



# Parcel Map Review Committee Staff Report

Meeting Date: June 11, 2026

Agenda Item: 7C

TENTATIVE PARCEL MAP CASE NUMBER: WTPM26-0005 (Merger and Subdivision for Turquoise Solar)

BRIEF SUMMARY OF REQUEST: A parcel map dividing two parcels into three parcels approximately 513.11 acres, 69.66 acres, and 8.48 acres in size.

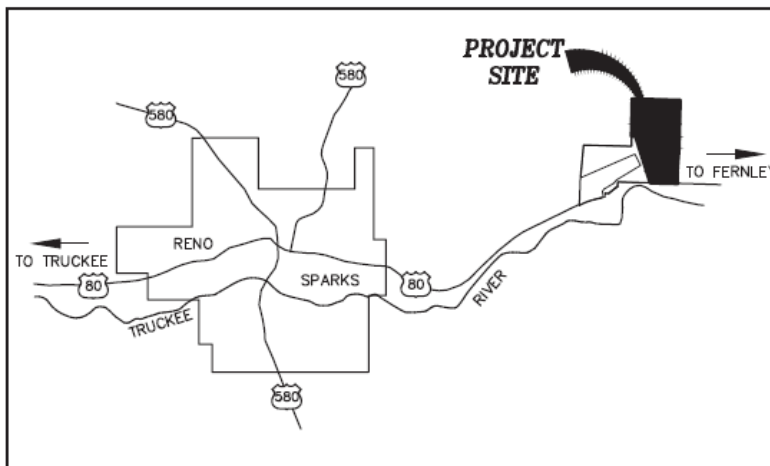
STAFF PLANNER: Jolene Bertetto, Planner  
775-328-6101  
jbertetto@washoecounty.gov

### CASE DESCRIPTION

For hearing, discussion, and possible action to approve a tentative parcel map merging and re-subdividing two parcels of 447.32 acres and 143.93 acres into three parcels of approximately 513.11 acres, 69.66 acres, and 8.48 acres.

This application is submitted by Turquoise Solar, LLC. The subject property is located at 21905 & 21575 Reno Technology Pkwy East (APN 084-110-31, 084-110-35).

The proposal is being reviewed under Development Code Authorized in Article 606, Parcel Maps and is situated within Commission District 4 - Commissioner Andriola. The site is currently governed by the rural and industrial Master Plan land use designation and the industrial (I) and general rural (GR) regulatory zones, within the boundaries of the Truckee Canyon Planning Areas.



