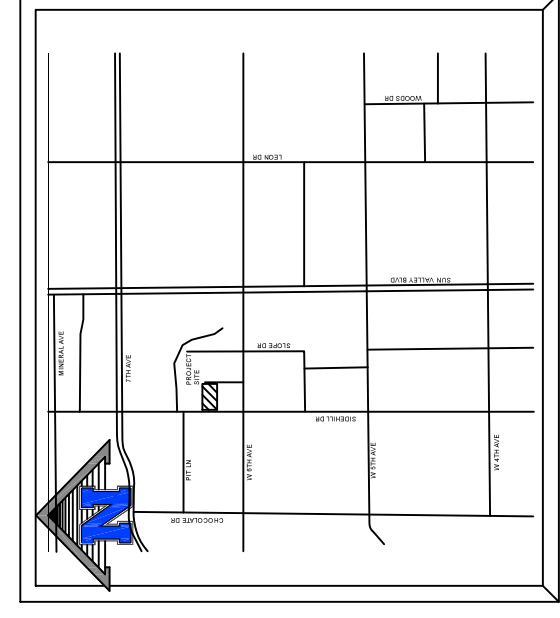
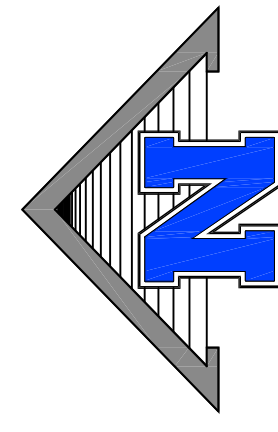
WASHOE COUNTY TREASURER

BY: _____ DATE: _____

AREAS:

