



Parcel Map Review Committee Action Order

Tentative Parcel Map Case Number WTPM23-0015

Decision: **Approval with Conditions**
Decision Date: March 14, 2024
Mailing/Filing Date: March 19, 2024
Property Owner: Harry Fry
Staff Planner: Tim Evans, Planner
Phone: 775.328.2314
E-Mail: tevens@washoecounty.gov

Tentative Parcel Map Case Number WTPM23-0015 (Pleasant Valley Lift Station) – For hearing, discussion, and possible action to approve a tentative parcel map dividing a 5.00-acre parcel into two (2) parcels of 4.99 acres and 0.01 acres (480 square feet). The 480 square foot parcel is for public utility purposes and will be dedicated to Washoe County for the purposes of constructing a sewer lift station.

- Applicant / Property Owner: Harry Fry
- Location: 1221 Chance Lane, Reno
- APN: 017-410-69
- Parcel Size: 5.00 acres
- Master Plan: Suburban Residential, Rural Residential
- Regulatory Zone: Medium Density Rural (55%), Low Density Suburban (38%), Medium Density Suburban (7%)
- Area Plan: South Valleys
- Development Code: Authorized in Article 606, Parcel Maps
- Commission District: 2 – Commissioner Clark

Notice is hereby given that the Washoe County Parcel Map Review Committee granted approval with conditions for the above referenced case number based on the findings in accordance with Washoe County Development Code Article 606, Parcel Maps. If no appeals have been filed within 10 calendar days from the Mailing/Filing Date shown on this Action Order, the approval by the Washoe County Parcel Map Review Committee is final. If filed, an appeal stays any further action on the decision until final resolution of the appeal. An appeal shall be filed in accordance with the provisions found in Article 912 of the Washoe County Development Code.

The action was based on the Committee's review of the following criteria in accordance with Washoe County Development Code Article 606.75, Parcel Maps:

- (a) Conformity with Laws. That the proposed tentative parcel map conforms with Chapter 278 of NRS and this Development Code;

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- (b) Conformity with Regulations. That the proposed tentative parcel map conforms to state and County requirements as to area, improvement and design, and flood water drainage control;
- (c) Environmental Effects. That the proposed tentative parcel map will not have an adverse effect on the environment;
- (d) Conformity with Master Plan. That the proposed tentative parcel map conforms to the Washoe County Master Plan, including the area plans and any specific plans adopted by the County;
- (e) Change in Nonconformity. That no existing nonconformity with the other divisions in this Development Code will be increased;
- (f) Conformity with Other Ordinances. That the proposed tentative parcel map conforms with all other County ordinances;
- (g) Lack of Need. That unusual circumstances exist so that a parcel map is not necessary to ensure proper legal description of property, location of property lines and monumenting of property lines; and
- (h) Facilities. That appropriate improved public roads, adequate sanitary disposal facilities, and adequate water supplies are available.

This Action Order is issued subject to the attached conditions and Washoe County development standards. Please contact the planner assigned to your project at the above-referenced phone number within 7 days of receipt of this Order to review the steps necessary to satisfy the Conditions of Approval. Any business license, certificate of occupancy, or final approval shall not be issued until all of the Conditions of Approval are satisfied. Additionally, compliance shall be required with all federal, state, and local statutes, ordinances, and regulations applicable to the approved project.

This Action Order does not authorize grading or building without issuance of the necessary permits from the Washoe County Planning and Building Division.

Washoe County Community Services Department
Planning and Building Division

 for

Christopher Bronczyk, Parcel Map Review Committee Chair
Senior Planner, Planning and Building Division

CB/TE/AA

Enclosure: Conditions of Approval

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Applicant/Owner: Harry Fry; hcf2008@live.com

Representatives: Simon Braun, Braun Engineering, sbraunengineering@gmail.com

Action Order xc: Jennifer Gustafson, District Attorney's Office; Keirsten Beck, Assessor's Office; Rigo Lopez, Steve Clement, Assessor's Office; Rob Wimer / Stephen Hein, Engineering and Capital Projects; Timber Weiss, Water Rights Manager; Dale Way, Truckee Meadows Fire Protection District; James English, Northern Nevada Public Health