Vicinity Map

### STAFF RECOMMENDATION

APPROVE

**APPROVE WITH CONDITIONS**

DENY

1001 E. Ninth St., Reno, NV 89512-2845

Telephone: 775.328.6100

www.washoecounty.gov/csd/planning\_and\_development

WTPM26-0005

TURQUOISE SOLAR

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## **Parcel Map**

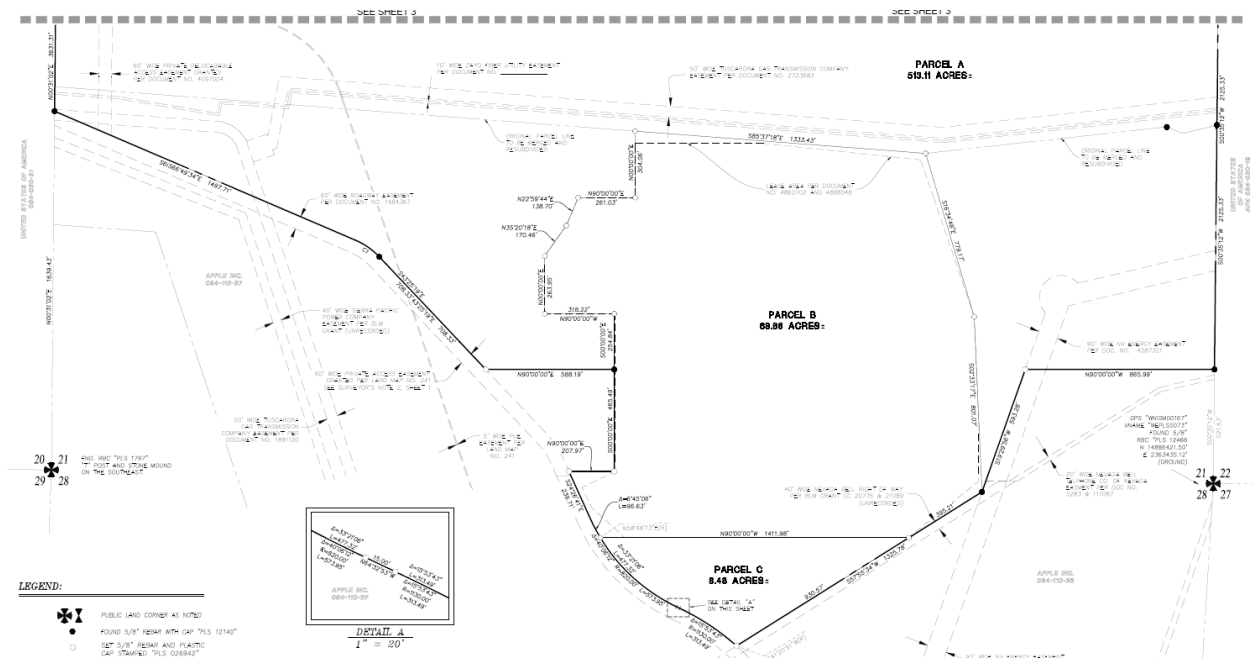
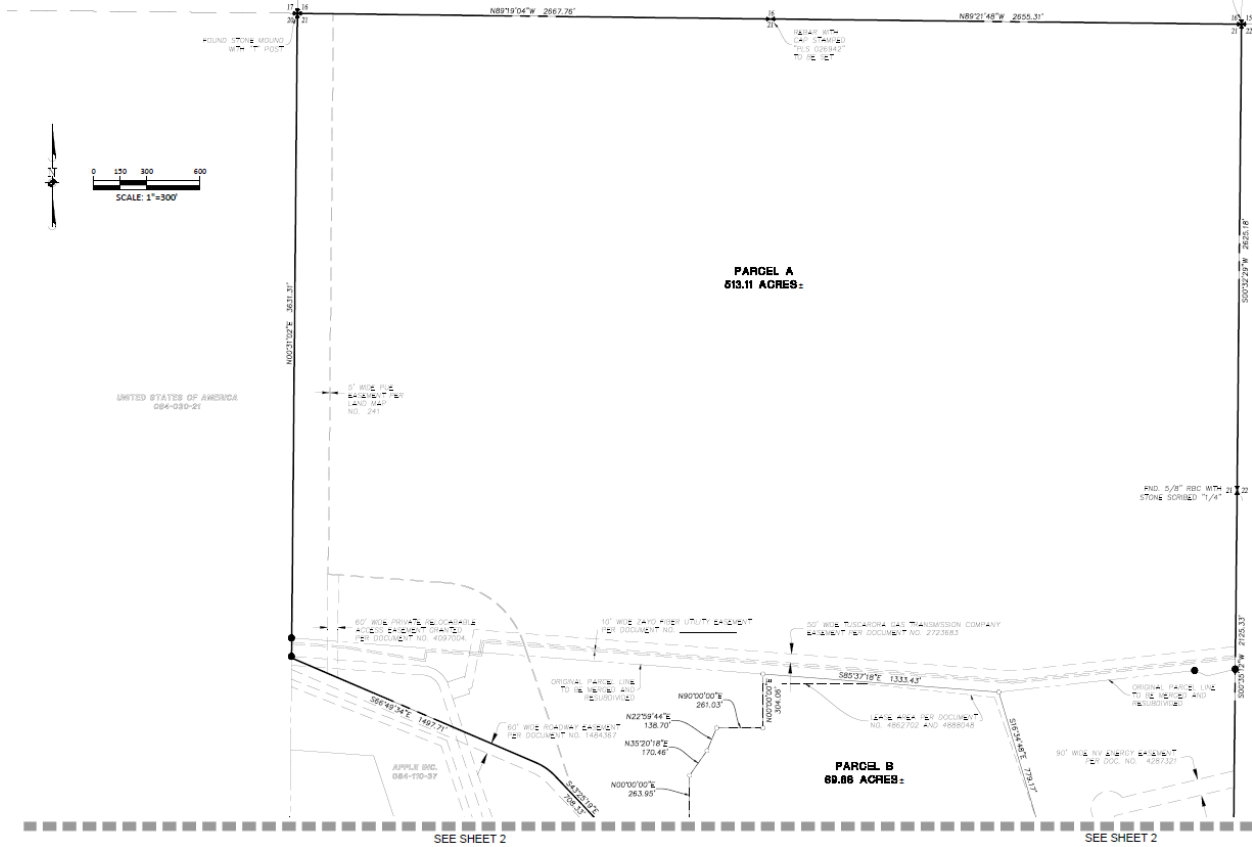
The purpose of a parcel map is to allow for divisions of land into four lots or less, merger and re-division of existing lots, and common-interest communities consisting of four or fewer parcels pursuant to Washoe County Code Chapter 110, Article 606, Parcel Maps. A tentative parcel map must be submitted 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 dividing land in order to further the orderly layout and use of land and ensure proper legal descriptions and monumenting of divided 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 22 months from the date of approval and record the map 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 WTPM26-0005 are attached to this staff report and will be included with the action order if approved by the Parcel Map Review Committee.