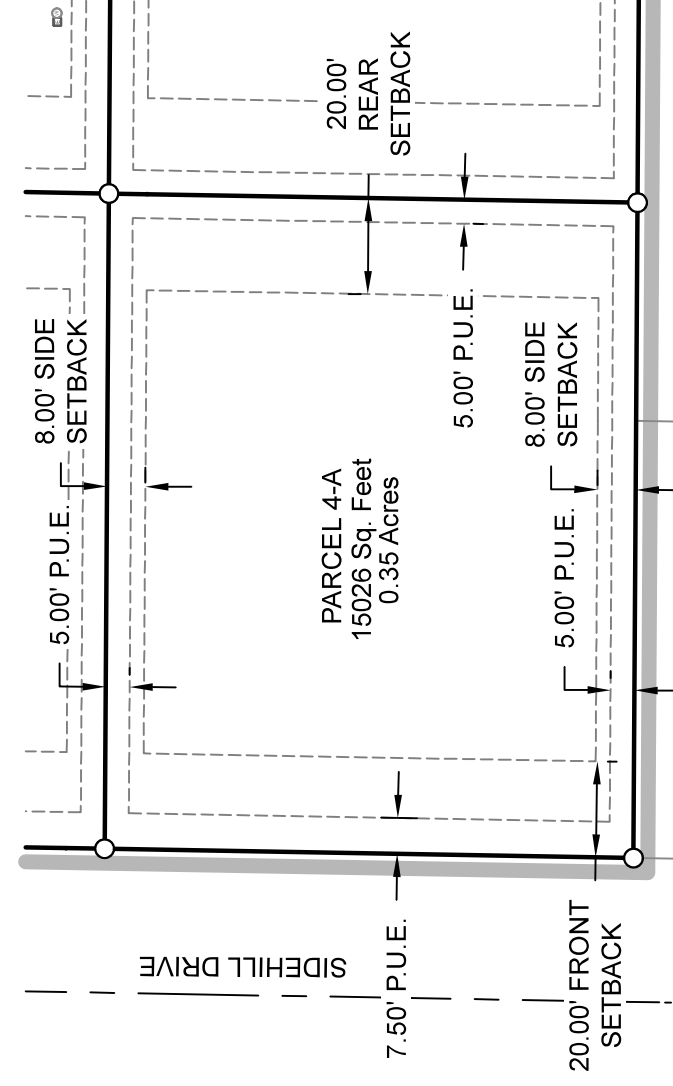
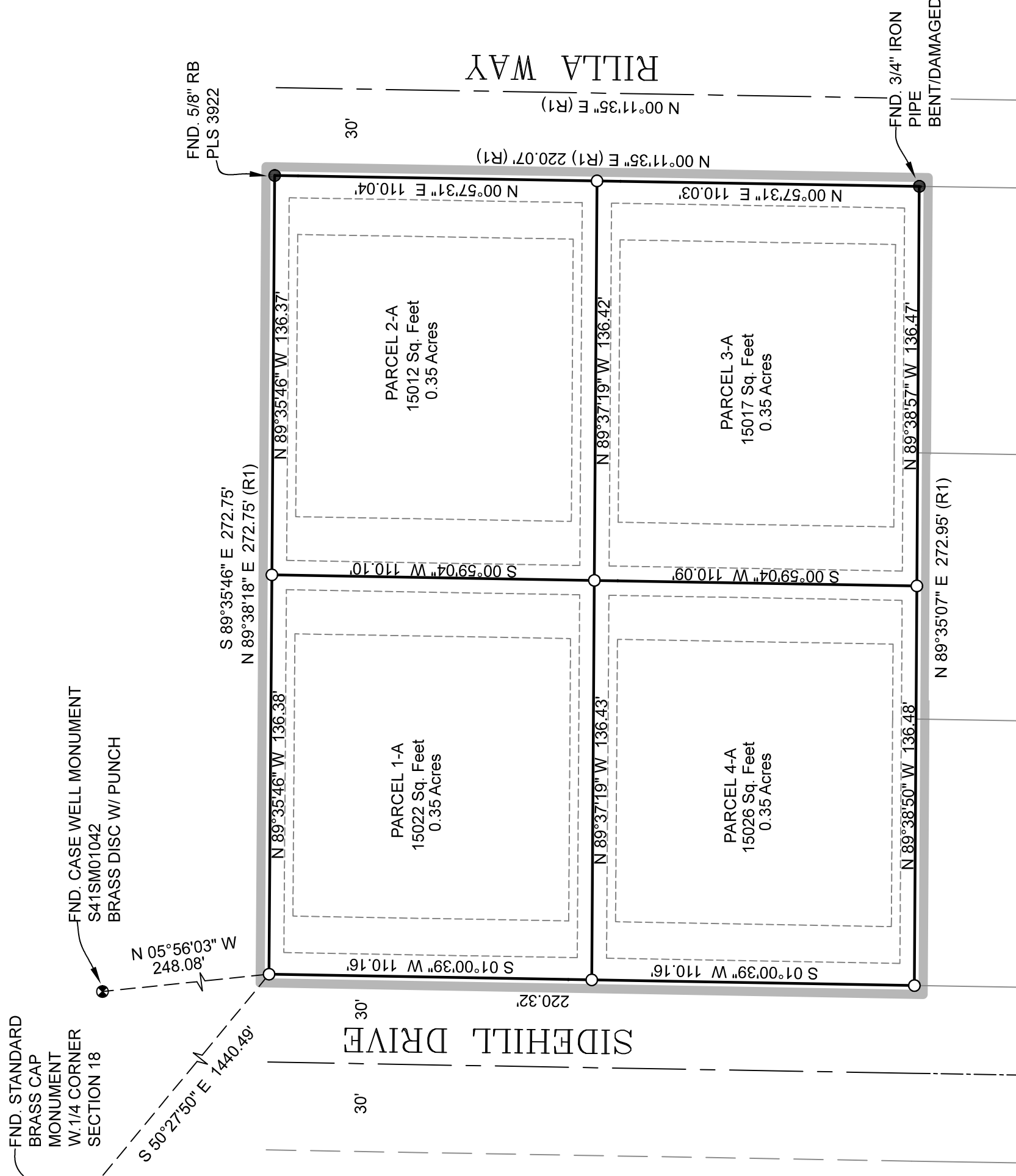
PARCEL 1A: 15,022 SQ. FT.
PARCEL 2A: 15,017 SQ. FT.
PARCEL 3A: 15,017 SQ. FT.
PARCEL 4A: 15,026 SQ. FT.
TOTAL AREA: 60,077 SQ. FT.

DOCUMENT NO: _____



VICINITY MAP

N.T.S.