Conditions of Approval

Tentative Parcel Map Case Number WTPM23-0015

The tentative parcel map waiver approved under Parcel Map Case Number WTPM23-0015 shall be carried out in accordance with the conditions of approval granted by the Washoe County Parcel Map Review Committee on March 14, 2024. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

Unless otherwise specified, all conditions related to the approval of this tentative parcel map waiver 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 waiver 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 waiver 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 waiver should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

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

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

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

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

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

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

Washoe County Planning and Building Division

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

Contact Name – Tim Evans, Planner, 775.328.2314, TEvans@washoecounty.gov

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

DIRECTOR OF PLANNING AND BUILDING CERTIFICATE

THE FINAL PARCEL MAP CASE NO. WTPM23-0015 MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. THE OFFER(S) OF DEDICATION IS (ARE) REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278.

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

KELLY MULLIN, DIRECTOR, PLANNING AND BUILDING DIVISION

- e. The applicant 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.

- f. The approval for this tentative parcel map waiver 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.
- g. In conformance with South Valleys Area Plan Policy SV 12.8, the final map shall show building envelopes, disturbed, and undisturbed areas for each lot.
- h. To ensure conformance with South Valleys Area Plan Policy SV 19.1, prior to the recordation of the final map or other final recorded documentation requested by the County Surveyor for the recording of this parcel map waiver, the applicant shall submit a soils and geotechnical study, satisfactory to the Planning and Building Division, sufficient to address the following:
 - a. Ensure structural integrity of roads and buildings.
 - b. Provide adequate setbacks from potentially active faults or other hazards.
 - c. Minimize erosion potential.

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 Name – Matthew Philumalee, PLS, 775.328.2315,
mphilumalee@washoecounty.gov**

- a. Comply with the conditions of the Washoe County technical check for this map.
- b. Complete the Surveyor's Certificate.
- c. All boundary corners must be set.
- d. Place a note on the map stating that the natural drainage will not be impeded.
- e. Add a note to the map stating: No habitable structures shall be located on a fault that was active during the Holocene Epoch of geological time.
- f. Add the following note to the map; "All properties, regardless of 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."
- g. Prior to final approval of the parcel map waiver, Parcel 7B shall be offered for dedication to Washoe County for utility purposes. The applicant shall improve at their own expense all land proposed for dedication for the parcel map waiver with such improvements as the Board of County Commissioners may determine to be necessary for the general use of lot owners in the subdivision and sanitary sewer needs. The Board of County Commissioners may accept the dedication in a form acceptable to the Board of County Commissioners when it has been determined that the facilities conform to the applicable requirements and perform as designed.

Washoe County Water Rights

3. The following conditions are a requirement of Washoe County Water Rights, which shall be responsible for determining compliance with these conditions.
Contact Name – Timber Weiss, Licensed Engineer, 775.954.4626, tweiss@washoecounty.gov
 - a. The Parcel Map Waiver shall contain TMWA’s note regarding all conditions necessary for provision of water service to the parcels. TMWA’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 TMWA for the resulting parcels is also acceptable at any time before or after the approval of the Parcel Map but prior to granting of any Building Permits. Please submit a copy of the will-serve to tweiss@washoecounty.gov prior to approval of any building permits on these parcels.

Northern Nevada Public Health

4. The following conditions are requirements of Environment Health Services (EHS), which shall be responsible for determining compliance with these conditions.
Contact Name – James English, 775.328.2610, jenglish@washoecounty.gov
 - a. EHS has reviewed the application as submitted, the applicant must plot the existing and onsite sewage disposal system and domestic well on the parcel demonstrating appropriate setbacks are met to the newly proposed parcel.
 - b. Any future plans associated with the proposed parcels must be routed to EHS for review and approval if the application is approved.

Truckee Meadows Fire Protection District

5. The following condition is a requirement of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with this condition.
Contact Name – Brittany Lemon, Fire Captain, 775.326.6079, blemon@tmfspd.us
 - a. This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply. <https://tmfspd.us/fire-code/>

*** End of Conditions ***