# Washoe County Parcel Map Review Committee



## Site Plan

**Tentative Parcel Map Evaluation**

Requirement	Evaluation
<b>Planning Area</b>	Truckee Canyon
<b>Truckee Meadows Service Area (TMSA)</b>	Outside TMSA
<b>Proposed Regulatory Zone</b>	I 33% / GR 67%; I 98% / GR 2%; I 98% / GR 2%
<b>Number of Lots on Parcel Map</b>	3
<b>Minimum Lot Size Required</b>	I- 10,000 sf, GR- 40 ac
<b>Minimum Lot Size on Parcel Map</b>	513.11 ac, 69.66 ac, and 8.48 ac
<b>Minimum Lot Width Required</b>	I- 100 ft, GR- 660 ft
<b>Minimum Lot Width on Parcel Map</b>	1411 ft
<b>Development Suitability</b>	No significant development concerns at the location of the new parcel
<b>Hydrographic Basin</b>	Tracy Segment Hydrographic Basin

The tentative parcel map meets all minimum requirements for the mixed regulatory zones of industrial (I) and general rural (GR).

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

**Development Information**

The subject parcel is characterized as moderately sloped desert terrain with electrical transformers and solar panels for power generation. The applicants were approved for a special use permit (SW15-002) in 2015 for developing a 60MW Solar Energy project. The project was determined to be a project of regional significance because it involved the construction of a power sub-station and transmission lines over 60 kV.

The area proposed to be created as “Parcel B” is currently leased by Turquoise Solar LLC to Liberty Utilities. Turquoise Solar LLC is intending to sell this portion to Liberty Utilities, which is why it is being proposed as a separate parcel. The newly proposed “Parcel A” contains existing APN 084-110-31, and portions of APN 084-110-35, which the tentative parcel map reconfigures into a single parcel.

The required setbacks for the Industrial (I) regulatory zone are 15 ft. from the front and rear yard property lines and 10 ft. from the side yard property lines. The required setbacks for the General Rural (GR) regulatory zone are 30 ft. from the front and rear yard property lines and 50 ft. from the side yard property lines. Any future structures will need to be located outside the setbacks and will be evaluated at the time of the building permits. The applicant indicates that the property contains slopes or hillsides in excess of 15 percent. Future development would need to comply with Article 424, Hillside Development.

**Master Plan Consistency**

The Project is consistent with the applicable Envision Washoe 2040 Priority Principles & Policies as described in Table 2.

**Table 2: Master Plan Element Conformance Priority Principles & Policies**

Priority Principles & Policies	Explanation of Conformance with Priority Principles & Policies
<b>Adaptation and Resiliency Principle 3.</b> Mitigate the impacts of climate change on residents.	Mitigate the impacts of climate change on residents.
<b>AR 3.4</b> - Encourage development of alternative and renewable energy generation and infrastructure, including but not limited to solar, wind, and geothermal to benefit the community/County.	The tentative parcel map supports the development of solar energy generation and infrastructure.
<b>Public Facilities and Services Principle 2.</b> Provide sufficient water to meet the current and future needs of County residents.	Provide sufficient water to meet the current and future needs of County residents.
<b>PFS 2.1</b> - Balance new water supply commitments with existing commitments at or below perennial yield to achieve a long-term sustainable water supply.	Washoe County Engineering- Water Rights reviewed the application and provided conditions addressing water provision to the proposed parcels (Exhibit A).

There is no pertinent policy from the Truckee Canyon Planning Area.

**Reviewing Agencies**

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

Agencies	Sent to Review	Responded	Provided Conditions	Contact
BLM - NV State Office	X			
Washoe County Surveyor (PMs Only)	X			
Washoe County Water Rights Manager (All Apps)	X	X	X	Timber Weiss, tweiss@washoecounty.gov
Washoe County Engineering (Land Development) (All Apps)	X	X	X	Rob Wimer, rwimer@washoecounty.gov
Washoe County Engineering & Capital Projects Director (All Apps)	X			
NNPH Environmental Health	X			
TMFPD	X	X	X	Jenny Williams, jewilliamson@tmfpd.us

All conditions required by the contacted agencies can be found in Exhibit A, Conditions of Approval.

**Staff Comment on Required Findings**

WCC Section 110.606.30(e) 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:
  - (i) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal.

*Staff Comment: Compliance with 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 will be ensured, as appropriate, with the recordation of the map and/or upon development of the additional parcel of land. Washoe County Engineering- Water Rights, Northern Nevada Public Health, and Washoe County Engineering- Land Development were provided the project information for review. No recommendation for denial was received.*
  - (ii) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the parcels of land being created.

*Staff Comment: The new parcel will need to obtain water rights prior to final map approval. The application was reviewed by the appropriate agencies and no recommendation for denial was received.*
  - (iii) The availability and accessibility of utilities.

*Staff Comment: The proposed parcel map reconfigures existing parcels and provides utility easements.*
  - (iv) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks.