TYPICAL PARCEL EASEMENT/SETBACK LAYOUT

LEGEND:

- FOUND WASHOE COUNTY CONTROL MONUMENT AS NOTED
- FOUND MONUMENT AS NOTED
- FOUND MONUMENT AS NOTED
- ⊗ SET 5/8 REBAR AND PLASTIC CAP PLS 23301
- ∅ SET NAIL AND TAG PLS 23301
- DIMENSION POINT, NOTHING FOUND OR SET
- P.U.E. PUBLIC UTILITY EASEMENT

REFERENCES:

- PARCEL MAP No. 1928
- PARCEL MAP No. 787

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS PLAT IS NAD 83/94, NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, BASED ON TIES TO THE WASHOE COUNTY CONTROL POINTS SHOWN HEREON. A COMBINED GRID TO GROUND FACTOR OF 1.000197939 WAS USED. ALL DISTANCES SHOWN HEREON ARE GROUND.

PARCEL MAP FOR
BILK CREEK LLC

DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE:

THE FINAL PARCEL MAP CASE NO. _____ MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. THIS MAP IS APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2020, BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.475.

MOIRA HAUENSTEIN, DIRECTOR, PLANNING AND DEVELOPMENT

UTILITY COMPANIES CERTIFICATE:

THE UTILITY EASEMENTS SHOWN ON THIS PLAT TO BE GRANTED, OR TO REMAIN HAVE BEEN APPROVED BY THE UNDERSIGNED PUBLIC UTILITY AND CABLE TV COMPANIES AND SUN VALLEY GENERAL IMPROVEMENT DISTRICT.

SIERRA PACIFIC POWER COMPANY, dba NV ENERGY
DATE: _____

NEVADA BELL TELEPHONE COMPANY dba AT&T NEVADA
BY: CLIFF COOPER, MGR-OSP PLANNING AND ENGINEERING DESIGN
DATE: _____

CHARTER COMMUNICATIONS
DATE: _____

SUN VALLEY GENERAL IMPROVEMENT DISTRICT
DATE: _____

NOTES:

- PUBLIC UTILITY AND CABLE TV EASEMENTS ARE HEREBY GRANTED, 7.5 FEET IN WIDTH CONCOMITANT WITH ALL STREET RIGHTS-OF-WAY, 5 FEET IN WIDTH CONCOMITANT WITH THE SIDE LINES, AND THE REAR LINES OF ALL PARCELS.
- A PUBLIC UTILITY AND CABLE TV EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY AND CABLE TV FACILITIES TO SAID PARCEL AND THE RIGHT TO EXIT SAID PARCEL WITH SAID FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME, AND THE UTILITY AND CABLE TV COMPANIES.
- PARCELS ARE FOR RESIDENTIAL USE.
- THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.
- ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 416.
- WITH THE DEVELOPMENT OF EACH PARCEL AND PRIOR TO THE ISSUANCE OF ANY THE BUILDING PERMIT FOR SAID PARCEL, THE DEVELOPER SHALL OBTAIN ALL NECESSARY SERVING UTILITY SUFFICIENT TO SERVE THE DEVELOPMENT AND SHALL PROVIDE WASHOE COUNTY WITH A WILL SERVE LETTER.
- FEES FOR IMPROVEMENT PLAN CHECKING AND CONSTRUCTION INSPECTION SHALL BE IN ACCORDANCE WITH WASHOE COUNTY ORDINANCE AND SHALL BE PAID PRIOR TO THE ISSUANCE OF BUILDING PERMIT.
- EACH PARCEL CREATED BY THIS MAP IS REQUIRED TO HAVE A SEPARATE WATER METER AND WATER SERVICE TO THE WATER METER. THE WATER METER SHALL BE TO INSTALL A WATER METER IN THE 7.5' PUBLIC UTILITY EASEMENT ADJACENT TO THE STREET TO SERVE EACH PARCEL RESPECTIVELY.
- 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.
- ALL PROPERTIES, REGARDLESS IF THEY ARE LOCATED WITHIN OR OUTSIDE A FEMA DESIGNATED FLOOD ZONE, MAY BE SUBJECT TO FLOODING. THE PROPERTY OWNER IS REQUIRED TO MAINTAIN DRAINAGE BASINS AND DRAINAGE CHANNELS, AND NOT RECORD OR CONVEY ANY INTEREST IN THE PROPERTY TO ANY OTHER PARTY WITHOUT PROPERTY THAT MAY HAVE DETRIMENTAL IMPACTS TO SURROUNDING PROPERTIES.
- ACCESS TO THE PARCELS CREATED BY THIS MAP SHALL BE PROVIDED AT THE TIME OF BUILDING PERMIT APPROVAL WITH A DRIVEWAY APPROACH MEETING WASHOE COUNTY STANDARDS.

FILE NO: _____
FILED FOR RECORD AT THE REQUEST OF: _____
ON THIS _____ DAY OF _____, 2020, AT _____ MINUTES PAST _____ O'CLOCK _____ M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

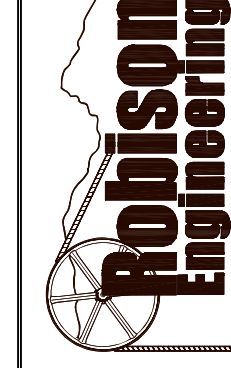
COUNTY RECORDER
BY: DEPUTY
FEE: _____

PARCEL MAP FOR

BILK CREEK, LLC
A.P.N. 085-620-23

BEING A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, T. 20 N., R. 20 E., M.D.M.

WASHOE COUNTY
NEVADA



845 WASHINGTON AVENUE
SPARKS, NV 89411
www.robisoneng.com
775-862-2281

DRAWN BY: AAK
DATE: DEC 2020
PROJ. CODE: STAR WEST
PROJ. #: 1137-05.001
SHEET 1 OF 1

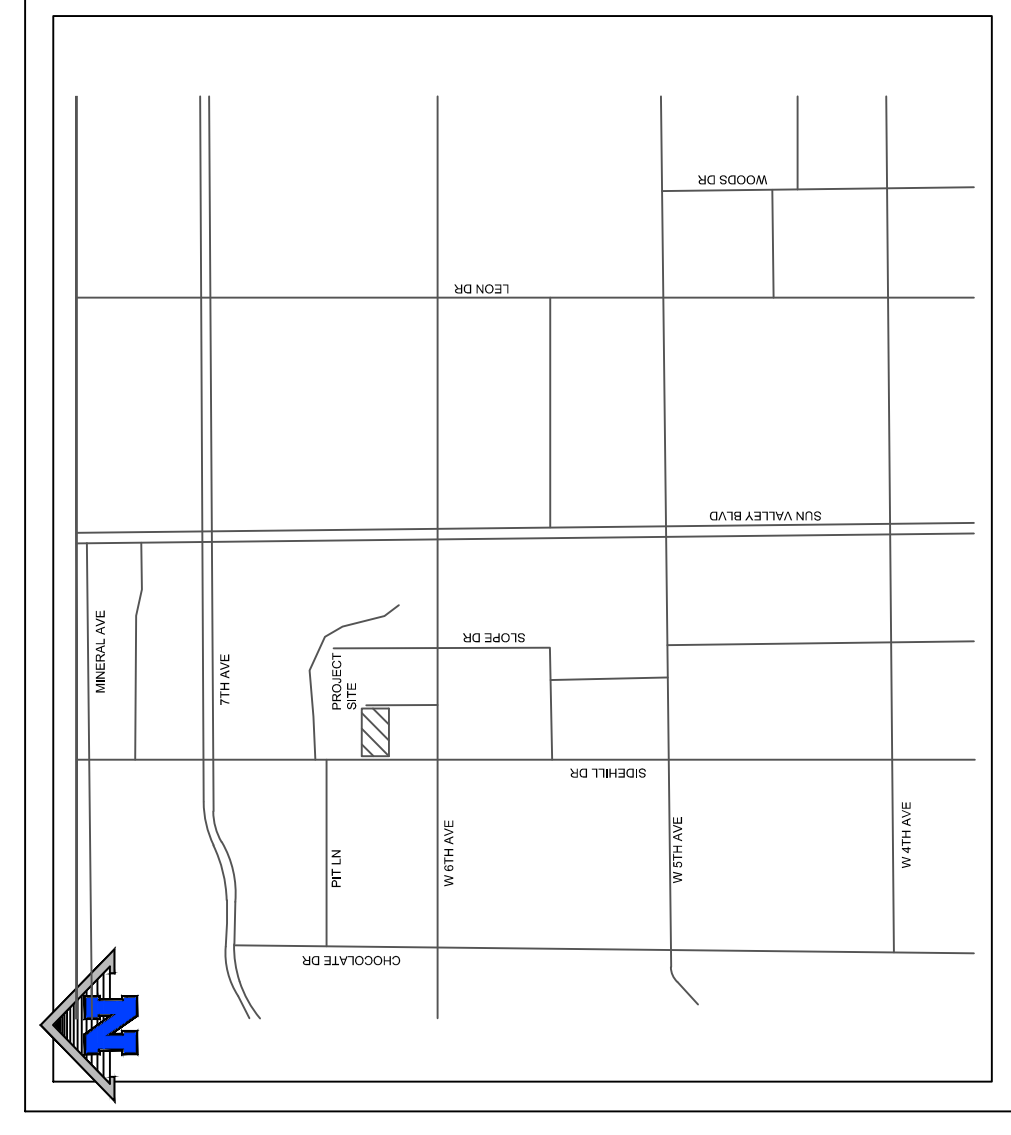
5636 SIDEHILL DRIVE

GRADING PLAN IN SUPPORT OF PARCEL MAP

STAR WEST HOMES

8745 TECHNOLOGY WAY STE F

RENO, NV 89521



VICINITY MAP

1. ALL EXCAVATION AND EMBANKMENT SHALL BE IN ACCORDANCE WITH THE WASHOE COUNTY STANDARDS.
2. THE CONTRACTOR SHALL MAINTAIN A DUST CONTROL PROGRAM TO INCLUDE WATERING OF OPEN AREAS AND MAINTAIN CONFORMITY WITH SECTION 40.039 OF WASHOE COUNTY AIR POLLUTION PROVISIONS.
3. FINISH GRADE REPRESENTS THE ELEVATION OF THE FINISHED SURFACE IF LOCATED IN A LOT OR COMMON AREA. THE GRADE REPRESENTS THE FINISHED SURFACE. IF SOIL IS EXPOSED, THE CONTRACTOR SHALL MAINTAIN THE FINISHED SURFACE GRADE. IF SHOWN IN THE GRADING PLAN, THE FINISHED SURFACE GRADE OF THE AC, IF SHOWN AT A BUILDING PAD, THE GRADE REPRESENTS THE FINISHED GRADE AROUND THE EXTERIOR OF THE HOUSE, INCLUDING LANDSCAPING TREATMENTS. COORDINATE WITH ARCHITECT AND STRUCTURAL FOR BUILDING AREA SUBGRADE(S).