*Staff Comment: The proposed parcel map would create one additional lot, which is anticipated to have a minimal impact on local services.*
  - (v) Conformity with the zoning ordinances and master plan.

*Staff Comment: The proposed division of land conforms with the applicable provisions of the Washoe County Development Code, Master Plan, and the regulatory zoning on the property.*
  - (vi) General conformity with the governing body's master plan of streets and highways.

*Staff Comment: The application was reviewed by the appropriate agencies and no recommendation for denial was received. The proposal is in conformance with the master plan for streets and highways.*

- (vii) The effect of the proposed division of land on existing public streets and the need for new streets or highways to serve the parcels of land being created.

*Staff Comment: The application was reviewed by the appropriate agencies, including Washoe County Engineering and no recommendations for new streets or highways were received.*

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

*Staff Comment: The subject parcel would be subject to requirements for hillside developments if further developed.*

- (ix) 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 recommended conditions of approval from the reviewing agencies have been included with the staff report.*

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

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

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

*Staff Comment: All appropriate easements shall be provided prior to approval of the final map.*

- (xii) Recreation and trail easements.

*Staff Comment: Recreation and trail easements are not located on the parcel.*

### **Recommendation**

After a thorough analysis and review, Parcel Map Case Number WTPM26-0005 is being recommended for approval with conditions. Staff offers the following motion for the Parcel Map Review Committee's consideration.

### **Motion**

I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM26-0005 for Turquoise Solar LLC, 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(e):

- 1) General improvement considerations for all parcel maps including, but not limited to:
  - (i) 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.

## Washoe County Parcel Map Review Committee

- (ii) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the parcels of land being created.
- (iii) The availability and accessibility of utilities.
- (iv) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks.
- (v) Conformity with the zoning ordinances and master plan.
- (vi) General conformity with the governing body's master plan of streets and highways.
- (vii) The effect of the proposed division of land on existing public streets and the need for new streets or highways to serve the parcels of land being created.
- (viii) Physical characteristics of the land such as floodplain, slope and soil.
- (ix) The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive.
- (x) 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.
- (xi) Community antenna television (CATV) conduit and pull wire.
- (xii) 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:

Consultant:

Action Order xc:



# Conditions of Approval

Tentative Parcel Map Case Number WTPM26-0005

The tentative parcel map approved under Parcel Map Case Number WTPM26-0005 shall be carried out in accordance with the conditions of approval granted by the Washoe County Parcel Map Review Committee on June 11, 2026. 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 Name – Jolene Bertetto, Planner, 775-328-6101,  
jbertetto@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 applicant shall include a condition response memorandum with each subsequent permit application. That memorandum shall list each condition of approval, shall provide a narrative describing how each condition has been complied with, and the location of the information showing compliance with each condition within the improvement plan set that has been submitted.
- c. 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.
- d. 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.
- e. The final map shall contain the following jurat:

**DIRECTOR OF PLANNING AND BUILDING CERTIFICATE**

THE FINAL PARCEL MAP CASE NO. WTPM26-0005 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 278.461 THROUGH 278.469.

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KELLY MULLIN, DIRECTOR, PLANNING AND BUILDING DIVISION

- f. The applicant shall provide verification to the Planning and Building Division that all conditions from the Truckee Meadows Fire Protection District have been satisfied.
- g. The applicant has indicated that the proposed improvements will not exceed the major grading thresholds that require a special use permit. If the final construction drawings for the map include grading that exceeds the *Major Grading Permit Thresholds* listed in Article 438 Grading Standards, the applicant shall apply for a special use permit for grading; 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 Name – Robert Wimer, 775-328-2059, [rwimer@washoecounty.gov](mailto:rwimer@washoecounty.gov)**

- a. Comply with the conditions of the Washoe County technical check for this map.
- b. Add a graphic border around the proposed division.
- c. Add a north arrow to the vicinity map.
- d. Add a Water Rights Dedication Certificate.
- e. All boundary corners must be set.
- f. Place a note on the map stating that the natural drainage will not be impeded.
- g. 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.
- h. Add a Security Interest Holder's Certificate to the map if applicable.
- i. 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."