4. USE EXTREME CARE WHEN WORKING AROUND EXISTING UTILITIES AND EXISTING ROADS.
5. SEE EROSION CONTROL NOTES FOR STORMWATER DISCHARGE PERMIT REQUIREMENTS.
6. THE CONTRACTOR SHALL NOTIFY THE OWNER AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF WORK AND ONLY AFTER A PRE-CONSTRUCTION MEETING BETWEEN THE OWNER, ENGINEER OF RECORD, MATERIALS TESTING LABORATORY, AND GENERAL CONTRACTOR HAS OCCURRED.
7. THE INSPECTION AND TESTING OF SOILS AND ALL OTHER MATERIALS SHALL BE IN CONFORMANCE WITH WASHOE COUNTY ORANGE BOOK STANDARDS AND SITE SPECIFIC SOILS REPORT AS APPLICABLE.
8. SHOULD ANY PREHISTORIC OR HISTORIC REMAINS/ARTIFACTS BE DISCOVERED DURING SITE DEVELOPMENT, WORK SHALL TEMPORARILY BE HALTED AT THE SPECIFIC SITE AND THE STATE HISTORIC PRESERVATION DEPARTMENT SHALL BE NOTIFIED IMMEDIATELY. THE REMOVAL OF ANY TEMPORARY EROSION CONTROL MEASURES SHALL BE DETERMINED BY CONSULTATION WITH THE APPROPRIATE JURISDICTION.
9. ALL NATURAL VEGETATION OUTSIDE OF DISTURBANCE LIMITS TO BE PRESERVED. ALL AREA DISTURBED BY CONSTRUCTION SHALL BE STABILIZED BY ONE OF THE FOLLOWING METHODS:
- 3" GRAVEL SURFACE
 - DRYLAND GRASS SEED MIX RAKED INTO SOIL
 - SHRUB, LAWN, OR SMALL TREE LANDSCAPING IN CONFORMANCE WITH W.L.I. CODE, AND APPROVED LANDSCAPING PLANS.
- FOR THE 3:1 SLOPE SEE SEPARATE REVEGETATION PLAN. (NOT PART OF PARCEL MAP REVIEW - TO BE SUBMITTED WITH GRADING PLAN PERMIT)

TOPOGRAPHIC MAP NOTES:

- 1) BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THESE PLANS IS NAD 83 NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, WASHOE COUNTY MODIFIED GROUND.
- 2) BASIS OF ELEVATIONS: NAVD 88 PER WASHOE COUNTY BENCHMARK.

GENERAL NOTE:

THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PROCEDURES AND GUIDELINES, AND ARE BELIEVED TO BE IN SUBSTANTIAL COMPLIANCE WITH APPLICABLE STATUTES, CITY ORDINANCES, AND/OR COUNTY STANDARDS. IN THE EVENT OF A CONFLICT BETWEEN ANY PORTION OF THESE PLANS AND CITY STANDARDS PROMPTLY NOTIFY ENGINEER. THE COUNTY STANDARDS SHALL APPLY. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR ASSUMES SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY TO ALL CONTRACTORS AND SUBCONTRACTORS. THE CONTRACTOR SHALL HOLD, OWN AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

IF THE CONTRACTOR(S) OBSERVES ANY CONDITION ON THE SITE WHICH CONFLICTS WITH THE INFORMATION SHOWN HEREON, THEY SHALL CONTACT ROBISON ENGINEERING AT 775-852-2251 FOR RESOLUTION.

THE ENGINEER SHALL NOT BE RESPONSIBLE FOR OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE ENGINEER.

OBTAIN LATEST ELECTRONIC FILE FROM ROBISON ENGINEERING COMPANY PRIOR TO STAKING AND CONSTRUCTION.

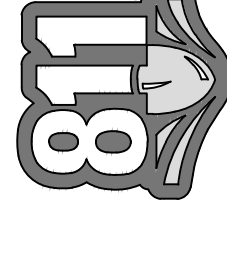
OWNER
BILK CREEK, LLC
6770 S. MCCARRAN BLVD
RENO, NV 89509

DEVELOPER
STAR WEST HOMES
8745 Technology Way, Suite F
RENO, NV 89521
(775) 232-2679
Kevin@starwesthomes.com