**Washoe County Engineering and Capital Projects- Water Rights**

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

**Contact Name – Timber Weiss, 775-954-4626, [tweiss@washoecounty.gov](mailto:tweiss@washoecounty.gov)**

- 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 prerequisite to approval of their parcel map.
  - i. The Relinquishment form is available at the following site:  
[https://water.nv.gov/uploads/water-docs/4041F\\_Affidavit-Relinquishment\\_for\\_Domestic\\_Wells.pdf](https://water.nv.gov/uploads/water-docs/4041F_Affidavit-Relinquishment_for_Domestic_Wells.pdf)
- c. Washoe County retains the authority to impose its own review and reject water rights which do not comply with Washoe County code and area plans. Therefore, a preview of water rights intended to support the project (prior to relinquishment process) will be helpful for both the applicant and Washoe County staff.
- d. The ground water rights subject to relinquishment MAY NOT be supplemental to primary surface water rights.
- e. The amount of water rights necessary is 2.00 acre-feet of ground water rights per newly created parcel. The original parcel is deemed exempt from the relinquishment process. In the way of an example, if one parcel is subdivided into a total of 4, there are 3 newly created parcels and one existing or remains thereof. The proposed parcel map under WTPM26-0005 will create one new parcel which will require the relinquishment of 2.00 acre-feet of ground water rights.
- f. The water rights must be in good standing with the State of Nevada, with current title. The water rights must be from the same hydrographic basin (Tracy Segment Valley Hydrographic Basin) as the lands subject to the parcel map and comply with the appropriate area plan.

**Truckee Meadows Fire Protection District**

4. 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 – Jenny Williamson, 775-444-8521, [jewilliamson@tmfpd.us](mailto:jewilliamson@tmfpd.us)**

## Washoe County Conditions of Approval

- 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://tmfpd.us/fire-code/>

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



Date: May 4, 2026

To: Jolene Bertetto, Planner

From: Katherine Hyde, Geomatics Technician  
Janelle K. Thomas, P.E., C.F.M., Senior Licensed Engineer  
Robert Wimer, P.E., Licensed Engineer

Re: Parcel Map for **WTPM26-0005**  
APN: 084-110-31 & -35

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

1. Comply with the conditions of the Washoe County technical check for this map.
2. Add a graphic border around the proposed division.
3. Add a north arrow to the vicinity map.
4. Add a Water Rights Dedication Certificate.
5. All boundary corners must be set.
6. Place a note on the map stating that the natural drainage will not be impeded.
7. 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.
8. Add a Security Interest Holder's Certificate to the map if applicable.
9. 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."

**WTPM26-0005**  
**EXHIBIT B**



Date: May 5, 2026

To: Jolene Bertetto, Planner

From: Timber Weiss, P.E., Licensed Engineer

Re: Tentative Parcel Map Case Number WTPM26-0005 (Turquoise Solar)

## GENERAL PROJECT DISCUSSION

For hearing, discussion, and possible action to approve a tentative parcel map merging and subdividing two 447.32 acres and 143.93 acres parcels into three parcels of approximately 513.11 acres, 69.66 acres, and 8.48 acres.

***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 prerequisite to approval of their parcel map.
- 3) The Relinquishment form is available at the following site:  
[https://water.nv.gov/uploads/water-docs/4041F\\_Affidavit-Relinquishment\\_for\\_Domestic\\_Wells.pdf](https://water.nv.gov/uploads/water-docs/4041F_Affidavit-Relinquishment_for_Domestic_Wells.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 to 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 the way of an example, if one parcel is subdivided into a total of 4, there are 3 newly created parcels and one existing or remains thereof. The proposed parcel map under WTPM26-0005 will create one new parcel which will require the relinquishment of 2.00 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 (Tracy Segment Valley

**WTPM26-0005  
EXHIBIT B**

Hydrographic Basin) as the lands subject to the parcel map and comply with the appropriate area plan.

**WTPM26-0005**  
**EXHIBIT B**

Tentative Parcel Map WTPM26-0005 21905 & 21575 Reno Technology Pkwy.

Jolene Bertetto, [jbortetto@washoecounty.gov](mailto:jbortetto@washoecounty.gov), 775-328-6101

084-110-31 & 084-110-35

TMFPD Comments by Jenny Williamson, [jewilliamson@tmfpd.us](mailto:jewilliamson@tmfpd.us), 775-444-8521:

1. 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://tmfpd.us/fire-code/>

Community Services Department  
Planning and Building  
TENTATIVE PARCEL MAP  
APPLICATION



Community Services Department  
Planning and Building  
1001 E. Ninth St., Bldg. A  
Reno, NV 89512-2845

Telephone: 775.328.6100

## Tentative Parcel Map

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

### Development Application Submittal Requirements

Applications are accepted on the 8<sup>th</sup> of each month. If the 8<sup>th</sup> falls on a non-business day, applications will be accepted on the next business day.

If you are submitting your application online, you may do so at [OneNV.us](https://www.onenv.us)

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

1. **Fees:** See Master Fee Schedule. **Most payments can be made directly through the OneNV.us portal.** If you would like to pay by check, please make the check payable to Washoe County and bring your application and payment to the Community Services Department (CSD). There may also be a fee due to Engineering and Capital Projects for Technical Plan Check.
2. **Development Application:** A completed Washoe County Development Application form.
3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
4. **Proof of Property Tax Payment:** The applicant must provide a written statement from the Washoe County Treasurer's Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.
5. **Application Materials:** The completed Tentative Parcel Map Application materials.
6. **Title Report:** A preliminary title report, with an effective date of no more than one hundred twenty (120) days of the submittal date, by a title company which provides the following information:
  - Name and address of property owners.
  - Legal description of property.
  - Description of all easements and/or deed restrictions.
  - Description of all liens against property.
  - Any covenants, conditions and restrictions (CC&Rs) that apply.
7. **Development Plan Specifications:** (If the requirement is "Not Applicable," please check the box preceding the requirement.)
  - a. Map to be drawn using engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500' unless a prior approval is granted by the County Surveyor) showing all streets and ingress/egress to the property and must meet NRS standards as specified in NRS 278.466.
  - b. Property boundary lines, distances and bearings.
  - c. Contours at five (5) foot intervals or two (2) foot intervals where, in the opinion of the County Engineer, topography is a major factor in the development.
  - d. The cross sections of all right-of-ways, streets, alleys or private access ways within the proposed development, proposed name and approximate grade of each, and approximate radius of all curves and diameter of each cul-de-sac.
  - e. The width and approximate location of all existing or proposed easements, whether public or private, for roads, drainage, sewers, irrigation, or public utility purposes.

- f. If any portion of the land within the boundary of the development is subject to inundation or storm water overflow, as shown on the adopted Federal Emergency Management Agency's Flood Boundary and Floodway Maps, that fact and the land so affected shall be clearly shown on the map by a prominent note on each sheet, as well as width and direction of flow of each water course within the boundaries of the development.
  - g. The location and outline to scale of each existing building or structure that is not to be moved in the development.
  - h. Existing roads, trails or rights-of-way within the development shall be designated on the map.
  - i. Vicinity map showing the proposed development in relation to the surrounding area.
  - j. Date, north arrow, scale, and number of each sheet in relation to the total number of sheets.
  - k. Location of snow storage areas sufficient to handle snow removed from public and private streets, if applicable.
  - l. All known areas of potential hazard including, but not limited to, earth slide areas, avalanche areas or otherwise hazardous slopes, shall be clearly designated on the map. Additionally, active fault lines (post-Holocene) shall be delineated on the map.
8. **Street Names:** A completed "Request to Reserve New Street Name(s)" form (included in application packet). Please print all street names on the Tentative Map. Note whether they are existing or proposed.
9. **Submission Packets:** One (1) packet and a flash drive. Any digital documents need to have a resolution of 300 dpi. If materials are unreadable, you will be asked to provide a higher quality copy. The packet shall include one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. Labeling on these reproductions should be no smaller than 8 point on the 8.5" x 11" display. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

**Notes:**

- (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.
- (ii) Appropriate map engineering and building architectural scales are subject to the approval of the Planning and Building and/or Engineering and Capital Projects.
- (iii) All oversized maps and plans must be folded to a 9" x 12" size.
- (iv) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies that clarify the potential impacts and potential conditions of development in order to minimize or mitigate impacts resulting from the project. No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Building.
- (v) The Title Report should only be included in the one (1) original packet.

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

  
 \_\_\_\_\_  
 Professional Land Surveyor

## Washoe County Development Application

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

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: Merger and Resubdivision Parcel Map for Turquoise Solar, LLC			
Project Description: A Merger and resubdivision of the 2 existing Assessor Parcel Numbers (084-110-31 & 084-110-35) into 3 large parcels. Situate within Section 21 and the North 1/2 of Section 28, Township 20 North, Range 22 East, Mount Diablo Meridian (M.D.M.)			
Project Address: 21905 Reno Technology Parkway East & 21575 Reno Technology Pkwy E			
Project Area (acres or square feet): 591.44 +/- ACRES			
Project Location (with point of reference to major cross streets AND area locator): 21905 Reno Technology Pkwy E & 21575 Reno Technology Pkwy E, approximately 1.5+/- miles North of I80 East			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
084-110-31	447.32 +/- Acres		
084-110-35	143.93 +/- Acres		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). N/A			
<b>Applicant Information (attach additional sheets if necessary)</b>			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Turquoise Solar, LLC		Name: Manhard Consulting, Ltd	
Address: [REDACTED]		Address: [REDACTED]	
[REDACTED] Zip: [REDACTED]		[REDACTED] Zip: [REDACTED]	
Phone: [REDACTED] Fax: [REDACTED]		Phone: [REDACTED] Fax: [REDACTED]	
Email: [REDACTED]		[REDACTED]	
Cell: [REDACTED] Other: [REDACTED]		Cell: [REDACTED] Other: [REDACTED]	
Contact Person: Jill Daniel		Contact Person: Jason Segneri	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Turquoise Solar, LLC		Name:	
Address: [REDACTED]		Address:	
[REDACTED] Zip: [REDACTED]		[REDACTED] Zip:	
Phone: [REDACTED] Fax: [REDACTED]		Phone: [REDACTED] Fax: [REDACTED]	
Email: [REDACTED]		Email:	
Cell: [REDACTED] Other: [REDACTED]		Cell: [REDACTED] Other: [REDACTED]	
Contact Person: Jill Daniel		Contact Person:	
<b>For Office Use Only</b>			
Date Received: [REDACTED] Initial: [REDACTED]		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