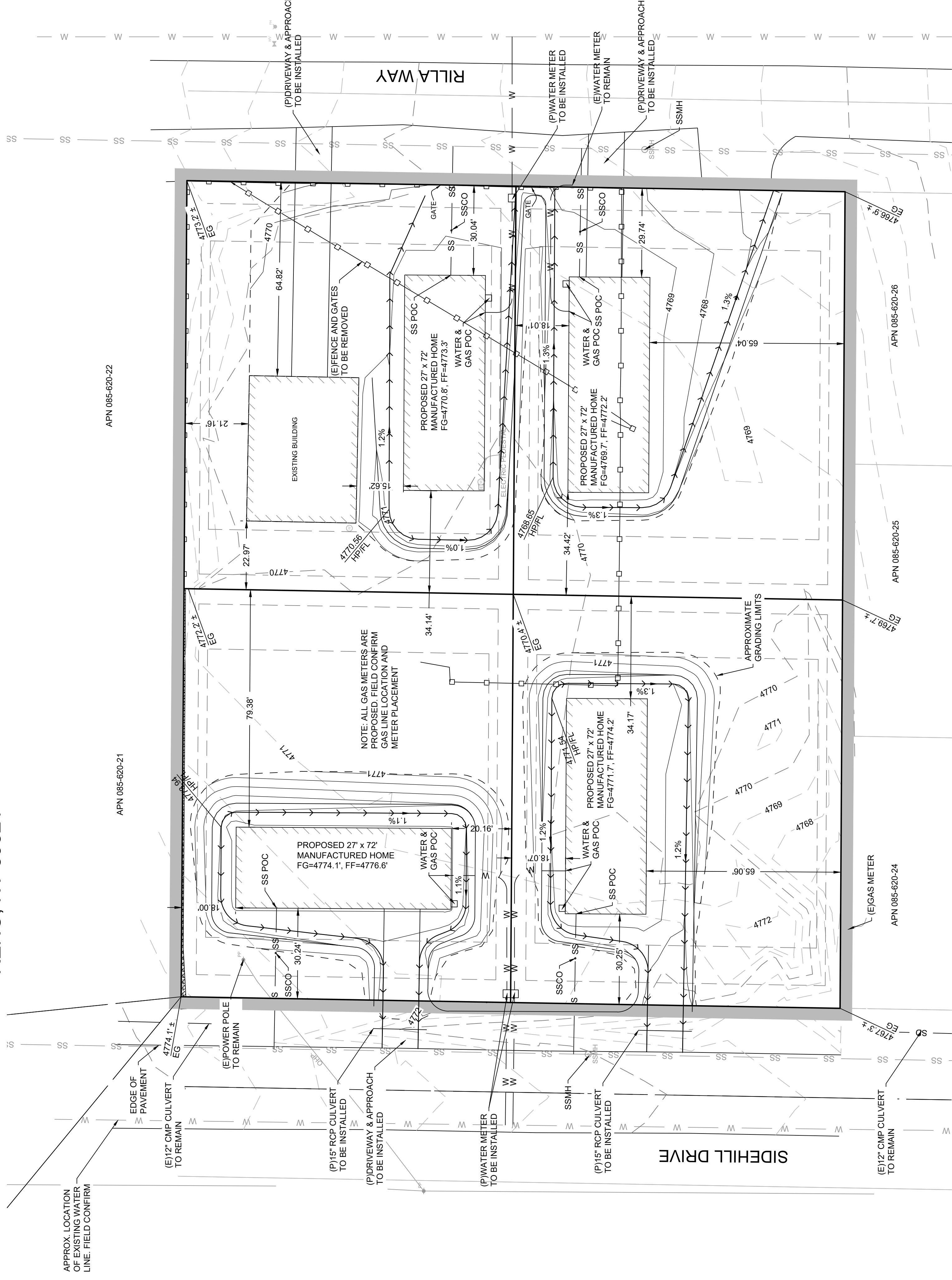
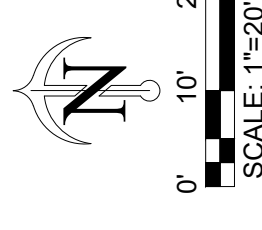
CIVIL ENGINEER
ROBISON ENGINEERING COMPANY, INC.
REBECCA C BERNIER, P.E.
646 Victoria Avenue, Suite 20 Sparks, NV 89431
(775) 852-2251
(775) 852-9736
rebecca@robisoneng.com

SURVEYOR
ROBISON ENGINEERING COMPANY, INC.
ERIC SAGE, PLS
646 Victoria Avenue, Suite 20 Sparks, NV 89431
(775) 852-2251
(775) 852-9736
eric.sage@robisoneng.com

PROJECT AUTHORITY



Know what's below.
Call before you dig.



GRADING SUMMARY:

AREA OF DISTURBANCE:	30,800 SF
CUT VOLUME:	85 CY
FILL VOLUME:	930 CY
NET VOLUME:	845 CY (FILL)

THE SET-STAMPED AND PERMITTED/RECORDED COPY OF THIS PLAN SUPERSEDES ALL OTHER COPIES AND CONTRACT NOTES AND AGREEMENT. INFO@STARWESTHOMES.COM 775-986-6245

PREPARED FOR:
STAR WEST

DATE: 2020-12-08
DRAWN: RB/VJ

PRELIMINARY
NOT FOR CONSTRUCTION

NO	DESCRIPTION	DATE	BY	CHKD	REVISIONS
P1	PRELIMINARY - FOR CLIENT REVIEW	2020-12-07	VJ	RB	
0	ISSUED FOR TENTATIVE PARCEL MAP REVIEW	2020-12-08	VJ	RB	

APPROVALS
C1
SHEET 1 OF 1