February 2024

# 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)?

The nearest intersection is Interstate 80 E at Exit 28

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
084-110-31	Unassigned	447.32 +/- Acres
084-110-35	Unassigned	143..93 +/- Acres

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

Desert terrain with Electrical Transformers, and Solar Panels. Uses are for power generation

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	513.11 +/- Acres	69.66 +/- Acres	8.48 +/- Acres	
Proposed Minimum Lot Width	N/A	N/A	N/A	

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	I 33% / GR 67%	I 98% / GR 2%	I 98% / GR 2%	
Proposed Zoning Area				

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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6. Utilities:

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

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

b. Available:

<input type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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c. Washoe County Capital Improvements Program project?

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

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

a. Sewage System Type:

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

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

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

a. Permit #		acre-feet per year	
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other, #		acre-feet per year	

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

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

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

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

N/A
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15. Are there any applicable policies of the adopted area plan in which the project is located that require compliance? If so, which policies and how does the project comply.

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

N/A
-----

17. Is the project subject to Article 418, Significant Hydrologic Resources? If yes, please address Special Review Considerations within Section 110.418.30 in a separate attachment.

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

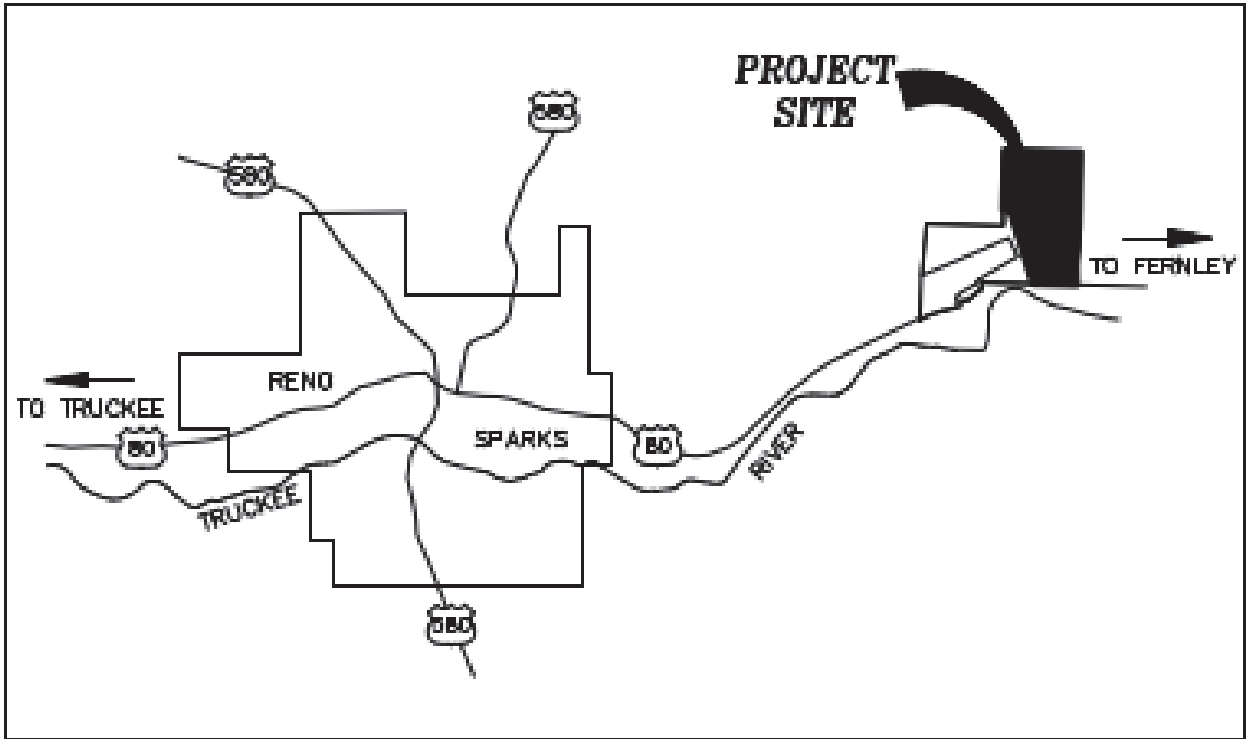
## Grading

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

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

No proposed grading is needed. All improvements are existing.
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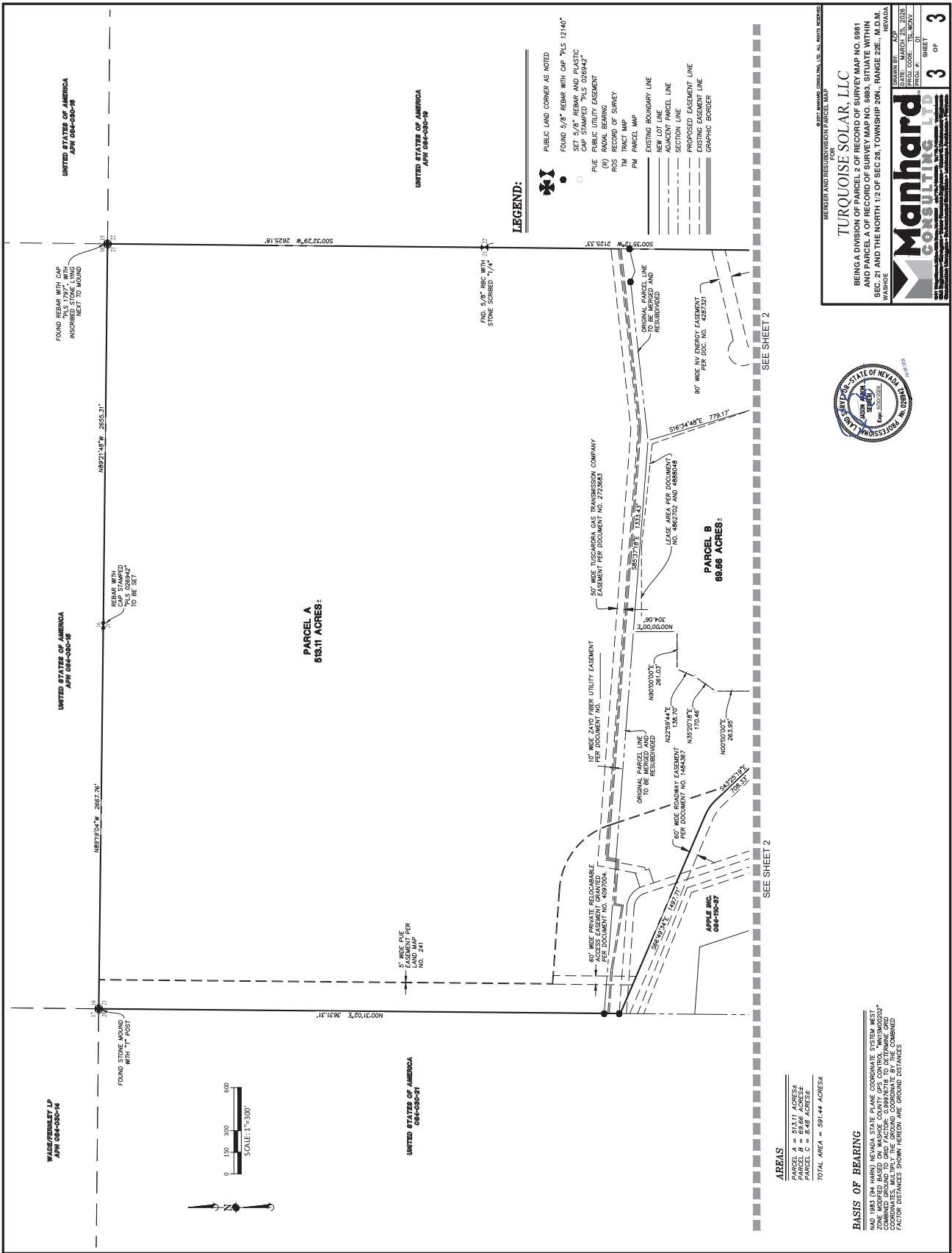
# VICINITY MAP



**VICINITY MAP**  
NOT TO SCALE







FOR  
**TURQUOISE SOLAR, LLC**  
 MERGERS AND REVISIONS PARCEL MAP

BEING A DIVISION OF PARCEL 2 OF RECORD OF SURVEY MAP NO. 9981  
 AND PARCELA OF RECORD OF SURVEY MAP NO. 9989, SITUATE WITHIN  
 RANGES 22E AND 23E, TOWNSHIP 20N, RANGE 22E, T14,  
 W6S21 AND THE NORTH 1/2 OF SEC 28, TOWNSHIP 20N, RANGE 22E, T14,  
 W6S21, NEVADA

DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 DATE: 02/20/2024  
 PROJ. NO.: 24-001

**Manhard CONSULTING LTD.**

SHEET 3 OF 3

UNIVERSITY OF NEVADA SYSTEM OF COURTS  
 CLERK OF SUPERIOR COURT  
 CLERK OF DISTRICT COURT  
 CLERK OF COUNTY COURT  
 CLERK OF JUDICIAL DISTRICT COURT  
 CLERK OF PROBATE COURT  
 CLERK OF APPELLATE COURT  
 CLERK OF SUPREME COURT

APR 7, 2024 - 16:40 PMS Name: I:\Projects\NV\TSD\Drawings\2024\Parcel Map\2024-02 TURQUOISE.Mxd Printed By: lamhson